



Chairman  
Gary Schneider

# TOWN OF LEDYARD

## Permanent Municipal Building Committee

### Meeting Minutes - Draft Minutes

4 Blonders Boulevard  
Ledyard, Connecticut 06339

#### SPECIAL MEETING

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Monday, June 17, 2024

5:30 PM

Town Hall Annex - Council Chambers  
- Hybrid Meeting

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#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

<https://us06web.zoom.us/j/83883508494?pwd=mLfBTlbYRgDlofafq29qIvltbsBhll.1>

Meeting ID: 838 8350 8494

Passcode: 090313

Dial by your location +1 646 558 8656 US (New York)

#### I. CALL TO ORDER

Chairman Schneider called the Permanent Municipal Building Committee Special Meeting to order at 5:30 p.m. at the Council Chambers, Town Hall Annex Building.

#### II. ROLL CALL

**Present**      Committee Member Gary Schneider  
                    Committee Member Gerald Tyminski  
                    Committee Member Joseph Gush  
                    BOE Representative Kate DiPalma-Herb  
                    BOE Representative Jennifer Reguin  
**Excused**      Committee Member George Hosey  
                    Committee Member Elizabeth Peterson

In addition, the following were present:

Wayne Donaldson - BOE Facilities Director

Kristen Chapman - Mayoral Assistant, PMBC Support Staff

#### III. STV AND SILVER PETRUCELLI & ASSOCIATES UPDATE OF ROOF PROJECTS AND SOLAR DESIGNS

Mr. Donaldson stated that the project is on schedule and the only updates at this time are the change orders on the agenda this evening.

1. MOTION to approve change orders in the amount of \$22,498 in order to use a cold applied spray

product adhesive instead of hot applied adhesive for the BOE Central Office roof project

Discussion:

Mr. Donaldson stated they are moving to a cold applied adhesive rather than a hot tar. The original quotes were for hot tar due to budget concerns, however the cold applied procedure is a cleaner process. The Contractor has confirmed the material is available and there will not be more than a 24 hour delay for the project. The 30 year warranty remains the same and the cold adhesive is a superior product. Mr. Donaldson confirmed that the change order will not affect the State Grant.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Gary Schneider

**SECONDER:** Kate DiPalma-Herb

**AYE** 5 Schneider Tyminski Gush DiPalma-Herb Reguin

**EXCUSED** 2 Hosey Peterson

2. MOTION to approve a change order in the amount of \$15,850 in order to use a cold applied spray adhesive instead of a hot applied adhesive for the Gales Ferry School roof project

Discussion:

Chairman Schneider inquired if the cold-adhesive process will be quicker to apply. Mr. Donaldson replied the timeline for the project should remain the same.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Gary Schneider

**SECONDER:** Gerald Tyminski

**AYE** 5 Schneider Tyminski Gush DiPalma-Herb Reguin

**EXCUSED** 2 Hosey Peterson

3. Old Republic Builder's Risk Quote and increased Insurance Premium for School Roof/Solar projects

Mr. Donaldson shared the quote from the Town's Insurance provider. Mr. Donaldson confirmed the quote came through the Finance Director. Ms. Chapman share the cost for the builder's risk policy is \$5000 and there will also be an increased premium charge of approximately \$32,000. Ms. Chapman added the buildings will be insured through a stand alone policy for the duration of the project.

**RESULT:** DISCUSSED

4. Discussion and possible action on a change order for Gold Seal roofing.

Discussion:

Mr. Donaldson stated the projects are well within the budget as the overall costs came in lower than expected and is not due to receiving the State Grant.

MOTION to accept change order #2 from Gold Seal Roofing, LLC to revise the roof assembly at Juliet Long School in the amount of \$148,441.62

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Kate DiPalma-Herb

**SECONDER:** Gerald Tyminski

**AYE** 5 Schneider Tyminski Gush DiPalma-Herb Reguin

**EXCUSED** 2 Hosey Peterson

Discussion:

Mr. Donaldson stated the next two items are related to brick work. He shared rather than do the brick work to repair the chimney the recommendation is to place metal plating on the brick. This eliminates additional masonry work and more importantly ties the whole wall down to the roofing system.

Ms. DiPalma-Herb asked what needed to be repaired. Mr. Donaldson replied the bricks on the chimney had a lot of damage and the auditorium was fine but needs to be extended. Mr. Donaldson confirmed that this alternate recommendation does not involve any additional masonry work.

The Committee chose Dark Bronze for the metal panels.

MOTION to approve change request #3 for Juliet Long School in regards to metal wall panels at the auditorium exterior in the amount of \$85,680.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Kate DiPalma-Herb

**SECONDER:** Joseph Gush

**AYE** 5 Schneider Tyminski Gush DiPalma-Herb Reguin

**EXCUSED** 2 Hosey Peterson

Discussion:

Mr. Tyminski inquired if this will be standard cap on a chimney. Mr. Donaldson replies yes, but it will be cut into the same material with the same color. Mr. Tyminski asked if there would be a problem with the heat coming out? Mr. Donaldson said he is not concerned as the school is not longer using gas and the flu will take care of the heat dispersed.

MOTION to approve change order request #4 for Juliet Long School for metal wall panels and cap at chimney in the amount of \$18,360.

**RESULT:** APPROVED AND SO DECLARED

**MOVER:** Kate DiPalma-Herb

**SECONDER:** Joseph Gush

**AYE** 5 Schneider Tyminski Gush DiPalma-Herb Reguin

**EXCUSED**     2     Hosey Peterson

**IV.    NEW BUSINESS**

1.     MOTION to change the location of the monthly PMBC meeting from the BOE Central Office to Town Hall Annex - Council Chambers. Meetings will remain on the first Monday of the month at 5:30 p.m.

**RESULT:**     APPROVED AND SO DECLARED

**MOVER:**     Gary Schneider

**SECONDER:** Kate DiPalma-Herb

**AYE**             5     Schneider Tyminski Gush DiPalma-Herb Reguin

**EXCUSED**     2     Hosey Peterson

**V.     ADJOURNMENT**

Mr. Gush moved the meeting be adjourned, seconded Ms. DiPalma-Herb

The meeting adjourned at 5:52 p.m.

VOTE: 5-0 Approved and so declared

Respectively Submitted,

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Chairman Schneider  
Permanent Municipal Building Committee

DISCLAIMER:    Although we try to be timely and accurate these are not official records of the Town.