



Chairman  
Gary Schneider

# TOWN OF LEDYARD

## Permanent Municipal Building Committee

4 Blonders Boulevard  
Ledyard, Connecticut 06339

### Meeting Minutes - Final

#### Regular Meeting

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Monday, March 4, 2024

5:30 PM

Board of Education Central Office  
-Hybrid Format

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#### REMOTE MEETING INFORMATION

#### I. CALL TO ORDER

Chairman Schneider called the meeting to order at 5:30 p.m.

#### II. ROLL CALL

Also present: Wayne Donaldson, BOE Director of Buildings and Grounds; Lisa Sartori, PMBC Secretary and Kyle Rongey, STV

**Present**     Committee Member Gary Schneider  
                 Committee Member Gerald Tyminski  
                 Committee Member George Hosey  
                 BOE Representative Kate DiPalma-Herb  
                 Committee Member Elizabeth Peterson

**Excused**     Committee Member Joseph Gush

**Absent**       BOE Representative Jennifer Reguin

MOTION made by George Hosey to move agenda Item #5 before Approval of Minutes, seconded by Jerry Tyminski. Approved unanimously.

#### III. APPROVAL OF MINUTES

1. MOTION to approve the special meeting minutes of the February 6, 2024.

**RESULT:**     APPROVED AND SO DECLARED

**MOVER:**       George Hosey

**SECONDER:** Gerald Tyminski

**AYE**             5     Schneider Tyminski Hosey DiPalma-Herb Peterson

**EXCUSED**     1     Gush

**ABSENT**       1     Reguin

2. MOTION to approve the special meeting minutes of February 20, 2024.

Approved as amended to reflect Mr. Hosey questioning the northeast facing cells at Gallup Hill School.

**RESULT:** APPROVED AS AMENDED

**MOVER:** George Hosey

**SECONDER:** Gerald Tyminski

**AYE** 5 Schneider Tyminski Hosey DiPalma-Herb Peterson

**EXCUSED** 1 Gush

**ABSENT** 1 Reguin

#### IV. CITIZENS COMMENTS

NONE

#### V. STV AND SILVER PETRUCELLI & ASSOCIATES UPDATE ON ROOF AND SOLAR PROJECTS

Wayne Donaldson reported he had a pre-construction meeting with State on Wednesday, February 28 and Friday, March 1. Silver Petrucelli & Associates made the presentation. Mr. Donaldson stated he was embarrassed at the meeting. There was the old cost estimates on forms and forms were not signed, there was missing information, and ineligibles were severely lacking with information as to why they need to be replaced. Also mismatched information on skylights, no wind load on warranty, which is required by the State, and mismatched on 20 & 30 year information. At Thursday's meeting were told to come on Friday with corrections. At Friday's meeting nothing was changed. Mr. Donaldson stated they had 2 days to fix the plans, and came in with the same plans. The State scheduled another meeting tentatively for Wednesday. Kyle Rongey, STV, stated Dean from SPA has now taken a personal interest to get this project through. Mr. Rongey stated he has hopes it will be better. SPA stated at the meetings there is no excuse, claiming there is a miscommunication with the team. Mr. Donaldson stated this has set us back at least a week - now it is close to March 20th to get the bids out.

Jerry Tyminski made a mention as to why SPA was not present at this meeting to explain what is going on. Asked if we can force SPA to give Mr. Donaldson the plans on Tuesday and look them over before Wednesday's meeting with the State. Mr. Rongey stated he will reach out to SPA but believes it will be difficult for them to get the information to him beforehand. If the meeting with the State is cancelled on Wednesday, he does not know when the next meeting would be - Mr. Donaldson stated possibly Friday. Mr. Rongey did mention this does not negatively reflect with the State - stated we should have the meeting on Wednesday and the State can deal with SPA.

Consensus of the committee to have Mr. Donaldson email SPA with an update of where they are with the plans, and to let the meeting go forward with the State on Wednesday.

Project balances for each roof project

1. MOTION to approve Silver Petrucelli & Associates Inv #24-237 dated 2-1-2024 in the amount of \$2,624.00 for Gales Ferry Roof and PV

**RESULT:** TABLED

2. MOTION to approve Silver Petrucelli & Associates Inv #24-238, dated 2-1-2024 in the amount of \$2,220.00 for Juliet Long Roof & PV

**RESULT:** TABLED

3. MOTION to approve Silver Petrucelli & Associates Inv #24-239 dated 2-1-2024 in the amount of \$1,948.00 for BOE Roof

**RESULT:** TABLED

4. MOTION to approve Silver Petrucelli & Associates Inv #23-1521 dated 3-1-2024 in the amount of \$487.00 for BOE Roof

**RESULT:** TABLED

5. MOTION to approve Silver Petrucelli & Associates Inv #23-1522 dated 3-1-2024 in the amount of \$14,016.00 for Gales Ferry Roof & PV

**RESULT:** TABLED

6. MOTION to approve Silver Petrucelli & Associates Inv #13-1523 dated 3-1-2024 in the amount of \$13,915.00 for Juliet Long Roof & PV

**RESULT:** TABLED

**VI. CONTINUED DISCUSSION AND POSSIBLE VOTE ON JULIET LONG SCHOOL  
HVAC ARCHITECT BIDDERS**

Mr. Donaldson reported it is down to two architects.

\* HF Lenz Company - Mr. Donaldson could not find any information they have done projects in Connecticut. He called the references listed, most were letters of intent. One was potentially to go to bid in March and one went in January - the bid was so far out of the budget they cancelled it. Also neither project was a school project. They do not have the experience.

Mr. Donaldson reported he went back to Friar - which came back with an adjusted proposal of \$224,620.

Mr. Tyminski stated he believes HF Lenz should be disqualified - not experienced. Believes the A/C need to be put in Juliet Long School. Total hours for Friar (architect) is 2,467; if engineer is the lead it is only 1,756 hours. By flipping firms that lead he does not understand why it is such a big difference. Mr Donaldson stated what you are seeing is VanZeln (engineers) carry the bulk of the presentations and meetings, then Friar spending very little times on the schematics and drawings. It was stated this project is estimated at \$2.2 million estimated construction cost - this proposal is approximately 1% of that with 2/3 being labor and 1/3 being materials.

George Hosey made a motion that the Town enter in to contract for architectural services with

proposal by Friar with an amount not to exceed \$224,620 for HVAC system at Juliet Long School, seconded by Jerry Tyminski. Motion passed 3-0-1. Mr. Tyminski abstained.

## **VII UPDATE ON SUMMER PROJECTS**

Wayne Donaldson reported he has a meeting with the lock company for high school tomorrow. He is still waiting on locks from last year. Wants to get a jump on it by ordering now - the money was approved last May. They are storeroom function locks on all doors - when doors are shut they are locked.

Put in a bid for projectors last week. He asked the high school for their furniture information - averaging about 4 classrooms per year/approximately 100 desks. This summer and next summer should complete all classrooms at the high school.

## **VIII ADJOURNMENT**

George Hosey made a motion to adjourn the meeting, seconded by Jerry Tyminski. Approved unanimously. Meeting adjourned at 6:22 p.m.

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