



TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes

4 Blonders Boulevard
Ledyard, Connecticut 06339

Chairman
Gary Schneider

Regular Meeting

Monday, May 6, 2024

5:30 PM

**Board of Education Central
Office -Hybrid Format**

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 Facilities; Lisa Sartori, PMBC Secretary; April Brunelle, Town Council Liaison; Matt Bonin, Finance Director; Kyle Rongey, STV; Dean Petrucelli, Silver Petrucelli & Associates; Jeremy Cogdill, Garland.

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

Late Committee Member Elizabeth Peterson

III. APPROVAL OF MINUTES

.1 MOTION to approve the minutes of the April 1, 2024 regular meeting.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Reguin

IV. CITIZENS COMMENTS

NONE

V. GALES FERRY SCHOOL & JULIET LONG SCHOOL ROOF AND SOLAR AND BOARD OF EDUCATION ROOF PROJECT BID RESULTS

Wayne Donaldson reported that all options are well under budget. There is a concern on the low bidder for Juliet Long School - believes they've missed some scopes in there bid. They are giving them 24hrs to review the bid.

Kyle Rongey handed out the bid proposals (attached). There was a site walk with 2 solar vendors, Shea Electric and Green Sky for electrical upgrades and solar. Green Sky provided bids assuming solar would be provided by others. He stated it's more than likely there is also a missing piece for the Gales Ferry School - approximately \$200,000-300,000 off. It is enough that he believes it is not just a markup but specifically a piece of work missing; because it is a State contracted bid, it must be the lowest bid. As of now Imperial is the lowest qualified bid -in the next 24hrs they will find out if Imperial will honor their bid or if there is a missing scope - he stated they cannot adjust their numbers. They are also the low bidder for BOE roof - there is no missing scope for that project. If they have a missing scope for Juliet Long, the next low bidder is Gold Seal for that project at \$2.3 million - budget number for Juliet Long is \$3.9 million. For Gales Ferry School Silktown would be the next low bidder at \$3.5 million - budget for that school is \$4 million. All bidders agreed this is a tight timeline, but all are okay with it. Mr. Rongey is pushing for Imperial to make a decision by Wednesday. Wayne Donaldson stated, to be clear, they are going back to Imperial to confirm their quote for the entire scope. They are not asking to re-bid.

Jerry Tyminski asked if they come back and say they can do it at that price, will we get into a jam? Wayne Donaldson responded Imperial is qualified bidder, and if they are the lowest bidder and honor that price for the full scope of the project they have the right for this project. They are questioning on the solar - did they miss scope.

Mr. Rongey stated they will be overseeing the project and making it clear there will not be change orders on scope they missed.

Dean Petrucelli stated they have liquidated damages in the contract language - \$500 per day starting at 11:59 p.m. on the day they stipulated on their bid forms. Imperial had 30 days to start, 60 days to complete and a no later than of September 15th completion. That was their time frame for all 3 projects. All bidders had similar time frames. He also stated he has worked with all companies who bid and in his opinion all of them are qualified to do this work. Imperial does get the work done - has been around for many years - has done municipal roof projects, more than capable.

Wayne Donaldson is asking the committee to approve the bidding based on low bidder if they meet the scope and move forward with that bid, if not, go the second lowest bidder.

Discussion on certain work not being done while the students are in school. Mr. Rongey stated there will a safety plan that they need to sign off on. Mr. Petrucelli stated there is very strong language that under no circumstances work is to be performed while students are in the building. The spirit of this project is primary work will be done/completed in the summer before school starts. Mr. Rongey and Mr. Donaldson stated they will have language in the contract.

Joe Gush made a motion to accept bid from Imperial for Board of Education building for roofing project in the amount of \$378,000.00, seconded by Kate DiPalma-Herb. Approved unanimously.

Joe Gush made a motion to accept bid from Imperial for Gales Ferry roofing project for a total of \$2,585,500.00 with a back up if Imperial turns it down to Silktown in the amount of \$3,574,190.00, seconded by Kate DiPalma-Herb. Approved unanimously.

Joe Gush made a motion to accept Imperial's bid for Juliet Long for a combined amount of \$1,880,300.00, back up bid if Imperial turns it down to Gold Seal in the amount of \$2,317,000.00 for base bid + Alt 4, seconded by Kate DiPalma-Herb. There was discussion on Gold Seals bid - Kyle Rongey stated it is the base bid of \$1,427,000.00 plus Alt 4 of \$890,000.00, totaling \$2,317,000.00. Approved unanimously.

Matt Bonin, Finance Director, stated CIRMA additional cost of insurance of \$5,000 and change plus \$32,000 increase in premium for the construction - they have to vet out the contract. Also CIRMA will need to approve.

Roof project bid proposals

VI STV AND SILVER PETRUCELLI & ASSOCIATES UPDATE OF ROOF AND SOLAR PROJECTS

.1 MOTION to approve Silver Petrucelli & Associates Inv #24-330 dated 4-1-2024 in the amount of \$238.00 for Gales Ferry School Roof & PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

.2 MOTION to approve Silver Petrucelli & Associates Inv #24-331 dated 4-1-2024 in the amount of \$238.00 for Juliet Long Roof & PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

.3 MOTION to approve Silver Petrucelli & Associated Inv #24-332 dated 4-1-2024 in the amount of \$164.00 for Board of Education Roof

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

.4 MOTION to approve STV Inv #90030811 dated 4-25-2024 for Gales Ferry School in the amount of \$258.50

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

.5 MOTION to approve STV Inv #90030812 dated 4-25-2024 for Juliet Long School in the amount of \$1,400.00

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

VII JULIET LONG SCHOOL HVAC PROJECT UPDATE

Wayne Donaldson reported moving along, have been in twice to do design work. Right now looking to lowering ceiling in first section of the classroom. Right now there is a 12" - 14" cross beam, the ceiling will come down 4-5 below that, very similar to what was done in Gallup Hill. Waiting for the State to award grants - he stated it is supposed to be out April/May.

VIII UPDATE ON SUMMER PROJECTS

Wayne Donaldson stated he began ordering furniture and projectors. Bids are in for ceilings - this money is in last years budge. Other projects on hold for this years budget to be approved.

IX NEW BUSINESS

George Hosey wants the committee to be aware the Town Council is considering a change in the ordinance of the PMBC to mandate all projects exceeding \$500,000 the PMBC would have to hire an owner's Rep for each project. Kate DiPalma-Herb stated she can attend the meeting. The Administration Committee meeting is Wednesday at 5:00 p.m.

X ADJOURNMENT

Joe Gush made a motion to adjourn the meeting, seconded by Kate DiPalma-Herb. Approved unanimously. Meeting adjourned at 6:18 p.m.