



Chairman
Gary Schneider

TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes

4 Blonders Boulevard
Ledyard, Connecticut 06339

Special Meeting

Tuesday, February 20, 2024

5:30 PM

Board of Education Central Office

REMOTE MEETING INFORMATION

I. CALL TO ORDER

Chairman Schneider called the meeting to order at 5:01 p.m

II. ROLL CALL

Also present: Lisa Sartori PMBC Secretary, Wayne Donaldson BOE Building and Grounds Director, Kyle Rongey STV, and Mary Harris BOE member

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

Absent BOE Representative Jennifer Reguin

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

Bob Banning, Kenneth Linsley and Tonya Cutolo made presentation for SPA.

Mr. Banning stated plans are complete with construction docs - roof and PV for Juliet Long School, roof & PV for Gales Ferry School and roof replacement BOE.

Juliet Long - 30 yr rubberized system

- * Alternate 1 - 2-ply rubberized modified system with a 30yr NDL warranty.
- * Alternate 2 - 2-ply thermoplastic kee-hybrid system with 20yr NDL warranty
- * Alternate 3 - 2-ply rubberized modified system with a 20yr NDL warranty

Will be removing all existing roof - replacing all gutters, over gymnasium existing drainage will be replaced, and existing sky lights will be replaced with burglar system.

Mr. Banning went through PV placements, 200 KW total rating for all panels. \$1.2 million total cost for PV system. Will need to upgrade existing electrical - material purchase of switch gears

an additional \$120,000. Stated there are long lead times for electrical equipment - will order ASAP, state will reimburse. Payback is approximately 4 1/2 years. Grand total is \$3,020,186 including allowances and contingencies. There is 62% reimbursement from the State. Also a Federal reimbursement, approximately \$400,000. Approximately \$500,000 cost to the Town.

Gales Ferry School - metal clad standing seam system, will remove existing shingles

- * Will preserve existing copper gutter system
- * Alternate 1 - structural standing seam with 30yr NDL and 2-ply modified system with 30yr warranty - will maintain same alternate for 20 & 30yr plan.
- * Sloped roof alternate for an architectural asphalt system in lieu of standing seam system to save cost comparison.

Mr. Banning stated this is a more condensed system - 350 KW total rating, it is a larger system and does not need to impact electrical system. Payback on PV system a little more than 3 years. Excess power goes back to the electrical company and becomes part of the rec program with reimbursement to the Town. STV and SPA will have regular inspections. Joe Gush questioned the wind rating -ultimate design wind criteria is 145 mpm with nominal at 112 mph. Grand total is \$2,684,441 including PV and roof.

BOE Building will be a standing seam and asphalt shingle with no PV. Will be removing all flat roofing down to the existing deck and replace roof hatch with OSHA safety rails. Grand total is \$463,200. State reimbursement 31% for this roof.

Wayne Donaldson stated the grand total of the project is within what Town approved.

Final steps:

- * Final town approvals & signatures
- * PCR State review dates February 28 and March 1, 2024
- * Bidding late March
- * Contract by late April
- * Roofing work this summer 2024

1. MOTION to accept drawings, project manual & estimate dated February 2, 2024 for BOE project

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

2. MOTION to accept drawings, project manual & estimate dated February 2, 2024 for Juliet Long School project

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

3. MOTION to accept drawings, project manual & estimate dated February 2, 2024 for Gales Ferry School project

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

4. MOTION to approve Silver Petrucelli & Associates Inv #23-1311 dated 11/23/2023 in the amount of \$440.00 for Gales Ferry Roof and PV

Joe Gush asked if the plan were satisfactory before we approve the invoices. Kyle Rongey stated the plans were satisfactory.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

5. MOTION to approve Silver Petrucelli & Associates Inv #23-1480 dated 12-1-2023 in the amount of \$880.00 for Gales Ferry Roof and PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

6. MOTION to approve Silver Petrucelli & Associates Inv #24-093, dated 1-15-2024 in the amount of \$6,360.00 for Gales Ferry School Roof & PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

7. MOTION to approve Silver Petrucelli & Associated Inv #23-1312 dated 11-23-2023 in the
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amount of \$394.00 for Juliet Long Roof & PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

8. MOTION to approve Silver Petrucelli & Associates Inv #23-1481 dated 12-1-2023 in the amount of \$788.00 for Juliet Long Roof & PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

9. MOTION to approve Silver Petrucelli & Associates Inv #24-092, dated 1-15-2024 in the amount of \$5,533.00 for Juliet Long Roof & PV

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

10. MOTION to approve Silver Petrucelli & Associates Inv #23-1313 dated 11-23-2023 in the amount of \$226.00 for BOE Roof

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

11. MOTION to approve Silver Petrucelli & Associates Inv #23-1482 dated 12-1-2023 in the amount of \$678.00 for BOE Roof

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

- 12.** MOTION to approve Silver Petrucelli & Associates Inv #24-091, dated 1-15-2024 in the amount of \$3,791.00 for BOE Roof

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 6 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson

ABSENT 1 Reguin

X. ADJOURNMENT

Joe Gush made a motion to adjourn the meeting, seconded by Kate DiPalma-Herb. Meeting adjourned at 6:30 p.m.