



TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Joseph Gush

Regular Meeting

Monday, June 8, 2026

5:30 PM

Town Hall Annex - Hybrid Format

I. CALL TO ORDER

The meeting was called to order by chairman Gush at 5:30 p.m.

II. ROLL CALL

- Present** Commissioner George Hosey
 Chairman Joseph Gush
 Commissioner Gerald Tyminski
 Commissioner Gary Schneider
 BOE Representative Alex Fritsch
 Commissioner Tony Saccone
- Excused** BOE Representative Brandon Graber

Brandon Graber arrived at 6:00 p.m.

Also in attendance:
Matt Bonin, Finance Director
Jessica Michaud, PMBC Support Staff
Vincent Salinas, STV
Charles Warrington, Jr. Colliers
Carmen Garcia-Irizarry, Town Councilor

III. RESIDENTS & PROPERTY OWNERS COMMENTS (Limit to 3 Minutes Each)

None.

IV. MEMBER COMMENTS

Chairman Gush explained that the roof and HVAC projects are under the same financial umbrella. Legal fees will come from this projects umbrella and then if those are exhausted the committee would need to go to the Town Council to ask for additional funding. Mr. Tyminski asked if the legal fees would be reimbursable by the state, Mr. Bonin answered no.

Chairman Gush stated that Ad Hoc committee had its organizational meeting a few weeks ago and will have its next meeting on June 11th at 4:30 in the Town Annex.

Mr. Schneider asked if bonding costs and short term notes are also under the project budget. Mr. Bonin responded yes, and stated that there are reimbursements that have been out there since December/ January. Mr. Bonin asked Mr. Donaldson if he had an update on the reimbursements to which Mr. Donaldson responded that he did not have an update and was waiting on the state.

V. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Regular Meeting Minutes of May 11, 2026.

Minute corrections include specifying that the Board of Ed's in depth study is of Ledyard High School and also correction of spelling errors.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

VI. UPDATE ON JULIET W. LONG, GALES FERRY, & BOE CENTRAL OFFICE

1. Update/Discussion of Roof Projects & Budget Documents

Mr. Gush asked Mr. Salinas, representative from STV if he was familiar with the issues regarding the snow guards on the Board of Ed building and if he was involved in the torquing of the roof. Mr. Salinas stated that he was familiar with the issues on the school buildings. He continued that he isn't currently involved in it but had been previously. Mr. Salinas stated that the contractor retorqued and confirmed the specs. When the torquing was later checked it was found that some had been under torqued and others over torqued, the contractor came back out and retorqued them again, and at that time they were over torqued.

Mr. Donaldson explained that when the panels were installed, they were only hand tight. The town hired a company to review the torquing; the report that was provided found that some panels were under torqued and some over torqued. The contractor came back and retorqued them. The town again had the torquing tested, it appeared the contractor over torqued two of the three bolts. Mr. Donaldson stated that Garland has agreed that if the town can certify that the snow guards are torqued to the proper specifications then Garland will cover the snow guards under warranty for 35 years. Mr. Donaldson stated that a letter is needed from Garland as to what they will accept as there is a concern that due to panels being over torqued, they may release when backed off causing damage. Mr. Donaldson reiterated that proper certification on the snow guards would be needed for Garland to cover the snow guards under warranty.

Mr. Donaldson provided an update on the JWL project stating that the NRAC, the Eversource program that allows for net billing, will be submitted tomorrow morning. Once Eversource gives the okay the system can be turned on. Mr. Gush asked when Mr. Donaldson believes Eversource will give the okay, Mr. Donaldson responded in the next couple of weeks.

Mr. Donaldson stated that Gold Seal did a walk through for the walk pads. Mr. Donaldson shared that the walk pads that had been used for the solar project would be reappropriated for the HVAC, therefore, there would be no additional charge for the walk pads. Mr. Donaldson

finished his update on JWL stating that the only thing left was the punch list and final walk through that has not yet been scheduled as they are waiting for the walk pads to be installed.

Mr. Donaldson provided an update to the Gales Ferry School project stating that the bonding company has agreed to take responsibility and complete the solar project and the punch list items for the Gales Ferry School roof. The bonding company is putting together a list of contractors they would like to use to complete the work, they will submit the list to the town for approval.

Mr. Donaldson stated that the town attorney had sent a letter asking how much money is due to Imperial. Mr. Donaldson explained that the town attorney is deducting money from the total amount due for damages and also additional money for the excess cost for Silver and STV, excess bonding costs that the town has incurred, attorney fees, and any additional fees the town has incurred due to the project not being completed on time.

Mr. Bonin asked what the impact is for the grant reimbursement request, Mr. Donaldson stated that it shouldn't have much of an effect. Mr. Donaldson stated that he has asked the state but has not received a respond.

Mr. Tyminski asked if the bonding company selects the contractors or does the town decide on the contractor. Mr. Donaldson stated that the town has to approve the contractor. Mr. Gush asked how many contractors would be needed, Mr. Donaldson responded that it'd likely be two, one for the roofing and an additional contractor to install the solar. Chairman Gush asked if there would be any additional costs, Mr. Donaldson answered that the contractor has to complete it up to the bond amount which is \$2.6 million and the bonding company will get the amount the attorneys have deducted back.

Mr. Tyminski asked if the town picks a contractor suggested by bonding company, who is responsible to look over the work. Mr. Donaldson stated that the town would still work with STV and Silver to oversee the work being completed by the contractor.

2. MOTION to approve STV Invoice #2059 dated May 11, 2026 in the amount of \$170.00 for professional services rendered at Central Office.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Alex Fritsch

AYE 6 Hosey Gush Tyminski Schneider Fritsch Saccone

EXCUSED 1 Graber

3. MOTION to approve STV Invoice#2060 in the amount of \$601.00 dated May 11, 2026 for professional services rendered at Gales Ferry School.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Alex Fritsch

AYE 6 Hosey Gush Tyminski Schneider Fritsch Saccone

EXCUSED 1 Graber

4. MOTION to approve STV Invoice #2061 in the amount of \$850.00 dated May 11, 2026, for professional services rendered at Juliet Long School.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Tony Saccone

AYE 6 Hosey Gush Tyminski Schneider Fritsch Saccone

EXCUSED 1 Graber

5. MOTION to approve Shipman & Goodwin Invoice# 682836 in the amount of \$472.00 for professional services rendered.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Alex Fritsch

AYE 6 Hosey Gush Tyminski Schneider Fritsch Saccone

EXCUSED 1 Graber

6. MOTION to approve Gold Seal Roofing LLC App#12 dated 11.30.2025 in the amount of \$27,441.68 for Juliet W. Long School- Roof Replacement and Photovoltaic Project.

Mr. Salinas stated that Gold Seal will be sending updated invoices. Gold Seal is aware that if they did not get updated invoices to the town prior to this meeting, they would not be approved until the next meeting.

RESULT: TABLED

7. MOTION to approve Gold Seal Roofing LLC App# 13 dated 02.28.2026 in the amount of \$16,554.00 for Juliet Long Roof Replacement and Photovoltaic Project.

RESULT: TABLED

8. Discussion regarding Gold Seal Roofing Proposal in the amount of \$9,500.00 dated May 5, 2026 to supply manlift to get access to torque snow guard mounting brackets to the manufacture's requirements at Central Office.

Chairman Gush stated that this invoice cannot be approved as all of the information has not been provided, the PMBC would need to know if the snow guards are retorqued and loosened will they still be covered under warranty. Chairman Gush also stated due to the town spending ordinance Mr. Donaldson would need to provide three quotes before the committee could make a decision. Mr. Donaldson explained he would like to know whether the committee plans to follow through with the retorquing prior to obtaining additional quotes.

Mr. Donaldson stated the quote in the amount of \$9500.00 is the maximum it would cost to retorque the snow guards. The quote covers the manlift and labor to torque the snow guards to the manufacturers specifications so that Garland will cover the snow guards under warranty

Mr. Saccone asked if Garland was going to cover the warranty after 3 contractors have touched the torques. Mr. Donaldson stated he is waiting for confirmation from Garland.

Mr. Salinas stated that he has reached out to S2 the manufacturer of the snow guards and was told that they could not provide any documentation stating whether or not over torquing would cause damage to the snow guards. Mr. Donaldson stated that Garland stated as long as the retorqued to the proper specification the snow guards would be covered under warranty.

The committee agreed to have Mr. Donaldson proceed with obtaining three quotes for the retorquing to presented to the PMBC at a later date.

RESULT: DISCUSSED

VII. JULIET W. LONG HVAC PROGRAM UPDATES

Mr. Warrington stated that the ERF units are running, programming has been completed. Mr. Warrington stated they are coordinating with the commissioning agent, the goal is to have the project completed by early August. Once school is back in session the commissioning report will get completed. Mr. Warrington explained that the only outstanding issue is with Unit #2 and whether the condensate pan will be covered under warranty if there is an issue.

1. Update/Discussion of Juliet W. Long HVAC Project & Budget Documents
2. MOTION to approve Catalyst Commissioning Group App#001 in the amount of \$4,550.00 dated April 30, 2026, for Juliet W. Long HVAC Improvements Commissioning Services.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Alex Fritsch

AYE 6 Hosey Gush Tyminski Schneider Fritsch Saccone

EXCUSED 1 Graber

3. MOTION to approve Colliers Invoice# 1181233 in the amount of \$2,518.40 dated May 31, 2026, for Juliet w. Long HVAC installation.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Tony Saccone

AYE 7 Hosey Gush Tyminski Schneider Graber Fritsch Saccone

VIII. OLD BUSINESS

1. Any Old Business proper to come before the Committee

IX. NEW BUSINESS

1. Any New Business proper to come before the Committee

Mr. Graber stated that the Ad Hoc Committee to Develop a Process for Improvement Building projects had met for its organizational meeting and the next meeting is Thursday.

X. ADJOURNMENT

Mr. Gush adjourned the meeting at 6:09 p.m.

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