



Chairman
Joseph Gush

TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes - Draft Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Regular Meeting

Monday, October 6, 2025

5:30 PM

Town Hall Annex - Hybrid Format

WORKING DRAFT

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/87479984008?pwd=TMXjVLsHfsHt5AL4BKmeuox5ATzbA0.1>

Meeting ID: 874 7998 4008 Passcode: 011861

One tap mobile +13092053325,,87479984008#,,,,*011861# US

I. CALL TO ORDER

Chairman Gush called the 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
 Chairperson Joseph Gush
 Committee Member George Hosey
 BOE Representative Jennifer Reguin
 BOE Representative Kate DiPalma-Herb

In addition, the following were present:

Mathew Bonin- Finance Director
April Brunelle - Town Councilor
Kristen Chapman - PMBC Support Staff
Wayne Donaldson - BOE Facilities Director
Scott Mitchell - Friar Architecture
Vincent Salinas - STV
Charles Warrington - Colliers Project Leaders

III. ADDITIONS TO AND/OR CHANGES TO THE AGENDA

1. MOTION to add the following items to the agenda under Section V. Update on Juliet Long,

Gales Ferry and BOE Central Office Projects:
Section V.

6. MOTION to approve Gold Seal Roofing Application and Certificate for Payment dated 9.30.2025 in the amount of \$46,035.00 for Juliet Long School - Roof Replacement and Photovoltaic Project.

7. MOTION to approve Shipman & Goodwin LLP Inv# 668409 dated 9.8.2025 in the amount of \$1,475.00 for Professional Services Rendered.

RESULT: APPROVED AND SO DECLARED

MOVER: Kate DiPalma-Herb

SECONDER: Gerald Tyminski

AYE 6 Schneider Tyminski Gush Hosey Reguin DiPalma-Herb

IV. RESIDENTS & PROPERTY OWNERS COMMENTS

None

V. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Special Meeting/Executive Session Meeting Minutes of September 8, 2025 and the PMBC Regular Meeting Minutes of September 8, 2025.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 4 Schneider Tyminski Gush Hosey

NON-VOTING 2 Reguin DiPalma-Herb

2. MOTION to approve the PMBC Special Meeting Minutes of September 15, 2025.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 4 Schneider Tyminski Gush Hosey

NON-VOTING 2 Reguin DiPalma-Herb

VI. UPDATE ON JULIET LONG, GALES FERRY AND BOE CENTRAL OFFICE PROJECTS

1. Update/Discussion on Roof Projects & Budget Documents
2. MOTION to approve Silver Petrucelli & Associates Inv# 25-1933 dated 5.1.2025 in the amount of \$149.40 for Project 22.331 Ledyard BOE-Roof.

RESULT: NO ACTION

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3. MOTION to approve Silver Petrucelli & Associates Inv# 25-1937 dated 5.5.2025 in the amount of \$3,400.00 for Project 22.331 Ledyard - Gales Ferry Roof & PV.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

4. Motion to approve Silver Petrucelli & Associates Inv# 25-2520 dated 9.1.2025 in the amount of \$850.00 for Project 22.331 Ledyard - Gales Ferry Roof and PV.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

5. MOTION to approve Prime Consulting Inc Inv #23269 dated 8.14.2025 in the amount of \$4,865.00 for Snowguard Inspection.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

6. MOTION to approve Gold Seal Roofing Application and Certificate for Payment dated 9.30.2025 in the amount of \$46,035.00 for Juliet Long School - Roof Replacement and Photovoltaic Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

7. MOTION to approve Shipman & Goodwin LLP Inv# 668409 dated 9.8.2025 in the amount of \$1,475.00 for Professional Services Rendered.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

VII. JULIET LONG HVAC PROJECT UPDATES

1. JWL HVAC Project 2024 Updates
2. JWL HVAC Owner's Project Management Report - Colliers
3. MOTION to approve AIA Document G701-2017 Change Order Number 002 dated 9.30.2025 in the amount of \$27,932.93 for 2023-121A Juliet W. Long School - HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

4. MOTION to approve AIA Document G701-2017 Change Order Number 003 dated 9.30.2025 in the amount of \$778.97 for Juliet W. Long School - HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

5. MOTION to approve Colliers Project Leaders Inv# 0001099202 dated 9.30.2025 in the amount of \$4,028.40 for OMP-Juliet Long HVAC Installation.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

6. MOTION to approve Friar Architecture Inc. Inv# 2023-121A-11 dated 9.30.2025 in the amount of \$24,540.00 for Project 2023-121A Ledyard - Juliet Long HVAC.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

7. MOTION to approve Materials Testing, Inc. Inv# 26566 dated 8.31.3035 in the amount of

\$1,324.50 for Structural Steel Inspection JWL HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

8. MOTION to approve The Nutmeg Companies, Inc. Application for Payment dated 9.30.2025 in the amount of \$294,025.00 for Juliet W. Long School-HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

9. MOTION to approve L&W Supply Corporation Inv# 148506-001 dated 8.25.2025 in the amount of \$12,886.16 for JWL HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

10. MOTION to approve AUDET Construction & Sons Invoice dated 8.20.2025 in the amount of \$4,950.00 for JWL HVAC Project.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

11. Approval of RFP for Commissioning Agent services.

MOTION to approve Request for Qualifications/Proposal for Professional Services Commissioning Agent in the draft dated October 10, 2025.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gary Schneider

AYE 5 Schneider Tyminski Gush Hosey Reguin

EXCUSED 1 DiPalma-Herb

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

X. ADJOURNMENT

Mr. Gush moved the meeting be adjourned, seconded Mr. Tyminski.

The meeting adjourned at 5:56 p.m.

VOTE: 4 -0 Approved and so declared

Respectively Submitted,

Chairman Gush
Permanent Municipal Building Committee

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