



TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Joseph Gush

Special Meeting

Wednesday, February 18, 2026

5:00 PM

Town Hall Annex - Remote - ZOOM
Only

I. CALL TO ORDER

The Special Meeting was called to order by Chairman Gush at 5:01 p.m.

II. ROLL CALL

Present Chairperson Joseph Gush
 Commissioner Gerald Tyminski
 Commissioner Gary Schneider
 BOE Representative Brandon Graber
 BOE Representative Alex Fritsch

Excused Commissioner George Hosey

Also in attendance;
 Councilor Carmen Garcia-Irizarry serving as the Committees' Liaison.
 Wayne Donaldson BOE, Director of Facilities.
 Matt Bonin, Finance Director.
 Scott Mitchell, Friar Architecture.
 Vincent Salinas, STV.

III. RESIDENTS & PROPERTY OWNERS COMMENTS

None.

IV. MEMBER COMMENTS

None.

V. APPROVAL OF MINUTES

1. Motion to APPROVE the PMBC Regular Meeting Minutes of January 5, 2026.

RESULT: APPROVED AND SO DECLARED
MOVER: Joseph Gush
SECONDER: Gerald Tyminski

AYE 3 Gush Tyminski Schneider

EXCUSED 3 Hosey Graber Fritsch

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

1. Update/Discussion on Roof Projects & Budget Documents.

Mr. Donaldson provided the following updates:

At Juliet W. Long, the power transfer was successfully completed on Tuesday February 17, 2026. Once the snow is off the panels, they will begin to generate power.

The Mayor, Wayne Donaldson, Dean Petrucelli, and a representative from STV met with the contractor Imperial regarding the BOE Central Office Project. Imperial will provide the needed information along with the final invoices. Once invoices are received, they will come before the committee for final approval and final payments can then be made and this project can be closed out.

The Gales Ferry project is in active litigation.

2. Motion to APPROVE payment of Shipman & Goodwin LLP invoice #675445, dated January 8, 2026, in the amount of \$836.50, for Professional Services rendered through December 31, 2025.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 3 Gush Tyminski Schneider

EXCUSED 1 Hosey

3. Motion to APPROVE payment of Shipman & Goodwin LLP invoice #672260, dated November 14, 2025, in the amount of \$836.50, for Professional Services rendered through October 31, 2025.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 3 Gush Tyminski Schneider

EXCUSED 1 Hosey

4. Motion to APPROVE payment of STV invoice #893, dated January 12, 2026, in the amount of \$578.50 for Professional Services Rendered from November 29, 2025, through January 2, 2026 (Project #2122247/Central Office).

RESULT: APPROVED AND SO DECLARED

MOVER: George Hosey

SECONDER: Gerald Tyminski

AYE 3 Gush Tyminski Schneider

EXCUSED 1 Hosey

5. Motion to APPROVE payment of STV invoice #902, dated January 13, 2026, in the amount of \$1647.00 for Professional Services Rendered from November 29, 2025, through January 2, 2026 (Project #2122247/Gales Ferry Schools).

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Gush Tyminski Schneider Graber Fritsch

EXCUSED 1 Hosey

6. Motion to APPROVE payment of STV invoice #894, dated January 12, 2026, in the amount of \$897.50 for Professional Services Rendered from November 29, 2025, through January 2, 2026 (Project #2122247/Juliet Long School).

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Gush Tyminski Schneider Graber Fritsch

EXCUSED 1 Hosey

VII. JULIET W. LONG HVAC PROJECT UPDATES

1. JWL HVAC Owner's Project Management Report - Colliers

Motion to APPROVE payment of Colliers Invoice Summary dated February 9, 2026, in the total amount of \$41,370.40, which includes the following:

- The Nutmeg Companies, Inc. Invoice #7 dated January 31, 2026, in the amount of \$29,450.00
- Frair Architecture, In. Invoice #2023-121A-15, Dated January 31, 2026, in the amount of \$5,040.00
- Colliers Project Leaders Invoice #1131474 dated December 31, 2025, in the amount of \$3,410.00
 - Colliers Project Leaders Invoice #1142728 dated January 31, 2026, in the amount of \$3,470.40.

Power is in, Nutmeg has been installing final subpanels, they are now making final pipe connections to new panels. Then they will need to pull wire up to roof equipment. Mr.

Donaldson stated that he told Nutmeg that they can do that work during the school day. They will only need access to roof and 2 closets during that part of project. Their goal is to come on March 6, 2026, which is a professional development day and do the wiring for heat vents. The vents are being switched from pneumatic heat vents to electronic heat vents. They are hoping to get everything completed so they can do a startup during the April break. The plan is for the commissioning and project to be completed by end of summer meeting the deadline for the grant.

Mr. Donaldson stated he will be bringing a change order forward to cover the cost of duct work covering. There has been an issue at Gallup Hill with birds getting into duct work and nesting. Once the birds open the foil which allows water to get into duct work which has caused water to get into classrooms. Mr. Graber asked what the cost would be associated with the change order, Mr. Donaldson responded that the cost of the work will be approximately \$18,000.00 and Nutmeg will add an additional percentage.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Gush Tyminski Schneider Graber Fritsch

EXCUSED 1 Hosey

2. Motion to APPROVE payment of CT Ceiling Systems, LLC invoice, dated January 5, 2026, in the amount of \$12,000.00, for Classroom Ceilings at Juliet Long School.

Mr. Donaldson explained this project was to install the acoustic ceiling and grid. CT Ceilings did all the cut pieces and then Mr. Donaldson's team installed the full panels. This project has been completed.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Gush Tyminski Schneider Graber Fritsch

EXCUSED 1 Hosey

VIII. ADJOURNMENT

Motion to ADJOURN the Special Meeting at 5:25 p.m.

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 5 Gush Tyminski Schneider Graber Fritsch

EXCUSED 1 Hosey

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