

COPY RECEIVED
DATE: 1/29/26
TIME: 9:45am
TOWN CLERK'S OFFICE

**Minutes
Bungay Elementary School Building Committee
Regular Meeting
January 13, 2026, at 7:00pm
Seymour Board of Education
Central Office
Seymour, CT 06483**

Members' Present: Rebecca Bennett, Fred Stanek, Peter Kubik
Beth Nesteriak arrived at 7:11pm

Members Virtual: Andy North

Members Absent: Trisha Danka, Ed Strumello & Dr. TJ Nobili

Others Present: Dr. Susan Compton (Superintendent of Seymour Schools), David Willadsen (Assistant Principal of Bungay School), Bob Labanara, Gilborne Building Company, Attorney Steven Lapp (virtually), Tim Connors (virtually), Director of Facilities, and Chris Cykley MGMT Construction & Consul. LLC

Item 1: Call meeting to order.

Fred Stanek called the meeting to order at 7:09 pm.

Item 2: Pledge of Allegiance.

Peter Kubik led the committee in the Pledge of Allegiance.

Item 3: Public Comment.

There was no public comment.

Item 4: Discussion and take possible action regarding approval of the Committee's Minutes of the November 11, 2025 Regular Meeting.

Rebecca Bennett made a motion to approve the minutes of the November 11, 2025, Regular Meeting.

Beth Nesteriak seconded the motion.

Vote: 5 yes 0: No 0: abstention

Rebecca Bennett

Andy North

Beth Nesteriak

Fred Stanek

Peter Kubik

Item 5: Discussion and take possible action regarding project delivery methods to design and construct Bungay Elementary School II (construction manager at risk vs. design-bid-build).:

Attorney Steven Lapp from Shipman & Goodwin LLP presented in-depth material regarding the difference from hiring a construction manager vs. design-bid build. Attorney Lapp will forward the information to include the minutes. In summary Attorney Lapp said that most schools have been overwhelmingly going with the construction manager.

A motion was made by Beth Nesteriak to adopt the Construction Manager at Risk method of project delivery for Bungay School II.

Rebecca Bennett seconded the motion.

Vote: 5 yes 0: No 0: abstention

Rebecca Bennett

Andy North

Beth Nesteriak

Fred Stanek

Peter Kubik

Item 6: Discussion and possible action regarding the drafting and approval of a Request for Qualifications and a Request for Proposals for the hiring of an Owner's Project Manager (Owner's Representative) to assist with the planning, management and oversight of the design and construction process of Bungay Elementary School II.

Committee members discussed the need for an Owner's Project Manager and the cost. Peter Kubik, board Co-Chair, reported that they did not have this position to his knowledge when building the other schools. It was discussed that we wait on hiring a Owner's Project Manager but begin the process to hire an architect. Attorney Lapp recommended the Owner's Project Manager but did say that it did not have to be done at this time. The committee can bring the manager on at any time and have their position end at any time.

Item 7 Discussion and possible action regarding the drafting and approval of a Request for Qualifications and a Request for Proposals for architectural and constructions plans for Bungay Elementary School II: .

The committee agreed that we wanted to move forward with having Attorney Lapp and his firm create the RFP and RFQ to hire an architect. We would like to have shovels in the ground by next March but realize that is extremely optimistic. The committee also discussed how we want to take our time and do this right.

A motion was made by Rebecca Bennett that the committee move forward with having Attorney Lapp and his firm create the RFP and RFQ for hiring an architect.

Beth Nesteriak seconded the motion.

Vote: 5 yes 0: No 0: abstention

Rebecca Bennett
Andy North
Beth Nesteriak
Fred Stanek
Peter Kubik

Attorney Lapp reported that he will need a couple of weeks to create this document. Fred Stanek, board Co-Chair, recommended that the board call a special meeting in two weeks to discuss hiring an Owner's Manager. Fred also reported that he was going to ask Kurt Miller to be present at the meeting.

Item 8: Discussion and take possible action, if necessary, regarding the Stat Grant Application for Reimbursement filed with the Connecticut Department of Administrative Services.

The Priority List and subsequent information will go before the Governor in February. The committee will further discuss it in June. Attorney Lapp and committee members did discuss the importance of a Phase I study being completed prior to submission of the architectural plans. Attorney Lapp stated that it is better to get this done as soon as possible so any potential problems can be addressed. Fred Stanek was going to discuss this information with our leaders at the Town Hall.

Item 9: Discussion of the resolution approved and passed by the Board of Selectpersons on January 6, 2026, reauthorizing the Bungay Elementary Building Committee and its charge.

After reading the entirety of the new charge that was created by the town attorney, committee members were concerned that some of the information stated contradicted some of what Attorney Lapp had stated in his presentations. There were some concerns in the charge that members were hoping to get clarification on. Fred Stanek recommended that we review the document and write down any questions that we must discuss with the town attorney and Mr. Miller.

Item 10: Comments of Committee members.

No further discussion from committee members.

Item 11: Chairpersons' comments.

No further comments at this time.

Item 12: Public comment.

No public comment at this time.

Item 13: Adjournment.

Fred Stanek, Board Co-Chair, adjourned the meeting at 8:49pm.

Respectfully submitted by:

Rebecca Bennett

