

Minutes
Bungay Elementary School Building Committee
Special Meeting
April 23, 2026, at 7:00pm
Seymour Board of Education
Central Office
Seymour, CT 06483

COPY RECEIVED
DATE: 4/30/26
TIME: 8:00 AM
TOWN CLERK'S OFFICE

Members' Present: Fred Stanek, Ed Strumello, Rebecca Bennett, Peter Kubik and Dr. TJ Nobili

Members Absent: Beth Nesteriak, Trisha Danka and Andy North

Members Virtually: No board members present virtually

Others Present: Dr. Susan Compton, Joe Vietro, Derrick Martin

Virtually: Attorney Stephen Lapp, Lauren Reid, Tim Connors

1. Item 1: Call meeting to order.

Peter Kubik, Board Co-Chair called the meeting to order at 7:03pm.

2. Pledge of Allegiance:

Rebecca Bennett, Board Secretary led the committee in the pledge.

3. Public comment:

No public comment at this time.

4. Discussion and take possible action regarding approval of the Committee's Minutes of the February 10, 2026 Regular Meeting.

A motion was made by Ed Strumello to approve the minutes of the February 10, 2026 Regular Meeting.

Rebecca Bennett seconded the motion.

The motion passed 5-0-0

Yes:5

Ed Strumello

Rebecca Bennett

Fred Stanek

Peter Kubik

Dr. TJ Nobili

No:0

5. Discussion and take possible action regarding approval of the Committee's Minutes of the March 18, 2026 Special Meeting.

A motion was made by Rebecca Bennett to approve the minutes of the March 18, 2026 Special Meeting..

Ed Strumello seconded the motion.

The motion passed 5-0-0

Yes:5

Ed Strumello

Rebecca Bennett

Fred Stanek

Peter Kubik

Dr. TJ Nobili

No:0

6. Discussion and take possible action regarding approval of the Committee's Minutes of the April 9, 2026 Special Meeting.

***A motion was made by Dr. TJ Nobili to approve the minutes of the April 9, 2026 Special Meeting.**

Rebecca Bennett seconded the motion.

The motion passed 5-0-0

Yes:5

Ed Strumello

Rebecca Bennett

Fred Stanek

Peter Kubik

Dr. TJ Nobili

No:0

7. Review, discussion and possible action regarding revision of Requests for Qualifications and Requests for Proposals for the hiring of an architect to prepare architectural design, construction plans and related services for Bungay Elementary School II.

Attorney Stephen Lapp explained and summarized any changes that were made to the RFP/RFQ for the hiring of an architect. Attorney Lapp reported that they added to the scope of services and feasibility regarding retaining the existing building after construction of the new building is complete. Attorney Lapp reinforced that the feasibility study will make sure they follow the Educational Specifications that were previously submitted. There will be two pricing structures that will be clear on what costs would be to maintain building or get rid of building.

The Committee expressed concerns such as safety, parking, having the old building sit there forever as an eye sore because we do not have the money to update and then lost money to demolish the building. It was reemphasized that all this will be taken into consideration within the feasibility study.

***A motion was made by Rebecca Bennett to have Attorney Stephen Lapp move forward with the RFP/RFQ for the hiring of an architect and get all necessary information to the Town Hall for submission.**

Dr. TJ Nobili seconded the motion.

The motion passed 5-0-0

Yes:5

Ed Strumello
Rebecca Bennett
Fred Stanek
Peter Kubik
Dr. TJ Nobili
No:0

The following dates were made by the Committee in relation to the hiring of an Architect:

Committee members to review applicants and possibly narrow down to 3 (minimum)

Location: Central Office

Tuesday, May 4, 2026 6pm

Site Inspection/Field Study

Wednesday, May 13, 2026 at 10:00am

To be present: Tim Connors, Fred Stanek and Dr. Compton

Committee interviews with architects and final decision

Location: Central Office

June 9, 2026 at 6pm

June 10, 2026 at 6pm (if necessary)

Presented to the Board of Selectpersons for final approval week of June 16, 2026.

The following dates were made by the Committee in relation to the hiring of an Owner's Representative:

8. Review, discussion and possible action regarding the approval and distribution of Requests for Qualifications and Requests for Proposals for the hiring of an Owner's Project Manager (Owner's Representative) to assist with planning, management and oversight of the design and construction process of Bungay Elementary School II.

It was discussed that since this is going to be a tight budget to begin with and the money has been allotted that we hire an Owner's Project Manager.

***A motion was made by Rebecca Bennett to have Attorney Stephen Lapp move forward with the RFP/RFQ for the hiring of an Owner's Representative and get all necessary information to the Town Hall for submission.**

Dr. TJ Nobili seconded the motion.

The motion passed 5-0-0

Yes:5

Ed Strumello
Rebecca Bennett

Fred Stanek
Peter Kubik
Dr. TJ Nobili
No:0

Attorney Stephen Lapp will distribute RFP/RFQ by May 4, 2026.

Pre submission meetings for Owners Representatives May 22, 2026.

Applicant submission by June 12, 2026.

Week of June 22nd schedule interviews and final decisions.

Anticipated award of Owner's Representative June 29, 2026.

9. Comments of Committee members.

Committee members just briefly re-emphasized their concerns regarding keeping the old Bungay Elementary School.

10. Chairpersons' comments:

No further comments at this time.

11. Public comment:

No public comment at this time.

12. Adjournment:

The meeting was adjourned by Peter Kubik at 7:52pm.

Respectfully submitted,

Rebecca Bennett
Bungay Building Committee Secretary



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