

Date: July 25, 2025

Time: 10:05 a.m. – 10:36 a.m.

Location: LEARN, 44 Hatchetts Hill Road, Old Lyme

Meeting Minutes

Building Committee Members: Kate Ericson, LEARN Executive Director; Robert Mitchell, Chair LEARN Board of Directors; Dale Bernardoni, Vice-Chair LEARN Board of Directors; Craig Esposito, Past President LEARN Board of Directors

Meeting Attendees: Molly Haas, RDG; John Holden, Newman Architects; Charles Warrington, Colliers Engineering and Design; Eric Gabrian, Colliers Engineering and Design; Nick Conti, Gilbane, Inc.; Tiffany (Last name and affiliation to be added); Lance Hagen, LEARN Director of IT; Gary Cymbala, SSC

Building Committee Staff: Julie Pendleton, LEARN Coordinator of Special Projects

Agenda

- 1.0 Approval of Minutes
- 2.0 Updates & Reports
- 3.0 Other Reports
- 4.0 Financial Update
- 5.0 Old Business
- 6.0 New Business
- 7.0 Next Meeting
- 8.0 Adjournment

Discussion and Decisions:

1.0 Approval of Minutes

- June 27, 2025, Building Committee: Early Childhood School, 51 Daniels Avenue, Meeting Minutes
 - Motion to approve
 - Presented by: Robert Mitchell
 - Second by: Dale Bernardoni
 - Motion carried unanimously

2.0 Updates & Reports

- Newman Architects, PC/RDG Architects
 - On Tuesday, July 22, 2025, the Town of Waterford granted LEARN approval for both the school project and the pickleball court project.
 - 50% of the construction document review has been completed.
 - Members of the Architectural Design Team continue to meet with members of the LEARN Design Team.
 - Discussion, recommendations, and decisions from these meetings focus on a variety of items such as door signage and door locks.
 - The Architectural Review Board reviewed and approved our project.
 - 90% of the documents have been in the works.



- Gilbane, Inc.
 - Design Phase is ongoing.
 - Gilbane is putting the early procurement package out for bid.
 - Switch gear and generator will go out to bid next week.
 - Bids will be due August 19.
 - Gilbane is virtually coordinating the design and construction (placement of mechanicals).
 - The demolition and abatement contract will be awarded to Stanford Demolition.
- Colliers Project Leaders
 - Value management continues.
 - On August 29, 2025, Colliers will submit the package to the Town of Waterford Building Official for review.
 - SES has provided input.

3.0 Other Reports

- Town of Waterford
 - The cell tower negotiation is moving forward in a positive direction.
 - Waterford RTM accepted our change in the land purchase.
 - Waterford and LEARN continue to work on the closing of the land purchase.

4.0 Financial Update

- Discussion and possible action on invoices for Project #245-0090MAG/N/PF

Company/Vendor	Amount Approved
Newman Architects	\$368,687.50
Gilbane, Inc. (Building Company)	\$ 47,631.00
Colliers Project Leaders	\$ 17,545.00
SES	\$ 3,600.00
Reliant Valuations	\$ 3,500.00
Shipman & Goodwin (Legal)	\$ 18,512.00
Total	\$459,475.50

- Motion to approve
 - Presented by: Robert Mitchell
 - Second by: Dale Bernardino
 - Motion carried unanimously

5.0 Old Business

- Furniture, Fixtures, & Equipment (FF&E)
 - No new report.



6.0 New Business

- No new business

7.0 Next Meeting

- Date: August 22, 2025
- Time: 10:00 a.m.
- Location: LEARN, 44 Hatchetts Hill Road, Old Lyme, CT
- Items for the Next Meeting Agenda
 - Approval of Minutes
 - Updates & Reports
 - Newman Architects, PC/RDG Architects
 - Gilbane, Inc.
 - Colliers
 - Other Reports
 - Financial Update
 - Old Business
 - New Business

8.0 Adjournment

- Motion to adjourn at 10:36 a.m.
 - Presented by: Kate Ericson
 - Second by: Robert Mitchell
 - Motion carried unanimously

