

Date: January 23, 2026

Time: 10:00 a.m.

Location: LEARN, 44 Hatchetts Hill Rd. 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; Jennifer (Jen) Favalora, Fiscal Officer LEARN Board of Directors; Craig Esposito, Past President LEARN Board of Directors.

**Meeting Attendees:** Katelyn Chapin, Newman Architects; John Holden, Newman Architects; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.; Charles (Chuck) Warrington, Colliers Engineering and Design; Molly Haas, RDG; Gary Cymbala, SSC. Lance Hagen, Director of Technology

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

## Agenda

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

### 1.0 Approval of Minutes

- December 18, 2025, Building Committee: Early Childhood School, 51 Daniels Avenue, Meeting Minutes
  - Motion to approve
    - Presented by: Robert Mitchell
    - Second by: Craig Esposito
    - Motion carried unanimously
- January 8, 2026, Special Meeting, Building Committee: Early Childhood School, 51 Daniels Avenue, Meeting Minutes

- Motion to approve
  - Presented by: Kate Ericson
  - Second by: Dale Bernardoni
  - Motion carried unanimously

## 2.0 Updates & Reports

- Newman Architects, PC/RDG Architects

Motion to accept Gilbane's recommendation to reject the low bidder for bid package 09E-Tile- American Floor Covering, Inc (AFC)

Reason:

This bid package is a "Set Aside" package required by the State of Connecticut Commission on Human Rights and Opportunity (CHRO) for small business and minority business enterprises per CGS §4a-60g. AFC is not a certified set aside contractor and cannot bid this package.

- Motion to approve
  - Presented by: Robert Mitchell
  - Second by: Dale Bernardoni
  - Motion carried unanimously
- Bid Package 11A: Food Service/Kitchen Equipment (Rejection)

The bid package is deemed non-responsive due to omissions in their bid as submitted. Such omissions are not considered bid irregularities that could be waived.

  - Motion to approve
    - Presented by: Craig Esposito
    - Second by: Robert Mitchell
    - Motion carried unanimously
- Bid Package 09D: Resilient Flooring and Carpet (Rejection)

The bid package is a conditional bid that excludes the gym floor line striping. Such conditions are not permitted statutorily thus requiring rejection.

  - Motion to approve
    - Presented by: Jennifer Favalora
    - Second by: Dale Bernardoni
    - Motion carried unanimously
- Bid Package 08A: Glass and Glazing (Withdrawal)

New England Glass failed to carry the required quantities of composite stone and metal panels necessary to complete the project.

- Motion to approve
  - Presented by: Kate Ericson
  - Second by: Jennifer Favalora
  - Motion carried unanimously
- Owner's Re: Collier's Engineering & Design
  - Motion to approve Benesch's bid for Storm Water Monitoring for Project 245-0090 MAG/N/PF
    - Presented by: Kate Ericson
    - Second by: Dale Bernardoni
    - Motion carried unanimously

### 3.0 Financial Update

- Contracts and Payment Applications
  - Motion to approve
    - Presented by: Kate Ericson
    - Second by: Dale Bernardoni
    - Motion carried unanimously

### 4.0 Other Reports

- Update for Town of Waterford
  - Demo completed. First selectman thanked LEARN for thoughtful sign for neighbors provided by Gilbane

### 5.0 Old Business

- Furniture, Fixture, & Equipment (FF&E)
  - Meeting 1/20/2026 kick off

### 6.0 New Business

### 7.0 Next Meeting

- Schedule and agenda items for the next meeting
- Special Meeting Thursday, January 29, 2026

### 8.0 Adjournment

- Motion to approve
  - Presented by: Robert Mitchell
  - Second by: Kate Ericson
  - Motion carried unanimously

