

SPECIAL MEETING

Date: January 29, 2026

Time: 10:00 a.m. – 10:13 a.m.

Location: Virtual

Meeting Minutes

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

Meeting Attendees: Molly Haas, RDG; Katelyn Chapin, Newman Architects; John Holden, Newman Architects; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.; Charles Warrington, Colliers Engineering and Design; Lance Hagen, LEARN Director of IT; Michelle Cozzi, LEARN Assistant Director of IT

Building Committee Staff: Julie Pendleton, LEARN Coordinator of Special Projects; Lisa Cooney, LEARN Coordinator of Communication

Agenda

- 1.0 Discussion and Possible Action on Guaranteed Maximum Price (GMP) for Project 245-0090-MAG/A/PF
- 2.0 Next Regular Meeting – February 27, 2026
- 3.0 Adjournment

1.0 Discussion and Possible Action on Guaranteed Maximum Price (GMP) for Project 245-0090-MAG/A/PF

- Gilbane, Inc. presented Exhibit A: GMP Cost Summary, dated 1.28.26, see page 2
 - 1..1 Total GMP Cost – Amendment #2, \$60,322,801.00
- Motion to accept
 - Presented by: Robert Mitchell
 - Second by: Kate Ericson
 - Motion carried unanimously

2.0 Next regular meeting will be held on February 27, 2026, 10:00 a.m. at LEARN

3.0 Adjournment

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



Exhibit A: GMP Cost Summary

LEARN Early Childhood School

1/28/2026



Bid Package No.	Bid Package Description	Trade Contractor	Bid Value	Accepted Alternates	Total GMP Value
	Site Services	Refer to Exhibit B	\$ 1,862,251		\$ 1,862,251
	Owner Allow./ Trade Allocations	Refer to Exhibits D & E			\$ -
03A	Concrete	W.J. Mountford Co.	\$ 1,733,000	\$ (55,000)	\$ 1,678,000
04A	Masonry	Mid-State Mason Contractors, Inc	\$ 1,773,700		\$ 1,773,700
05A	Structural Steel	Eastern Metal Works Inc.	\$ 3,157,000		\$ 3,157,000
05B	Miscellaneous Metals	General Welding & Fabrication Inc	\$ 161,453	\$ 11,916	\$ 173,369
06A	Millwork	Legere Group, Ltd.	\$ 1,115,000		\$ 1,115,000
07A	Roofing	Greenwood Industries	\$ 2,486,000	\$ 194,000	\$ 2,680,000
08A	Glass & Glazing	Commercial Storefront Services Inc*	\$ 3,062,120	\$ 59,825	\$ 3,121,945
09A	Drywall & Related Work	Conn Acoustics, Inc	\$ 5,577,874		\$ 5,577,874
09B	Painting	M&P Painting LLC	\$ 321,000		\$ 321,000
09C	Acoustical Ceilings	Conn Acoustics, Inc	\$ 651,054	\$ 9,993	\$ 661,047
09D	Resilient Flooring & Carpet	Barall and Konover Floors, Inc*	\$ 776,345	\$ 428,630	\$ 1,204,975
09E	Tile	Barall and Konover Floors, Inc*	\$ 373,750		\$ 373,750
10A	General Trades	Sil/Carr Corporation	\$ 640,000		\$ 640,000
11A	Food Service Equipment	11400 LLC*	\$ 627,000		\$ 627,000
21A	Fire Protection	A.L. Fire Protection, LLC	\$ 521,000		\$ 521,000
22A	Plumbing	Ferguson Mechanical Company, Inc.	\$ 2,942,000	\$ (75,000)	\$ 2,867,000
23A	HVAC	Ferguson Mechanical Company, Inc.	\$ 5,992,000	\$ (75,000)	\$ 5,917,000
26A	Electrical Equipment (Furnish Only)**	Collins Electric Co., Inc.	\$ 523,367		\$ 523,367
26B	Electrical	Custom Electric, Inc.	\$ 5,595,000	\$ 717,000	\$ 6,312,000
27A	Audio Visual & Public Address	Net Services, LLC	\$ 1,414,000		\$ 1,414,000
27B	TeleData	SystemOne LLC	\$ 343,073		\$ 343,073
28A	Fire Alarm	Anderson Electric Contractors Ltd	\$ 479,000		\$ 479,000
31A	Sitework	Mizzy Construction, Inc.	\$ 6,639,000	\$ 51,000	\$ 6,690,000
32A	Site Concrete	McCarthy Concrete, Inc.	\$ 899,464	\$ 55,590	\$ 955,054
32B	Landscaping	TC Lawncare LLC	\$ 384,742	\$ (2,800)	\$ 381,942
Trade Contractor Subtotal			\$ 50,050,193	\$ 1,320,154	\$ 51,370,347
	Building Permit (Excluded, by Owner)				\$ -
	Builders Risk (Excluded, by Owner)				\$ -
	State Education Fee (\$0.26/\$1,000)				\$ 13,356
	Construction Contingency (3.0%)				\$ 1,633,451
	Preconstruction Services (Lump Sum)				\$ 225,000
	General Conditions Staffing Costs (Lump Sum)				\$ 2,439,414
	CCIP (\$27.10/\$1,000)				\$ 1,592,022
	CM P&P Bond (\$7.00/\$1,000)				\$ 409,649
	CM Fee (1.85%, Lump Sum)				\$ 1,062,977
Subtotal					\$ 7,375,869
Subtotal (Basis for Markups)					\$ 58,746,216
Phase 1 - Demolition & Abatement (Reference RTA dated 7/21/25)					\$ 1,576,585
Total GMP Cost - Amendment #2					\$ 60,322,801

*Trade Contractor is not the 1st low bidder.

**Phase 2 (Early Procurement) Bid Package