

**SPECIAL MEETING**

**Date:** January 8, 2026

**Time:** 11:20 a.m. – 12:18 p.m.

**Location:** Virtual with an in-person option

**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; Erica [Last Name], [Affiliation]; Gary Cymbala, SSC.

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

**Agenda**

- 1.0 Discussion and Possible Action on Recommendations to Award (RTA) Early Packages
- 2.0 Discussion and Possible Action on Recommended Bid Alternatives
- 3.0 Discussion and Possible Action to Hire
- 4.0 Next Meeting
- 5.0 Adjournment
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- 1.0 Discussion and Possible Action on Recommendations to Award (RTA) Early Packages

Package	Number of Bids Received	Recommended Contractor	Recommended Award Amount (including bid alternatives if applicable)	Motion/Vote
<b>BP03A – Concrete</b>	7	W.J. Mountford Co. South Windsor, CT	\$1,733,000 Base Bid \$ 55,000 Deduct Amount <ul style="list-style-type: none"> <li>• CMR Alternate No. 2: Delete Barrier One Admixture from Interior Slab-on-Grade Mix Design</li> </ul>	Motion to award: W.J. Mountford Co. South Windsor, CT \$1,678,000 Presented by: Kate Ericson Second by: Jen Favalora Motion carried unanimously
<b>BP05A – Structural Steel</b>	5	Eastern Metal Works, Inc. Milford, CT	\$3,157,000 Base Bid	Motion to award: Eastern Metal Works, Inc. Milford, CT \$3,157,000 Presented by: Robert Mitchell Second by: Kate Ericson Motion carried unanimously



<b>BP22A – Plumbing</b>	7	Ferguson Mechanical Company, Inc. Plainville, CT	\$2,942,000 Base Bid \$ 75,000 Deduct Amount <ul style="list-style-type: none"> <li>CMR DEDUCT Alternate No. 1: Combination of Bid Packages (HVAC)</li> </ul>	Motion to award: Ferguson Mechanical Company, Inc. Plainville, CT \$2,867,000 Presented by: Robert Mitchell Second by: Dale Bernardoni Motion carried unanimously
<b>BP23A – HVAC</b>	9	Ferguson Mechanical Company, Inc. Plainville, CT	\$5,992,000 Base Bid \$ 75,000 Deduct Amount <ul style="list-style-type: none"> <li>CMR DEDUCT Alternate No. 1: Combination of Bid Packages (Plumbing)</li> </ul>	Motion to award: Ferguson Mechanical Company, Inc. Plainville, CT \$5,917,000 Presented by: Robert Mitchell Second by: Dale Bernardoni Motion carried unanimously
<b>BP26B – Electrical</b>	3	Custom Electric, Inc. Manchester, CT	\$5,595,000 Base Bid \$ 717,000 Add Amount <ul style="list-style-type: none"> <li>A/E Alternate No. 1C: 215.55 kW Photovoltaic Array (PV Alt 1B + 68.4 kW)</li> </ul>	Motion to award: Custom Electric, Inc. Manchester, CT \$6,312,000 Presented by: Craig Esposito Second by: Kate Ericson Motion carried unanimously
<b>BP31A – Sitework</b>	10	Mizzy Construction, Inc. Plainville, CT	\$6,639,000 \$ 18,000 Add Amount <ul style="list-style-type: none"> <li>A/E Alternate No. 2: Outdoor Classroom Amphitheater</li> </ul> \$ 33,000 Add Amount <ul style="list-style-type: none"> <li>A/E Alternate No. 7: Fence at Detention Basin</li> </ul>	Motion to award: Mizzy Construction, Inc. Plainville, CT \$6,690,000 Presented by: Jen Favalora Second by: Robert Mitchell Motion carried unanimously

2.0 Discussion and Possible Action on Recommended Bid Alternatives.

The following bid alternatives were considered and acted upon as part of Agenda Item 1:

Bid Alternatives	Approved as Part of the Motion and Vote in Agenda Item 1	Rejected as Part of the Motion and Vote in Agenda Item 1	On Hold as Part of the Motion and Vote in Agenda Item 1
CMR Alternate No. 2 - Delete Barrier One Admixture	X		
A/E Alternate No. 1A - 74.7 kW Photovoltaic Array (BP26B - Electrical portion only)		X	
A/E Alternate No. 1B - 147.15 kW Photovoltaic Array (BP26B - Electrical portion only)		X	
A/E/Alternate No. 1C - 215.55 kW Photovoltaic Array (BP26B - Electrical portion only)	X		



A/E Alternate No. 2 - Outdoor Classroom Amphitheater (BP31A - Sitework portion only)	X		
A/E Alternate No. 7 - Fence at Detention Basin	X		

3.0 Discussion and Possible Action on Recommended Hire:

- ITML as a Materials Testing Lab per DAS Contract #24PSX0052
  - Presented by: Kate Ericson
  - Second by: Robert Mitchell
    - Motion carried unanimously

4.0 Next Meeting

- Friday, January 23, 2026, 10:00 a.m. at LEARN

5.0 Adjournment

- Motion to adjourn at 12:18 a.m.
  - Presented by: Kate Ericson
  - Second by: Robert Mitchell
    - Motion carried unanimously

