

Date: March 27, 2026

Time: 10:05 a.m. – 10:40 a.m.

Location: LEARN, 44 Hatchesetts Hill Road, Old Lyme

Meeting Minutes

Building Committee Members: Robert Mitchell, Chair LEARN Board of Directors; Dale Bernardoni, Vice-Chair LEARN Board of Directors; Beverly Washington, Secretary LEARN Board of Directors; Jennifer Favalora, Fiscal Officer LEARN Board of Directors; Craig Esposito, Past Chair LEARN Board of Directors; Kate Ericson, LEARN Executive Director

Meeting Attendees: Katelyn Chapman, Newman Architects; John Holden, Newman Architects; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.; Charles Warrington, Colliers Engineering and Design; Erica Pudvelis, Colliers Engineering and Design; Molly Haas, RDG; Lance Hagen, LEARN Director of IT; Gary Cymbala, SSC

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

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

Discussion and Decisions:

1.0 Approval of Minutes

- February 27, 2026 - Building Committee Meeting Minutes
- March 12, 2026 - Building Committee Meeting Minutes
 - Motion to approve both the February 27 and the March 12 meeting minutes
 - Presented by: Beverly Washington
 - Seconded by: Craig Esposito
 - Vote: Motion carried unanimously

2.0 Updates & Reports

- Combined report from Architects: Newman Architects, PC/RDG Architects and Construction Manager: Gilbane, Inc.
 - Preparation of the southern portion of the building footprint is currently underway, with site work progressing as planned.
 - Foundation work is anticipated to begin during the week of March 30, marking a significant milestone in the construction timeline.
 - The general building permit has been received, allowing construction activities to proceed.
 - Classification and analysis of all on-site soils have been completed, supporting foundation planning and ensuring compliance with requirements.



- Focused planning meetings for the playground will also take place in April, with the goal of finalizing design elements that support student engagement and safety.
- Gilbane, Inc. shared updated site photos and drone footage during the meeting, providing participants with a clearer understanding of construction progress and next steps.
- Collier’s Engineering & Design
 - Collier’s affirmed and supported the updates provided by Newman Architects and Gilbane Inc., noting alignment across all reported areas of progress.
 - Chuck (Warrington) reported that the project remains in strong fiscal standing, with ongoing monitoring and oversight of budget and expenditures. The project continues to track favorably as work progresses.

3.0 Financial Update

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

Company/Vendor	Invoice	Amount Approved
Newman Architects	24630	\$ 97,829.50
Gilbane Building Company	9	\$2,042,163.88
Colliers Project Leaders	1151521	\$ 16,368.30
Shipman & Goodman		\$ 4,717.00
Sustainable Engineering Solutions LLC (SES)	5811	\$ 1,160.00
Independent Materials Testing Labs, Inc. (IMTL)	6965-C	\$ 722.00
Independent Materials Testing Labs, Inc. (IMTL)	7039-A	\$ 918.00
EBI Consulting	73251	\$ 4,000.00
CT DEEP, SWC Filing 139512	AV0N1B9E0C8E	\$ 1,250.00
Total		\$2,169,128.68

- Motion to approve invoices as presented
 - Presented by: Kate Ericson
 - Seconded by: Jennifer Favalora
 - Discussion: Beverly Washington inquired whether a detailed financial report could be provided, including a breakdown of overages and underruns. Colliers confirmed that such a report can be provided.
 - Vote: Motion carried unanimously

4.0 Other Reports

- Town of Waterford
 - A Waterford Selectmen shared a public update on the 51 Daniels Avenue project via a professional Facebook page, including photos and video from the site. Some of the information presented was not fully accurate.
 - Kate Ericson reached out to offer clarification and support in ensuring accurate public communication.
 - As a result of this outreach, LEARN has been invited to participate in an upcoming Board of Selectmen meeting to provide a face-to-face public update on the project.



5.0 Old Business

- Furniture, Fixtures, & Equipment (FF&E)
 - Sample materials will be available on-site at Hatchetts Hill in April, providing an opportunity for stakeholders to review, assess, and provide input on selections prior to final decisions.

6.0 New Business

- Moisture Mitigation System
 - Motion: To incorporate an add service to Newman Architects for design services for a moisture mitigation system in the amount of \$6,105
 - ❖ Presented by: Robert Mitchell
 - ❖ Seconded by: Dale Bernardoni
 - ❖ Vote: Motion carried unanimously
- Geotechnical Special Inspections
 - Motion: To approve an additional service for geotechnical special inspections through Newman Architects to be performed by Lagan in the amount of \$92,950
 - ❖ Presented by: Kate Ericson
 - ❖ Seconded by: Robert Mitchell
 - ❖ Vote: Motion carried unanimously
- Rock Excavation
 - Motion: To approve a change order for rock excavation in the amount of \$55,395.00
 - ❖ Presented by: Kate Ericson
 - ❖ Seconded by: Beverly Washington
 - ❖ Vote: Motion carried unanimously

7.0 Next Meeting

- April 24, 2026, 10:00 a.m. at LEARN
- Anticipated Agenda Items:
 - Approval of Minutes
 - Updates & Reports
 - Financial Update
 - Other Reports
 - Old Business
 - New Business
 - Next Meeting
 - Adjournment

8.0 Adjournment

- Motion to adjourn at 10:45 a.m.
 - Presented by: Kate Ericson
 - Seconded by: Robert Mitchell
 - Vote: Motion carried unanimously

