

Date: April 24, 2026

Time: 10:19 a.m. – 10:52 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: John Holden, Newman Architects; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.; Charles (Chuck) Warrington, Colliers Engineering and Design; Erica Pudvelis, Colliers Engineering and Design; Molly Haas, RDG; Lance Hagen, LEARN Director of IT

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

Agenda

- 1.0 Approval of Minutes for Discussion and Possible Action
- 2.0 Updates & Reports
- 3.0 Financial Update
- 4.0 Other Reports
- 5.0 Old Business
- 6.0 New Business
- 7.0 Adjournment

1.0 Approval of Minutes for Discussion and Possible Action

- March 27, 2026 - Building Committee Meeting Minutes
 - Presented by: Beverly Washington
 - Seconded by: Craig Esposito
 - Vote: Motion carried unanimously
- April 9, 2026 – Special Building Committee Meeting Minutes
 - Presented by: Robert Mitchell
 - Seconded by: Beverly Washington
 - Vote: Motion carried unanimously

2.0 Updates & Reports

- Architects: Newman Architects
 - Three focused planning meetings are currently in progress, including technology, furniture, and playground equipment. The furniture showcase took place at LEARN on April 20 & April 21.
- Construction Manager: Gilbane, Inc.
 - Construction is progressing steadily. Foundations are in process along with the beginning stages of underground plumbing and electrical work. Steel erection is scheduled to begin June 1, with site work such as rock removal and infrastructure (e.g., detention basin, grease tank) underway. Representatives from Gilbane have been actively communicating with neighbors regarding construction activity, including blasting.



- 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 | 24660 | \$ 115,536.75 |
| Gilbane Building Company | 10 | \$ 891,028.65 |
| Colliers Project Leaders | 1162205 | \$ 23,838.70 |
| Shipman & Goodman | | \$ 44,163.48 |
| Sustainable Engineering Solutions LLC (SES) | 5873 | \$ 1,740.00 |
| Independent Materials Testing Labs, Inc. (IMTL) | 6965D | \$ 6,631.35 |
| Benesch | 356006 | \$ 13,000.00 |
| Total | | \$1,095,938.93 |

- Motion to approve invoices as presented
 - Presented by: Robert Mitchell
 - Seconded by: Craig Esposito
 - Discussion: Beverly Washington inquired about the relationship with Benesch. Benesch is a subcontractor in the work, responsible for tasks related to erosion.
 - Vote: Motion carried unanimously

4.0 Other Reports

- Town of Waterford
 - Benesch is reporting to the Town of Waterford on behalf of LEARN regarding vernal pool monitoring and compliance.

5.0 Old Business

- Furniture, Fixtures, & Equipment (FF&E)
 - Refer to Updates & Reports provided by Newman Architects

6.0 New Business

- Change Orders/ATPs for Discussion and Possible Action
 - Non-Rippable Rock Excavation in the amount of \$672,938
 - Presented by: Beverly Washington
 - Seconded by: Dale Bernardoni
 - Vote: Motion carried unanimously
- Supplemental Meeting Schedule for Discussion and Possible Action
 - Discussion held; no action taken pending review of dates and times

7.0 Adjournment

- Motion to adjourn at 10:52 a.m.
 - Presented by: Robert Mitchell



- Seconded by: Dale Bernardoni
- Vote: Motion carried unanimously

