

Date: May 22, 2026

Time: 10:00 a.m.

Location: LEARN, 44 Hatchetts Hill Rd. 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: Julie Pendleton, LEARN Coordinator of Special Projects; Gary Cymbala, SSC Building Committee Staff; Adam Stenner; Lance Hagen, LEARN Director of IT; Erica Pudvelis, Colliers Engineering and Design; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.

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 P

7.0 Adjournment

1.0 Approval of Minutes for Discussion and Possible Action

- Presented by Beverly Washington
- Seconded by Robert Mitchell
 - Vote: Motion carried unanimously

2.0 Updates & Reports

- Architects: Newman Architects, PC/RDG Architects
 - FFE is moving forward with Technology being the first package to be prepared for bid
- Construction Manager: Gilbane
 - ATP-0017 VRF Refrigeration Change
 - Motion to approve ATP-0017 for VRF refrigeration change in the amount of \$328,186.
 - Presented by Kate Ericson
 - Seconded by Robert Mitchell
 - Vote: Motion carried unanimously
- Discussion and possible action for OCO-0003 Phase 1 Reconciliation
 - Motion to approve OCO-0003 for reconciliation of Phase 1 (Demolition & Abatement) in the amount of (\$122,116.14)
 - Presented by Beverly Washinton
 - Seconded by Dale Bernardoni
 - Vote: Motion carried unanimously

- Discussion and possible action for OCO-0004 Offsite Disposal of Contaminated Topsoil at WC-21 OCO-0004 for offsite disposal of contaminated topsoil at WC-21 in the amount of \$188,789 *this OCO-0004 supersedes the previously approved ATP-0006 on 3/12/2026.*

Presented by Dale Bernardoni

Seconded by Robert Mitchell

Vote: Motion carried unanimously

- Owner's Rep.: Collier's Engineering & Design
 - On-site 1-2 times per week, verifying work as it is being done
 - Financials are being monitored closely and reimbursements are being filed

3.0 Financial Update

- Contracts and Payment Applications for Discussion and Possible Action
 - Motion: To approve the invoices for Project #245-0090MAG/N/PF as presented
Presented by Beverly Washinton
Seconded by Dale Bernardoni
- Vote: Motion carried unanimously

4.0 Other Reports

- Update from Town of Waterford – reports being shared when requested with the conservation commission.

5.0 Old Business

- Furniture, Fixture, & Equipment (FF&E)
- Supplemental Meeting Schedule for Discussion and Possible Action
 - Motion to approve the supplemental Building Committee meeting schedule, SY 2026-2027
Presented by Kate Ericson
Seconded by Dale Bernardoni
- Vote: Motion carried unanimously

6.0 New Business

- Authorization for Discussion and Possible Action
 - Motion to authorize the Coordinator of Special Projects to approve project-related expenses up to \$50,000 in accordance with LEARN's purchasing policy #3323
- Presented by Robert Mitchell
- Seconded by Beverly Washington
Vote: Motion carried unanimously

7.0 Adjournment

Presented by Beverly Washinton

Seconded by Dale Bernardoni

- Vote: Motion carried unanimously

