

Date: June 26, 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; 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; 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

7.0 Adjournment

1.0 Approval of Minutes for Discussion and Possible Action

- Presented by Dale Bernardoni
- Seconded by Robert Mitchell
 - Vote: Motion carried unanimously

2.0 Updates & Reports

- Architects: Newman Architects, PC/RDG Architects:
The FF& E is being finalized for review with the state and the bid documents are being prepared. Package includes IT/Computers, Furniture and Playground equipment
- Construction Manager: Gilbane

Discussion and possible action for Independent Material Testing Lab Proposed motion: To approve a not-to-exceed amount of \$150,000 for additional testing through the Independent Material Testing Lab
Motion to approve IMTL not to exceed \$150,000 for additional testing:

Presented: Dale Bernardoni

Seconded: Craig Esposito

- Vote: Motion carried unanimously

Discussion and possible action for ATP-0010 ASI-001 Light Fixture Coordination Proposed motion: To approve ATP-0010 for ASI-001 Bathroom Light Fixture Coordination in the amount of (\$876)

Motion to approve ASI-001 light Fixture Coordination in the amount of \$876 credit

Presented: Robert Mitchell

Seconded: Katherine Ericson

- Vote: Motion carried unanimously

Discussion and possible action for ATP-0011 PR-003 Photovoltaic Utility Disconnect

Motion: To approve ATP-0011 for PR-003 Photovoltaic Utility Disconnect in the amount of \$37,152.

Presented: Robert Mitchell

Seconded: Dale Bernardoni

- Vote: Motion carried unanimously

Discussion and possible action for ATP-0021 PR-004 Painting Credit Proposed motion: To approve ATP-0021 for the painting credit associated with PR-004 Exterior Doors HM to SF in the amount of (\$5,104) as a credit .

Motion to approve ATP-0021 Exterior door credit in the amount of \$5,104.

Presented: Dale Bermardpmi

Seconded: Katherine Ericson

- Vote: Motion carried unanimously

Discussion and possible action for ATP-0026 RFI #CST-052 & 53 Ceiling Speaker Modifications

Motion: To approve ATP-0026 for ceiling speaker modifications per RFIs #CST-052 & #CST053 in the amount of \$1,042.

Presented : Robert Mitchell

Seconded: Craig Esposito

- Vote: Motion carried unanimously

Discussion and possible action for OCO-0005 Layout and Dig Test Pits for Soil Characterization.

Motion: To approve OCO-0005 for the layout and digging of test pits for Langan's soil characterization program in the amount of \$4,051.

Presented: Dale Bermardoni

Seconded: Katherine Ericson

- Vote: Motion carried unanimously

Discussion and possible action for OCO-0006 Offsite Disposal of Polluted Topsoil at WC-18

Motion: To approve OCO-0006 for offsite disposal of polluted topsoil at WC-18 in the amount of \$104,408. Note: This OCO-0006 supersedes the previously submitted ATP-0009, which was approved on 4/9/2026 in the amount of \$97,782

Presented: Craig Esposito

Seconded: Robert Mitchell

- Vote: Motion carried unanimously

- Owner's Rep.: Collier's Engineering & Design
- Project is progressing well and financials are on budget

3.0 Financial Update

- Contracts and Payment Applications for Discussion and Possible Action
 - Motion: To approve the invoices for Project #245-0090MAG/N/PF in the amount of \$2,954,071.24 as presented
- Presented: Katherine Ericson
- Seconded: Robert Mitchell
- Vote: Motion carried unanimously

4.0 Other Reports

- Update from Town of Waterford – reports being shared when requested with the conservation commission.
- Conversations between Kate and the Town have started regarding the move from TFS

5.0 Old Business

- Furniture, Fixture, & Equipment (FF&E)
- Newman/RDG are preparing documents and finalizing outstanding questions

6.0 New Business

N/A

7.0 Adjournment

Presented: Robert Mitchell

Seconded Dale Bernardoni

- Vote: Motion carried unanimously

