

**Date:** July 24, 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:** Charles (Chuck) Warrington, Collier's Engineering and Design; Erica Pudvelis, Colliers Engineering and Design; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.; John Holden, Newman Architects; Lance Hagen, LEARN Director of IT; Gary Cymbala, SSC Building Committee Staff

**Building Committee Staff:** Julie Pendleton, LEARN Coordinator of Special Projects

### **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

- Motion: To approve meeting minutes of June 26, 2026  
Presented by Robert Mitchell  
Seconded by Beverly Washington  
Motion carried unanimously
- Motion: To approve meeting minutes of July 9, 2026  
Presented by Beverly Washington  
Seconded by Robert Mitchell  
Motion carried unanimously

2.0 Updates & Reports

- Architects: Newman Architects, PC/RDG Architects
  - Update FFE for furniture & technology, as well as playgrounds to bring to the Building Committee.
- Construction Manager: Gilbane
  - Wing A. This wing is wrapped up.
  - Wing B. The slab on grade is being finished this week. The steel erection is beginning.
  - Wing C. Roof decking is in progress.

- Wing D. The metal roof framing for the metal walls is being installed.
- Wing E. The exterior walls have been completed. The supports for the conduit and piping, as well as the air and vapor barrier, are being done now.
- Wing G. The steel erection is on-going. Roof decking is beginning.
- Storm drainage and sewer lines are in process. Additional utilities will follow upon completion of the sewer.

| Discussion and Possible Action                | Amount      | Proposed Motion                                                                                                                                                          | Vote                                                                                                                                                             |
|-----------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PR-010 Classroom Door Leaf                    | \$ 15,453   | To approve PR-010 Classroom Door Leaf HM to WD ATP-0018 in the amount of \$15,453.00 from Owner Contingency                                                              | <ul style="list-style-type: none"> <li>• Presented by Kate Ericson</li> <li>• Seconded by Dale Bernardoni</li> <li>• Motion carried unanimously</li> </ul>       |
| RFI #CST-057 Door Hardware Revisions ATP-0020 | \$ 7,005    | To approve RFI #CST-057 Door Hardware Revisions at 100.2, 100.4 & 190.2 ATP-0020 in the amount of \$7,005.00 from Owner Contingency                                      | <ul style="list-style-type: none"> <li>• Presented by Robert Mitchell</li> <li>• Seconded by Dale Bernardoni</li> <li>• Motion carried unanimously</li> </ul>    |
| PR-007 Carpet                                 | \$ 448      | To approve PR-007 Carpet to LVT in MLL 139 ATP-0028 in the amount of \$448.00 from Owner Contingency                                                                     | <ul style="list-style-type: none"> <li>• Presented by Robert Mitchell</li> <li>• Seconded by Beverly Washington</li> <li>• Motion carried unanimously</li> </ul> |
| Tapered Roof Edge ATP-0030                    | \$ (10,878) | To approve Tapered Roof Edge WD to ISO (RFI #CST-160) ATP-0030 in the amount of \$(10,878.00) from Owner Contingency                                                     | <ul style="list-style-type: none"> <li>• Presented by Beverly Washington</li> <li>• Seconded by Dale Bernardoni</li> <li>• Motion carried unanimously</li> </ul> |
| PR-023R1 Mineral Wool/Foam ATP-0031           | \$123,670   | To approve PR-023R1 Mineral Wool/Foam at Roof Deck Overhangs ATP-0031 in the amount of \$123,670.00 from Owner Contingency (pending building envelope specialist review) | <ul style="list-style-type: none"> <li>• Presented by Beverly Washington</li> <li>• Seconded by Dale Bernardoni</li> <li>• Motion carried unanimously</li> </ul> |

### 3.0 Financial Update

| Discussion and Possible Action                                     | Amount         | Proposed Motion                                                                                                                                                                                                                   | Vote                                                                                                                                                             |
|--------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Invoices for Project #245-0090MAG/N/PF                             | \$2,298,195.12 | To approve the invoices for Project #245-0090MAG/N/PF as presented                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Presented by Beverly Washington</li> <li>• Seconded by Robert Mitchell</li> <li>• Motion carried unanimously</li> </ul> |
| Additional services by Langan CT, Inc. and E2 Structural Engineers | \$ 17,000      | To approve additional services by Langan CT, Inc. and E2 Structural Engineers for Supplemental Construction and Site coordination Services (Langan CT, Inc. and Blasting Review Related Services (E2 Structural Engineers) in the | <ul style="list-style-type: none"> <li>• Presented by Robert Mitchell</li> <li>• Seconded by Dale Bernardoni</li> <li>• Motion carried unanimously</li> </ul>    |

|                                                                                                              |          |                                                                                                                                                                                                                                                    |                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                              |          | total of \$17,000 to be added to Newman's Contract                                                                                                                                                                                                 |                                                                                                                                                                  |
| Additional Commissioning Services for Post Occupancy Verification of the building' operation and performance | \$ 5,700 | To approve Additional Commissioning Services for Post Occupancy Verification of the building' operation and performance per Eversouce incentive verification program performed by Sustainable Engineering Services (SES) in the amount of \$5,700. | <ul style="list-style-type: none"> <li>• Presented by Beverly Washington</li> <li>• Seconded by Dale Bernardoni</li> <li>• Motion carried unanimously</li> </ul> |

#### 4.0 Other Reports

- None

#### 5.0 Old Business

- None

#### 6.0 New Business

- None

#### 7.0 Adjournment

- Presented by Beverly Washinton
- Seconded by Dale Bernardoni
- Motion carried unanimously

