

Date: September 25, 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: Margaret Molnar-Ryan, Collier's Engineering and Design; Molly Haas, RDG; Sam Wahman, RDG; Emily Hemseth, RDG; Taylor Crouse, Gilbane, Inc.; John Holden, Newman Architects; Katelyn Chapin, Newman Architects; Lance Hagen, LEARN Director of IT; Gary Cymbala, SSC

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

Agenda

1.0 Approval of Minutes - 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 - Discussion and Possible Action

- Motion: To approve meeting minutes of August 28, 2026
Presented by Craig Esposito
Seconded by Kate Ericson
Motion carried unanimously
- Motion: To approve the supplemental meeting minutes of September 10, 2026
Presented by Robert Mitchell
Seconded by Dale Bernardoni
Motion carried unanimously

2.0 Updates & Reports

- Architects: Newman Architects, PC/RDG Architects
 - General updates
 - RDG presented updates on the playgrounds.
 - Furniture plan drawings were shared, along with an overview of the furniture and equipment planned for each room.
 - The technology package includes servers and wireless access points (WAPs), which comprise the technology infrastructure. Phones are also included in the package.

- Discussion and possible action
 - Newman's previously omitted 10% fee
 Motion: To approve Newman's previously omitted 10% fee of \$1,700 for the previously approved additional services related to topsoil reuse, shed coordination, and DEEP permit resubmission, bringing the total contract amount to \$18,700.
 - Presented by Kate Ericson
 - Seconded by Robert Mitchell
 - Motion carried unanimously
 - Phase 4 Drawings & Specifications
 Motion: To approve the plans, specifications, and cost estimates for Phase 4: FF&E, Technology, and Playground Equipment for Project 245/0090/MAG/N/PF, dated 9/4/2026
 - Presented by Craig Esposito
 - Seconded by Dale Bernardoni
 - Motion carried unanimously
- Construction Manager: Gilbane
 - General Updates
 - Gilbane provided a detailed, wing-by-wing update on construction progress to date. A slide deck was shown to the committee.

3.0 Financial Update

- Colliers reported the project remains in a strong fiscal position.

Discussion and Possible Action	Amount	Motion	Vote
Invoices for Project #245-0090MAG/N/PF	\$3,491,391.11	To approve the invoices for Project #245-0090MAG/N/PF	<ul style="list-style-type: none"> • Presented by Dale Bernardoni • Seconded by Jennifer Favalora • Motion carried unanimously

4.0 Other Reports

- None

5.0 Old Business

- None

6.0 New Business

- None

7.0 Adjournment

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

