

Date: October 23, 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; Nick Conti, Gilbane, Inc.; Taylor Crouse, Gilbane, Inc.; John Holden, Newman Architects; Katelyn Chapin, Newman Architects; Joe Hollerun; Dylan Russell; Erica Pudvelis, Collier's Engineering and Design; 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

Minutes

1.0 Approval of Minutes - Discussion and Possible Action

- Motion: To approve meeting minutes of September 25, 2026
Presented by Beverly Washington
Seconded by Robert Mitchell
Motion carried unanimously
- Motion: To approve the supplemental meeting minutes of October 8, 2026
Presented by Robert Mitchell
Seconded by Dale Bernardoni
Motion carried unanimously

2.0 Updates & Reports

- Architects: Newman Architects, PC/RDG Architects
 - General updates
 - Phase 4 Drawings & Specifications
The review with the State for Technology, Furniture, Fixtures & Equipment, and Playgrounds will take place on Wednesday.

- Construction Manager: Gilbane
 - General Updates
 - Gilbane provided a detailed overview of the construction work to date.
Highlights include:
 - Exterior
 - Roofing installation is nearing completion.
 - Brick veneer installation is progressing. The west side is complete, and work is beginning on the east side.
 - Sheathing and blocking installation are underway.
 - Vapor barriers have been installed in select areas.
 - Glass has arrived, and installation is beginning.
 - The loading dock concrete has been poured.
 - Interior & Building Systems
 - Piping and utility modifications are underway.
 - Water lines are being installed, tested, and flushed.
 - Electrical switchgear has arrived.
 - Kitchen Equipment
 - The kitchen hood has been delivered.
 - Upcoming Deliveries
 - The generator is expected to arrive within the next two weeks.
 - The cooler and freezer are expected to arrive within the next two weeks.
- Discussion and possible action
 - PR-028 EVAC Microphones ATP-052
Motion: To approve PR-028, ATP-052 for EVAC Microphones in the amount of \$6,757.00
Presented by Robert Mitchell
Seconded by Jennifer Favalora
Motion carried unanimously
 - ASI-012 Ceiling Height Coordination ATP-057
Motion: To approve ASI-012, ATP-057 Wing D, E Ceiling Height Coordination in the amount of \$ 6,579.00
Presented by Craig Esposito
Seconded by Beverly Washington
Motion carried unanimously
 - PR-041 Roof Drainage
Motion: To approve PR-041, ATP-060 Roof Drainage at Expansion Joint in the amount of \$ 10,881.00
Presented by Craig Esposito
Seconded by Beverly Washington
Motion carried unanimously
 - PR-039 Acoustic Putty Pads
Motion: To approve PR-039, ATP-061 Acoustic Putty Pads at AV Devices in the amount of \$ 5,564.00
Presented by Beverly Washington
Seconded by Robert Mitchell
Motion carried unanimously

3.0 Financial Update

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

Discussion and Possible Action	Amount	Motion	Vote
Invoices for Project #245-0090MAG/N/PF	\$6,269,765.69	To approve the invoices for Project #245-0090MAG/N/PF	<ul style="list-style-type: none">• Presented by Kate Ericson• Seconded by Dale Bernardoni• Motion carried unanimously

4.0 Other Reports

- None

5.0 Old Business

- None

6.0 New Business

- None

7.0 Adjournment

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

