LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES

DATE: December 8, 2023
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:38 AM

Committee members present: Mario Carreno, Chair; Sandra Ackerman, Steve Carvalho, Tony Feola, Larry Filippelli, Rosaliz Gaitan, Phil Goulding, Nathan Kocon, Leslie Quish, Lindsay Sullivan
Others present: John McNamee, Ken Pichette, Tracey Donnelly – JAED; Downes - Joe DeSanti and Steve Smith

I. Control Budgets

a. Review Funding Source Summary

Mario Carreno reported meeting for the first time after the bond was approved; there are three new members to the Committee. Superintendent Filippelli asked if the revolving principals would be voting members and the Chair said they could decide that at the next Building Committee meeting. Also for discussion then will be bid strategy and schedules. There was a review of the Funding Source Summary, including the existing funds and potential funds. Mario Carreno reported they can discuss the bond premium which doesn't have to be paid back, but should do that after bids come in.

They need to make sure RGB had provided paperwork to obtain the bonus for solar panels and tasked Joe DeSanti with that. PayGo(2022) will be available through June 30, 2024 and PayGo (2023) will run through June 30, 2025. Fund 50 would be spent this year. Total potential funding will be 52.7 million. Phil Gould stated the bond money will come off the books in July 2025, so they may have to go to promissory notes for what will be completed by the end of 2026. They may have to go to a bond to finish the Learning Center which would be attached to the rescue center. Mario stated they will have to review all their projects.

The media centers are complete. The next project is critical for cafeterias at the four elementary schools which will cool all of them and the proposal for Northern for full AC due to ESY and pre-school. The four gyms were approved. The Lonsdale bath was already approved, but is problematic, and Saylesville and Central are in relatively good shape, however the floors are hideous. New lights are free there. Mario commented on there being no bathrooms at the High School football field.

Mario Carreno stated the purchase of Hood Drive would solve the issue of storage space and they are short of practice fields. Phil Gould reported receiving a letter from the DEM about two elementary schools, so Hood Drive would alleviate that problem. He also said they could look at the composting area if more parking is needed. Also noted was the irrigation of Tiberri Field is in a battle with Colliers, SSMA and Gilbane.

The Superintendent talked about the reimbursement and there will be a constant flow of funds. Nathan Kocon commented that Saylesville is losing some space and Tracey Donnelly was asked to look at that and if the basketball court has to be moved to the other side. Larry Filippelli asked if the bathroom at the HS athletic field was included.
Motion to accept these projects and include the High School bathroom and concrete area to the side by Sandy Ackerman. Seconded by Steve Carvalho. All in favor. Motion carried.

Ken Pichette asked if they were using Downes and the Chair stated they will send a letter to Attorney DeSisto. Steve Smith stated they would put together schedules and costs. They could bundle contractors for projects to be more cost effective. Mario Carreno stated they should bring in representatives for a presentation.

Discussion ensued regarding the Committee comprising 12 members and what a quorum would be. Chair Carreno commented on SCDD and would like to consider a blanket approval for the contractors to submit through the portal.
Motion by Carvalho for all contractors to submit a letter through the portal. Seconded by Kocon. All in favor. Motion carried.

Motion by Carvalho to approve $600,000 through the Revolving Fund. Second by Sullivan. All in favor. Motion carried.

b. Review Draft control budget for gym (4), STEM, Cafeteria Initiative

II. Timelines/Schedule

a. Review Draft schedule for the gym (4), STEM, Cafeteria Initiative

III. Next Steps

Discussion ensued regarding best meeting times, which is early mornings. The next meeting will be at Town Hall on Friday, January 5th at 7:30 AM. With a full presentation of bathrooms, concrete, etc.

Motion to approve sending the RISE Invoice to the Town Council by Carvalho. Seconded by Ackerman. All in favor. Motion carried.

IV. Adjourn

Motion to adjourn by Carvalho. Seconded by Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:25 a.m.

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MARIO CARRENO, CHAIR DATE