



355 Centerville Road
Warwick, RI 02886
401-681-4949 | www.ahlborg.com

ACC - MEETING AGENDA/MINUTES

Town of Lincoln

Lincoln Centralized Rescue/Learning Center



Centralized Rescue/Learning Center Project OAC					
MEETING DATE: MM 2024.07.23 (8.06 A)		LOCATION: Town Hall with Virtual		Issued By: Brian O'Connell	
ATTENDEES					
ACC		Lee Matthews, John Warner, Brian O'Connell			
Downes		Drew Serdakowski			
Town of lincoln		Phil Gould, Chief Sean Thompson, Leslie Quish, Building Committee			
Kastle Boos Architects, and A/E team		Michael McKeon, Scott Mangiagli, Lance Green, Humza Afzal			
Subcontractor		As occurs			
additional distribution					
cc:		Glenn Ahlborg, Joe DeSanti			
DISCUSSION TOPICS					
2	Documents for Reference	Updated Renderings and Site Plan, boring Location Plan, Exterior Materials			
3	Roll Call	Town of Lincoln and Downes Roll Call and Introductions - Building Committee, OPM Downes, Design-Build Construction Team			
4	Previous Minutes	Town of Lincoln review and approval of prior meeting minutes			
item#	Date	Description	Resp. Party	Due by:	Status
1.00	Design Updates				
1.01	23-Jul	•<u>Floor Plans</u> - updates by KBA Meeting Room - will this potentially be multi-use and if so, are there additional power data, A/V infrastructure required/need to planned for? Team is reviewing and will incorporate enabling work and infrastructure for a secondary dispatch station. Plans with revised stairs and additional updates presented. •<u>Exterior Elevations and Renderings</u> - updates by KBA Materials - Presentation at 8/06 meeting by KBA Exterior Materials: PVC trim, PVC windows, brick at LLC and Rescue/Apparatus wing, Azek trim in front. Nichia siding product presented-Alternate siding infill with lap joint. KBA recommending Alum. siding product w/wood finish, will bring brick samples next meeting. Solar Shingles-Roof design for future solar panels (conduit in Attic?)	D-B team, Downes, Town	20-Aug	Open

1.03	23-Jul	RIE incentives: Which team members are responsible and what are we pursuing? OPM/Team to continue discussion and pursuit of these, Inflation Reduction Act. RIE - Team met onsite with RIE and proposed/approved location for pole and pad mounted transformer. Due to PV, Generator, and charging stations electrical room size will expand. Pole location, transformer location, and revised electrical room location presented/approved. Pole and pad location (600A can be in pole, 800A on pad) approved. PV infrastructure to be installed-A/E/OPM to confirm any additional work required.	D-B team, Downes, Town	6-Aug	Closed
1.04	23-Jul	Structural - KBA and Odeh working with VZA to locate DOAS and other HVAC equipment in attic space to work with roof structure, including clearances and access. Work on these units location, supports, utility, insulation, and ventilation requirements ongoing.	D-B team, Downes, Town	20-Aug	Closed
1.05	23-Jul	LULA - KBA is working with AHJs and Code to determine requirements and options, including variance. Potential impact: Accessible location and impact to floor plans on both levels; additional power requirements; first cost and maintenance of unit. A/E met with AHJ and submitted letter from ToL, this needs to be determined asap as location will impact plans and cost will impact budget. No	D-B team, Downes, Town	6-Aug	Open
1.06	6-Aug	Interior Materials presented: w/proposed hard surface flooring team to confirm requirements for acoustical wall panels. Duraflex in apparatus bay is \$33 SF, team to do LCA of alternate materials.	D-B team	20-Aug	Open
1.07	6-Aug	Construction related: wire mesh v. fiber in concrete- D-B team will present cost and performance comparison. Switch Gear-see 7.01	D-B team	20-Aug	Open
2.00	Site				
2.01	23-Jul	Team received copy of ELUR and accompanying reports re: subsurface conditions of the site and briefly discussed potential impact to project, including test pits and borings. Town Engineer subsequently issued an email to DEM re: request for six test pits. Awaiting response. Approved (Rachel Simpson), remaining soil to refill pits. Town Engineer to review/present potential options to accommodate current site restrictions re: excavation, removal of ledge, and removal of soil. Continuing discussion/compliance with RIDEM-update? Team is also reviewing locations and quantity for borings and will follow similar procedure as above. Downes and onsite investigation by Canavan confirmed that there is an abandoned cesspool on the site; we need size and material type. Team will review best options for removal or other. A/E provided test boring locations, plans submitted for proposals (met onsite w/SW Cole). Boring locations primarily at perimeter of tree line, no additional clearing required at this time.	D-B team, Downes, Town	Varies	Open

2.02	23-Jul	There appears to be a small open conduit from the west side of Town Hall to the light pole oppsite, adjacent to EMS project, and team is investigating for possible use, if needed, for data connection between buildings. A/E to advise as they finalize design. Team will work with town engineer and DOT (as required) re: design and permitting of new curb cuts site access from state road. A/E to advise, ongoing.	D-B team, Downes, Town	Varies	Open
2.03	6-Aug	Message Board: Needs to be shown in exact proposed location and size (see Town regulations). Sign at HS to be reviewed (size/location) as example. Sign size and location cannot affect rescue/truck operators ability to see traffic as they pull out. Town/A/E need to confirm zoning approval process if sign exceeds regulation size. Possibly move closer to Town Hall (same issue re: traffic). Tony to forward info/cost?			
3.00	CPF Grant				
3.01	Downes and Town to provide updates and team requirements for compliance and reporting. OPM budget by October 31, 2024		Downes, D-B	weekly	Open
4.00	Commissioning				
4.01	Downes Construction (OPM) is drafting an RFP for commissioning services for the Lincoln EMS project, for review/comment/approval by the Building Committee at the next meeting. OPM sent RFP to Town 8/05/2024		Downes, Owner	6-Aug	Open
5.00	Items for Discussion				
5.01	Town to adjust radius for truck access to salt barn to avoid the edge of the new parking lot for EMS building. Team will coordinate with Town. Town/OPM/ACC to coordinate whether exsiting curbing (Northern) can be reused. Team is reviewing and will coordinate as available/viable.		All	6-Aug	Closed
6.00	Schedule				
6.01	D-B team is coordinating design schedule and milestones with A/E and OPM, and will bring to next meeting.		All	20-Aug	Open
6.02	Next OAC meeting is scheduled for August 20, 2024.		All	20-Aug	Open
7.00	Procurement				
7.01	Long lead items and status updates: early bid packages for preliminary site/foundtaions, structural, and electrical infrastructure. Update status of main electrical gear size design and related RIE infrastructure including cost and schedule.		All	20-Aug	Open
8.00	Closed				
1.02	23-Jul	MEP - Van Zelm to present design narratives for MEP FP FA - Town approved Option #1 VRF with Energy Recovery Ventilators and continuing with linear radiant heat for apparatus bay. No recirculated air in turn-out room	D-B team, Downes, Town	23-Jul	Closed