

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: August 26, 2024
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:30 AM

Committee members present: Mario Carreno, J. McNamee, P. Gould, R. Gaitan, S. Carvalho, Lindsay Sullivan, Tony Feola, N. Kocon, L. Quish. Others present: Tracey Donnelly & P. Conte Studio Jaed; Paul DeMelo: Downes Construction.

Call to Order - Meeting Commenced at 7:32AM

- I. Approve Meeting Minutes from 8/2/24
a. Approved.

II. Construction Project Updates

- Solar Panels @LHS & PEC
 - Interconnection and meter changes are tentatively scheduled for the week of 8/26/24. To be confirmed by RI Energy.
- New Canopy – Façade Painting @ Lincoln HS
 - Canopy has been erected and area paved/asphalted. Entrance is now “on-line”.
 - Remaining lighting and minor landscaping work scheduled to be completed the week of 9/2.
 - Façade painting is completed.
- Northern Elementary HVAC (2025 Completion Date)
 - Construction scope on-going (construction halted during week of 8/19 in order to turn over to Facilities dept and prep for school opening).
 - 2-3 rooms to be utilized as “swing” rooms for duration of construction.
 - Work to proceed after hours moving forward.
- Cafeteria HVAC
 - Ahlborg Co. work scope is on-going at all four elementary schools.
 - Saylesville & Northern will go on-line first, followed by Lonsdale and then Central shortly thereafter.
- Bathroom Renovations @ Lonsdale, Central & Saylesville
 - All bathrooms (with exception of Lonsdale “A” bathroom are on-line and open for 8/26.
 - Lonsdale “A” is slated to be completed the weekend of 8/30.
- Lincoln High School HVAC Repairs
 - Focusing on overhead work in classrooms - ceilings, soffits, sprinklers.
 - 2 COP’s reviewed and approved by the LBC for additional scope due to ERV (Energy Recovery Ventilator) design – build change.

- Lincoln High School Masonry Repairs
 - Metal panels due around 9/23
 - Prep work completed.
 - Additional masonry repairs on ground level have been addressed.
- MS Inter-Comm System Upgrade
 - Paging system active
 - Remaining new speakers and UCM bridge unit to be installed on 8/30 (no school)

III. Pre- Construction Project Update

- Gym/STEM Additions & Cafeteria Renovations
 - Traffic Loop & Northern Completed. (Just need to install gates and some landscaping finishing touches).
 - Access Road @ Lonsdale – Temp fencing has been installed and access is amenable to all parties.
 - RIDE Submission uploaded to portal. Pending meeting with RIDE.
 - In discussions with Fire Officials.
- Ferguson Athletic Field Bathroom Improvements
 - Studio Jaed presented updated schematic drawings. See comments in section IV below.
- Middle School Field Upgrade
 - Work to commence in Spring of 2025 – Town of Lincoln project.

IV. Studio Jaed Design Updates

- Presented Schematic drawings of the Ferguson Athletic Field Bathroom project.
 - Comments – redesign with four bathrooms running in linear alignment, extend metal deck, Alt 2 with Shade sails is preferred.
 - Price out with ACC (Phased approach?)
- Presented Exterior Elevation Schematic drawings of the GYM-STEM project.
 - Comments – gray exterior colored panels received positively (twenty year warranty on color panels), blue fascia preferred, remove school name from “striped” areas.
 - Price out with ACC (Phased approach?)
- Presented cost scenarios/options of the “additional” work scope for electrical services, fire alarm and sprinkler systems.
 - Potentially waive RI Energy Service fees? N. Kocon to look into.
 - Option 1 = \$1.7 mil, Option 2 = \$2.6 Mil, Option 3 = \$2.8Mil
 - Potential Grant opportunities – M. Carreno to investigate further.
 - Switchgear has long lead times. Work with ACC on early release bid package.
 - Present updated estimates at 9/6 meeting.
 - ALT - FF&E / Technology totals = Control budget shows a combined total at \$127,500.00
 - Sprinklers are not a requirement at the moment but will most likely be in the future.

V. RFP's

- Nothing outstanding at this time.

VI. Action Items

- Change Orders #007 & #008 for additional materials and services relating to the LHS HVAC upgrade project were approved to proceed by the LBC. Utilize remaining \$25k in contingency to offset the total combined total of change orders. \$134,000 - \$25k = \$109,000.

VII. Review and Approve payment applications

- Nothing presented at this time.

VIII. Next Steps – Critical Items

- NA

IX. Comments/Questions

- Next LBC meeting scheduled to be September 6, 2024 at 7:30am.

VII. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:52 a.m.

MARIO CARRENO, CHAIR

DATE