

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: September 6, 2024
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:30 AM

Committee members present: M. Carreno, J. McNamee, P. Gould, L. Sullivan, T. Feola, N. Kocon, L. Quish, S. Ackerman, K. Pichette. Others present: T. Donnelly & P. Conte : Studio Jaed; P. DeMelo: Downes Construction, G. Ahlborg & L. Matthews : Ahlborg Construction.

Call to Order - Meeting Commenced at 7:30AM

- I. Approve Meeting Minutes from 8/26/24
a. Motion Approved

II. Construction Project Updates

- Solar Panels @LHS & PEC
 - Meter swap - the meter swap tasks are currently with the RI Energy meter department but has still not been scheduled due to ongoing portal issues on their end. Pending confirmation of meter swap date.
 - System has been in operation and online since June. Energy being generated or used by the LHS and PEC buildings is currently resulting in offset savings or avoided cost (avoided cost refers to that much less energy needing to be drawn from the grid). Any energy exported on a net monthly basis would show as a credit on the billing statement.
- New Canopy – Façade Painting @ Lincoln HS
 - Completed with exception of Entrance Lobby work, minor landscaping, sign above entrance door & additional roof drain.
- Northern Elementary HVAC (2025 Completion Date)
 - Construction scope on-going – ceiling work ongoing (grid and tiles)
 - Duct work in gymnasium commences the week of 9/9
- Cafeteria HVAC
 - Work @ all sites ongoing.
 - Saylesville – startup of HVAC unit this Saturday
 - Central – Continue with structural steel work scope
 - Lonsdale – Unit landed on roof / laying out duct work for wall penetrations
 - Saylesville & Northern on-line first (by end of September), Lonsdale on line shortly thereafter, Central on line after Lonsdale (in late October)
- Bathroom Renovations @ Lonsdale, Central & Saylesville
 - Lonsdale – Both bathrooms are usable but not 100% completed (wrap up toilet accessories by next week)
 - Saylesville – New sink installation on Saturday 9/7
 - Central – sink installation this Saturday 9/7

- Lincoln High School HVAC Repairs
 - 2 COP's approved at last meeting for additional scope due to ERV (Energy Recovery Ventilator) design – build change.
 - Pending ship date of ERV units.

- Lincoln High School Masonry Repairs
 - Metal roof panels due around 9/23
 - Prep work completed.

- MS Inter-Comm System Upgrade
 - Completed.

III. Pre-Construction Project Update

- Gym/STEM Additions & Cafeteria Renovations
 - Traffic Loop & Northern Completed. (Just need to install gates and some landscaping finishing touches).
 - Pre-Engineered Building Submittal for Northern ES –Coordinating w/ Structural Engineer
 - RIDE Submission – Schematic drawings have been submitted. Pending meeting with RIDE for further review and next steps.
 - EV charging stations approved. Consider capacity for future EV growth.
 - Site Work – desire is to mobilize and commence excavation / foundation work at schools by November (pending RIDE approval)
 - Plan ground breaking event once RIDE approval attained.

- Ferguson Athletic Field Bathroom Improvements
 - SJ presented updated schematic drawings – see notes below

IV. Studio Jaed Design Updates

- Presented Updated Schematic drawings of the Ferguson Athletic Field Bathroom project.
 - Pre-fab model no longer preferred design method. More conventional approach is recommended.
 - Install additional bleachers to left and right of existing bleachers creating a seating capacity of 1,400
 - Presented multi-user bathroom design in lieu of single user bathrooms, covered entry, brick pavers, fenced area for security and dedicated food truck location.
 - Comments – make concession room smaller thus creating additional storage space, incorporate a different color for the fence windscreen.
 - Price out with GC and discuss funding. Current budget is \$500k.

- Presented Updated Exterior Elevation Schematic drawings of the GYM-STEM project.
 - Fire walls incorporated into design at all four schools which would eliminate the need for sprinkler systems at this time.
 - Lonsdale – two new configurations of the GYM/STEM rooms were presented. Option one angled in such a way that does not infringe on the existing playground. Option 2 would infringe on playground.

- Presented Pre-Purchase cost scenarios regarding “additional” work scope for new electrical services at elementary schools.
 - 3 major purchases required initially to pre-purchase switchgear equipment (40 – 50 week lead time)

- Total pre-purchase would be \$600k for three schools. (Northern ES project already includes electrical services scope). Recommendation is to utilize existing project contingency and then possibly utilize available (10/16/24?) bond or grant funds to replenish contingency.
- Ahlborg Co to finalize pricing and generate a change order for 10/4 LBC meeting. Release gear upon LBC approval.

V. Grant – Revolving Fund Updates (M. Carreno)

- 3 Million grant awarded to Lincoln
- Utilize grant money towards electrical upgrades at Elementary schools, Town Hall, EV charging stations, etc.
- Revolving Fund projection until 2029 reviewed.

VI. Action Items

- None at this time

VII. Review and Approve payment applications

- Motion passed to approve invoices.

VIII. Next Steps – Critical Items

- NA

IX. Comments/Questions

- Tennis Courts – Softball Fields – consider possibly relocating to open field near PEC.
- 10/25 Saylesville ES outdoor event – Ahlborg Co does not anticipate any issues with ongoing site work that would infringe upon this event.

VII. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:36 a.m.

MARIO CARRENO, CHAIR

DATE