

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: October 4, 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, R. Gaitan, L. Sullivan, T. Feola, N. Kocon, L. Quish, K. Pichette, S. Carvalho, L. Fileppelli. Others present: T. Donnelly: Studio Jaed; P. DeMelo: Downes Construction, L. Matthews : Ahlborg Construction.

Call to Order - Meeting Commenced at 7:30AM

- I. Approve Meeting Minutes from 9/6/24
a. Motion Approved

II. Construction Project Updates

- Solar Panels @LHS & PEC
 - Meter swap – Meter swap completed on 9/26. RI Energy in process of registering both systems with ISO NE and receive authorization to interconnect.
 - On-Line Training of Monitoring Portal conducted on 9/25 completed.
 - On-Site Walk Through conducted on 9/26 completed.
 - Inflation Renewal Act (IRA) Funding Tax Credit – Town to review and file accordingly.
- New Canopy – Façade Painting @ Lincoln HS
 - Sign above entrance door installed but obscured by canopy arches. Working on a solution with GC and Studio Jaed.
 - Additional roof drain at canopy has arrived. Confirm installation date(s) with GC.
 - Bird Issue – Review options with GC and Studio Jaed in order to detract birds from nesting under the new canopy.
- Northern Elementary HVAC (2025 Completion Date)
 - Construction scope on-going – currently installing duct work hangers and running condensate lines to cassette units.
 - Start-up of Café HVAC RTU unit completed. Pending start up report.
- Cafeteria HVAC
 - Work @ all sites ongoing.
 - Saylesville – Start-up of HVAC RTU unit completed. Pending start up report.
 - Lonsdale – Start-up of HVAC RTU unit completed. Pending start up report.
 - Central
 - ASI released to relating to RTU location to a ground mounted installation. ACC to confirm cost of this ASI.
 - RTU start up is contingent on this ASI.
- Bathroom Renovations @ Lonsdale, Central & Saylesville
 - ACC currently addressing minor punch list items.
 - DCC to provide pictures to committee.

- **Lincoln High School HVAC Repairs**
 - New ERV (Energy Recovery Ventilators) – New units arrived and have been landed on roof.
 - Get new units online within the next week or two.
- **Lincoln High School Masonry Repairs**
 - Metal panels – Have arrived. GC to coordinate and confirm install date(s). Work can be addressed during normal school hours.

III. Pre-Construction Project Update

- **Gym/STEM Additions & Cafeteria Renovations**
 - RIDE Submission w/Studio Jaed on-going.
 - ACC working on Pre-Engineered Building Submittal for Northern ES – Coordinating w/ Structural Engineer
 - Discuss ACC estimate for Electrical Switchgear related early release product.
 - Early Release estimate of \$522K for Lonsdale, Saylesville & Central was reviewed.
 - ACC recommendation is to award early release package to Kelly Electric and work with them on immediate submittals with the intent to release product in a timely manner.
 - Motion to proceed approved by the LBC.
 - Form 241 for Northern ES was approved by the AHK.
 - Ground breaking event – To be held at Central ES but contingent on RIDE approval first.
- **Ferguson Athletic Field Bathroom Improvements**
 - Studio Jaed conducted a Third Party Estimate and have concluded a budget estimate between \$3-\$4Mil.
 - Continue to develop drawings to procure more refined pricing.
 - Motion to proceed approved to continue with drawing development.

IV. Studio Jaed Design Updates

- Gym-Stem Updates – Shop drawings for Northern and Central ES's have been released and are currently with the metal building supplier to start production.
- Civil & Structural Drawings to be released the week of 10/7. Other two drawing packages for Saylesville & Lonsdale to follow.
- Roof Screens – Recommendation is to remove the aesthetic roof screens from scope and ask ACC for a credit.

V. Change Orders

- **Maron Construction COP009 – Relating to Canopy Project.**
 - \$6,329 for new drain, down spout and gutter system. Take from project contingency.
 - Contingency remaining = \$18,731
 - Motion Approved.
 - **Ahlborg Construction – COP 1**
 - For \$62,779 relating to the Café HVAC project and need to erect Fire Rated walls above kitchen partitions and sliding curtain walls at all 4 ES's. Work has been completed.
 - Contingency remaining = \$71,255
 - Motion Approved.
- PCO#2 – Café HVAC Upgrade Project
- \$9,286 – duct sleeves, wall repairs at duct penetrations
 - Cover under contingency. Remaining would be \$71,255.
 - Motion Approved.

PCO#7 – Restroom Renovations

- \$1,465 – removal of soffits = 0 contingency remaining
- Utilize forthcoming credits for this expense.
- Motion Approved

PCO#8 – Restroom Renovations

- \$1,748 for walk off mats. = 0 contingency remaining
- Utilize forthcoming credits for this expense.
- Motion Approved

VI. Action Items

- NA.

VII. Review and Approve payment applications

- Motion Approved to approve all invoices including last minute RISE invoice.

VIII. Five Year Plan Discussion

- Project List being compiled. Team to review, provide commentary and suggest other projects if desired.
- Saylesville Walkway Repairs – Studio Jaed to review.

IX. Next Steps – Critical Items

X. Comments / Questions

- Sub-Committee : Schedule once a month meetings.
 - Allowed to approve expenditures up to \$25k.
- Next LBC Meeting scheduled for 11/1/24 at 7:30am

VII. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:26 a.m.

MARIO CARRENO, CHAIR

DATE