

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: January 10, 2025
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:30 AM

Committee members present: M. Carreno, J. McNamee, L. Sullivan, T. Feola, P. Gould, L. Quish, K. Pichette, S. Carvalho, L. Fileppelli, S. Ackerman, L. Sullivan, R. Gaitan, Others present: T. Donnelly (Studio Jaed); P. DeMelo & S. Smith (Downes Construction), G. Ahlborg & L. Matthews (Ahlborg Construction)

Call to Order - Meeting Commenced at 7:30AM

- I. Approve Meeting Minutes from 12/16/24**
a. Motion Approved

II. Financials

- Town to sell its bond this month
- February meeting – confirmation of bond premium and grant amounts in order to accept CO's and add new scope items (EV Charging stations, Saylesville ES Parking, etc)
- Reviewed "Remaining Scope Additions: handout."
 - 1.5 mil scope to be added but we are expecting about premiums in excess of \$2Mil.
- Reviewed "hi-level" project budget snapshot
 - Contingency \$71k for Cafeteria HVAC project – Keep as safety net for possible gas line at Central ES.
- ESSER Funds – Intent was to use by 9/30/24 for the HVAC upgrades. Was already in pipeline and funds spent.
- School Bond (P. Gould) – AAA+ rating attained.

III. Construction Project Update - Schedule

- Lonsdale site work commenced the week of 1/6/25
- Saylesville to commence the week of 1/13/25
- Schedule – Reviewed hardcopy highlighting late scope items which impact occupancy.
- Construction Gameplan for Lonsdale & Saylesville
 - Double up on crews for foundation and erection scope (will proceed at a very quick clip from here).
 - Assign additional manpower-resources to catch up.
 - Buildings "Closed (contained)" by end of June then focus on interiors work.
 - After 6/30/25, all schools will be at the same stage in construction and all finish concurrently over the next two months so they can occupy by Fall 2025.
 - Discussed cause of delays @ Lonsdale & Saylesville. (Refer to attached weekly report)
 - Pre-engineered metal building drawing set for Lonsdale and Saylesville have been released. Currently in fabrication : (8-10 weeks).

- Once pre-metal buildings erected at Central and Northern then we would move onto Lonsdale and Saylesville.
- Kalwal (exterior panels) – were ordered in October 2024 (6 month lead)
- Switchgear – Ordered. Northern due in June 2025 and remaining three in August 2025
- Transformers – Working with RI Energy
- Substantial Completion by 6/30/25
- Budget items @5 mil – ACC incorporated items/scope that were not in the original scope : such as : new fire alarm system (Saylesville), waterline upgrade at Lonsdale, additional classroom (Lonsdale), etc..
- Cafeteria Upgrades – “possibly” incorporate some kitchen scope in overall budget (currently outside of ACC scope). Utilize grant money for some kitchen equipment (tray washers), Saylesville – more extensive than other schools. Put together a CO package to review. Utilize \$300k in Get the Foam Out) grant

IV. Communication

- Meeting w/Principals on a monthly basis. Next set of meetings to be scheduled.
- DCC created a Weekly Project Update report which was shared with LBC. L. Fillipelli released to LSC on 1/10 and school principals on 1/13.
- Action Item : DCC to include link to update on Lincoln Cap Projects Web Site and attach in LBC minutes.

V. Construction Project updates

- Northern Elementary HVAC (2025) & Fire Suppression
 - Downstairs completed.
 - 1st Flr A Wing – Completed
 - 1st Flr B Wing (Middle) – Outstanding
 - 1st Flr C Wing – Ongoing work– pulling line sets, fire caulking hallway penetrations. Cutting in fire alarm in B & C hallway. The next two classrooms due to be completed within the next 2-3 weeks.
 - T. Feola: Significant progress made over the Christmas Holiday break and ready to give them 2 more class rooms. Fire Alarm team - 10 out of 12 main lines were pulled.
- Cafeteria HVAC @ 4 Elementary Schools
 - All completed with exception of Central as we are currently relocating unit to ground level which should be completed sometime in February.
- GYM/STEM Additions & Cafeteria Upgrades
 - Northern ES
 - Pouring concrete at footings and forming the foundation walls
 - Pre-Fab Building Structural steel on site.
 - Central ES
 - Foundation Footings and Walls poured.
 - Forming of firewall - Installing rebar, planks & stirrups.
 - Retaining Wall - ongoing with headwall formed, placement of crushed stone, gravel and block placement.
 - Installing 4” gas main at rear of building

- Lonsdale ES
 - Site demolition commenced on Tuesday, 1/7.
 - Stripping loam and asphalt, fence demolition.
- Saylesville ES
 - Reviewed existing electrical utilities in field for make safe conditions
 - Sitework to commence the week of 1/13
 - Irrigation – Sprinklers (P. Gould). ACC to pick up the relocation of the irrigation lines (\$10k allowance). ACC to coordinate with Town vendor. Town to provide Town Water contact to L. Matthews.
 - Lighting @ Athletic Fields
 - Must have lighting available by April for Lincoln Youth Sports
 - ACC (L. Matthews) states that this will not be an issue. Need to be aware of future developments around the building.

VI. Pre-Construction Project update

- Gym/STEM Additions & Cafeteria Renovations
 - Cafeteria Renovations – Conducted walk through of all cafeterias on 1/9
 - Most schools are mainly cosmetic but Saylesville is a bit more involved
 - Studio Jaed, ACC & DCC to start developing further.

VII. Studio Jaed - Design Updates

- **Saylesville ES**
 - Saylesville Parking, Front Entrance, Walkways & Play Area – Present a plan at the next meeting for front entrance / walkway area.
 - (S. Carvalho) Prioritize the front entrance / walkway area which would have an impact in regards how many spots (25 -27?) to provide for the parking lot (single tier) project. Does not include the backside of the school as of yet.
 - Classroom Exit doors @ front area to walkway – to stay intact and will tie right into project upgrades.
- **Central ES**
 - Central ES Windows – originally designed the two new aluminum store front windows at each side of cafeteria (facing towards the rear of Central) down low. Will re-design up high instead to avoid looking at relocated RTU gas line and cars in parking lot. Up high will enable natural light to still filter through.
- **Lonsdale ES**
 - KALWAL concern over errant balls damaging the Exterior Kalwal panels – Manufacturer tested by hitting balls. Issue may be metal panel siding being dented. Called for impact rated KALWAL for interior of gym. Provide netting at both Lonsdale and Saylesville.
- **Dining Commons / Cafeteria**
 - Looking at lead time items (light fixtures, etc)
 - Possibly cut in overhead doors during April vacation?
 - Discuss finishes at next sub-committee meeting
 - Seating – preference is bench type seating (feedback from Principals). (T. Feola) – Purchase Folding chairs (on racks) that are not kept at the schools that can be utilized for school events.

- T. Donnelly to develop plans to see if we can provide chairs at the same seating capacity as the bench scenario to review with Principals
- Reschedule Sub-Committee meeting until after we meet with Principals.
 1. Input from Principals on furniture
- Ancillary Projects : Will be assigned as Ahlborg Construction projects.

VIII. Review and Approve payment applications

- Motion approved for payment of invoices.

VIII. Comments / Questions

- **EV Charging Stations**
 - Level 3 requested (quick charging stations), 2 stations per school (ES's, HS, MS & new Rescue Station)
 - ACC to provide pricing for both 1 & 2 port charging handles per station
 - Grant also covers Town Hall
 - Can town get reimbursement of use? Investigate further.
 - Placement of units is critical
 - Data Source : hardwired, wireless (w/ extender) or cell phone built in.
 - Work with third party where they pay for the stations and share in revenue or have all revenue go to the Town? ACC to look into. G. Ahlborg to speak with vendor to see if the vendor can front the cost of the chargers so the Town gets more of a percentage of the profit.

X. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:35 a.m.

M Carreno, CHAIR

DATE