

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: February 7, 2025
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:33 AM

Committee members present: M. Carreno, J. McNamee, L. Sullivan, P. Gould, L. Quish, S. Carvalho, L. Sullivan, R. Gaitan, N. Kocon. 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 1/10/25

- a. Motion Approved

II. Financial Update

- With the uncertainty revolving around Federal Grants, the 3Mil grant for Lincoln has been put on pause which impacts the EV Charging Station project for the time being.
- Federal grant funding not necessary to approve/accept several change orders that have been previously discussed (noted below in section V) including the Saylesville Front Entrance & Parking project (Bond premium arrived on 1/29/25 @ 1.56Mil which would allow us to pick up change orders).

III. Construction Project Updates

- Northern Elementary HVAC
 - August 2025 substantial completion
 - Installing HVAC & sprinklers in rooms 131,123 & 156
 - Room 135 recently completed
- Cafeteria HVAC @ 4 Elementary Schools – Central ES
 - Completed with exception of Central ES
 - Focusing on the concrete pad for the relocated new unit.
 - Core drilling through outer wall into boiler room to run 4” gas line
 - To be completed in February
- GYM/STEM Additions & Cafeteria Upgrades
 - Central ES
 - Erecting steel frames for pre-engineered metal building
 - Northern ES
 - Concrete Foundation pours completed
 - Damp proofing foundation walls & installing insulation on outer foundation walls
 - Backfilling foundation
 - Prep & commence with retaining wall installation
 - Steel Erection to commence by mid-February

- Lonsdale ES
 - Concrete foundation forms in place. Tying in steel and bracing forms.
 - First foundation pour completed
 - Forming foundation walls
 - Pre-Engineered Metal Building is currently in production offsite. Expected on site by late March
 - Basketball Court – expected to be completed in Summer so will not be available for Summer Camp
- Saylesville ES
 - Excavation completed.
 - Forming of wall and interior footings is on-going
 - Foundation pours to commence the week of 2/10/25
 - Pre-Engineered Metal Building is currently in production offsite. Expected on site by late March
 - Move Summer Camp possibly to Fairlawn
 - Sprinklers – not needed until June. They will be operational by then
 - Lighting – to be provided by April
 - Restrooms - to be accessible during construction but by the rear of the school
- Cafeteria Upgrades : Chairs vs Benches :
 - Studio Jaed has provided drawings and will be presenting updated “conceptual” drawings today with the LBC.
 - Discuss with Principals next week.
 - Upgrades to the cafeterias at all four schools had a general allowance initially of \$500k per school which may or may not be enough for the upgrades. ACC to finalize costs once all info (lighting fixtures, ceiling, etc.) has been obtained.
- RIDE Update
 - SD Phase - All four schools have been uploaded separately to the RIDE portal and currently under review.
 - Foundation package was previously submitted and approved.
- EV Charging Stations
 - Although on temporary hold due to grant status, the recommendation is to install the necessary conduit during the GYM/STEM project to prevent from disturbing the newly paved areas in the future

IV. Pre-Construction Project update

- Campus Athletic Fields
 - Visioning meeting held on 1/29.
 - Discussed all fields and courts on campus and multiple scenarios
 - Currently pending follow up/recommendations from Studio Jaed consultant
 - Recommendations will be presented at the next LBC meeting in March
 - Middle School Athletic Field approved and awarded to Field Turf. Expectation is for field to be ready for use in the Fall. Field use not restricted solely for Lincoln Middle School
 - Tennis courts – consider providing wind shielding solutions

V. Additional Project Scope Items

- Discuss projects additions and related cost estimates

- Saylesville front entrance repairs and parking – PCO #6 provided to the LBC and discussed in section VI below.

VI. Studio Jaed - Design Updates

- Presentation was discussed relating to the following:
 - **Saylesville Front Entrance (Drainage)**
 - Front Entrance (Existing) – different types of pavement that are starting to fail
 - Proposing a bituminous entrance walk way, handicapped parking adjacent to entrance as well as short term drop off spots
 - Pitch / drainage to be addressed by eliminating parking across the way from the school main entrance.
 - Lighting at Parking Lot – not included in scope/pricing. Town has 2-3 existing light poles that will be available and could be re-purposed for the new lot. ACC to work with Town to see if existing lights are salvageable
 - **Parking Lot Review**
 - 55 parking spots shown. To be reduced down to 30+ spots in order to reduce overall footprint (and from infringing on tree line area beyond) thus enabling some cost savings allowing to incorporate for playground relocation.
 - 30+ spots would accommodate the 15 along the side of road and visitor parking. Slope proposed at no more than 5% pitch
 - Fencing – to be incorporated around lot
 - Adjacent existing shed to be relocated
 - Concern over loss of “green space” – Northern ES has less “green space”. Saylesville has space out beyond the baseball outfield.
 - Should basketball court be closer to the school at some point in the future? By existing shed area?
 - **Central Cafeteria / Dining Review**
 - Proposed floor plans and conceptual rendering drawings presented
 - Chairs proposed at round tables and benches at rectangular tables - Seating capacity (3 students per seat = 168 total). Discuss further with Principals.
 - Reduce number of lunch times – Principals provided feedback on total number of students per lunch period. These designs reflect that number potentially taking three lunch periods down to two potentially. To review further with Principals.
 - **Lonsdale Cafeteria / Dining Review**
 - Same concept as Central presented
 - Seating capacity equal to Central
 - Incorporate red acoustic panels into design
 - **Northern Cafeteria / Dining Review**
 - Same concept as Central presented
 - Suspended “cloud” tile ceiling with lighting proposed. Provides acoustical properties as well conceals exposed conduits, hard duct and masonry at ceiling
 - “X” style lighting is not desired. To be replaced with round/oval shaped lighting

- Not cutting in overhead door as they have two existing doors that currently provide flow into the Servery
- Existing Bi-fold partition to remain as Principal would like to use the space as a break out area
- LBC preference is chairs here due to the stage set up. Discuss further with Principal
- Procure costs for all chairs instead of benches
- **Saylesville Cafeteria / Dining Review**
 - Same concept as Central presented
 - The round light fixtures were received very favorably
 - Cutting in two storefront windows that face the rear of the building into wooded area
 - Kitchen expands into Teachers work room with overhead door
 - Oval suspended ceiling received favorably
- **RIDE Stage 1 UPDATE**
 - Focusing on Identification of needs and wants for Feb 15 submission
 - Will require State approval for reimbursement
- **FF&E**
 - Furniture budget is captured within OPM Control Budget at \$52,500
 - Finalize FF&E once cafeteria chairs/benches has been clarified
 - Any funding shortcoming can be addressed potentially with Revolving Funds and other means

VII. Action Items / Approvals

- Discuss and recommend allocation of bond premium project funds for additional scope.
- Motion approved to accept CO's 1-6 by the LBC
 - Northern Circulation - \$194,083.00
 - Switchgear early release - \$600,760.00
 - Steel upgrades for additional basketball hoops - \$40,000.00
 - Fire Suppression @ Saylesville, Lonsdale & Central ES's - \$359,000.00
 - Electrical upgrades @ Central, Saylesville & Lonsdale \$1,069,240.00
 - Saylesville Front Entrance and Parking Lot - \$395,510.00
 - Within contingency and Bond premium
 - Obtain final "Not to Exceed" pricing & present to Town Council on 2/24

VIII. Review and approve payment applications

- Review / Approve Invoices – motion approved

IX. Next Steps – Critical Items

- NA

X. Comments / Questions

- **Public Comment**
 - Consider potential labor costs by providing one solid color for Cafeteria flooring and 4x8 acoustic wall panels instead of 2x2 panels.

X1. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:48 a.m.

M Carreno, CHAIR

DATE