

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

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

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

Call to Order - Meeting Commenced at 7:32AM

I. Approve Meeting Minutes from 2/7/25

- a. Motion Approved

II. Financial Update

- 3/10/25 – Town Council Mtg scheduled to review the previously LBC approved PCO #'s 1-6
 - Approved by Town Council on 3/10/25
- GYM/STEM Additions & Cafeteria Upgrades Control budget. Funding source “Food Service” revenue adjusted an additional \$100k to bring total to \$500k

III. Construction Project Updates

- Northern Elementary HVAC – (August 2025 substantial completion)
 - Recently installed the ceiling cassette units and ceiling tiles in rooms 123,131,155,156
 - Installation of fire protection is ongoing within the same rooms
- Cafeteria HVAC @ Central ES
 - Concrete pad has been poured – start installing curb around unit area
 - 4” gas line welding has been completed
 - Unit to be installed and operational sometime in March
- GYM/STEM Additions & Cafeteria Upgrades
 - Central ES
 - Pre- Fab metal building erection continues – installing cross bracing between roof rafters and prepping for roof panels
 - Starting installation of the masonry fire wall
 - Kalwal trans-lucent panels have been received.
 - Northern ES
 - Pre-Fab metal building erection continues – focus on girders and framing openings
 - Retaining wall installation continues

- Lonsdale ES
 - All concrete footings have been poured and final concrete wall pours were completed yesterday
 - Backfilling area around foundation walls
 - Steel for Pre-Fab metal building to be on site the week of 3/24.
- Saylesville ES
 - All concrete footings have been poured and final concrete wall pours were completed yesterday
 - Damp proofing and insulating the outer foundation walls
 - Backfilling around outer foundation walls
 - Steel for Pre- Fab metal building to be on site the week of 3/24.
- Cafeteria Upgrades :
 - Studio Jaed presented updated plans and conceptual drawings. Noted in section VI below.
 - Murals in addition to Lincoln Lion logo? Studio Jaed to look into further
 - New chairs will be stackable to be utilized for other events
- RIDE Update
 - Full approval received of all foundation packages.
 - Schematic Design submission packages for all four individual schools was uploaded to the RIDE Portal and Approved by RIDE on 2/3/25.
 - Design Development submission packages for all four individual schools was uploaded to the RIDE Portal on 2/28/23 and currently pending RIDE approval
 - STAGE 1 submittal completed and confirmation letter received
 - Building Permits – Studio Jaed to confirm if the Lonsdale & Saylesville submission has been uploaded to building permit portal. (Just foundation packages thus far).

IV. Pre-Construction Project update

- Campus Athletic Fields
 - Reviewed campus athletic field presentation with the LBC
 - SK1 : Baseball – multipurpose (smaller soccer, field hockey, boys lacrosse fields) overlay, synthetic turf
 - SK2 – Softball field over the current tennis area
 - SK3 - Tennis courts currently at 7. Look into designing for 8. Pickleball courts (6)
 - SK4 - PIT Area dedicated to throwing sports (hammer, shotput, javelin, discus, etc).
 - Develop cost estimates to review at next LBC meeting

V. Additional Project Scope Items

- Saylesville front entrance repairs and parking
 - Reviewed new parking layout reducing total spots down to 24 – prioritizing more “green” space. Refer to section VI below.
- Miscellaneous Items : (L. Quish):
 - Saylesville

- Lights up and running by 4/1. Replace light bulbs at field
- Sheds (2) – Utilize one for town softball equipment? T. Feola to investigate further.
- Batting Cage – ideally by 4/1. Either new (10k-would arrive by mid-May) plus site prep or utilize existing? Need new netting and cable. Who pays? Through project?
- School dept will not be playing at the Saylesville field this spring/Summer but will practice there.
- Safety Netting for new buildings at Saylesville & Lonsdale. Who pays? Cost \$50k for Saylesville & \$50k for Lonsdale. Possibly install by July.

VI. Studio Jaed - Design Updates

- Presentation was discussed relating to the following:
 - **Saylesville Front Entrance - Parking Lot Review**
 - Reviewed updated parking lot plan which reduces the parking spots down to 24 in order to preserve more “green space”.
 - A \$10K reduction in overall cost (Front Entrance & Parking) from previous plan with 31 parking spots.
 - T. Feola - rotate the playground to the lower right hand portion of proposed parking lot creating and align with the basketball court to create more green / open space
 - Recommendation is to proceed with the 24 parking spot option and make the baseball/softball field available for students
 - **Central Cafeteria / Dining Review**
 - Requires a seating capacity of 250 for (2) lunch periods. Studio Jaed has provided a seating layout utilizing rectangular tables and benches in order to accommodate that 250 seating requirement.
 - **Northern Cafeteria / Dining Review**
 - Light fixture change - eliminated “X” style light fixtures for curved type
 - Acoustic wall panels changed from curved panels to multi-colored fabric squares (at all schools)
 - **FF&E**
 - Drafted up FF&E layouts and currently reviewing with school department for input before presenting to the LBC

VII. Action Items / Approvals

- NA

VIII. Review and approve payment applications

- Review / Approve Invoices – motion approved

IX. Next Steps – Critical Items

- NA

X. Comments / Questions

- **Public Comment**

- Next LBC meeting scheduled for Friday, 4/4 at 7:30am

X1. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:51 a.m.

M Carreno, CHAIR

DATE