



Ahlborg Construction Corporation
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Project: 24-009 Lincoln EMS/Rescue & Learning Center
98 Old River Road
Lincoln, Rhode Island 02865
P: 401-333-8455

Centralized Rescue/Learning Center Project OAC Minutes: Meeting #26

Meeting Date Apr 1, 2025 **Meeting Time** 9:00 AM - 10:00 AM Eastern Time (US & Canada)

Meeting Location Town Hall with Virtual

Overview

ACC - MEETING AGENDA/MINUTES

DISCUSSION TOPICS

- 1. Documents for Reference-** Construction Documents
- 2. Roll Call** - Town of Lincoln and Downes Roll Call and Introductions - Building Committee, OPM Downes, Design-Build Construction Team
- 3. Previous Minutes** - Town of Lincoln review and approval of prior meeting minutes
- 4. Building Committee:** Chief Sean Thompson, Peter Dyer, Bruce Ogni, Leslie Quish, Captain Michael Reid, Anthony Feola, Vincent Porcaro

Additional Distribution: Glenn Ahlborg, Lee Matthews, Joe DeSanti

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brian O'Connell	Ahlborg Construction Corporation	P: 401 681 4949 ext. 112	boconnell@ahlborg.com	Absent
Nicholas Pizzi	Ahlborg Construction Corporation	P: 401 681 4949	npizzi@ahlborg.com	Present
Jessie Simas	Ahlborg Construction Corporation	P: 401 681 4949	jsimas@ahlborg.com	Present
Rick Weijlard	Ahlborg Construction Corporation	P: 401 681 4949	rweijlard@ahlborg.com	Present
Jeff Cabral	Downes Construction	P: (860) 936-1429	jcabral@downesco.com	Absent
Drew Serdakowski	Downes Construction	P: (401) 430-0109	dserdakowski@downesco.com	Present
Scott Mangiagli	Kaestle Boos Associates, Inc.	P: (860) 229-0361	smangiagli@kba-architects.com	Present
Michael McKeon	Kaestle Boos Associates, Inc.	P: (508) 549-9906	mmckeon@kba-architects.com	For Distribution Only
Philip Gould	Town of Lincoln	P: (401) 333-1100	pgould@lincolnri.org	Present
Leslie Quish	Town of Lincoln	P: (401) 333-8415	lquish@lincolnri.org	Present
Sean Thompson	Town of Lincoln- Rescue Department	P: (401) 333-8455	sthompson@lincolnri.org	Present

Safety

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	25	Safety Update			High	Open
Description 3-18-2025 New Item -No Update 4-1-2025 Ongoing- No Issues to Report						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Open
Description 2-18-2025 Awaiting DEM UIC approval, DOT, and NBC. Final Planning submitted, to be included in permit approval process. 3-4-2025 DEM Comments Answered Awaiting Final Permit Letter, DOT Ongoing, Final Planning & Building Ongoing, NBC Approval Received 3-18-2025- DEM Permit Issued #24-196, DOT Permit Ongoing, Final Building Ongoing 4-1-2025- DOT Permit Pending, Final Building Permit Pending						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description Prior to 3-4-2025 D-B team is coordinating design schedule and milestones with A/E and OPM, and will bring to next meeting. Team will revise schedule and update on any early packages, as required, after SD set review. Revised schedule presented 10/15 meeting. Update: ACC to provide updated schedule and 3-week lookaheads through construction 3-4-2025 Ongoing 3-18-2025 Ongoing, ACC to Update Master Schedule 4-1-2025 Ongoing						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 3-18-2025 ACC will develop 3-Week Look Ahead Schedule and Maintain w/ Master Schedule 4-18-2025 Ongoing						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
Description 3-4-2025 ACC to copy Downes 3-18-2025 Submittal process just ramping up, team discussed development of log and distribution. Ongoing 4-1-2025 ACC & KBA working together on early submittals, Downes to be copied on final.						

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
Description Long lead items and status updates: early bid packages for preliminary site/foundations, structural, and electrical infrastructure. Update: E-Gear, 24-week lead. Bid packages: foundation and Structure by 11/15. Construction Documents bid packages out. ACC to update weekly 3-4-2025- ACC working on bid packages & long lead time items 3-18-2025- Ongoing 4-1-2025- Ongoing						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
Description 3-18-2025 New Item- No Item to Review 4-1-2025 Ongoing as needed KBA and Team responding quickly						

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 3-4-2025 Met w/WB Mason re: furniture - Velcro logo on loungers for ease of cleaning, ACC to price good/better/best for appliances. Ongoing 3-18-2025- WB Mason requested 1st & 2nd Floor CAD Drawing Files-KBA & ACC will Distribute 4-1-2025 WB Mason has received CAD files- Ongoing						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Groundbreaking Ceremony		Mar 7, 2025	High	Closed
Description 3/4/2025 Groundbreaking Ceremony March 7, 2025 at 1PM Onsite Ceremony •Lincoln - Refreshments to follow in Town Hall •Downes/Lincoln, ACC with quantity of shovels and hats needed. Also would like a topping off ceremony (TBD) ACC •ACC Will provide gold painted shovels, ceremonial hardhats, dirt pile, display boards, ACC will coordinate with Town. ACC has established site controls, temp fencing, soil & erosion controls, tree clearing. 3-18-2025 Groundbreaking Complete Move to Close 4-1-2025 Item to be closed						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.2	25	Digital Sign			Low	Open
Description Finalize design through submittal process 3-4-2025 Ongoing 3-18-2025 Ongoing 4-1-2025 Ongoing						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	Rescue 1 & 2 Similar Plaque PEC, Station 1/2 monument @ EMS				Open
Description Finalize design through submittal process 3-4-2025 Ongoing 3-18-2025- Move to Submittal 4-1-2025 Ongoing						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	REI Credits				Open
Description Copy Ethan Belt/Leidos Station on submittals for M/P 3-4-2025 Ongoing 3-18-2025 Leidos to update credits/ Leidos will need submittals on HVAC 4-1-2025 Downes reported to Grant Status						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.5	25	Construction Plans & Specifications			High	Open
Description Remaining packages bidding 3-4-2025 ACC is continuing with bid packages for GMP-Ongoing 3-18-2025 Addendum No.1 Issued Addendum No. 02 in Draft 4-1-2025 Addendum No. 02 in Draft Downes asked for distribution electronically. ACC to provide.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.6	25	Key and Core			Medium	Open
Description 3-4-2025 D-B to schedule (no district master key) Ongoing 3-18-2025 Ongoing 4-1-2025 Ongoing						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.7	25	Site Mobilization			High	Open
Description Installing fence and gates, minor site clearing, prep for groundbreaking and full mobilization (pending permit). Relocate arborvitae. 3-4-2025- No Additional Site Work Onsite Until Release by Town 3-18-2025 -Sitework on Hold 4-1-2025 Site Work on Hold						

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
Description Downes Construction (OPM) is drafting an RFP for commissioning services for the Lincoln EMS project, for review/comment/approval by the Building Committee at the next meeting. SES on-board and D-B will provide documents, review, etc. 3-4-2025 Downes presented Commissioning Agents Contract and Price for Approval- Committee Voted and Approved 3-18-2025 Downes to set up kick off meeting 4-1-2025 Downes to coordinate kick off meeting date and time						

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
Description Downes and Town to provide updates and team requirements for compliance and reporting. OPM budget by October 31, 2024 (OPM updated log 12/07, 12/20 report) update: single invoice (separated grant line items) potentially two checks to ACC (same day approval/delivery) 3-4-2025- Ongoing 3-18-2025 160 K Received w/ compliance OP-M will develop a balance ledger-Bond fund process should be complete end of March-Ongoing 4-1-2025 Downes discussed CPF & Municipal Public Safety Grant distribution and ACC Pay Application funding 2 through 5. Downes working on reporting that is due 4-18-2025						

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
Description Payment Requisition: As we transition into construction, approve monthly requisition- Pay Applications Must Be Presented on Meeting Agenda 3-4-2025 Downes presented their monthly billing and committee Voted & Approved 3-18-2025 ACC Pay Application # 5 for \$280,000.00 was presented and approved for payment 4-1-2025 ACC Pay Application funding 2 through 5 Funded, Downes asked for vote to approve Downes monthly invoice, Voted and Approved						

New Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	25	New Business Items			High	Open
		Description 3-18-2025 No New Items 4-1-2025 No New Items				

Next Meeting Date & Time

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
13.1	25	Next Meeting Date & Time			Medium	Open
		Description April 15, 2025 @ 9:00 AM				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact Ahlborg Construction Corporation if there are any discrepancies or questions with the content of these minutes.