

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: April 4, 2025
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:31 AM

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

Call to Order - Meeting Commenced at 7:31AM

I. Approve Meeting Minutes from 3/7/25

- a. Motion Approved

II. Financial Update

- Current Project savings (from several completed Lincoln projects) of \$293k to be transferred towards the GYM/STEM Additions & Cafeteria Upgrades project.
 - MOA adjusted to allow transfer and receive reimbursements
- Roughly \$930k in total revenues available to address scopes (some must haves / some nice to have) relating to the GYM/STEM Additions & Cafeteria Upgrades projects.
- DCC to provide estimated costs at May meeting for overview of the aforementioned scopes
 - Should Haves to consider for May LBC meeting
 - Saylesville ES Kitchen
 - Infrastructure costs relating to the new dish washers
 - Kitchen Equipment
 - Classroom Furniture
 - STEM Room Furniture
 - GYM FF&E for extra items
 - Storage RM FF&E
 - Protective Netting
- STEM Grant of \$300k attainable
- Food service revenue to be applied to cafeteria upgrades
- Motion to utilize funding from school side for cafeteria not to exceed \$550k for furniture
- Motion to approve the CO expenditure for the Saylesville Ceilings approved in order to present to Town Council

III. Construction Project Updates

- **Northern Elementary HVAC** – (August 2025 substantial completion)
 - Focusing on completing classrooms 157,158 & the OT/PT room
 - Duct insulation/installing ceiling grid and tiles/connecting condensate lines and dropping ceiling cassette units in place
 - Addressing new and old fire alarms in those class rooms as well

- Then moving on to the next set of four rooms
- 70% of the classrooms have been impacted thus far
- ⊖ Northern ES Switchgear has been received by electrical contractor (covered under the Northern HVAC project).
- Switchgear for Central, Lonsdale and Saylesville
 - Current forecasted ship date for all three is now mid-September but electrician thinks that the date may improve to mid-August as originally stated.
- **Cafeteria HVAC @ Central ES**
 - Unit has been installed at ground level concrete pad
 - Current focus is on the required ductwork and electrical work scopes
- **GYM/STEM Additions & Cafeteria Upgrades**
 - **Central ES**
 - Installation of roof panels, purlins (horizontal supporting elements placed on a roof's rafters or trusses to hold roofing materials such as metal panels, [shingles](#), or tiles), finalizing bolting, banding and underground utilities is ongoing.
 - Start on wall panels
 - **Northern ES**
 - Retaining wall work continues and is about 70% completed
 - Metal building work scope continues with current focus on finalizing openings, installing girders and roof panels
 - **Lonsdale ES**
 - Steel for Pre-Fab building arrived. Shake out process underway
 - Construction of CMU Firewall and Underground utilities is ongoing
 - Coordinate with ACC a steel topping ceremony at the end of April – early May
 - **Saylesville ES**
 - Lighting has been restored and is active
 - Steel for Pre-Fab building arrived.
 - Continue w/underground utilities work scope
 - Backfill slab area in preparation for concrete slab
 - Relocated shed for the Lincoln Athletic dept.
 - ACC purchased a new storage shed for youth softball for the Town
 - Batting cage to be installed the week of 4/7
 - On site construction progress walk through scheduled for 4/16 @ 2pm
 - **FF&E**
 - Schools will have a mix of tables and chairs as well as tables and benches
 - **RI Energy – Transformer Status / Discussion**
 - In design phase with RI Energy. Moving very slowly. Potential schedule impacts
 - Lee is in constant contact with design engineer at RI Energy who continues to work on each of the project submissions but has not completed any of them.
 - Understanding of steps involved in this process:
 - Calcs by RI Energy

- Send to RI Energy Legal and Real Estate (rights of ways language developed)
- Then to Towns Legal Dpt.
- Then before school committee/city council for approval of easements
- Order Transformers (fabricate)
- Tariff impact?
- **Next Steps** : ACC forwarded RI Energy email summary to P. Gould who in turn will work with Town members and potentially the Governor's office to expedite request within RI Energy.

IV. Pre-Construction Project update

- FF&E for GYM/STEM/Cafeteria Upgrades
 - FF&E reviewed w/Feola/ K. McNamara & L. Filipelli. Pending final discussions w/Principals in order to finalize with Design Build team.

V. Additional Project Scope Items

- Discuss projects additions and related cost estimates
 - Discuss Cost Estimates relating to additional scope items (Mario)
 - Refer to aforementioned section 2 – Financial update

VI. Studio Jaed - Design Updates

- Issued all construction documents to Ahlborg Co in order for them to finalize pricing and procurement of finishes relating to the cafeteria dining renovations
- RIDE Update
 - Finalize and upload the CD submission to RIDE

VII. Action Items / Approvals

- Transfer current Project savings (from several completed Lincoln projects) of \$293k towards the GYM/STEM Additions & Cafeteria Upgrades project.
 - Motion Approved

VIII. Review and approve payment applications

- Review / Approve Invoices – Motion approved

IX. Next Steps – Critical Items

- NA

X. Comments / Questions

- Next meeting to be held on Friday, May 16 @ 7:30am

X1. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:20 a.m.

M Carreno, CHAIR

DATE
