

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: May 16, 2025
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:30 AM

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

Call to Order - Meeting Commenced at 7:30AM

I. Approve Meeting Minutes from 4/4/25

- a. Motion Approved

II. Financial Update

- Financial Meeting Discussion
 - Three resolutions were approved for the Revolving Fund - The 2030 plan is a reality,
 - Five year plan
 - Revolving Fund – Potentially from 12mil to 20 Mil available
 - Priorities list – LBC to determine project priorities. (Examples : Tennis courts, LHS Athletic fields, LHS Pavillion, Playgrounds, Chet Field, rear of Saylesville ES and road (driveway) paving, Safety Netting, additional field at Northern (?), street hockey rink, Lonsdale ES Basketball Court, bike racks, etc
 - Emphasis on renovating spaces where the children spend most of their time.
 - Painting, landscaping,
 - LBC members to notify P. DeMelo (Downes Co.) by 5/23 of any projects to add to the project wish list in order to provide direction, investigate and procure hi-level cost estimates (preferably by the next LBC meeting on 6/6).
 - \$550k in food service revenue which be applied to the purchase of cafeteria furniture.
 - STEM Grant Program application submitted. To finance STEM furniture (perhaps other class rooms).
- RIDE Stage 2 Project Timeline
 - 9/15/25 Stage 2 application due (requires school committee and town council approvals – joint meeting?)
 - Studio Jaed to assist by providing designs, cost estimates and compiling the application.
 - RIDE approval in December 2025

III. Construction Project Updates

- **GYM/STEM Additions & Cafeteria Upgrades**

- All GYM/STEM additions are progressing with substantial completion (buildings enclosed) date of 6/30/25
- Occupancy dates will vary across all four schools but all are scheduled for occupancy in Fall 2025.
- Switchgear for Northern has already been received. The switchgear for the remaining three schools is now tracking to arrive in early August.
- Air Handling units are scheduled to arrive in June.
- Cafeteria renovations will commence once school lets out for the Summer.
 - Café flooring is a rubber type material that will not require waxing.
- Low Voltage Work Scope / PA System. Shannix (contractor) to be hired directly by Ahlborg Construction and incorporated under their contract.
- GYM Bleachers – Covered under ACC’s budget. Proceed with 2 tier (non-collapsible). Blue is the recommended color selection.
- Lime Rock Fire Dpt.
 - Charging permitting fees. Other departments are not. Town Administrator to follow up with them to discuss further.
- **RI Energy – Transformer Status / Discussion**
 - The designs for Northern, Central and Lonsdale have been approved by RI Energy. Saylesville is still outstanding.

IV. Lonsdale / Central Sprinkler Installation Requirement

- The State Fire Board recently made a determination concerning the fire protection requirements at Lonsdale and Central ES stating that we will have to install a new sprinkler system at the new Gym additions at both schools prior to occupancy.
- The Design Build team filed for a variance but were rejected. We will proceed with installing the required sprinkler systems at the new additions for both Central and Lonsdale this Summer. (Please refer to page 4 of the LBC minutes for a narrative explaining the Design Build teams approach to the fire sprinklers).
- **Costs – Estimated at \$300k per school (\$600k total) for new sprinklers at Lonsdale and Central new GYM/STEM additions. Costs will be covered through the ACC construction estimating budget contingency (ACC has absorbed several additional work scope items into their estimating budget contingency). Includes necessary Hot Boxes and related work scope.**
- Cost estimate to provide sprinklers within the existing buildings at Central and Lonsdale is roughly estimated to be around \$600 - \$700k if we push out to a later date (and out to bid) or around \$500k if we address it after Summer.
- ACC estimated contingency balance as of 5/16 is \$891k. (After the aforementioned new sprinkler work).
- Current status – Next Steps
 - Jensen Hughes (Fire Protection Consultant) working on sprinkler design drawings. Forward along to Ahlborg Construction once completed.
- Hot Box (includes shut off valves) required at both schools due to the distance of the service coming into the building being greater than 100’ from street. Hot box locations discussed.

V. Additional Project Scope Items

- Saylesville Parking Lot /Walkway project: was previously approved and is a go. Work to commence in Summer and to be completed prior to school opening.
- New Lonsdale ES Retaining wall - Side of building closest to the baseball outfield and walkway will require a small retaining wall (Versa-Lock Sectional type - 24” above ground & 120’ long) to

prevent “ponding” in that area due to pitch of grade and to maintain the integrity of the walking path.

- ACC to cover costs within current construction budget.
- Consider crushed stone for walkway to deter skate boarders
- Saylesville Kitchen – Is off the table for now.

VI. Studio Jaed - Design Updates

- Presented progress drone pictures of all building additions.
- Discussed alternate circular light fixture options for Northern ES. Recommendation is to proceed with the “shallower” depth light fixture which is also more cost effective.

VII. Action Items / Approvals

- Lonsdale ES Meter Invoice \$3,510.28 – Motion Approved
- Lonsdale and Central Sprinklers – Motion Approved

VIII. Review and approve payment applications

- April Invoices – Motion approved

IX. Next Steps – Critical Items

- NA

X. Comments / Questions

- Next meeting to be held on Friday, June 6 @ 7:30am

X1. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:47 a.m.

M Carreno, CHAIR

DATE

Fire Suppression project approach summary at (4) Gym Stem Additions at Lincoln ES

Northern – The entire school was being sprinklered as part of the HVAC system renovation and the service was designed large enough to be extended into the new gym stem addition. Northern will be completely sprinklered at completion of all work.

Saylesville – It was decided during the design process to proceed with the new fire service into the new gym/stem addition and extend the fire suppression service and distribution throughout the entire school so as to resolve and/or negate other deficiencies and facilitate other project/building opportunities. Saylesville will be completely sprinklered at completion of all work.

Lonsdale & Central – Original design intent was to provide fire service and fire suppression only to the new gym/stem additions. During the design evolution, discussions with the local fire marshal focused on determining overall acceptance of NOT extending the fire suppression system throughout the existing school at this time. It was determined, along with the local fire marshal, that the construction of a fire wall between the new gym/stem addition and the existing school would suffice. In an effort to further contain costs, it was proposed that by limiting the new gym/stem additions to less than 12,000 sq.ft., a fire suppression system would not be required and could be deferred. Unfortunately, the design team misinterpreted the applicability of this requirement and the State Fire Board ruled against deferring the fire protection of the new gym/stem additions. Therefore, the project must proceed with the original intent of providing fire service and suppression of the new gym/stem additions.

Ahlborg has preliminary cost information for this work from the beginning of the project and our fire suppression consultant Jensen Hughes has committed to completing sprinkler drawings for the gym/stem additions within two weeks. Our site/civil engineer will also complete their drawings for the fire service. The goal is to size the fire service and distribution for future expansion into the existing schools. The plan is to complete the fire service and fire suppression system for the gym/stem additions during the course of the current work.

It is important to recognize and note that the local fire marshal and LPS have a desire to complete and fully sprinkler the remainder of Lonsdale and Central. In an effort to complete this work in the most cost effective manner, Ahlborg will be providing a cost to extend the fire suppression work at Lonsdale and Central during the school year/second shift for LPS consideration.

If you have any questions please do not hesitate to contact me.

Philip R. Conte, AIA, NCARB

President

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