

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: June 6, 2025
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:31 AM

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

Call to Order - Meeting Commenced at 7:30AM

I. Approve Meeting Minutes from 5/16/25

- a. Motion Approved

II. Financial Update

- Financial Meeting Discussion
 - Discussed remaining Ahlborg Design Build Contingency.
 - Lonsdale ES Basketball Court – rebuild at a cost of \$107k - Fund through Ahlborg Construction available construction contingency.
 - PCO 10 (\$569k) - Low Voltage (Wi-Fi) / Security / Inter-comm Package
 - This package includes new intercom system at Saylesville ES. The demo'd system parts from Saylesville ES will be used in the other elementary schools to upgrade their outdated, existing systems.
 - Actual cost of PCO 10 is \$769k but Ahlborg has a \$200k allowance thus bringing the PCO total down to the \$569k
 - \$190,200k Transfer - At the recent Financial Town Meeting, it was voted to transfer \$190,200 from Capital into the School Revolving Fund to fund the intercom replacement at Saylesville – A change order to add the \$190,200k to Ahlborg Contract is required.
 - **Five Year Plan – Project Wish List Priorities**
 - List of potential target Projects were presented for review and prioritization
 - Examples - Athletic fields, Northern ES bathrooms, Saylesville ES paving, LHS football field bathrooms, window replacement, rolling ticker signs, additional walkways and paths to new playgrounds, etc.
 - Costs estimated on list are based on preliminary estimates.
 - Projects selected will ultimately be included in the RIDE (Stage 2 application) for 2026 (and beyond) projects.
 - Site Improvements – to address disturbed site areas
 - Pickle Ball Courts – price out as an alternate
 - Add protective netting - @ Lonsdale and Saylesville.
 - Saylesville ES Kitchen – Due to overall potential project costs, this project is not considered a priority compared to others on the list and will be considered as a long term project once funding is available.
 - Lighting at Girls Softball Field – Include in cost estimate

- Stabilization Fund – a discussion regarding creating a funding source for future projects and potential acquisition of properties. The understanding is that we currently have that funding source capability by way of issuing loans via voter approval.

III. Construction Project Updates

- **Northern ES HVAC Upgrades**
 - Work continues with a focus on installation of sprinklers and ductwork within classrooms 105, 110, 112 and 113 as well as rooftop DOAS steel cradle work.
- **Cafeteria HVAC @ Central ES**
 - Initial start-up underway
- **GYM/STEM Additions & Cafeteria Upgrades**
 - Central ES – Installation of Kalwal panels & frames as well as : soffits, condensate lines, wiring for overhead lighting, underground electrical and sprinkler main work.
 - Northern ES – Installing storefront frames, finalizing the retaining wall (capping ends), finalizing the rough sanitary lines cold and hot water piping,
 - Lonsdale ES – Installing standing seam roof panels and fascia as well as spreading and compaction in preparation for concrete pour.
 - Saylesville ES – Finalizing framing, installing wall panels and standing seam roof panels
 - Existing shed relocation – power needs to be cut. Town to coordinate power disconnect.
 - Switchgear for Saylesville, Lonsdale and Central are due to arrive by end of June.
- **RI Energy – Transformer Status / Discussion**
 - Northern ES – Utility pole installed
 - Central ES – RI Energy field assessment completed. Utility pole installation scheduled for the week of 6/9
 - Lonsdale ES - RI Energy field assessment to be completed the week of 6/9.
 - Saylesville ES – Grant of easement approved by Town. RI Energy field assessment to be scheduled accordingly.
 - Transformer Projection –
 - Contingent on utility poles being established, trenches dug and approved, pad landed (contingent on poles), then RI Energy would order the transformers
 - Hot Boxes – Lonsdale ES Hot Box for Fire Service will be located at island closest to school and Central Hot Box at road by lower parking lot just outside of paved area.

IV. Pre-Construction

- FF&E RFP Bid opening scheduled for 6/6/25
- Cafeteria/Dining Furniture to be funded from the Lunch Money Fund. These funds can only be used for cafeteria related furniture/equipment items exclusively.
- Class and STEM Rm furniture bid amount and funding to be discussed at next LBC meeting
- LSC to award bid on 6/9/25
- Saylesville ES Parking Lot Project
 - Existing shed has to be relocated – power cut. Town to address the power cut and relo of shed

V. Additional Project Scope Item

- Reviewed Lincoln School Dpt. Project Summary Wish List

VI. Studio Jaed - Design Updates

- GYM Floor Submittal Discussion – Gym Poured floor (Gray) : Calling for basketball court lines and stanchions for volleyball posts.
 - Add lines for volley ball as well (no cost). Color = White. Blue for basketball lines
- Lion Head Logo – Lion head / no circle to face towards bleachers.

VII. Action Items / Approvals

- Project Wish List – Approved to proceed. Subject to adding protective netting @ Lonsdale and Saylesville and electronic-ticker signs should savings become available. Studio Jaed to modify list accordingly for review at next LBC meeting on 7/11.
- PCO 10 – Low Voltage/Security/ Inter-Comm \$569,418 – Approved. Funded through Ahlborg Construction available construction contingency. Present to Town Council as we will be amending the ACC contract to account for the transfer of \$190,200.
- PCO 3 – Asbestos Removal – Boiler Rm @ Northern ES \$17,958.00 - Approved. Funded through Downes Construction available project contingency.
- Lonsdale ES Basketball Court – rebuild at a cost of \$107k - Approved. Funded through Ahlborg Construction available construction contingency.

VIII. Review and approve payment applications

- May Invoices – Motion approved

IX. Next Steps – Critical Items

- August LBC meeting w/RIDE rep to attend. 8/1/25
- September LBC meeting 9/5/25

X. Comments / Questions

- Public Comment – prioritize lighting at softball field over additional pickle ball courts.
- Saylesville ES Driveway Asphalt repair to address “alligator” cracking and curbs. L. Quish to meet w/ paving contractor to procure pricing in order to review at 7/11 LBC meeting. ACC previously provided an estimate of \$98k to address driveway/road paving.
- Next meeting to be held on Friday, July 11 @ 7:30am

X1. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:46 a.m.

M Carreno, CHAIR

DATE