

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: August 1, 2025
Location: Northern ES
TIME: 7:30 AM

Committee members present: M. Carreno, T. Feola, J. McNamee, S. Carvalho, L. Sullivan, L. Quish, P. Gould, K. McNamara, K. Pichette, S. Monaco, Others present: T. Donnelly, (Studio Jaed); P. DeMelo, (Downes Construction), L. Matthews (Ahlborg Construction), K. Kentor (RIDE)

Call to Order - Meeting Commenced at 7:30AM

I. Approve Meeting Minutes from 7/11/25

- a. Motion Approved

II. Financial Update

- RIDE Stage 2 – Five Year Plan
 - Final project list and estimates due in September. Studio Jaed to finalize estimates.
 - 9/9 Town Council meeting for approval. Then School Committee meeting/ Approval shortly thereafter.
 - Anticipated RIDE Stage 2 approval – December 2025
 - 44.3% reimbursement. School safety bonus (if attained) can increase reimbursement to 49.3%
- Electric Vehicle Funding
 - Some funding has become available. N. Kocon to investigate further and discuss at September meeting.

III. Construction Project Updates

- Northern ES HVAC Upgrades, Fire Alarm (2025)
 - Conducted onsite walkthrough with LBC Committee members.
- GYM/STEM Additions & Cafeteria Upgrades
 - Central ES – Site visited with several members of LBC and RIDE
 - Northern ES – Conducted onsite walkthrough LBC Committee members.
 - Lonsdale ES – Site visited with several members of LBC and RIDE
 - Saylesville ES – Site visited with several members of LBC and RIDE
- RI Energy – Transformer Status / Discussion
 - A status update was provided that emphasized where we currently stood in regards to the RI Energy related work scope and “potential” challenges for the energization / switchover of power at all the elementary schools and its “potential” impact to the start of school.
 - Concerns were expressed that demanded immediate action.
 - Several email updates to various recipients were released. Downes Construction released their official update to the LBC & J. Goho on 8/4.
 - A copy of that e-mail is attached below.

- Bottom Line – There will be no interruption of power service when school resumes at any of the elementary schools

IV. Studio Jaed – Design Updates

- NA

V. Action Items / Approvals

- Contract CO#1 – Covers the new items noted below
 - PCO #12 – Central ES - New Concrete Walks & ADA Ramps - \$88K. Absorbed by ACC Budget Contingency
 - PCO #13 - Saylesville ES – New paving at driveway/roadway – \$98k. Absorbed by ACC Budget Contingency
 - Parking on left side of driveway would be eliminated due to the new parking lot further down the street.
 - Clearly de-mark the left side of the road as a “No – Parking” area after new parking lot is available.

VI. Review and approve payment applications

- July Invoices – Motion approved

VII. Comments / Questions NA

VIII. Next Meetings

- 9/5/25 at 7:30am at Lincoln Town Hall
- 10/3/25 at 7:30am at Lincoln Town Hall

IX. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:10 a.m.

M Carreno, CHAIR

DATE

Paul DeMelo

From: Paul DeMelo
Sent: Monday, August 4, 2025 11:41 AM
To: 'Ken Pichette'; 'Tracey Donnelly'; 'Sandra Ackerman'; 'Steve Carvalho'; 'lccsq'; Kevin McNamara; 'Phil Gould'; Melissa Devine; 'Phil Conte'; 'Lillian Silva'; 'Mario Carreno'; 'Tony Feola'; 'John McNamee'; 'Nathan Kocon'; 'Leslie Quish'; 'Rosaliz Gaitan'; 'Joseph Goho'
Cc: Joe Desanti; Drew Serdakowski; Glenn Ahlborg; 'Lee Matthews'; Tracey Donnelly
Subject: RI Energy - Update
Importance: High

Several months back a concern was brought forward that RI Energy was perhaps not progressing with their responsibilities (reviews, inspections, etc) in a timely manner that could possibly impact power energization at the elementary schools. At that time, Downes Construction assisted our GC in order to improve and maintain constant dialogue with RI Energy which resulted in a weekly update report from them. Since that time, there has been significant progress with inspections and the procurement of utility poles and transformers delivered to site.

During the LBC meeting on 8/1, a status update was provided that emphasized where we currently stood in regards to the RI Energy related work scope and “potential” challenges for the energization / switchover of power at all the elementary schools.

Immediately after the meeting, Downes reached out to Ahlborg Construction and RI Energy to discuss the “potential” concerns mentioned in the LBC meeting. Ahlborg contacted their electrical sub, Kelly Electric and have confirmed that there will be no interruption in power service when school resumes later this month at any of the elementary schools.

After conversing with Ahlborg Construction, RI Energy and Kelly Electric, here is where we currently stand at all elementary schools

Northern ES

RI Energy is on site today and starting the necessary utility pole work (switchover of wiring from old pole to new pole, etc). They will work in conjunction with Ahlborg and the electrical sub to complete the power switch over to the new service by the end of this week (beginning of the following week at the latest).

Central ES

Over the weekend, RI Energy commenced with the utility pole wiring switchover work (from the old poles to the new poles) and down to the transformer. This work should be completed by the end of the week. The final switch over of power at Central School is expected by the middle of next week.

Saylesville ES

RI Energy will commence with installation of the new utility pole on Wednesday afternoon, 8/6 after which the necessary trench work (underground conduits and wiring) will begin. The goal is to complete the power switch over prior to the start of school. Note : The school currently operates and will continue to operate on existing power until the switchover of power ensuring no interruption in power service.

Lonsdale ES

RI Energy arrived today with the new transformer to begin installation. The goal is to complete the power switch over prior to the start of school. Note : The school currently operates and will continue to operate on existing power until the switchover of power ensuring no interruption in power service.

Should anyone have any questions then please direct them to me..

Thank you...



Paul DeMelo
Project Manager

DOWNES CONSTRUCTION

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