

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: September 5, 2025
Location: Lincoln Town Offices
TIME: 7:30 AM

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

Call to Order - Meeting Commenced at 7:37AM

I. Approve Meeting Minutes from 8/1/25

- a. Motion Approved

II. Financial Update

- Mario Carreno highlighted a 50% reimbursement for the gym project, totaling \$650,000, and an additional \$600,000 for other projects.
- **RIDE Stage 2 – Five Year Plan – Project Summary & Prioritization**
 - Goal of \$6 Mil budget / spend for year one
 - Priorities discussed
 - Safety netting & Lonsdale & Saylesville
 - LHS PIT Field & Tennis Courts
 - Play Grounds @ all four elementary schools
 - Sprinkler systems in existing building – Lonsdale & Central
 - Boiler Replacement at Lincoln Middle School
 - Studio Jaed to update document and present at next LBC meeting in October

III. Construction Project Updates

- **Northern ES HVAC Upgrades, Fire Alarm (2025)**
 - Fire Protection upgrades (sprinkler piping, sprinkler heads, alarm devices, fire panel) in existing building completed, tested and passed
 - HVAC – all related work completed and systems are in operation
- **Cafeteria Upgrades**
 - Some Cafeteria upgrades were completed (new flooring and painting)
 - Storefront windows installed at Central and Saylesville
 - Rolling overhead service doors at Central and Lonsdale.
 - Suspended clouds at Central
 - Some scope (suspended clouds & Saylesville, acoustic wall panels, LED lighting, etc) still in process (after hours). Did not prohibit us from opening the cafeterias for start of school.

- **GYM/STEM Additions**
 - Northern & Central ES's fully energized
 - Lonsdale & Saylesville to be fully energized by end of September.
 - Work continues at all sites at various states
 - Drywall & Central completed and on-going at Northern
 - Dedication Plaques – A conversation concerning whether there was a need/desire to install dedication plaques at all the new GYM additions. The decision was not to proceed with the procurement/installation of dedication plaques.
 - Update - The Lincoln Public Schools have decided to move forward with the procurement /installation of the plaques and will take this task/cost on directly.
- **Construction project schedule**
 - Ahlborg provided updated construction schedule to Downes Construction on 9/4.
 - Updated schedule will be released to LBC once completely vetted between Downes Construction and Ahlborg Construction
- **Central Walkway & Canopy Repairs**
 - The support beams at the main entrance / canopy were discovered to be corroding in areas that created a support / safety concern and warranted immediate action/repair.
 - Additional steel was welded against existing beams; concrete trenches poured below grade and beams lagged with new support brackets thus ensuring stability of the canopy for the immediate future.
 - Cost of repairs are covered under existing OPM Project contingency funds.
 - Northern Canopy – potentially look into the condition of the beams on site during Phase 2 request to address Front Entrance upgrades.
- **Saylesville ACT Replacement**
 - Completed
- **Saylesville Walkway – Road Project**
 - Walkways, curbing and road completed before start of school
- **Saylesville Parking Lot Project**
 - Site work on-going with a forecasted completion of end of September
 - Lot does not include lighting
 - Power nearby. Look into lighting once the state re-opens some funding
- **Life Safety Improvements**
 - Saylesville - Installed new fire sprinkler protection system & new water service in existing building. Fire Panel in existing building vestibule completed, tested and passed
 - Life Safety Improvements Lonsdale & Central. Upgraded of fire alarm panels @ Lonsdale and Central

IV. Review and approve payment applications

- August Invoices – Motion approved

V. Comments / Questions NA

VI. Next Meeting : 10/3/25 at 7:30am – Lincoln Town Offices

VII. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:48 a.m.

M Carreno, CHAIR

DATE