

**LINCOLN BUILDING COMMITTEE  
LINCOLN, RI  
MINUTES**

DATE: October 3, 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 (Studio Jaed); P. DeMelo & J. DeSanti, (Downes Construction), G. Ahlborg & L. Matthews (Ahlborg Construction),

Call to Order - Meeting Commenced at 7:31AM

**I. Approve Meeting Minutes from 9/5/25**

- a. Motion Approved

**II. Financial Update**

- **RIDE Stage 2 – Five Year Plan – Project Summary & Prioritization**
  - Vote not required today
  - #1 priority is the need for playgrounds – Address as a change order to the existing construction contract for new playgrounds at Northern, Lonsdale & Saylesville. Central ES playground is intact and does not require a replacement.
    - Ahlborg Construction to procure pricing
    - Completion timeline? – Before opening day of 2026 if not sooner
    - Attain LBC approval at next meeting on 11/7 then present to the Town Council for their approval
- HS High priority Items – Tennis / Pickle Ball courts, PIT Field, Softball Turf Field, Ferguson Field Pavillion (Restrooms)
  - LHS Bathroom Trailers – Town to look into possibly renting temporary bathroom trailers at LHS field
- Scenario 1 (\$5.4M - \$7.1M Range)
  - Playgrounds (includes netting protection) & basketball court at Central ES
  - PIT - Throwing (updating vehicle access road / parking area with Handicapped accessibility). Does not include a new pedestrian access at this time
  - Tennis /Pickleball courts & HS (scenario would be to build new courts before demoing existing courts).
    - Tennis / Pickleball Itemize for next LBC meeting
  - Softball Field
  - Inter-Comms (Lonsdale, Central & Northern)
  - HVAC Controls (that run/manage all the heating/air conditioning at MS)

- Scenario 2 (\$5.2M - \$6.25M)
  - Playgrounds (includes netting protection) & basketball court at Central ES
  - PIT Throwing (updating vehicle access road / parking area with Handicapped accessibility). Does not include a new pedestrian access at this time
  - Tennis /Pickleball courts & HS (scenario would be to build new courts before demoing existing courts).
    - Tennis / Pickleball Itemize for next LBC meeting
  - HS Ferguson Field -Field House Bathrooms
- Scenario 3 (\$5.2M - \$6.2M Range)
  - Playgrounds (includes netting protection) & basketball court at Central ES
  - Site work at Lonsdale & Middle School (bituminous paving).
  - Inter-Comms (Lonsdale, Central & Northern)
  - HVAC Controls
  - HS Ferguson Field -Field House Bathrooms

### **III. Construction Project Updates**

- GYM/STEM – Work Focus since last meeting
  - **Northern ES**
    - Gymnasium Sheetrock, taping & compounding installation completed.
    - Class rm /STEM Rm / Lobby areas - Sheetrock, taping & compounding completed – Finalizing sanding in those areas.
    - Priming/Painting – within gym including sprinkler lines Completed
    - Sprinkler pipe installation work throughout
    - Ductwork pipe installation work throughout
    - Basketball hoops installed
    - Gym lighting installed
    - Epoxy flooring within the restrooms installed
    - Well along with finishes (ceramic bathroom tile, plumbing fixtures, etc. at all four schools.
  - **Northern Cafeteria Upgrades**
    - Painted border around acoustical wall panels
    - Acoustical wall panel installation completed
    - Pending new tables (applies to all cafeterias). Due to ship on 10/9 – install once received
  - **Central ES**
    - Sanding of sheetrock compound completed
    - Priming / Painting of gym including walls, girders, columns, door frames, sprinkler lines
    - Ceiling grid installation in STEM/Class rooms & lobby
    - Floating ceiling clouds in STEM Room
    - Tying in supply and return ducts

- Gym Lighting
  - Epoxy flooring within the restrooms
  - Basketball hoops
- **Central Cafeteria Upgrades**
  - Installed wall mounted acoustical panels
  - Suspended “floating ceiling clouds”.
- **Lonsdale ES**
  - Installation of sheetrock, taping and compound
  - Sprinkler work throughout addition
  - Basketball hoops installed
  - Priming and painting within gym (including door frames)
  - Grading of exterior basketball court and walkways – installing basketball hoop/backboard
  - Duct work on-going
  - RI Energy Update
    - Trenching inspection completed and approved.
    - Pending landing of Transformer on concrete pad site. (Update : Transformer has been landed).
- **Lonsdale Cafeteria Upgrades**
  - Installed LED lighting
  - ASI to be released by 10/6 that will address J. Goho input.
    - Will be finalizing painting and acoustical wall panels
- **Saylesville ES**
  - Installed sheetrock throughout
  - Taping & compounding
  - Priming and painting throughout (including door frames)
  - Paved walkways on East & Southside of gym
  - RI Energy Update
    - Trenching inspection completed and approved.
    - Pending landing of Transformer on concrete pad site. (Update : Transformer has been landed).
- **Saylesville Cafeteria Upgrades**
  - Installed wall mounted acoustical panels
  - Installing floating ceiling clouds/tiles
- **Saylesville Parking Lot Project**
  - To be completed within the next three weeks (Week of 10/20)
    - On-going
    - Rough grading completed
    - Installed granite curbing & concrete sidewalk sections

- **Construction project schedule**
  - Turnover Central & Northern the week of 11/17 (Contingent on approval of Certificate of Occupancy)
  - Turnover Lonsdale & Saylesville the week of 12/1 (Contingent on approval of Certificate of Occupancy)
- **Middle School Boiler**
  - Budget estimates received via Bid Opening and are under previously forecasted estimates
  - No need for temporary measures
  - Proceed with installing two new boilers (readily available). Modifications to the boiler room are part of the scope as well as installing a Glycol system that needed to be corrected
  - This will give the middle school two new boilers plus a “stand by boiler”

#### **IV. Review and approve payment applications**

- September Invoices – Motion approved

#### **V. Comments / Questions**

- Public Comments
- Consider netting for Pickleball courts as well
- Saylesville ES
  - Masonry work behind school at new cafeteria storefront opening/cutouts
    - i. Comments – new brickwork does not match up with existing brick work.
    - ii. Ahlborg to take a look into why this approach was taken
  - Window AC units – existing, old window units still in use.
    - i. Larger picture in play that will address this concern in near future
  - Ramp from Cafeteria to softball field
    - i. Not optimal for people with mobility challenges
    - ii. Will be addressed as part of the parking lot project directing foot traffic away from the rear of the building.

#### **VI. Next Meeting : 11/7/25 at 7:30am – Saylesville ES Cafeteria**

#### **VII. Adjourn**

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:28 a.m.

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M Carreno, CHAIR

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DATE