

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: November 7, 2025

Location: Saylesville ES

TIME: 7:30 AM

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

Call to Order - Meeting Commenced at 7:33AM

I. Approve Meeting Minutes from 10/3/25

- a. Motion Approved

II. Financial Update

- **RIDE Stage 2 – Five Year Plan – Project Summary & Prioritization**
 - Review and vote at 12/12 meeting
 - Finalize Prioritization

III. Construction Project Updates

- GYM/STEM / Cafeteria Upgrades - Major Accomplishments since last meeting
 - Saylesville building addition energized. Lonsdale scheduled to be energized the week of 11/10.
 - Gym floors @ Central (concentrating on center court logo and lining court, Northern – resin coats applied.
 - Gym floors @ Lonsdale & Saylesville – under way.
 - Hot Boxes installed @ Lonsdale & Central
 - Question presented to confirm if the Hot Boxes are alarmed. T. Feola to follow up but ultimately, they will be alarmed.
 - Acoustical wall tiles applied within cafeterias. Lonsdale finishing up
 - Further status updates noted in Weekly Progress Report hard copy
 - Cafeteria Flooring - Scuffing issues: Flooring manufacturer has looked into concern and has suggested that burnishing on a weekly basis through the first year as part of break in period. Facilities to schedule burnishing regularly and monitor.
- Downes Weekly Progress Report Hardcopy Handout
 - Hard copy handout provided to view current progress at all schools.
 - Reviewed two week construction schedule lookahead included in weekly update handout

- DCC Observation Report Hardcopy Handout
 - Created by Downes Construction Co. Super – Jeff Cabral once a week to document construction progress and any safety concerns
- Ahlborg Daily Report Hardcopy Handout
 - Provided daily by Ahlborg – Used to create my weekly report
- **Saylesville Parking Lot Project**
 - Line striping to be completed the week of 11/10/25
 - Rec Building / Shed – Power washed. Prepping for painting. Ahlborg addressing this work at no additional cost to the project.
- **Schedule Update**
 - Central & Northern ES on track for turnover before Thanksgiving. (Contingent on approval of Certificate of Occupancy)
 - Inspection process commencing to obtain C of O.
 - Furniture is available to be delivered/installed once the STEM/Class Rooms are completed. Deliver/Install furniture within 24-48 hrs. once rooms are turned over by Ahlborg
 - Lonsdale & Saylesville on track for turnover after Thanksgiving. (Contingent on approval of Certificate of Occupancy)
 - Furniture is available to be delivered/installed once the STEM/Class Rooms are completed. Deliver/Install furniture within 24-48 hrs. once rooms are turned over by Ahlborg
- **Change Orders / Wish – Punch List Items**
 - New Playgrounds : Received preliminary pricing from Ahlborg Construction. SJ following up with Principals and will develop another design for review. Will include poured in place play surface (no mulch or wood chips), fencing and address drainage. Will be discussed further at the 12/12 meeting.
 - Fencing: additional fencing required for new play area in front of Northern. Expedite instead of including in RIDE Stage 2.
 - Saylesville ES Electrical Upgrades for new cafeteria equipment - Due to placing the kitchen expansion on hold, electrical upgrades to service the new equipment was never addressed. Ahlborg Co. will be providing a cost estimate for the new power. Possibly utilize available FOMO grant monies to fund.
 - Break Out Room Inter-comm/Speakers – Inter-comm systems for the new break out rooms for all four schools were not included in the original work scope. Acquire costs to install at all break out rooms.
 - Additional lighting in Saylesville cafeteria – Some dark spots along the perimeter of the cafeteria have been observed. Studio Jaed to re-assess with lighting consultant for recommended solution.
 - Look into additional Acoustical Wall Sound panels at Saylesville & Northern ES cafeterias.
 - Central Basketball – discussion and vote

- ASI 3 – Northern HVAC : Ahlborg Construction to provide additional heating in Storage Rm & Stairwell
- The intent is to submit the aforementioned items as one “wholistic” document to the Town Council on 12/16.
- **Middle School Boiler**
 - Old boilers have been removed. New boilers are on site and being piped.
 - Startup of new Boiler scheduled for the week of 11/17 to get on-line.

IV. Studio Jaed Updates

- RIDE Stage 2 – Refer to Change Order / Wish – Punch List section above.
- Playgrounds – Pending further input from Principals & pending costs.

V. Action Items / Approvals

- Vote not required today

VI. Review and approve payment applications

- October Invoices – Motion approved

VII. Comments / Questions

- NA

VIII. Next Meeting : 12/12/25 at 7:30am – Lonsdale ES Cafeteria

IX. Adjourn

Motion to adjourn by M. Carreno. Seconded by S. Carvalho. All in favor. Motion carried. The Meeting adjourned at 8:03 a.m.

M Carreno, CHAIR

DATE