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DATE: November 18, 2025

REFERENCE: Owner's Project Manager Update for Building Committee Meeting
Lincoln Centralized Rescue & Learning Center

1. Weekly Field Report

- Downes distributed to the team for w/e:
 - 10/24/25 (Report #7)
 - 10/31/25 (Report #8)
 - 11/7/25 (Report #9)
 - 11/14/25 (Report #10)

2. Monthly Report

- a. Downes issued the October Monthly Report on Tuesday 11/11/25.

3. Project Budget Status

- a. An updated budget report has been provided with the monthly report.

4. CPF Grant Process and Compliance

- a. A monthly transaction log was submitted to PRO/DOA for October indicating release of payments to Ahlborg by Lincoln.
- b. Downes/Lincoln are awaiting the learning center cashflow from Ahlborg to request additional funds.
- c. A site visit is scheduled for 11/21 at 10:30am by PRO / DOA related to the CPF grant. Ahlborg has been informed and has been requested to be ready to receive visitors.

5. Town "Hot" Items

- a. Downes, Ahlborg and KBA reviewed a collaborative Comm System, Equipment & Special Item matrix to ensure coordination and accounting for an items that may affect operation of the building upon completion.
- b. Plaque coordination – status update– Discuss in Ahlborg Agenda.
- c. Receiving GMP and all associated attachments per the AIA document for review from Ahlborg.
- d. Receiving budget report/history from SD budget to current projected GMP from Ahlborg.

- e. Receiving cashflow for Learning center breakout for the CPF grant from Ahlborg.
- f. Establishing communications system (i.e. BRIX or other)

6. Invoices

- a. None

7. Ahlborg Agenda

- a. Review status of construction and open items.



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355 Centerville Road
Warwick, Rhode Island 02886
P: (401) 681-4949

Project: 24-009 Lincoln EMS/Rescue & Learning Center
98 Old River Road
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P: 401-333-8455

Centralized Rescue/Learning Center Project OAC Agenda: Meeting #41

Meeting Date Nov 18, 2025 **Meeting Time** 09:00 am - 10:00 am Eastern Time (US & Canada)

Meeting Location Town Hall with Virtual

Overview **ACC - MEETING AGENDA/MINUTES**

DISCUSSION TOPICS

- 1. Documents for Reference-** Construction Documents
- 2. Roll Call** - Town of Lincoln and Downes Roll Call and Introductions - Building Committee, OPM Downes, Design-Build Construction Team
- 3. Previous Minutes** - Town of Lincoln review and approval of prior meeting minutes
- 4. Building Committee:** Chief Sean Thompson, Peter Dyer, Bruce Ogni, Leslie Quish, Captain Michael Reid, Anthony Feola, Vincent Porcaro

Additional Distribution: Glenn Ahlborg, Lee Matthews, Joe DeSanti

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email
Lee Matthews	Ahlborg Construction Corporation	P: 401 681 4949	lmatthews@ahlborg.com
Brian O'Connell	Ahlborg Construction Corporation	P: 401 681 4949 ext. 112	boconnell@ahlborg.com
Nicholas Pizzi	Ahlborg Construction Corporation	P: 401 681 4949	npizzi@ahlborg.com
Jessie Simas	Ahlborg Construction Corporation	P: 401 681 4949	jsimas@ahlborg.com
Rick Weijlard	Ahlborg Construction Corporation	P: 401 681 4949	rweijlard@ahlborg.com
Jeff Anderson	Downes Construction		janderson@downesco.com
Jeff Cabral	Downes Construction	P: (860) 936-1429	jcabral@downesco.com
Joe DePaola	Downes Construction		jdepaula@downesco.com
Lance Green	Kaestle Boos Associates, Inc.	P: (508) 549-9906	lgreen@kba-architects.com
Scott Mangiagli	Kaestle Boos Associates, Inc.	P: (860) 229-0361	smangiagli@kba-architects.com
Michael McKeon	Kaestle Boos Associates, Inc.	P: (508) 549-9906	mmckeon@kba-architects.com
John Cimino	Town of Lincoln		jcimino@lincolnri.org
Tony Feola	Town of Lincoln		feola@lincolnri.org
Philip Gould	Town of Lincoln	P: (401) 333-1100	pgould@lincolnri.org
David Hart	Town of Lincoln		davidhart51golf@hotmail.com
Leslie Quish	Town of Lincoln	P: (401) 333-8415	lquish@lincolnri.org

Name	Company	Phone Number	Email
Mike Reid	Town of Lincoln		mreid@lincolnri.org
Sean Thompson	Town of Lincoln- Rescue Department	P: (401) 333-8455	sthompson@lincolnri.org

Safety

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	25	Safety Update			High	Open
Description 9-30-2025: Site Superintendent Jessie Simas expressed that safety has been paramount on this project so far, and the third party safety inspections continue to show outstanding scores. 10-14-2025 Superintendent Jessie Simas discussed the last third-party safety inspection, and ensured the minor issues on the report were addressed immediately. Overall, site safety has been held to a high standard on this project so far 10-28-25 Jessie Simas indicated there was one minor issue with the scaffolding inspection for the masonry subcontractor. However, this issue was resolved immediately while the safety inspector was still onsite. Safety has been a top priority on this job and the safety reports have reflected this. 11-18-25 Jessie Simas will update the team on any safety inspection reports that have occurred since the previous meeting, and address any other safety related topics						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Open
Description 9-30-2025: There were no pending permits to discuss at the time of this meeting. 10-14-2025 There were no pending permits to discuss at this meeting- ACC to expedite scheduling road work prior to 12-15-2025. Target week of November 15th. 10-28-25 Leslie Quish inquired about the permits needed from Rhode Island Energy to perform the gas service tie in. Rick Weijlard will work on submitting applications as needed and update the project team at the next meeting. 11-18-25 ACC to update the project team on the status of the permits needed to perform the gas service tie before winter conditions begin						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 9-30-2025: ACC discussed some minor changes to the master schedule due to truss delivery being postponed two weeks. Master Schedule Update to Follow for Next Meeting 10-14-2025 ACC discussed some minor changes to the master schedule, particularly the completion date. 10-28-25 Although the project completion date hasn't moved, some schedule items have been shifted around accordingly due to some date changes. Master Schedule is attached to these meeting minutes. 11-18-25 ACC will update the project team of any changes to the master schedule, and also attach them to the meeting minutes as well						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 9-30-2025: Site Superintendent Jessie Simas discussed how site work remains ongoing, the slab on grade in the main building was poured on Monday 9/29, the mason continues building CMU walls, and truss delivery is scheduled for the second week of October 10-14-2025 Jessie Simas presented the 3 week lookahead schedule. The work in the next 3 week includes the mason finishing the stair ways and elevator shaft. The site contractor will finish installing the underground galley system (UG-1) and all pipes associated with that drainage system. Northeast Steel will deliver the remainder of the metal decking, and jamb and head plates for apparatus bay doors. Trigon Steel will deliver roof trusses. Ahlberg Carpenters will continue installing the exterior framing, blocking around windows, and exterior sheathing is scheduled to begin during this period as well. Please see attached schedule for more information. 10-28-25 The work to be completed in the next three weeks includes more densglass installation, interior framing, plumbers and electricians working onsite coordinating with the masons for fixtures/equipment embedded in CMU walls, site work remains ongoing, water utility taps in Old River Rd., trenching for utilities in the apparatus bay area, welding truss clips on embedded plates, and finally masons continuing to building the 12" demising CMU walls and apparatus bay pilasters. The three week look ahead is also attached to these meeting minutes. 11-18-25 Jessie Simas will update the team on the work to be performed in the next three week time period						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
Description 9-30-2025: Nick Pizzi presented the open submittals to the project team. None of the open items were critical path items or of any concern. 10-14-2025 Nick Pizzi discussed the three open submittals at the time of the meeting. None of the open items were critical path items or of any concern. The submittal log is attached. 10-28-25 Nick Pizzi discussed open submittals with the team. None of the open submittals were critical path items that will hold up the project. Open submittals log is attached to these meeting minutes. 11-18-25 Nick Pizzi will bring a copy of the open submittal log and discuss any other important submittal related information the team should be aware of						

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
Description 9-30-2025: ACC updated the team on the status of the contract procurement to date. 10-14-2025 Procurement currently remains ongoing, however, ACC and the Town of Lincoln will have a meeting to discuss and finalize the technology scope of work. 10-28-25 Procurement is ongoing, with technology package among the last of the work scope that needs to be bought out 11-18-25 ACC will update the project team on the status of the procurement						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
Description 9-30-2025: Nick Pizzi discussed the two open RFI's at the time of the meeting. Neither were big ticket items, and were regarding scopes of work many months out. Nick reiterated he was trying to stay ahead of the game and get answers to questions in advance. 10-14-2025 Nick Pizzi discussed open RFI's with the project team. RFI log is attached. 10-28-25 Nick Pizzi discussed the two open RFIs at the time of the meeting with the project team. The open RFI log is also attached to these meeting minutes.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		11-18-25 Nick Pizzi will bring copies of the open RFI log to the meeting to share with the project team				

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 9-30-2025: ACC did not have any updates, but are expecting new furniture plans for the remainder of the building to present to the project team at the next meeting. 10-14-2025 ACC met with Brian Krug from W.B. Mason to discuss the final FF&E layout for the remainder of the building. ACC will try to have Brian attend the next OAC Meeting to present the furniture plan for the remainder of the building. 10-28-25 Brian Krug from W.B. Mason attended the meeting and gave a presentation on the furniture plan for the remainder of the building. Some minor changes were made to tailor to the specific needs of the owner. Overall, the FF&E plan looked great and is being finalized. 11-18-25 At the time of writing this agenda, ACC has not received the final layout from WB Mason, however, if it is received in time before the next meeting, copies of the plans will be printed and passed around to the project team to review						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 9-30-2025: Scott Mangiagli was given approval to move forward with the final iteration of the digital sign. 10-14-2025 Scott Mangiagli has been in contact with Mike Renwick from Scoreboard Enterprises, working on the final details and location of the digital sign. More details will be available for him to present at the next meeting 10-28-25 Ongoing. Scott Mangiagli is still finalizing the design for the digital sign, and we will likely haven't updates for the project team at the next meeting. 11-18-25 Now that the design intent has been finalized, ACC will look into alternative pricing for real brick in lieu of faux brick. Then the team can compare the two prices, and weigh the costs and benefits and come to a final decision						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.2	25	Rescue 1 & 2 Similar Plaque PEC, Station 1/2 monument @ EMS				Open
Description 9-30-2025: Nick Pizzi requested information from Downe's regarding the dedication plaque. KBA will be issuing an SKA with the final location of the monument, and the landscaping lighting to illuminate it and the flag pole at night. 10-14-2025 The location and light fixture to shine of the relocated monument are still being finalized. The exact wording and location of the dedication plaques is ongoing. 10-28-25 Ongoing. More information on the wording, size, and locations of the plaques is required. However, this is not a critical path item that will hold up the project. 11-18-25 Nick Pizzi and Phil Gould worked together to finalize the proofs for both the State and Municipality dedication plaques.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 9-30-2025 Rick Weijlard has been in contact with Ethan, who has all the submittals and information he needs from ACC at this point.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		10-14-2025 Since the last meeting, Andrew Gomes from Leidos has been added to the project directory to gain access to all submittals. Their report is about 90% complete. 10-28-25 All parties required to review the submittals for the RIE credits have been added to Procore, and we are currently awaiting their final analysis of the savings. 11-18-25 Andrew Gomes emailed a list of several questions to confirm all his information is accurate and complete.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
		Description 9-30-2025: Nothing to report for this meeting. Ongoing topic. 10-14-2025- KBA & ACC continue to work together updating plans and specifications as required. All items remain current on Procore. 10-28-25 Ongoing. ASI/SK's are updated on Procore immediately. 11-18-25 Ongoing. ASI/SK's are updated on Procore immediately.				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 9-30-2025: Jessie Simas updated the team on the last commissioning report. This is an ongoing topic, and inspections are continuing to be scheduled on an as need basis. Downes to provide SEC Portal Link. 10-14-2025 Jessie Simas plans on installing one window completely, that way the commissioning agent can inspect, and potentially kill three birds with one stone, approving three inspections worth in only one site visit. Furthermore, if there are any issues with the way the windows are being installed, it is beneficial to know ahead of time. No open items on SES Portal 10-28-25 Nick Pizzi checked the Sustainable Engineering Solutions Commissioning Web Portal for the Lincoln Central Rescue Project and there are no open items. ACC and NRD Construction will be installing one window the week of November 10th, and schedule an inspection. Upon seeing one window fully installed, SES will be able to check off three inspection in one single site visit. 11-18-25 Ken Harding called Jessie Simas to schedule a site visit				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
		Description 9-30-2025 Downe's updated team on status of grants 10-14-2025 Downe's Construction informed the team that the payment schedule is ahead of the game, and will not be requesting any payment for the month of October. The next grant payment will be in November. 10-28-25 Ongoing. Downe's updated the project team. 11-18-25 Ongoing. Downe's updated the project team.				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
Description 9-30-2025: The Town voted and approved Ahlborg's September pay application for the amount of \$734,860.00, and also approved Downe's Construction's for \$11,550.00. 10-14-2025 There were no pay applications to present at this meeting. 10-28-25 The committee voted and approved the following payment applications: - Ahlborg Req 11: \$1,298,257 Downe's Construction: \$11,550 SES Invoice from July: \$2,975 SES Invoice from August: \$2,650 SES Invoice from September: \$2,650 11-18-25 There are no pay applications to vote on for this meeting						

Misc. Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	25	Misc. Items Tracking			High	Open
Description 9-16-2025 Chris Troiano from ACC, who will be assisting with onsite supervision, was introduced to the project team. Meeting with ACC, KBA, Town of Lincoln, and Zetron will be scheduled for 10AM after the September 30th OAC meeting. 9-30-2025: The team discussed tracking the ledge removal and historic costs, and the communications/Zetron system. New Items Created in this Meeting Minutes 10-14-2025 Nothing to report from this meeting 10-28-25 Chief Thompson has been in communication with a representative from Bryx, an alternative alerting system to Zetron Equipment. He has been trying to balance the budget, while still ensuring the product meets his needs. He is almost finished weighing the costs and benefits of each system, and will be coming up with a final decision within the next few weeks. 11-18-25 Team will discuss the final decision for the PA and alerting system						

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
13.1	38	Ledge Removal				Open
Description 9-30-2025 Ledge – Ahlborg reported the extent of Ledge removed to date. An additional allowance is being carried that in Ahlborg's opinion should be sufficient to complete its removal. All costs to date have been absorbed within the Ahlborg GMP. It is not anticipated there will be any impact to the owner outside of the Ahlborg GMP at this time. 10-14-2025 While excavating to install the underground galleys, an additional 220 yards of ledge was removed. The only other ledge that could potentially be encountered during this project would be while excavating for underground plumbing in the apparatus bay. However, a large amount of ledge is not anticipated to be removed during this trenching. Overall, we are very near the end of the ledge removal from site. 10-28-25 More ledge was encountered while excavating for the domestic water and fire service water taps. It is anticipated more ledge will be encountered while trenching for utilities in the apparatus bay area as well. However, it is expected to be minor, and we can comfortably say over 95% of the total ledge for the project has been removed at this point. 11-18-25 Jessie Simas will inform the team of any ledge that has been encountered since the previous meeting						

Tele Data, AV, Security & Zetron Coordination

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
14.1	38	Tele Data, AV, Security & Zetron System				Open
Description 9-30-2025 ZETRON System – A presentation was made by All-Comm to explain the details of the ZETRON system, its benefits and its long-term costs. It was agreed that the Department would make a site visit to a neighboring community to review their system. Ahlborg will be reviewing and advising on alternative installers						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		10-14-2025 As discussed above, ACC and the Town of Lincoln will coordinate a meeting to finalize the technology scope of work. The goal is to deliver a product that the Town needs, while balancing budget. 10-28-25 Ongoing. See above in misc. items tracking 11-18-25 Ongoing. See above in misc. items tracking				

Next Meeting Date & Time

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
15.1	25	Next Meeting Date & Time			Medium	Open
		Description Next Meeting: Tuesday December 2, 2025 at 9:00 AM				