

DATE: December 2, 2025

**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:
 - 11/28/25 (Report #11)

2. Monthly Report

- a. To be issued in early December for the Month of November.

3. Project Budget Status

- a. To be issued in early December for the Month of November.

4. CPF Grant Process and Compliance

- a. Downes/Lincoln are awaiting the learning center cashflow from Ahlborg to request additional funds.
- b. A desk and site visit with PRO / DOA related to the CPF grant took place on 11/21/15 at 10:30am. All went well.

5. Town "Hot" Items

- a. Receiving GMP and all associated attachments per the AIA document for review from Ahlborg.
- b. Receiving budget report/history from SD budget to current projected GMP from Ahlborg.
- c. Receiving cashflow for Learning center breakout for the CPF grant from Ahlborg.
- d. Establishing FD communications system (i.e. BRIX or other)

6. Invoices

- a. Downes Invoice #19 - Submitted to John Cimino on 11/25/25 for payment.
- b. Ahlborg Requisition #12

7. Ahlborg Agenda

- a. Review status of construction, schedule, RFIs and Submittals.



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

Project: 24-009 Lincoln EMS/Rescue & Learning Center
98 Old River Road
Lincoln, Rhode Island 02865
P: 401-333-8455

Centralized Rescue/Learning Center Project OAC Agenda: Meeting #42

Meeting Date Dec 2, 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@lincolnps.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 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 Safety has remained outstanding on the project so far. Third party safety inspections continue to have high scores. 12-2-25 Jessie will update the project team on the status of the project safety since the last meeting						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Open
Description 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 has been communicating with RI Energy and is compiling the documents needed to obtain the gas permit 12-2-25 ACC has submitted an RFI to the design team to receive assistance in assembling the correct paperwork needed to procure the gas permit from RI Energy.						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 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 Minor changes have been made to the project schedule as dates were moved around accordingly. However, the substantial completion date is unaffected by these changes and is still scheduled for May 31, 2026. Please see attached for more information. 12-2-25 ACC to briefly review the master schedule with the project team						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 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						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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. Ahlborg 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 RT Nunes will trench in the apparatus bay for underground utilities, install sewer connection, and drainage structures by the North side of the apparatus bay. R&H Roofing will be delivering materials in the first week of December. Delta Mechanical plumbers will continue plumbing rough ins throughout the building on both the first and second floors. Kelly Electric will install underground conduits in the apparatus bay area following RT Nunes excavations. Aguiar Steel will continue to install trusses and metal roof decking. SA Feole Masonry will be finished with CMU work, and begin brick veneer on the West wall of the Learning Center. NRD will continue AVB on the exterior of the main building and finish installing windows. Finally, ACC carpenters will begin installing 2nd floor interior framing and blocking, and frame/sheath the exterior walls on the gable ends of the main building. Please see attached 3-week lookahead for more details.				

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
		Description 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 The AV package has been submitted and will take a couple of weeks to review. Most of the open submittals pertain to finishes and final color selections. Please see attached for more information. 12-2-25 Ongoing. Nick Pizzi will update the team on any open submittals and review the overall status of submittals for the project.				

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
		Description 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 Ongoing. The PA and Alerting system remains the only substantial piece of the project that needs to be bought out. 12-2-25 ACC received the proposal from Bryx, regarding the PA and Alerting System. ACC needs to review to ensure their scope is complete and aligns with the Town's needs.				

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
		Description 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. 11-18-25 RFIs remain ongoing as clarifications are needed. Please see attached for the two open RFIs at the time of the meeting.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		12-2-25 Nick Pizzi will update the team and review any open RFIs.				

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 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 WB Mason will be sending ACC the final furniture plans and layout to bring to the next meeting 12-2-25 ACC received the Phase 2 furniture layout from WB Mason. The plans were shared with the Town for review and approval.						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 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 The team decided the fake brick will be suitable. Since the brick will be sitting on a concrete base, there are no concerns of weed wackers damaging the fake brick at the bottom courses. The exact location still needs to be agreed upon and finalized. 12-2-25 Ongoing. The design team is working with the Town to determine the final location of the sign, taking into account property line setbacks, obstruction of view due to trees, and where existing underground utilities are to supply power to the sign. Overall, the digital sign project has been evolving nicely, and progress is being made.						

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 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 The final proofs of both the State and Municipality dedication plaques were submitted and approved. 12-2-25 Nothing new to report since the last meeting. The plaques are approved, however, there still needs to be final decisions made regarding the relocated monument.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 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.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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. Nick Pizzi addressed the questions and is waiting for an email response. 12-2-25 Nick Pizzi has been emailed back and forth with Andrew Gomes answering his questions.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
		Description 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. 12-2-25 Ongoing.				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 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 will likely visit the site for another inspection before the next meeting. At the next meeting Jessie will update the team 12-2-25 Jessie Simas will update the team on the status of the building envelope commissioning, and review and any inspections that have occurred since the previous meeting				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
		Description 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. PRO /DOA Site visit scheduled for 11/21/2025 @ 10:30 AM 12-2-25 The PRO/SOA site visit occurred on 11/21/25 at 10:30 AM and all went well.				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
		Description 10-14-2025 There were no pay applications to present at this meeting.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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 were no pay applications to vote on for this meeting, however, next meeting there will be. 12-2-25 The committee will vote on the following pay applications: Ahlborg Req. No. 12 - TBD Downe's Construction: \$11,550 SES Invoice from October - TBD				

Misc. Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	25	Misc. Items Tracking			High	Open
		Description 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 discussed the need to receive the final proposal from Bryx so a decision can be made. Chief also requested pricing for an all new Plymovent vehicle exhaust system, in lieu of relocating and reinstalling the old system at Rescue 1. Nick Pizzi will update the team at the next meeting on the price increase for all new units. 12-2-25 Nick Pizzi has been in contact with the Plymovent vendor. At the time of writing this agenda, there is no pricing to report for the 6 brand new units, however, if the prices are received by the meeting they will certainly be discussed with Chief.				

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
13.1	38	Ledge Removal				Open
		Description 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 Minor ledge was encountered while excavating for the sewer tie in and while trenching in the apparatus bay for underground utilities. 12-2-25 Minor ledge has been encountered.. Jessie Simas will update the team on the current final number to date				

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 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 12-2-25 Nick Pizzi linked up Cory Gibb (Town of Lincoln IT Director) with ACC's security vendor. They discussed the equipment to be used, and ACC's vendor confirmed he will be using all the equipment to suite the Town's needs. With that said, security submittals are expected to start beginning the week of 12/1/25.						

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 16, 2025 at 9:00 AM						