

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: December 12, 2025
Location: Central ES
TIME: 7:30 AM

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

Call to Order - Meeting Commenced at 7:32AM

I. Approve Meeting Minutes from 11/7/25

- a. Motion Approved

II. Financial Update

- \$50 Mil of work completed at Lincoln schools since Summer 2023 to date. Half of which was financed. Issued a bond for \$25M and did \$50M worth of work

III. Construction Project Updates

- GYM/STEM / Cafeteria Upgrades
 - Northern attained Temp. Cert. of Occupancy on 11/26 and opened for student use on 12/2 (soft opening)
 - Central attained Temp. Cert. of Occupancy on 12/5 and opened for student use on 12/8 (soft opening)
 - Both schools being used by student body and hosting after hours activities
- Saylesville & Lonsdale ES occupation
 - Targeting the week of 12/29 for Temp. Cert. of Occupancy
 - Turnover classrooms – Targeting the week of 12/18 to prep/set up
 - 1/5/26 – Soft opening for both schools (after Holiday break)
- Saylesville ES Parking Lot
 - Concern of proximity of lot to play areas & REC building.
 - Garofalo Engineering (Studio Jaed Sub) has produced a couple of design options and are continuing to look into other possible solutions to ensure safety/separation from lot to those areas.
 - Studio Jaed to keep L. Quish updated on progress for her input

IV. Studio Jaed Updates

- RIDE Stage 2 Items - Review of Playgrounds & estimated costs

- Discussed the RIDE Stage 2 package which will be presented to the Lincoln Town Council for review on 12/16
- Discussed the new playgrounds as part of PCO#17. Please refer to PCO#17 comments under the section VI. Proposed Change Orders

V. Electrical Inspector Building Shutdown @ Elementary Schools (A. Feola)

- Electrical inspector is requesting that an outdoor shutoff be installed at all four elementary schools to allow them external shutoff capability
- Cost TBD

VI. Proposed Change Orders

- PCO #4 (\$30,068.00) – Northern HVAC Upgrades
 - Add heating in North – South stairwells & storage room
 - Utilize existing, remaining Project Budget Contingency to cover expense
- PCO #15 (\$13,594.00) – GYM/STEM
 - Provide / install intercom system at Break Out/Learning Space rooms
 - To maximize available spaces due to growing enrollments which included re-purposing storage closets to Break out spaces
 - Utilize existing, remaining Project Budget Contingency to cover expense
- PCO #16 (\$20,729.00) – GYM/STEM
 - Address additional Cafeteria work scope items per ASI 14
 - Includes thresholds and weather stripping (per Health Dept request to exist conditions), drain pipe encapsulation, painting, etc.
 - Utilize existing, remaining Project Budget Contingency to cover expense
- PCO #17 (\$4.1M) – Storm Water Drainage, Playgrounds at Lonsdale, Northern and Saylesville ES's & Central Basketball Court
 - Value amount \$4.1M
 - Scope includes drainage improvements @ Lonsdale, Northern & Saylesville ES's
 - Playgrounds @ Lonsdale, Northern & Saylesville
 - Play ground play area is “poured in place”
 - Fully accessible with pathways & 4' fencing around
 - Playgrounds are split. One side dedicated to grades K - 2 other is 3-5
 - Field netting included
 - Will pick up additional parking spots at Northern ES near Pre-K play area
 - Central ES Basketball Court
 - 55'x90' - Not a regulation/full Basketball court (same as Lonsdale), Includes a 6' H fence

- “Gorilla Set” – a crank down mechanism introduced by S. Carvalho that would allow the basketball post to be adjusted. Get input from Principals if this should be considered
- CO to the existing contract
 - Present the \$4.1M Playgrounds/Drainage improvements package to the Town Council on 12/16.
 - If approved by Town Council and RIDE then existing contract would be modified
 - Presenting a CO to the existing contract would allow the work to happen sooner and save a year off the timeline if the Town were to re-bid. This approach would deliver the new playgrounds by Summer 2026
 - Funding - Potentially utilize available revolving fund monies and reimbursed grant monies expected in 2026 to fund the project
 - Discuss further at next LBC meeting in January 2026 after Town Council meeting

VII. Action Items / Approvals

- Approval of PCO#4 – Approved by LBC to submit to Lincoln Town Council
- Approval of PCO#15 – Approved by LBC to submit to Lincoln Town Council
- Approval of PCO#16 – Approved by LBC to submit to Lincoln Town Council
- Approval of PCO#17 – Approved by LBC to submit to Lincoln Town Council
 - Change to existing contract

VIII. Review and approve payment applications

- November Invoices – Approved by LBC

IX. Comments / Questions

- NA

XI. Next Meeting : 1/9/26 at 7:30am – Lonsdale ES Cafeteria

XII. 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