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downesco.com

DATE: January 20, 2026

**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:
 - 1/5/26 (Report #16)
 - 1/12/26 (Report #17)

2. Monthly Report

- a. Issued on 1/9/26.

3. Project Budget Status

- a. Included with Monthly report. No changes.

4. CPF Grant Process and Compliance

- a. Submitted Q4 Project Update

5. Town "Hot" Items

- a. Alhborg is to submit final GMP for execution
- b. Steel reinforcement for the balcony

6. Invoices

- a. None

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 #45

Meeting Date Jan 20, 2026 **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
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
Sydney Rubin	Downes Construction		srubin@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
Mike Reid	Town of Lincoln		mreid@lincolnri.org

Name	Company	Phone Number	Email
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 12-9-25 Jessie conveyed that safety has been outstanding so far and continues to schedule 3rd party inspections. 12-23-25 Jessie has been working with the 3rd party safety company, continuing to try scheduling inspections on a regular basis. Overall, safety has continued to be excellent so far. 01-06-26 Safety reports continue to be outstanding. 01-20-26 Jessie to kick off meeting with safety report						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Open
Description 12-9-25 ACC met with RIE onsite after the OAC Meeting to hand deliver proper documents needed to obtain the gas permit. 12-23-25 ACC has filed all the paperwork needed for the gas permit from RIE. Currently, final approval is pending DOT's review. However, since the gas main is not in the road and is behind the sidewalk line, there should not be any issues with obtaining the permit. 01-06-26 Given the winter moratorium is in affect, the Town will write a hardship letter to RIDOT requesting a waiver to conduct the work necessary to tap into the gas main. 01-20-26 DOT road work moratorium hardship letter has been submitted, and ACC is currently waiting to hear back from RIE						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 12-9-25 Ahlberg briefly review the master schedule with the project team, indicating that while there have been delays due to permits and ledge removal, ACC is still pushing to achieve the substantial completion date. Please see attached for more info. 12-23-25 Please see attached master schedule. There have not been any changes since the previous meeting, with the exception of spray foam insulation which occurred ahead of schedule. 01-06-26 Master schedule has remained unchanged and is attached. 01-20-26 No changes have been made to the master schedule						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 12-09-25 RT Nunes continues to trench for utilities in the apparatus bay area, and finalize sewer connection. R&H Roofing will begin delivering materials to the jobsite and installing roofing on the main building. Delta Mechanical has mobilized and will be installing ductwork on the 2nd floor and then move down to the 1st floor, while the plumbers continue to work in the apparatus bay. Kelley Electric will install under slab conduit in the apparatus bay, and layout the rough wiring on the first floor. Temp power to the building will also be completed. Aguiar Steel will finalize the truss install and metal roof decking. Strafach will place concrete at the mechanical attic, mezzanine deck, and the						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		stairways. NRD continues installing the AVB and nailbase on the exterior of the building. Finally, Ahlborg Carpenters will finish building the gable wall framing and sheathing on the main building. Please see attached for more info. 12-23-25 RT Nunes continues with E&B for underground utilities in the apparatus bay. Oil/water separator installation was completed the day of the meeting. R&H Roofing will continue installing roofing on the main building. Delta Mechanical continues underground work in apparatus bay, installing hangers and refrigerant line sets for HVAC equipment, and installing ductwork. Kelly Electric will begin rough-in wiring on the first floor, and layout/install underground in apparatus bay. Aguiar Steel will finish installing the roof decking on the apparatus bay, and then move on to installing door jambs for the apparatus bay garage doors. John Strafach will place the apparatus bay concrete slab the week of January 5th. NRD will continue installing AVB and nailbase insulation on exterior of the main building. See attached for more details. 01-06-26 RT Nunes continues with underground work in the apparatus bay. Underground electric should be completed the week of Jan. 12th. R&H Roofing will continue with roofing and dormer framing. Delta Mechanical will be delivering roof top units, and equipment hoisted into the mechanical room. Kelly Electric will complete underslab conduit in the apparatus bay, and is performing rough wiring work. Aguiar Steel will be installing the apparatus bay door jambs and decking the dormers upon completion. John Strafach is scheduled to place the apparatus bay slab the week of January 19th. NRD continues to install the AVB and nailbase. Feole Masonry will be back onsite the week of January 12th to begin brick veneer work on the Learning Center. See the attached 3-week lookaheads for more details. 01-20-26 Jessie to discuss 3 week lookahead schedule with the project team				

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
		Description 12-9-25 Please see the attached open submittal log for submittals that were discussed at the meeting. 12-23-25 Please see attached submittal log. Some changes to furniture type/design and changes to toilet accessories is the cause for the overdue submittals. Neither are of concern due to being long lead time items. 01-06-26 Please see attached open submittals log. Overdue submittals are due to submittal reviewers and approvers taking time off for the holidays. None of these submittals will impact the project schedule. 01-20-26 Nick will discuss open submittals				

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
		Description 12-9-25 ACC is working with the Town of Lincoln to finalize the information needed to procure the Bryx PA and Alerting System. 12-23-25 Procurement of the furniture, appliances, digital sign, and PA and Alerting system is ongoing. 01-06-26 Ongoing. 01-20-26 Digital Sign and Bryx PA and Alerting System have been procured. Furniture and appliances are all that remain.				

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
		Description 12-9-25 Please see the attached log to view open RFIs discussed at the meeting 12-23-25 Please see attached RFI log. The RFI at the time of the meeting has already been answered. 01-06-26 Please see attached RFI log. The vector file for the Lincoln Head for the plaques is still needed, and more information on the exact model number for Type D fixtures.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		01-20-26 Nick will bring open RFI log and discuss with the team				

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 12-9-25 ACC submitted the furniture plan which is currently under review in the submittal process 12-23-25 ACC to pursue revised submittal for the countertop stools and living room recliners from WB Mason. 01-06-25 ACC will submit a revised submittal on Procore with updated countertop stools and living room recliners for review and approval once received from WB Mason. 01-20-26 Ongoing						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 12-9-25 The final location of the sign has been determined. KBA will issue an ASI to reflect the location on the plans, and ACC will work on procuring a turkeny digital sign package with the vendor. 12-23-25 ACC is meeting with Scoreboard Enterprises on January 6th at 10 AM to test the WiFi signal. If the signal is strong, then wireless controls of the sign will suffice. If the signal is weak then it will need to be hard wired. 01-06-26 ACC met with Scoreboard Enterprises and determined the cellular connection was good. The brick color selection still need to be made. 01-20-26 Mike from Scoreboard Enterprises will be onsite at 10AM after the meeting to go over brick color selections						

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 12-9-25 The Town voted and approved the monument relocation plans. KBA will be issuing an ASI to reflect the changes in the landscape plans. 12-23-25 KBA continues to plan the final details of the relocated monument. 01-06-26 Final plans for the relocated monument sign are ready to be issued. 01-20-26 Ahlberg found out both the State and Municipality dedications plaques will be provided by the State by their own vendor. ACC to only furnish and install Lincoln Town Seal plaques now.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 12-9-25 The final information needed for the RIE Credits is the lighting comms check, which is currently being pursued by the engineering team. 12-23-25 With the design team's help, ACC sent over the comm check to Andrew Gomes. All documents have been submitted and are under review. 01-06-26 All documents have been submitted and are under review.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
	01-20-26	Ongoing				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
		Description 12-9-25 Ongoing. 12-23-25 Ongoing 01-06-26 Ongoing 01-20-26 Ongoing				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 12-9-25 Jessie Simas met with SES after the OAC Meeting, and will discuss the results from the building envelope inspection at the next meeting. 12-23-25 Frequent site visits are not possible due to limited manpower, so Jessie Simas has been sending daily reports to Charlie Archer from SES, the commissioning agent, to keep him informed on building envelope progress. 01-06-26 There was an onsite inspection with the commissioning agent after the meeting at Town Hall. Jessie will update the team on how the inspection went at the next OAC Meeting. 01-20-26 Jessie to discuss building envelope and HVAC commissioning inspections and open items (if any)				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
		Description 12-9-25 The PRO/SOA site visit occurred on 11/21/25 at 10:30 AM and all went well. 12-23-25 Ongoing. 01-06-26 Downe's had nothing to report 01-20-26 Downe's to report updates				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
		Description 12-9-25 The committee voted and approved Ahlborg's requisition #12 for the month of November in the amount of \$1,046,656.00. As approved at prior meetings, all flat-rate monthly invoices from Downe's Construction and SES have been preapproved and do not need to be voted on. 12-23-25 There was no pay application to vote on for this meeting 01-06-26 Ahlborg presented their December pay application in the amount of \$1,062,112 which was voted and approved by the building committee 01-20-26 There are no pay applications to vote on for this meeting				

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
Description 12-9-25 Minor ledge has been encountered while excavating for underground utilities in the apparatus bay. 12-23-25 Ledge was removed when excavating for the water/oil separator on the north side of the apparatus bay. Ledge log is being kept up to date 01-06-26 Ledge log continues to be updated as ledge is encountered. Ledge removed to date is ~99% of project total. 01-20-26 No additional ledge has been encountered since the last meeting						

Tele Data, AV, Security & Zetron Coordination

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
13.1	38	Tele Data, AV, Security & Bryx System				Open
Description 12-9-25 ACC met with Cyber Comm, the installers of the Bryx PA and Alerting System, onsite after the OAC meeting to coordinate and discuss the install for this project. 12-23-25 ACC held coordination meeting with Cyber Comm and Kelly Electric to discuss work needed from both parties for a complete installation. Quotes and submittals are expected to follow in the coming weeks. 01-06-26 Ongoing. Submittals expected in the coming weeks. 01-20-26 Bryx System has been procured. Submittals will be expected soon						

Town Hall IT Room Upgrades

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
14.1	45	Town Hall IT Room Upgrades				Open
Description 01-20-26 Committee will vote to approve HVAC upgrades to the Town Hall IT Room						

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, February 3, 2026 at 9:00 AM						