



**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 #47

**Meeting Date** Feb 17, 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         |
| Peter Dyer      | Town of Lincoln                  |                          | pfdyerjr@gmail.com            |
| 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   |
| <b>Description</b><br><b>01-06-26</b> Safety reports continue to be outstanding.<br><b>01-20-26</b> Jessie shared the latest safety inspection report from Monday 1-19-2026 which had a score of 100%<br><b>02-03-26</b> No safety violations or accidents to report<br><b>02-17-26</b> Jessie will kick off the meeting with the safety report |            |               |            |          |          |        |

## Permit

| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mtg Origin | Title   | Assignment | Due Date | Priority | Status |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|------------|----------|----------|--------|
| 2.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 25         | Permits |            |          | High     | Open   |
| <b>Description</b><br><b>01-06-26</b> 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.<br><b>01-20-26</b> DOT road work moratorium hardship letter has been submitted, and ACC is currently waiting to hear back from RIE<br><b>02-03-26</b> The hardship letter is still being reviewed by DOT. The gas permit cannot be issued until the waiver is granted<br><b>02-17-26</b> RIDOT is still reviewing the hardship letter needed for the RIE Gas Permit |            |         |            |          |          |        |

## Schedule

| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mtg Origin | Title           | Assignment | Due Date | Priority | Status |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|------------|----------|----------|--------|
| 3.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 25         | Master Schedule |            |          | High     | Open   |
| <b>Description</b><br><b>01-06-26</b> Master schedule has remained unchanged and is attached.<br><b>01-20-26</b> Some dates on the master schedule have been modified, but the substantial completion date remains the same. Please see attached updated master schedule for more detail.<br><b>02-03-26</b> No dates have changed since the previous master schedule revision<br><b>02-17-26</b> No dates have been changed on the master schedule since the previous meeting |            |                 |            |          |          |        |

| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Mtg Origin | Title                      | Assignment | Due Date | Priority | Status |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------|------------|----------|----------|--------|
| 3.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 25         | 3-Week Look Ahead Schedule |            |          | High     | Open   |
| <b>Description</b><br><b>01-20-26</b> RT Nunes will wrap up underground utilities in the apparatus bay, while site work remains ongoing. R&H Roofing will return the first week of February to install the nailbase and shingles.. ACC Carpenters will close in the south gable wall on the main building at the mechanic attic, and work on winterizing the apparatus bay in preparation for the SOG placement. Delta Mechanical will continue with fire protection, HVAC installation, and rough plumbing. Kelly Electric will continue rough wiring on the 2nd floor, and move down to the 1st floor the first week of February. Jon Strafach will prep and place the apparatus bay SOG the first week of February. NRD Construction will install the PVC trim and Everlast siding on the main building. Please see attached 3 week lookaheads for more detail.<br><b>02-03-26</b> RT Nunes will wrap up fine grading for apparatus bay floor placement this week. R&H Roofing is expected to return to site the week of Feb 16th. ACC carpenters will frame and sheath the south and east gable walls, and start installing sheetrock/smoke barrier ceilings in the |            |                            |            |          |          |        |

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assignment | Due Date | Priority | Status |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
|     |            | bunk rooms. Delta Mechanical will finish installing apparatus bay trough drains, and HVAC will still be ongoing through the next three weeks. Kelly Electric will continue with wiring on the first and second floors, and provide conduit backbones for low voltage work. The electrical panels will start being installed the week of Feb. 16th. Strafach will prep and place the apparatus bay slab starting the week of Feb. 9th. NRD will continue installing siding for the next three weeks. See attached 3 week lookahead for more details. |            |          |          |        |
|     |            | <b>02-17-26</b> Jessie will present the three week lookahead schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |          |          |        |

### Submittals

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assignment | Due Date | Priority | Status |
|-----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 4.1 | 25         | Submittals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |          | High     | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> 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.<br><b>01-20-26</b> Please see the attached open submittal log. Some open submittals are intentionally on hold until final finish and appliances selections are made.<br><b>02-03-26</b> Please see attached submittal log for open submittals<br><br><b>02-17-26</b> Nick will discuss open submittals |            |          |          |        |

### Procurement

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                               | Assignment | Due Date | Priority | Status |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 5.1 | 25         | Procurement                                                                                                                                                                                                                                                                                                                                                         |            |          | High     | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> Ongoing.<br><b>01-20-26</b> Digital Sign and Bryx PA and Alerting System have been procured. Furniture and appliances are all that remain.<br><b>02-03-26</b> Furniture and appliance procurement remains ongoing<br><br><b>02-17-26</b> At this time, only the remainder of the appliances and furniture need to be procured |            |          |          |        |

### RFI's

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                                   | Assignment | Due Date | Priority | Status |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 6.1 | 25         | RFI's                                                                                                                                                                                                                                                                                                                                                                                                   |            |          | High     | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> 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.<br><b>01-20-26</b> There were no open RFI's to report for this meeting<br><b>02-03-26</b> Please see attached RFI log<br><br><b>02-17-26</b> Nick will discuss any open RFIs with the team |            |          |          |        |

### FF&E

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                    | Assignment | Due Date | Priority | Status |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 7.1 | 25         | FF&E                                                                                                                                                                                                                                                                                                                                     |            |          | Medium   | Open   |
|     |            | <b>Description</b><br><b>01-06-25</b> 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.<br><b>01-20-26</b> Furniture on the first floor has been finalized, however, the furniture on the second floor is still under review. |            |          |          |        |

| No. | Mtg Origin | Title                                                                                                                             | Assignment | Due Date | Priority | Status |
|-----|------------|-----------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
|     |            | <b>02-03-26</b> Second floor furniture is under review<br><br><b>02-17-26</b> Second floor furniture is under review at this time |            |          |          |        |

### Miscellaneous

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assignment | Due Date | Priority | Status |
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| 8.1 | 25         | Digital Sign                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |          | Low      | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> ACC met with Scoreboard Enterprises and determined the cellular connection was good. The brick color selection still need to be made.<br><b>01-20-26</b> Mike from Scoreboard Enterprises unfortunately could not attend the meeting at 10 AM to go over brick color selections, but it will be rescheduled ASAP<br><b>02-03-26</b> The meeting with Scoreboard Enterprises to finalize faux brick color selections has been tentatively re-scheduled to February 10th at 11:30 AM<br><br><b>02-17-26</b> Scoreboard Enterprises met with Leslie and Nick to color match the existing brick at Town Hall. The final color selection has been approved, and submittals are expected to be received in the coming weeks. |            |          |          |        |

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                           | Assignment | Due Date | Priority | Status |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 8.3 | 25         | RIE Credits                                                                                                                                                                                                                                                                     |            |          |          | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> All documents have been submitted and are under review.<br><b>01-20-26</b> Ongoing<br><b>02-03-26</b> Rick will reach out to Andrew Gomes for updates.<br><br><b>02-17-26</b> Rick will update the team on his efforts to receive updates |            |          |          |        |

| No. | Mtg Origin | Title                                                                                                                              | Assignment | Due Date | Priority | Status |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 8.4 | 25         | Construction Plans & Specifications                                                                                                |            |          | High     | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> Ongoing<br><b>01-20-26</b> Ongoing<br><b>02-03-26</b> Ongoing<br><br><b>02-17-26</b> Ongoing |            |          |          |        |

### Commissioning

| No. | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assignment | Due Date | Priority | Status |
|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 9.1 | 25         | Commissioning Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |          | Medium   | Open   |
|     |            | <b>Description</b><br><b>01-06-26</b> 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.<br><b>01-20-26</b> Jessie did not have any inspections to report for this meeting. He has been sharing his daily reports, and those of R&H Roofing, with Charlie Archer of SES as well to ensure full transparency.<br><b>02-03-26</b> HVAC commissioning meeting to be scheduled in the near future. |            |          |          |        |

| No. | Mtg Origin | Title                                                                                                                                                                                                   | Assignment | Due Date | Priority | Status |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
|     |            | <b>02-17-26</b> A commissioning virtual kickoff meeting was held with the MEP trades on 2/10. A binder with a hard copy of the equipment check list was agreed to be stored in the job trailer on site. |            |          |          |        |

**Grants**

| No.  | Mtg Origin | Title                                                                                                                                                                                                                                                                    | Assignment | Due Date | Priority | Status |
|------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 10.1 | 25         |                                                                                                                                                                                                                                                                          |            |          |          | Open   |
|      |            | <b>Description</b><br><b>01-06-26</b> Downe's had nothing to report<br><b>01-20-26</b> Downe's did not have anything to report.<br><b>02-03-26</b> Downe's continues to move forward and stay compliant with the grant requirements<br><b>02-17-26</b> Downe's to update |            |          |          |        |

**Pay Requisitions**

| No.  | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assignment | Due Date | Priority | Status |
|------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 11.1 | 25         | Pay Requisitions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |          | High     | Open   |
|      |            | <b>Description</b><br><b>01-06-26</b> Ahlborg presented their December pay application in the amount of \$1,062,112 which was voted and approved by the building committee<br><b>01-20-26</b> Ahlborg will present their pay application #14 for the month of January at the next OAC meeting on Tuesday, February 3rd<br><b>02-03-26</b> Ahlborg pay application for work completed through January 31, 2026 was voted and approved in the amount of \$961,415. SES January billing was also approved in the amount of \$5,830<br><b>02-17-26</b> There are no pay applications to vote and approve for this meeting |            |          |          |        |

**Ledge Removal**

| No.  | Mtg Origin | Title                                                                                                                                                                                                                                                                                                                                                                                             | Assignment | Due Date | Priority | Status |
|------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------|--------|
| 12.1 | 38         | Ledge Removal                                                                                                                                                                                                                                                                                                                                                                                     |            |          |          | Open   |
|      |            | <b>Description</b><br><b>01-06-26</b> Ledge log continues to be updated as ledge is encountered. Ledge removed to date is ~99% of project total.<br><b>01-20-26</b> No additional ledge has been encountered since the last meeting<br><b>02-03-26</b> No additional ledge has been removed since the last meeting<br><b>02-17-26</b> No additional ledge has been removed 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   |
|      |            | <b>Description</b><br><b>01-06-26</b> Ongoing. Submittals expected in the coming weeks.<br><b>01-20-26</b> Bryx System has been procured. Submittals will be expected soon<br><b>02-03-26</b> ACC is hosted a technology coordination kickoff meeting Thursday, January 28th at 10 AM onsite with Cory Gibb, ATR Treehouse, and ATG Group Inc. In-wall blocking and conduit runs were reviewed with the |            |          |          |        |

| No. | Mtg Origin | Title                                                                                                                                                        | Assignment | Due Date | Priority | Status |
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|     |            | electrician. The team will come back for another site visit in a few weeks to ensure everything is 100% correct before the walls are closed in with drywall. |            |          |          |        |
|     |            | <b>02-17-26</b> ACC continues to handle coordination and planning for the technology trades, in anticipation of installing drywall in the coming weeks.      |            |          |          |        |

**Next Meeting Date & Time**

| No.  | Mtg Origin | Title                                                                        | Assignment | Due Date | Priority | Status |
|------|------------|------------------------------------------------------------------------------|------------|----------|----------|--------|
| 15.1 | 25         | Next Meeting Date & Time                                                     |            |          | Medium   | Open   |
|      |            | <b>Description</b><br><b>Next Meeting: Tuesday, March 3, 2026 at 9:00 AM</b> |            |          |          |        |