

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: February 6, 2026
Location: Northern ES
TIME: 7:32 AM

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

Call to Order - Meeting Commenced at 7:32AM

I. Approve Meeting Minutes from 1/9/26

- a. Motion Approved

II. Financial Update

- M. Carreno discusses a call with the infrastructure bank scheduled for 2/6 to borrow \$5 million for the bathroom project and playgrounds, hoping to get a better interest rate than 2.5% (possibly 0% for three years).
- Also incorporate HVAC work for the middle school as part of the infrastructure bank discussion.

III. Construction Project Updates

- GYM/STEM / Cafeteria Upgrades
 - Northern Cafeteria – finishing up new lighting (93% completed)
 - The previously approved PCO #17 for additional Tectum panels will be presented at the next Town Council for approval
- Punch Lists
 - Walkthroughs at all four elementary schools completed. Attended by School Reps, Downes Construction, Studio Jaed and Ahlborg Construction.
 - Official punch list to be developed and distributed by Studio Jaed. (Report due in March)

IV. Studio Jaed Updates

- Playgrounds Design Presentation
 - Focus on skill-building, social-emotional learning and inclusivity.
 - The playgrounds will have K-2 and 3-5 areas, with equipment designed for gross motor skill development.
 - Suggestions made to tweak the design to optimize space and reduce maintenance issues. Possibly changing the shapes of the playgrounds to fit the spaces better and reduce dead space.

- Discussed the placement of equipment and the need for proper maintenance.
- Proper fencing with gates discussed to ensure safety as well as the inclusion of benches and shade structures
- Evaluate and propose traffic-control measures for the playground access road (options such as speed bumps, raised tables, and signage) and coordinate with town maintenance and safety stakeholders
- Repair or upgrade the playground access gate hardware to ensure gates auto-close and include appropriate teacher-accessible safety hardware
- Submit schematic design, design development, and construction document packages for the playground projects to RIDE so the team can proceed with state review (allowing field approvals to move forward while refinements continue)
- Central ES Basketball Court Location – Has been discussed with nearby homeowners and current design location is acceptable. Consider adding trees and fencing along three sides of court.
- Playgrounds would be completed by Summer 2026
- Action Item - Refine playground layouts and provide revised site configurations (non-rectangular shapes), updated equipment placement, and cut sheets reflecting discussion items (fence location, ADA access, and avoidance of wet/ledge areas)
- Action Item - Develop and present bench/table seating as a combined divider/seating alternative between age-separated play areas (design options and placement)
- Action Item - Prepare a landscape/buffering plan for the neighbors adjacent to the playground (planting scheme and visual screening) and present it at the next review
- Action Item - Provide cost options and images for shade alternatives and bench/table seating (include benches as an alternate and show non-fabric canopy or structural options) for committee consideration
- Northern ES Restroom Renovation Project
 - New design plans presented with a focus on ADA accessibility
 - Action Item - Finalize construction documents and schedule for the Northern bathroom renovation (to proceed toward a September construction start) and resolve open side areas in design
 - Work to be completed by Summer 2026

V. Proposed Change Orders

- PCO #18 - \$990,604.00 – Northern ES Restroom Renovations
- PCO #19 - \$57,207.00
 - Additional Tectum sound proofing wall/ceiling panels and lighting at Saylesville ES Cafeteria
 - Shunt trips disconnect switches at each elementary school per electrical inspector.
- All PCO's to be presented to Town Council for approval.
- Present playground projects for RIDE approval

VI. Action Items / Approvals

- Approval of PCO #18 – Approved

- Approval of PCO #19 - Approved
- Schematic Design/Design Development/Construction Document approval to submit to RIDE on the playground projects. - Approved
- Schematic Design/Design Development/Construction Document approval on the mechanical valve replacement at the Middle School. – Approved.

VII. Review and approve payment applications

- January Invoices – Approved by LBC

VIII. Comments / Questions

- NA

IX. Next Meeting : 3/6/26 at 7:30am – Central ES

X. Adjourn

Motion to adjourn by M. Carreno. Seconded by S. Carvalho. All in favor. Motion carried. The Meeting adjourned at 8:30 a.m.

M Carreno, CHAIR

DATE