

DATE: March 3, 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:
 - 2/16/26 (Report #20)

2. Monthly Report

- a. To be Issued Friday 3/6/26.

3. Project Budget Status

- a. Included with Monthly Report

Construction Costs		
Ahlborg GMP	\$	15,479,651.00
Pending Revisions	\$	40,175.00
Subtotal Construction Costs:	\$	15,519,826.00
Soft Costs		
Owner Soft Costs	\$	393,505.00
Subtotal Soft Costs	\$	393,505.00
Town Budget		
Bond	\$14,000,000.00	
CPF Grant	\$2,000,000.00	
Municipal Grant	\$500,000.00	
ARPA GRANT	\$ 344,035.30	
Subtotal Town Budget:		\$16,844,035.30
Budget Surplus		
		\$930,704.30

4. CPF Grant Process and Compliance

- a. **2/28/26** Closeout Task #2 Pre-Construction Documentation – Submit in eCivis
- b. **3/5/26** CPF Q1 On-Site walk-through
- c. **3/6/26** Transaction Logs for invoices paid through February

5. Town “Hot” Items

- a. See Ahlborg Agenda

6. Invoices

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 #48

Meeting Date Mar 3, 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
Description 01-20-26 Jessie shared the latest safety inspection report from Monday 1-19-2026 which had a score of 100% 02-03-26 No safety violations or accidents to report 02-17-26 Jessie reiterated that everyone onsite is required to wear PPE at all times and after one warning will be asked to leave. 3-3-26 Jessie will kickoff the meeting with the safety report						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Open
Description 01-20-26 DOT road work moratorium hardship letter has been submitted, and ACC is currently waiting to hear back from RIE 02-03-26 The hardship letter is still being reviewed by DOT. The gas permit cannot be issued until the waiver is granted 02-17-26 RIDOT is still reviewing the hardship letter needed for the RIE Gas Permit 3-3-26 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
Description 01-20-26 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. 02-03-26 No dates have changed since the previous master schedule revision 02-17-26 Please see the attached master schedule for details on project timeline. Completion date remains the same. 3-3-26 A copy of the Master Schedule will be attached to the meeting minutes.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 02-03-26 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 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 lookaheads for more details. 02-17-26 Please see the attached 3 week look ahead schedule. RT Nunes site work remains ongoing, and fine grading in the apparatus bay is now complete. Due to snow, R&H Roofing is now scheduled to return to site to install asphalt shingles the week of March 2nd. ACC Carpenters will continue installing drywall and insulation. Delta mechanical continues with rough plumbing, and finishing up installation of						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		refrigerant lines in the main building. Kelly electric will complete rough wiring on the 2nd floor this week, and finish the 1st floor the week of February 23rd. Electric panels will start being installed the week of March 2nd. Lombardo Sheet Metal (Delta subcontractor) will finish all ductwork and duct sealing by February 28th. John Strafach is scheduled to prep and place concrete slab in the apparatus bay starting the week of February 23rd. Finally, NRD Construction continues with siding and trim on the main building.				
		3-3-26 Jessie will go over the 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 01-20-26 Please see the attached open submittal log. Some open submittals are intentionally on hold until final finish and appliances selections are made. 02-03-26 Please see attached submittal log for open submittals 02-17-26 Please see attached submittal log for open submittals that were discussed at the meeting 3-3-26 Nick Pizzi will discuss open submittals				

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
		Description 01-20-26 Digital Sign and Bryx PA and Alerting System have been procured. Furniture and appliances are all that remain. 02-03-26 Furniture and appliance procurement remains ongoing 02-17-26 At this time, only the remainder of the appliances and furniture need to be procured 3-3-26 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
		Description 01-20-26 There were no open RFI's to report for this meeting 02-03-26 Please see attached RFI log 02-17-26 Please see the attached RFI log for open RFIs discussed at the meeting 3-3-26 Nick will discuss open RFIs with the project team				

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
		Description 01-20-26 Furniture on the first floor has been finalized, however, the furniture on the second floor is still under review. 02-03-26 Second floor furniture is under review				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		02-17-26 While the 2nd level furniture is still under review, the project team will look into finalizing the 1st floor furniture to move forward with procurement. 3-3-26 Ongoing				

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
		Description 01-20-26 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 02-03-26 The meeting with Scoreboard Enterprises to finalize faux brick color selections has been tentatively re-scheduled to February 10th at 11:30 AM 02-17-26 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. 3-3-26 Awaiting rendering and submittal package				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
		Description 01-20-26 Ongoing 02-03-26 Rick will reach out to Andrew Gomes for updates. 02-17-26 ACC is still seeking updates on the status of the RIE Credits which are still under review. 3-3-26 The technical review has been completed, and the official incentive offer letter is currently in the process of being generated, along with the application and Minimum Requirements Document (MRD). We are expecting the offer letter within the next week or so.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
		Description 01-20-26 Ongoing 02-03-26 Ongoing 02-17-26 Ongoing 3-3-26 Ongoing				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 01-20-26 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. 02-03-26 HVAC commissioning meeting to be scheduled in the near future. 02-17-26 Charlie Archer has continued to communicate with Jessie on both building envelope and MEP commissioning items.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			3-3-26 Jessie will update the project team on recent site visits with SES			

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
			Description 01-20-26 Downe's did not have anything to report. 02-03-26 Downe's continues to move forward and stay compliant with the grant requirements 02-17-26 Downe's had nothing to report 3-3-26 Downe's to update team on status of the grant			

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
			Description 01-20-26 Ahlborg will present their pay application #14 for the month of January at the next OAC meeting on Tuesday, February 3rd 02-03-26 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 02-17-26 SES Invoice from the month of November was presented in the amount of \$3,710, which was voted and approved by the building committee 3-3-26 ACC will present their February pay application for approval in the amount TBD			

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
			Description 01-20-26 No additional ledge has been encountered since the last meeting 02-03-26 No additional ledge has been removed since the last meeting 02-17-26 No additional ledge has been removed since the last meeting 3-3-26 No additional ledge has been encountered since the last meeting			

Tele Data, AV, Security & Bryx Coordination

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
13.1	38	Tele Data, AV, Security & Bryx System				Open
			Description 01-20-26 Bryx System has been procured. Submittals will be expected soon 02-03-26 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 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.			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		02-17-26 ACC continues to handle coordination and planning for the technology trades, in anticipation of installing drywall in the coming weeks.				
		3-3-26 Submittals for technology are all approved. ACC is coordinating with the various subcontractors performing the work to make sure all parties are on the same page.				

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, March 17, 2026 at 9:00 AM				