

DATE: March 31, 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:
 - 3/9/26 (Report #22) Revised
 - 3/30/26 (Report #23)

2. Monthly Report

- a. To be Issued Friday 4/3/26.

3. Project Budget Status

- a. Included with Monthly Report

Construction Costs		
Ahlborg GMP	\$	15,479,561.00
Pending Revisions	\$	40,175.00
Subtotal Construction Costs:	\$	15,519,736.00
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	\$930,794.30

4. CPF Grant Process and Compliance

- a. **(4/7/26)**
 - i. Transactions logs for invoices paid through March
 - ii. Q1 2026 P&E Report due
- b. **(5/31/26)** Closeout Task #3a Asset Ownership to be submitted into eCivis
- c. **(5/31/26)** Closeout Task #3b Program Attestation to be submitted into eCivis

5. Invoices

- a. SES Invoice #5847 - \$3,710
- b. Downes Invoice #23 - \$11,550
- c. Ahlborg Requisition #16 - TBD

6. Ahlborg Agenda

- a. Review status of construction, schedule, RFIs and Submittals.



INVOICE No. 5847

Lincoln Centralized Rescue & Learning Center

TO:

Town of Lincoln

Issue Date

03-26-2026

Service Period Ending

03-31-2026

Due Date

04-25-2026

ATTENTION:

Jeff Anderson

SES Project No.

25-101

Client Project No.

Client PO No.

SERVICES	Contract Amount	% Billed To Date	Earned	Previously Billed	Current Billing	Remaining
Design Phase	\$6,500.00	100.00%	\$6,500.00	\$6,500.00	-	-
Construction Phase	\$53,000.00	57.00%	\$30,210.00	\$26,500.00	\$3,710.00	\$22,790.00
Post Occupancy Phase	\$5,500.00	0.00%	-	-	-	\$5,500.00
TOTAL CONTRACT AMOUNT	\$65,000.00		\$36,710.00	\$33,000.00	\$3,710.00	\$28,290.00

AMOUNT DUE THIS INVOICE:

\$3,710.00

SUBMITTED BY: _____

Please remit payment to:
Sustainable Engineering Solutions, LLC
865 Brook Street
Rocky Hill, CT 06067
p: (860) 270-0413 f: (860) 270-0413



DOWNES

CONSTRUCTION

200 Stanley Street
New Britain, CT 06050
860-229-3755

DATE: March 31, 2026
INVOICE ID: 25010537001023
INVOICE NUMBER: 023

Invoice To:
Town of Lincoln
100 Old River Road
Lincoln, RI 02865

Send Payment To:
Downes Construction Company, LLC
200 Stanley Street
New Britain, CT 06050
Attn: Accounting

CONTRACT ID: 25-01-0537
Lincoln Rescue & Learning Ctr.

CUSTOMER ID: LINCOLN
PO #:

LOCATION:

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice	Balance to Finish
1000	Preconstruction	49,075.00	123.54 %	60,625.00	60,625.00		-11,550.00
1010	Construction	241,940.00	57.29 %	138,600.00	127,050.00	11,550.00	103,340.00
1020	Reimbursables	7,490.00	100.00 %	7,490.00	7,490.00		
Total		298,505.00	69.25 %	206,715.00	195,165.00	11,550.00	91,790.00

Contract Summary

Original contract amount	298,505.00
Approved changes	<u>0.00</u>
Revised contract amount	298,505.00
Invoiced to date	<u>206,715.00</u>
Remaining to invoice	91,790.00

Percent billed	69.25 %
Retainage balance	0.00

Submitted by:

Date:



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 #50

Meeting Date Mar 31, 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 Ognì, 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 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 reassured that periodic 3rd party safety inspections are ongoing, and safety continues to be a top priority, especially given the slippery conditions onsite. 3-17-26 Safety continues to be fantastic overall with no incidences 03-31-26 Jessie will kick off the meeting with a safety report						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Open
Description 3-3-26 Ahlborg is going to follow up with RIE to check on the status of the gas permit. 3-17-26 The gas permit has been issued, and the service installation is scheduled for Monday, March 23rd. 03-31-26 Permit have been finalized for this project						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 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 is attached to the meeting minutes. 3-17-26 No changes have been made to the master schedule since the previous meeting 03-31-26 No changes have been made to 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
Description 3-3-26 RT Nunes will continue with site prep throughout the next 3 weeks, and finish the fine grading of the apparatus bay floor for concrete placement. R&H Roofing has returned to site, and will build the parapet on the Learning Center through the week of March 9th. The week of March 16th they will begin installing the steep slope roofing on the main building. Ahlborg carpenters will continue installing drywall and insulation on the 2nd floor. Mudding and taping will begin shortly thereafter, projected to start the week of March 16th. Delta Mechanical will continue with HVAC and plumbing work throughout the building. Kelly Electric will continue with rough ins for the fire alarms and low voltage systems, as well as electrical panel installations throughout the main building. Lombardo Sheet Metal is almost complete with ductwork installation through the building and is expected to be finished by the end of the week of March 9th. John Strafach will be onsite to prep the apparatus bay floor and place concrete starting the week of March 9th. Finally, NRD will come back to site starting the week of March 16th to continue installing the PVC trims and siding. Please see the attached 3 week look ahead for more information.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		3-17-26 RT Nunes will backfill the electrical trenches, and prep the area for the transformer pad. Curbing is also expected to be delivered with installation starting on the east side of the site the week of March 30th. R&H Roofing will continue working through the next three weeks. ACC carpenters will continue installing drywall, mudding, and taping on both the first and second floors. Delta will install shower mixing valves, continue brazing line sets, and complete HVAC equipment installation in the main building. Kelly Electric will continue installing panels throughout the building, and installing the backbone for low voltage systems. Strafach will finish prepping the apparatus bay floor and place concrete. Finally, NRD will continue installing nailbase, tyvek wrap, and siding on the main building throughout the next three weeks. Please see attached 3 week lookahead for more details. 03-31-26 Jessie will discuss the 3 week lookahead schedule with the team				

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
		Description 02-17-26 Please see attached submittal log for open submittals that were discussed at the meeting 3-3-26 Please see the attached open submittal log. 3-17-26 The only open submittal at the time of the meeting was for the granite steps leading up to the Learning Center. Please see attached open submittal log. 03-31-26 Nick will bring copies of the open submittal log and discuss with the team				

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
		Description 02-17-26 At this time, only the remainder of the appliances and furniture need to be procured 3-3-26 At the meeting, it was agreed that the first floor furniture on both the Learning Center and Rescue sides of the building is approved to move forward with Procurements. Also following the meeting, the final approval for the gas range in the upstairs kitchen was approved. The only procurement items remaining is the 2nd floor furniture. 3-17-26 The second floor furniture package is the only outstanding procurement item that remains 03-31-26 The second floor furniture is the only remaining procurement item				

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
		Description 02-17-26 Please see the attached RFI log for open RFIs discussed at the meeting 3-3-26 There were no open RFIs to discuss at the meeting 3-17-26 There was one open RFI regarding the AWP-2 acoustic wall panels mounted between the windows in the Learning Center. Please see attached open RFI log. 03-31-26 Nick will bring copies of the open RFI log and discuss with the project team				

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 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 2nd floor furniture selections remains. The 1st floor furniture has been fully approved, as noted above. 3-17-26 Furniture for the first floor has been fully approved and is currently in the procurement process. 03-31-26 The first floor furniture has officially been bought out. Only the second floor furniture remains						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 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 The only outstanding item regarding the digital sign is the final color selection at the top of the sign. Everything else has been owner approved. Shop drawings have been submitted and are currently being reviewed by the design team for final approval. 3-17-26 The submittal has been fully approved, and the vendor is setting up Cory Gibb as an account manager for the software. 03-31-26 Cory Gibb has registered to receive training from Daktronics, as he will be the manager responsible to granting others access to control the displays on the digital sign.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 02-17-26 ACC is still seeking updates on the status of the RIE Credits which are still under review. 3-3-26 The paperwork needed for the RIE Credits has been executed and sent to Ethan Belt from Energy Management Services. ACC and the design team will also attend a conference call in the coming weeks to go over requirements needed at construction completion. 3-17-26 Ahlborg hosted a meeting with Leidos, KBA, and VZ to discuss the items to be inspected at the end of the project for the energy incentives. 03-31-26 Nothing new to report on this topic. As the end of the project grows closer, the RIE credits checklist will be filled out to ensure compliance with all requirements has been met						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
Description 3-3-26 Ongoing 3-17-26 Ongoing 03-31-26 Ongoing						

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
Description						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		02-17-26 Charlie Archer has continued to communicate with Jessie on both building envelope and MEP commissioning items. 3-3-26 Jessie has been in constant communication with Charlie Archer and Matt Kitchen of SES to ensure all the commissioning requirements for both the building envelope and HVAC are being met. 3-17-26 Jessie has been in constant communication with Charlie Archer and Matt Kitchen, keeping them informed as the apparatus bay floor gets prepped for concrete placement, among all other commissioning items 03-31-26 Jessie will update the team on the status of commissioning reports and site inspections				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
		Description 02-17-26 Downe's had nothing to report 3-3-26 Please see the Downe's agenda cover page for updates on the grants. 3-17-26 Overall, the PRO office is happy with progress so far. Please see the attached Downe's agenda item No. 4 for more details on the CPF Grant Process and Compliance. 03-31-26 Downe's will give a report on the Grant status				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
		Description 3-3-26 the SES invoice for commissioning inspections in the amount of \$3,710 was voted and approved. The Downe's Construction invoice in the amount of \$11,550 was voted and approved. The Ahlborg Construction pay application for the month of February in the amount of \$430,942 was voted and approved. 3-17-26 There's were no pay applications to present for this meeting 03-31-26 Downe's monthly pay req has been pre-approved. SES invoice through the end of March will be presented in the amount of \$3,710.00. Finally, Ahlborg will also present their March pay application for review and approval in the amount of TBD.				

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
		Description 3-3-26 No additional ledge has been encountered since the last meeting 3-17-26 No additional ledge has been encountered since the last meeting 03-31-26 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 02-17-26 ACC continues to handle coordination and planning for the technology trades, in anticipation of installing drywall in the coming weeks.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		3-3-26 Cory Gibb, Lincoln's Director of IT, will attend regularly scheduled site walks every two weeks after the OAC Meetings. These site walks to monitor progress throughout construction will be crucial to making sure the Town's technology needs will be met. 3-17-26 Cory Gibb has been working closely with Ahlborg throughout the construction process to make sure the technology is on track to meet the Town's needs 03-31-26 Cory Gibb to attend a bi-weekly walk through the building after the OAC Meeting to ensure the technology backbone is being installed properly during the course of construction				

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, April 14, 2026 at 9:00 AM				