

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: March 6, 2026
Location: Central 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 & P. Conte (Studio Jaed); P. DeMelo (Downes Construction), L. Matthews, B. Gallo (Ahlborg Construction)

Call to Order - Meeting Commenced at 7:32AM

I. Approve Meeting Minutes from 2/6/26

- a. Motion Approved

II. Financial Update

- **Discussion on Bathroom Projects and Financing**
- Capital project subcommittee meeting with the school committee today (3/6/26) to determine optimal way to finance the Northern ES bathroom project.
- Meet with J. Cimino on 3/6/26 to complete the Infrastructure Bank application which will include the Northern bathroom project and submit the finalized information to the budget board so FTM approval can be pursued.
- Mario Carreno discusses the format of the financial update and the need to include all projects. Plans to present both the first and second bathroom projects to the budget board.
- Budget board meeting scheduled for 3/7/26 to discuss a resolution to borrow additional state aid.
- Lincoln Middle School Valves
 - Develop and present at least two funding and scope options for the Middle-school valves and bathrooms—including doing the most pressing valve work now while ensuring the Northern bathroom is included—so the board can decide whether to proceed and how much to borrow.

III. Construction Project Updates

- GYM/STEM / Cafeteria Upgrades – Punch List
 - Received the official Punch List from Studio Jaed the week of 2/2/26
 - Ahlborg has been addressing items (minor items) on the punch list and making progress
 - Downes to conduct walkthroughs to confirm check list items are completed
 - Engineering punch list walk through was conducted the week of 2/2/26 with Studio Jaed Engineering, Ahlborg, School Dept and Downes Construction.
 - Studio Jaed to create official engineering punch list.

- Commissioning Update
 - Bi-weekly meetings are on-going with SES (commissioning agent) along with the School Dept as well as Ahlborg and all the respective subcontractors to address any on-going items that require attention.

IV. Studio Jaed Updates

- **Playgrounds Update**
 - Phil Conte presented updated drawings for review
 - Discussion on the preference for natural shade provided by trees versus fabric structures. LBC members express concerns about the durability and maintenance of fabric structures.
 - Discussion on the need to finalize the playground design, including the fence and shade structure.
 - S. Jaed to obtain a current drone photograph of the Saylesville playground area and share it with the playground subcommittee to support their discussion of relocating the shade structure relative to the path.
 - Hold benches for now. They can always be installed at a later time.
 - Agreement to keep the fence and move the shade structure closer to the pathway.
 - Discussion on the timeline for ordering equipment and the importance of making decisions quickly.
 - Ahlborg Construction to place the purchase order for the playground play equipment by mid-next week (week of 3/9), after receiving the remaining necessary information, so manufacturing can begin within the summer schedule.
 - Playground equipment colors : Proceed with Lincoln Spirit standard colors, Blue, Gray and Red.
 - Re-engage with Lonsdale abutters to resolve underground conduit routing and shade-planting details for the Lonsdale playground perimeter, coordinating with the landscape architect to finalize these elements.
 - L. Quish to send the confirmed dates for the July girls' softball tournament at Saylesville to the construction team so they can plan around the event.
- **Northern ES Restroom Renovation Project**
 - Front bathroom was previously recommended to proceed and now the recommendation would be to add the adjacent bathroom as well
 - Discussion on the cost difference between doing the second bathroom now versus later. \$175k less if we include the second bathroom now
 - Discussion on whether to have separate boys and girls bathrooms or a single large bathroom.
 - Tony Feola and Phil Conte recommend keeping separate bathrooms for ease of access and structural, mechanical reasons.
 - Teacher's bathroom is also part of the bathroom upgrades
 - Mario Carreno updates on the next steps, including a walk-through with the budget board and the need to get additional state aid approved.

V. Proposed Change Orders

- Not Applicable

VI. Action Items / Approvals

- Not Applicable

VII. Review and approve payment applications

- February Invoices – Approved by LBC

VIII. Comments / Questions

- NA

IX. Next Meeting : 4/10/26 at 7:30am – Saylesville ES

X. Adjourn

Motion to adjourn by M. Carreno. Seconded by S. Carvalho. All in favor. Motion carried. The Meeting adjourned at 8:14 a.m.

M Carreno, CHAIR

DATE