

DATE: April 28, 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:
 - Reports #23, #24, #25, #26, #27

2. Monthly Report

- a. Issued on 4/9/26

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. Transactions logs for invoices paid through March were sent to PRO on 4/8/26.
- b. Q1 2026 P&E Report was uploaded to ECIVS on 4/7/26.
- c. **Upcoming - (5/31/26)** Closeout Task #3a Asset Ownership to be submitted into eCivis
- d. **Upcoming - (5/31/26)** Closeout Task #3b Program Attestation to be submitted into eCivis
- e. **PRO Meeting** occurred on 4/21/26

5. Invoices

- a. Ahlborg Requisition #17 – TBD
- b. Downes Invoice #24 - \$11550

6. Ahlborg Agenda

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



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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 #51

Meeting Date Apr 28, 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 3-17-26 Safety continues to be fantastic overall with no incidences 03-31-26 Jessie updated the team, noting that a safety inspection was scheduled the week of the meeting. The safety report was great, with minor issues related to wearing PPE 4-28-26 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	Closed
Description 3-3-26 Ahlberg 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 Permits have been finalized for this project						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 3-17-26 No changes have been made to the master schedule since the previous meeting 03-31-26 Please see the attached master schedule 4-28-26 There have been no changes to the master schedule						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 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 RT Nunes will be setting the retaining wall at the rear of the property, granite curbing, grading and installing Transformer pad. R&H Roofing will finish drip edge, and begin installing asphalt shingles. ACC Carpenters will continue installing drywall throughout the building. Delta Mechanical will begin installing shower mixing valves, finish brazing HVAC lines, and continue plumbing and fire protection work in the apparatus bay. Kelly Electric will continue with fire alarm and other low voltage work throughout the building, as well as electrical panel						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		installations. John Strafach will begin prepping for the north and south concrete aprons at the apparatus bay, and generator pad beginning the week of April 13th. NRD will complete the siding on the main building during this three week period. Please see attached for more detail.				
		4-28-26 Ahlborg will bring copies of the three week look ahead schedule, and Jessie will present it to the project team				

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
		Description 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 There were no open submittals at the time of the meeting 4-28-26 Ahlborg will bring copies of the open submittal log to discuss with the team				

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
		Description 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 4-28-26 The second floor furniture still needs to be bought out				

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
		Description 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 There were no open RFIs at the time of the meeting 4-28-26 Ahlborg will bring copies of the open RFI log to the meeting to discuss with the project team				

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
		Description 3-17-26 Furniture for the first floor has been fully approved and is currently in the procurement process. 03-31-26 Nick ordered physical samples of the acoustic wall panels between the windows in the Learning Center, to color match the fabric for the chairs. 4-28-26 The second floor furniture package will be discussed				

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 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. 4-28-26 Scoreboard Enterprises has applied for the permit						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 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 4-28-26 Nothing new to report since the previous meeting. The MRD has been printed out, and items are being tracked and will be checked off the list as they are completed						

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 4-28-26 Ongoing						

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
Description 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 An inspection will likely occur before the next meeting on April 14th, and Jessie will share the results at the next meeting 4-28-26 SES was onsite for a commissioning visit on 4/9/26 to inspect ongoing building envelope and MEP conditions. Jessie Simas will update the team on the status of the report and inspection findings						

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
Description 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 Please see attached Downe's agenda for their report on the grants						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
	4-28-26	Downe's Construction will update the project team on the grant status				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
Description 3-17-26 There's were no pay applications to present for this meeting 03-31-26 Downe's monthly pay req was pre-approved in the amount of \$11,550. . SES invoice through the end of March was voted and approved in the amount of \$3,710.00. Finally, Ahlborg's pay application for the month of March was also voted and approved in the amount of \$1,123,593 4-28-26 Downe's Construction invoice of \$11,550 has been pre-approved. Ahlborg will present their pay application #15 for work projected through the end of April 2026 for approval.						

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
Description 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 4-28-26 Nothing new to report						

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 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 attended a site walk after the meeting to observe technology related conditions and ensure everything is still on track to meet the Town's needs 4-28-26 Cyber Comm and Kelly Electric met onsite to discuss and coordinate installation of Bryx System devices and equipment.						

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, May 12, 2026 at 9:00 AM						