

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: April 10, 2026
Location: Saylesville ES
TIME: 7:30 AM

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

Call to Order - Meeting Commenced at 7:37AM

I. Approve Meeting Minutes from 3/6/26

- a. Motion Approved

II. Financial Update

- Mario Carreno provides updates on the infrastructure bank accepting applications for two loans totaling \$7 million (for \$1 million and \$6 million loans on April 23)
- The board approved \$3.2 million for additional projects, including playground structures, second bathroom at Northern ES, paving upgrades, Middle School heating valves and security cameras as a few examples
- Tony Feola and Mario Carreno discuss specific projects, such as the need for railings and the replacement of a crumbling stairwell.
- Mario Carreno discusses the need for Ahlborg Construction to provide PCO quotes by 5/1 and the possibility of entertaining change orders in order to present for potential advancement at the May 12 Financial Town Meeting (FTM).
- Committee has made the decision that they will not be utilizing an OPM on the smaller, Summer 2026 projects as they fall under a cost threshold that does not require OPM assistance. These smaller, Summer 2026 projects will be managed by T. Feola.

III. Construction Project Updates

- **Construction Project Updates (Downes)**
 - GYM/STEM – Cafeteria Upgrades / Northern HVAC Upgrades
 - Punch List Work Progress
 - Punch List check ins conducted earlier this week
 - Overall at 85% Completion per my estimation
 - Outstanding items examples (nothing really major)
 - Room signage at all ES's (due to sign backer)
 - Finalizing labeling of panel boards
 - Outstanding items w/ WB Mason
 - Saylesville ES Gym Center Court Logo – Issue with logo starting to curl. Entire logo will be replaced during April School break.

- Commissioning Update
 - Weekly meeting on-going. Making progress
 - Overall, at 55% Completion per my estimation
 - SES (Commissioning Agent) will be out during April School break to confirm what has been addressed against their open issues report
 - Examples :
 - Identification of ductwork, fan coil & condensing units –
 - Confirmation that fan coil units have been integrated into the Building Management System
 - Confirm that **Energy Recovery Ventilators** are functional at all 4 schools
- Open PCO Work Update
 - PCO #4 (Northern HVAC) – Added heat unit (storage rm) and cabinet heaters (stairwells) completed

IV. Proposed Change Orders

- Not Applicable

V. Action Items / Approvals

- Not Applicable

VI. Review and approve payment applications

- February Invoices – Approved by LBC

VII. Comments / Questions

- NA

VIII. Playgrounds Update

- T. Feola to provide update

IX. Northern ES Restroom Renovation Project

- T. Feola to provide update

X. Next Meeting : 5/8/26 at 7:30am – Central ES

- 5/19/26 Town Council Meeting

XI. Adjourn

Motion to adjourn by M. Carreno. Seconded by S. Carvalho. All in favor. Motion carried. The Meeting adjourned at 8:07 a.m.

M Carreno, CHAIR

DATE