

DATE: May 12, 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:
 - Field Reports #23, #24, #25, #26, #27, #28, #29

2. Monthly Report

- a. To be Issued on 5/8/26

3. Project Budget Status

- a. Detailed report included with Monthly Report.
- b. **Budget Snapshot:**

	Ahlborg GMP	\$	15,519,736.00	w/Change Order
	Pending Revisions			
	IT Equip	\$	200,000.00	
	Parking	\$	125,000.00	
	Subtotal Construction Costs:			\$ 15,844,736.00
	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	\$605,794.30

4. CPF Grant Process and Compliance

- a. **PRO Site Visit** to confirm 75% completion on 5/7/26
- b. **Due (5/7/26)** Transaction Logs for Invoices paid through April
- 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. **Due 6/5/26** Transaction Logs for invoices paid through May
- f. **Upcoming - (8/31/2026)** Labor Law Compliance to be submitted into eCivis



5. FF&E / Equipment Final Coordination Meetings

- First meeting took place on 5/7/26.
- Will be held weekly to ensure final purchasing, procurement and coordination is accomplished for occupancy.

6. 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 #52

Meeting Date May 12, 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 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 Safety reports from the 3rd party inspection company continue to be great overall, with only minor issues related to workers wearing PPE at all times 5-12-26 Jessie will kick off the meeting with the safety report						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 03-31-26 Please see the attached master schedule 4-28-26 There have been no changes to the master schedule 5-12-26 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 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 show 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 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 RT Nunes will continue with site work, prepping for site concrete and setting more granite curbing throughout the site. Cole Cabinets will install the millwork throughout the 2nd floor. Ahlborg will perform drywall touchups through the building. Delta Mechanical will install mixing valves for the showers on the 2nd floor, assemble heaters in the apparatus bay, and insulate the remaining refrigeration lines. Kelly Electric will install panels in the electric room, install Bryx System equipment, and lighting in the bunk rooms. Strafach will prep and place the sidewalks on the east side of the site, and finish prepping the apparatus bay aprons on both the North and South sides of the building. Finally, NRD will finish completing the siding on the apparatus bay dormers. Please see the attached 3 week lookahead. 5-12-26 Ahlborg will bring copies of the 3 week look ahead schedule to present to the project team						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
Description 03-31-26 There were no open submittals at the time of the meeting 4-28-26 There were no open submittals to discuss at the meeting 5-12-26 Ahlborg will bring copies of the open submittal log and discuss any open or outstanding items with the project team						

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
Description 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 5-12-26 The second floor furniture still needs to be bought out. See FF&E section below for more details						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
Description 03-31-26 There were no open RFIs at the time of the meeting 4-28-26 Ahlborg discussed an open RFI regarding the lightning protection on the roof. The industry standard is to penetrate the roof assembly, and the caulking around that penetration would need to be maintained to prevent leaks. If there were any leaks at this penetration point, it would not be covered under the roof warranty. Ahlborg presented an alternative option, which would involved brining the copper cable over the roof edge, and entering the building on the under side of the soffit. This method would not require any maintenance throughout the years, and would eliminate any leaking risks due to penetrating the roof. The Town was in favor of the alternative method. 5-12-26 The RFI from the previous meeting regarding the lightning protection was discussed between KBA, Ahlborg, and the lightning protection installer, Kelly Electric, and it was confirmed, the lightning protection can be installed by wrapping the cable over the end of the roof, and entering the building from the under side of the soffit. This method was also agreed upon by the Town of Lincoln as the best option. 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 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 was discussed, and it was agreed that the final selections will need to be made by June 1st to ensure all furniture will arrive onsite on time. The project team will also meet Thursday, May 7th to discuss additional technology devices and equipment to furnish to meet the Town's IT needs. The committee voted and approved using up to \$200,000 from the OPM's surplus budget to furnish the additional IT related equipment under a GMP change order. The final pricing will be forthcoming and presented at the meeting held on Thursday, May 7th.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		5-12-26 Ahlborg, the Town of Lincoln, and Downe's Construction held a coordination meeting on Thursday, May 7th to discuss extra equipment and devices needed to meet the Town's IT needs. Cory Gibb will continue coordinating with Ahlborg through the next several weeks to ensure all requirements are met. The second floor furniture will need to be selected in the next couple of weeks to meet the project schedule. All bunk room furniture including bed frames, mattresses, night stands, desks, and desk chairs, the living room recliners, and counter top stools for the kitchen island. At a previous OAC meeting, the Town decided the kitchen table will be owner furnished and installed. Clarifications are needed for the chairs that go with the kitchen table. Are those also Owner provided, or will Ahlborg furnish and install the chairs as well? If Ahlborg will furnish and install, they will need direction from the Town, as the chairs would need match the a custom table that hasn't been fabricated or designed yet				

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
		Description 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. More updates on scheduling for the install next meeting 5-12-26 The permit for the digital sign was issued on 5/5. Ahlborg will update the project team as installation dates are locked in				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
		Description 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 The MRD has been printed out, and items are being tracked and will be checked off the list as they are completed 5-12-26 Nothing new to report at this time. The final inspection for the building envelope and electrical/mechanical equipment will likely be some time in July.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
		Description 03-31-26 Ongoing 4-28-26 Ongoing 5-12-26 Ongoing				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 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 will be onsite Thursday April 30th for another site visit. Results from this inspection will be shared at the following OAC meeting 5-12-26 SES was on site April 30th to conduct a building envelope and MEP installation progress report. Results were shared with the project team, and Jessie Simas will address any and all concerns related to the report.				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
Description 03-31-26 Please see attached Downe's agenda for their report on the grants 4-28-26 Please refer to the attached Downe's agenda for the status of the grants. 5-12-26 Please refer to the attached Downe's agenda for updates on the grants.						

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
Description 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 was pre-approved. Ahlborg pay application #17 for work completed through the end of April was voted and approved by the committee in the amount of \$1,040,026. 5-12-26 There are no pay applications to vote on at this meeting						

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
Description 03-31-26 No additional ledge has been encountered since the last meeting 4-28-26 No additional ledge has been encountered since the last meeting 5-12-26 20 yards of ledge was removed since the last meeting. This was removed when excavating for the rear apparatus bay apron turndown wall where the concrete meets the asphalt, and for the generator pad						

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 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 Kelly Electric has started to install the Bryx System devices at the 2nd floor bunk rooms. Kelly Electric and Cyber Comm have been coordinating with each other to ensure a smooth install. 5-12-26 Regular technology coordination meetings will be held weekly for the next month to finalize all outstanding technology equipment needed to produce a fully furnished and functional building						

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 26, 2026 at 9:00 AM					