



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 Minutes: 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

Notes

Attachments [04-28-2026 Meeting 51 Sign In Sheet.pdf](#)

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brian O'Connell	Ahlborg Construction Corporation	P: 401 681 4949 ext. 112	boconnell@ahlborg.com	Absent
Nicholas Pizzi	Ahlborg Construction Corporation	P: 401 681 4949	npizzi@ahlborg.com	Present
Jessie Simas	Ahlborg Construction Corporation	P: 401 681 4949	jsimas@ahlborg.com	Present
Rick Weijlard	Ahlborg Construction Corporation	P: 401 681 4949	rweijlard@ahlborg.com	Present
Jeff Anderson	Downes Construction		janderson@downesco.com	Present
Jeff Cabral	Downes Construction	P: (860) 936-1429	jcabral@downesco.com	Present
Sydney Rubin	Downes Construction		srubin@downesco.com	Present
Lance Green	Kaestle Boos Associates, Inc.	P: (508) 549-9906	lgreen@kba-architects.com	Present
Scott Mangiagli	Kaestle Boos Associates, Inc.	P: (860) 229-0361	smangiagli@kba-architects.com	Present
Michael McKeon	Kaestle Boos Associates, Inc.	P: (508) 549-9906	mmckeon@kba-architects.com	Absent
John Cimino	Town of Lincoln		jcimino@lincolnri.org	Absent
Peter Dyer	Town of Lincoln		pfdyerjr@gmail.com	Present
Tony Feola	Town of Lincoln		feola@lincolnps.org	Absent
Philip Gould	Town of Lincoln	P: (401) 333-1100	pgould@lincolnri.org	Present
David Hart	Town of Lincoln		davidhart51golf@hotmail.com	Present

Name	Company	Phone Number	Email	Attendance
Leslie Quish	Town of Lincoln	P: (401) 333-8415	lquish@lincolnri.org	Present
Mike Reid	Town of Lincoln		mreid@lincolnri.org	Absent
Sean Thompson	Town of Lincoln- Rescue Department	P: (401) 333-8455	sthompson@lincolnri.org	Present

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 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						

Permit

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	25	Permits			High	Closed
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. 04-28-2026 The application for the digital sign permit is in, and is currently under engineering review						

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 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.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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.				
		Attachments 3 week look ahead Lincoln EMS. 04.27.2026 Jessie.pdf				

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 There were no open submittals to discuss at the meeting				

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 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.				

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 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.						

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. More updates on scheduling for the install next meeting						

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 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						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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				

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 4-28-26 Please refer to the attached Downe's agenda for the status of the grants.				
		Attachments Downes LBC - Agenda_26-4-28.pdf				

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 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.				

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 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 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				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		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.				

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				

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact Ahlborg Construction Corporation if there are any discrepancies or questions with the content of these minutes.