



Ahlborg Construction Corporation
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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 #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

Notes

Attachments [05-12-2026 Meeting 52 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	Absent
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 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 The last third party safety inspection score was 97.5%						

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 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 RT Nunes site work will remain ongoing, with curb being set along the Eastern boundary of the site. Cole Cabinets will return the week of May 18th to complete the millwork installation on the 2nd floor. Ahlborg will continue to maintain the jobsite, and will install turnout get lockers at the end of May. Delta Mechanical will finish installing mixing valves for showers on the second floor, assembling heaters in the apparatus bay, and wiring for Korel controls throughout the building. Kelly Electric will finish lighting installation on the 2nd floor, and lighting installation on the 1st floor and Bryx System equipment will remain ongoing throughout the next 3 weeks. John Strafach will prep and place side walks on the east side of the building. NRD Construction will complete the siding on the apparatus bay dormers. Jomar painting will finish prepping and painting both stair towers. ATG installation of hangers and pulling low voltage data line throughout the facility will be an ongoing activity through the next three weeks. Please see attached 3 week look ahead schedule for more details.						
Attachments 3 week look ahead Lincoln EMS. 05.11.2026.pdf						

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 There was only one open submittal at the time of the meeting, for detectable warning surfaces at concrete ADA ramps. Open submittal log attached.						
Attachments Meeting 52 Submittal Log 05-12-26.pdf						

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 There were no open RFIs to present at this meeting						

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. 5-12-26 The project team discussed the importance of finalizing the second floor furniture package in the next several weeks.						

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. Scoreboard Enterprises has called in the dig safe to prepare for mobilization. Hard dates will be shared with the team once finalized with the vendor.						

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 Ethan Belt from Leidos introduced a new project manager that will be communicating with Ahlborg for the RIE credits. 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. Another inspection is expected to be scheduled the week of May 18th.						

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.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Attachments Downes LBC - Agenda_26-5-12.pdf				

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 were no pay applications to vote on at this meeting. Ahlborg will present their pay application for work projected to be completed through May 31st at the next OAC meeting on Tuesday, May 26th.				

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. Ahlborg discussed the possibility of encountering more ledge when completing the storm drainage lines, although the amount would be minor. Overall the ledge removal is estimated to be over 99% complete at this point.				

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				

New Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
15.1	52	New Business				Open
		Description 05-12-26				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		- Three PCOs were voted on and approved at this OAC Meeting. The first PCO was to repave the entirety of the Town Hall parking lot, using 3" of binder course and 2" of top course, in the amount of \$135,756. The second PCO was to install concrete sidewalks across the complete North frontage of the new Lincoln Rescue building on Old River Rd., in the amount of \$38,051. The third PCO to be approved was to furnish laptops, desktops, and a server from Dell Technologies needed for a fully furnished and functional building. The total for all three of these PCOs was \$290,528, and was voted to be funded by Downes Construction's surplus budget. - Ahlborg will arrange a coordination meeting between Columbus Door and the Town of Lincoln, to finalize details regarding the physical keying for the doors. - Ahlborg and Leslie Quish will follow up with RIE regarding the removal of utility pole #138 and to inquire about the delivery date for the transformer which is needed for permanent power to the building.				

Next Meeting Date & Time

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
16.1	25	Next Meeting Date & Time			Medium	Open
		Description Next Meeting: Tuesday, May 26, 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.