

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: May 8, 2026
Location: Central ES
TIME: 7:30 AM

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

Call to Order - Meeting Commenced at 7:31AM

I. Approve Meeting Minutes from 4/10/26

- a. Motion Approved

II. Financial Update

- Mario Carreno provides updates on the loans from the infrastructure bank, including the approval of the first 700,000 at 0% interest and the next 5.5 million subsidized at under 2.5%.
- Mario Carreno mentions the need for a quorum of 100 people for the Monday meeting and introduces the new project manager, Leslie Quiche.
- Complete the collection and submission of all required housing aid forms for the town's loan projects by the July 15 deadline, ensuring each project from last year has a corresponding submission this year.

III. Construction Project Updates

- **Construction Project Updates (Downes)**
 - GYM/STEM / Cafeteria Upgrades / Northern HVAC Upgrades - Punch List Progress
 - Follow up Punch List check in conducted the week of 5/4/26
 - Overall, at 90% Completion across all schools with minor issues remaining
 - Outstanding Central ES item example
 - Regulating the double doors exit door swing from hitting the exterior wall
- **Commissioning Update**
 - Weekly meetings on-going. Making progress
 - SES (Commissioning Agent) was out during April vacation to conduct testing and check on their open issues report items
 - GYM/STEM Additions had 43 reported open issues – we are down to 17
 - Examples :
 - Finishing up with equipment ID labeling (fan coil & condensing units)
 - Cafeteria HVAC Upgrades had 27 reported open issues – we are down to 11

- R. Gaitan asks about the warranty start dates for the Gym/STEM additions across all four elementary schools. L Matthews (Ahlborg) explains that it differs across the four schools as they attained certificates of occupancy at different times and will be documented in writing with Close Out documents.
- The Gym Stem HVAC units warranty is in effect from 1/1/26 – 1/1/27
- Rosaliz Gaitan inquired about the commissioning timeline, and Paul DeMelo estimates it will be within the next month or two.

IV. Proposed Change Orders

- Not Applicable

V. Action Items / Approvals

- Not Applicable

VI. Review and approve payment applications

- April Invoices – Approved by LBC

VII. Comments / Questions

Lonsdale GYM/STEM Addition - Discussion of Sun Glare

- Concern voiced regarding sun glare on the lower part of the Lonsdale ES Gym/STEM building at the baseball field, which affects visibility during games.
- T. Donnelly (S. Jaed) suggests looking into the extent of the mesh screen installation to see if it can address the issue.
- Mario Carreno proposes considering scheduling solutions, such as moving games to earlier or later times to mitigate the glare while considering the aesthetics of the building.
- The group discusses various potential solutions, including painting the building, extending the fence, etc.
- The group agrees to gather more data points to determine the best solution.

VIII. Playgrounds Update

- Town to provide update

IX. Northern ES Restroom Renovation Project

- Town to provide update

X. Next Meeting : 6/12/26 at 7:30am – Lonsdale ES

XI. Adjourn

Motion to adjourn by M. Carreno. Seconded by S. Carvalho. All in favor. Motion carried. The Meeting adjourned at 8:16 a.m.

M Carreno, CHAIR

DATE
