

DATE: June 30, 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:
 - 6/12 - Field Report #34
 - 6/19 - Field Report #35

2. Monthly Report

- a. To be issued early July.

3. Project Budget Status

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

Construction Costs		
Ahlborg GMP	\$	15,479,561.00
CO - 01 IT HVAC	\$	40,175.00
Revised GMP	\$	15,519,736.00
Outstanding Change Orders		
IT Equip	\$	260,000.00
Sidewalk		\$38,051
Parking	\$	135,756.00
Ledge	\$	50,000.00
Subtotal Construction Costs:	\$	16,003,543.00
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	\$446,987.30

4. CPF Grant Process and Compliance

- a. **Q2 Walkthrough with PRO** took place 06/16/202. Follow up minutes were submitted.
- b. **CPF Final Payment Request** - submitted on 6/25/26 in the amount of \$320,000.
- c. **Upcoming - (8/31/2026)** - Labor Law Compliance to be submitted into eCivis



5. FF&E / Equipment Final Coordination Meetings

- Will be held weekly to ensure final purchasing, procurement and coordination is accomplished for occupancy.
- Meeting has expanded to weekly review of closeout progress.

6. Closeout Tasks for Occupancy

- a. Ahlborg to provide update on punch-list approach
- b. Ahlborg to provide update on status of O&M Manuals assembly
- c. Ahlborg to provide update on owner training schedule

7. Building Committee Suggested Motions

- a. None

8. Ahlborg Agenda

- a. Review status of construction, schedule, RFIs and Submittals.



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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 #55

Meeting Date Jun 30, 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 6-2-26 Ahlborg continues to have outstanding jobsite safety 6-16-26 There were no safety violations to report at this meeting 6-30-26 Ahlborg will start the meeting with a safety report						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 6-2-26 There have been no changes to the master schedule 6-16-26 There have been no changes to the master schedule 6-30-26 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 6-2-26 RT Nunes will continue with site work, installing bollards, curbing, light pole bases, and asphalt binder in the East side of the site. Cole Cabinet will finish millwork installation. Ahlborg carpenters will keep the jobsite clean and install bathroom accessories. Delta Mechanical will finish their plumbing and HVAC work. Korel Controls will continue working on controls. Kelly Electric will complete conduits in the apparatus bay and installation of Bryx system components. Lombardo Sheet Metal will complete installation of RGDs and remove all excess materials off site. SA Feole will erect staging and begin brick veneer work on the Apparatus Bay. R&H Roofing will begin installing roof patio pavers. 6-16-26 RT Nunes will continue with site prep for dumpster pad, asphalt binder, and site work on the west side of the site. SA Feole will work on installing brick veneer on the North and South sides of the Apparatus Bay. Kelly Electric will continue cutting in panels in the electrical room, and performing various electrical finish work throughout the building. ATG will continue with access control and security work. Jomar Painting will complete painting the roof deck, duct, and trusses in the Apparatus Bay. Ocean State Acoustical will continue with ceilings, and acoustical wall panels in the Learning Center. Ruggier Flooring will continue with resilient flooring, and tile floors and base throughout the first floor of the main building. All other trades will begin removing their excess materials off site. 6-30-26 Ahlborg will present the 3 week look ahead schedule						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
Description 6-2-26 There were no open submittals to discuss at the meeting 6-16-26 There were no open submittals to discuss at the meeting 6-30-26 Ahlborg will bring copies of the open submittal log						

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
Description 6-2-26 The only procurement items left is the 2nd floor furniture. 6-16-26 The only procurement item left is the 2nd floor furniture 6-30-26 The recliners and kitchen table chairs were purchased from Fire Station Furniture, and the bunk room desks, night stands, and desk chairs were purchased from New England Woodcraft Inc. At the time of writing this agenda, the mattresses and bed frames have not been officially purchased, but likely will be by the time of the meeting						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
Description 6-2-26 There were no open RFIs to discuss at this meeting 6-16-26 There were no open RFIs to discuss at this meeting 6-30-26 Ahlborg will bring copies of the open RFI log to the meeting						

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 6-2-26 Second floor furniture selection is almost complete. The only remaining items to be finalized are the Kitchen Island bar stools, the kitchen chairs, and the desk chairs in the bunk rooms. 6-16-26 The Town will send Ahlborg the final furniture selections ASAP so the order can be placed. 6-30-26 Please refer to the Procurement agenda item above for the details and status of the 2nd floor furniture. Deliveries have been scheduled for everything except the mattresses and bed frame at this point.						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 6-2-26 The digital sign has been installed. The only work remaining is bring power to the base of the sign. 6-16-26 Ahlborg reached out to Scoreboard Enterprises for updates on the vinyl graphic for the Lincoln Town Seal at the top of the sign. 6-30-26 Ahlborg spoke to Scoreboard Enterprises, and the vinyl graphic proof has been created, but held up in production. They assured me that they are working to resolve the issue and get the graphic installed as soon as they can						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 6-2-26 Nothing new to report until the final checklist and inspection the first week of August. 6-16-26 Nothing new to report until the final checklist and inspection the first week of August. 6-30-26 Nothing new to report until the final checklist and inspection the first week of August						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
Description 6-2-26 Ongoing 6-16-26 Ongoing 6-30-26 Ongoing						

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
Description 6-2-26 SES will be onsite for a visit Wednesday, 6/3/2026 6-16-26 SES has scheduled another onsite inspection for Thursday, 6-18-2026. The results will be shared with the project team, and several outstanding open items that have already been addressed will be closed out on the next report that is issued 6-30-26 Ahlborg will discuss the results of the latest SES report from their 6/18 site visit						

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
Description 6-2-26 Please refer to the Downe's cover for the report on grants 6-16-26 Downe's discussed Grant related updates in their portion of the agenda/meeting. Please see the attached agenda for reference. 6-30-26 Downe's Construction to report on status of the Grant's during their portion of the agenda						

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
Description 6-2-26 the Downe's Construction invoice was preapproved. The committee voted and approved the SES invoice for May in the amount of \$1,125.00. The committee voted and approved the Ahlborg pay application #18 for the month of May, in the amount of \$1,686,507. 6-16-26 Ahlborg, Downe's, and SES will present their June 2026 pay applications for review and vote of approval. Downe's invoice has already been pre-approved. 6-30-26 Ahlborg will bring copies of their June pay application to be voted for approval.						

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
Description 6-2-26 Ahlborg has encountered more ledge when excavating for the light pole bases and conduits for the site lighting. The schedule of values line item for ledge removal has been fully exhausted, and the committee agreed to add a \$50,000 allowance from Downe's owner's contingency in the event more ledge is found when excavating for the dumpster pad, bollards around the dumpster pad, and the remaining site lighting. 6-16-26 Ledge was found when excavating for bollards at the dumpster pad location. All ledge removal is being tracked with slips, and will be drawn from the \$50,000 owner's contingency allowance (shown on Downe's agenda cover) as needed. 6-30-26 Ahlborg will update the project team on any additional ledge that may have been excavated and removed from site since the previous 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 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 6-16-26 All technology items from Dell Technologies, CDW-G, and Bay Business have been procured. The quote for Oshean to run the fiber line is valid for 90 days, and Oshean will be contacted once the new conduit connecting Town Hall to the new Lincoln Rescue building is installed. Cory Gibb attended a site walk after the meeting to check on progress. ATR Treehouse also attended a walk through after the meeting to check on progress and discuss scheduling in mid-July once the site is dust free. 6-30-26 Ongoing.						

New Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
15.1	52	New Business				Open
Description 6-2-26 The committee voted and approved to increase the original technology allowance from Downe's owners contingency from \$200,000 to \$260,000, due to price escalation and rapid cost increases. Ahlborg also presented PCO #6 for the remaining technology equipment from CDW-G, Bay Business, and Oshean. The committee voted and approved PCO#6 in the amount of \$132,185 to be drawn from the \$260,000 allowance. 6-16-26 The project team discussed closeout and punch list procedures. Ahlborg will draft an outline of items that will require owner's training, and start assembling owner's manuals and warranty information for the important items in the space. Ahlborg will also look into Slate Pages, which would enable users to scan QR codes to pull up operation manuals and other pertinent information for appliances/equipment on site. The project team also opened discussion on the ribbon cutting date. The final date was not determined, but will be finalized at the next meeting. The two dates to choose from are August 7th, or August 21st. The project team also met with the Landscape Architect to discuss a potential way to minimize light pollution from the apparatus bay projecting into the house across the street. They discussed possibly planting a hedge row to minimize this light. 6-30-26 New business will be open to discussion						

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, July 14, 2026 at 9:00 AM					