

DATE: July 28, 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 Report #36

2. Monthly Report

- a. Issued 7/15/26

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. **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. Motion to approve Downes/SES invoice and Ahlborg's July Requisition.

8. 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 #56

Meeting Date Jul 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

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 6-16-26 There were no safety violations to report at this meeting 7-7-26 Ahlborg received a score of 100% on the most recent safety inspection, which was distributed to the team 7-28-26 Ahlborg to start the meeting with the latest safety report						

Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	25	Master Schedule			High	Open
Description 6-16-26 There have been no changes to the master schedule 7-7-26 There have been no changes to the master schedule 7-28-26 The team will discuss the master schedule as we near closer to the end of the project						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 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. 7-7-26 OHD to start installing garage doors. Kitchen 218 backsplash to be installed. Town Hall parking lot and curbing was discussed to be started on July 10th, and needs to be finished by July 18th. Feole Masonry to finish brick veneer on Apparatus Bay. Finishes will be ongoing. Gas Meter will be installed ASAP once masonry scaffolding is disassembled. Sidewalks and dumpster pad will be prepped and placed. Electrical and mechanical finishes are ongoing inside the building 7-28-26 Ahlborg will discuss the work to be completed in the next 3-week time frame						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
Description 6-16-26 There were no open submittals to discuss at the meeting 7-7-26 There were no open submittals to bring to the meeting 7-28-26 Ahlborg to bring copies of the open submittal log to the meeting						

Procurement

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	25	Procurement			High	Open
Description 6-16-26 The only procurement item left is the 2nd floor furniture 7-7-26 Ahlborg up to date with procurement 7-28-26 Ahlborg is looking into procuring a new radio antenna to be used with the Bryx system, in lieu of relocating the existing one						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
Description 6-16-26 There were no open RFIs to discuss at this meeting 7-7-26 There were no open RFI's to bring to the meeting 7-28-26 Ahlborg to 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 6-16-26 The Town will send Ahlborg the final furniture selections ASAP so the order can be placed. 7-7-26 All furniture has been ordered, and is scheduled for a late July delivery 7-28-26 Ahlborg will follow up with furniture companies to make sure we are still on track for a late July delivery for all furniture, first and second floor						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 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. 7-7-26 Ahlborg spoke to Scoreboard Enterprises, and they have been notified they need to complete their punch list items by August 1st. 7-28-26 Ahlborg will discuss any new updates with the Town regarding punch list items for the Digital Sign						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 6/16/26 Nothing new to report until the final checklist and inspection the first week of August. 7-7-26 Ahlborg is starting to assemble submittals and documentation required for the credits.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		7-28-26 Ahlborg has been in contact with Leidos Energy Management Services, and is starting to assemble the documentation needed for the credits, and discussing a final walkthrough inspection some time in 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 7-28-26 Ongoing				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 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 7-7-26 Next SES inspection scheduled for 7/8/26 7-28-26 Ahlborg to discuss the results of the latest commissioning report				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
		Description 6-16-26 Downe's discussed Grant related updates in their portion of the agenda/meeting. Please see the attached agenda for reference. 7-7-26 Downe's Construction reported on status of the Grant's during their portion of the agenda 7-28-26 Downe's to discuss the grants in their portion of the meeting				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
		Description 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. 7-7-26 The committee voted an approved the Ahlborg June pay application for \$1,357,872. Downe's pay application was pre-approved in the amount of \$11,550. SES June invoice was approved in the amount of \$1,125 7-28-26 Ahlborg will present their July pay application for review, and to vote for approval.				

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
Description 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. 7-7-26 Ahlborg notified the committee of one ticket for ledge tracking since the last meeting 7-28-26 Any additional ledge slips since the previous meeting will be discussed						

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 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. 7-7-26 Ongoing. 7-28-26 Ongoing. Ahlborg to update the team of any startup/training dates regarding the technology scopes. Cory will update the team on the status of the items that were ordered, including what has already arrived, and what still needs to be delivered						

New Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
15.1	52	New Business				Open
Description 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. 7-7-26 Discussed moving the ribbon cutting to from August 7th to Thursday, August 20th starting at 1 PM, pending coordination with State Officials. Ahlborg to pursue CO for the Learning Center, and TCO for the Main Building. Discussed punchlist and punchlist protocols. This will be tracked in Procore by creating punchlists items by location. Also discussed Downe's and Owner punchlist walkthrough scheduled the week of July 20th. Final details including attendees TBD Tentative training dates penciled in for the first week of August						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		7-28-26 The team will discuss the possibility of using surplus owner's contingency funds to purchase 3-5 years worth of re-occurring subscription/service expenses such as subscriptions for access control, security cameras, narcotics safe, or scheduled/routine service for items such as the elevator.				

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: To be discussed at the meeting. Normal rotation would make the next meeting Tuesday, August 4, 2026 at 9:00 AM				