

DATE: August 11, 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 #37 and #38

2. Monthly Report

- a. To Be Issued 8/10/26

3. Project Budget Status

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

Construction Costs		
Ahlborg GMP	\$	15,479,561.00
CO - 1 IT HVAC	\$	40,175.00
CO - 2 IT Equip	\$	116,721.00
CO - 3 IT Equip	\$	132,185.00
CO - 2 Sidewalk	\$	38,051.00
CO - 2 Parking	\$	135,756.00
Ledge	\$	50,000.00
IT Surplus	\$	11,094.00
Revised GMP	\$	16,003,543.00
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
- b. **Transaction Log - (8/6/2026)** – transaction logs through July

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. Owner punch-list walkthrough will occur on 8/11/26
- b. Ahlborg to provide update on status of punch-list and substantial completion date
- c. Ahlborg to provide update on status of O&M Manuals assembly
- d. Ahlborg to provide update on owner training schedule

7. Ahlborg Agenda

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



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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 #57

Meeting Date Aug 11, 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 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 continues to have excellent safety reports 8-11-26 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 7-7-26 There have been no changes to the master schedule 7-28-26 The team discussed the latest punchlist schedule in detail. Dates for the OPM/Owner punchlist walk through and Architect walkthrough were finalized, and calendar invitations will be sent out. 8-11-26 The project team will discuss in detail the schedule for the next several weeks through the completion of the project						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 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 All trades will work on their punchlist items. MON Landscaping will begin plantings. Strafach will finish placing all site remaining site concrete. RT Nunes will pave both the Lincoln Rescue and Town Hall parking lots. Overhead Door will finish the installation of all overhead doors. ATR Treehouse will install AV equipment and devices throughout the space. ATG will continue installing all security and access control components. R&H Roofing will finish their scope for this project. The epoxy flooring will be completed by Flooring Solutions. Ocean State Acoustical will complete the remaining ceiling work at the Learning Center canopy. 8-11-26 Ahlborg to discuss in detail the work to be completed the next three weeks						

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	25	Submittals			High	Open
Description 7-7-26 There were no open submittals to bring to the meeting 7-28-26 There was one open submittal for the ceilings in the stairways, that was discussed with the Architect onsite after the meeting 8-11-26 Ahlborg will 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 7-7-26 Ahlborg up to date with procurement 7-28-26 Ahlborg will follow up with Cyber Comm regarding pricing for the new radio antenna, and look into pricing for hose reels for the apparatus bay hose bibs. 8-11-26 Ahlborg has procured the new radio antenna, included the scope to install and pull cables. Ahlborg will update the project team on lead time and status						

RFI's

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	25	RFI's			High	Open
Description 7-7-26 There were no open RFI's to bring to the meeting 7-28-26 There were no open RFIs to discuss at the meeting 8-11-26 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 7-7-26 All furniture has been ordered, and is scheduled for a late July delivery 7-28-26 Kitchen chairs, recliners, bunk room mattresses and bed frames, and the entirety of the 1st floor furniture package have already been delivered. The only remaining furniture items to be delivered are the desks, night stands, and chairs for the bunk rooms 8-11-26 All furniture has been delivered. 3 of the bunk room desks arrived damaged, and Ahlborg is in contact with the company to expedite replacements. Ahlborg will update the project team accordingly						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	25	Digital Sign			Low	Open
Description 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 and the Town have been coordination with Scoreboard Enterprises regarding punch list items for the sign 8-11-26 All punchlist items regarding the digital sign have been completed						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 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 submitted the submittals for electrical and HVAC equipment needed for the RIE credits. The paperwork aspect is complete, and the final site walk through is the only remaining piece. Ahlborg will reach out to Leidos to schedule the final inspection for the 2nd week of August 8-11-26 Ahlborg shared the W9 and tax exempt certificates for the project. The paperwork aspect of the RIE credits is now complete, and the final walk through inspection is all that remains. Target date is still some time during the 2nd week of August				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.4	25	Construction Plans & Specifications			High	Open
		Description 6-16-26 Ongoing 7-28-26 Ongoing 8-11-26 Ongoing				

Commissioning

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	25	Commissioning Items			Medium	Open
		Description 7-7-26 Next SES inspection scheduled for 7/8/26 7-28-26 Ahlborg will try to schedule a commissioning inspection on 8/11 with SES with Downe's Construction present, to discuss items that have already been closed out but are still showing up as open on the commissioning reports. 8-11-26 Ahlborg, Downes, and SES are trying to coordinate a date and time they can all meet together onsite to perform a walk through, and discuss closing out items on the reports that have already been addressed and fixed, but have still not been removed from the reports.				

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
		Description 7-7-26 Downe's Construction reported on status of the Grant's during their portion of the agenda 7-28-26 Downe's discussed the grants in their portion of the meeting 8-11-26 Downes will discuss the grants in their portion of the agenda				

Pay Requisitions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	25	Pay Requisitions			High	Open
		Description 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 The committee voted and approved the Ahlborg July 2026 pay application in the amount of \$670,541 8-11-26 There will not be any invoices or pay applications to vote for approval at this meeting				

Ledge Removal

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
12.1	38	Ledge Removal				Open
Description 7-7-26 Ahlborg notified the committee of one ticket for ledge tracking since the last meeting 7-28-26 Ahlborg will send a change order to Downes Construction in the amount of \$22,417 for July ledge removal, to be deducted from the \$50,000 ledge contingency allowance. 8-11-26 Ahlborg will bring a physical copy of the ledge change order to the meeting for signature and approval						

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 7-7-26 Ongoing. 7-28-26 Ongoing. The Access Control training has been scheduled for 8/3 at 10:00 AM. 8-11-26 Ahlborg procured the radio antenna and installation/cabling for a complete scope. Ahlborg has been in constant contact with Cory Gibb monitoring the status and tracking deliveries of all technology equipment that was ordered. Audio Video equipment installation has started onsite. The first security field inspection report was conducted, and ATG is currently addressing any issues described on the report. Oshean pulled the fiber run to connect the Town Hall to the Lincoln Rescue building, which is imperative to having internet within the building. Once internet is up and running, the Security software training can also be completed Overall, the project team is working together to ensure all the technology needs of the project are met.						

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 7-28-26 The team discussed and is still finalizing the exact dates to pave both the Lincoln Rescue and Town Hall parking lots in one monolithic install so there are no cold joints between the two parking lots. Logistics and planning is still ongoing						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		8-11-26 Ahlborg will bring backup documentation for PCO#5 for additional black vinyl chain link fence with privacy slats on the property along the water department side.				

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, August 25, 2026 at 9:00 AM				