

DATE: September 8, 2026

**Owner's Project Manager Update for Building Committee Meeting
Lincoln Centralized Rescue & Learning Center**

1. Monthly Report

- a. To Be Issued 9/4/26

2. 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
CO - 4 Fencing/Ledge	\$	44,897.00
Fitness Equipment	\$	10,000.00
IT Surplus	\$	11,094.00
Revised GMP	\$	16,008,440.00
Subtotal Construction Costs: \$ 16,008,440.00		
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		\$442,090.30

3. CPF Grant Process and Compliance

- a. **Transaction Log - (9/8/2026)** – transaction logs through August

4. FF&E / Equipment Final Coordination Meetings

- a. Ahlborg to provide update on status of O&M Manuals assembly
- b. Ahlborg to provide update on owner training schedule
- c. Update on push buttons for learning center
- d. Update on threshold/door in rescue bathrooms

5. Closeout Tasks for Occupancy

- a. Ahlborg to provide update on status of punch-list
- b. Review status of construction, schedule, RFIs and Submittals.



DOWNES

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Downes Construction Company is an Affirmative Action/Equal Opportunity Employer



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Centralized Rescue/Learning Center Project OAC Agenda: Meeting #59

Meeting Date Sep 8, 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 7-28-26 Ahlborg continues to have excellent safety reports 8-11-26 Ahlborg no issue to report, PPE being worn. No 3rd party inspection scheduled 8-25-25 There were no safety incidents for Ahlborg to report at the meeting 9-8-26 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 7-28-26 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 discussed in detail the schedule for the next several weeks through the completion of the project and ribbon cutting scheduled for August 20th 8-25-26 The project team discussed the remainder of punch list work needed through final completion 9-8-26 Ahlborg will discuss the timeline of any open items needed to fully close out the project						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	25	3-Week Look Ahead Schedule			High	Open
Description 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 All trades continue to work on punch list item. Completion Gant Scheule distributed, Rough Cleaning will be ongoing with Pre Ribbon cutting cleaning on August 18 & 19, Fencing and Trash Enclosure will be ongoing. Appliance installation scheduled, Mesh Locker assembly and installation, Final Electrical and Mechanical inspections scheduled. Final wiring and operations on coil and folding apparatus bay doors, Light pole install and final wiring, AV & Bryx systems ongoing, WB Mason furniture install ongoing, Cole cabinets on metal cabinet installation and tops, Final flooring in stairwells and entries. Electrical labeling ongoing, NRD siding and trim punch items, Paint items & punch list, Power washing and site cleanup on going. 8-25-26 The LULA will be fully installed. ATG will install the remainder of the security cameras and the DW switch in the server back, along with PDUs. All other subcontractors will address their punch list items 9-8-26 Ahlborg to update the Project Team on work that will occur in the next three weeks						

FF&E

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	25	FF&E			Medium	Open
Description 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. Damaged or replacement items are being coordinated with vendors. Gym floor remains open, install of equipment pending. 8-25-26 Gym equipment has been delivered. All furniture has been assembled and is onsite 9-8-26 The Project Team will discuss some slight furniture modifications that might be needed for the bunk rooms						

Miscellaneous

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.3	25	RIE Credits				Open
Description 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. Walk to be scheduled when appropriate 8-25-26 The final inspection for the RIE credits has been pushed back, likely to the first or second week of September 9-8-26 The anticipated RIE Credits final walk through is some time during the 2nd week of September						

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 continue inspections and coordination ongoing item. 8-25-26 Jeff Cabral will schedule a site visit with SES and Ahlborg to address any final commissioning items that may still be open 9-8-26 Ahlborg and the Project Team will discuss any open items related to commissioning						

Grants

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	25					Open
Description 7-28-26 Downe's discussed the grants in their portion of the meeting 8-11-26 Downes discussed the grants in their portion of the agenda, PRO scheduled site visit AM Aug 20th 8-25-26 Downes discussed the grants in their portion of the meeting minutes 9-8-26 Downe's will 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 7-28-26 The committee voted and approved the Ahlborg July 2026 pay application in the amount of \$670,541 8-11-26 No Invoices voted on, PCO #05 Additional Fencing voted and approved \$22,480.00, PCO #08 Additional 100 CY Ledge voted and approved \$22,417.00 These will be moved to CO process for signature 8-25-26 Ahlborg's pay application for the month of August was voted and approved in the amount of \$284,814. 9-8-26 There will be no pay applications to vote for approval at this 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 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. Oshean to be schedule by town for internet connection. Overall, the project team is working together to ensure all the technology needs of the project are met. 8-25-26 Hard wired internet is now active the the building. ETA for the WAPs is mid to late September. 9-8-26 Security Training took place via Team's Meeting on 9/1/26. The WAPs are still expected to arrive onsite in mid-September. Cory is tracking the deliveries of all technology orders and will give a status update. Cyber Comm installed the Bryx equipment onsite and their work is ~90% complete. AV Owner's Training is scheduled for 9/9.						

New Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
15.1	52	New Business				Open
Description 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 8-11-26 Ahlborg presented new PCO #05 and PCO #08, Extensive conversation regarding Ribbon Cutting readiness, punch list items, & inspections. All teams working toward August 20th Ribbon Cutting, Inspections and CO's, Ongoing Trainings to be scheduled and coordinated with parties. 8-25-26 The committee voted and approved an \$8,000 allowance from the Owner's surplus contingency to be used for additional exercise equipment for Fitness 122. The amount is not to exceed \$10,000. Ahlborg will get pricing for automatic door openers for the Learning Center Lobby vestibule, and the North Lincoln Rescue vestibule. Ahlborg will also get pricing for ADA shower curbs for the upstairs bathroom showers. 9-8-26 Ahlborg will present pricing to F&I the automatic door openers discussed at the previous meeting						

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, September 22, 2026 at 9:00 AM				