

## Lincoln Public Schools Renovation Projects

### Lincoln, RI

#### LINCOLN PHYSICAL EDUCATION CENTER BUILDING COMMITTEE

**MEETING DATE:** 6.9.22  
**MEETING NUMBER:** 8  
**TIME:** 6:30 pm  
**LOCATION:** Zoom Meeting call  
**CONDUCTED BY:** Lincoln School Building Committee

Name	Present	Company	Abbrev.
Keith Macksoud	X	Lincoln PEC Building Committee	KM
Armand Milazzo		Lincoln PEC Building Committee	AM
Phil Gould	X	Lincoln PEC Building Committee	PG
Kevin McNamara	X	Lincoln PEC Building Committee	KM
Rob Mezzanotte	X	Lincoln PEC Building Committee	RM
Mike Babbitt		Lincoln PEC Building Committee	MB
John Ward		Lincoln PEC Building Committee	JW
Steven Carvalho	X	Lincoln PEC Building Committee	SC
John Sharkey	X	Lincoln PEC Building Committee	JS
Bob Turner		Lincoln PEC Building Committee	BT
Michael Gagnon	X	Lincoln PEC Building Committee	MG
Jim Jahnz	X	Lincoln PEC Building Committee	JJ
Bruce Ogni	X	Lincoln PEC Building Committee	BO
Jimmy Frost	X	Lincoln PEC Building Committee	JF
Greg O'Conner	X	Lincoln PEC Building Committee	GO
Deidra Carreno		Lincoln PEC Building Committee	DC
Tiffany McCloskey		Lincoln PEC Building Committee	TM
John Picozzi	X	Lincoln PEC Building Committee	JP

200 Stanley Street | New Britain, CT 06051 | Downes Construction Company, LLC | [www.downesco.com](http://www.downesco.com)

Office: 860.229.3755 | Fax: 860.225.3617

*Downes Construction Company, LLC is an Affirmative Action/Equal Opportunity Employer*

Al Ranaldi		Lincoln PEC Building Committee	AR
George Boudjouk		Lincoln PEC Building Committee	GB
Stefan Duda	X	Lincoln PEC Building Committee	SD
Joe Desanti		Downes Construction Company, LLC	JD
Tony DeMelo	X	Downes Construction Company, LLC	TD
Tracey Donnelly	X	RGB	TrD
Brian O'Connell	X	Ahlborg Construction	BO
Lee Matthews	X	Ahlborg Construction	LM
Glenn Alborg		Ahlborg Construction	GA
Joe Casali		Casali Engineering	JC
Dan DeCesaris		Casali Engineering	DD

**Items Discussed:**  
(responsibility)

**BIC = "Ball in court"**

<b>Item</b>		<u>Status</u>	<u>BIC</u>
1.4	<p><b>Budget/Funding</b> Project budget is currently 8.3 million dollars. Fundraising was discussed to potential add to the budget.</p> <p>1.4.1 – PECBC to determine how donations are to be handled - Encouraged that a subcommittee be organized for fundraising and consultant brought on board to participate</p> <p>1.4.2 – Fundraising – LSBC to continue efforts in fundraising; confirm DCC does not initiate/coordinate fundraising efforts</p>	Open	Lincoln
1.5	<p><b>Schedule</b> DCC to provide master schedule for review</p> <p>1.5.1 – DCC issued and reviewed master schedule indicating 6/30/23 substantial completion date and project milestones</p> <p>1.5.2 – RGB presented look ahead schedule moving forward with weekly meetings to present to the committee design updates</p>	Open	DCC/AC
1.6	<p><b>Site Visit</b> Site visit to review the project and logistics is scheduled for Friday, 3/11/22. DCC and SBC members to attend</p> <p>1.6.1 – AC/RGB team would like to schedule a site walk thru Monday or Tuesday to review MEP systems and site conditions particularly related to the throwing field</p> <ul style="list-style-type: none"> <li>➤ Site visit was performed on Tuesday 5/24 to review the site and utilities</li> <li>➤ Positioning of the throw field was reviewed based on the positioning of the building as shown in option #2</li> </ul>	Closed	DCC/Lincoln/AC

<p>1.7</p>	<p><b>Design</b></p> <p>RGB presented 3 schemes indicating site location options for the proposed PEC building</p> <ul style="list-style-type: none"> <li>• Option 1 – freestanding building off the existing drive</li> <li>• Option 2; same as #1 but with future connecting bridge</li> <li>• Option 3 – building located further west with connecting “concourse”</li> </ul> <p>Reviewed potential center column building design to lower project cost; a clear span building with NO center support columns will be the path moving forward</p> <p>Reviewed proximity of throwing field to the proposed PEC; keeping the PEC further east shall mitigate the issues with the adjacent throwing field; it was determined that the permanent and/or temp solution to the throwing field shall be the responsibility of the Town of Lincoln and not the of the building committee and this project</p> <p>Parking concerns raised to insufficient spaces; agreed that parking should not be an issue that this project will resolve as there are ample spaces</p> <p>Reviewed possibility of relocating drainage to a location across the access road</p> <p>Reviewed potential acquisition of state owned property along Rte 116</p> <p>Building height proposed to have a clear height of 24 feet under all structures</p> <p>Potential master plan development; specifically related to the PEC only. Further discussions on the potential scope of such plan</p> <p>1.7.1 – Floor plan was presented, 160 sf of storage as shown is not sufficient. Potential to make storage larger:</p> <ul style="list-style-type: none"> <li>➤ Enlarge current storage are</li> <li>➤ Add storage area to west side of the PEC</li> <li>➤ Overhead door required to manage equipment in and out of the PEC</li> </ul> <p>Variations of building elevations proposed; gable type roof deign most feasible and within budget</p> <p>Items ie: curtain partition, bleachers etc. will be vetted thru the SD estimate</p> <p>Bridge and Connector (Concourse) to remain as alternates to the design and shall be budgeted at the SD phase to determine path forward</p> <p>Site plan was reviewed indicating potential utility locations</p> <p>Throw field was overlayed on the site plan and proposed 15 degree orientation west which will allow the throw field and new PEC to co-exist with no interference</p> <p>GA presented that he will work with the TOL and the committee in aiding in the solution to the throw field which may include a new cage</p>	<p>Open</p>	<p>DCC/AC/Lincoln</p>
------------	---	-------------	-----------------------

	<p>1.7.2 – RGB presented updated floor plan</p> <ul style="list-style-type: none"> <li>➤ Storage layout remains concern; overhead door placement shall provide direct access into the PEC facility in lieu of storage room</li> <li>➤ Pass door at SW corner was noted that it may be used for student access to the throwing field; security shall be maintained</li> <li>➤ Reviewed interior concept for PEC floor color scheme; neutral color and additional striping should be included to show multi use events</li> </ul> <p>Reviewed exterior elevation options; 1A, 1B, and 2</p> <ul style="list-style-type: none"> <li>➤ Option 1A&amp;B are similar in layout with minor changes to entrance, kalwall location and graphics. Option 2 represents multi roof heights</li> <li>➤ Concerns to darker color as it may be a maintenance issue</li> <li>➤ Kalwall shown can be located as desired as long as limit increasing quantity as it is a costly material</li> <li>➤ RGB to bring a sample of Kalwall to the upcoming meeting</li> <li>➤ Either option can provide future expansion</li> </ul> <p>Review throwing field; changed to 10 degree rotation from 15 degrees; in combination with new modified cage and screen/barricade at road side will eliminate objects going into the road. The execution of the throw field renovation is not included in this project but shall be presented to the school committee</p>		
1.8	<p><b>State Property</b> Procurement of State Property along Rte 116 was reviewed. Survey required and presented to Town Council.</p>	Open	TOL
1.9	<p><b>Vote</b> A motion to concluded the meeting.</p> <p>1.9.1 – decision to move forward with option 2 with the building to be rotated 90 degrees. Design development shall include alternate of the connecting concourse/bridge</p> <p>1.9.2 – decision to move forward with elevations 1A &amp; 1B</p> <ul style="list-style-type: none"> <li>➤ PEC committee to present question to TD by Tuesday the 14<sup>th</sup> so that RGB can incorporate design changes into the next presentation for final vote</li> </ul>	Open	
2.0	<p><b>Questions</b> PEC committee asked if RGB can send the slides so committee can review the presentation PEC committee asked if RGB meeting notes be put on a share file system</p>	Open	DCC

**Next meeting(s); Thursday, June 16, 2022 @ 6:30pm  
Thursday, July 7, 2022 @ 6:30pm**

Prepared By: *Tony DeMelo, Project Executive*  
Owner's Project Manager

Copy To: All Attendees  
File