

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY
BOARD OF COMMISSIONERS
OPERATIONS AND FACILITIES COMMITTEE MEETING**

January 24, 2005

A meeting of the Operations and Facilities Committee of the Rhode Island Convention Center Authority Board of Commissioners was held on January 24, 2005 at the rise of the Finance Committee, pursuant to notice at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.

Board members present were Committee Chairman, Jerry Massa, Commissioners Joe Judge, David A. Duffy, Mike Mello and Paul MacDonald.

Also in attendance, Jim McCarvill and Theodore Przybyla RICCA; Harry Jones and Jeff Hartel, Westin Providence; Tim Muldoon, Debbie Tuton and Doreen Bolster SMG/RICC and Bruce Leach, Legal Counsel.

Chairman Massa called the meeting to order at 3:30 p.m. (at the rise of the Finance Committee)

Noting the minutes of the previous committee meeting had been distributed Chairman Massa entertained a motion to approve. Upon a motion duly made by Mr. Duffy and seconded by Mr. MacDonald it was unanimously

VOTED: to approve the minutes as distributed.

Chairman Massa recognized Harry Jones, Director of Operations, who proceeded to brief the committee on the status of on going projects. Mr. Jones noted the escalator project is approximately 3 ½ more weeks behind schedule and he expects further delay resulting from poor welds. Mr. Jones advised the committee that he was unsatisfied with the quality of the weld joints, which would have not painted well, and directed the contractor to repair them before proceeding on the finish work in the atrium. Commissioner MacDonald complimented Mr. Jones on his skill in identifying the weld defects before the project proceeded. Mr. Jones stated that once the welds are repaired, the glass panels would be installed. Inside work was continuing while the weld rewords were proceeding. Chairman Duffy asked when the revolving doors would be installed. Mr. Jones advised the committee that the revolving door installation would commence once the escalator was operational. Anticipated start date was late February or at worst early March. Commissioner Massa asked when the old escalator would be removed. Mr. Jones indicated the removal should begin in late February, but is dependent upon the contractor's completion of the new escalator installation. Commissioner Judge asked Mr. Jones as to whether any penalty provisions were is place. Mr. Jones advised the committee that no penalty provisions were included in the contract because lost revenue to the hotel was not anticipated or trackable. Conversations ensued regarding the

contractor's performance on the escalator installation and past history on other projects within the complex. The committee concluded that they should take a closer look at including penalty clauses within future contracts. Mr. Jones advised the committee that the City View room renovations are on schedule with completion expected later in the week. The Agora renovations are on hold, pending further direction from the committee. Commissioner Massa noted the pending sale warranted delaying the Agora renovations. The committee was assured that the Agora continues to satisfy patron demands. Mr. Jones stated that the suite renovations have been completed although a few case good pieces have been delayed, but are expected shortly. The General Manager was asked to comment on storm related losses. Mr. Morgan advised the committee that he was quantifying the losses and would advise Mr. McCarvill as to the extent of lost business.

Hearing no further comments regarding the hotel projects, Commissioner Massa recognized Tim Muldoon and asked that he brief the committee on the status of Convention Center and Garage projects.

Mr. Muldoon briefed the committee on the recently held client event, which showcased the facility and brought particular attention to the renovated ballroom. The participants noted the renovations and several clients indicated an impact their consideration of the facility for future events. Chairman Duffy asked about the schedule and

budget of the project. Mr. Muldoon noted the project came in slightly ahead of budget and on schedule except for the wall fabric for the panels. The fabric has since been installed and didn't impact the use of the room.

Mr. Muldoon advised the committee that the glass wall (south side) of the convention center has developed leaks and Deb Tuton was investigating the situation and would be preparing an RFP for the required maintenance. It was noted that the building was approaching the age where caulking and weather-stripping maintenance would be required.

Hearing no further business, Chairman Massa sought a motion to adjourn.

Upon a motion duly made by Mr. Judge and seconded by Mr. Duffy, it was unanimously

VOTED: To adjourn at 4:30 p.m.