

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

**February 22, 2005**

**A meeting of the Operations and Facilities Committee of the Rhode Island Convention Center Authority Board of Commissioners was held on February 22, 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, and David A. Duffy.**

**Also in attendance, Jim McCarvil, Ken Mancuso and Theodore Przybyla RICCA; Harry Jones, Casey Crowley and Rob Morgan, Westin Providence; Tim Muldoon, Debbie Tuton and Doreen Bolster SMG/RICC; Grant Jaber, Walker Parking Consultants 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. Judge and seconded by Mr. Duffy it was unanimously**

**VOTED: to approve the minutes as distributed.**

**Chairman Massa asked for an update of the escalator project. Mr. Jones, Director of Engineering, reported that the escalator was expected to be operational and enclosure complete by March 17. Conversations ensued regarding the ongoing delays and need to enhance contractual requirements for future projects. Chairman Duffy asked when the revolving door would be installed. Mr. Jones indicated the door would be installed when the escalator was operational. It was necessary to delay the revolving door installation because of the need to have an alternative for access and egress.**

**Chairman Duffy echoed his unhappiness with the progress of the project and the constant delays. He questioned how the removal of the old escalator would be handled. Mr. Jones indicated that the contract for the removal had not been awarded to E.W. Burman. The committee discussed whether it would be prudent to proceed with the current contractor in light of the dismal failure to finish on time. The committee asked if an RFP for the removal could be prepared and advertised in a timely manner. Mr. Jones advised the committee that he could prepare and advertise the work.**

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

**VOTED: to Proceed with an RFP for the removal of the old escalator.**

**Chairman Massa recognized Mr. Muldoon, General Manager of the Convention Center, who proceeded to brief the committee on the status of current projects. Mr. Muldoon indicated the Ballroom renovation was complete. The committee was advised that the carpeting in the pre-function space would be replaced at no cost to the Authority. The manufacturer has accepted responsibility for replacement because it appears that installation was flawed. Replacement will be scheduled when it would be least disruptive. Mr. Muldoon asked the committee for approval to award the PARCS contract to CTR. He indicated a thorough evaluation was conducted by the consultant retained by SMG and his staff and it was their recommendation that the award be made to CTR. He cautioned the committee that any further delay would prevent its installation this summer. Chairman Duffy inquired of those in attendance if there were any other issues relating to this proposal. Mr. Przybyla indicated that he was not opposed to upgrading this system, but reminded the committee that SMG's contract was up for renewal in early fall and he questioned the prudence of commencing an upgrade at this time. He further suggested to the committee that a management RFP might include a provision for the respondents to make software/hardware recommendations and possibly require the respondent to commit to upgrading the PARC system as part of the bid specifications. This would allow the funding of the upgrade**

through general operating funds rather than renewal and replacement. The firm awarded the management contract would recover their investment over the term of their contract. Mr. Przybyla noted that this would prevent the operator from criticizing the installed software/hardware because they would have made the recommendation and investment. Mr. Muldoon responded that he stood by his recommendation and strongly felt that any delay would prevent the upgrade this summer and hamper the garage operations during the next year. Mr. Duffy asked if Mr. Przybyla had any other reservations regarding the proposal. Mr. Przybyla noted his only other concern was the limited support that the considered vendor had in the region. He had been advised by Mr. Muldoon that the vendor had tentatively agreed to enhance that presence if awarded the contract. Noting the need to proceed if an upgrade was to occur this summer upon a motion duly made by Mr. Duffy and seconded by Mr. Judge it was unanimously

**VOTED:** To recommend to the Board the awarding of the contract to CTR with a total budget not to exceed \$475.000 (including in house charges).

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 4:20p.m.**