

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

March 29, 2005

A meeting of the Operations and Facilities Committee of the Rhode Island Convention Center Authority Board of Commissioners was held on March 29, 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, Dale Venturini, Jeff Hirsh and David A. Duffy.

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

Chairman Massa called the meeting to order at 4:00 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.

Harry Jones, now serving as a consultant to the Authority, was asked to brief the committee on the progress of on going projects. Mr. Jones noted the attendance of Ed Burman, of E.W. Burman Construction and asked him to brief the committee on the timeline for the escalator project. Mr. Burman noted the extreme delays that the project had experienced, but assured the committee that the project would be complete on April 23, unless extreme weather conditions prevented necessary outside work. Chairman Duffy noting the past history of the project and the endless delays encouraged Mr. Burman to do whatever necessary to accomplish the task by the date promised. He further noted that the Providence Journal is paying close attention to the progress and he fully expected them to publish an article regarding the planned completion date. Mr. Duffy asked the staff to prepare a press release to coincide with the opening of the escalator. Mr. Duffy further asked about the timeline for the removal of the old escalator and necessary renovations to restore the surfaces. Mr. Burman indicated that once the work began it would take eight weeks to complete. Mr. Jones indicated that the removal of the old escalator contract had not been awarded and that because of the delays, it was unlikely that the removal would be started before the new owners had an opportunity to review booking schedules to determine the least disruptive time to commence the work.

Chairman Massa thanked Mr. Jones for his continued involvement

and encouraged him to continue to monitor the project and report any slippage in the schedule.

Mr. Muldoon, General Manager of the Convention Center, reported that the pavement repairs would commence shortly. Granite has been ordered and it appears the project will begin in late April or early May. Mr. Muldoon also reported that he and Convention Center staff were working with CTR to finalize a contract for the Parking Access & Revenue Control System (PARCS). He further reported that CTR had agreed to the hiring of one additional full time employee for the Rhode Island market. This was critical to the response time necessary to maintain the convention center garage contract. Conversations ensued regarding the importance of the garage operations to the overall financial success of the complex. Chairman Duffy asked Mr. Muldoon if he was happy with the current management at the garage. Mr. Muldoon assured the committee that he was and that recent events demonstrated their ability to manage the operations successfully. Commissioner Massa briefed the committee on a recent complaint noticed in the Letter to the Editor section of the Providence Journal. He personally called the individual and was also pleased that the individual had been called by garage management. It was apparent that if the patron had not rushed to prepare the letter, that garage management would have had an opportunity to address his complaint and explain the reason for the delays. Commissioner Massa noted that SMG had assured him the significant improvement resulting from the upgrade of the PARCS would eliminate many of the issues facing garage management.

Hearing no further business, Commissioner Massa entertained a motion to adjourn.

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

VOTED: To adjourn at 4:25 p.m.