

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY  
MEETING OF THE  
DUNKIN DONUTS CENTER COMMITTEE**

**December 15, 2005**

**A meeting of the Dunkin Donuts Center Committee of the Rhode Island Convention Center Authority (hereinafter referred to as “Authority”, the “CCA” or the “Board”) was held on December 20, 2005, pursuant to notice, at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.**

**Board members present were Chairman David Gavitt, Commissioners, David A. Duffy, Jerry Massa, Paul MacDonald, Dale Venturini, George Nee, Jeff Hirsh, Bernie Buonanno and Joe Judge.**

**Also in attendance, Jim McCarvill and Kerrie Bennett, Convention Center Authority; Bruce Leach, Legal Counsel; Steve Duethman and Jerry Peterson, Ellerbee Becket; Phil Couture, IFG, and Eileen Smith, Recording Secretary.**

**Mr. Duffy and Mr. Buonanno respectfully recused themselves from the discussion. Mr. Duffy asked Mr. Nee to chair the meeting.**

**Mr. Nee called the meeting to order at 12:15 p.m.**

**Mr. McCarvill introduced our consultant, Phil Couture from IFG and**

**noted that Mr. Couture would have some comments on the responses to the RFP and will answer questions. Mr. McCarvill also noted the Mr. Couture would ask questions of the bidders.**

**Mr. Couture had prepared a summary sheet that he distributed to the committee. (copies attached) Discussions ensued regarding the differences in the proposals.**

**Mr. MacDonald noted that we had received two bids from well respected Rhode Island Companies.**

**Mr. McCarvill stated that the proposed cost of both bid proposals were very close. He asked Mr. Couture to find out why certain line item costs were so different between the respondents. Mr. McCarvill stated that if the cost is part of the fee we can't get anything back but if part of the expense we can. Mr. Couture said that the proposals are really close and whatever firm is chosen we can work with them.**

**Ms. Venturini asked what our risk is when some of the line items are left at zero. Mr. Judge said that we need discussions on ways to negotiate a final bid price. He continued that the Board does not have the specific expertise to analyze all aspects of the responses. Mr. Massa noted that we need good advice from our consultants.**

**Mr. Nee said that both companies are top notch. Mr. Massa stated that this is a unique project because it is a rehab. Mr. Couture said**

**that a rehab is a different animal and much more difficult because you don't know what you will find when you open a wall. He also noted that doing the job while the facility is operating presents an additional challenge.**

**Discussions ensued regarding contingency fees and how and when they could come back to the Authority. Mr. Couture said that contingency fees are based on the stage of the design, in this case schematic design. There followed a discussion on incentives.**

**Mr. Hirsh wanted it put on the record that he is the owner of a restaurant frequented by the principals both firms but that he had no further relationship with either firm.**

**Dimeo Construction made their presentation. (power point handout attached)**

**Mr. DeMatteo began by reminding the Committee that Dimeo had built the original Dunkin' Donuts Center. He then introduced the Construction Management team.**

**Mr. Couture asked several questions to quantify responses to the RFP. Mr. Couture asked if Dimeo Construction would be willing to negotiate any of their fees. He asked if they had done many jobs where General Conditions were capped.**

**Mr. DeMatteo stated that they ask for a reasonable amount to be set aside for contingency and typically ask if it can be spent as the need arises. He said that they don't want to get to the end of the job and find that there is no money left. Mr. DeMatteo stated that the Construction Manager would be the Authority's agent and manage the money that is available. Ms. Venturini noted the rental of porta-johns was proposed instead of using the ones in the facility. Mr. DeMatteo said that some owners would prefer that the construction workers not use their facilities. Mr. MacDonald wanted to know their commitment to minority owned contractors. Mr. DeMatteo said that they have a very good track record but there are not always enough minority contractors to go around. Mr. MacDonald asked if they make a good faith effort to reach out to local businesses. Mr. DeMatteo said yes they will and also that they look at ways to work with unions to help with local apprenticeship programs. Mr. Massa asked about the personnel assigned to the job and if they would be used for other jobs at the same time. Mr. DeMatteo said that they commit personnel to a job and the entire team will complete the project.**

**Gilbane Construction (power point attached)**

**Mr. William Gilbane introduced Gilbane's Construction Management team. He also reminded the Committee that Gilbane had completed the last renovations to the Civic Center in 1999. Mr. Nee asked if this would be the team assigned and would they stay through**

**construction. Mr. Gilbane said that they would.**

**Mr. Couture asked several questions to quantify responses to the RFP. Mr. Couture said that he assumed that Gilbane had no issues with the proposal. Mr. Couture noted that the Gilbane proposal was cost plus with a GMP. He asked if they would have any problem capping the General Conditions. Mr. Gilbane was comfortable with the General Conditions as proposed.**

**Mr. Kennedy noted that the incentive proposed is performance based and funded equally between the Authority and Gilbane.**

**Mr. Massa asked if Gilbane could see any obstacles for completing the job on time. Not at this time was the reply.**

**Mr. Judge inquired about regular meetings to update the Board on progress. Mr. Kennedy stated that meeting could be scheduled quarterly or even weekly if that was the wish of the Authority.**

**Mr. MacDonald asked about Gilbane's commitment to minorities. Mr. Kennedy stated that Gilbane has a policy that it adheres to and is confident in their ability to be inclusive.**

**Mr. Gilbane completed his presentation.**

**Mr. Couture noted that the Gilbane presentation was very polished**

and gave a better overall presentation. Ms. Venturini said that Dimeo's was also a great presentation and proposal.

Mr. Nee asked how much importance should be given to the fact that Dimeo built the original building. Mr. McCarvill said that Gilbane had done the most recent renovations but Dimeo's experience on the site was more extensive albeit 30 years ago. Ms. Venturini noted that Dimeo had given direct answers while Gilbane said that we could negotiate. Mr. Massa said that he thought both were great and the decision should be based on cost and gut. Mr. Couture said that he thought Dimeo had too much manpower allocated to the project. Discussions ensued regarding the differences in staffing. Ms. Venturini asked Mr. Couture to put some questions in writing. Mr. McCarvill said that Mr. Couture should send the questions to the Authority and we would forward them to the companies. Mr. Leach said that he would like to hear from the Architect. Mr. Peterson said that Gilbane seems to have a better grasp of the process. Mr. McCarvill asked if Ellerbe Beckett had worked with both firms in the past. Mr. Duethman said yes and although Dimeo is a fine firm he has more of a comfort level with Gilbane. Mr. Leach asked that since there is no big dollar difference does one outshine the other. Mr. Duethman said no.

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

**VOTED: to adjourn at 4:05 p.m.**