

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

December 20, 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 and Joe Judge.

Also in attendance, Jim McCarvill, Ken Mancuso, Kerrie Bennett and Betty Sullivan, Convention Center Authority; Bruce Leach, Legal Counsel; Herb DeSimone, DeSimone & Leach; Anthony DeMatteo, Dimeo Construction; Phil Couture, IFG; Tim Muldoon, Julian Ravenue and Deb Tuton, SMG; Armand Lusi, A.F. Lusi Construction and Eileen Smith, Recording Secretary.

Noting that the minutes of the November meeting had been distributed, Mr. Gavitt sought a motion to approve.

Upon a motion duly made by Mr. Massa and seconded by Mr. Hirsh it was unanimously

VOTED: to approve the minutes of the November meeting.

Mr. Duffy said that he would not be taking part in the Construction Manager discussions because of his friendly relationship with both Gilbane Construction and Dimeo Construction.

Mr. Leach explained the law suit initiated by A.F. Lusi Construction and said that a pre-hearing conference was scheduled for January 3rd. Mr. Leach stated that today's meeting could proceed and discussions held regarding the qualifications of the respondents to the Construction Manager RFP.

Mr. Gavitt asked Mr. Couture to address the committee. Mr. Couture noted that presentations by both firms took place on December 15th. He said that there had been lengthy discussions on the merits of both companies. Mr. Couture said that in his opinion both companies are professional, qualified firms. He said that today's meeting would deal with the follow-up questions. Mr. Couture noted that he had prepared questions and included Mr. Massa's inquiry regarding projects underway in Providence. The questions were e-mailed to each firm and they were asked to respond prior to today's meeting. Discussions ensued regarding responses. (attached are questions and responses from both firms)

Mr. Gavitt reported that he had contacted the University of

Connecticut knowing that Dimeo Construction was working on a project there and Gilbane has done some work in the past. Mr. Gavitt said that Jeff Hathaway and the UConn staff were very impressed with Dimeo. Mr. Gavitt said that Mr. Hathaway had some very positive things to say about the company and reported that the project was on target. Mr. Gavitt noted that the University had a similar response from the University on a project that they completed a few years ago with Gilbane. Mr. McCarvill noted that he too had contacted some local individuals that spoke highly of both companies.

Mr. Gavitt noted that both firms were very specific about who would be on their team and he had left the meeting confident that we were getting the best either way. Mr. Massa said that even looking at intangibles both are great firms. Mr. Judge said that both presented excellent credentials with a tremendous amount of experience but one demonstrated more arena experience. Mr. MacDonald said that he was pleased with the approach taken by Mr. Gavitt and Mr. McCarvill in going into the community for feedback. He said that he would like additional time to do the same. Mr. Hirsh said that it appears that one firm has more experience in the arena area. Ms. Venturini stated that she had learned a great deal from the presentations and was very impressed by both firms. Mr. Nee said that he would be comfortable with either team. He said that it is a credit to the Authority and the State that we have two such highly qualified firms competing for the project. He said that both will give us their all star team.

Mr. McCarvill said that Dimeo had built the arena and Gilbane had built the Convention Center. He said that the selected team must be owner friendly and there has to be a team approach between the Construction Manager, Architect and the owner. He said that he wants either firm to give us their best.

Ms. Venturini noted that this project will be under a microscope. She said that the whole community is excited about this renovation.

Mr. Mac Donald said that both companies are of the highest quality and are community leaders. He said that they are caring corporate citizens.

Mr. Gavitt said that this is a tough decision. He said “I have been ruminating on who will love the child the most”.

Mr. MacDonald said that we can't pick the wrong one.

Mr. Judge said “I think both are committed”.

Mr. Gavitt said that we need more time to think about the decision.

Upon a motion duly made by Mr. Nee and seconded by Ms. Venturini it was unanimously

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