

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

May 23, 2006

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 May 23, 2006, pursuant to notice, at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.

Board members present were, Committee Co-Chairs, Bernie Buonanno and Dave Gavitt, Commissioners, David A. Duffy, Jeff Hirsh, Paul MacDonald, Jerry Massa, Joe Judge and Dale Venturini.

Also in attendance, Jim McCarvill, Kerrie Bennett and Betty Sullivan, Convention Center Authority; Bob Cappalli and Larry Lepore, SMG/DDC; Tim Muldoon and Debbie Tuton, SMG/RICC; Jennifer Lundquist, Gilbane; Bruce Leach, Legal Counsel; Kevin MacGregor, Senate Fiscal Office; James Pontarelli, House Fiscal Staff; Eric Ahlborg, O. Ahlborg & Sons, Inc.; Franco Rigamonti, Michael Carr and Virgil Gray, MOCA Systems, George Swetz, Skanska and Eileen Smith, Recording Secretary.

Mr. Buonanno called the meeting to order at 3:02 p.m. and announced

that the next meeting would be held on June 20, 2006 at 3:00 p.m.

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

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

VOTED: to approve the minutes of the April meeting.

Mr. Buonanno asked Mr. Lepore and Mr. Cappalli to speak to the financial statements of the Dunkin' Donuts Center. Mr. Lepore stated that the facility remains ahead of budget. He said that they were gearing down to turn over the building to Gilbane. Mr. Lepore noted the fine cooperation that was shown by Gilbane when asked to give the building back by mid September so that American Idol could be booked. Mr. Lepore stated that he originally thought that September would be a slow month but five events have been booked around the construction activity. Mr. Duffy asked about the new scoreboard. Mr. Lepore stated that the board had been ordered. He also reported on a co-op program with Hope High School and New England Tech. Mr. Lepore said that he would have a proposal ready for next month's meeting that will address paid internships for audio and video production. Mr. Lepore reported that the National Lacrosse League has been in touch with the Providence Bruins and the facility and that a team in Providence is possible but is contingent on a number of

factors outside our control. Mr. Gavitt stated that by 2008 this will be a different facility. We will be offering more to our tenants and will have a greater stake in their success. Mr. Lepore noted that Professional Bull Riding will be the last event before closing for the summer. Mr. Cappalli stated that ticket sales for the two day event are going very well.

Mr. Buonanno asked Kerrie Bennett for a project status report. Ms. Bennett said that she has been working closely with Ellerbe Beckett and Gilbane on several issues. Ms. Bennett reported that a contract had been signed with the State Council for the Arts for the Public Art component of the project. The Veterans groups have been appreciative that they were brought in early and have played a role in moving the war memorial. Ms. Bennett noted that a public ceremony is being planned for mid June prior to the memorial being put into storage. She said that the National Guard, Veterans Groups, Board members and other interested parties would be notified of the date. Ms. Bennett reported that Jasmine Jennings had done a great job in copying all the names from the monument. Mr. Judge asked if Ms. Bennett was pleased with the way things are going. Ms. Bennett responded that she was very pleased. Mr. MacDonald asked about concrete repair noting that replacement appears to be a better option. Mr. McCarvill said that almost everything is being replaced due to the deterioration noted by Mr. MacDonald.

Mr. Buonanno noted that we had received responses from several

firms to our RFP for an Owner's Representative and had short listed three firms. Mr. Buonanno said that O.Ahlborg, MOCA and Skanska had been invited to address the committee.

Eric Ahlborg of O. Ahlborg and Sons presented an overview of his company. Mr. Ahlborg stated that he felt that he could save the Authority significant dollars in several areas. He said that it would be his job to make Gilbane as efficient as possible. Mr. Massa asked who would be our representative from O. Ahlborg. Mr. Ahlborg stated that he would head up the team. Mr. Ahlborg noted his affection for this particular job and said that he wants to be a part of it. Mr. Judge commented that the company did not have much experience as an owner's rep and asked if Mr. Ahlborg viewed that as a positive. Mr. Ahlborg said that he did, that experience as an at-risk contractor has provided valuable insight into the use of methods and materials that will provide savings for the Authority. Mr. Buonanno thanked Mr. Ahlborg.

Ms. Venturini asked Mr. McCarvill to clarify the process that was used to short list the proposers. Mr. McCarvill said that during the process there have been formal interviews with eight firms. He said that Lee Eskilson and Jim Hathaway of PA Sports were not interviewed formally but they have visited the Authority office several times and we were aware of their strengths. Mr. McCarvill explained the RFP and that this was our second attempt to satisfy our needs. The first issuance of an RFP was too broad in scope and therefore too costly.

Mr. McCarvill stated that MOCA was the only firm that responded to the RFP in precisely the manner that we were looking for but their fee is high. Mr. Buonanno said that based on his understanding of the scope of work he had some concern that Ahlborg would not provide enough tension with Gilbane due to their primary business being so similar and their familiarity as locally based builders.

Mr. Buonanno welcomed Virgil Gray of MOCA and asked that he address the committee. Mr. Gray introduced his colleagues. Mr. Gray explained MOCA's system and how they could save dollars for the Authority. Mr. Gray reported that their firm had developed a computer program that will plot the course of the renovation. He said that they take every activity in the design plan and "virtually" build the building in the computer. Mr. Massa asked where the savings would come from. Mr. Gray said that a great deal would come from scheduling. He said that they would provide construction controls and provide independent negotiations on behalf of the Authority. Conversations ensued regarding change orders and their effect on the Construction Manager and the Architect. Ms. Venturini asked if the software was proprietary. Mr. Gray answered yes and said that it came out of MIT and that this is the only one of its kind. Mr. Buonanno thanked Mr. Gray and his associates.

Mr. Buonanno apologized but said that he had another appointment and had to leave. He asked Dave Gavitt, Co-chair to chair the meeting in his absence.

Mr. Gavitt introduced George Swetz of Skanska. Mr. Swetz gave a brief outline of Skanska. He said that the company had an office in Rhode Island although he did not work from that office. Mr. Swetz said that what Skanska could do for the Authority would be to extend the attributes that we already have with Gilbane, Ellerbe and the Authority staff. Mr. Massa asked if Skanska's expertise in construction and construction management was the key to their ability to provide efficient project management and owner's representation. Mr. Swetz noted Skanska's depth and national and international capabilities and agreed that their building experience was very valuable to the end product.

Mr. Gavitt thanked Mr. Swetz.

Discussions ensued regarding the strengths of each proposer. Mr. McCarvill explained that each firm was proposing a different approach to the task. Mr. Gavitt said that he would like to delay the decision until the Board meeting on Thursday to allow Mr. Buonanno to participate. Mr. MacDonald stated that the committee had put in the time and due diligence and was ready to vote on their recommendation. Upon a motion duly made by Mr. MacDonald and seconded by Mr. Massa the committee

VOTED: to recommend O. Ahlborg & Sons to be the Owner's Representative for the renovation of the Dunkin' Donuts Center.

Mr. Gavitt abstained from the vote.

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

VOTED: to adjourn at 5:02 p.m.