

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

**September 28, 2010**

**A meeting of the Convention Center Committee of the Rhode Island Convention Center Authority (hereinafter referred to as “Authority”, the “CCA” or the “Board”) was held on September 28, 2010, pursuant to notice, at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.**

**Board members present were Dave Duffy, Jeffrey Hirsh, Dale Venturini, Letitia Carter, George Nee, Jason Fowler, Bernie Buonanno and Paul MacDonald.**

**Also in attendance were Jim McCarvill, Betty Sullivan and Kim Keough, RICCA; Tim Muldoon, Debbie Tuton, Nancy Beauchamp, Arlene Oliva and Amanda Marzullo, RICC; Larry Lepore, Bob Cappalli, Cheryl Cohen and Jodi Duclos, DDC; Bruce Leach, Legal Counsel and Eileen Smith, recording secretary**

**Mr. Hirsh called the meeting to order at 1:43 pm. Mr. Hirsh sought a motion to approve the minutes of the August meeting. Upon a motion duly made by Mr. Fowler and seconded by Mr. MacDonald it was unanimously**

**VOTED: to approve the minutes of the August meeting.**

**Mr. Hirsh asked Mr. Muldoon to update the Committee on the financial statement. Mr. Muldoon reported that the Convention Center is running a positive variance to budget of approximately \$180,000 which is a very good sign. Mr. Muldoon said that two events in August were successful. BSA Botany 2010 generated a net income of \$74,000 and American Society Biomechanics \$65,000. Mr. Muldoon noted that direct expenses were kept in check for the month. Mr. Fowler asked why, since attendance was so much higher for Botany, Biomechanics performed so well. Mr. Muldoon stated that food & beverage, audio and electrical charges were higher.**

**Mr. Buonanno mentioned the RIPEC event. Mr. Muldoon said that 700 to 800 guests are expected for the event. Mr. Muldoon noted that this will be a very important event and that people are excited to have Mr. Bernanke as a guest of honor. Mr. Muldoon said that there is a reception at 5:00 PM and dinner will be served at 6:00 PM.**

**Mr. Muldoon reported that the pre-function furniture has been delivered and is in place. He encouraged the Committee members to view the area. Mr. Habl stated that the VMA will take all of the old furniture for the VMA. Mr. MacDonald suggested that the furniture be donated to Community Action or another charitable institution. Mr. Habl said that if there is anything that the VMA cannot use it would be donated.**

**Mr. Muldoon reported that negotiations for natural gas have**

**concluded. He said that we locked in for an additional 12 months at a very good rate. Mr. Muldoon noted that the new 27 month contract begins in October and is expected to save \$125,000 per year.**

**Mr. Muldoon requested approval of a rent waiver for the PBS Auction. Mr. Muldoon said that they would like to use the West Lobby and that people will get to see the space being used. Upon a motion duly made by Mr. Duffy and seconded by Ms. Venturini it was unanimously**

**VOTED: to approve a rent waiver for the PBS Auction**

**Mr. Duffy asked if it was necessary for Mr. Muldoon to bring all rent waivers to the Committee. Upon a motion duly made by Mr. MacDonald and seconded by Mr. Fowler it was unanimously**

**VOTED: to allow Mr. Muldoon to discuss with the Executive Director approval of rent waivers for small amounts that will have little to no impact on the building.**

**Mr. Hahl reported on the VMA. He said that an RFP was issued for Architectural/Engineering Services and 9 responses were submitted. Mr. McCarvill stated that a selection committee consisting of Steve Hahl, Allen Chille, Dave Duffy and himself had reviewed the proposals and chose 4 firms to interview. Mr. McCarvill noted that of the 4 interviewed candidates the selection team decided that 2 were strong contenders. Mr. McCarvill reported that Newport Collaborative was**

chosen because of their history of projects at PPAC and the VMA and their knowledge of the theater. Mr. Duffy stated that Newport Collaborative fee proposal was in the low range and are a local firm. Mr. Duffy noted that the job will be a challenge because of incremental financing. Mr. Fowler asked what will be worked on first. Mr. McCarvill listed general building conditions, conceptual drawings, backstage, the loading dock and other renovations. Mr. Hahl reported that Newport Collaborative was responsible for the extra wide sidewalk beside the loading dock and that they have been waiting for this project for years. Mr. Duffy requested a motion to recommend to the Board retaining Newport Collaborative as the Architectural/Engineering firm for renovations of the VMA. Upon a motion duly made by Mr. MacDonald and seconded by Ms. Venturini it was unanimously

**VOTED:** to recommend to the Board retaining Newport Collaborative as the Architectural/Engineering firm for renovations of the VMA.

Discussions ensued regarding the need for a Construction Manager for the project. It was suggested that an RFP for a pre-construction consultant be advertised at this time.

Mr. Hirsh asked if there were any new business. Hearing none he entertained a motion to adjourn. Upon a motion duly made by Mr. Duffy and seconded by Mr. Fowler it was unanimously

**VOTED: to adjourn at 2:10 p.m.**