

**Thayer Street District Management Authority
Meeting of the Board of Directors
July 11, 2006
Brown University
Faunce House
Petterutti Lounge, Room 101**

A meeting of the Thayer Street District Management Authority (“TSDMA”) Board of Directors was held on Tuesday, July 11, 2006 at 10:00 am. The following members participated in the meeting: Mr. Brown, Mr. Dulgarian, Mr. Lewinstein, Ms. Monahan, Mr. Ramirez, Ms. Rider, Mr. Shore, and Mr. Shwaery. Mr. Mitrelis was unable to attend. Randy Collins and Chris Simmler participated by invitation. Mr. Grant Dulgarian attended as a member of the public.

Minutes of the June 13, 2006 Meeting

Mr. Dulgarian convened the meeting and asked for approval of the minutes for the Board’s June 13, 2006 meeting. Mr. Shwaery moved that the minutes be accepted as submitted. Mr. Brown seconded the motion.

Billing 2007 Taxes

Ms. Rider proposed that, once the tax evaluations have been confirmed by the City and the Tax Assessor, the TSDMA be responsible for billing. The Providence Downtown Improvement District operates in the same manner. Mr. Shore motioned for the TSDMA to control billing once the assessments have been confirmed. Mr. Brown seconded the motion.

Update on Thayer Street Improvement Project

Mr. Simmler explained that he met with the lowest bidder, Narragansett Improvements, and although their original bid was at \$1.6 million, after looking at what is driving the costs they believe they bring the cost down to \$1.1 million. Mr. Simmler will confirm this price tomorrow.

In order to bring the bid price down to the budget (\$800,000), Mr. Simmler asked the Board to consider the elimination of a “big ticket item”, such as the streetlight scope, the crosswalk implants or the sidewalk demolition. Mr. Dulgarian asked about the status of the other contractors and their bids. Mr. Simmler explained that only Berman made another bid at \$2 million; the other companies were too busy to make a bid. Mr. Dulgarian asked Mr. Simmler for his recommendation. Mr. Simmler said that, once he has confirmed the \$1.1 million quoted price from Narragansett, he would suggest taking out the lights as well as performing a selected concrete repair. Ms. Rider asked the Board’s opinion for taking out a piece of the project.

Mr. Dulgarian asked Mr. Simmler for the timeline. Mr. Simmler replied that the timeline for returning the bids was 2-3 weeks and that none of the contractors had a problem with it; they did have a problem with the project timeline. That is, most could only start the project next year, and would require a premium to meet project deadlines.

Ms. Rider asked, from a merchant’s perspective, what would be ok to eliminate from the project?

Mr. Dulgarian suggested delaying the project for a month in an attempt to attract more bids. Ms. Rider noted that there are time constraints with the project because the City has been holding the money for several years and may not be able to hold it much longer. Also, any more delay in the project will run into Labor Day and the fall, causing more delay and interruption.

Ms. Monahan noted that, as a merchant, the lights would be the most logical to remove from the project. The stamped, colored crosswalks would have a more immediate visual aspect, and the Street is perhaps not yet ready to take advantage of the banner options provided by the light-posts.

Ms. Rider noted that, if it is decided that the streetlight scopes would be removed to fix the budget, conduits for the lights could still be installed at the time of the current project in preparation for future light installation. Mr. Simmler explained that the exact location of the (underground) conduits would be marked on a survey map for reference. Ms. Rider included that this would only be done where the sidewalk was being repaired. Mr. Shore asked if the conduits would be visible on the Street. Mr. Collins explained that the conduits would be in boxes underground, with a cover that would run flush with the ground.

Mr. Collins also suggested that the DMA ask the City to contact Narragansett Electric regarding the installation of higher-quality cut-off lights. This would provide a wider scope of light without any cost.

Mr. Collins also explained that the current utility polls would remain in their current state. There will be minimum destruction to the sidewalks.

Mr. Lewinstein asked Mr. Collins if East Coast Construction (“ECC”) was included in the bid process. After reviewing the list of contractors, ECC is not on the list. Mr. Lewinstein asked that they be given the option to bid on the Thayer Street Project. Mr. Dulgarian suggested giving ECC two weeks to produce an estimate. Because only two bids have been received, the Board should try for more options. Mr. Dulgarian asked for a motion to allow ECC two weeks to bid. Abbi suggested amending the motion to include continued discussions with Narragansett regarding their price quote. Mr. Ramirez moved that ECC be provided a two-week opportunity to bid on the project while continuing work with Narragansett. Mr. Shore seconded the motion.

Ms. Rider asked the Board for their sense of what would be best to cut from the project in order to come in under budget? It was decided that the lights would be best cut from the project, as construction would make provisions to allow for the installation of conduits, which would permit lights in the future. The conduits would be clearly marked on a surveyor’s map; they would sit in fiberglass boxes with covers running flush with the sidewalk. Mr. Shore motioned to have the lights left out of the project, with the conduits installed. Ms. Rider seconded the motion.

Old/ New Business

There was no old or new business to discuss.

Mr. Dulgarian asked for a motion to adjourn the meeting. Mr. Shore moved to adjourn. Mr. Brown seconded the motion.