

# **MEETING MINUTES**

## **CAPITAL CENTER COMMISSION**

**Thursday, April 10, 2008**

**12:00 Noon**

**First Floor Conference Room**

**30 Exchange Terrace**

**Providence, RI**

### **1. Roll Call**

**Chairman Gardner called the meeting to order at 12:06 PM. Members present included Leslie A. Gardner, Guy Abelson, Rebecca Barnes, Greg Benik, Jennifer Cookke, Merlin DeConti, Councilwoman Josephine DiRuzzo, Steve Durkee, Barry Fain (arrived 12:17 PM), and Wilfrid L. Gates, Jr. Members absent included Councilman Terrence Hassett, Duncan Johnson, Phillip Stone, Christopher Thomas, and Stanley Weiss.**

**Staff present included Deborah Melino-Wender, Executive Director.**

**Others present included Bob Tierney and Mary Bonaparte-Krogh, Tocci Building Co.; Richard Lupo, D-Signs, Mark Spaulding, SMMA; John Boehnert, Partridge, Snow & Hahn; Tom Bovis, BCBSRI; Bob Bromley and**

## **2. Minutes**

### **2.1 Approval of Commission Minutes of January 10, 2008**

**The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of January 10, 2008.**

### **2.2 Acceptance of Design Review Committee Minutes of January 8, 2008; January 29, 2008; March 4, 2008**

**The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee minutes of January 8, 2008, January 29, 2008, March 4, 2008 and March 11, 2008.**

## **3. Report of the Executive Director**

**The Executive Director reminded the Commission members that those who served during 2007 will need to file ethics reports by the end of the month.**

## **4. Parcel 6: Capitol Cove: Request for Signage**

**Presenters: Bob Tierney, Tocci, and Mary Bonaparte -Krogh (Designer)**

**Chairman Gardner explained that Tocci, contractor for Capitol Cove has requested signage for the project. This signage, which has been approved by the developer, would replace the construction scrim along Park Row West and would also include the kiosk which is currently in place at the construction entrance to the site. She noted that the DRC reviewed this proposal at its meeting of March 4th and is**

**recommending approval.**

**Ms. Bonaparte-Krogh and Mr. Tierney made a brief presentation. Mr. Gates stated that the Tocci group has been very cooperative and willing to come forward with a good design for their signage and it is much appreciated by the DRC.**

**The motion was duly made, seconded and unanimously passed to approve the proposed contractor's signage with the duration to be coincident with that of the owner's construction period signage and to remand any additional service signage to the Executive Director with the recommendation of the Design Review Committee.**

**5. Parcel 10 & 13: Providence Place: Request for Signage: Aria Bridal**

**Presenter: Richard Lupo, D-Signs**

**Chairman Gardner noted Aria Bridal is located in Providence Place Mall on Francis Street in between the former Smokey Bones site and the stair entrance up to the skybridge. They are requesting signage and an awning. The DRC reviewed this proposal at its meeting of March 4th and is recommending approval.**

**The motion was duly made, seconded and unanimously passed to approve the proposed signage and awning for Aria Bridal.**

**6. Parcel 2: BCBSRI: Request for Signage**

**Presenter: Marc Spaulding**

**Chairman Gardner explained that BCBSI has met with the DRC several times concerning the issue of signage: on March 4th, March 11th and April 1st. The Committee reviewed the proposed construction signage on March 11th and recommending its approval. It also reviewed the proposed permanent signage on March 4th and again on March 11th and on April 1st. The DRC recommended approval of the permanent signage presented on April 1st, while requesting BCBSRI consider a reduction in the scale of the signage. It also recommended that the decision of the final lighting of the signage be remanded to the DRC.**

**Mr. Spaulding presented the proposed construction signage and permanent signage, as recommended by the Design Review Committee. He noted that the construction sign will be 4' x 8' and may need to be located on posts rather than on the trailer. Mr. Gates stated that he preferred the post option, which looks more professional.**

**The motion was duly made, seconded and unanimously passed to approve the proposed construction signage, as presented.**

**With respect to the proposed permanent signage, Mr. Spaulding explained that it is at the northeast corner, marking the point of entry, and will be integrated into the building. There will be a ceramic frit on the glass surface on the curtain wall at the top. The signage will read**

as a secondary layer of glass. The sign is not located in front of any occupied or non-occupied space; there is a void behind this area. The sign will be back lit, but the details of the lighting have yet to be worked out. He noted that they will be running calculations and modeling the light. The light source will be LED and Mr. Spaulding said that they expect that it will be a blue light color. He noted that BCBSRI regulations require white or blue as the color choices. There is a lighting consultant now reviewing this to try to minimize the bleeding. He also pointed out that the symbols have been centered on the mullions. Mr. Spaulding also presented the signage for the base of the building which includes cut metal letters above the entrance with the address. This also appears on the doors at Park Row West.

Chairman Gardner noted that the DRC had looked at several options and that Blue Cross had worked with its parent organization in order to just use the symbols rather than the symbols and wording as required. Mr. Gates noted that the review with the DRC was a very interactive process and that the signage is very subtle. Mr. Durkee stated that it is very nice. Ms. Barnes asked about the size of the signage. Mr. Spaulding responded that the proposal is the same size presented originally to the DRC. He stated that when the symbols were lowered, the cross band match the mullions. Ms. Barnes stated that she thought the signage would float better if it were slightly smaller. Councilwoman DiRuzzo said that she agreed that it should be smaller. Mr. Gates stated that the proposed signage looks better

lowered than the option that was presented to the DRC and that the proposed size is appropriate. He said that a reduction in the size of the letters would take off the rhythm of the mullions. Mr. Benik asked if the DRC had considered no signage at all. He stated that it is an elegant building and asked how the signage advanced the design. Mr. Gates said that the DRC had discussions as to whether the iconic nature of the building was enough but decided to go for the best signage. Chairman Gardner said that the DRC looked at various sides of the building and what might be possible from a branding standpoint and ultimately decided that this was very understated. Mr. DeConti noted that he had suggested, for safety reasons, that the other glass along the entrance needs something on it so someone doesn't walk through the glass. Mr. Spaulding agreed.

Mr. Gates made the motion, seconded by Mr. Durkee to approve the permanent signage, as presented, with the decision on the final lighting of the signage and the safety signage to be remanded to the Executive Director with the review of the Design Review Committee. The motion passed on a 6-3 vote. Those voting in favor of the motion included Guy Abelson, Rebecca Barnes, Greg Benik, Jennifer Cooke, Steve Durkee and Wilfrid L. Gates, Jr. Those voting in opposition included Merlin DeConti, Barry Fain and Councilwoman Josephine DiRuzzo.

## **7. Design Consultant Contract**

Chairman Gardner explained that the original contract with David

**Dixon of Goody Clancy and Associates was signed in the amount of \$20,000 for a one-year term commencing March 3, 1999. The present extension of that contract expired on March 3, 2008. Within this contract period, the Commission has incurred \$3,704.96 of design consultant expenses, all of which was reimbursable.**

**Mr. DeConti questioned the amount of the contract and whether the Commission should go out with a new RFP. The Chairman and the Executive Director explained the limited amount of the work and the time/expense involved in getting a new consultant up to speed. A discussion followed and the members agreed to consider reviewing the RFP process in perhaps a year.**

**The motion was duly made, seconded and unanimously passed to approve the Design Consultant contract with Goody, Clancy and Associates in the amount of \$20,000 for a twelve-month period ending March 2, 2009 under the same terms and conditions and to consider reviewing the RFP process next year.**

## **8. FY 2009 Budget**

**The Chairman and Executive Director reviewed the proposed budget under a level funding and no funding scenario. Chairman Gardner explained that she is trying to meet with members of the legislature and the City Council regarding the funding. She noted that the proposed expenditure budget contains no increases in expenditures**

or salaries. A brief discussion followed.

The motion was duly made, seconded and unanimously passed to approve the proposed budget of \$145,890 for FY 2009.

#### **9. New Business**

There was no new business.

#### **10. Adjournment**

The meeting was adjourned at 1:16 PM.

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**Christopher Thomas**

**Secretary/Treasurer**