



Meeting Notes

Date of Meeting: May 25, 2011
Date of Issuance:
Location of Meeting: Feeney Conference Room, Cumberland County Courthouse
Attendees: See attached list

Project Name: Cumberland County Civic Center Renovation
Project No: 11042
Subject: Building Program

Topics:

1. Jim Cloutier opened the meeting by announcing that John Menario was stepping down from his role as trustee and co-chair of this committee to lead the PAC sales effort. Neal Pratt has appointed Joe Bruno as John's replacement as co-chair.
2. Paul Stevens introduced James Paulson and Steve Duethman to present the design options developed by the team.
3. James P. presented the options as follows:

The First Option:

a. Design approach concentrated on ways to utilize existing space for program and minimize new additions.

b. At the event level:

- have utilized 1/2 of Center Street to add backstage area and two truck level loading docks
- created a new enclosed stair at the Southeast corner
- added to locker rooms and dressing rooms along Spring Street
- added storage and a Pirates Club at the Southwest Corner

Neal P. - Did we consider closing Center St. entirely? Paul S. - Yes, Civic Center staff would have preferred 3 loading docks but initial discussions with the city ruled out taking out the whole street.

c. At the concourse level:

- toilets have been added and reconfigured to minimize queuing in the concourse. More fixtures for women have been added
- concessions have been located to create queuing parallel to the concourses rather than across. Also, concession have been expanded at all four corners of the arena
- the Southwest corner expansion includes a new covered entry from Spring St.
- the existing one story structure containing ticketing, administration and club space will be renovated for lobby and ticketing. The design will allow for through pedestrian traffic from Free St. to Spring St.
- administrative space is located at the southeast corner

Neal P - are the concession carts an impediment to the entrances to the arena?

Steve D - no the concessions are not located in those areas.

Joe G - what is the width of the concourse in Providence? Steve 17 feet here and 22' Providence.

Steve D - we are electing to solve the concourse issue with rearrangement rather than spending money on additions.

The Northwest corner will be built out for concessions and toilets at the concourse level.

- d. Free Street level: entrance to arena will be at sidewalks level and door stairs of elevator to the lobby. The club and private access to club seating will also be located at that level.

A second option:

Expand storage at the southwest corner at the event level.

Move Pirates club to Northwest corner at the arena level.

Add administration over the club at the Free Street level. This may be less expensive than the Southwest corner location but cost estimates have not been done to confirm this.

Linda B - How many elevators? One existing at East end of building and two new ones. Northwest corner & Southwest corners.

A third Option:

Locate the club at the Southwest corner and put administration on the Northwest corner at the Free Street level - in this option you could consider club seats as not specific locations but just attach a package of amenities to any general seat.

Neal P. - If administration is in Southeast corner, would stair still remain? An internal stair as described in previous options would be provided.

Discussion:

Neal P. - I am worried about the concourse width and queuing. What would it cost to expand the concourse areas?

James P. - Those costs have not been calculated. We can only add on the Spring St. side.

Neal P. - Steve what is your sense of the reorientation of the queuing?

Steve C. - People will queue across the concourse.

James P. - The concession windows are reoriented for parallel to concourse queuing and lots of room at corners.

Steve C. - Is there enough room for that? The concessions at the West End corners will serve that part of the audience and relieve congestion in the side concourses.

Brian P. - Club lounge and loges will also remove patrons from the concourse.

Elizabeth T. - How does configuration of the rest rooms address the queuing issue?

James P. - Explained the details of how men and women use restrooms differently. The design considers this in both numbers of fixtures and arrangement of rest rooms to create queuing space in the rest rooms rather than in the concourse.

Don G. - Are we adding more concessions?

Steve D. - Yes, existing are 24. New is 35 locations.

John M. - Will we get the cost variables of the different options?

Paul S. - Yes, but we have not yet broken the estimate down that way.

Jim C. - I would like to have an estimate of what it would cost to add to concourse on Spring St. side.

Joe G. - Yes, we need to know this.

Jim C. - I could give up on increasing width on Free St. but want to know cost of increasing width on Spring St.

Linda B. - States she has no discomfort with this concourse design as presented.

Steve C. - I think the concession stands are too small.

4. Seating options were presented by Steve D.

- ADA seating plan is evenly distributed around the bowl. The resulting seat loss is 159.
- Club seating has 3 options. Seat losses range from 98 to 164. Options B & C tie into the bridge that leads to the club. Option A mixes club seats with other patrons. 500 club seats are provided.
- Loge seating. Option A utilizes section N at the West end of the arena. Option B arranges the loges on the ice at the West end. A loge seat displaces 3 existing seating "ledges".

Neal - Is the pitch the same? Steve - Yes, but each seat level is deeper. Option B has better diagonal sight lines and wait service is easier.

- Seat loss can be made up in a variety of ways. A smoke control system will allow for aisle consolidation netting 104 seats. Aisle and vomitory infill with net 237 seats. Partially filling in vomitory at the arena level will gain 54 seats.
- A composite plan results in a total net loss of 261 seats. To get back to "even", 150 seats could be gained by making club seats the same width as regular seats. A 1/3 reduction in loge seating would pick up another 111 seats.

Steve C. - You do not show penalty boxes. Steve D. - You are right, we need to add.

Steve C. - How do 2000 people on the arena floor exit a concert? Steve D. - Up the seating bank. This is typical at new arenas. Steve C. - This exit is a critical piece of egress from the floor. I don't think it should be eliminated.

Neal P. - The Janet Marie Smith plan gained 700 seats. How does this compare? Steve D. - That scheme had party decks and suites added outside the existing bowl and also introduced the concept of moving the stage back. Steve C. - We would not have experienced the seat gain she projected.

Don G. - Can we get more revenue from club and loge seats at non-sporting events? James - The "Dunk" sells the loge seats for themselves, not the promoter.

Elizabeth T. - All the suite revenue at the "Dunk" goes to the arena. Why don't we do suites?

Steve D. - Suites have huge capital costs. Neal P. - B&D thought that loge was a better way for us to go. The promoter will get the money some other way.

Joe G. - What are you asking us to do?

Paul S. - We are just listening to your comments for now. We will need to have discussions about what you want to include in the project as these cost estimates we just received are well over the budget.

5. Cost Estimate

Building Renovation:	\$20 million
Building Additions:	\$10 million
Site Work:	\$ 2 million
Soft Costs:	\$5.5 million
Total:	<u>\$37.5 million</u>

Paul S. - There does not appear to be support for increasing the project cost beyond 28m so the committee will need to decide what can be eliminated or put off.

Don G. - We need a longer meeting and more cost detail to make these decisions.

Neal P. - Emphasized that 37.5 m is not a proposal at this time and suggested a 4 hour interim meeting be held at the Civic Center to discuss cost reductions.

Vic L. - Need revenue projections to be able to make cost/benefit discussions.

Brian P. - Yes, need to have done by either B & D or SMRT Team.

An interim meeting was scheduled for 8am-12pm on June 8th at the Civic Center.

Don G. - We need to do this right the first time. If it costs 32m let's look at how we can support that.

Jim C. - What will matter to the voters is not so much the cost as "is it worthwhile?"

6. Communications Plan

A draft of the communication plan drafted by Peter C. was distributed and comments from the committee were requested.

Neal P. - We need to coordinate this with the PAC.

Peter - This is a plan to engage the public before the referendum is finalized. The commissioners must vote on the bond issue by mid-August.

Brian - This committee should engage an outside consultant for messaging.

Meeting adjourned.

Attachments: None.

cc: File 11042/28.3