

**CIVIC CENTER COMMISSION
MEETING MINUTES
February 23, 2012**

Attendees:

CCC Members: Chairman Fran Paquette, Commissioner Joe Capone, Commissioner Scott Najarian, Commissioner Ed Pietrewicz & Commissioner John Budd

City: City Manager Michael O'Brien, Heather Gould, Paul Moosey, and Amanda Gregoire

SMG: Sandy Dunn, James Moughan, Julia Iorio, Amy Peterson, Jason Grayson, Frank Aucoin

Guests: Bob Hamilton (Cosentini Assoc), Don Vitters & Robert Titus (Sasaki), Scott Sayers & Steve Duetnman (AECOM), and Aaron Nicodemus (T&G)

Minutes Prepared by: SMG

1. Call to Order:

Chairman Paquette brought the meeting to order at 12:15pm.

2. Acceptance of the Meeting Minutes – January 17th, 2012

Commissioner Pietrewicz inquired whether figures have been updated for the carpet and the marquis. Heather Gould stated that they have not, however will be available for the next meeting in March.

Commissioner Budd motioned to accept the meeting minutes of January 17th, 2012; seconded by Commissioner Capone. (5 yeas, 0 nays) *Motion passed.*

3. Rent Credit Request – N/A

4. Major Projects – DCU Center Master Plan Update – Architectural Team

Don Vitters from Sasaki Associates provided an overview power point presentation (enclosed) of the updated schematic design, which is comprised of two components:

1) Arena Expansion - New Lobby Concourse, (2) Party Suites, Concessions, Toilet Facilities, Retail Space, Site work and Landscaping

2) Renovation - Concourse Finishes (excluding the Charter Zone), Graphics and Signage, Lighting, Upgrade Freight Elevator, New Chiller Room, New Fuel Storage, and Fire Command Center.

In designing the main entry way to the arena, particular attention was focused on pedestrian and traffic flow from both the Commercial Street and Foster Street angles. New accent lighting was added to enhance events during evening hours, along with landscaping selections that are low maintenance, durable, yet esthetic, and Asian Beetle resistant.

The MEP / FP Systems components would include Chiller Plant, Event Exhaust System, Control DDC Building Management System, Emergency Generator, and an addressable Fire Alarm System. The chiller continues to be the biggest challenge and three options are being evaluated for this component.

Don Vitters stated that new figures/prices were still coming in as late as this morning, so it will be about another week or so to have updated numbers available. At the close of the feasibility study, the project was at 17.9 million. It is estimated to be a 3 to 4 month process for the design development phase. Paul Moosey stated that the RFQ's are out currently and are due back by March 7th. There is also a pre-proposal

meeting scheduled for this afternoon. Hoping to have the bidding process completed by mid-April. City Manager O'Brien requested of Paul Moosey to offer a summary of how the "Manager At Risk" program works.

Q & A's

Commissioner Capone inquired about the actual number of restrooms. The architectural team stated that the number has not changed any from the initial figure, but didn't have an exact number at this time. However, two family rooms that are ADA compliant have been incorporated. The party suites do not offer private restrooms until Phase II.

Chairman Paquette inquired if the square marquis displayed in the new entry way diagram was included. The team stated that it is not, however, Sandy Dunn has inquired with Daktronics already about reconfiguring the existing marquis for this location and should have a reply by next week. The security room and what is housed in this area will also be reconfigured.

Commissioner Pietrewicz inquired if any further funding information was obtained through Congressman McGovern's office. Heather Gould stated, not at this time. Commissioner Pietrewicz inquired about the ESCO program funding and if any further monies could be applied from that program. City Manager O'Brien stated that if there is ESCO money eligible for this project, then the City will certainly apply those funds.

Commissioner Pietrewicz stated firmly that he would like to see local and union labor considered for this project as much as possible with emphasis that it would be cost effective and well done. Paul Moosey stated that the Construction Manager At Risk program provides very little flexibility in how the project is advertised and have little control over who is awarded the work, however, would do the best they can to encourage locals to apply. City Manager O'Brien also concurred that locals would be encouraged but the law would be upheld to procedures.

Commissioner Capone inquired whether the City has a "fall back" plan should the project fall over budget. Paul Moosey stated that the City will have a plan.

City Manager O'Brien asked for commentary/feedback from SMG following the conclusion of the question/answer session. Sandy Dunn offered that the presentation is a very good balance considering all of the factors involved. The DCU Center is definitely behind where it needs to be to continue to stand as a competitor in our marketplace. The hockey team has seen improvement requirements to this point of the Charter Zone and curtaining system and now will have the addition of junior suites, will definitely be a huge plus. Restroom and concessions have been a continual issue, therefore any improvements are very welcomed. The City Manager further stated that this project became more challenging when the economy was hit quite hard yet, despite that challenge, the Commission continued to pursue and drive this project with great enthusiasm. With construction pricing now stabilized, the timing couldn't be better. City Manager O'Brien stated to the Sasaki architectural team that he was very pleased with what he has seen today and to please give every consideration for Phase II with continued assistance from his office with Heather Gould and Paul Moosey. The Manager thanked the Commission greatly for their diligent work and stated he believes that the project is ready to move forward.

A final question was asked of whether the landscape area or hard space area was more cost effective. The landscape area would be more cost effective and would also help with the wind tunnel effect that has been an issue in the past. Power and data lines are in the plan throughout the sidewalk/tree layout. Commissioner Pietrewicz did state that he feels the landscaping portion is of less importance.

Commissioner Capone motioned to accept the Schematic Design as presented by Sasaki & Associates; seconded by Commissioner Pietrewicz. (5 yeas, 0 nays) *Motion passed, followed by applause.*

5. SMG Reporting - Deferred to Next Meeting-March

6. New Business

Chairman Paquette stated that the letter of thanks to the Department of Public Works had been forwarded to Commissioner Moylan and his staff, for their timely and thorough assistance during a multi-event convention this past fall.

Commissioner Pietrewicz wished to extend deepest compliments to Sandy Dunn and her staff on behalf of the Worcester Fire Department for their involvement in hosting another reception following the funeral proceedings of fallen firefighter, John Davies.

City Manager O'Brien commended Commissioner Joseph Capone for his ten years of service (plus 1 year extension) on the Commission Board with a plaque of achievement.

7. Dates and Time of Subsequent Meetings

*March 29th and April 26th, 2012
DCU Center Conference Room - 12 Noon*

Commissioner Pietrewicz moved to adjourn the meeting; Seconded by Chairman Paquette.
(5 yeas, 0 nays) *Motion passed.*

Meeting Adjourned – 1:45pm