



# ***RI Convention Center***

**Five-Year Capital Plan  
FY22 – FY26**

*Completed: October 1, 2020*



## **FY 2022 Capital Projects**

### **Security**

#### **Facility Security Upgrades**

Systemic replacement of analog cameras. Replacements are digital models that have more sophisticated remote control, higher resolution, and more storage capacity, as well as additional camera locations.

Reason: Safety, Age, Wear/Tear  
Estimated Cost: **\$200,000**

#### **Command Center Upgrade**

Renovate the Command Center office. This renovation includes new furniture, paint, flooring, ceiling tiles, etc.

Reason: Wear/Tear  
Estimated Cost: **\$75,000**

### **Operations**

#### **Roof Replacement**

Final phase of roof replacement

Estimated Cost: **\$1,400,000**

#### **5<sup>th</sup> Floor Renovation**

Total remodel of the 5<sup>th</sup> Floor including meeting rooms and ballrooms. Phase 1 of 2

Reason: Wear/Tear  
Estimated Cost: **\$2,000,000**

#### **Replace Fire Alarm System**

Replace current system that is no longer code compliant with RI laws. Phase 1 of 3

Reason: Safety  
Estimated Cost: **\$800,000**

### **Parking Garage Improvement**

North and South garage improvements to include repairs to the joint sealants and expansion joints, repainting the steel beams and replacing the North Garage 8<sup>th</sup> Level traffic deck sealant. Improvements will also encompass a fully automated entry/exit system. Phase 1 of 5

Reason: Wear/Tear, Safety, Visitor experience  
Estimated Cost: **\$500,000**

### **Work Station and Server Upgrades**

Replacement of administrative work stations which are outdated (computers, keyboards, monitors, mice, external hard drives, etc.) Phase 1 of 5

Reason: Wear/Tear  
Estimated Cost: **\$100,000**

### **Refurbish Facility Restrooms**

Upgrade and renovate all public restrooms (26) within the facility. Phase 1 of 5.

Reason: Wear/Tear, Enhance Patron Experience  
Estimated Cost: **\$200,000**

### **Common Area Improvements/ Facility Maintenance/Event Equipment**

Update/replace event inventory and event equipment as needed due to age, wear and extreme use (table skirting, staging/risers), as well as unanticipated operational expenses.

Reason: Wear/Tear  
Estimated Cost: **\$100,000**

### **Refurbish Elevator Interiors**

Refurbishment of four (4) public elevators (i.e. walls, ceiling, lighting, floors. Phase 1 of 5

Reason: Wear/Tear  
Estimated Cost: **\$200,000**

### **Exhibition Hall Wall Partition Repairs & Replacement**

Repairs to operable wall partitions in Exhibition Halls. Phase 1 of 3 with Phase 3 being total replacement.

Reason: Wear/Tear  
Estimated Cost: **\$20,000**

### Unanticipated Asset Protection

Unanticipated expenses that may arise that are necessary expenditures to maintain the safety of employees and patrons, as well as protect the facility itself.

Reason: Safety and Protection

Estimated Cost: **\$100,000**

### Electrical

#### Facility Electrical Upgrades

Upgrade and repair/replace facility electrical

Reason: Wear/Tear, Maintain Cost Savings

Estimated Cost: **\$25,000**

**Total Capital Expenditure FY 2022 - \$5,720,000**

## **FY 2023 Capital Projects**

### **Security**

#### **Facility Security Upgrades**

Systemic replacement of analog cameras. Replacements are digital models that have more sophisticated remote control, higher resolution, and more storage capacity, as well as additional camera locations.

Reason: Safety, Age, Wear/Tear

Estimated Cost: **\$200,000**

### **Operations**

#### **5<sup>th</sup> Floor Renovation**

Total remodel of the 5<sup>th</sup> Floor including meeting rooms and ballrooms. Phase 2 of 2

Reason: Wear/Tear

Estimated Cost: **\$2,000,000**

#### **Replace Fire Alarm System**

Replace current system that is no longer code compliant with RI laws. Phase 2 of 3

Reason: Safety

Estimated Cost: **\$400,000**

#### **Parking Garage Improvement**

North and South garage improvements to include repairs to the joint sealants and expansion joints, repainting the steel beams and replacing the North Garage 8<sup>th</sup> Level traffic deck sealant. Improvements will also encompass a fully automated entry/exit system. Phase 2 of 5

Reason: Wear/Tear, Safety, Visitor experience

Estimated Cost: **\$500,000**

#### **Work Station and Server Upgrades**

Replacement of administrative work stations which are outdated (computers, keyboards, monitors, mice, external hard drives, etc.) Phase 2 of 5

Reason: Wear/Tear

Estimated Cost: **\$50,000**



#### **Refurbish Facility Restrooms**

Upgrade and renovate all public restrooms (26) within the facility. Phase 2 of 5.

Reason: Wear/Tear, Enhance Patron Experience

Estimated Cost: **\$200,000**

#### **Common Area Improvements/ Facility Maintenance/Event Equipment**

Update/replace event inventory and event equipment as needed due to age, wear and extreme use (table skirting, staging/risers), as well as unanticipated operational expenses.

Reason: Wear/Tear

Estimated Cost: **\$200,000**

#### **Refurbish Elevator Interiors**

Refurbishment of four (4) public elevators (i.e. walls, ceiling, lighting, floors. Phase 2 of 5

Reason: Wear/Tear

Estimated Cost: **\$400,000**

#### **Exhibition Hall Wall Partition Repairs & Replacement**

Repairs to operable wall partitions in Exhibition Halls. Phase 2 of 3 with Phase 3 being total replacement.

Reason: Wear/Tear

Estimated Cost: **\$20,000**

#### **Recaulking of Facility Exterior**

Replace caulking in the control joints between the preformed concrete panels of the building's façade as well as flashing and drip edges to eliminate water infiltration into the building. Due to the age of the building weather, the caulking is breaking down resulting in possible water damage and mold.

Reason: Caulking Deterioration

Estimated Cost: **\$275,000**

#### **Unanticipated Asset Protection**

Unanticipated expenses that may arise that are necessary expenditures to maintain the safety of employees and patrons, as well as protect the facility itself.

Reason: Safety and Protection

Estimated Cost: **\$100,000**

### Replace Loading Dock Guard Rails

Current loading dock guardrails are deteriorated and need replacement.

Reason: Safety

Estimated Cost: **\$50,000**

### ***Electrical***

#### Facility Electrical Upgrades

Upgrade and repair/replace facility electrical

Reason: Wear/Tear, Maintain Cost Savings

Estimated Cost: **\$25,000**

#### Catwalk Electrical Upgrades

Exhibition Hall D currently has no catwalk which means it has no service drop for stages that are set in that space. Exhibition Hall A always needs a service drop on the back wall and requires 2 electricians to do the install.

Reason: Client Experience/Upgraded Technology

Estimated Cost: **\$100,000**

**Capital Expenditure FY 2023 - \$4,520,000**

## **FY 2024 Capital Projects**

### **Security**

#### **Facility Security Upgrades**

Systemic replacement of analog cameras. Replacements are digital models that have more sophisticated remote control, higher resolution, and more storage capacity, as well as additional camera locations.

Reason: Safety, Age, Wear/Tear

Estimated Cost: **\$200,000**

### **Operations**

#### **Replace Fire Alarm System**

Replace current system that is no longer code compliant with RI laws. Phase 3 of 3

Reason: Safety

Estimated Cost: **\$500,000**

#### **Parking Garage Improvement**

North and South garage improvements to include repairs to the joint sealants and expansion joints, repainting the steel beams and replacing the North Garage 8<sup>th</sup> Level traffic deck sealant. Improvements will also encompass a fully automated entry/exit system. Phase 3 of 5

Reason: Wear/Tear, Safety, Visitor experience

Estimated Cost: **\$500,000**

#### **Work Station and Server Upgrades**

Replacement of administrative work stations which are outdated (computers, keyboards, monitors, mice, external hard drives, etc.) Phase 3 of 5

Reason: Wear/Tear

Estimated Cost: **\$50,000**

#### **Refurbish Facility Restrooms**

Upgrade and renovate all public restrooms (26) within the facility. Phase 3 of 5.

Reason: Wear/Tear, Enhance Patron Experience

Estimated Cost: **\$200,000**



### **Common Area Improvements/ Facility Maintenance/Event Equipment**

Update/replace event inventory and event equipment as needed due to age, wear and extreme use (table skirting, staging/risers), as well as unanticipated operational expenses.

Reason: Wear/Tear

Estimated Cost: **\$100,000**

### **Refurbish Elevator Interiors**

Refurbishment of four (4) public elevators (i.e. walls, ceiling, lighting, floors. Phase 3 of 5

Reason: Wear/Tear

Estimated Cost: **\$400,000**

### **Exhibition Hall Wall Partition Repairs & Replacement**

Replace operable wall partitions in the exhibition halls. These walls are original equipment to the facility and the panels have exceeded their life expectancy. Replacement of the existing all systems will ensure reliability, reduce maintenance, and repair costs. Phase 3 of 3.

Reason: Wear/Tear

Estimated Cost: **\$1,500,000**

### **CAD Drawings**

Currently the facility only has original paper blueprints. CAD drawings of the facility will allow electronic copies to be sent when needed. Phase 1 of 3.

Reason: Updated Technology

Estimated Cost: **\$200,000**

### **Unanticipated Asset Protection**

Unanticipated expenses that may arise that are necessary expenditures to maintain the safety of employees and patrons, as well as protect the facility itself.

Reason: Safety and Protection

Estimated Cost: **\$100,000**

**Electrical**

**Facility Electrical Upgrades**

Upgrade and repair/replace facility electrical

Reason: Wear/Tear, Maintain Cost Savings

Estimated Cost: **\$25,000**

**Capital Expenditure FY 2024 - \$3,775,000**

## **FY 2025 Capital Projects**

### **Security**

#### **Facility Security Upgrades**

Systemic replacement of analog cameras. Replacements are digital models that have more sophisticated remote control, higher resolution, and more storage capacity, as well as additional camera locations.

Reason: Safety, Age, Wear/Tear

Estimated Cost: **\$200,000**

### **Operations**

#### **Parking Garage Improvement**

North and South garage improvements to include repairs to the joint sealants and expansion joints, repainting the steel beams and replacing the North Garage 8<sup>th</sup> Level traffic deck sealant. Improvements will also encompass a fully automated entry/exit system. Phase 4 of 5

Reason: Wear/Tear, Safety, Visitor experience

Estimated Cost: **\$500,000**

#### **Work Station and Server Upgrades**

Replacement of administrative work stations which are outdated (computers, keyboards, monitors, mice, external hard drives, etc.) Phase 4 of 5

Reason: Wear/Tear

Estimated Cost: **\$50,000**

#### **Refurbish Facility Restrooms**

Upgrade and renovate all public restrooms (26) within the facility. Phase 4 of 5.

Reason: Wear/Tear, Enhance Patron Experience

Estimated Cost: **\$200,000**

#### **Common Area Improvements/ Facility Maintenance/Event Equipment**

Update/replace event inventory and event equipment as needed due to age, wear and extreme use (table skirting, staging/risers), as well as unanticipated operational expenses.

Reason: Wear/Tear

Estimated Cost: **\$200,000**

### **Refurbish Elevator Interiors**

Refurbishment of four (4) public elevators (i.e. walls, ceiling, lighting, floors. Phase 4 of 5

Reason: Wear/Tear

Estimated Cost: **\$400,000**

### **Repair Loading Dock Ramp**

Currently the heating elements are deteriorating and need to be replaced.

Reason: Safety

Estimated Cost: **\$500,000**

### **CAD Drawings**

Currently the facility only has original paper blueprints. CAD drawings of the facility will allow electronic copies to be sent when needed. Phase 2 of 3.

Reason: Updated Technology

Estimated Cost: **\$200,000**

### **Unanticipated Asset Protection**

Unanticipated expenses that may arise that are necessary expenditures to maintain the safety of employees and patrons, as well as protect the facility itself.

Reason: Safety and Protection

Estimated Cost: **\$100,000**

### **Escalator Upgrade**

Currently the escalators are original to construction and available parts are expensive and difficult to acquire for repairs. Phase 1 of 2

Reason: Wear/Tear

Estimated Cost: **\$1,500,000**



**Electrical**

**Facility Electrical Upgrades**

Upgrade and repair/replace facility electrical

Reason: Wear/Tear, Maintain Cost Savings

Estimated Cost: **\$25,000**

**Capital Expenditure FY 2025 - \$3,875,000**

## **FY 2026 Capital Projects**

### **Security**

#### **Facility Security Upgrades**

Systemic replacement of analog cameras. Replacements are digital models that have more sophisticated remote control, higher resolution, and more storage capacity, as well as additional camera locations.

Reason: Safety, Age, Wear/Tear

Estimated Cost: **\$200,000**

### **Operations**

#### **Parking Garage Improvement**

North and South garage improvements to include repairs to the joint sealants and expansion joints, repainting the steel beams and replacing the North Garage 8<sup>th</sup> Level traffic deck sealant. Improvements will also encompass a fully automated entry/exit system. Phase 5 of 5

Reason: Wear/Tear, Safety, Visitor experience

Estimated Cost: **\$500,000**

#### **Work Station and Server Upgrades**

Replacement of administrative work stations which are outdated (computers, keyboards, monitors, mice, external hard drives, etc.) Phase 5 of 5

Reason: Wear/Tear

Estimated Cost: **\$100,000**

#### **Refurbish Facility Restrooms**

Upgrade and renovate all public restrooms (26) within the facility. Phase 5 of 5.

Reason: Wear/Tear, Enhance Patron Experience

Estimated Cost: **\$200,000**

#### **Common Area Improvements/ Facility Maintenance/Event Equipment**

Update/replace event inventory and event equipment as needed due to age, wear and extreme use (table skirting, staging/risers), as well as unanticipated operational expenses.

Reason: Wear/Tear

Estimated Cost: **\$200,000**

### **Refurbish Elevator Interiors**

Refurbishment of four (4) public elevators (i.e. walls, ceiling, lighting, floors. Phase 5 of 5

Reason: Wear/Tear

Estimated Cost: **\$400,000**

### **CAD Drawings**

Currently the facility only has original paper blueprints. CAD drawings of the facility will allow electronic copies to be sent when needed. Phase 3 of 3.

Reason: Updated Technology

Estimated Cost: **\$200,000**

### **Unanticipated Asset Protection**

Unanticipated expenses that may arise that are necessary expenditures to maintain the safety of employees and patrons, as well as protect the facility itself.

Reason: Safety and Protection

Estimated Cost: **\$100,000**

### **Escalator Upgrade**

Currently the escalators are original to construction and available parts are expensive and difficult to acquire for repairs. Phase 2 of 2

Reason: Wear/Tear

Estimated Cost: **\$1,500,000**

### **Electrical**

#### **Facility Electrical Upgrades**

Upgrade and repair/replace facility electrical

Reason: Wear/Tear, Maintain Cost Savings

Estimated Cost: **\$25,000**

**Capital Expenditure FY 2026 - \$3,425,000**