



OFP June News

JUNE 1, 2015



Fire Drill Reminders!

Even though it will be held as a surprise drill, there will be a fire drill on the low-rise side (floors 2-10) in mid-June. If you have joined us here at One Financial Plaza within the last year, be sure that you're aware of the emergency evacuation procedures, your fire warden team, and the location of the emergency exits on your floor. More specific instructions will be provided to fire wardens as the date approaches.

Welcome, Michael Dalo

Please join us in welcoming Michael Dalo to the Property Management office as our summer intern. Michael is completing the Business Administration program at Rhode Island College and is looking forward to learning about what it takes to keep this building operating. He will be starting on June 23rd and will be with us all summer on a part-time basis.



Perimeter Unit Cleaning

Suburban Cleaning will be starting their annual cleaning of the perimeter ventilation units next week, and this cleaning will be completed along with their regular, cleaning activities. On a weekly basis, the schedule for the upcoming week will be provided to the respective floor's contacts so that they can communicate to their colleagues.

For their efforts, please help the cleaners by making sure that the ventilation units around the perimeter of the floors (including conference rooms and offices) are clear; remove any belongings that may be on top of the heaters or any items that could obstruct access to the heaters. Although we do not anticipate there will be any issues, I would like to encourage you to remove any breakables from the general area as well, so that nothing unfortunate occurs.

Also, please be aware that there may be some lingering aroma from the cleaning products the following morning. We are not expecting anything to be intolerable; however, we just want to alert you that some individuals may notice something. There shouldn't be any cause for alarm as this is the same process which has been used in past years, with no issues arising.



Floor Surveys

Representatives from Existing Conditions Surveys will be on site over the next two weeks performing a full-building survey. The purpose of the survey is to verify and validate the floorplans for every floor in the building for the basis of the very early planning stages for the replacement of the fire alarm system.

To perform a floor survey, the representatives will utilize hand-held equipment and should not intrude in any manner to your business at hand. Each floor's survey should take approximately an hour, and the representatives will certainly accommodate any meetings underway or closed office doors.

For the next few days, they will be collecting measurements from the exterior and in the common areas, and they expect to begin in the tenant areas on Friday, June 4th. They will begin at the bottom of the building and work their way up to the higher floors over the course of the following few days. If all goes according to schedule, the work should be completed by the end of next week.

Please understand that there are no problems with the current fire alarm system. It continues to be fully functional, and there are no compromises to the life safety performance in the building. However, it is necessary for the building to upgrade the equipment to remain current with the fire alarm code requirements. Planning for the fire alarm upgrade is occurring over multiple phases, and there are still many more phases to complete before the actual upgrade will occur. Regardless, information about the upgrade will be provided as the project progresses.

Saturday, June 13th; Providence Arts Festival

Mark your calendars! From June 11th through the 13th, the city will host the Providence International Arts Festival in partnership with FirstWorks. At an information session on February 23rd, Mayor Elorza described his vision for a festival that will play to the city's strengths, bring people together, and celebrate Providence as a community. By building on a sustainable base, he imagines the festival growing organically into a destination event that will bring in artists and visitors from around the world.

Another NEA grant has allowed the city to expand the festival in June along Washington Street's cultural corridor, which includes the Providence Public Library, Trinity Rep, URI Providence, and AS220's Mercantile Block. In between the major venues, festival organizers expect smaller spaces to be activated with outdoor stages and art installations.

FirstWorks Executive Artistic Director Kathleen Pletcher called the upcoming festival both hyper-local and international in scope. She announced performers and participants ranging from local groups The Avenue Concept and RPM Voices to Angelique Kidjo, Earth Harp, Omou Sangare & Sidy Maiga, and Squonk Opera.

Want to learn more? Visit the www.pvdfestival.com community portal for more information including information about the Festival Opening Night party on June 11th, and all the events scheduled for the larger-scale program (which is Saturday, June 13th).



Any questions or concerns, don't hesitate to contact the Property Management office:

401-831-5840