



OFP November News

OCTOBER 18, 2013



Building Update; Tuesday's Electrical Issue

On Tuesday afternoon, October 15th, the building experienced an interruption to its electrical service. Every office reported a split-second outage, and, in most cases, the office returned to full operations. Some offices, unfortunately, experienced a residual impact with some of their systems.

It has been announced by a City of Providence official that the cause was due to a contractor brushing up against an electrical conduit that is located in the I-195 redevelopment parcel. This issue was entirely external to the OFP, and every building in the area was a hapless victim of this incident. **This issue was NOT due to a failing within the building's electrical system, as has been commented upon by more than a few tenants.**

All of the building systems returned to normal service nearly immediately except for the elevators, primarily on the high-rise side of the building. The issue experienced with them was expected to resolve itself within the near-term, and unfortunately, they did not resume normal services as soon as expected. A team of Otis technicians were dispatched to the building, and through a series of troubleshooting exercises, they identified that the electrical 'blip' had caused significant damages to the elevator processing abilities. They were able to cease the elevators' performance issues after they replaced several different processor boards and reprogrammed many units. Unfortunately, that took time, caused unfortunate delays, and dispelled the confidence of our tenants. These issues were all corrected by early the following afternoon, and there should be no lingering impacts in the elevator performance. As always, should anyone ever have any concerns about an elevator, they should report it immediately to property management or to security.

Because so many different reasonings, rationales, concerns, and rumors have been heard throughout the building regarding these events, it is hoped that everyone will share this information so that all can fully understand the facts. It is not pleasant to communicate a performance issue within the building, but it is much preferred that conversations be based on fact rather than rumor, which is causing unnecessary angst.



If you have any questions or concerns, don't hesitate to contact the Property Management office:

401-831-5840

Window Washing Program

The exterior window washing project will be underway this Saturday (October 26thth), weather permitting, and continuing the following Saturday (November 2nd) weather permitting. The washers will be performing their work via bosun's chairs and ropes. Should you find it necessary to be in the office on a Saturday, there is no cause for concern if you should happen to notice someone outside your window or notice the ropes hanging over the side of the building.

Time to Change the Clocks; November 3rd

As a friendly reminder, the return to standard time will occur on the first Sunday in November (November 3rd). Remember to turn your clocks back one hour. Many local fire departments encourage people to check and change the batteries in their smoke detectors at home when they change their clocks. It's a convenient reminder to ensure your family's safety. As "they" say, "A working smoke detector more than doubles a person's chances of surviving a home fire."

Friends & Family 4-Pack 35% Discount: Cirque Éloize: Cirkopolis for November 1st and 2nd at PPAC

The FirstWorks season kicks off at PPAC with Cirkopolis, a spectacular show by Montreal-based Cirque Éloize that transports performers and spectators between dream and reality in an uninterrupted stream of dazzling acrobatics, illusions, and imagery. Cirkopolis dives into a vibrant world, alive with video projections and an original musical score that push the boundaries of visual and audio innovation. Cirque Éloize has partnered with Cirque du Soleil® for a long-term relationship based on common creative visions and international entertainment appeal.

With the purchase of four (4) \$48 or \$58 tickets and using the offer code: **FF4P**, patrons will be provided with a 35% savings off of these ticket prices. Four tickets must be purchased at the same time and at the same price level. Tickets are available via the Firstworks website: first-works.org or by calling 401-421-ARTS.