

METROPOLITAN EXPOSITION RECREATION COMMISSION

Resolution No. 11-21

Approving an increase in project costs for the Oregon Convention Center's (OCC) Coffee Retail Stores renovation project and requesting that the Metro Council amend the FY 2011-12 through FY 2015-16 Capital Improvement Plan (CIP)

WHEREAS, Metro policy requires Council approval of a change in the CIP for any cost increase to an existing CIP project of greater than 20 percent; and

WHEREAS, the cost of OCC's Coffee Retail Stores renovation project has increased more than 20 percent from \$150,000 to \$225,000; and

WHEREAS, funds are available for this increase through the ARAMARK Capital Investment Fund.


BE IT THEREFORE RESOLVED, that the Metropolitan Exposition Recreation Commission:

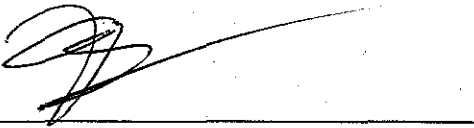
1. Approve the increase in cost to the Oregon Convention Center renovation project from \$150,000 to \$225,000, and;
2. Requests that the Metro Council amend the FY 2011-12 through FY 2015-16 CIP to increase the cost of Coffee Retail Store renovation project from \$150,000 to \$225,000.

Passed by the Commission on October 5, 2011.

Approved as to Form:
Alison Kean Campbell, Acting Metro Attorney


Chair


Secretary/Treasurer

By: 
Nathan A. Schwartz Sykes, Senior Attorney

MERC Staff Report

Agenda Item/Issue:

Approving an increase in project costs for the Oregon Convention Center's (OCC) Coffee Retail Stores renovation project and requesting that the Metro Council amend the FY 2011-12 through FY 2015-16 Capital Improvement Plan (CIP)

Resolution No: 11-21

Presented By:

Jeff Blosser
Cynthia Hill

Date: October 5, 2011

Background and Analysis:

Starbucks Store Renovations:

The Oregon Convention Center and ARAMARK have entered into a new contract with Portland Roasting which replaces the franchise agreement with Starbucks for coffee retail outlet services in the Oregon Convention Center. As part of this new operation, both retail stores needed to be renovated to follow the de-commissioning requirement of the Starbucks contract as well as new design requirements for the new operation with Portland Roasting.

Prior to the selection of the new vendor Portland Roasting, the cost of the retail space renovation was estimated to be \$75,000 per store or \$150,000 total. The result of the actual design, construction bids and implementation of the renovations is \$75,000 greater than the original estimate of \$150,000. The additional funding is provided from the ARAMARK capital investment account.

Metro's financial policies state any project exceeding \$100,000 or an existing CIP project increasing greater than 20 percent receive Council approval. This resolution is requesting Commission approval of the increased project costs for renovating former Starbucks Stores # 1 and # 2 and a recommendation to Metro Council to amend the Metro Capital Improvement Plan FY 2010-11 through FY 2014-15.

Fiscal Impact:

Projects funded from existing appropriations.

Attachments to Resolution and/or Staff Report:

Revised Capital Improvement Plan for FY 2011-12

Recommendation:

Staff recommends that the Metropolitan Exposition Recreation Commission approve Resolution 11-21.

**Visitor Venues (MERC Fund)
Capital & Major Project Report**

October 5, 2011 Commission Meeting (Expenditures as of 9-26-11)

<i>Description</i>	<i>FY 10-11 Expenditures</i>	<i>FY 11-12 Adopted Budget</i>	<i>FY 11-12 Revised Budget</i>	<i>Budget Realignmen t</i>	<i>Revised Project Total</i>	<i>Comments</i>
Oregon Convention Center						
Electrical Sub Metering		200,000	200,000			
Plaza Issues		90,000	90,000			
Phone Bank Retrofit Project		32,000	32,000			
Handicap Lift Purchase		30,000	30,000			
Escalator Cleaning Machine		73,000	73,000			
Genie Roundabout High Lift		21,000	21,000			
Recycling containers Purchase for Ex Halls		50,000	50,000			
Permanent Automatic AV Screens in all Meeting Rooms		195,000	195,000			
Cooling Tower-Process Loop Project		35,000	35,000			
Sizzler Block Plaza Construction Project	214,896	515,000	584,002	69,002	798,898	CIP amendment resolution 11-19 increased project to \$798,898
Hand Dryers Installation(carried over from last year)		60,000	-	(60,000)		Project complete FY 10-11 balance moved to project contingency
Digital Signage Upgrade	99,471	161,000	61,529	(99,471)		\$99,471 spent n FY 10-11 - budget adjusted to actual carry over
Project Contingency			92,372	92,372		
Subtotal OCC Operations Projects		1,462,000	1,463,903	1,903		
ARAMARK Capital Projects						
Coffee Retail Space - Starbuck # 1 Renovation	9,351	75,000	111,649	36,649	121,000	Completion date is October
Coffee Retail Space - Starbuck # 2 Renovation		75,000	104,000	29,000	104,000	Completion date is December/ \$75,000 funded ARAMARK 5% Reserve
Catering China Replacement		217,000	212,000	(5,000)		
Skyview Terrace - Tasting Kitchen		100,000	100,000			
Kitchen Upgrades		160,366	89,220	(71,146)		
Hoyt Street Station Café	169,071		3,594	3,594		
Kitchen Walk-in Cooler	113,936		5,000	5,000	118,936	
Tilt Kettle			15,000			Funding - 5% ARAMARK Reserve account (existing funds)
Orbit Café Stainless upgrade			3,168			Funding - 5% ARAMARK Reserve account (existing funds)
Dragon Café Stainless upgrade			9,080			Funding - 5% ARAMARK Reserve account (existing funds)
Orbit Café Cosmetic upgrade			10,000			Funding - 5% ARAMARK Reserve account (existing funds)
Dragon Café Cosmetic upgrade			10,000			Funding - 5% ARAMARK Reserve account (existing funds)
Subtotal ARAMARK Projects		627,366	672,711	(1,903)		Funding - 5% ARAMARK Reserve account (existing funds)
Total Oregon Convention Center Capital		2,089,366	2,136,614	-		
OCC - Non Capital Major Projects						
Retro Commissioning	124,785	65,000	65,000			Second year of a four year contract

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Capital & Major Project Report**

October 5, 2011 Commission Meeting (Expenditures as of 9-26-11)

Description	FY 10-11 Expenditures	FY 11-12 Adopted Budget	FY 11-12 Revised Budget	Budget Realignmen t	Revised Project Total	Comments
PORTLAND CENTER FOR PERFORMING ARTS (PCPA)						
Keller Lighting Console		60,000	55,000	(5,000)		In process - year to date expenditures \$43,605
Winnigstad Theatre Dimmer System		85,000	85,000			PO issued for \$51,515
Arlene Schnitzer Roof Completion		75,000	80,000	5,000		Revised project cost \$80,000, contract issued for \$79,742
Arlene Schnitzer Concert Hall & Hatfield HVAC Controls Replacement		130,000	130,000			
Keller Boiler Replacement	102,371	100,000	109,141	9,141	211,500	CIP amendment resolution 11-07 increased project to \$191,726
Keller Concessions Upgrade	319,837	100,000	5,163	(94,837)		Project complete FY 10-11 balance moved to project contingency
Keller Concession Point of Sale		13,030	13,030			Funded Aramark 5% Reserve
Keller Heat Recovery System		25,000	25,000			
Hatfield Hall Chiller	312,571		34,229		346,800	Additional work to replace secondary systems to allow for a full functioning Chiller
Project Contingency			85,696	85,696		
Total Portland Center for Performing Arts Capital		588,030	622,259	-		
PCPA - Non Capital Major Projects						
ASCH Exterior Façade Repair	44,507	170,000	170,000		214,507	Current phase of project is near completion
Keller Wall Panels	11,010		28,250	25,250	39,260	Funding from existing budget
Portland Expo Center						
Structural Issue Hall E		100,000	100,000			\$5,000 spent for structural engineering - RFB in process
Portable bleacher replacement (2 units)		80,000	80,000			
Hall E lobby and meeting room carpet replacement		45,000	45,000			
Parking Lot Asphalt maintenance and/or removal/replacement		50,000	50,000			Contract issued for \$49,000 - complete by early October
Halls D and E WI FI		25,000	25,000			
Project Contingency						
Total Portland Expo Center Capital		300,000	300,000			
Administration - IT						
Projects TBD (Teri Dresler)		102,000	102,000			
Total Administration - IT Capital		102,000	102,000			