

METROPOLITAN EXPOSITION-RECREATION COMMISSION

Resolution No. 10-16

For the purpose of submitting to the Metro Council a proposal for the investment of \$475,000 from the Metro Tourism Opportunity and Competitiveness Account ("MTOCA") for three capital projects at the Oregon Convention Center. These projects are 1) Phase II of the Moveable Air-Wall Project for \$220,000; 2) Phase II of VAV Controllers and CO2 Sensors on AHUs LEED Certification \$105,000; and 3) Hand Dryer Installation in the Restrooms for \$150,000.

WHEREAS, the FY 2010-11 adopted budget includes a transfer of \$475, 000 from Metro general fund MTOCA account to the MERC Fund; and

WHEREAS, in Resolution No. 04-3494A, the Metro Council stated its desire that annual requests for appropriations from MTOCA be set out for discussion, consideration, and action in a manner separate and discrete from general budget process; and

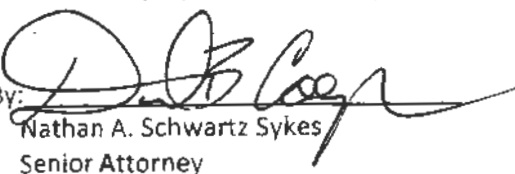
WHEREAS, the Commission must approve and recommend to the Metro Council any requests from the MTOCA fund; and

Whereas, the Commission desires to request funds for phase II of the moveable air-wall refurbishment replacement and maintenance project (\$220,000), phase II of the VAV controllers and CO2 sensor upgrade (\$105,000), add automatic hand dryers to all restrooms (\$150,000) for a total amount of \$475,000 funds included in the FY 2010-11 budget from the MTOCA account.

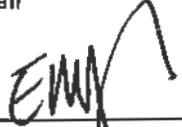
**BE IT THEREFORE RESOLVED** that MERC approves the recommendation to the Metro Council of an expenditure of \$475,000 from the MTOCA, previously budgeted during the general FY 2010-11 budget process, and respectfully requests that the Metro Council approve the expenditure of \$475,000 from the MTOCA account for three capital projects at the Oregon Convention Center. These projects are: 1)Phase II of the Moveable Air-Wall Project for \$220,000; 2) VAV Controllers and CO2 Sensors on AHUs LEED Certification for \$105,000; and 3) Hand Dryer Installation in the Restrooms for \$150,000.

Passed by the Commission on August 4, 2010.

Approved as to Form:  
Daniel B. Cooper, Metro Attorney

By:   
Nathan A. Schwartz Sykes  
Senior Attorney

  
Chair

  
Secretary-Treasurer

## MERC Staff Report

**Agenda Item/Issue:** For the purpose of submitting to the Metro Council a proposal for the investment of \$475,000 from the Metro Tourism Opportunity and Competitiveness Account (MTOCA) for three separate capital projects at the Oregon Convention Center. These projects are 1) Phase II of the Moveable Air-Wall Project for \$220,000; 2) Phase II of VAV Controllers and CO2 Sensors on AHUs LEED Certification \$105,000; and 3) Hand Dryer Installation in the Restrooms for \$150,000.

**Resolution No.:** 10-16

**Presented By:** Jeffrey A. Blosser

**Date:** August 4, 2010

**Background and Analysis:** The three projects were identified as needed capital projects in the 2009-10 budget process, but due to available funding, the Moveable Air-Wall retrofit/refurbishment and the VAV Controllers and CO2 Sensors upgrade projects were phased over two fiscal years. The entire scope of work needed to complete each project was bid out in one package and contractors were selected through and RFB process last fiscal year and contracted to perform all of the necessary work. Both projects are on schedule and progressing as planned. MTOCA funds need to be approved and assigned to these approved projects now in this current fiscal year of 2010-11 to keep the work moving forward to completion. The Hand Dryer project was carried into this fiscal year again due to the shortfalls in the funding for this type of project and would be bid out and work to be completed in this fiscal year. The Hand Dryers will reduce the purchasing of paper towels and save event related labor costs to service the restrooms. The VAV Controls will reduce electrical consumption, reduce service labor on the equipment and help towards the LEED re-certification of the Oregon Convention Center. The Moveable Air-Wall project is strictly geared towards protecting a current assets and making sure OCC provides superior customer service to our meeting room, ballroom and exhibit hall users wanting to divide their spaces for the program needs. These three projects meet the criteria established by Metro for using MTOCA funds and were identified as the funding source for these needed projects. All projects were approved through the budgeting process by the MERC Commission and the Metro Council.

Venue capital projects and funding are presented to the MERC Budget Committee, MERC Commission and Metro Council for consideration during the general budget development process. Staff will look at options to include the MTOCA project approval process within the budget development process and bring recommendations back to Council for consideration.

**MTOCA Year to Date as of June 30, 2010**

	<u>Resources</u>	<u>Uses</u>	<u>Balance</u>
Excise Tax from Metro 2004-05 FY	\$ 504,000	\$ 28,642	
Excise Tax from Metro, adjust to actual collections 2004-05 FY	36,143		
Excise Tax from Metro 2005-06 FY	636,208	348,126	
Excise Tax from Metro 2006-07 FY	652,113	1,140,551	
Excise Tax from Metro 2007-08 FY	669,720	980,865	
Excise Tax from Metro 2008-09 FY (includes PY Adjustment)	746,146	462,656	
Excise Tax from Metro 2009-10	187,252	257,049	
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Totals	<b><u>\$3,431,582</u></b>	<b><u>\$3,217,889</u></b>	<b><u>\$213,693</u></b>

**Fiscal Impact:** All three projects have been approved by the MERC Commission and the Metro Council in the budget process and are included in the 2010-11 fiscal year budget. There are no additional costs for these projects.

**Recommendation:** Staff recommends that the Metropolitan Exposition-Recreation Commission adopt Resolution 10-16 and submit the Capital Project items of the Hand Dryer Installation, VAV Controls and CO2 sensors installation and phase II of the Moveable Air-Wall refurbishment projects to Metro Council to be approved with a total cost of \$475,000, funded from the Metro Tourism Opportunity and Competitiveness Account as adopted in the 2010-11 budget.

**Metro Tourism Opportunity and Competitiveness Account**  
Oregon Convention Center  
as of June 30, 2010

<u>Resources</u>	<u>Amount</u>
Excise Tax from Metro 2004-05 FY	504,000
Excise Tax from Metro, adjust to actual collections 2004-05 FY	36,143
Excise Tax from Metro 2005-06 FY	636,208
Excise Tax from Metro 2006-07 FY	652,113
Excise Tax from Metro 2007-08 FY	669,720
Excise Tax from Metro 2008-09 FY (includes PY Adjustment)	746,146
Excise Tax from Metro 2009-10 FY	<u>187,252</u>
<b>Total Resources</b>	<b><u>3,431,582</u></b>
<b><u>Project Expenditures</u></b>	
<b>Green Building LEED Certification (Goal 1 Strategy A)</b>	
Retrofit existing building to meet LEED standards - Metro Ordinance 04-1064	
Rebuild chiller units and ventilation noise abatement	430,544
Replace Toilets/Urinals-Sloan uppercut flush valve	69,479
Variable Frequency Drives	129,148
Green Building LEED Certification	<u>60,945</u>
<b>Subtotal Green Building LEED Certification</b>	<b>690,116</b>
<b>Priority Audio Visual Control Room - original building (Goal 1 Strategy B)</b>	
Replace analog system in original building due to failure and lack of replacement parts. - Metro Resolution 05-3613	
	<u>1,138,348</u>
<b>Subtotal Audio Visual Control Room Project</b>	<b>1,138,348</b>
<b>Headquarter Hotel (Goal #1 Strategy C)</b>	
2007-08 MTOCA Funding Developer Agreement	669,720
2008-09 MTOCA Funding HQH project costs	462,656
2009-10 MTOCA Funding HQH carryover project costs	<u>4,750</u>
<b>Subtotal Headquarter Hotel Year to Date</b>	<b>1,137,126</b>
<b>Maintain the Oregon Convention Center in First Class Condition (Goal #3 Strategy A)</b>	
Year one of two year project to refurbish Divider Air Walls (\$340,000)	252,299
Lighting & Ballast Replacement /retrofit (Grant match \$125,000)	-
<b>Subtotal 2009-10 Priorities</b>	<u>252,299</u>
<b>Total Project Expenditures</b>	<b><u>3,217,889</u></b>
<b>Ending Balance (Resources less Total Project Expenditures)</b>	<b><u>213,693</u></b>

**MTOCA Goals**

- Goal 1 Targeted capital investments in the Oregon Convention Center's physical plant that yield demonstrable marketing advantages.  
Strategy A -- Green Building LEED Certification  
Strategy B -- OCC Operational Advantage  
Strategy C -- Headquarters Hotel Related Investments
- Goal 2 Assist the Visitor Development Fund with Oregon Convention Center Facility Costs.  
Strategy A -- Offset Facility Costs when VDI allocation not fully funded
- Goal 3 Maintain the Oregon Convention Center in First Class Condition  
Strategy A -- Ensure sufficient funds for basic OCC cleaning, maintenance, and event service