
MERC Commission Meeting

April 3, 2019
12:30 pm

Brunish Theatre
1111 SW Broadway

Metro respects civil rights

Metro fully complies with Title VI of the Civil Rights Act of 1964 and related statutes that ban discrimination. If any person believes they have been discriminated against regarding the receipt of benefits or services because of race, color, national origin, sex, age or disability, they have the right to file a complaint with Metro. For information on Metro's civil rights program, or to obtain a discrimination complaint form, visit www.oregonmetro.gov/civilrights or call 503-813-7514. Metro provides services or accommodations upon request to persons with disabilities and people who need an interpreter at public meetings. If you need a sign language interpreter, communication aid or language assistance, call 503-797-1890 or TDD/TTY 503-797-1804 (8 a.m. to 5 p.m. weekdays) 5 business days before the meeting. All Metro meetings are wheelchair accessible. For up-to-date public transportation information, visit TriMet's website at www.trimet.org.

Thông báo về sự Metro không kỳ thị của

Metro tôn trọng dân quyền. Muốn biết thêm thông tin về chương trình dân quyền của Metro, hoặc muốn lấy đơn khiếu nại về sự kỳ thị, xin xem trong www.oregonmetro.gov/civilrights. Nếu quý vị cần thông dịch viên ra dấu bằng tay, trợ giúp về tiếp xúc hay ngôn ngữ, xin gọi số 503-797-1890 (từ 8 giờ sáng đến 5 giờ chiều vào những ngày thường) trước buổi họp 5 ngày làm việc.

Повідомлення Metro про заборону дискримінації

Metro з повагою ставиться до громадянських прав. Для отримання інформації про програму Metro із захисту громадянських прав або форми скарги про дискримінацію відвідайте сайт www.oregonmetro.gov/civilrights або Якщо вам потрібен перекладач на зборах, для задоволення вашого запиту зателефонуйте за номером 503-797-1890 з 8.00 до 17.00 у робочі дні за п'ять робочих днів до зборів.

Metro 的不歧视公告

尊重民權。欲瞭解Metro民權計畫的詳情，或獲取歧視投訴表，請瀏覽網站 www.oregonmetro.gov/civilrights。如果您需要口譯方可參加公共會議，請在會議召開前5個營業日撥打503-797-1890（工作日上午8點至下午5點），以便我們滿足您的要求。

Ogeysiiska takooris la'aanta ee Metro

Metro waxay ixtiraamtaa xuquuqda madaniga. Si aad u heshid macluumaad ku saabsan barnaamijka xuquuqda madaniga ee Metro, ama aad u heshid warqadda ka cabashada takoorista, booqo www.oregonmetro.gov/civilrights. Haddii aad u baahan tahay turjubaan si aad uga qaybqaadatid kullamada, wac 503-797-1890 (8 gallinka hore illaa 5 gallinka dambe maalmaha shaqada) shan maalmo shaqa ka hor kullanka si loo tixgaliyo codsashadaada.

Metro의 차별 금지 관련 통지서

Metro의 시민권 프로그램에 대한 정보 또는 차별 항의서 양식을 얻으려면, 또는 차별에 대한 불만을 신고 할 수 www.oregonmetro.gov/civilrights. 당신의 언어 지원이 필요한 경우, 회의에 앞서 5 영업일 (오후 5시 주중에 오전 8시) 503-797-1890를 호출합니다.

Metroの差別禁止通知

Metroでは公民権を尊重しています。Metroの公民権プログラムに関する情報について、または差別苦情フォームを入手するには、www.oregonmetro.gov/civilrights。までお電話ください公開会議で言語通訳を必要とされる方は、Metroがご要請に対応できるよう、公開会議の5営業日前までに503-797-1890（平日午前8時～午後5時）までお電話ください。

ការម Metro

ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានក្របខណ្ឌសិទ្ធិសមស្របសម្រាប់ការប្រកាសនៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទលេខ 503-797-1890 (ម៉ោង 8 រឺកម្រិតម៉ោង 5 ល្ងាច ថ្ងៃអាទិត្យ) ប្រាំពីរថ្ងៃមុន ថ្ងៃអង្គារ មុនថ្ងៃអង្គារដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក

إشعار بحقوق مدني من Metro

تحتزم Metro الحقوق والمدنية للمزيد من المعلومات حول برنامج Metro لحقوق والمدنية أو لإبداء شكوى خذات مديري رجي زيارة الموقع الإلكتروني www.oregonmetro.gov/civilrights. إن كنت بحاجة إلى مساعدة في اللغة، ي ج ب ع ل ي ك الاتصال مقدم ب ر ق ل ه ا ت ف 503-797-1890 من الساعة 8 صباحاً حتى الساعة 5 مساءً، أيام الاثنين إلى الجمعة قبل خمسة () أيام عمل من موعد الاجتماع.

Paunawa ng Metro sa kawalan ng diskriminasyon

Iginagalang ng Metro ang mga karapatang sibil. Para sa impormasyon tungkol sa programa ng Metro sa mga karapatang sibil, o upang makakuha ng porma ng reklamo sa diskriminasyon, bisitahin ang www.oregonmetro.gov/civilrights. Kung kailangan ninyo ng interpreter ng wika sa isang pampublikong pulong, tumawag sa 503-797-1890 (8 a.m. hanggang 5 p.m. Lunes hanggang Biyernes) lima araw ng trabaho bago ang pulong upang mapagbigyan ang inyong kahilingan. Notificación de no discriminación de Metro.

Notificación de no discriminación de Metro

Metro respeta los derechos civiles. Para obtener información sobre el programa de derechos civiles de Metro o para obtener un formulario de reclamo por discriminación, ingrese a www.oregonmetro.gov/civilrights. Si necesita asistencia con el idioma, llame al 503-797-1890 (de 8:00 a. m. a 5:00 p. m. los días de semana) 5 días laborales antes de la asamblea.

Уведомление о недопущении дискриминации от Metro

Metro уважает гражданские права. Узнать о программе Metro по соблюдению гражданских прав и получить форму жалобы о дискриминации можно на веб-сайте www.oregonmetro.gov/civilrights. Если вам нужен переводчик на общественном собрании, оставьте свой запрос, позвонив по номеру 503-797-1890 в рабочие дни с 8:00 до 17:00 и за пять рабочих дней до даты собрания.

Avizul Metro privind nediscriminarea

Metro respectă drepturile civile. Pentru informații cu privire la programul Metro pentru drepturi civile sau pentru a obține un formular de reclamație împotriva discriminării, vizitați www.oregonmetro.gov/civilrights. Dacă aveți nevoie de un interpret de limbă la o ședință publică, sunați la 503-797-1890 (între orele 8 și 5, în timpul zilelor lucrătoare) cu cinci zile lucrătoare înainte de ședință, pentru a putea să vă răspunde în mod favorabil la cerere.

Metro txoj kev ntxub ntxaug daim ntawv ceeb toom

Metro tributes cai. Rau cov lus qhia txog Metro txoj cai kev pab, los yog kom sau ib daim ntawv tsis txaus siab, mus saib www.oregonmetro.gov/civilrights. Yog hais tias koj xav tau lus kev pab, hu rau 503-797-1890 (8 teev sawv ntxov txog 5 teev tsaus ntuj weekdays) 5 hnub ua hauj lw m ua nte ntawm lub rooj sib tham.



Karis Stoudamire-Phillips
Chair

John Erickson
Vice chair

Deidra Krys-Rusoff
Secretary-treasurer

Damien Hall

Ray Leary

Dañel Malán

Deanna Palm

Meeting Agenda

April 3, 2019

12:30 to 2:30 p.m.

Brunish Theatre – 1111 SW Broadway

- | | |
|-------------------|---|
| 12:30 p.m. | Call to Order and Roll Call |
| 12:35 | Citizen Communication |
| 12:40 | Commission / Council Liaison Communications |
| 12:45 | General Manager Communications
Scott Cruickshank |
| 12:50 | Venue Business Reports
Craig Stroud, Matthew P. Rotchford, Robyn Williams |
| 1:10 | Consent Agenda <ul style="list-style-type: none">Record of MERC Actions, March 6, 2019 |
| 1:15 | Mortenson Construction Social Equity Update
Mike Clifford, Pat Clemons and Andrea Cornette,
Mortenson Construction |
| 1:45 | Executive Session: To conduct deliberations with
Persons designated by the Commission to carry on labor
negotiations under ORS 192.660(2)(d) |

MERC Commission Meeting

April 3, 2019
12:30 pm

Financial Report

FEBRUARY 2019

FINANCIAL INFORMATION

For Management Purposes only



OREGON

Oregon
Convention
Center



Memo

Date: April 3, 2019
 To: Commissioner Karis Stoudamire-Phillips, Chair
 Commissioner John Erickson, Vice Chair
 Commissioner Deidra Kryz-Rusoff, Secretary-Treasurer
 Commissioner Damien Hall
 Commissioner Ray Leary
 Commissioner Dañel Malán
 Commissioner Deanna Palm

From: Rachael Lembo – MERC Finance Manager
 Re: Financial Updates for February 2019

Upcoming Large Procurements

The Oregon Convention Center is preparing to release a procurement for a construction document management solution. Portland’s Centers for the Arts is preparing to release a procurement for lighting equipment at the Arlene Schnitzer Concert Hall. Additional information is at the end of the financial report.

Transient Lodging Tax

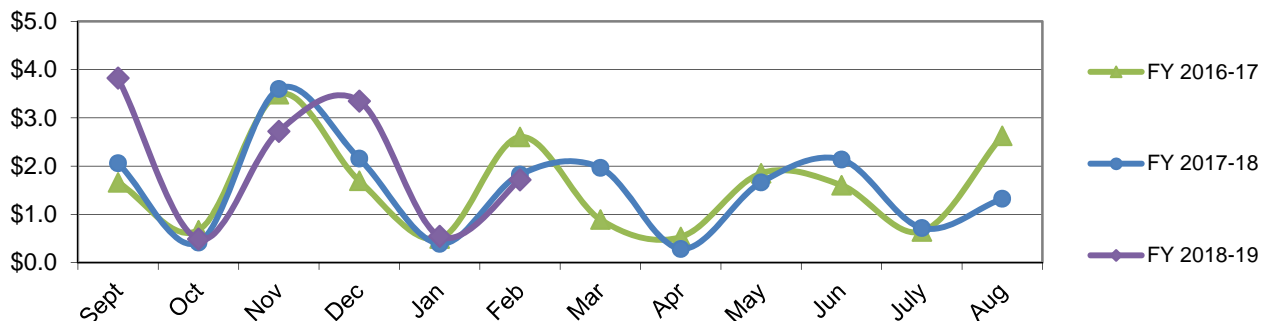
February collections were down slightly compared to last year. Historically February has included collections for the October – December quarter, and this dip is likely a continuation of the trend we’ve seen for some of those collections to be received in the subsequent month.

Metro TLT Excise Tax receipts	FY2017-18	FY2018-19	\$ Var	% Var
February	1,826,191	1,715,579	(110,612)	-6%
YTD	10,450,851	12,644,016	2,193,165	21%

Year-to-date collections are up significantly, primarily due to receipts paid in September this year that were received in August in the prior fiscal year. If we exclude September the YTD increase is 5%. This is a better indicator of the change in collections, excluding the timing impact.

Metro TLT Excise Tax receipts	FY2017-18	FY2018-19	\$ Var	% Var
YTD, excl Sept	8,390,977	8,819,412	428,435	5%

TLT Collections by Month



Oregon Convention Center

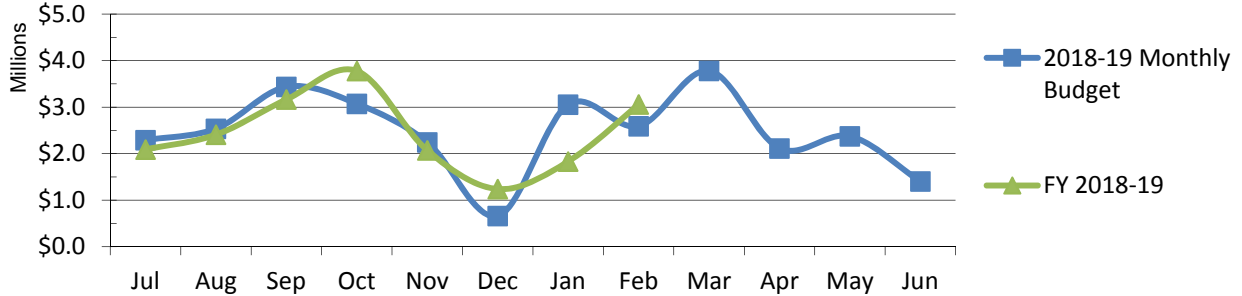
February event revenues exceeded \$3 million for the third time this fiscal year. Food and beverage performed well with \$1.8 million in revenue and a margin of 34%. Event revenues YTD are at 66% of the annual budget, in line with expectations for this point of the year. Operating expenses are at 60% of the annual budget, slightly under YTD expectations.

	2018-19		3-year average		Food & Beverage		
	Events	Attendance	Events	Attendance	Revenue	Margin \$	Margin %
Feb	47	90,000	60	70,000	1,767,000	599,000	34%
YTD	316	450,000	357	405,000	10,630,000	2,638,000	25%
Budget					16,055,000	3,507,000	22%

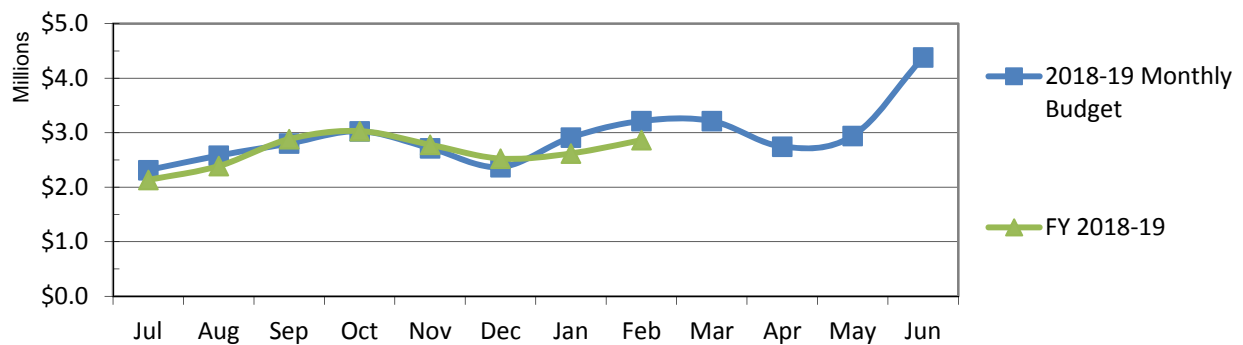
Highest Grossing Events	Current Month* Event Revenue	% of Event Revenue
2019 SPSP Annual Convention	\$656,613	21%
NAfME Northwest Division Conference	285,952	9%
Oregon Wine Symposium	268,704	9%
Wizard World – Portland Comic Con	196,333	6%
All other Events	1,649,113	54%
Total Event Revenues	\$3,056,715	100%

*Note: If an event spans multiple months only revenue from the current month is shown here.

OCC Event Revenues: Charges for Services and Food & Beverage



OCC Operating Expenses: Personnel, Materials & Services and Food & Beverage



Portland's Centers for the Arts

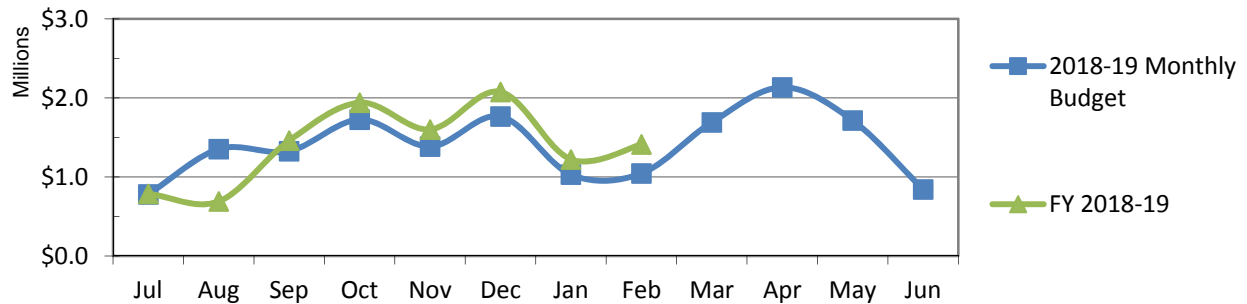
February event revenues were \$1.4 million, again above the monthly budget goal. Food and beverage revenue had a great month with revenue of \$320,000 and a margin of 33%. Portland's Presents had another event, The Chieftains, in the top grossing events for the month. Event revenues YTD are at 67% of the annual budget, above expectations for this point of the year with four weeks of Broadway still to come. Operating expenses are at 62% of the annual budget, slightly above YTD expectations.

	2018-19		3-year average		Food & Beverage		
	Events	Attendance	Events	Attendance	Revenue	Margin \$	Margin %
Feb	101	95,000	98	95,000	322,000	107,000	33%
YTD	578	565,000	574	585,000	2,299,000	616,000	27%
Budget					3,451,000	807,000	23%

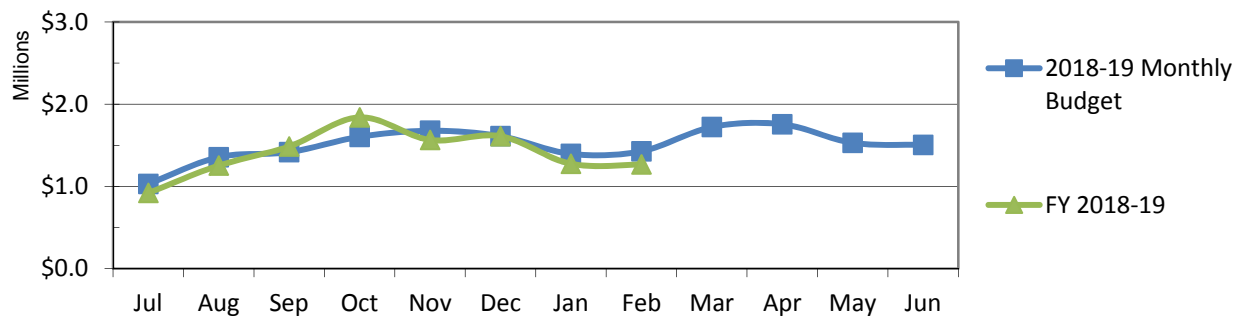
Highest Grossing Events	Current Month* Event Revenue	% of Event Revenue
Cinderella	\$133,240	9%
Oregon Symphony – Harry Potter	79,260	6%
The Chieftains	75,921	5%
Come from Away	74,754	5%
All other Events	1,048,284	74%
Total Event Revenues	\$1,411,459	100%

*Note: If an event spans multiple months only revenue from the current month is shown here.

P5 Event Revenues: Charges for Services and Food & Beverage



P5 Operating Expenses: Personnel, Materials & Services and Food & Beverage



Portland Expo Center

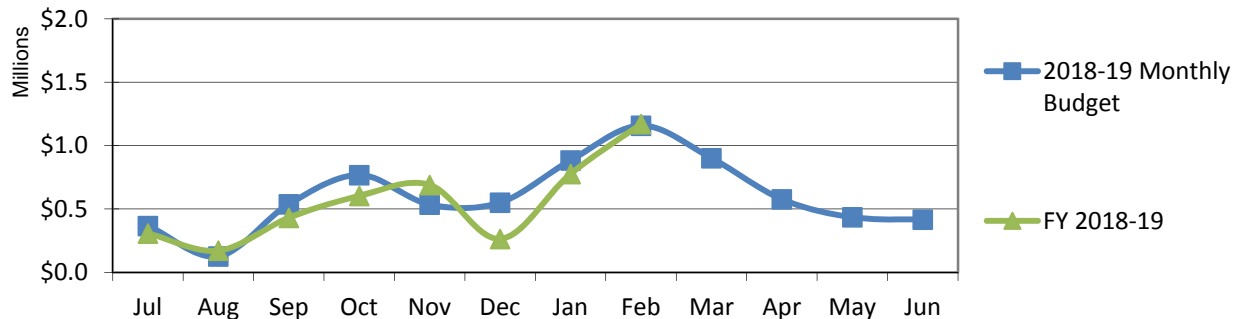
February is always Expo's busiest month, and this year was no exception. Event revenues were over \$1.1 million, including \$475,000 in food and beverage revenue with a margin of 27%. Food and beverage YTD now has a positive margin of \$93k, 7%. Event revenues YTD are at 61% of the annual budget, below expectations due to lower food and beverage revenues. Operating expenses are at 59% of the annual budget, lower than expectations due to lower food and beverage expenses and vacancies. Note: the event revenues monthly budget in the graph below was adjusted to more accurately reflect the current year monthly distribution.

	2018-19		3-year average		Food & Beverage		
	Events	Attendance	Events	Attendance	Revenue	Margin \$	Margin %
Feb	9	65,000	13	85,000	474,000	129,000	27%
YTD	78	290,000	93	305,000	1,312,000	93,000	7%
Budget					2,503,000	511,000	20%

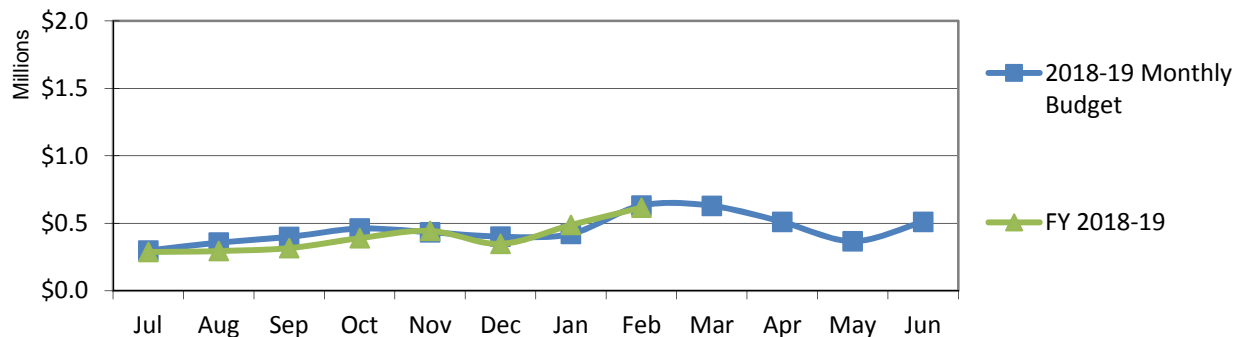
Highest Grossing Events	Current Month* Event Revenue	% of Event Revenue
Pacific Northwest Sportsmen's Show	\$650,401	56%
2019 Spring Home and Garden Show	151,475	13%
KidFest! – SportFest!	150,638	13%
Valdivia Presents	52,624	5%
All other Events	148,519	13%
Total Event Revenues	\$1,153,658	100%

*Note: If an event spans multiple months only revenue from the current month is shown here.

Expo Event Revenues: Charges for Services and Food & Beverage



Expo Operating Expenses: Personnel, Materials & Services and Food & Beverage



MERC Statement of Activity with Annual Budget

Metropolitan Exposition-Recreation Commission

All Venues

February 2019

	Prior Year Month Actual	Current Month Actual	Prior Year to Date Actual	Current Year to Date Actuals	% of Prior Year to Date	Current Year Budget	% of Annual Budget
Operations							
Charges for Services	2,768,852	3,075,072	20,624,859	20,997,711	101.8%	31,605,196	66.4%
Food and Beverage Revenue	2,265,358	2,563,125	13,024,323	14,240,921	109.3%	22,008,213	64.7%
Local Government Shared Revenues	1,826,191	1,715,579	12,450,852	12,644,016	101.6%	16,123,536	78.4%
Contributions from Governments	-	-	-	-		911,677	0.0%
Contributions from Private Sources	-	-	300,000	-	0.0%	125,000	0.0%
Grants	308	43,996	138,861	43,996	31.7%	-	
Interest Earnings	122,852	116,446	462,167	768,095	166.2%	690,798	111.2%
Miscellaneous Revenue	(75,467)	10,217	98,105	84,275	85.9%	156,328	53.9%
Transfers-R	33,332	106,699	266,664	853,590	320.1%	1,280,389	66.7%
Total Revenues	6,941,425	7,631,134	47,365,831	49,632,603	104.8%	72,901,137	68.1%
Personnel Services	1,828,434	1,706,931	13,992,303	13,248,484	94.7%	23,137,224	57.3%
Materials and Services	1,466,699	1,414,449	11,493,787	12,101,805	105.3%	19,461,262	62.2%
Food & Beverage Services	1,608,206	1,727,886	10,415,023	10,893,561	104.6%	17,183,517	63.4%
Management Fee	263,973	195,093	1,615,810	1,560,740	96.6%	2,341,110	66.7%
Transfers-E	384,096	899,458	3,991,718	5,547,207	139.0%	7,606,244	72.9%
Total Expenditures	5,551,408	5,943,816	41,508,641	43,351,797	104.4%	69,729,357	62.2%
Net Operations	1,390,017	1,687,319	5,857,190	6,280,806		3,171,780	
Capital							
Total Revenues	25,000	-	9,833,540	765,875	7.8%	11,327,745	6.8%
Total Expenditures	392,500	3,090,500	4,830,167	15,669,571	324.4%	47,074,237	33.3%
Net Capital	(367,500)	(3,090,500)	5,003,373	(14,903,696)		(35,746,492)	
Change in Fund Balance	1,022,517	(1,403,181)	10,860,563	(8,622,890)		(32,574,712)	
Ending Fund Balance			69,284,403	53,190,179			

Note: Prior year revenues previously subject to excise tax have been adjusted to reflect gross revenue, not net of excise tax. A comparable Management Fee has been included in Materials and Services.

MERC Statement of Activity with Annual Budget

Metropolitan Exposition-Recreation Commission

Oregon Convention Center

February 2019

	Prior Year Month Actual	Current Month Actual	Prior Year to Date Actual	Current Year to Date Actuals	% of Prior Year to Date	Current Year Budget	% of Annual Budget
Operations							
Charges for Services	1,180,368	1,290,487	8,938,428	9,010,419	100.8%	13,507,270	66.7%
Food and Beverage Revenue	1,498,896	1,767,345	9,259,897	10,629,647	114.8%	16,054,616	66.2%
Local Government Shared Revenues	1,624,367	1,534,498	11,295,862	11,309,423	100.1%	13,976,553	80.9%
Contributions from Private Sources	-	-	300,000	-	0.0%	-	-
Grants	308	43,996	88,861	43,996	49.5%	-	-
Interest Earnings	60,432	68,793	201,075	439,573	218.6%	300,000	146.5%
Miscellaneous Revenue	6,501	(2,837)	43,392	44,639	102.9%	28,828	154.8%
Transfers-R	(78,161)	-	(625,284)	-	0.0%	-	-
Total Revenues	4,292,711	4,702,282	29,502,232	31,477,696	106.7%	43,867,267	71.8%
Personnel Services	914,103	926,060	7,242,354	6,982,893	96.4%	11,973,782	58.3%
Materials and Services	904,453	769,912	5,679,798	6,249,782	110.0%	10,698,912	58.4%
Food & Beverage Services	1,137,096	1,168,288	7,611,026	7,991,389	105.0%	12,547,299	63.7%
Management Fee	186,925	156,487	1,269,651	1,251,893	98.6%	1,877,840	66.7%
Transfers-E	219,750	521,941	1,758,000	3,003,356	170.8%	4,170,065	72.0%
Total Expenditures	3,362,327	3,542,687	23,560,829	25,479,315	108.1%	41,267,898	61.7%
Net Operations	930,384	1,159,595	5,941,403	5,998,382		2,599,369	
Capital							
Total Revenues	-	-	8,269,932	502,466	6.1%	6,903,270	7.3%
Total Expenditures	123,232	2,952,715	1,960,066	12,979,352	662.2%	39,261,690	33.1%
Net Capital	(123,232)	(2,952,715)	6,309,866	(12,476,886)		(32,358,420)	
Change in Fund Balance	807,152	(1,793,120)	12,251,269	(6,478,505)		(29,759,051)	
Ending Fund Balance			37,275,507	33,385,852			

Note: Prior year revenues previously subject to excise tax have been adjusted to reflect gross revenue, not net of excise tax. A comparable Management Fee has been included in Materials and Services.

MERC Statement of Activity with Annual Budget

Metropolitan Exposition-Recreation Commission

Portland's Centers for the Arts

February 2019

	Prior Year Month Actual	Current Month Actual	Prior Year to Date Actual	Current Year to Date Actuals	% of Prior Year to Date	Current Year Budget	% of Annual Budget
Operations							
Charges for Services	997,530	1,088,917	8,421,143	8,887,528	105.5%	13,346,980	66.6%
Food and Beverage Revenue	253,060	322,053	2,068,101	2,299,086	111.2%	3,450,895	66.6%
Local Government Shared Revenues	201,824	181,082	1,154,990	1,334,593	115.6%	2,146,983	62.2%
Contributions from Governments	-	-	-	-		911,677	0.0%
Contributions from Private Sources	-	-	-	-		125,000	0.0%
Interest Earnings	42,280	30,564	146,932	217,737	148.2%	225,000	96.8%
Miscellaneous Revenue	(83,902)	3,313	38,981	18,639	47.8%	89,000	20.9%
Transfers-R	(40,519)	-	(324,151)	-	0.0%	-	
Total Revenues	1,370,273	1,625,928	11,505,996	12,757,584	110.9%	20,295,535	62.9%
Personnel Services	656,990	563,519	4,837,993	4,758,572	98.4%	8,488,561	56.1%
Materials and Services	386,777	489,683	4,508,795	4,781,150	106.0%	6,901,417	69.3%
Food & Beverage Services	195,934	215,155	1,528,481	1,682,743	110.1%	2,644,320	63.6%
Transfers-E	110,177	250,065	881,416	1,098,082	124.6%	1,647,114	66.7%
Total Expenditures	1,349,878	1,518,423	11,756,685	12,320,547	104.8%	19,681,412	62.6%
Net Operations	20,395	107,505	(250,689)	437,037		614,123	
Capital							
Total Revenues	-	-	48,290	142,795	295.7%	3,067,813	4.7%
Total Expenditures	262,557	127,241	1,653,236	1,839,855	111.3%	5,944,367	31.0%
Net Capital	(262,557)	(127,241)	(1,604,946)	(1,697,059)		(2,876,554)	
Change in Fund Balance	(242,162)	(19,736)	(1,855,635)	(1,260,022)		(2,262,431)	
Ending Fund Balance			11,028,362	10,844,823			

MERC Statement of Activity with Annual Budget

Metropolitan Exposition-Recreation Commission

Portland Expo Center

February 2019

	Prior Year Month Actual	Current Month Actual	Prior Year to Date Actual	Current Year to Date Actuals	% of Prior Year to Date	Current Year Budget	% of Annual Budget
Operations							
Charges for Services	590,953	695,668	3,265,288	3,099,764	94.9%	4,750,946	65.2%
Food and Beverage Revenue	513,402	473,728	1,696,324	1,312,188	77.4%	2,502,702	52.4%
Interest Earnings	4,303	4,401	17,448	35,100	201.2%	35,000	100.3%
Miscellaneous Revenue	1,934	9,741	15,732	20,997	133.5%	38,500	54.5%
Transfers-R	33,333	33,333	266,664	266,664	100.0%	400,000	66.7%
Total Revenues	1,143,925	1,216,871	5,261,456	4,734,712	90.0%	7,727,148	61.3%
Personnel Services	168,700	163,156	1,252,274	1,077,126	86.0%	1,953,278	55.1%
Materials and Services	141,018	108,854	1,016,589	886,627	87.2%	1,475,736	60.1%
Food & Beverage Services	275,176	344,443	1,275,516	1,219,429	95.6%	1,991,898	61.2%
Management Fee	77,048	38,606	346,159	308,847	89.2%	463,270	66.7%
Transfers-E	53,984	115,628	1,345,322	1,396,337	103.8%	1,715,798	81.4%
Total Expenditures	715,926	770,687	5,235,860	4,888,366	93.4%	7,599,980	64.3%
Net Operations	427,999	446,184	25,596	(153,654)		127,168	
Capital							
Total Revenues	25,000	-	1,515,318	120,614	8.0%	1,356,662	8.9%
Total Expenditures	6,711	10,544	1,216,865	850,364	69.9%	1,868,180	45.5%
Net Capital	18,289	(10,544)	298,453	(729,750)		(511,518)	
Change in Fund Balance	446,288	435,639	324,049	(883,404)		(384,350)	
Ending Fund Balance			2,265,995	2,355,788			

Note: Prior year revenues previously subject to excise tax have been adjusted to reflect gross revenue, not net of excise tax. A comparable Management Fee has been included in Materials and Services.

MERC Statement of Activity with Annual Budget

Metropolitan Exposition-Recreation Commission

MERC Administration

February 2019

	Prior Year Month Actual	Current Month Actual	Prior Year to Date Actual	Current Year to Date Actuals	% of Prior Year to Date	Current Year Budget	% of Annual Budget
Operations							
Grants	-		50,000				
Interest Earnings	15,837	12,689	96,712	75,685	78.3%	130,798	57.9%
Transfers-R	118,679	73,366	949,435	586,926	61.8%	880,389	66.7%
Total Revenues	134,516	86,054	1,096,147	662,611	60.4%	1,011,187	65.5%
Personnel Services	88,641	54,196	659,682	429,892	65.2%	721,603	59.6%
Materials and Services	34,451	46,000	288,605	184,246	63.8%	385,197	47.8%
Transfers-E	185	11,824	6,980	49,432	708.2%	73,267	67.5%
Total Expenditures	123,277	112,020	955,267	663,570	69.5%	1,180,067	56.2%
Net Operations	11,239	(25,965)	140,880	(959)		(168,880)	
Capital							
Total Revenues	-	-	(9,425,000)	-			
Change in Fund Balance	11,239	(25,965)	(9,284,120)	(959)		(168,880)	
Ending Fund Balance			9,289,539	6,603,716			

MERC Food and Beverage Margins

February 2019

	Prior Year Month Actual	Current Month Actual	Prior Year to Date Actual	Current Year to Date	Annual Budget
Convention Center Operating Fund					
Food and Beverage Revenue	1,498,896	1,767,345	9,259,897	10,629,647	16,054,616
Food & Beverage Services	1,137,096	1,168,288	7,611,026	7,991,389	12,547,299
Food and Beverage Gross Margin	361,800	599,057	1,648,871	2,638,258	3,507,317
Food and Beverage Gross Margin %	24.14%	33.90%	17.81%	24.82%	21.85%
Portland'5 Centers for the Arts Fund					
Food and Beverage Revenue	253,060	322,053	2,068,101	2,299,086	3,450,895
Food & Beverage Services	195,934	215,155	1,528,481	1,682,743	2,644,320
Food and Beverage Gross Margin	57,126	106,897	539,620	616,344	806,575
Food and Beverage Gross Margin %	22.57%	33.19%	26.09%	26.81%	23.37%
Expo Fund					
Food and Beverage Revenue	513,402	473,728	1,696,324	1,312,188	2,502,702
Food & Beverage Services	275,176	344,443	1,275,516	1,219,429	1,991,898
Food and Beverage Gross Margin	238,226	129,285	420,808	92,759	510,804
Food and Beverage Gross Margin %	46.40%	27.29%	24.81%	7.07%	20.41%
MERC Fund Total					
Food and Beverage Revenue	2,265,358	2,563,125	13,024,323	14,240,921	22,008,213
Food & Beverage Services	1,608,206	1,727,886	10,415,023	10,893,561	17,183,517
Food and Beverage Gross Margin	657,152	835,239	2,609,300	3,347,360	4,824,696
Food and Beverage Gross Margin %	29.01%	32.59%	20.03%	23.51%	21.92%

Note: Prior year revenues previously subject to excise tax have been adjusted to reflect gross revenue, not net of excise tax. A comparable Management Fee has been included in Materials and Services.

MERC Visitor Venues
Events-Performances-Attendance
FY 2018-19

OCC	February 2016		February 2017		February 2018		February 2019		Net Change from Prior Year		February 2019	
	Events	Attendance	Events	Attendance	Events	Attendance	Events	Attendance	Events	Attendance	Revenue	% of Rev.
Tradeshows/Conventions	5	9,359	4	5,319	5	7,025	5	23,551	-	16,526	1,411,910	52%
Consumer Public Shows	12	78,268	10	36,953	7	30,405	8	50,228	1	19,823	465,741	17%
Miscellaneous									-	-	4,583	0%
Miscellaneous -In-House	34	716	25	376	15	419	15	243	-	(176)	4,699	0%
Meetings	7	6,136	20	8,221	19	10,413	13	11,380	(6)	967	438,542	16%
Catering	7	4,097	7	4,720	4	2,699	6	4,206	2	1,507	383,688	14%
Totals	65	98,576	66	55,589	50	50,961	47	89,608	(3)	38,647	\$ 2,709,163	100%

Expo Center	February 2016		February 2017		February 2018		February 2019		Net Change from Prior Year		February 2019	
	Events	Attendance	Events	Attendance	Events	Attendance	Events	Attendance	Events	Attendance	Revenue	% of Rev.
Consumer Public Shows	6	79,730	5	82,219	5	71,695	5	62,886	-	(8,809)	1,020,122	91%
<i>Cirque Du Soleil</i>	-	-	-	-	-	-	-	-	-	-	-	0%
Miscellaneous	1	20	1	3,171	4	3,505	3	1,850	(1)	(1,655)	75,781	7%
Meetings	4	640	4	238	3	140	1	45	(2)	(95)	17,427	2%
Catering	1	400	1	411	-	-	-	-	-	-	-	0%
Tradeshows/Conventions	1	3,000	2	3,586	-	-	-	-	-	-	2,148	0%
Totals	13	83,790	13	89,625	12	75,340	9	64,781	(3)	(10,559)	\$ 1,115,478	100%
Totals w/Cirque du Soleil	13	83,790	13	89,625	12	75,340	9	64,781	(3)	(10,559)	\$ 1,115,478	100%

Portland '5	February 2016		February 2017		February 2018		February 2019		Net Change from Prior Year		February 2019	
	Performances	Attendance	Performances	Attendance	Performances	Attendance	Performances	Attendance	Performances	Attendance	Revenue	% of Rev.
Commercial (Non-Broadway)	8	12,959	5	8,527	5	6,040	14	15,006	9	8,966	553,182	40%
Broadway	-	-	8	16,821	8	18,668	3	8,062	(5)	(10,606)	92,829	7%
Resident Company	26	30,428	31	41,426	28	37,953	31	41,362	3	3,409	408,779	30%
Non-Profit	31	9,747	31	9,386	28	9,041	33	10,758	5	1,717	127,210	9%
Promoted/ Co-Promoted	9	4,708	6	2,726	5	2,288	5	2,152	-	(136)	150,152	11%
Student	15	15,274	21	23,772	24	29,394	14	15,068	(10)	(14,326)	1,122	0%
Miscellaneous	2	181	1	147	3	286	1	12	(2)	(274)	32,980	2%
Totals	91	73,297	103	102,805	101	103,670	101	92,420	-	(11,250)	\$ 1,366,254	100%

OCC Capital Project Status Report FY 2018-19

Project Phases: **Planning** - Initiating/Planning, **Design** - Design & Engineering, **Contracting** - in process of vendor selection & signing contract with selected vendor, **Construction/In Progress** - in progress, **Complete** - substantially complete

Project Title	Management	Phase	Budget	Actual	Remaining
Plaza, Entries and Interior Renovations	cPMO	Construction	29,030,000	12,867,908	16,162,092
Cooling System Rplcmnt	cPMO	In Progress	2,900,000	1,323,294	1,576,706
Lighting Control System	cPMO	In Progress	2,255,000	323,851	1,931,149
Chair Replacement	Venue	Design	1,300,000	-	1,300,000
Orbit Café Improvements	cPMO	Design	793,000	174,193	618,807
Waterproofing: Tower/Crown Glazing	cPMO	Design	500,000	2,735	497,265
Elevator Upgrades	Venue	Complete	375,000	309,727	65,273
Integrated Door Access Controls	cPMO	In Progress	306,000	106,663	199,337
Exterior Waterproofing	cPMO	Complete	250,000	174,302	75,698
Portable Ticketing Kiosks Purchase	Venue	On hold	250,000	-	250,000
Dragon Café HVAC & Space Mods	cPMO	Design	275,000	60,264	214,736
Office Renovations	cPMO	Contracting	80,000	-	80,000
Rain Garden Updates	Venue	On hold	80,000	-	80,000
Key Management System Upgrade	Venue	In Progress	75,000	-	75,000
Parking Pay on Foot Stations	Venue	Cancelled	29,000	-	29,000
Water Heater Replacement	cPMO	In Progress	50,000	10,310	39,691
A/V Equipment	Venue	Complete	150,000	135,541	14,459
WiFi & Show Network Upgrades	Venue	In Progress	120,000	25,499	94,501
Alerton Upgrades	Venue	In Progress	60,000	23,782	36,218
<i>Costs related to projects budgeted in FY17-18</i>					-
Point of Sale	IS	Complete	-	151,080	(151,080)
CCTV Replacement (R & R)	cPMO	Complete	-	183,995	(183,995)
Total			38,878,000	15,873,141	23,004,859
% of Budget				41%	59%

Project Phase Totals	# of Proj	% of Total
Projects in Planning or Design phases	4	19%
Projects in Contracting or Construction/In Progress phases	9	43%
Completed Projects	5	24%
On-hold or Cancelled Projects	3	14%
	21	

P5 Capital Project Status Report FY 2018-19

Project Phases: **Planning** - Initiating/Planning, **Design** - Design & Engineering, **Contracting** - in process of vendor selection & signing contract with selected vendor, **Construction/In Progress** - in progress, **Complete** - substantially complete

Project Title	Management	Phase	Budget	Actual	Remaining
ASCH Acoustical Enhancements	cPMO	Design	2,195,000	58,406	2,136,594
AHH Roof	cPMO	Design	897,000	23,943	873,057
Keller Electrical Infrastructure Update	Venue	In Progress	760,000	1,072,573	(312,573)
KA Generator Fuel Storage	Venue	Design	350,000	6,686	343,315
Keller café	Venue	Design	350,000	4,425	345,575
ASCH Piano Replacement	Venue	Planning	200,000	-	200,000
Newmark Main Speakers	Venue	Design	200,000	-	200,000
KA Camera/Security System	cPMO	Design	200,000	3,996	196,004
Newmark Piano Replacement	Venue	Planning	150,000	-	150,000
Voice over Internet Protocol (VoIP)	IS	In Progress	110,000	106,265	3,735
KA Fall Arrest	Venue	Planning	100,000	-	100,000
ASCH FOH Elevators Overhaul	cPMO	Complete	60,000	113,397	(53,397)
ASCH Broadway and Park Marquees	cPMO	Design	50,000	2,527	47,473
ASCH BOH Elevators Overhaul	cPMO	Complete	80,000	117,104	(37,104)
AHH/ASCH/Keller ADA signage	Venue	Design	30,000	-	30,000
ASCH Roof Drains	cPMO	Cancelled	-	-	-
Portable Concession Kiosks	Venue	Cancelled	-	-	-
ASCH Chamber Lighting	cPMO	Cancelled	-	-	-
ArtBar/Lobby Furniture Replacement	Venue	Cancelled	-	-	-
ASCH Cooling Airflow Study	cPMO	Cancelled	-	-	-
AHH Stage door area rebuild	cPMO	Cancelled	-	-	-
<i>Costs related to projects budgeted in FY17-18</i>					
Point of Sale	IS	In Progress	-	116,746	(116,746)
Total			5,732,000	1,626,068	4,105,932
% of Budget				28%	72%

Project Phase Totals	# of Proj	% of Total
Projects in Planning or Design phases	11	50%
Projects in Contracting or Construction/In Progress phases	3	14%
Completed Projects	2	9%
On-hold or Cancelled Projects	6	27%
	22	

Expo Capital Project Status Report FY 2018-19

Project Phases: **Planning** - Initiating/Planning, **Design** - Design & Engineering, **Contracting** - in process of vendor selection & signing contract with selected vendor, **Construction/In Progress** - in progress, **Complete** - substantially complete

Project Title	Management	Phase	Budget	Actual	Remaining
Hall C Refurbishment	cPMO	Cancelled	300,000	-	300,000
Lower Parking lot 1 Improvements	cPMO	Design	200,000	-	200,000
Voice over Internet Protocol (VoIP)	IS	In Progress	198,000	199,784	(1,784)
Show Net	IS	In Progress	165,000	83,446	81,554
Security Cameras / Access Controls	cPMO	Complete	157,138	113,048	44,090
Lighting Control review/install - Halls ABCDE	cPMO	On Hold	150,000	8,775	141,225
Hall E Flat Roof	cPMO	Planning	150,000	-	150,000
Halls ABCDE HVAC Controls Replacement	Venue	Contracting	60,000	-	60,000
Parking Lot Asphalt Maintenance - 2019	cPMO	In Progress	60,000	-	60,000
Security Gates and Fencing	cPMO	In Progress	42,000	-	42,000
UP4 New Storage Building	cPMO	Cancelled	15,000	-	15,000
Expo Website Update	Venue	Delayed	40,000	-	40,000
Facility Wide Door review / install / security	Venue	Planning	20,000	-	20,000
Hall A Carpet Paint	Venue	Planning	10,000	-	10,000
Hall C Roof Recoat	cPMO	Cancelled	-	-	-
Costs related to projects budgeted in FY17-18					
Connector Glass Door	cPMO	Complete	-	111,749	(111,749)
Halls D & E Roof Replacement (R&R)	cPMO	Complete	-	46,562	(46,562)
PGE Upgrades	cPMO	Complete	-	100,811	(100,811)
Aramark Point of Sale System Replacement	IS	In Progress	-	647	(647)
Total			1,567,138	664,821	902,317
% of Budget				42%	58%

Project Phase Totals	# of Proj	% of Total
Projects in Planning or Design phases	4	22%
Projects in Contracting or Construction/In Progress phases	6	33%
Completed Projects	4	22%
On-hold or Cancelled Projects	4	22%
	18	

Upcoming Large Contract Opportunities

Opportunity: OCC Document Control Services

Estimated Value: \$150,000

- 1) The purpose of this project is to convert all building documentation to a complete active construction document management solution that can be accessed and managed from a single cloud-based repository providing a continuously updated as-built document for the whole facility. Key project aspects include:
 - a. Converting all existing documentation and importing to the cloud-based solution
 - b. Training and support for ongoing operations of the cloud-based solution
 - c. Adding and maintaining additional documentation to the cloud-based solution for four more years
- 2) This is a service that will be solicited as a Request for Proposal (RFP) with a professional services contract award at the conclusion. The contract period will be five years—a capital start-up in year one followed by a service/maintenance/update period of four years thereafter.
- 3) The current proposed timeline includes:
 - a. Prepare RFP language: March 2019
 - b. Publish RFP and advertise: April 2019
 - c. Award Contract: May 2019
- 4) Advertisement and Outreach:
 - a. Advertisement
 - i. Metro Procurement Services will post the RFP on the Oregon Procurement Information Network (ORPIN).
 - b. Planned Outreach
 - i. Direct notification of the opportunity to organizations, including:
 - 1) Oregon Association of Minority Entrepreneurs (OAME);
 - 2) Metropolitan Contractor Improvement Partnership (MCIP); and
 - 3) National Association of Minority Contractors (NAMC)
 - ii. Direct notification of the opportunity to firms on Oregon’s Certification Office for Business Inclusion and Diveristy (COBID) registry, including:
 - 1) Minority Business Enterprise (MBE);
 - 2) Women Business Enterprise (WBE);
 - 3) Service Disabled Veteran (SDV); and
 - 4) Emerging Small Business (ESB)
 - iii. Notification of firms who have contacted OCC in the last 12 months and notified of their interest in providing services outlined in the RFP.
- 5) Proposals received will be evaluated based on response to RFP criteria including Subcontractor Equity Program procedures, work plan/approach, experience and qualifications. The award of contract is based on top-scoring proposal.

Upcoming Large Contract Opportunities

Opportunity: Portland's Arlene Schnitzer Concert Hall (ASCH) lighting

Estimated Value: \$150,000

- 1) This project will replace the existing orchestra shell lighting with LED lighting as part of the ASCH acoustical enhancement project.
- 2) This are goods that will be solicited as an Invitation to Bid (ITB) with a goods and services contract award at the conclusion.
- 3) The current proposed timeline includes:
 - a. Prepare ITB language: March 2019
 - b. Publish ITB and advertise: April 2019
 - c. Award Contract: May 2019
- 4) Advertisement and Outreach:
 - a. Advertisement
 - i. Metro Procurement Services will post the ITB on the Oregon Procurement Information Network (ORPIN),
 - ii. Advertised broadly and with the intent of notifying minority contractors via the Business Tribune, the Skanner, El Hispanic, the Portland Observer, and the Asian Reporter.
 - b. Planned Outreach
 - i. Direct notification of the opportunity to organizations, including:
 - 1) Oregon Association of Minority Entrepreneurs (OAME);
 - 2) Metropolitan Contractor Improvement Partnership (MCIP); and
 - 3) National Association of Minority Contractors (NAMC)
 - ii. Direct notification of the opportunity to firms on Oregon's Certification Office for Business Inclusion and Diveristy (COBID) registry, including:
 - 1) Minority Business Enterprise (MBE);
 - 2) Women Business Enterprise (WBE);
 - 3) Service Disabled Veteran (SDV); and
 - 4) Emerging Small Business (ESB)
 - iii. Notification of firms who have contacted Metro in the last 12 months and notified of their interest in providing these services
- 5) Bids received will be evaluated for bid submittal requirements. The award is based on lowest responsive, responsible bid.

MERC Commission Meeting

April 3, 2019
12:30pm

Consent Agenda

Metropolitan Exposition Recreation Commission

Record of MERC Commission Actions

March 6, 2019

Oregon Zoo

Present:	Karis Stoudamire-Phillips, John Erickson (by phone), Deidra Krys-Rusoff, Deanna Palm, Dañel Malán
Absent:	Damien Hall, Ray Leary
	A regular meeting of the Metropolitan Exposition Recreation Commission was called to order by Chair Karis Stoudamire-Phillips at 12:38 p.m.
1.0	Quorum Confirmed A quorum of Commissioners was present.
2.0	Opportunity for Public Comment on Non-Agenda items <ul style="list-style-type: none"> • Don Moore, Executive Director of the Oregon Zoo, welcomed the group and shared some zoo highlights. • Carol Anderson – shared her interest in MERC and spoke briefly about her background.
3.0	Commission and Council Communications <ul style="list-style-type: none"> • Commissioner Krys-Rusoff complimented Travel Portland on their recent State of the Industry event. She noted it was well done and well attended. • Chair Stoudamire-Phillips said it is one her favorite events and that it offered great information.
4.0	GM Communications <ul style="list-style-type: none"> • Scott Cruickshank shared some statistical highlights from the Travel Portland event. • The food and beverage request for proposal has temporarily been pulled. There was a protest from Oregon Commission for the Blind and we are working with them around potential outcomes. • We recently had an onboarding session with venues directors and Councilors Gonzalez and Lewis. The session was followed up with a productive meeting with Councilor Lewis around venue safety strategies. • Commissioner Malan sat on an interview panel for the open Human Resources Director position at Metro. • There was a complaint submitted by the Bricklayers and Allied Craftworkers over a scope of work on the Convention Center Hotel. We are working to provide the records requested. • Commissioners were thanked for attending the recent Travel Portland State of the Industry event. • Commissioner Krys-Rusoff asked about the Aramark contract extension while the new RFP is on hold. Cruickshank confirmed that the extension is in place.
5.0	Financial Report Rachael Lembo presented the January 2019 Financial Report
6.0	Consent Agenda <ul style="list-style-type: none"> • Record of MERC Actions, February 6, 2019 • Ethics authorization for Commissioner Erickson to attend a Travel Portland sales mission to Washington DC April 29 – May 2, 2019 • Ethics authorization for Commissioner Stoudamire-Phillips to attend a Travel Portland sales mission to Chicago, Ill on May 20-23, 2019 <p>A motion was made by Commissioner Malán and seconded by Commissioner Krys-Rusoff to approve the Consent Agenda.</p> <p>VOTING: AYE: 5 (Stoudamire-Phillips, Erickson, Krys-Rusoff, Malán, and Palm) NAY: 0</p>

	MOTION PASSED
7.0	<p>Travel Portland Quarterly Report</p> <p>A quarterly report was presented by Steve Faulstick and Tamara Kennedy-Hill, Travel Portland.</p> <ul style="list-style-type: none"> • Commissioner Erickson asked if there any Portland specific roadblocks we should be concerned about in the future. Faulstick answered nothing significant has been noted. • Krys-Rusoff asked if we are expecting the room rates to stay the same with the increase in supply. Faulstick noted that Hyatt have been selling rooms for 18 months and their quoted rates are above the industry numbers that are in the report. • Malán voiced that the Mayor’s office might benefit from additional information around economic impact from the Doubletree incident. • Chair Stoudamire-Phillips requested to be notified of the upcoming annual Travel Portland presentation to City Council in April. • Krys-Rusoff asked if there is someone who specializes in response plans when negative news is picked up by social media. Kennedy-Hill spoke to Travel Portland’s crisis communication plan and how they are working with partner organizations to put plans in place. • Palm appreciated the collaboration with partner organizations that may not have the same capacity to implement crisis plans.
8.0 8.1	<p>Action Agenda</p> <p>Resolution 19-02: For the purpose of approving and transmitting to the Metro Council a FY 2018-19 Budget and Capital Improvement Plan (CIP) amendment to the MERC Fund. Rachael Lembo presented the resolution.</p> <ul style="list-style-type: none"> • Commissioner Malán asked about the differing cost that was noted in the budget packet. Lembo clarified that this is an increase in total project budget, but within the overall appropriations we will remain within budget. • Commissioner Krys-Rusoff asked how much extra life the new electrical system will provide. Williams responded approximately 20 years. <p>A motion was made by Commissioner Palm and seconded by Commissioner Malán to approve Resolution 19-02 as presented.</p> <p>VOTING: AYE: 5 (Stoudamire-Phillips, Erickson, Krys-Rusoff, Malán, and Palm) NAY: 0 MOTION PASSED</p>
9.0	<p>FY2019-20 Proposed Budget Presentation</p> <p>The proposed budget was presented by Rachael Lembo, Metro</p> <ul style="list-style-type: none"> • Commissioner Krys-Rusoff appreciated the honesty of the Expo budget and complimented the staff on their work.
10.0	<p>Action Agenda</p> <p>Resolution 19-03 For the purpose of approving the Metropolitan Exposition Recreation Commission 2019-20 Proposed Budget and 2019-20 through 2023-24 Capital Improvement Plan. Rachael Lembo presented the resolution.</p> <p>A motion was made by Commissioner Krys-Rusoff and seconded by Commissioner Palm to approve Resolution 19-03 as presented.</p> <p>VOTING: AYE: 4 (Stoudamire-Phillips, Krys-Rusoff, Malán, and Palm) NAY: 0 MOTION PASSED</p>

As there was no further business to come before the Commission, the meeting was adjourned at 2:09 p.m.
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MERC Commission Meeting

April 3, 2019
12:30 pm

Mortenson Construction Social
Equity Presentation

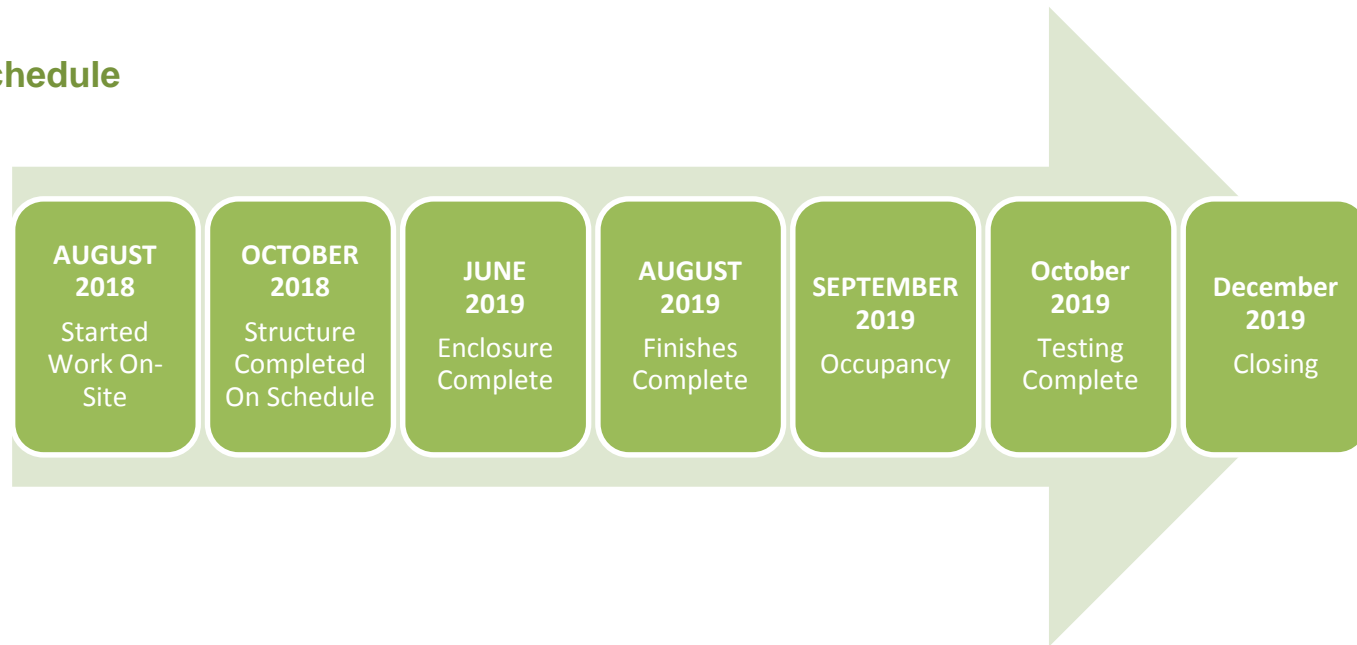
HYATT REGENCY PORTLAND AT THE OREGON CONVENTION CENTER

Construction Progress, LEED Status, & Social Equity Update

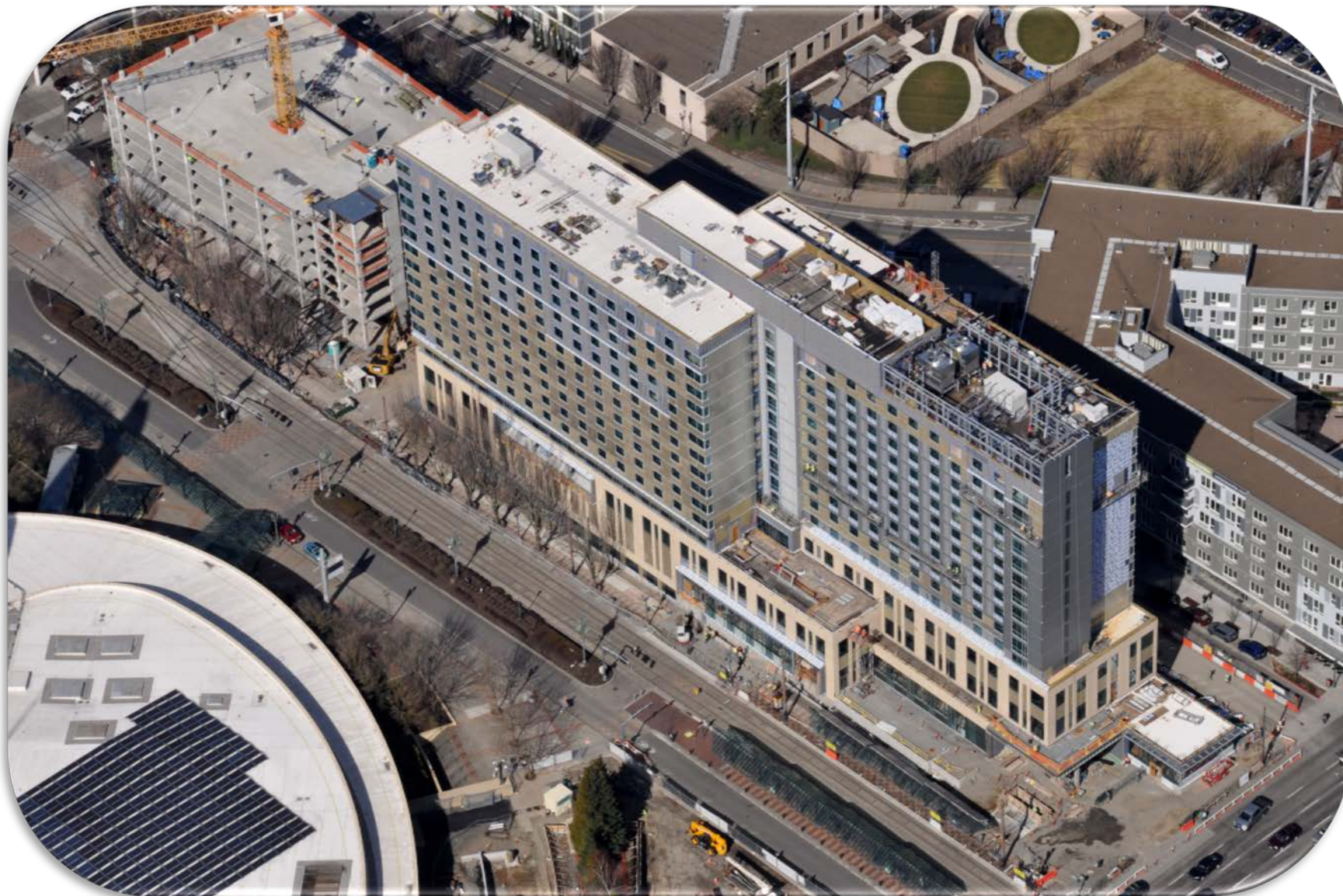


- ✓ **On Budget – No Significant Design Changes to Date**
- ✓ **On Track for LEED Silver Certification**
- ✓ **Currently 250 Craft On-Site Daily**
- ✓ **Over 500,000 Hours Worked to Date**

✓ **On Schedule**







✓ Brick Complete; Metal Panels 60% Complete; Windows & Storefront 90% Complete



✓ L1 kitchen equipment installation & connection started



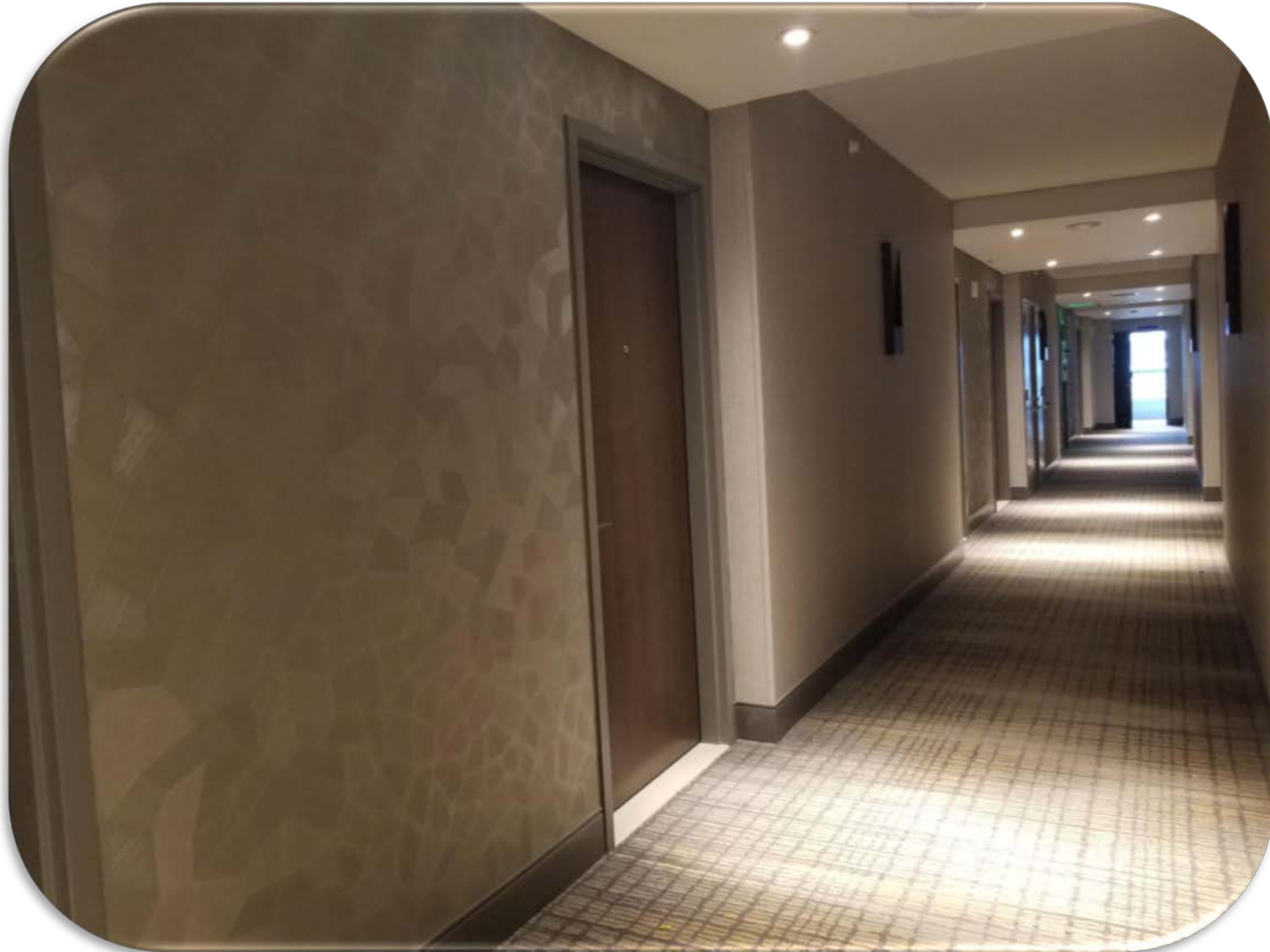
✓ L1 Jr Ballroom operable partitions



✓ L2 Prefunction ceilings and escalators



✓ L4 Guestroom corridor finishes



✓ L4 Guestroom corridor finishes



✓ L4 Guestroom bathroom finishes



Business Equity Program

- **Goal of 20% to Certified M/W/ESB Firms**
 - **Project is currently at 27.7%**

Workforce Equity Program

- **Requirement of 20% hours worked by Apprentices**
 - **Project is currently at 28.0%**
- **Goal of 30% hours worked by People of Color**
 - **Local trade force demographics = 18.3%**
 - **Project is currently at 28.9%**
- **Goal of 15% hours worked by Women**
 - **Local trade force demographics = 3.2%**
 - **Project is currently at 7.9%**

QUESTIONS

Construction Career Pathways Project

Phase 1 Summary | December 2018

Funding partners:



Project Consultant:



The greater Portland region continues to see dramatic economic growth. Over the next several years at least 81 public projects, worth nearly \$7 billion, are planned in the region. Currently too few people of color and women are benefitting from the economic boom in construction jobs in the Metro region. Such a robust pipeline of projects in the region will require a formidable construction workforce, yet recent data shows that there are currently not enough people of color and women in the construction field or training pipeline to meet the demand for diverse workforces. A construction career pipeline that is thoughtfully planned and coordinated can create meaningful economic opportunities for women and communities of color that go well beyond the construction of these projects.

The Construction Career Pathways Project (C2P2) is a collaboration of regional partners working to increase success for people of color and women in the construction trades. This project summary shares highlights from Phase I of the project's Public Owner Workgroup from July 2018 – December 2018. More information on the project background, regional research and project partners is available online at www.oregonmetro.gov/pathways.

The C2P2 Public Owner Workgroup (Workgroup) is comprised of representatives from sixteen public agencies in the Portland region. The goal of the Workgroup is to create a framework and set of investment strategies to advance workforce equity and support people of color and women to fully realize the benefits of a career in construction. Agency representatives are experts in procurement and contracting practices of their agency. Los Angeles-based firm Estolano LeSar Advisors specializes in working with multi-stakeholder groups to address complex public policy and social equity issues and is facilitating the C2P2 Workgroup to develop a regional framework by fall of 2019.

C2P2 Public Owner Workgroup

The Workgroup's scope was divided into three phases. This summary focuses on the activities completed during five Workgroup meetings in Phase I that focused on:

- Establishing shared agreements for working together and reviewing best practices from other West Coast cities and around the country, including key elements of a successful construction careers policies.
- Agencies completing a Strengths, Weaknesses, Opportunities and Threats analysis and a short survey to develop a baseline understanding of the regional construction careers ecosystem, including existing construction workforce diversity policies that agencies may have in place and agency accomplishments to date.
- Creating three subgroups of Workgroup members to dive deeper into research and current agency practices and to draft specific strategies for the regional framework. Subgroups will begin presenting their recommendations to the full Workgroup in January 2019.

Goals and Accountability

Subgroup will recommend a region-wide goal(s) for workforce diversity; accountability and enforcement mechanisms to ensure goal(s) are met.

Driving Demand

Subgroup will recommend strategies that create a demand for a diverse construction workforce on public projects; recommend procurement structures that create incentives and supports for small/large, union/non-union contractors.

Creating Supply

Subgroup will recommend strategies to scale the recruitment of targeted workers to match the needs of the region; strategies to remove barriers to entering and thriving in pre-apprenticeship and apprenticeship programs; marketing strategies to engage young people in a construction career; retention strategies that create safe construction work sites.

- Learning from external stakeholders about their priorities and needs. The stakeholders included representatives from labor, pre-apprenticeship and apprenticeship training programs, community-based organizations, general contractors, minority contractors and subcontractors.
- Presentations and discussions with national experts on project labor agreements, community benefits agreements, prevailing wage requirements and other local hiring and contracting policies that advance workforce equity in the construction trades.

C2P2 Public Owner Workgroup

City of Beaverton

Beaverton

School District

Bureau of Labor
and Industries

Home Forward

Metro

Multnomah County

North Clackamas
School District

Oregon Department
of Transportation

Oregon Health
Sciences University

Port of Portland

City of Portland

Portland

Community College

Portland Public Schools

Portland State University

Prosper Portland

TriMet

Key take aways from Workgroup and stakeholder input

Early education and marketing construction careers

- Increased exposure to the construction trades in K-12 and youth support programs is needed. Construction trades need to be marketed as viable career path on par with a 4-year college degree. Continuing technical education programs at both K-12 and community college level should be evaluated to ensure that existing curriculum teaches skills students need to enter trades and be successful.
- There is a lack of community outreach and recruitment information for people of color and women around construction opportunities. Stronger connections are needed between community-based organizations and contractors. There are opportunities to scale up the use of “construction career ambassadors” who can introduce and encourage women and people of color to join the construction industry.

Training, recruiting and ongoing support

- Standards and practices for apprenticeship training should be strengthened to assure graduates have the basic skills needed, including math and English language skills.
- Pre-apprenticeship training programs have limited capacity and there is no dedicated or consistent funding stream to scale up their services and programs.
- Community members and clients in need are looking for a job right away – an unpaid 8- 10 week pre-apprenticeship training program is a barrier for many.
- Apprenticeship programs have focused on “weeding” people out, they must change their focus to be more supportive.
- Some trades only accept applications for new apprentices every few years. A “direct application” or “direct entry” process would allow for job seekers to get in the queue at any time, rather than wait for the next opening.

Retention

- There is an ongoing need for affordable childcare, transportation and other supportive services (i.e. “soft skills”) for those in pre-apprenticeship and apprenticeship programs.
- There is a need for broad strategies at worksites to support retention and create safe, respectful worksites, such as unconscious bias and diversity inclusion trainings.
- The inconsistent nature of construction jobs also makes it difficult for workers to stay employed long-term.
- Construction personnel are transitory – they are constantly moving from site to site. The workplace culture may change depending on the site. It is difficult to enforce good practices.

Region-wide approach

- There is a need for region-wide alignment on targeted hire goals across agencies. Some agencies are subject to federal funding restrictions and can only set aspirational goals, while other agencies have set goals on a project-by-project basis.
- Agencies will need to determine appropriate project thresholds that can trigger workforce diversity policies across projects at a wide range of sizes and costs.
- There is an opportunity for public agencies to establish a funding set-aside for different aspects of the construction ecosystem (e.g. technical assistance, pre-apprenticeship programs, supportive services, etc.).
- There is a need for consistency in tracking and reporting systems across public agencies. A lack of consistency creates hurdles and confusion for contractors, unions and apprenticeship programs about how to comply with different processes.
- There is a need to explore superseding agreements to tie the system together and achieve outcomes.

Working with diverse firms

- There are opportunities to consider “alternative” rather than “low bid” contracts, which can allow small firms to compete for projects.
- Smaller firms may struggle with maintaining a steady pipeline of work and may have difficulty keeping wages and benefits competitive with larger firms.
- There are opportunities to look at set-aside contracts where contractors can compete for projects with contractors of similar size.
- The framework needs to ensure that both union and non-union contractors can equally compete on projects.

Next steps

The Workgroup’s goal is to develop a regional construction workforce framework and set of implementation strategies by fall 2019.

Phase II: Identify and Develop Opportunities (December 2018-April 2019) Focus on developing a draft regional framework. The Workgroup will continue to engage with external stakeholders and include executive-level agency staff on issues such as funding, monitoring and implementation. The Workgroup will consider the following questions.

- What strategies can we deploy to achieve our goals? (financial, programmatic, policy)
- How do we measure the success of our efforts?
- What resources or leverage do we have?
- Who are our partners? How will we work together?
- What is our timeline to get things done?
- What are the barriers to implement our strategies? How can they be addressed?

Phase III: Implementation (June-July 2019): Begin the process of implementing the structure and processes outlined in the regional framework. Coordination is needed to ensure that efforts and investments are being implemented properly, and that a structure is in place to address emerging issues in real time.

Questions?

Noelle Dobson, Project manager
503-797-1745
noelle.dobson@oregonmetro.gov

“There is a great opportunity in our region to take advantage of this current growth in the construction industry and intentionally invest public dollars to advance diversity in the construction workforce.”

*–Metro Council
President Tom
Hughes*