

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION NO. 01-01

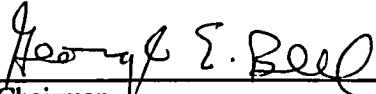
Authorization for Staff to issue a Request for Bids for a "Automated Controls System" for Heating, Ventilation and Air Conditioning (HVAC) for the Keller Auditorium, Portland Center for the Performing Arts, and authorization for the MERC General Manager to execute a Contract.

The Metropolitan Exposition-Recreation Commission finds:

1. That the existing HVAC Controls System at the Portland Center for the Performing Arts' Keller Auditorium, installed as part of a major reconstruction project in 1967, has become obsolete in the industry, is difficult to repair as replacement parts are not easy to find or not available and is experiencing increased frequency of failure of various elements within the System, and
2. That the Controls System should be replaced prior to significant component failure that could cause serious damage to system equipment and cause undue expense for repair or replacement, and
3. That the approved Capital Budget includes \$80,000 for replacement of the Controls System and has sufficient Capital funds for inclusion of a preventative maintenance "program" at an additional cost of approximately \$25,000, and
4. That the Commission must approve issuance of an RFP for formal bids and may authorize the General Manager to execute a contract with the successful bidder if the bid is within the budgeted capital funds allocated for said expenditure.

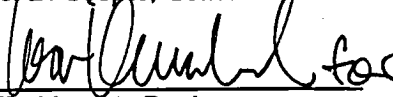
Be it therefore resolved that the Metropolitan Exposition-Recreation Commission authorizes Staff to issue a "Request for Bids" for a "Automated Controls System" for the Portland Center for the Performing Arts' Keller Auditorium, and further authorizes the General Manager to execute a contract for said System, contingent upon the successful bid being within the amount of Capital Funds allocated for the Project.

Passed by the Commission on January 17, 2001.


Chairman


Secretary/Treasurer

Approved As to Form:
Daniel B. Cooper, General Counsel

By: 
Kathleen A. Pool
Senior Assistant Counsel

MERC STAFF REPORT

Agenda Item/Issue: Authorizing Staff to issue a Request for Bids for a "Automated Controls System" for Heating, Ventilation and Air Conditioning (HVAC), for the Keller Auditorium, Portland Center for the Performing Arts, and authorizing the General Manager to execute a Contract.

Resolution No: 01-01

Date: January 17, 2001

Presented by: Robyn Williams

Background: In 1967, the former Civic Auditorium underwent major reconstruction to upgrade the facility to a first class venue, the only one of its kind in the City of Portland. As part of this reconstruction, a mechanical system was installed to maintain an unprecedented climate control system for the comfort of the users of the facility. At that time, this pneumatically controlled system was the most technologically advanced system available on the market. This system has worked very well for the past thirty three years and has been mostly problem free. Within the last few years however, the controls system has experienced increased incidents involving repair and replacement of sometimes obsolete components. As a whole, the system is also becoming susceptible to failure due to the age of the copper tubing used to convey air pressure to control the air handling equipment. Over the last year, Staff has been researching potential options for replacement of the system, and has accumulated sufficient information to now solicit bids for a new electronic Automated Controls System.

Fiscal Impact: The replacement of the Controls System is budgeted within the 2000/01 Capital Budget, at \$80,000. Staff is currently considering augmentation of the system with a preventative maintenance program that would facilitate the monitoring of maintenance activities at the Keller and the other PCPA facilities, which would help to minimize the potential for equipment problems due to maintenance issues. Cost for the incorporation of this additional feature could be \$25,000, which is available in the overall Capital Budget. Cost savings for both systems is realized through the increased preventative maintenance of the aging equipment in the facilities, decreased chance of significant equipment failure and potential replacement, labor savings and diminished energy consumption. Energy consumption impacts have not yet been estimated, but could easily exceed \$5,000 per year.

Other Considerations: Potential equipment failure during events could impact revenue due to client requests for adjustments on the rental and decreased attendance at the events from adverse building climate conditions.

MERC Staff will be responsible for the installation of the system under the direction of the System supplier, thus saving installation labor charges.

Recommendation: Staff recommends that the Commission approve the release of a "Request for Bids" for provision of a "Automated Controls System" for the Keller Auditorium, and pending receipt of Proposal(s) and review and acceptance by Staff, authorize the General Manager of MERC to execute a contract for acquisition of said Controls System, contingent upon the cost of the system not exceeding the available funds budgeted.