



**MONTGOMERY COUNTY CONVENTION FACILITIES AUTHORITY
BOARD OF DIRECTORS**

Operations Committee Meeting
January 27, 2022

8:30am – 9:15pm - via Electronic Means
Join Zoom Meeting

<https://us02web.zoom.us/j/88625250061?pwd=K2MxQlhxbXJUcytQaGVaWEY1S3ZnQT09>

AGENDA

- I. Roll Call
- II. Approval of October 26, 2021, Minutes – Exhibit A
- III. Agenda
 - A. DCC HVAC Controls – Early Bid Package – Exhibit B **Action**
- IV. Other Business
- V. Next Meeting Date: TBD
- VI. Adjournment

EXHIBIT A

**MONTGOMERY COUNTY CONVENTION FACILITIES
AUTHORITY
DESIGN TEAM/OPERATIONS COMMITTEE MEETING**

Regular Meeting Minutes
October 26, 2021, 03:00 PM
Via Telephonic/Electronic Means

BOARD OF DIRECTORS – Operations Committee Meeting

PRESENT: Pam Plageman, Executive Director
Belinda Kenley
Jacquie Powell
John Page – Early exit with notice at 3:50pm w/notice

EXCUSED:

GUESTS: Russell Kline, MCCFA Special Projects Manager
Kelli Donahoe, ASM Global GM
Ryan Thorpe, ASM Regional Operations Director
John Kaatz – CSL
John Fabelo – LWC
Bear Monita - LWC
Reza Masoudi - LWC
Brian Tennyson – LMN
Leo da Costa - LMN
Lori Naiq- LMN

• **Roll Call**

Ms. Plageman called the meeting to order at 3:01pm.

Agenda - Scope Prioritization Meeting Purpose – Confirm the prioritized scope.

- a. Agenda Items
 - i. Market Analysis Update
 - John Kaatz of CSL will provide an update from his initial market analysis
 - ii. Cost Estimate Review
 - Review of scope estimated
 - Review of costs
 - iii. Mechanical Equipment Replacement Estimates
 - Review of costs and priority of equipment replacement
 - iv. Review and Confirm Prioritized Scope Items
 - Agree on the scope items to further refine and update costing.

Mr. John Kaatz updated the Committee:

CSL has completed a large portion of industry analysis of similar sized centers as well as a survey of planners (targeted national and regional events) to understand the type and size of space required to attract events and compete with other centers in the area. Mr. Kaatz shared the exhibit space analysis which focused on the question of what share of market can the DCC capture with existing center. Currently the existing exhibit center can capture about 80% of the market; if main exhibit hall is reduced to 50k sq ft about 75% of the market can be captured; current ballroom space can capture 50% of the market; if expanded to 20k sq ft a 75% capture rate can be anticipated. Existing meeting space can capture about 68% of the current market. This analysis allows us to look at the DCC in different ways based on the 3 different spaces available for use.

Ms. Powell – Youth and amateur sports has been a strong market for us; how do we continue to capture that?

Mr. Kaatz agreed and noted that CSL's review does not have any historical data to review and asked Ms. Powell and others on the committee to provide any historical data available.

Mr. Tennyson followed up that with regards to the market analysis performed and upcoming redesign that converting the main hall into a flex hall has been the main question and focus of the DCC redesign.

Prioritization Meeting Presentation

Mr. Tennyson shared with the committee that the numbers received should be considered in a ballpark range and that any master planning decisions can and will change once design is underway. The goal of prioritization is to set the scope and is designed to capture more accurate cost. Scope areas included: Level 1, South Exhibit Hall; Level 2; Level 3; Skywalk; restrooms, furniture, exterior improvements; and signage.

Level 1 renovations include: a complete renovation in baseline scope for both ballrooms and restrooms. Alternate approaches include new carpet, paint, and updated finishes. The lobby pre-function area includes lobby updates, restroom renovation and new restrooms to meet code. Orange areas highlight specialty areas. Alternates included partial demolition in pre function areas and multi-purposing certain areas. The cost for relocating escalators, and new café was reviewed. Exhibit hall – new ceiling, movable wall, and converting storage to Back of House (BOH) corridors. Roof structure over loading dock. Alternates for the exhibit hall include creating BOH outside of building, power and data floor boxes, new operable partition and new flex hall space.

Ms. Powell asked if the new flex hall would be entirely carpeted and if we were to use entire space as a sports event, could it be used with the carpet in place?

Mr. Tennyson answered in the affirmative and that a very robust carpet would be installed.

Ms. Kenley asked whether Exhibit Hall 101 and 102 are not carpeted? **Mr. Tennyson** replied that in the base scheme those areas are not carpeted.

Mr. Tennyson also shared that the DCC may want to consider 2nd partition track to keep a 50k sq ft exhibit hall as an option.

Level 2 renovations include: update to the pre function areas as well as meeting rooms and restrooms. Ceiling would receive a new lighting system. Alternates to the design include moving escalators to the sides and creating a featured staircase. Additional new meeting spaces are included in the alternates with glass walls.

Level 3 renovation include: main lobby space update; removal of phone booths, upgrading ballrooms 305 and 306; skywalk, meeting space, and theatre, restrooms all updated. Existing VIP lounge recreated to become part of pre-function space or with glass walls separate. Ceiling system is updated with new fixtures and overall style. Alternate updates include: remove stairs to increase pre-function space; glass wall added to meeting rooms 302 & 304; expansion of VIP lounge; bridge across front wall; more robust renovation of the theatre; new BOH corridors to ballroom; and skywalk upgrades.

Ms. Powell asked if are the DCC is in conversations with City to upgrade Skywalk to include the City-owned portions?

Mr. Tennyson replied that it is an advocacy that should be taken on.

Ms. Plageman stated that the DCC has not approached them yet but wants to partner with City to make improvements and that once the final rendering is complete, the CFA will approach the City.

Mr. Tennyson went on to cover further updates including:

Restrooms updated at the scope previously identified by LWC

Furniture – flexible highly utilized is important; allowance has been placed for those items.

Exterior improvements: the base scope includes repaving entire front of building to create more pedestrian friendly plaza. Adding proper entry vestibules, glass canopy, new concrete sidewalks and planting strips. Alternate options include adding outdoor event terrace with or without glass canopy or enclosed operable glass doors; replace existing curtain wall with glass; cutting in windows around building. Expand exhibit hall on to Jefferson St. with service corridor and sidewalk with kitchen expansion to the North.

Signage & Wayfinding – allowance created for digital projections.

Project Cost Build Up –

Mr. Tennyson shared the 2 categories for concept level costs: construction – cost of raw materials with margins and adjustments & soft costs – cost to owner to perform the project. And that for the purposes of these numbers, soft costs = 30% of construction costs. Mr. Tennyson also commented that LMN/LWC are currently working with MCCFA to better estimate soft costs.

Mr. Tennyson shared that there is a lot of scope, and that additional scope was purposely explored to get cost of all ideas presented. Ultimately, the base scope costs equaled \$26.6M with alternate scope and adding an additional \$24.1M. MEP cost estimating totals \$12.5M just for equipment. The MEP review had engineers go through and prioritize what needs to be replaced versus can be extended. It was noted by the engineers that all of the equipment has reach end of useful life but for the purposes of immediate need, 6 AHUs, the chilled water plant, and the electrical/fire panel are all in need of replacement and/or upgrade.

Ms. Powell stated that other convention centers are spending anywhere from \$50 mil - \$200 mil based on the size/scope, so the current proposed DCC plan is not surprising. She also posed, what's the ROI if we invest \$30M or \$50M? What's the number where we know where that what our ROI is?

Mr. Kaatz replied that the economic impact can be calculated by comparing the current tax revenues vs remodeled space and the increased market capture. CSL will include that analysis in their modeling.

Ms. Powell asked if this scenario/base plan includes things like moving escalators?

Mr. Tennyson replied it does not.

Ms. Plageman also replied that MCCFA is applying for PDAC funding for pedestrian enhancements which, if awarded, would help fund and defray MCCFA capital costs.

Mr. Kaatz posed to the group, what drives the most business? What makes the most sense if we can't do everything? In terms of priorities, we need to balance the space out to compete at state and/or regional/national. We will work with economic model calculators to factor in total impact of renovating space.

Ms. Powell responded that that's where the CSL report comes in to show us what business we've lost in the past and what can we expect in the future.

Ms. Donahoe shared that ASM will help identify those missed opportunities and that the new spaces will give the DCC the opportunity to capture more and new business.

Mr. Tennyson moved on to say that at this phase the goal should be to define the intention of the renovation and the spaces.

Ms. Powell asked if whether the goal would include renovating all restrooms? And furthered that it's the number 1 biggest complaint year after year, why would they not be renovated in phase 1?

Mr. Tennyson replied that some but not all would be renovated and there may be a need to adjust sq ft price to renovate all the bathrooms but at a reduced scope.

Ms. Plageman offered to perhaps move money from other areas into bathroom renovation budget.

Mr. Fabelo shared that all the bathrooms will have to be brought up to ADA during a renovation which drives a lot of the cost. There is a meeting with city this week to discuss flexibility where some bathrooms are fully ADA while others are not.

2nd Bond Financing Need

Ms. Plageman shared with the committee that the CFA is sourcing the 2nd bond funding. Baird Financial had originally proposed a \$20M option with first full debt service payment due 2024. However, based on these initial cost estimates the question is now whether the CFA should look at \$25m bond offering to complete as-presented base scope and design. Ms. Plageman then asked the Operations committee for their assessment and comfort level with a \$25m bond offering.

Ms. Kenley replied that she is comfortable since a reserve is being reviewed to accrue for debt payments.

Ms. Powell replied she is comfortable as well provided the renovations would include full restroom remodels and escalator refurbishments.

MOTION: It was motioned by Ms. Kenley and seconded by Ms. Powell with 2 exceptions (restroom and escalator upgrades) and unanimously approved to recommend the prioritized scope as presented with \$25M bond.

Ms. Plageman adjourned the meeting at 4:45 PM.

CERTIFICATE

Chair of the Operations Committee
Montgomery County Convention
Facilities Authority

EXHIBIT B



January 18, 2022

Pam Plageman
Executive Director
Montgomery County Convention Facilities Authority
22 E. Fifth Street
Dayton, Ohio 45402

Dear Pam:

I am providing the enclosed fee proposal for a controls package at the Dayton Convention Center. CMTA will serve as the consulting engineer.

CMTA will identify locations within the facility to install direct digital controls (DDC). The controls will allow convention center staff to obtain temperature readouts (supply out of the unit and return back to the unit) that assist in identifying issues that are manually corrected at the unit.

Within the scope of work, DDC controllers will be specified that are capable of additional inputs/outputs that will not be utilized until the equipment is replaced.

The proposed scope does not include any sequencing or adjustable control of equipment as it exists currently. The controller will be specified so that future sequencing and additional points can be brought to the existing front end. The following are the equipment/systems and proposed outputs and future input/output examples to be included:

Existing and Future DDC Software/Front End

The existing Reliable Controls software/front end will remain and be specified to be expanded as required for additional equipment.

Existing BAS will be noted to be evaluated for future lighting controls to be incorporated as the lighting control design progresses.

It is understood that access controls are not to be incorporated with existing HVAC BAS.

Air Handling Units: Constant Volume (14 total)

Tag	Area Served
AH-2	1F NW Exhibit Area
AH-3	1F NW Exhibit Area
AH-4	1F NW Exhibit Area
AH-5	2F NW Dressing Rooms
AH-7	3F NW Stage
AH-9	3F NW Stage Seating
AH-11	Exhibit Hall
AH-12	Exhibit Hall



creating inspiring spaces | 434 East First Street | Dayton, OH 45402 | 937.223.6500
www.lwcinspires.com | 712 East Main Street | Richmond, IN 47374 | 765.966.3546

AH-13 Exhibit Hall
AH-14 Exhibit Hall
AH-15 Exhibit Hall
AH-16 Exhibit Hall
AH-18 3F Walkway/Connector
AH-24 Kitchen

Proposed outputs: SA temp, RA temp (for space temp)

Future input/outputs: Outside/relief/return damper position, supply/return/relief fan, supply air temp/humidity, return air temp/humidity, CO2 sensor, mixed air temp, CHW/HHW temperature/valve position, filter status, smoke alarm, safeties, etc.

Air Handling Units: VAV (9 total)

Tag	Area Served
AH-6	2F NE Meeting Rooms
AH-8	1F/2F Lobby/Lounge, 2F Offices
AH-10	3F NE Meeting Rooms
AH-17	3F Prefunction/Lounge
AH-19	3F Meeting Rooms
AH-20	1F & 2F Office
AH-21	1F/2F/3F Lobby
AH-22	3F Meeting Rooms
AH-23	Banquet Hall

Proposed outputs: SA temp, RA temp (for space temp)

Future input/outputs: Outside/relief/return damper position, supply/return/relief fan, supply air temp/humidity, return air temp/humidity, CO2 sensor, mixed air temp, CHW/HHW temperature/valve position, filter status, smoke alarm, safeties, etc.

VAV Terminal Boxes (approx. 100 total)

Proposed outputs: None

Future input/outputs: Future air terminal box controls and DDC valves will be incorporated with equipment.

Heating Hot Water Plant

Proposed outputs: Primary/secondary pump status, boiler status, hot water supply/return Temperatures

Future input/outputs: Future plant improvements will be incorporated with equipment.

Dayton Convention Center
January 18, 2022
Page 3

Chilled Water Plant

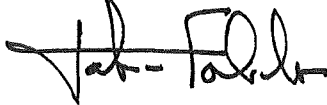
Proposed outputs: None – Chilled water system converted to DDC previously.

Future input/outputs: Future plant improvements will be incorporated with equipment.

The fee to complete the scope of work outlined in this letter is \$37,200. Please let me know if you have any questions.

Thank you for your consideration and the opportunity to be of service to the Montgomery County Convention Facilities Authority.

Sincerely,

A handwritten signature in black ink, appearing to read "John Fabelo". The signature is stylized with a large initial "J" and a long horizontal stroke.

John Fabelo, AIA
Partner

Accepted on behalf of Montgomery County Convention Facilities Authority