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

**Operations Committee Meeting**

March 29, 2023 | 9:30 a.m. – 10:30 a.m.

Via Electronic Means and Dayton Convention Center MCCFA Conference Room,  
22 E. Fifth St., Dayton, OH 45402

AGENDA

- |      |   |             |
|------|---|-------------|
| I.   | Roll Call and Call Meeting to Order   | Action      |
| II.  | Approval of December 20, 2022 Meeting Minutes   | Action      |
| III. | Receive Update Regarding Renovation Progress – Scope, Schedule, Budget  | Information |
|      | Presenters:   |             |
|      | <ul style="list-style-type: none"><li>• Jonathan Boeckling, Project Executive, Messer Const.</li><li>• Rebecca Caprini, JLL/Owner’s Representative</li></ul>      |             |
| IV.  | Receive Retro-Commissioning Information Regarding Short- and Long-Term HVAC Solutions   | Action      |
|      | Presenters:   |             |
|      | <ul style="list-style-type: none"><li>• Kelli Donahoe, DCC General Manager/ASM Global</li><li>• Ryan Thorpe, Regional Director of Operations/ASM Global</li></ul> |             |
| V.   | Other Business – Optional Hard Hat Tour   | Information |
| VI.  | Consideration of Establishing Quarterly Meeting Schedule and Next Meeting Date  | Action      |
| VII. | Adjournment   | Action      |



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

**Operations Committee**

Meeting Minutes

December 20, 2022 | 10:00 a.m. – 12 noon

Dayton Convention Center, Conference Rooms 208 and 302

**Members Present:** Amy Schrimpf, Chairperson; Jacquie Powell; Belinda Kenley; Paul Gruner; Pam Plageman

**Members Excused:** John Page (with notice)

**Staff and Guests:** Teri Lemman, MCCFA Executive Assistant. (Note: For agenda item III, the committee moved to Room 302 for a design presentation with representatives from ASM, JLL, LWC, LMN and Messer Construction.)

**I. Roll Call**

With a majority of members present, Chairperson Schrimpf called the meeting to order at 10:00 a.m.

**II. Approval of September 9, 2022 Meeting Minutes**

The minutes of the September 9, 2022 meeting were presented. Hearing no comments or requests for changes, a motion was called.

**MOTION:** It was then moved by Mr. Gruner, seconded by Ms. Kenley and unanimously voted to approve the September 9, 2022 meeting minutes as presented.

**III. Final Design Development Presentation**

The committee met with members of the LWC and LMN design team for a presentation of materials and design elements. Highlights of the presentation include:

Overall

- Oak wood presence will be removed and replaced to blend in with walls.
- Staining rather than painting high traffic doors.

Ballroom/Meeting Rooms

- Paint wall and trim, replace carpet.

- Lighter warmer tones.
- Standard Millikin carpet design, used in hospitality and casinos, very durable.
- Pair up small ballrooms together to keep same wall color materials.
  - Light version of the same Millikin carpet that is in ballroom for meeting rooms
    - Tile product, allows ease of maintenance and replacement.
    - Precision dye to allow for replacements.
  - Remove the pendants, replace if money allows in the budget.
- Ms. Plageman wants to use CFA funding to replace chandeliers in 305 306 meeting rooms.
- Ceiling not in scope currently.

#### Lobby

- Pull design elements from the original convention center.
  - Metal ceiling at entrance.
  - Dark columns to add perspective vertically.
  - Metal drapery from floors 2-3 (similar to Nashville).
  - Remove all casework by escalators.
- Elements are viewable from both 1<sup>st</sup> floor lobby entrance and 3<sup>rd</sup> floor skywalk entrance.
- 1m square tiles, tiles should not be a grid, it will be offset to avoid a pattern look. Non directional.

#### Entrances

- Colors to help with wayfinding at entrances.
- 1<sup>st</sup> floor green to extend the entirety of pre-function to Gem City ballroom.

#### Security Area

- Wood and warm colors as partial area to stop from being cost prohibitive.

#### Staircases and Skywalk

- Yellow green colors, paint – nothing set in stone.
- Integrating signage with simple numbering.
- Committee does not like the big numbers or the yellow color.
  - Prefer adding in a historic rendering.
  - Committee would rather no numbers.
    - Ms. Donahoe has issues with not having a number because people already get confused because floors of convention center do not correspond with the garage level.
    - Ms. Lyon agrees that numbers are helpful and can be large but more subtle.
    - LMN and LWC to explore.

#### Skywalk

- Try to make it an inviting entrance.
  - Create a hold open door, because it is rated, cannot be glass. Cost prohibitive.
  - Bring the field carpet into the skywalk but add a green stripe throughout by reusing the green carpet tiles as a pattern.
  - Committee likes this and the white updated paint on skywalk sides.

### Gem City Ballroom

- Goal to make it a multipurpose room, that would maintain the highest flexibility.
  - Hold open doors and wood stain doors.
  - Carpet, paint, light ceiling.
  - Arktura hex felt product for ceiling clouds – made of recycled water bottles.
  - Lighting to be adjustable with up or down lighting and ability to change colors.
    - Mr. Thorpe thinks this is a sell for clients; so does Ms. Powell.
    - Specific fixtures are being explored. Ms. Plageman doesn't want to look like a normal fluorescent light.

### Flex Hall

- Arktura cloud baffle system for sound attenuation.
  - Reduced quantity and added height differences to help with depth and texture to the space.
  - Existing ceiling tile is to be removed and will be dark, the cloud will help provide interest to the space.
  - Lighting designer suggests lights directly above the baffles and diffuses the light.
  - And light only on lower baffles.
  - Ms. Plageman stated the importance that carpet needs to sell the space.
- Paint - Focus on west hall flex area and remaining area to be neutral coloring, accent colors on doors to help with wayfinding.
- Sound absorbing tectum panels throughout on wall to match paint.
- Flooring – five colors that create a gradual shifting pattern.
  - Ms. Plageman feels as though it is too many hard lines, and she likes the tiles but not the pattern of pixelation. Committee agrees.
  - Ms. Donahoe stated that this carpet look will help with the transition from carpet to concrete.
  - Mr. Fabelo suggests more of a curved pattern and less linear. Informed the committee that this carpet tile helps soften the transition to concrete. Seeing it in the space it will look less linear than the plan view.

### Theater

- New carpet in aisle area that helps to match the existing green to refresh the space.

### VIP Lounge

- Pre-function carpet and frame entrance with the wood.
- Committee likes it except doesn't like the color blue/green accent. They like the ceiling.

### Drop Off Zone

- LWC met with City to review drop off options for 5<sup>th</sup> street side. City had a preferred layout due to bike lanes.
- City did not give official direction on drop off, did say no loading zone.
- Bike path development - 3 ft cross hatched and 8 feet for bike paths.
  - City has no plan to add a curb because public transportation.
  - LWC to suggest how to park the bike lane as a share lane for bikes and drop off. It cannot be a loading zone. But it can be a drop off area.
- Cross walk will be introduced mid-block for pedestrians to cross between hotel and DCC.

- Handicap drop off will stay and bollards will be included.
- Ms. Donahoe said no water issues from current entryway. Ms. Powell is not aware of any issues.

#### Landscaping

- LWC using landscaping to create a room and separate street from the street to the building.
- Landscaping plan will be separate meeting.
- Ms. Powell does not want the landscaping to cut off Visitor Bureau to be cut off. from plaza. Need to be able to receive from both east and west.

#### Terrace

- No fixed planting areas, now using moveable planters to allow for event configuration.
- Need MCCFA and ASM to confirm power locations.
- LWC looking at more planter edge rather than a bench so that if no one uses the plaza it doesn't look empty.
- LWC to explore the edges to avoid scooters, skateboards, kids, climbing, etc.
- Pam and Jackie say No bike racks in front, location should be the sides of building.
  - Ms. Donahoe said attendees use them.
- Landscaping mid-height and colorful throughout the year.
- Confirmed Messer has a lighting allowance for exterior lighting.

Following the design presentation, the committee moved to Room 208 for deliberation and action. (Note: Mr. Gruner left the meeting at 10:45 p.m.) A brief discussion took place affirming the decisions and input noted above. Chairperson Schrimpf called for a motion.

**MOTION:** To accept the presentation with materials and plans presented and to move from design to construction documents with minor potential changes to dye and paint colors, was made by Ms. Powell, seconded by Ms. Kenley, and voted unanimously.

#### IV. Adjournment

Hearing no further business, a motion was requested for adjournment.

**MOTION:** It was then moved by Ms. Powell, seconded by Chairperson Schrimpf, and unanimously voted to adjourn at 2:14 p.m.

#### CERTIFICATE



Amy Schrimpf, Chairperson, Operations Committee  
Montgomery County Convention Facilities Authority