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

Operations Committee Meeting Minutes

October 25, 2023 | 1:00 p.m. – 2:30 p.m.
Dayton Convention Center MCCFA Conference Room,
22 E. Fifth St., Dayton, OH 45402

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

Members Excused: John Page (with notice), Jeff Gore.

Staff and Guests: Michael King, ASM Global/General Manager, Dayton Convention Center; Jonathan Boeckling, Project Executive, Messer Construction Co.; Teri Lemman, MCCFA Executive Assistant.

I. Roll Call

Ms. Lemman called the roll. With a majority of members present, Chairperson Schrimpf called the meeting to order at 1:05 p.m.

II. Approval of June 1, 2023 Meeting Minutes

The minutes of the June 1, 2023 meeting were presented. Hearing no comments or requests for changes, a motion was called.

MOTION: It was moved by Ms. Kenley, seconded by Ms. Powell, and unanimously voted to approve the June 1, 2023 meeting minutes as presented.

III. Welcome New Committee Member Jeff Gore

Chairperson Schrimpf acknowledged the addition of new committee member Jeff Gore.

IV. Introduction of New DCC General Manager Michael King

Ms. Schrimpf welcomed new DCC General Manager Michael King. Mr. King provided information on his background, credentials, and enthusiasm for his new position.

V. Receive Update Regarding Renovation Project

A. General Renovation Update

Mr. Boeckling provided a high-level timeline of the next 3-4 months of work:

- Final GMP has been executed. All subcontracts have been issued. Held a reverse-phase meeting where all subcontractors and project managers met to obtain buy-in on the upcoming schedule. In response to a question, Mr. Boeckling said the majority of subcontractors are local to Dayton-Cincinnati. There are only two products/materials that had to be sourced internationally.
- Phase 4 second round of design comments underway. Design permits are taking longer than expected because permit review is subcontracted to a third party.
- There are nine major groups of restrooms requiring renovation, and five have been completed. Third floor and Gem City restrooms require extensive renovation, lasting through March 2024.
- Third floor meeting rooms ceiling, carpeting, and paint are complete, with additional work planned on the doors. 305/306 interior upgrades are complete, and they are hanging the new chandeliers. Ms. Plageman said air walls on third floor will be refinished with surplus balance from GMP4, which was already included in the budget.
- Exterior: Foundation work for terrace is complete. New entry vestibules/slab/ramp concrete is complete. Structural steel for terrace is being fabricated. The first shipment will be the week of November 6.
- Long-lead items: Air handlers estimated for April arrival. Architectural metal ceilings for the new vestibule have a 220-day lead time. Electrical distribution equipment for exhibit hall floor boxes has 200-day lead time. Exhibition hall partitions have 170-day lead time.
- Other: Gem City ballroom abatement is underway, with wrap-up expected in March 2024. Next will be the flex hall project. Have started masonry work for service corridors around the exhibit hall. Escalator work is on-going with completion estimated for the end of December 2023.
- Market trends from Messer Corporate: Pricing pressures are relaxing, but mega projects (\$1B+) are not relaxing, which is creating a huge strain on workforce availability. To mitigate, Messer supplements labor for menial tasks (e.g., moving material, doing trash, etc.) to free-up the trades. They also supplement labor from other companies that are less busy and help companies allocate their resources appropriately. Price escalation is ongoing but forecasting more normal escalations next year.

Ms. Powell recognized Messer's expertise in these situations, which validates the MCCFA's decision to select Messer as the construction manager.

B. JLL Contract Extension Update

Ms. Plageman will be presenting an extension of the JLL contract for Board approval, estimated at \$160-\$170K. The extension is due to the extended length of the project. Ms. Plageman is working to reduce the amount of the estimate and added that Ms. Caprini/JLL continue to demonstrate their value.

C. Garland Exterior Coating Update

An agreement was reached on a remedy to repair the initial failed exterior caulking on the front of the DCC. The caulking from the 1980s did not adhere. The Finance Committee approved an additional \$35K, and Garland will pay an additional \$63K. The proposal will be

presented to the Board on November 2 for ratification. Mr. Boeckling said the new material is a longer-term solution, and the repair work is guaranteed.

D. Elevator Repair Update

Ms. Plageman said passenger elevator no. 1 failed and must be revitalized. The Oracle quote was \$200K, and she asked ASM Global to obtain a second estimate. Kone's estimate was lower. The Finance Committee reviewed it, and the full Board will be asked to approve the official quote at the November 2 Board meeting. Ms. Powell asked about the estimated amount of time to complete the repair, and Ms. Plageman said six weeks once the parts are received.

E. Convention Center Meeting Room Chairs

Ms. Plageman said almost \$300K has been set aside for new meeting room chairs. Mr. Ryan Thorpe/ASM Global is preparing bids and style selections. Mr. Thorpe said he has sold events based on a wider chair. Ms. Plageman said the goal is to standardize all the chairs. Ms. Powell asked whether the chair racks need to be replaced. Mr. King said they likely will be replaced because some are failing, and the table racks are in the same condition.

Ms. Plageman asked for an update on the walk-in refrigerators/coolers and the pads. Mr. King said the pad has arrived, and the construction for the walk-ins has begun. Refrigerated trucks are being used while they are being replaced.

VI. **Other Business**

No other business was presented.

VII. **Next Meeting Date:** The next meeting is scheduled for December 7, 2023.

VIII. **Adjournment**

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

MOTION: A motion to adjourn the meeting was made by Ms. Kenley, seconded by Mr. Gruner, and approved unanimously.

The meeting adjourned at 1:53 p.m. After adjournment, the committee received a tour of the DCC renovation progress.

CERTIFICATE

The undersigned Chairperson of the Operations Committee of the Board of Directors of the Montgomery County Convention Facilities Authority hereby certifies that the foregoing is a true copy of the minutes of the October 25, 2023 meeting of the Executive Committee of the Board of Directors of said Convention Facilities Authority, as approved by the Operations Committee on March 20, 2024.



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