

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE CAPITAL) RESOLUTION NO. 08-4002
IMPROVEMENT PLAN FOR FISCAL YEARS 2008-09) Introduced by
THROUGH 2012-13 INCREASING SEVERAL) David Bragdon, Council President
APPROVED CAPITAL PROJECTS)

WHEREAS, Metro recognizes the need to prepare a long-range plan estimating the timing, scale and cost of its major capital projects & equipment purchases; and

WHEREAS, Metro departments have inventoried existing major capital assets, prepared status reports on current capital projects and assessed future capital needs; and

WHEREAS, Metro's Council conducted a public hearing and subsequently approved Resolution 08-3941A Adopting the FY 2008-09 through FY 2012-12 Capital Budget on June 26 2008; and

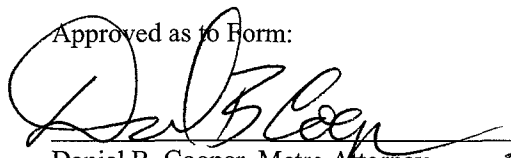
WHEREAS, Metro's Capital Asset Management Policies, readopted by the Metro Council on the same date, require that the Capital Improvement Plan accurately reflect Metro's major capital spending needs over the next five years; and

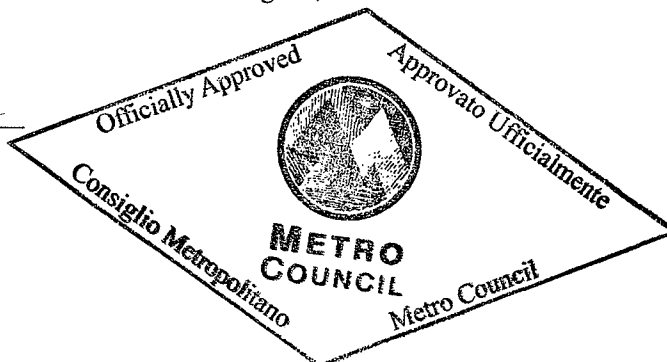
WHEREAS, anticipated costs of certain major projects have changed significantly enough to require a modification of the Capital Improvement Plan; now therefore

BE IT RESOLVED that the Metro Council hereby authorizes that the Predators of the Serengeti project budget be increased to \$5,200,000; authorizes that the Cooper Mountain Nature Park increase to \$3,393,400 and the Stafford Field Station be increased to \$81,514.

ADOPTED by the Metro Council this 6 day of Nov 2008.


David Bragdon, Metro Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney



STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 08-4002, AMENDING THE FY 2008-09 THROUGH 2012-13 CAPITAL IMPROVEMENT PLAN INCREASING SEVERAL APPROVED CAPITAL PROJECTS

Date: October 21, 2008

Prepared by: Craig M. Stroud/Jeff Tucker/Karen Feher

BACKGROUND

PROJECTS TO BE AMENDED:

Predators of the Serengeti

Metro consultants originally estimated the construction costs for the Predators of the Serengeti exhibit at \$4 million. Construction entails converting the Alaska Tundra exhibit into African themed exhibits with lions, wild dogs, cheetahs, and caracals. In the time since the estimate, construction material prices experienced sharp increases, with steel and concrete increasing more than 30 percent.

Over this same period, The Oregon Zoo Foundation's capital fundraising campaign to finance the project's construction has been extremely successful. Through September 2008, the foundation raised \$5.2 million restricted by donors to exhibit construction, surpassing the \$4 million goal. In addition, the foundation successfully raised the \$1 million operating reserve to help fund increased zoo operating costs associated with the exhibit.

This resolution amends the Predators of the Serengeti capital improvement project by increasing the approved project cost to \$5.2 million.

Cooper Mountain Nature Park

Cost increases are the result of additional ROW (Right of Way) improvements required by Washington County, significant wetland mitigation and restoration costs, and construction bids coming in higher than engineer estimates. Additional cost increases are due to the increase in the cost of materials (especially asphalt and steel) in the time since the estimates were completed, as well as construction and design options that improve the green building features of the project, (including the photovoltaic system, the use of certified lumber, and radiant floor heating in the Nature House, in addition to "integrating habitat" site improvements). These changes were discussed with and approved by the Metro Council at work session in July 2008. The overall project increases \$340,212 to \$3,393,400.

Stafford Field Station Office

Cost increases are the result of issues disclosed during the permitting process such as a more extensive survey and higher than expected utility connection charges. This project is increasing from \$70,000 to about \$82,000. The additional funding will be transferred from operating funds to the capital fund.

INFORMATIONAL ITEMS:

Red Ape Reserve

The Red Ape Reserve exhibit was originally estimated at \$1.8 million. The project constructs a new indoor exhibit; new holding/shift rooms; and renovates existing outdoor exhibits for the zoo's orangutans. The sharp construction price increases experienced with the Predators project are also impacting the Red

Ape Reserve project. The zoo is reviewing the project's scope and value engineering exhibit elements in an attempt to keep construction costs in-line with available funds. Once these reviews and recommendations are complete, the zoo will provide Council with updated project information.

M. James Gleason Boat Ramp Renovation Phase II

The amount needed for this \$2.5 million dollar project is not changing. What is changing is the mix of where the money is coming from to pay for the renovation. Originally it was hoped that grants from the state and Federal Fish and Wildlife programs would pay for 85 percent of the project. After all of the outside funding was settled only 79 percent came through. Since the majority of this project is renewal and replacement the additional funding will be transferred from the renewal and replacement fund. This increase of \$150,000 will be incorporated into the renewal and replacement analysis at mid year and if necessary a budget amendment will be completed to bring the necessary funding into this fiscal year.

ANALYSIS/INFORMATION

- 1. Known Opposition:** None known.
- 2. Legal Antecedents:** Resolution No. 08-3941A, For the Purpose of Adopting the Capital Budget for Fiscal Years 2008-09 Through 2012-13, established the current Capital Improvement Plan.
- 3. Anticipated Effects:** Adoption increases the Predators of the Serengeti total project construction cost from \$4 million to \$5.2 million funded by additional donations from the Oregon Zoo Foundation

Adoption increases the Cooper Mountain Nature Park from \$3,053,188 to \$3,393,400 funded by the Natural Areas Bond funds.

Adoption increases the Stafford Field Station Office from \$70,000 to \$81,514.

- 4. Budget Impacts:** This resolution has no current year budget impact from the Predators of the Serengeti. The zoo believes the fiscal year 2009 project appropriation is sufficient for current year project expenditures. The Predators project construction will extend into fiscal year 2010, and the fiscal year 2010 requested budget will include appropriation for the increased project costs. This resolution's impact from the increased cost of the Cooper Mountain Nature Park is funded by the existing appropriation in the Natural Area Bond fund. A transfer from Parks operating funds to the Capital Fund provides for the additional funding needs of the Stafford Road Office. A transfer from Renewal and Replacement provides additional funding needs for the M James Gleason project in the Capital Fund. It is anticipated that there is currently sufficient transfer appropriations to meet both the Stafford Road and M James Gleason needs. This situation will be monitored closely and appropriate budget action taken if necessary.

RECOMMENDED ACTION

The Chief Operating Officer recommends approval of Resolution 08-4002.