

 **Metro** | *Agenda*

Meeting: Metro Council
Date: Thursday, June 30, 2011
Time: 2 p.m.
Place: Metro Council Chambers

CALL TO ORDER AND ROLL CALL

- 1. INTRODUCTIONS**
- 2. CITIZEN COMMUNICATIONS**
- 3. 2011-12 RECOMMENDED SLATE OF GRANT AWARDS FOR METRO'S NORTH PORTLAND ENHANCEMENT GRANT PROGRAM** Blauer
- 4. CONSENT AGENDA**
 - 4.1 Consideration of the Minutes for June 23, 2011
 - 4.2 **Resolution No. 11-4267**, For the Purpose of Authorizing an Exemption From Competitive Bidding and Authorizing the Preparation and Release of Requests For Proposals For the Construction of the New Zoo Elephant Habitat and Associated Infrastructure.
 - 4.3 **Resolution No. 11-4273**, For the Purpose of Amending Article III of the Metro Policy Advisory Committee Bylaws.
 - 4.4 **Resolution No. 11-4277**, For the Purpose of Authorizing the Chief Operating Officer to Begin Procuring the Design and Construction of the New Zoo Elephant Habitat and Associated Infrastructure Prior to Completion and Adoption of the Oregon Zoo Comprehensive Capital Master Plan.
- 5. CHIEF OPERATING OFFICER COMMUNICATION**
- 6. COUNCILOR COMMUNICATION**

ADJOURN

Television schedule for June 30, 2011 Metro Council meeting

<p>Clackamas, Multnomah and Washington counties, and Vancouver, WA Channel 11 – Community Access Network <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 <i>Date:</i> 2 p.m. Thursday, June 30 (Live)</p>	<p>Portland Channel 11 – Portland Community Media <i>Web site:</i> www.pcmtv.org <i>Ph:</i> 503-288-1515 <i>Date:</i> 8:30 p.m. Sunday, July 3 <i>Date:</i> 2 p.m. Monday, July 4</p>
<p>Gresham Channel 30 - MCTV <i>Web site:</i> www.metroeast.org <i>Ph:</i> 503-491-7636 <i>Date:</i> 2 p.m. Monday, July 4</p>	<p>Washington County Channel 30– TVC TV <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 <i>Date:</i> 11 p.m. Saturday, July 2 <i>Date:</i> 11 p.m. Sunday, July 3 <i>Date:</i> 6 a.m. Tuesday, July 5 <i>Date:</i> 4 p.m. Wednesday, July 6</p>
<p>Oregon City, Gladstone Channel 28 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.</p>	<p>West Linn Channel 30 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.</p>

PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.

Agenda items may not be considered in the exact order. For questions about the agenda, call the Metro Council Office at 503-797-1540. Public hearings are held on all ordinances second read and on resolutions upon request of the public. Documents for the record must be submitted to the Clerk of the Council to be included in the decision record. Documents can be submitted by e-mail, fax or mail or in person to the Clerk of the Council. For additional information about testifying before the Metro Council please go to the Metro web site www.oregonmetro.gov and click on public comment opportunities. For assistance per the American Disabilities Act (ADA), dial TDD 503-797-1804 or 503-797-1540 (Council Office).

Agenda Item Number 3.0

**2011-12 Recommended Slate of Grant Awards for Metro's
North Portland Enhancement Grant Program**

Metro Council Meeting
Thursday, June 30, 2011
Metro Council Chamber

2011-12 North Portland Enhancement Grants
Recommended Slate

Applicant	Project Summary	Project Description	Request	Award	Funding goals *	New Applicant
Bethel Neighborhood Youth Drop-In Center	Summer program 2011	Funds to recruit, train and give stipends to 4 high school- or college-age students to serve as counselors for 6-week summer drop-in day camp program. Includes 18 hrs training in 1st aid/CPR, child development, conflict resolution.	\$5,000.00	\$1,000.00	1,5,9	No
Boys and Girls Club	Targeted Literacy Intervention Program - Regence Club (New Columbia)	Program supervisor salary for targeted literacy intervention program serving 150 youth in after-school program, and 25 Rosa Parks elementary-aged students during school year.	\$5,000.00	\$2,500.00	1,8,9	No
Columbia Slough Watershed Council	Slough School for North Portland "Whole School" Program	Education Director salary and bus service (i.e., 13 bus trips) for 500 students, 20 teachers from Ockley Green, Rosa Parks, James John schools. Classroom & field-based science education program.	\$2,985.00	\$2,000.00	4,5,9	No
Community Energy Project	Volunteers for North Portland seniors and people with disabilities	Partial salary for Volunteer Coordinator that will train 60+ volunteers to make weatherization and safety repairs at homes of 60+ low-income seniors, people w/ disabilities.	\$2,500.00	\$2,500.00	1,2,5,6,8,9	No
Impact Northwest	Urban Opportunities program	Staff salary, overhead and stipends for work readiness and life-skills training program for 15 - 20 under-supported youth from Roosevelt High School. Includes 18 hrs classroom time. Participants will earn .50 elective academic credits.	\$5,750.00	\$3,000.00	,1,9	No
Theodore Roosevelt Women's Scholarship Association	Scholarships for high school students	Merit scholarships for post-secondary education for female graduates of Roosevelt H	\$2,000.00	\$2,000.00	1,9	No
Tender Loving Care-Think 'n Try	Peer mentor counselors for summer day camp program	Stipends for 6 local, peer mentor counselors (ages 14 to 28 yrs) to train and work with 400 children attending six 1-week summer day camp programs.	\$5,000.00	\$2,000.00	1,3,4,5,6,8,9	No
			\$28,235.00	\$15,000.00		

* Grant Funding Goals - Priority will be given to projects or programs that best meet the criteria and benefit the area most directly affected by the St. John's Landfill. Projects will be considered that meet one or more of the following grant funding goals (the order of the list does not imply ranking or weighting):

1. Result in increased employment/economic opportunities for North Portland residents.
2. Result in rehabilitation, upgrading or direct increase in the market value of a significant portion of the housing stock of residential land in North Portland.
3. Result in the preservation or enhancement of existing wildlife and marine areas of North Portland, or improve public awareness or opportunity to enjoy them.
4. Result in improvement to or increase in recreational areas of North Portland.
5. Result in improvement in the safety of the area of North Portland.
6. Result in an improvement of the appearance or cleanliness of the areas of North Portland.
7. Result in a significant increase in the utilization or occupancy of a North Portland commercial area.
8. Are directed to the aid of residents, non-profit corporations and small businesses as defined by the Small Business Administration.
9. Result in programs such as training opportunities to benefit North Portland youth and elderly.

Agenda Item Number 4.1

Consideration of the Minutes for June 23, 2011

Consent Agenda

Metro Council Meeting
Thursday, June 30, 2011
Metro Council Chamber

Agenda Item Number 4.2

Resolution No. 11-4267, For the Purpose of Authorizing an Exemption From Competitive Bidding and Authorizing the Preparation and Release of Requests For Proposals For the Construction of the New Zoo Elephant Habitat and Associated Infrastructure.

Consent Agenda

Metro Council Meeting
Thursday, June 30, 2011
Metro Council Chamber

BEFORE THE METRO CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AUTHORIZING AN) RESOLUTION NO. 11-4267
EXEMPTION FROM COMPETITIVE BIDDING)
AND AUTHORIZING PROCUREMENT BY)
REQUEST FOR PROPOSALS FOR THE) Introduced by Acting Chief Operating Officer
CONSTRUCTION OF THE NEW ZOO) Daniel Cooper, with the concurrence of
ELEPHANT HABITAT AND ASSOCIATED) Council President Thomas Hughes
INFRASTRUCTURE)

WHEREAS, at the General Election held on November 4, 2008, the Metro Area voters approved Oregon Zoo Bond Measure 26-96, entitled “Bonds to Protect Animal Health And Safety; Conserve and Recycle Water,” a major component of which is the construction of a new elephant habitat, which includes associated infrastructure work such as constructing a new perimeter service road, relocating the zoo train route and train snow shed, relocating birds of prey mews and upgrading utilities (the “New Elephant Habitat”); and

WHEREAS, construction of the New Elephant Habitat is planned for Metro fiscal years 2012 through 2014; and

WHEREAS, ORS 279C.335 and Metro Code 2.04.054 require that all Metro public improvement contracts shall be procured based on competitive bids, unless exempted by the Metro Council, sitting as the Metro Contract Review Board; and

WHEREAS, the Oregon Zoo wishes to obtain an exemption from competitive bidding, and instead procure the construction of the New Elephant Habitat by an alternative contracting method known as Construction Manager/General Contractor (CM/GC); and

WHEREAS Metro Code Section 2.04.054(c) authorizes the exemption of a public improvement contract from competitive bidding and the appropriate use of alternative contracting methods that take account of market realities and modern innovating contracting and purchasing methods, so long as they are consistent with the public policy of encouraging competition, subject to the requirements of ORS 279C.335; and

WHEREAS, ORS 279C.335(4) requires that the Metro Contract Review Board hold a public hearing adopting written findings showing that: the exemption of a public improvement contract from competitive bidding is unlikely to encourage favoritism in the awarding of the public improvement contract associated with the exemption; said exemption is unlikely to substantially diminish competition for public improvement contracts; and that said exemption will likely result in substantial cost savings to Metro; now therefore

BE IT RESOLVED THAT THE METRO CONTRACT REVIEW BOARD:

1. Exempts from competitive bidding the procurement and award of a public improvement contract for the construction of the New Elephant Habitat; and
2. Adopts as its findings in support of such exemption the justifications, information and reasoning set forth on the attached Exhibits A and B, which are incorporated by this reference as if set forth in full; and

3. Authorizes the Chief Operating Officer to prepare a form of Request for Proposals for Construction Management/General Contractor that includes as criteria for contractor selection the contractor's proposed contract management costs, contractor's demonstrated public improvement project experience and expertise, the contractor's demonstrated Construction Manager/General Contractor project experience, the contractor's completion of projects of similar scale and complexity, the contractor's experience in incorporating sustainability construction practices and design into projects, and the use of minority, women and emerging small businesses (MWESB) and any other criteria that ensures a successful, timely, and quality project, in the best interest of Metro and the Oregon Zoo; and
4. Following the approval of said form of Request of Proposals by the Office of the Metro Attorney, to issue such approved form, and thereafter to receive responsive proposals for evaluation; and
5. Following evaluation of the responses to the Request for Proposals, authorizes the Chief Operating Officer to execute a contract with the most advantageous proposer to construct the New Elephant Habitat.

ADOPTED by the Metro Council this _____ day of June 2011.

Thomas Hughes, Council President

Approved as to Form:

Alison Kean Campbell, Acting Metro Attorney

EXHIBIT A

Findings in Support of an Exemption from Competitive Bidding

Pursuant to ORS 279C.335(2) and (4), and Metro Code Section 2.04.054(c), the Metro Contract Review Board makes the following findings in support of exempting the procurement of the New Elephant Habitat from competitive bidding, in favor of an RFP solicitation for a Construction Manager/General Contractor public improvement construction contract:

1. The exemption is unlikely to encourage favoritism or substantially diminish competition.

The Metro Contract Review Board finds that exempting the procurement of the construction of the New Elephant Habitat from competitive bidding is “unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts” as follows: The RFP will be formally advertised with public notice and disclosure of the planned CM/GC alternative contracting method and made available to all qualified contractors. Award of the contract will be based on the identified selection criteria and dissatisfied proposers will have an opportunity to protest the award. Full and open competition based on the criteria set forth in the Metro Contract Review Board resolution will be sought, with the contract award going to the most advantageous proposer. Competition will be encouraged by: contacting local sub-contractors, including MWESB firms and notifying them of any opportunities within their area of expertise; utilizing the Oregon Daily Journal of Commerce and a minority business publication for the public advertisement; performing outreach to local business groups representing minorities, women and emerging small businesses; and by contacting contractors known to Metro to potentially satisfy the RFP criteria.

2. The exemption will likely result in substantial cost savings to Metro.

The Metro Contract Review Board finds that exempting the procurement of the construction of the New Elephant Habitat from competitive bidding will likely result in substantial costs savings to Metro, considering the following factors:

- a. **Operational, budget and financial data:** Utilizing an RFP process to select a CM/GC will allow Metro to obtain guaranteed maximum price project costs from the construction contractor(s), and also allow for cost reductions through pre-construction services by the contractor during the design phase, including a constructability review, value engineering, and other services. Given the high degree of complexity of the project improvements, the need to integrate with pre-existing infrastructure, and challenging environmental and topographical site constraints, involving the contractor early during the design process fosters teamwork that results in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. Faster progress and an earlier completion date will also help Metro avoid the risk of inflationary increase in materials and construction labor costs.
- b. **Public Benefits:** The expeditious completion of the project by using the CM/GC process will help ensure that the new expanded habitat is available for the Zoo’s elephants and for viewing by the public as soon as possible, thus more quickly bringing economic benefits to the Zoo and to the Metro Area. In addition to the public benefits from the cost savings noted above, the procurement of a CM/GC construction contract through RFP process will help realize Metro’s aspirational goal of obtaining 15 percent MWESB participation.

- c. **Value engineering:** The CM/GC process will enable the contractor to work with the project architect and the Zoo bond staff to help reduce construction costs by providing early input and constructability review to designers, avoiding costly redesigns and change orders, and providing opportunities for the architects and contractor to work together on both practical and innovative solutions to complex design issues. This type of contract will allow the designers to more easily explore with the contractor the feasibility of innovative design solutions and incorporate ongoing value engineering. Such solutions are expected to result in a more innovative project, at a lower cost, with shortened project completion time.
- d. **Specialized expertise required.** The construction of complex animal habitats like the New Elephant Habitat requires special expertise, knowledge, and experience, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with such specialized expertise to construct the project will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on or ahead of schedule, resulting in lower costs and increased benefit to elephants and Zoo patrons. The ability to factor expertise and experience into contractor selection is inherent in the RFP process, but is not normally part of the traditional competitive bid process.
- e. **Public safety:** The New Elephant Habitat is a large, complex project subject to a tight construction schedule. Construction will occur while the Elephants remain on exhibit and the rest of the Zoo continues to be safely open to the public. The CM/GC contracting process will enable the contractor to work with the project architect and the Zoo construction and design staff to plan for minimizing safety hazards and conflict between the project and ongoing Zoo operations, by providing early input into issues of project phasing, construction staging areas, construction access corridors, and scheduling. Such integrated early planning efforts are expected to limit delay causing conflicts and decrease risks to public safety, thus reducing the risk of delays and costly injury claims.
- f. **Market conditions:** As stated above, the CM/GC contracting process involves the contractor early during the design process, resulting in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. Faster progress and an earlier completion date is expected to allow Metro to take advantage of a lingering downturn in construction and materials costs resulting from the economic recession and slow economic recovery.
- g. **Technical complexity:** The design and construction of large animal zoo exhibits requires technical expertise, knowledge, and experience, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with demonstrated experience and success in implementing such projects will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on budget, with fewer construction delays and change orders, resulting in lower costs and increased benefit to elephants and Zoo patrons. The RFP process will take into account each contractor's past performance and technical knowledge. Based on the necessary quality of the finished habitat, and the technical complexity of the undertaking, the Procurement Officer believes an alternative contracting process to be necessary and in the best interest of the agency.

EXHIBIT B

Findings in Support of Use of Alternative Contracting Method

In February 2011, Pinnell/Busch, Inc., an experienced construction management firm in Portland, Oregon, worked with the Zoo's bond project team and a number of industry experts in alternative contracting methods (primarily members of the Oregon Public Contracting Coalition) to survey industry practices and results. The team's final report, recommending Construction Management/General Contractor (CM/GC) as a beneficial contracting process for zoo bond projects, was presented to the Oregon Zoo Bond Advisory Group (OZBAG) in March 2011. OZBAG supported the group's findings and the recommendation to pursue a CM/GC contract for the new elephant habitat and associated infrastructure project.

Utilizing an RFP process will not diminish competition, as it will allow for open competition among contractors experienced in CM/GC projects. The RFP will be formally advertised in local publications and posted on Metro's web site, as well as mailed to known experienced contractors. CM/GC is now the most widely used contracting method for large, mission-critical, public building projects in Oregon.

Properly implemented CM/GC contracting provides a process that ensures a successful project. Frequently cited benefits of the method include:

1. Results in a better design that meets the owner's objectives
2. Encourages competition, especially for Minority, Women, and Emerging Small Business (MWESB) subcontractors
3. Can be completed in a faster time frame
4. Costs less than a design-bid build project that is designed and constructed in the traditional manner
5. Reduces the risks of delays, cost overruns, and disputes
6. Limits the number of change orders for unforeseen conditions

These benefits would likely be particularly present for projects constructed in the Zoo's working environment which is complicated by the following factors:

1. Continual operations (24/7 basis)
2. Widespread public access and need for a quality visitor experience to maintain current revenues
3. Extremely sensitive and dangerous occupants
4. Very difficult site layout, work site access, and geotechnical conditions
5. Highly specialized exhibit construction means and methods
6. Extensive program goals with somewhat limited budget for the anticipated scope and quality

A key benefit of CM/GC is involving a contractor during the design process. Pre-construction services offered during this process include a constructability review, value engineering, and other services during design. Involving a contractor during the design fosters teamwork that results in a better design, faster progress with fewer delays, and less costs.

In addition, the use of an alternative contracting process will also satisfy the requirement set forth in ORS 279B.085(6) that the contract will be awarded to the entity that is "the most advantageous to the contracting agency."

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 11-4267, METRO COUNCIL,
ACTING AS THE METRO CONTRACT REVIEW BOARD, FOR THE
PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE
BIDDING AND AUTHORIZING THE REQUEST FOR PROPOSALS OF
PROCUREMENT FOR THE CONSTRUCTION OF THE NEW ZOO
ELEPHANT HABITAT AND ASSOCIATED INFRASTRUCTURE

Date: May 19, 2011

Prepared by: Darin Matthews, 503 797-1626
Craig Stroud, 503 220-2451

BACKGROUND

The Oregon Zoo plans to construct a new elephant habitat as part of executing the 2008 capital improvements bond, including associated infrastructure work; a new perimeter service road, relocating the zoo train route, relocating birds of prey mews and upgrading utilities.

The project conceptual design was created as part of the master plan prepared under a separate contract with SRG Architects. Recognizing the complexity of this project, Metro contracted with Pinnell Busch, a project management consulting firm, to research a recommended procurement method. Pinnell Busch collaborated with the Oregon Public Contracting Coalition whose findings concluded a Construction Manager General Contractor, CM/GC, would be the best contracting method for the new elephant habitat. The CM/GC recommendation is supported by the Oregon Zoo Bond Advisory Group as well as the Oregon Zoo Bond Oversight Committee and is a common procurement practice used by public agencies when a construction project is identified with the criteria stated in Exhibit A and B.

The Zoo Bond Program Director and Construction Manager have reviewed the recommendation developed by Pinnell Busch and the Oregon Public Contracting Coalition and agree the CM/GC procurement method is the most beneficial to Metro.

The resolution and attached findings describe the specialized nature of this project. Based on these findings, the Procurement Officer believes that a value-based selection process is more appropriate than a traditional, competitive bid (which looks solely at lowest bid price). Therefore, it is recommended to Council that an alternative procurement process, Construction Manager General Contractor, be authorized. This will allow the Oregon Zoo to consider cost, as well as experience and expertise in completing similar projects in selecting the most advantageous contractor for this project.

ANALYSIS/INFORMATION

1. **Known Opposition:** None known.
2. **Legal Antecedents:** Metro Code 2.04.054, 2.04.054(c); Oregon Revised Statutes 279C.335(4).
3. **Anticipated Effects:** Procurement process will be open and competitive, but items other than cost will be considered in the awarding of the contract. Increased use of MWESB subcontractors is anticipated.

4. **Budget Impacts:** The CM/GC process offers safeguards for cost control of the project, including early involvement by construction contractor in the design process, as well as a limited change orders.

RECOMMENDED ACTION

Metro Council, acting as Public Contract Review Board, approves the use of a Construction Manager General Contractor process and exempts this project from traditional competitive bidding. Further, Council authorizes the execution of the resulting contract by the Chief Operating Officer in a form to be approved by the Office of the Metro Attorney.

Agenda Item Number 4.3

Resolution No. 11-4273, For the Purpose of Amending
Article III of the Metro Policy Advisory Committee Bylaws.

Consent Agenda

Metro Council Meeting
Thursday, June 30, 2011
Metro Council Chamber

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING ARTICLE)	RESOLUTION NO. 11- 4273
III OF THE METRO POLICY ADVISORY)	
COMMITTEE (“MPAC”) BYLAWS)	Introduced by Acting Metro Chief Operating
)	Officer Dan Cooper with Concurrence by
)	Council President Tom Hughes

WHEREAS, the Metro Policy Advisory Committee (MPAC) was created by the Metro Charter Section 26, and

WHEREAS, the Metro Charter Section 26 (1) and Metro Code Section 2.19.080(b) define the membership of MPAC, and

WHEREAS, the Metro Charter Section 26 (2) “Change in Composition” and the Metro Code Section 2.19.080(d) state that a vote of both the majority of MPAC members and a majority of all Metro councilors may change the composition of MPAC at any time; and

WHEREAS, on May 11, 2011 MPAC unanimously approved and recommended to the Metro Council those changes to Article III “Committee Membership” of the MPAC by-laws attached hereto as Exhibit A and incorporated herein; now therefore

BE IT RESOLVED that the Metro Council adopts the changes to the MPAC bylaws as recommended by MPAC as set forth in Exhibit A attached hereto and incorporated herein.

ADOPTED by the Metro Council this _____ day of June 2011.

Tom Hughes, Council President

Approved as to Form:

Alison Kean Campbell, Acting Metro Attorney

METRO POLICY ADVISORY COMMITTEE (MPAC) BY-LAWS

Approved March 13, 1996; Revised March 26, 1997; May 1998; September, 1999; October, 2000; November, 2000; June, 2001; March 12, 2003; April 25, 2007; June 24, 2009; , 2011

ARTICLE I

This Committee shall be known as the METRO POLICY ADVISORY COMMITTEE (“MPAC”) created by Section 27 of the 1992 Metro Charter.

ARTICLE II MISSION AND PURPOSE

Section 1. ~~The~~ MPAC shall perform the duties assigned to it by the 1992 Metro Charter and any other duties the Metro Council prescribes.

Section 2. The purposes of MPAC are as follows:

- a. MPAC shall perform those duties required by the Metro Charter, including:
 1. Providing consultation and advice to the Council on the Regional Framework Plan (Metro Charter Section 5 (2));
 2. Providing consultation and advice to the Council on the possible inclusion in the Regional Framework Plan of other growth management and land use planning matters, determined by the Council to be of metropolitan concern, which will benefit from regional planning, other than those specifically identified in Metro Charter Section 5 (2) (b);
 3. Providing consultation and advice to the Council on any amendments to the Regional Framework Plan (Metro Section 5 (2) (d));
 4. Approve or disapprove the authorization for Metro to provide or regulate a local government service, as defined in Metro Charter Section 7 (2), in those cases in which Metro does not seek or secure such approval directly from the voters; and
 5. Providing advice to the Council before it adopts an ordinance authorizing provision or regulation by Metro of a service which is not a local government service as defined by the Metro Charter (Section 7 (3)).
- b. Other duties prescribed by the Council.

**ARTICLE III
COMMITTEE MEMBERSHIP**

Section 1. Membership

a. The Committee will be made up of ~~representative~~representatives of the following voting and non-voting members:

1. Voting Members:

Multnomah County Commission	1
Second Largest City in Multnomah County	1
Other Cities in Multnomah County	1
Special Districts in Multnomah County	1
Citizen of Multnomah County	1
City of Portland	2
Clackamas County Commission	1
Largest City in Clackamas County	1
Second Largest City in Clackamas County	1
Other Cities in Clackamas County	1
Special Districts in Clackamas County	1
Citizen of Clackamas County	1
Washington County Commission	1
Largest City in Washington County	1
Second Largest City in Washington County	1
Other Cities in Washington County	1
Special Districts in Washington County	1
Citizen of Washington County	1
Tri-Met	1
Governing Body of a School District	1
Total	21

2. Non-voting members:

Oregon Dept of Land Conservation and Development	1
Clark County	1
City of Vancouver	1
Port of Portland	1
City in Clackamas County outside UGB	1
City in Washington County outside UGB	1
Total	6

b. Except as provided in Section 2 voting members and alternates representing jurisdictions shall be appointed from among members of the governing body. All voting jurisdictions represented by members, including cities within each county, shall have territory within Metro boundaries.

c. Non-voting members or alternates may either be members of the governing body of a jurisdiction or serve as a Chief Operating Office or Planning Director or equivalent.

d. Alternates shall serve in the absence of the regular members.

- e. Metro Councilors will participate with the Committee membership with three non-voting liaison delegates appointed by the Metro Council.
- f. The composition of the MPAC may be changed at any time by a vote of both a majority of the MPAC members and a majority of all Metro Councilors (Metro Charter, Section 27 (2)).

Section 2. Appointment of Members and Alternates

- a. Members and alternates from the City of Portland, the counties of Multnomah, Clackamas, and Washington, the largest cities of Multnomah, Clackamas, and Washington Counties, excluding Portland, and the second largest cities of Clackamas and Washington counties shall be appointed by the jurisdiction.
- b. Members and alternates from the cities of Multnomah, Clackamas, and Washington Counties, other than those directly entitled to membership, will be appointed jointly by the governing bodies of those cities represented. The member and alternate will be from different jurisdictions. The member and alternate will ~~be appointed to designated terms of a length to be determined~~serve until either he or she leaves office or is replaced by an appointment by the ~~appointing authority, but for a period of not less than two years.~~governing bodies of those cities represented. The member and alternate may be reappointed. ~~Terms of the member and alternate will be staggered to ensure continuity.~~ In the event the member's position is vacated, the alternate will automatically become the member and ~~complete the original term of office~~serve until the governing bodies of those cities represented have appointed or re-appointed representatives.
- c. Members and alternates from the special districts with territory in Multnomah, Clackamas, and Washington Counties will be appointed ~~by special district caucuses jointly by the governing bodies of those districts represented.~~ The member and alternate will be ~~appointed to designated terms of a length to be determined by the appointing authority, but for a period~~from different organizations. The member and alternate will serve until either he or she leaves the district or is replaced by an appointment by the governing bodies of ~~not less than two years~~those district represented. The member and alternate may be reappointed. ~~Terms of the member and alternate will be staggered to ensure continuity.~~ In the event the member's position is vacated, the alternate will automatically become the member and ~~complete the original term of office~~serve until the governing bodies of those district represented have appointed or re-appointed a representative.
- d. Metro Council delegates will be appointed by the Metro Council President ~~and will represent each county in the region.~~ The delegates may be removed by the Council President at any time.
- e. Members and alternates representing citizens will be appointed by the Metro Council President and confirmed by the Metro Council consistent with Section ~~2726~~2726(1)(m) of the 1992 Metro Charter and will represent each county in the region. Members and alternates will be appointed to designated terms of a length to be determined by the appointing authority, but for a period of not less than two years. Members and alternates may be reappointed. Terms of the members and alternates will be staggered to ensure continuity. In the event the member's position is vacated, the alternate will automatically become the member and complete the original term of office.

|

- f. Members and alternates from the Tri-County Metropolitan Transportation District of Oregon (Tri-Met) will be appointed by the governing body of that District. The member and alternate will serve until removed by the governing body.
- g. Members and alternates from the Land Conservation and Development Commission will be chosen by the Chairperson of that body. The member and alternate may be removed by the Chairperson at any time.
- h. Members and alternates from the Port of Portland will be appointed by the governing body of that organization. The member and alternate will serve until removed by the governing body.
- i. The member and alternate from the school boards in the Metro Region will be appointed jointly by ~~a caucus or organization~~the governing bodies of the school boards from districts ~~within the Metro region. If there is no caucus or organization of school boards within the region, the Executive Officer will facilitate the appointment by the school boards~~represented. The member and alternate will be from different districts. The member and alternate will ~~be appointed to designated terms of a length to be determined by the appointing authority, but for a period of not less than two years~~serve until either he or she leaves office or is replaced by an appointment by the governing bodies of those school districts represented. The member and alternate may be reappointed. ~~Terms of the member and alternate will be staggered to ensure continuity. The member and alternate will be from different school districts in the Metro Region.~~ In the event the member's position is vacated, the alternate will automatically become the member and ~~complete the original term of office~~serve until the governing bodies of those school districts represented have appointed or reappointed representatives.
- j. Appointments of all members and alternates shall become effective upon the appointing authority giving written notice addressed to the Chair of MPAC and filing the notice with the Clerk of the Metro Council. The determination of the relative size of cities shall be based on the official population estimates for Oregon issued by the Center for Population Research and Census, School of Urban and Public Affairs, Portland State University, ~~or~~ alternative official population estimates if that source ever ceases estimating population. If the official population estimates result in a change in the relative population of a city entitled to membership, then the term of membership of the affected city or cities shall terminate 90 days after the release of the official estimate and new member(s) shall be appointed as provided by these by-laws. Members and alternates may be removed by the appointing authority at any time.

**ARTICLE IV
MEETINGS, CONDUCT OF MEETINGS, AND QUORUM**

- a. A regular meeting date, time and place of MPAC shall be established by the MPAC Chair. Special or emergency meetings may be called by the Chair or a third of the members of MPAC.
- b. A majority of the members (or designated alternates) shall constitute a quorum for the conduct of business. The act of a majority of those voting members present at meetings at which a quorum is present shall be the act of MPAC, except in exercising the duty of authorizing Metro to provide or regulate a local government service as described in

Section 7 (2) of the 1992 Metro Charter. In these cases a majority vote of all voting MPAC members is required.

- c. Subcommittees or advisory committees to develop recommendations for MPAC may be appointed by the Chair and ratified by MPAC. At a regularly scheduled meeting MPAC shall approve subcommittee membership and MPAC members and/or alternates and outside experts. The Chair of any citizen advisory committee shall neither be the Chair of MPAC nor be an MPAC member, except upon the agreement of a majority of the advisory committee membership. MPAC members of any citizen advisory committee of MPAC shall participate on a nonvoting basis.

The Metro Technical Advisory Committee (“MTAC”) is an advisory committee to MPAC. Its purpose shall be to provide MPAC with technical recommendations on growth management subjects as directed by MPAC. MTAC shall have the following representation:

Each county government	1
City of Portland	1
Largest city in each county (not including Portland)	1
Second largest city in Clackamas County	1
Second largest city in Washington County	1
Other cities in each county	1
Citizen representative from each county to be represented by the respective county’s Committee for Citizen Involvement	1
Tri-Met	1
Oregon Department of Land Conservation and Development	1
Oregon Department of Transportation	1
Port of Portland	1
A commercial and industrial contractor association (“AGC”)	1
A residential contractor association (“HBA”)	1
A private economic development association	1
A public economic development association	1
A land use advocacy organization	1
An environmental organization	1
A school district	1
A special district	1
An architect association (“AIA”)	1
A landscape architect association (“ASLA”)	1
Electric utilities	1
Natural gas utilities	1
Telecommunication utilities	1
Metro representative from the Planning Dept who shall serve as chair (non-voting)	1
An affordable housing advocacy organization	1
Clark County, Washington	1
Vancouver, Washington	1

Non-Voting Chair 1

Citizen Representatives (one from each county) 3

Local Jurisdictions:

Cities (one from each below) 10

- City of Portland
- Largest city in each county (not including Portland)
- Second largest city in Clackamas County
- Second largest city in Washington County

• <u>Other cities in each county</u>	
• <u>Vancouver, Washington</u>	
Counties (one from each below)	4
• <u>Multnomah</u>	
• <u>Washington</u>	
• <u>Clackamas</u>	
• <u>Clark</u>	
State Agencies: (one from each below)	2
• <u>ODOT</u>	
• <u>DLCD</u>	
Service Providers: (one from each below)	6
• <u>Water and Sewer</u>	
• <u>Parks</u>	
• <u>School Districts</u>	
• <u>Private Utilities</u>	
• <u>Port of Portland</u>	
• <u>TriMet</u>	
Private Economic Development Association	1
Public Economic Development Association	1
Other Organizations: (one from each below)	8
• <u>Land Use</u>	
• <u>Environmental</u>	
• <u>Housing Affordability</u>	
• <u>Residential</u>	
• <u>Redevelopment/Urban Design</u>	
• <u>Commercial/Industrial</u>	
• <u>Green infrastructure, design & sustainability</u>	
• <u>Public Health & Urban Form</u>	
Total	36

-

Each jurisdiction or organization named shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination. Revision of the membership of MTAC may occur consistent with MPAC bylaw amendment procedures. If any membership category (member and alternate) is absent for three (3) consecutive MTAC meetings, the representatives shall lose their voting privilege. MTAC members who

_____ acquire non-voting status may regain their voting status after attending three (3) consecutive MTAC meetings. A quorum for MTAC meetings shall be a simple majority of voting MTAC members. MTAC shall provide MPAC with observations concerning technical, policy, legal and process issues along with implementation effects of proposed growth management issues, including differing opinions, with an emphasis on providing the broad range of views and likely positive and negative outcomes of alternative courses of action. MTAC may adopt its own bylaws provided they are consistent with MPAC bylaws and are approved by a majority vote of MTAC members.

- d. All meetings shall be conducted in accordance with ROBERT’S RULES OF ORDER, Newly Revised.
- e. MPAC may establish other rules of procedure as deemed necessary for the conduct of business.
- f. Unexcused absence from regularly scheduled meetings for three (3) consecutive months shall require the Chair to notify the appointing body with a request for remedial action.
- g. MPAC shall make its reports and findings, including minority reports, public and shall forward them to the Metro Council.
- h. MPAC may receive information and analysis on issues before it from a variety of sources.
- i. MPAC shall provide an opportunity for the public and the Metro Committee for Citizen Involvement (“Metro CCI”) to provide comment on relevant issues at each of its regularly scheduled meetings.
- j. MPAC shall provide a minimum of seven days notice to members of any regular or special meetings, and a minimum of three days notice for emergency meetings.
- k. MPAC shall abide by ORS Chapter 192, which provides for public records and meetings.

ARTICLE V OFFICERS AND DUTIES

- a. A Chair, 1st Vice-Chair, and 2nd Vice-Chair shall be elected by a majority of the voting members for a one year term of office ending in January of each year. A vacancy in any of these offices shall be filled by a majority vote of MPAC, for the remainder of the unexpired term.
 - 1. Nominations ~~shall~~may be received at the first meeting in January for ~~chair, first vice-chair~~Chair, First Vice Chair and ~~second vice-chair~~Second Vice Chair.
 - 2. The ~~first~~First Vice-~~Chair~~ shall become Chair following the completion of the Chair’s term, unless a majority of MPAC elects a different member to serve as Chair.

~~3. The second vice chair~~ 3. The Second Vice Chair shall become the first Vice Chair following the completion of the first Vice-Chair's term, unless a majority of MPAC elects a different member to serve as first Vice-Chair.

i. The Second Vice Chair shall be a rotating position to keep balance for a) county/geographic representation; and/or b) city/county/special district representation after the previous year's first vice chair moves up to chair and the first vice chair is selected.

- b. The Chair shall set the agenda of and preside at all meetings, and shall be responsible for the expeditious conduct of MPAC's business. The Chair may establish or utilize a Coordinating Committee comprised of the three officers and the Metro Council responsible for long-term planning of MPAC business and agendas. Three members can cause a special meeting to be called with a minimum of seven days notice.
- c. In the absence of the Chair, the 1st Vice-Chair, and then the 2nd Vice-Chair shall assume the duties of the Chair.

ARTICLE VI AMENDMENTS

- a. These by-laws may be amended by a majority vote of the MPAC membership, except that Article III related to the MPAC membership may not be amended without the concurrence of the majority of the Metro Council.
- b. Written notice must be delivered to all members and alternates at least 30 days prior to any proposed action to amend the by-laws.

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 11-4273, FOR THE PURPOSE OF AMENDING ARTICLE III OF THE METRO POLICY ADVISORY COMMITTEE (“MPAC”) BYLAWS

Date: June 21, 2011

Prepared by: Sherry Oeser, x1721
Kelsey Newell, x1916

BACKGROUND

Over the past year Metro Policy Advisory Committee (MPAC) members and staff have identified a series of potential changes to the MPAC Bylaws. The proposed changes impact Bylaws’ Articles II, III, and IV regarding the committee’s mission and purpose, membership appointment and recruitment, and MPAC’s technical committee, the Metro Technical Advisory Committee (MTAC), membership. Exhibit A to the resolution outlines each of the proposed amendments.

On April 8, 2011, staff distributed a 30-day notice of the proposed changes to MPAC members and alternates for their review and consideration. On May 11, 2011 MPAC had a thorough discussion and unanimously approved all of the proposed amendments with a note that Metro consider diversity when appointing representatives to MPAC and other planning forums. While the committee’s action approved the proposed amendments, according to the Metro Charter 26(2) *Change in Composition* and the Metro Code Section 2.19.080(d), a majority vote by both MPAC and the Metro Council is required to make changes to Article III, *Committee Membership*. The Metro Council is not required to approve any amendments to MPAC Bylaws, Articles I, II, IV, V or VI.

Council approval of this resolution would serve as the final step in adopting Article III of the MPAC Bylaws. The proposed amendments for Council consideration are denoted in **bold** redline in Exhibit A.

ANALYSIS/INFORMATION

1. **Known Opposition** None known at this time.
2. **Legal Antecedents**
 - Metro Charter, Section 26 created MPAC;
 - Metro Charter Section 26 (1) and Metro Code Section 2.19.080(b) define the membership of MPAC; and
 - Metro Charter Section 26 (2) “Change in Composition” and the Metro Code Section 2.19.080(d) state that a vote of both the majority of MPAC members and a majority of all Metro councilors may change the composition of MPAC at any time.
3. **Anticipated Effects** The proposed amendments would be adopted and effective immediately.
4. **Budget Impacts** None.

RECOMMENDED ACTION

Recommend approval of Resolution No. 11-4273.

Agenda Item Number 4.4

Resolution No. 11-4277, For the Purpose of Authorizing the Chief Operating Officer to Begin Procuring the Design and Construction of the New Zoo Elephant Habitat and Associated Infrastructure Prior to Completion and Adoption of the Oregon Zoo Comprehensive Capital Master Plan.

Consent Agenda

Metro Council Meeting
Thursday, June 30, 2011
Metro Council Chamber

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE)	RESOLUTION NO. 11-4277
CHIEF OPERATING OFFICER TO BEGIN)	
PROCURING THE DESIGN AND)	
CONSTRUCTION OF THE NEW ZOO)	Introduced by Acting Chief Operating Officer
ELEPHANT HABITAT AND ASSOCIATED)	Daniel B. Cooper, with the concurrence of
INFRASTRUCTURE PRIOR TO COMPLETION)	Council President Thomas Hughes
AND ADOPTION OF THE OREGON ZOO)	
COMPREHENSIVE CAPITAL MASTER PLAN)	

WHEREAS, at the General Election held on November 4, 2008, the Metro Area voters approved Oregon Zoo Bond Measure 26-96, entitled “Bonds to Protect Animal Health And Safety; Conserve and Recycle Water,” a major component of which is the construction of a new elephant habitat, which includes associated infrastructure work such as constructing a new perimeter service road, relocating the zoo train route and train snow shed, relocating birds of prey mews and upgrading utilities (the “New Elephant Habitat”); and

WHEREAS, in 2010, the Zoo launched the Oregon Zoo Comprehensive Capital Master Plan process, to ensure that the Oregon Zoo Bond Measure is implemented within budget, in a fashion that effectively integrates bond projects with existing exhibits, preserves opportunities for future non-bond funded projects and made the maximum use of existing and proposed infrastructure, which plan will be completed in September 2011, and presented to the Metro Council for review and adoption; and

WHEREAS, with the exception of the Oregon Zoo Veterinary Medical Center and Penguin Water Filtration projects, which were authorized for development prior to the completion of the Oregon Zoo Comprehensive Capital Master Plan, the Oregon Zoo Bond projects will be implemented as set forth in the Oregon Zoo Comprehensive Capital Master Plan; and

WHEREAS, in June 2011, Oregon Zoo Comprehensive Capital Master Plan consultant team substantially completed and delivered the New Elephant Habitat combined project cost estimate, including design and construction costs, which totals \$54 million, approximately half of the remaining bond funds; and

WHEREAS, the Oregon Zoo desires to begin the design phase of the New Elephant Habitat project as soon as possible, prior to the Metro Council’s adoption of the Oregon Zoo Comprehensive Capital Master Plan, so that construction may begin no later than in fiscal year 2012, and be completed by the end of fiscal year 2014, and accepting the New Elephant Habitat pre-design submittal via Metro Council resolution would allow staff to begin the process to procure the design team allowing design to beginning as early as August 2011; now therefore

BE IT RESOLVED that the Metro Council hereby:

Accepts and approves the New Elephant Habitat portion of the Oregon Zoo Comprehensive Capital Master Plan, and authorizes the Chief Operating Officer to begin procuring design and construction of the new Zoo Elephant Habitat and Associated Infrastructure prior to completion and Metro Council adoption of the Oregon Zoo Comprehensive Capital Master Plan.

///

ADOPTED by the Metro Council this _____ day of June 2011.

Thomas Hughes, Council President

Approved as to Form:

Alison Kean Campbell, Acting Metro Attorney

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 11-4277, FOR THE PURPOSE OF AUTHORIZING THE CHIEF OPERATING OFFICER TO BEGIN PROCURING THE DESIGN AND CONSTRUCTION OF THE NEW ZOO ELEPHANT HABITAT AND ASSOCIATED INFRASTRUCTURE PRIOR TO COMPLETION AND ADOPTION OF THE OREGON ZOO COMPREHENSIVE CAPITAL MASTER PLAN

Date: June 14, 2011

Prepared by: Craig Stroud 503 220-2451

BACKGROUND

At the February 1, 2011 Metro Council work session, the Oregon Zoo Bond Program presented a fast-tracked approach for the New Elephant Habitat project. That approach focused early design attention on concepts to expand the elephant habitat, the largest scope of the Oregon Zoo Bond Program improvements, to maintain construction momentum and to allow staff to move forward on land use approvals with City of Portland staff. The Metro Council supported the staff recommendation to expand the current elephant habitat along the Oregon Zoo campus's eastern edge to meet the bond commitment, as well as remove the Oregon Zoo train campus loop and construct a perimeter service road to implement bond project improvements. With Metro Council support, staff worked with the Oregon Zoo Comprehensive Capital Master Plan team to finalize schematic designs for those projects.

Since that time, the master plan consultant team has made substantial progress on the overall bond project planning. The schematic designs for elephants, polar bears, and the conservation discovery zone, the projects of greatest cost and scope, are nearly finished and the remaining designs are close behind.

The master plan team presented their first allocation of estimated soft costs (design, permits, contingency, etc.) and direct construction costs for all the bond projects in early April 2011 to Oregon Zoo management and the Oregon Zoo Bond Advisory Group (OZBAG). The team presented refined scopes and cost estimates to OZBAG and the Oregon Zoo Bond Citizens' Oversight Committee in early June 2011. The June 2011 OZBAG presentation included project scopes and cost estimates totaling the \$110 million of remaining bond funds (see Attachment 1 for abridged version).¹

The master plan schedule calls for delivery of all bond project scopes, schedule, and budget information in a comprehensive draft at the end of July 2011. The package will then be reviewed by stakeholders, including the Metro Council, through Aug. 2011. Bond program staff plans to return to the Metro Council in Sept. 2011 to seek adoption of the comprehensive complete package of bond improvements via Metro Council resolution.

¹ The veterinary medical center project, penguin filtration project, comprehensive capital master planning, land use approval, administrative, other minor improvement projects are forecast to expend approximately \$15 million of the \$125 million of authorized bonds.

Elephant Habitat, Train, Wildlife Live Mews, and Perimeter Road Project

The master plan consultant team has substantially completed and delivered the elephant habitat, train relocation, wild life live mews relocation, and perimeter service road pre-schematic design submittal.² The combined project cost estimate, including design and construction costs, totals \$54 million. This is approximately half of the remaining bond funds. The elephant habitat improvements represent approximately \$44 million of this amount, with the remaining improvements totaling \$10 million. It was always expected that the elephant habitat expansion would be the most costly and complicated bond improvement given the built-out condition of the Oregon Zoo campus, the commitment in the bond to expand the habitat to six acres, and the complex habitat needs of these majestic and powerful animals.

Staff believes the design work for all remaining bond projects has progressed adequately to allow this project to continue moving ahead without introducing substantial budget risk to the remaining bond projects. If circumstances arise that require the reallocation of funds across the remaining bond projects, that information would be known by July 2011 and this project could still be incorporated into any reallocation of funds. Any changes to this project could be incorporated into the forthcoming complete package of bond improvements expected to be proposed to the Metro Council for acceptance via council resolution in Sept. 2011.

Accepting the new elephant habitat, train, wildlife live, and perimeter road project design submittal via Metro Council resolution would allow staff to begin the Request for Proposal (RFP) process to hire the design team to complete project design through construction documents.

ANALYSIS/INFORMATION

1. **Known Opposition:** None known.
2. **Legal Antecedents:** Ballot Measure No. 26-96: Bonds to Protect Animal Health and Safety; Conserve, recycle water
3. **Anticipated Effects:** Accepting the New Elephant Habitat, train, wildlife live, and perimeter road project design submittal via resolution would allow staff to begin the Requests for Proposals process to hire the design team to complete project design through construction documents.
4. **Budget Impacts:** This resolution earmarks \$54 million of the remaining bond funds to design and construct the elephant habitat, train relocation, wild life live mews relocation, and perimeter service road project.

RECOMMENDED ACTION

Metro Council approve the elephant habitat, train relocation, wild life live mews relocation, and perimeter service road project via resolution to enable staff to hire design consultants.

² Submittal titled, "Asian Elephants and Water & Energy Saving Measures and Related Projects" and dated May 20, 2011.

Attachment 1

Attachment 1 to Staff Report
Resolution No. 11-4277



OREGON ZOO
A SERVICE OF METRO

COMPREHENSIVE CAPITAL MASTER PLAN

OZBAG PRESENTATION

SRG + clr + ATELIER DREISEITL

06.06.11 Main Street Design KPFF PAE Equilibrium

Abridged for 6/28/2011 Council Work Session and 6/30/2011 Meeting








BOND PROJECT PHASING

SOFT COST SUMMARY


Item #	Service or Contract	Approximate % of Const. Cost	Contract Value of Cost
1	Bldg. Permit & SDC	1.50%	\$1,135,000
2	SDC - in above	0.00%	\$0
3	Advertising & Printing	0.05%	\$38,000
4	Abatement	0.50%	\$378,000
5	Animal relocation	0.00%	\$0
6	Fund raising expenses	0.00%	\$0
7	Surveying	0.10%	\$76,000
8	Structural Inspections	0.20%	\$151,000
9	Geotechnical Inspections	0.20%	\$151,000
10	Telecom	1.00%	\$757,000
11	Moving expenses/storage	0.20%	\$151,000
12	Commissioning	0.25%	\$189,000
13	Architect/Engineer	14.00%	\$10,591,000
14	Furnishings	4.00%	\$3,026,000
15	Fixed equipment	2.00%	\$1,513,000
16	Utility Connections	0.40%	\$303,000
17	Management costs	2.00%	\$1,513,000
18	Project Contingency	15.00%	\$11,348,000
19	Owner cost estimator	0.00%	\$0
20	Percent for art	1.00%	\$757,000
21	Interpretive	3.00%	\$2,270,000
22		0.00%	\$0
Subtotal		45.4%	\$34,347,000
Construction Cost			75,653,000
			\$110,000,000

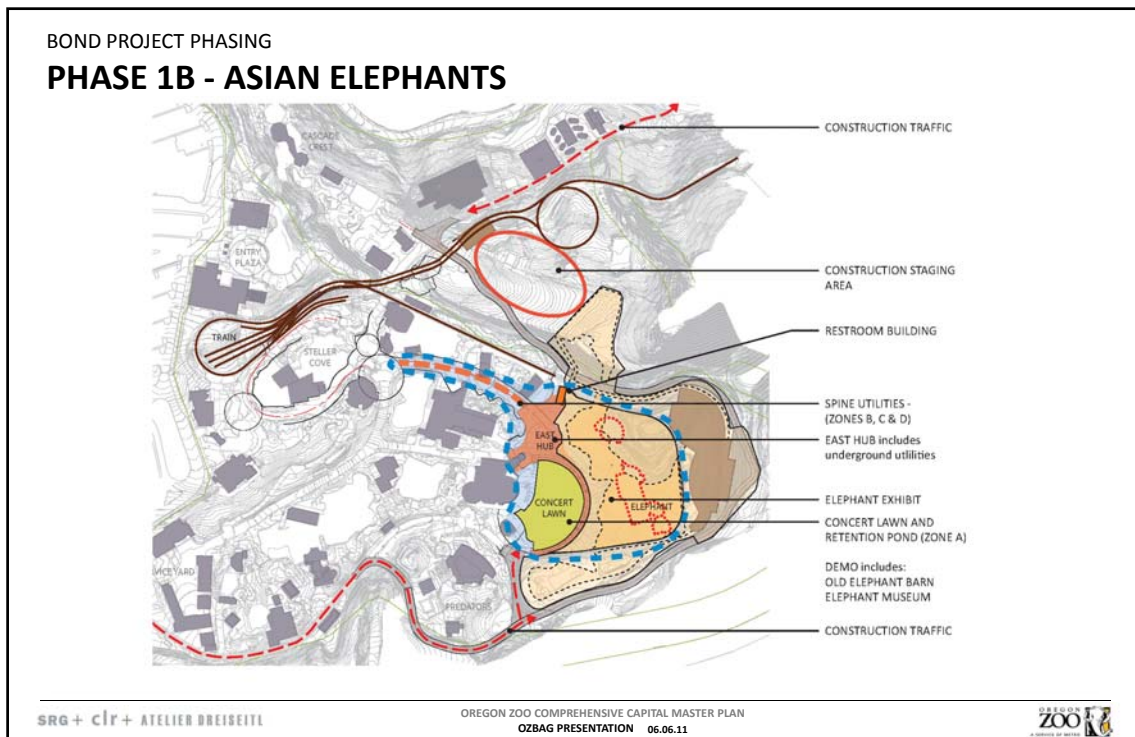
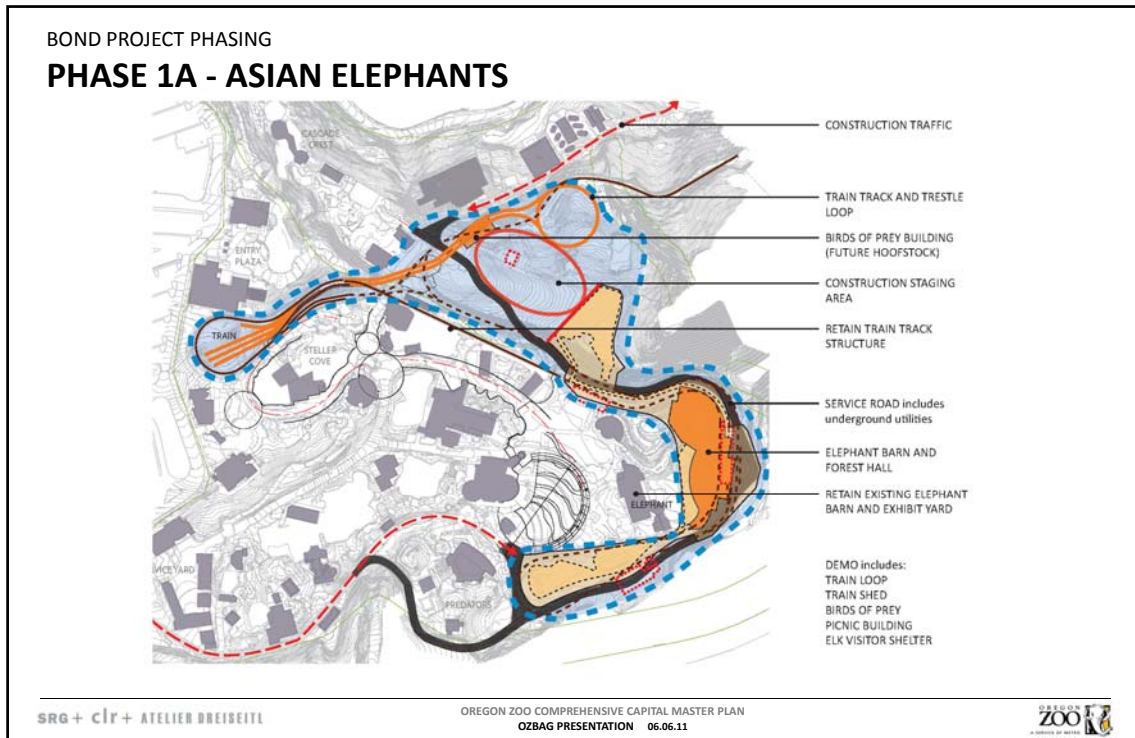
Assumptions and Clarifications:

- 10 Cost includes cabling and equipment related to Telecom infrastructure
- 18 Includes both construction and soft cost contingencies.

SRG + clr + ATELIER DREISEITL

OREGON ZOO COMPREHENSIVE CAPITAL MASTER PLAN
OZBAG PRESENTATION 06.06.11





BOND PROJECT PHASING

PHASE 1 - ASIAN ELEPHANTS

Phase 1 - Bond Project Scope

Description	Estimate	Alternates	Revised Estimate	Comments
Elephant Exhibit	\$ 32,300,000	\$ (2,300,000)	\$ 30,000,000	Bunker View; 1 less Enrichment tower; 1 less stall; etc.
Perimeter Service Road	\$ 800,000		\$ 800,000	Utilities covered in Water & Energy Savings
Toilets and Support	\$ 600,000		\$ 600,000	1,200 gsf building
Water & Energy Savings				
Concert Lawn/Zone A	\$ 1,400,000		\$ 1,400,000	Water storage; Surface treatment and utilities at perimeter of elephant habitat
Spine/Zone B	\$ 450,000		\$ 450,000	Finishes around concert lawn and pavilion platforms - includes electrical
Spine Zone C & D	\$ 350,000		\$ 350,000	Utilities and pavement patched to meet existing grade
Other Projects				
Birds of Prey	\$ 500,000		\$ 500,000	5,000 GSF Replacement
Railroad Relocation	\$ 5,900,000	\$ (2,900,000)	\$ 3,000,000	Add alternates 1, 2 and 3 = \$2.9 million
Total	\$ 42,300,000	\$ (5,200,000)	\$ 37,100,000	

General Contractor Mark-ups Included in Estimate

General Conditions	12%
Overhead and Profit	5%
Bonds and Insurance	2.50%
Design Contingency	15%
CMGC Contingency	2.50%

BOND PROJECT PHASING

PHASE 2 - CONSERVATION DISCOVERY ZONE



Attachment 1

BOND PROJECT PHASING

PHASE 2 - CONSERVATION DISCOVERY ZONE

Phase 2 - Bond Project Scope

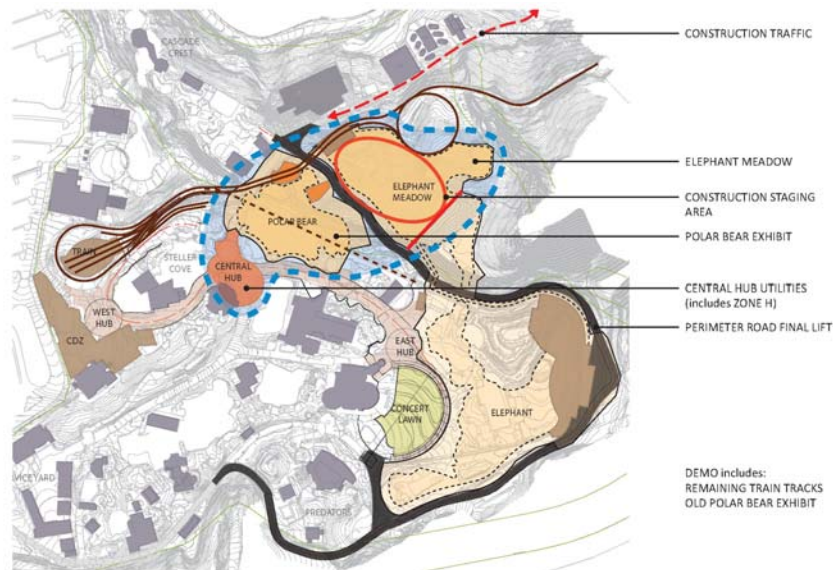
Description	Estimate	Alternates	Revised Estimate	Comments
Conservation Discovery Zone	\$ 8,400,000	\$ (1,307,000)	\$ 7,093,000	Reduce gross floor area; shell some space with minimal finishes; Green roof;
Water & Energy Savings				
Spine/Zone G, F and E	\$ 400,000	\$ -	\$ 400,000	Utilities and pavement patched to meet existing grade.
Photo-Voltaics at CDZ		\$ 800,000		PV array may be identified as an add alternative
Total	\$ 8,800,000	\$ (507,000)	\$ 7,493,000	

General Contractor Mark-ups Included in Estimate

General Conditions	12%
Overhead and Profit	5%
Bonds and Insurance	2.50%
Design Contingency	15%

BOND PROJECT PHASING

PHASE 3 - POLAR BEARS



BOND PROJECT PHASING

PHASE 3 - POLAR BEARS

Phase 3 - Bond Project Scope

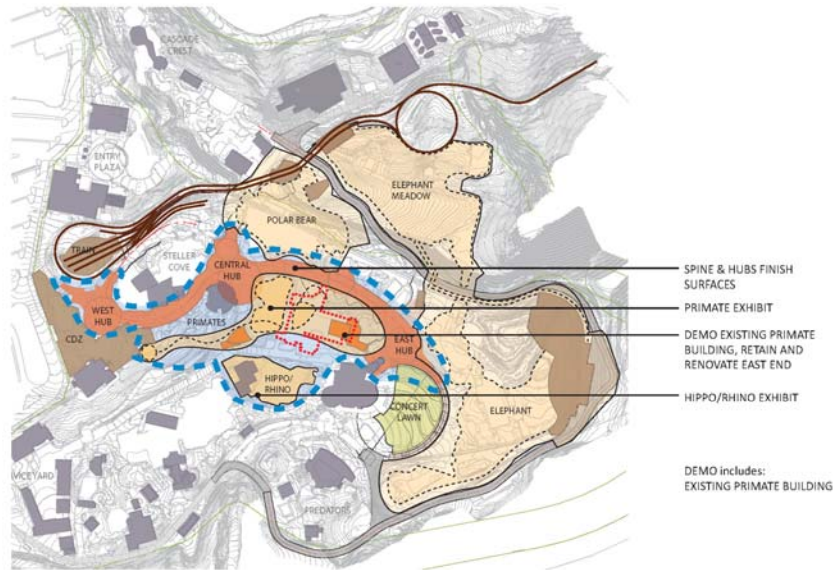
Description	Estimate	Alternates	Revised Estimate	Comments
Polar Bear	\$ 14,500,000	\$ (500,000)	\$ 14,000,000	Elephant Meadow habitat cost should be moved into this phase
Water & Energy Savings Zone H	\$ 60,000	\$ -	\$ 60,000	Connect electrical infrastructure to north perimeter road
Total	\$ 14,560,000	\$ (500,000)	\$ 14,060,000	

General Contractor Mark-ups Included in Estimate

General Conditions	12%
Overhead and Profit	5%
Bonds and Insurance	2.50%
Design Contingency	15%
CMGC Contingency	2.50%

BOND PROJECT PHASING

PHASE 4 – PRIMATES & HIPPO/RHINO



Attachment 1

BOND PROJECT PHASING

PHASE 4 – PRIMATES & HIPPO/RHINO

Phase 4 - Bond Project Scope

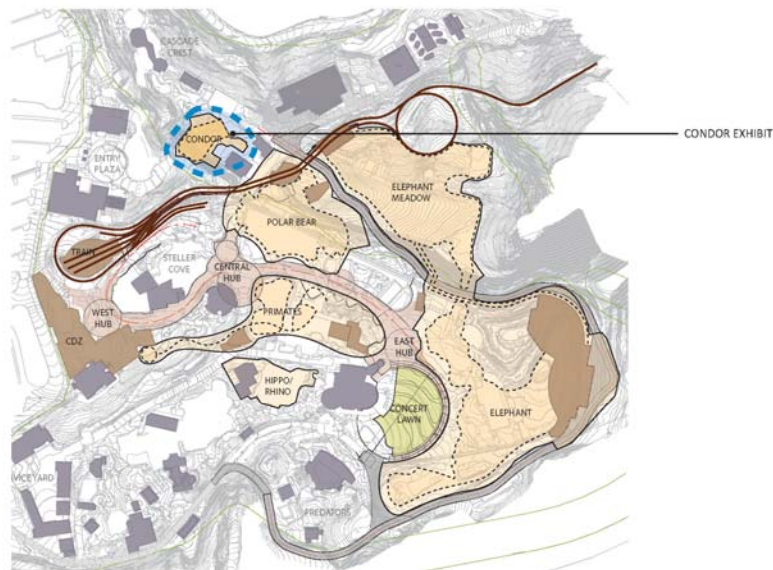
Description	Estimate	Alternates	Revised Estimate	Comments
Primates	\$ 7,000,000	\$ -	\$ 7,000,000	Mandrill and Chimp habitat only. Full build-out is \$20 million
Hippo/Rhino	\$ 1,000,000	\$ -	\$ 1,000,000	Minimal existing habitat/Holding modification
Water & Energy Savings				
Spine Zones B, C, D, E, F and G	\$ 2,500,000	\$ -	\$ 2,500,000	Spine Finishes - Concrete and asphalt paving; Terraces; curbs; Low walls; Site furniture etc.
Total	\$ 10,500,000	\$ -	\$ 10,500,000	

General Contractor Mark-ups Included in Estimate

General Conditions	12%
Overhead and Profit	5%
Bonds and Insurance	2.50%
Design Contingency	15%
CMGC Contingency	2.50%

BOND PROJECT PHASING

PHASE 5 - CONDOR



BOND PROJECT PHASING

PHASE 5 - CONDOR

Phase 5 - Bond Project Scope

Description	Estimate	Alternates	Revised Estimate	Comments
Condor (Phase 1)	\$ 2,500,000	\$ (1,000,000)	\$ 1,500,000	Holding Building and 5,000 SF habitat. Total buildout is \$2.5 million
Total	\$ 2,500,000	\$ (1,000,000)	\$ 1,500,000	

General Contractor Mark-ups Included in Estimate

General Conditions	12%
Overhead and Profit	5%
Bonds and Insurance	2.50%
Design Contingency	15%

BOND PROJECT PHASING

SUMMARY OF BOND FUND ALLOCATION

Item #	Service or Contract	Total Construction Cost	Total Including 45.4% Soft Cost
1	Elephant Exhibit	\$ 30,000,000	\$ 43,620,000
2	Conservation Discovery Zone	\$ 7,093,000	\$ 10,313,222
3	Polar Bear Exhibit	\$ 14,000,000	\$ 20,356,000
4	Primates Exhibit	\$ 7,000,000	\$ 10,178,000
5	Hippo/Rhino Exhibit	\$ 1,000,000	\$ 1,454,000
6	Condor Exhibit	\$ 1,500,000	\$ 2,181,000
7	Water & Energy Savings/Infrastructure	\$ 5,160,000	\$ 7,502,640
8	Off Site Elephants Habitat	\$ 5,000,000	\$ 7,270,000
9	Birds of Prey Relocation	\$ 500,000	\$ 727,000
10	Train Relocation	\$ 3,000,000	\$ 4,362,000
11	Perimeter Access Road	\$ 800,000	\$ 1,163,200
12	Replacement Toilets/Support	\$ 600,000	\$ 872,400
	Subtotal	\$ 75,653,000	\$ 109,999,000

Bond Projects are in Bold. Other projects are necessary for constructing the Bond Projects

Materials following this page were distributed at the meeting.

 **Metro** | *Agenda*

Meeting: Metro Council
Date: Thursday, June 30, 2011
Time: 2 p.m.
Place: Metro Council Chambers

REVISED

CALL TO ORDER AND ROLL CALL

1. **INTRODUCTIONS**
2. **CITIZEN COMMUNICATIONS**
3. **2011-12 RECOMMENDED SLATE OF GRANT AWARDS FOR METRO'S NORTH PORTLAND ENHANCEMENT GRANT PROGRAM** Blauer
4. **CONSENT AGENDA**
 - 4.1 Consideration of the Minutes for June 23, 2011
 - 4.2 **Resolution No. 11-4267**, For the Purpose of Authorizing an Exemption From Competitive Bidding and Authorizing the Preparation and Release of Requests For Proposals For the Construction of the New Zoo Elephant Habitat and Associated Infrastructure.
 - 4.3 **Resolution No. 11-4273**, For the Purpose of Amending Article III of the Metro Policy Advisory Committee Bylaws.
 - 4.4 **Resolution No. 11-4277**, For the Purpose of Authorizing the Chief Operating Officer to Begin Procuring the Design and Construction of the New Zoo Elephant Habitat and Associated Infrastructure Prior to Completion and Adoption of the Oregon Zoo Comprehensive Capital Master Plan.
5. **CHIEF OPERATING OFFICER COMMUNICATION**
6. **COUNCILOR COMMUNICATION**
7. **EXECUTIVE SESSION HELD PURSUANT WITH ORS 192.660(2)(d). DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO CARRY ON LABOR NEGOTIATIONS.**

ADJOURN

Television schedule for June 30, 2011 Metro Council meeting

<p>Clackamas, Multnomah and Washington counties, and Vancouver, WA Channel 11 – Community Access Network <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 <i>Date:</i> 2 p.m. Thursday, June 30 (Live)</p>	<p>Portland Channel 11 – Portland Community Media <i>Web site:</i> www.pcmtv.org <i>Ph:</i> 503-288-1515 <i>Date:</i> 8:30 p.m. Sunday, July 3 <i>Date:</i> 2 p.m. Monday, July 4</p>
<p>Gresham Channel 30 - MCTV <i>Web site:</i> www.metroeast.org <i>Ph:</i> 503-491-7636 <i>Date:</i> 2 p.m. Monday, July 4</p>	<p>Washington County Channel 30– TVC TV <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 <i>Date:</i> 11 p.m. Saturday, July 2 <i>Date:</i> 11 p.m. Sunday, July 3 <i>Date:</i> 6 a.m. Tuesday, July 5 <i>Date:</i> 4 p.m. Wednesday, July 6</p>
<p>Oregon City, Gladstone Channel 28 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.</p>	<p>West Linn Channel 30 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.</p>

PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.

Agenda items may not be considered in the exact order. For questions about the agenda, call the Metro Council Office at 503-797-1540. Public hearings are held on all ordinances second read and on resolutions upon request of the public. Documents for the record must be submitted to the Clerk of the Council to be included in the decision record. Documents can be submitted by e-mail, fax or mail or in person to the Clerk of the Council. For additional information about testifying before the Metro Council please go to the Metro web site www.oregonmetro.gov and click on public comment opportunities. For assistance per the American Disabilities Act (ADA), dial TDD 503-797-1804 or 503-797-1540 (Council Office).



Metro | *People places. Open spaces.*

**NORTH PORTLAND ENHANCEMENT GRANT PROGRAM
2011-2012 funding cycle**

Pre-application information

Metro's North Portland Enhancement Committee (NPEC) is soliciting proposals to fund projects that will benefit residents and make community improvements in North Portland neighborhoods. Approximately \$15,000 is available to award in the 2011-12 grant cycle.

Due to financial constraints that limit the amount available to award this year, funding priorities have been established to guide the solicitation and selection process. This includes the following:

- Up to seven (7) projects will be funded in the 2011-12 grant cycle.
- Typically, grant awards range from \$2,500 to \$5,000.
- To be considered for award, those interested must submit a pre-application form. Successful pre-applicants will be invited to submit a final grant application.
- To be considered for an award, a project or program must align with one or more funding goal (described below).

Eligibility

Project proposals will be accepted from any individual or organization, including but not limited to neighborhood associations, nonprofits and charitable organizations. All grant awards are conditional upon review and approval of Metro's Risk Manager. Successful applicants will be required to enter into a contract which outlines the responsibilities of both parties. Liability insurance coverage may be required.

North Portland target area

In general, the boundary of the North Portland grant target area encompasses the neighborhoods of Arbor Lodge, Cathedral Park, Kenton, Overlook, Portsmouth, St. Johns and University Park. This includes the area that lies between the Willamette River and the Columbia Channel, from Kelly Point Park to the Fremont Bridge; Interstate 5 serves as the eastern boundary. For a map of the North Portland enhancement grant target area, visit Metro's website (www.oregonmetro.gov/grants).

Guidelines for funding

The fund is to be used to create real change in the community. Projects may be funded in part or in full. Priority will be given to projects or programs that best meet one or more of the following funding goals:

Jobs and job training

- Projects that result in increased employment/economic opportunities for North Portland residents

Programs for youth

- Projects that result in programs that benefit North Portland youth

Hunger, health and housing

- Projects directed to the aid of low-income residents or non-profit corporations that deliver basic needs and respond to the issues of hunger, health care for the uninsured, and housing or essential household needs.

Pre-application

To be considered for award, those interested must submit a pre-application form online (www.oregonmetro.gov/grants). **Pre-application forms must be received no later than 5 p.m. Monday, May 2, 2011. Pre-applications submitted after the 5 p.m. deadline will not be accepted.**

Completing a pre-application form will give Metro's selection committee a general understanding of the proposed project, its responsiveness to funding priorities, as well as the size, scope and partnerships involved. Successful pre-applicants will be invited to submit a final grant application (due May 31, 2011).

Pre-application specifications, submittal package

An electronic copy of the pre-application form can be downloaded from Metro's web site (www.oregonmetro.gov/grants). Printed copies are available at Metro (600 NE Grand Ave., Portland) and the North Portland Neighborhood Services office (2209 N. Schofield, Portland).

Provide detail as directed in the "Pre-application form instructions." Limit answers to the space provided in the pre-application form.

Neither Metro nor NPEC is responsible for any costs the applicant may incur in preparing the pre-application or project proposal.



Pre-application form instructions

Metro seeks pre-applications for projects that benefit North Portland residents and neighborhoods

The information requested in each section of the pre-application form is described below. The pre-application form can be submitted electronically using the "submit form" button located at the upper right corner of the form. If you use an internet email service such as Yahoo or Gmail, you will need to save your form and return it manually using your Internet email provider to kristin.blyler@oregonmetro.gov. If necessary the form can be printed and faxed to Metro, c/o North Portland Enhancement Committee, 503-797-1849. Metro will confirm receipt of forms received. If further clarification is needed, call Karen Blauer, Metro's community grants coordinator, at (503) 797-1506.

General guidelines

Answer all questions in the pre-application form. Limit answers to space provided. Use 10 point font.

Section 1 – Applicant information

- Project "title" briefly describes intent of project or program (e.g., "Summer sports camp for North Portland teens")
- Identify the organization or group requesting funds.
- If applicant is an unincorporated group, a fiscal sponsor that is a 501(c)3 charitable corporation is required to provide accounting and contractual support.
- Project coordinator is responsible for carrying the project's scope of work and reporting outcomes to Metro.

Section 2 - Project budget

Calculate the amount of grant funds requested from Metro. Then, show how grant funds will be used to purchase items and services in support of proposed project. The "total funds requested" line is the amount to be spent using Metro grant funds on items and services for the project.

- Personal services are salary or wage expenses for staff positions directly related to proposed project.
- Professional services are salary or wage expenses for functions performed by independent contractors.
- Materials and supplies include items to be purchased or rented for proposed project
- Transportation and travel expenses may include hours for travel time. Mileage rate of \$0.55/mile applies.
- Overhead expenses include utilities, advertising, rent, telephone bills, administrative costs directly related to project (e.g., accounting, fiscal management)
- Other costs include items and services such as scholarships and permits.
- The "total project funds from non-Metro sources" includes contributions of cash, services and other items donated.



- List contributors that have committed support for proposed project (this may include individual cash contributors, private companies, public entities)
- The “total project costs” includes the amount requested from Metro and the total project funds from non-Metro sources.
- Neither Metro nor NPEC is responsible for any costs the applicant may incur in preparing the pre-application or project proposal.

Section 3 – Funding priorities

Check all funding priorities the project addresses. Note that funding priorities for the 2011-12 grant cycle include:

- Jobs and job training - projects that result in increased employment/economic opportunities for North Portland residents
- Programs for youth - projects that result in programs that benefit North Portland youth
- Hunger, Health and housing - projects directed to the aid of low-income residents or non-profit corporations that deliver basic needs and respond to the issues of hunger, health care for the uninsured, and housing or essential household needs

Section 4 - Project summary

Briefly describe your proposed project. Explain how it responds to funding priorities, the number of people that will directly benefit from the project, and other ways it will impact the broader community. Identify partnering organizations and the role they will play in the project. Include metrics such as number of people served, volunteers involved, basic needs distributed.



Metro | North Portland Enhancement Grants

Pre-application form

Section 1 - Applicant information		
Project Title		
Organization		
501c3 status	<input type="radio"/> YES <input type="radio"/> NO	Fiscal Agent _____
Project Coordinator		
Email		Phone

Section 2 - Project Budget	
Amount requested from Metro	Total project funds from non Metro sources
Personal Services \$ _____	\$ _____
Professional Services \$ _____	List contributors
Materials & Supplies \$ _____	1. _____
Transportation & Travel \$ _____	2. _____
Overhead \$ _____	3. _____
Other (scholarships, permits) \$ _____	4. _____
* Total Funds requested \$ _____	5. _____
	Total project costs \$ _____
	Has Metro funded project previously <input type="radio"/> Yes <input type="radio"/> No

Section 3 Funding Priorities (check all that apply)	
<input type="checkbox"/> Jobs & Job training	<input type="checkbox"/> Programs for youth
<input type="checkbox"/> Aid related to hunger, health and housing	

Section 4 Project Summary (See instructions for details to include)

www.oregonmetro.gov

2010-11

Outcomes Summary

North Portland Enhancement Grant
Program

June 2011

About Metro

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy, and sustainable transportation and living choices for people and businesses in the region. Voters have asked Metro to help with the challenges and opportunities that affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to providing services, operating venues and making decisions about how the region grows. Metro works with communities to support a resilient economy, keep nature close by and respond to a changing climate. Together we're making a great place, now and for generations to come.

Stay in touch with news, stories and things to do.

www.oregonmetro.gov/connect

Metro Council President

Tom Hughes

Metro Councilors

Shirley Craddick, District 1

Carlotta Collette, District 2

Carl Hosticka, District 3

Kathryn Harrington, District 4

Rex Burkholder, District 5

Barbara Roberts, District 6

Auditor

Suzanne Flynn

NORTH PORTLAND ENHANCEMENT GRANT PROGRAM

2010-2011 project highlights

While economists debated the disputed, if not wobbly, signs of a back-from-the-brink economic recovery in 2010, Metro Council gave North Portland residents some sure support when it approved a \$23,000 grants package earmarked for neighborhood improvements. Funds went to organizations delivering food and home furnishings to local residents, to projects reducing public demand on energy resources and to programs ensuring access to a safe, healthy environment for everyone.

Metro made the best of the situation by maintaining and enhancing some existing community programs that helped make neighborhoods safer and more livable. Special consideration was given to applicants with matching funds and partnerships that leveraged other support.

The North Portland fund was created from a 50-cent surcharge imposed on each ton of garbage disposed of at the now-closed St. Johns landfill. Today, interest generated on the fund supports Metro's grant program. Projects must directly benefit residents or neighborhoods around the facility, including Arbor Lodge, Cathedral Park, Kenton, Overlook, Portsmouth, St. Johns and University Park.

People on the ground in our neighborhoods are the best source of ideas about important public investments. Metro's process gives local residents the authority to make decisions about these community improvement grants. Local community activists from the grant target area solicit, review and award funds for neighborhood projects. Members of Metro's committee include:

- Mike Salvo (University Park)
- Chris Duffy (Arbor Lodge)
- Cece Hughley Noel (Portsmouth)
- David Davies (Overlook)
- Jeff Bissonnette (Cathedral Park)
- Robin Plance (St. Johns)
- Doretta Schrock (Kenton)

The 2010-11 grant cycle marked the 23rd year Metro has invested funds in the community through the North Portland enhancement program. In that time, more than \$2.2 million has been awarded to help fund 453 neighborhood improvement projects. Even if you haven't heard about these programs, chances are you or your neighbors have been touched by them.

This report offers highlights from some of the projects funded in 2010-11 in relation to Metro's programmatic goals (FG 1 – 9):

1. Result in increased employment/economic opportunities for North Portland residents.
2. Result in rehabilitation, upgrading or direct increase in the market value of a significant portion of the housing stock of residential land in North Portland.
3. Result in the preservation or enhancement of existing wildlife and marine areas of North Portland, or improve public awareness or opportunity to enjoy them.
4. Result in improvement to or increase in recreational areas of North Portland.
5. Result in improvement in the safety of the area of North Portland.
6. Result in an improvement of the appearance or cleanliness of the areas of North Portland.
7. Result in a significant increase in the utilization or occupancy of a North Portland commercial area.
8. Are directed to the aid of residents, non-profit corporations and small businesses as defined by the Small Business Administration.
9. Result in programs such as training opportunities to benefit North Portland youth and elderly

For more information about these or other projects, or for details about Metro’s grant resources, visit Metro’s website (www.oregonmetro.gov/grants).

Metro is proud to help inspire real change by awarding grants to support local improvements – large and small. Congratulations to our 2010-11 award recipients on project accomplishments.

There is much of which to be proud, and still much work to be done.

FUNDING GOAL 1

Result in increased employment/economic opportunities for North Portland residents

Grantee: Impact NW

Award: \$2,500

Polly Bangs is determined to reverse two troubling trends – Oregon’s statewide high school dropout rate (which has been going up) and high school graduation rate (which has been going down). With support from a Metro community enhancement grant, this social entrepreneur is using a business solution to create social change.



Seven at-risk youth from Roosevelt High School enrolled in her “Urban Opportunities” program and received job-skills training. After successfully completing training, three got entry-level jobs with the St. Johns Farmer’s Market (with stipends paid by Metro). The three-month training includes completion of an accredited curriculum which includes resume writing, mock interviews, work ethic training, financial literacy workshop, real life job search and a “hit the pavement” field trip.

FUNDING GOAL 2

Result in rehabilitation, upgrading or direct increase in the market value of a significant portion of the housing stock of residential land in North Portland.

Grantee: North Portland Tool Library

Award: \$2,250

Imagine a library that checks out tools used to make home repairs and gardening improvements...free of charge! By reducing the costs of maintaining and improving the places in which people live, work and play, the North Portland Tool Library fosters community pride. Never used a power tool before? Tired of listening to that leaky faucet? Not only does the tool library have equipment, but it also sponsors hands-on workshops to help members learn the proper and safe way to handle even the toughest job.



Metro's funds covered the salary of a tool coordinator for the equivalent to 132 hours of tool library operation. During that time period, some 1,860 members were served and 15 volunteers were trained. The volunteers accrued 175 hours performing tasks such as tool maintenance and repair, fundraising and event planning. With the Tool Coordinator providing direct services, the board of directors was able to focus on sustainable strategies for the library's future.

FUNDING GOAL 3

Result in the preservation or enhancement of existing wildlife and marine areas of North Portland, or improve public awareness or opportunity to enjoy them.

Grantee: Open Meadow Alternative School

Award: \$1,572

The guiding philosophy behind Open Meadow Alternative School is that "all students have minds of their own," and staff, including high school science teacher Eric Wergeland, are asked to "keep it that way." Using funds from Metro, students in his class got a chance to explore their world - in particular, the Columbia Slough watershed which snakes its way near the North Portland campus - and present their conclusions to fellow students, staff, family and community partners.



Students' hands-on scientific inquiry (which met State of Oregon education standards) involved training to test and submit water samples, and actual collection of data through weekly visits to the water's edge. They learned from project partner Columbia Slough Watershed Council about the history of the Slough, how it has become polluted over time, and how that impacts their lives and the community.

FUNDING GOAL 4

Result in improvement to or increase in recreational areas of North Portland.

Grantee: Sauvie Island Center

Award: \$748

Most parents would say that trying to get their kids to eat vegetables is a no-win proposition and national statistics back up their claim. According to Ohio State University researchers, only 22 percent of children in America ages two to five meet government recommendations for vegetable consumption, and it gets worse as children get older.



While helpful tips to reverse these troubling trends abound, the experience of 70 third graders from the two North Portland schools offers compelling evidence. The majority who visited Sauvie Island Center and tasted brussel sprouts and red leaf lettuce for the first time said they liked it and would try it again.

During two trips this past year, Metro's funds helped bring busloads of kids to the working farm where they tasted edibles, planted seeds and starts, dissected flowers and learned the essential role pollinators play in many of the foods they like to eat. While the jury's still out about whether these same kids will clean their rooms or turn in their homework on time, at the least they're on the right track where nutrition is concerned!

FUNDING GOAL 5

Result in improvement in the safety of the area of North Portland.

Grantee: Wings Level

Award: \$2,300

Kids and parents flock to Mark Wells like birds. Of course most remote control airplane pilots like him experience the same sort of attention, but for Wells (who works as a Crime Prevention Coordinator in North Portland), all the interest sparked an idea – create a safe and educational opportunity for kids as an alternative to risky behaviors.



Wings Level, an after-school aviators program, was launched. Using Metro grant funds, a total of 14 ninety-minute class sessions were given to eight students ranging from third to fifth grade. After learning the basic scientific principles of aerodynamics and using small, foam free-flight gliders to apply concepts such as center of gravity, thrust and drag, students got to try their hands at flying small remote control helicopters and planes. In addition, volunteer guests were brought in to offer demonstrations and instruction. The program also included a guided tour of the Portland International Airport.

FUNDING GOAL 6

Result in an improvement of the appearance or cleanliness of the areas of North Portland.

Grantee: Historic Kenton Fire House

Award: \$1,930

Imagine the treasures that might be uncovered cleaning the attic of a 97-year old firehouse - helmets, flashlights, boots, axes and more. If you were hoping to hear, “hundreds of dollars,” you won’t be disappointed. But rather than finding bundles of cash, the money discovered is in savings gained over time from super-insulating the upper reaches of the well-used community center.



In an audit conducted by the Energy Trust of Oregon, attic insulation was suggested to be the most cost-effective way to reduce the amount of oil and electricity used in the firehouse’s 1913 oil-fired boiler. Metro’s grant, along with funds from other sources, contributed to aggressive efforts to reduce the carbon output of the Kenton landmark. Along with solar photovoltaic production, electrical usage reduction plans, and reductions of hot water energy usage, the building has become a model for reduced dependency on fossil fuels. The real “treasure” revealed through the attic project is that it decreased heating and operating costs and makes the firehouse available for community building projects and programs in North Portland.

FUNDING GOAL 7

Result in a significant increase in the utilization or occupancy of a North Portland commercial area.

Grantee: St. Andrews Food Pantry

Award: \$1,050

For a third year in a row, a record number of households in Oregon sought emergency food relief, according to the biennial Hunger Factors Survey conducted by the Oregon Food Bank. The St. Andrew’s Episcopal food pantry figures prominently in helping respond to the needs of people reflected in those statistics – specifically North Portland’s working poor. The majority of clients served there are two-parent families with 3.3 children, one or two other relatives and a pet. Most adult family members work two or three part-time jobs, have lost their medical insurance, sold their car and had to move into a rental. With their income, they earn a few dollars too much to qualify for the Supplemental Nutrition Assistance Program (SNAP).



Metro’s funds were used to have a professional contractor make much needed repairs to the structure that houses the pantry – in particular, a foundation cement wall. In addition,

volunteers pitched in 100 hours scrubbing mould, sanding new dry wall, and painting the area before reinstalling window treatment, hardware and shelving.

In 2010, the pantry fed an average of 62 people in a three-hour day, or 8,989 people in total. There were nearly 500 new clients served, including 2,071 children. People were supplied with 29,209 pounds of food from the Oregon Food Bank and 1,106 pounds of food from Oregon Farmers. In addition, 41,930 pounds was collected and redistributed through monthly food drives and more than 7,000 pounds from volunteers. Donors gave 5,620 pounds of food, toiletries, household items, books and clothing.

FUNDING GOAL 8

Directed to the aid of residents, non-profit corporations and small businesses as defined by the Small Business Administration.

Grantee: Community Warehouse

Award: \$2,000

The method used by the Community Warehouse is really quite simple: collect from donors with more than they want and give to others in need. The results from this straight-forward approach are stunning – each week 65 families get essential items to turn their house into a home. Clients, from more than 90 local social service agencies, include women escaping domestic violence, the elderly, people with mental and physical disabilities, refugee families from all over the world, youth and adults recovering from substance abuse, and the working poor. A dedicated group of volunteers takes regular shifts (32,400 hours donated in 2010 alone) and a contribution from Metro ensures that warehouse operations continue seven days a week.



FUNDING GOAL 9

Result in programs such as training opportunities to benefit North Portland youth and elderly

Grantee: Bethel Neighborhood Youth Drop-In Center

Award: \$2,500

It's hard to encourage teens to work hard and reap the benefits, especially when they see their job numbers falling - by 22 percent in one recent year. Those in the next oldest age group, 19 to 21 years old, saw the second largest decline, down almost 12 percent. Even if you want to exert your independence, the battle to achieve a modicum of financial freedom may seem bleak.



Youth counselors at Bethel Neighborhood Drop-in Center have found an alternative. They're gaining a meaningful and paid job, and also becoming more aware of the impact their lives can have. Gateways open through life-changing experience when they offer friendship, guidance and positive modeling to hundreds of day camp children and their families. Pre-job training adds more for their resumes with sessions on first aid/CPR, child development, conflict resolution and working effectively and respectfully with children of diverse backgrounds. Responsible adults are made, not born, and the counselors at Bethel are honing their skills.



METRO COUNCIL MEETING

Meeting Summary

June 23, 2011

Metro Council Chambers

Councilors Present: Council President Tom Hughes and Councilors Carl Hosticka, Barbara Roberts, Rex Burkholder, Kathryn Harrington, Carlotta Collette and Shirley Craddick

Councilors Excused: None

Council President Tom Hughes convened the regular Council meeting at 2:03 p.m.

1. INTRODUCTIONS

There were none.

2. CITIZEN COMMUNICATIONS

Sharon Nasset, 1113 N Baldwin St., Portland: Ms. Nasset addressed the Council on the Columbia River Crossing (CRC) project; specifically the requirements of the NEPA process. She was concerned that the Third Now Bridge alternative was not studied during the NEPA process and that failure to do so was against her civil rights. (Written testimony included as part of the meeting record.)

Art Lewellan, 3205 SE 8th Ave., Apt. 9, Portland: Mr. Lewellan addressed the Council on the CRC project. He stated that the project is not shovel-ready and behind schedule; he cited the proposed Hayden Island interchange as reasoning. He recommended that the proposed Hayden Island *Concept #1, Off-Island Access* be reconsidered. He requested a Metro response to his written submittal. (Written testimony included as part of the meeting record.)

Council recommended that Mr. Lewellan submit his comments to the CRC project as well.

3. ORDINANCES – SECOND READING

3.1 **Ordinance No. 11-1253B**, For the Purpose of Adopting the Annual Budget For Fiscal Year FY 2011-12, Making Appropriations, Levying Ad Valorem Taxes, Authorizing an Interfund Loan and Declaring Emergency.

Council President Hughes passed the gavel to Councilor Carlotta Collette to preside over the meeting while he carried Ordinance Nos. 11-1253B and 11-1262 and Resolution No. 11-4274.

The following motion was carried over from the June 16, 2011 Council meeting:

Motion:	Council President Hughes moved to adopt Ordinance No. 11-1253B.
Second:	Councilor Collette seconded the motion.

Council President Hughes introduced Ordinance No. 11-1253B.

Mr. Dan Cooper, acting as the Budget Officer, provided a brief overview of the budget process and cycle, and the FY 2011-12 budget components and/or changes (i.e. staffing changes, bond programs, and Metro's collaborative initiatives).

Councilor Collette opened a public hearing on Ordinance No. 11-1253B. Seeing no citizens who wished to testify, the public hearing was closed.

Councilors Carl Hosticka and Rex Burkholder distributed revised council proposals for the Tualatin River canoe launch and climate initiatives program staff projects respectively. (Handouts included as part of the meeting record.)

AMENDMENT #1:

Motion:	Councilor Hosticka moved to amend Ordinance No. 11-1253B to include the councilor-proposed budget amendment titled, "Planning and design for a publically accessible Tualatin River human-powered watercraft launch" as revised.
Second:	Council President Hughes seconded the motion.

Council discussion on amendment #1 included the importance of a system plan, prioritizing investments, project timing, limited operating and maintenance funds, and the importance of maintaining the project's momentum. Additional discussion included potential partnerships and grant opportunities. Councilors Harrington and Collette were not in support of the amendment at that time.

ACTION ON AMENDMENT #1:

Vote:	Council President Hughes and Councilors Roberts, Hosticka, Craddick, and Burkholder voted in support of the motion. Councilors Harrington and Collette voted in opposition to the motion. The vote was 5 aye, and 2 nay, the motion <u>passed</u> .
-------	---

AMENDMENT #2:

Motion:	Councilor Burkholder moved to amend Ordinance No. 11-1253B to include the councilor-proposed budget amendment titled, "Climate Initiatives Program Staff" as revised.
Second:	Councilor Craddick seconded the motion.

Council discussion on amendment #2 included the project's proposed limited duration position and work program, the importance of collaboration and coordination, and community building.

ACTION ON AMENDMENT #2:

Vote:	Council President Hughes and Councilors Roberts, Collette, Harrington, Hosticka, Craddick, and Burkholder voted in support of the motion. The vote was 7 aye, the motion <u>passed</u> .
-------	--

Council discussion on the ordinance as amended included the Metro portfolio, the remaining Opportunity Fund monies, the agency's constrained budget, the long-term physical health of Metro,

and investing in programs that will help realize the region's vision. Council expressed their appreciation for Metro's Finance and Regulatory Services (FRS) team for their work on the FY 2011-12 budget.

Vote: Council President Hughes and Councilors Roberts, Collette, Harrington, Hosticka, Craddick, and Burkholder voted in support of the motion. The vote was 7 aye, the motion passed.

3.2 Ordinance No. 11-1262, For the Purpose of Amending the FY 2010-11 Budget and Appropriations Schedule and Declaring an Emergency.

Motion:	Council President Hughes moved to adopt Ordinance No. 11-1262.
Second:	Councilor Harrington seconded the motion.

Council President Hughes introduced Ordinance No. 11-1262. Since the adoption of the FY 2010-11 Metro budget, five items have been identified that require an amendment to the budget: (1) Oregon Convention Center food and beverage costs, (2) the Hoyt Street Station Café, (3) Solid Waste Information System, (4) a Renewal and Replacement transfer, and Nature in Neighborhood grant program.

Councilor Collette opened a public hearing on Ordinance No. 11-1262. Seeing no citizens who wished to testify, the public hearing was closed.

Vote: Council President Hughes and Councilors Roberts, Collette, Harrington, Hosticka, Craddick, and Burkholder voted in support of the motion. The vote was 7 aye, the motion passed.

4. RESOLUTIONS

4.1 Resolution No. 11-4274, For the Purpose of Adopting the Capital Improvement Plan for Fiscal Years 2011-12 through 2015-16.

Motion:	Council President Hughes moved to adopt Resolution No. 11-4274.
Second:	Councilor Harrington seconded the motion.

Council President Hughes introduced Resolution No. 11-4274 which, if approved, would adopt Metro's five-year Capital Improvement Plan for FY 2011-12 through 2015-16. The CIP includes 119 projects with a five-year cost of \$204.4 million and a total cost of \$295.2 million. Two areas dominate the CIP, the Zoo Bond expenditures at \$98.7 million and the Natural Area's bond expenditures at \$64 million. In addition, the resolution, if adopted, would approve projects at the Oregon Convention Center funded through the Metro Tourism Opportunity Competitiveness Account (MTOCA) for FY 2011-12 as recommended by the MER Commission.

Vote: Council President Hughes and Councilors Roberts, Collette, Harrington, Hosticka, Craddick, and Burkholder voted in support of the motion. The vote was 7 aye, the motion passed.

5. CONSENT AGENDA

<p>Motion:</p>	<p>Councilor Harrington moved to adopt the June 23 consent agenda:</p> <ul style="list-style-type: none"> • Consideration of the Minutes for June 16, 2011 • Resolution No. 11-4268, For the Purpose of Approving an Intergovernmental Agreement Between Metro, Washington County, and the Cities of Tualatin and Wilsonville For Concept Planning the Urban Growth Boundary Expansion Areas Known as Basalt Creek and West Railroad and Authorizing the CP/Acting COO to Sign the Agreement. • Resolution No. 11-4270, For the Purpose of Authorizing the Acting Chief Operating Officer to Issue an Amended Non-System License for Increased Tonnage Authorization to Hoodview Disposal & Recycling, Inc. for Delivery of Putrescible Waste to Canby Transfer & Recycling, Inc. for the Purpose of Transfer to the Riverbend Landfill. • Resolution No. 11-4271, For the Purpose of Authorizing the Chief Operating Officer to Issue a Non-System License to Garbarino Disposal & Recycling Service, Inc. for Delivery of Food Waste to the Nature's Needs Facility for Composting During the Washington County Non-Green Feedstock Demonstration Project. • Resolution No. 11-4272, For the Purpose of Re-Adopting Metro Code 7.03 (Investment Policy) for Fiscal Year 2011-2012. • Resolution No. 11-4275, For the Purpose of Reviewing and Readopting Comprehensive Financial Policies for Metro and Directing Them to be Published in the FY 2011-12 Adopted Budget.
<p>Second:</p>	<p>Councilor Barbara Roberts seconded the motion.</p>

<p>Vote:</p>	<p>Council President Hughes and Councilors Roberts, Collette, Harrington, Hosticka, Craddick, and Burkholder voted in support of the motion. The vote was 7 aye, the motion <u>passed</u>.</p>
--------------	--

6. HEALTHY FAMILIES LATINO OUTREACH CAMPAIGN

Ms. Pam Peck and Ms. Katie Edlin of Metro provided a brief presentation on Metro’s new “Healthy Families. Healthy Homes” Hispanic outreach campaign. The campaign is targeted at encouraging Hispanic families to adopt more sustainable behaviors that address recycling, waste reduction and reusing materials at home, reducing use of toxic household materials, and increasing biking, walking and taking transit. Their presentation included information on the region’s demographics, the market, radio, billboard, and print mail advertisements, and the campaign’s key findings/insights. (Presentation included as part of the meeting record.)

Council discussion included Barcelona, Spain’s campaign to reduce consumption, region’s demographics and racial and ethnic county and city breakdowns, collaboration with the faith communities in Washington County and the Washington County Community Action group, and the project’s measurements for success.

7. CHIEF OPERATING OFFICER COMMUNICATION

Mr. Cooper provided a brief update on the upcoming agency fitness challenge, summer concert series at the Oregon Zoo and PCPA venues, and the grand opening of the Hoyt Street Station Café. He thanked the FRS team for all of their hard work on the FY 2011-12 Metro budget.

8. COUNCILOR COMMUNICATION

Council discussion included the recent brownbag presentations of the best practices (Barcelona, Spain) and regional parks (Vancouver, BC) provided by Councilors Collette and Shirley Craddick. Additional discussion included possible *Get Center!* trips.

9. ADJOURN

There being no further business, Council President Hughes adjourned the regular meeting at 3:47 p.m. The Metro Council will reconvene the next regular council meeting on Thursday, June 30 at 2 p.m. in the Metro Council Chambers.

Prepared by,



Kelsey Newell,
Regional Engagement Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 23, 2011

Item	Topic	Doc. Date	Document Description	Doc. Number
	Agenda	6/23/11	Revised 6/23/11 Council agenda	62311c-01
2.0	Testimony	N/A	Written testimony submitted by Sharon Nasset	62311c-02
2.0	Testimony	6/23/11	Written testimony submitted by Art Lewellan	62311c-03
3.1	Letter	6/17/11	Letter of support from Jeff Cogen, Multnomah County Chair, regarding the proposed Climate Initiatives budget amendment	62311c-04
3.1	Memo	6/23/11	Summary of Councilors Amendments as of June 23, 2011	62311c-05
3.1	Handout	N/A	Council proposed budget amendment: Tualatin River canoe launch	62311c-06
3.1	Handout	N/A	Council proposed budget amendment: Climate Initiatives	62311c-07
5.1	Minutes	6/16/11	Council minutes for June 16, 2011	62311c-08
6.0	PowerPoint	N/A	"Healthy Homes. Healthy Families." Hispanic outreach campaign	62311c-09
6.0	Handouts	N/A	Hispanic outreach campaign publication materials	62311c-10

BEFORE THE METRO CONTRACT REVIEW BOARD

FOR THE PURPOSE OF AUTHORIZING AN) RESOLUTION NO. 11-4267
EXEMPTION FROM COMPETITIVE BIDDING)
AND AUTHORIZING PROCUREMENT BY)
REQUEST FOR PROPOSALS FOR THE) Introduced by Acting Chief Operating Officer
CONSTRUCTION OF THE NEW ZOO) Daniel Cooper, with the concurrence of
ELEPHANT HABITAT AND ASSOCIATED) Council President Thomas Hughes
INFRASTRUCTURE)

WHEREAS, at the General Election held on November 4, 2008, the Metro Area voters approved Oregon Zoo Bond Measure 26-96, entitled “Bonds to Protect Animal Health And Safety; Conserve and Recycle Water,” a major component of which is the construction of a new elephant habitat, which includes associated infrastructure work such as constructing a new perimeter service road, relocating the zoo train route and train snow shed, relocating birds of prey mews and upgrading utilities (the “New Elephant Habitat”); and

WHEREAS, construction of the New Elephant Habitat is planned for Metro fiscal years 2012 through 2014; and

WHEREAS, ORS 279C.335 and Metro Code 2.04.054 require that all Metro public improvement contracts shall be procured based on competitive bids, unless exempted by the Metro Council, sitting as the Metro Contract Review Board; and

WHEREAS, the Oregon Zoo wishes to obtain an exemption from competitive bidding, and instead procure the construction of the New Elephant Habitat by an alternative contracting method known as Construction Manager/General Contractor (CM/GC), which the Oregon Zoo expects to result in substantial cost savings to Metro, quicker construction, and the increased participation and competition among Minority, Women, and Emerging Small Business (MWESB) contractors; and

WHEREAS Metro Code Section 2.04.054(c) authorizes the exemption of a public improvement contract from competitive bidding and the appropriate use of alternative contracting methods that take account of market realities and modern innovating contracting and purchasing methods, so long as they are consistent with the public policy of encouraging competition, subject to the requirements of ORS 279C.335; and

WHEREAS, ORS 279C.335(4) requires that the Metro Contract Review Board hold a public hearing adopting written findings showing that: the exemption of a public improvement contract from competitive bidding is unlikely to encourage favoritism in the awarding of the public improvement contract associated with the exemption; said exemption is unlikely to substantially diminish competition for public improvement contracts; and that said exemption will likely result in substantial cost savings to Metro; now therefore

BE IT RESOLVED THAT THE METRO CONTRACT REVIEW BOARD:

1. Exempts from competitive bidding the procurement and award of a public improvement contract for the construction of the New Elephant Habitat; and

2. Adopts as its findings in support of such exemption the justifications, information and reasoning set forth on the attached Exhibits A and B, which are incorporated by this reference as if set forth in full; and
3. Authorizes the Chief Operating Officer to prepare a form of Request for Proposals for Construction Management/General Contractor that includes as criteria for contractor selection the contractor's proposed contract management costs, contractor's demonstrated public improvement project experience and expertise, the contractor's demonstrated Construction Manager/General Contractor project experience, the contractor's completion of projects of similar scale and complexity, the contractor's experience in incorporating sustainability construction practices and design into projects, and the use of minority, women and emerging small businesses (MWESB) and any other criteria that ensures a successful, timely, and quality project, in the best interest of Metro and the Oregon Zoo; and
4. Following the approval of said form of Request of Proposals by the Office of the Metro Attorney, to issue such approved form, and thereafter to receive responsive proposals for evaluation; and
5. Following evaluation of the responses to the Request for Proposals, authorizes the Chief Operating Officer to execute a contract with the most advantageous proposer to construct the New Elephant Habitat.

ADOPTED by the Metro Council this _____ day of June 2011.

Thomas Hughes, Council President

Approved as to Form:

Alison Kean Campbell, Acting Metro Attorney

EXHIBIT A

Findings in Support of an Exemption from Competitive Bidding

Pursuant to ORS 279C.335(2) and (4), and Metro Code Section 2.04.054(c), the Metro Contract Review Board makes the following findings in support of exempting the procurement of the New Elephant Habitat from competitive bidding, in favor of an RFP solicitation for a Construction Manager/General Contractor public improvement construction contract:

1. The exemption is unlikely to encourage favoritism or substantially diminish competition.

The Metro Contract Review Board finds that exempting the procurement of the construction of the New Elephant Habitat from competitive bidding is “unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts” as follows: The RFP will be formally advertised with public notice and disclosure of the planned CM/GC alternative contracting method and made available to all qualified contractors. Award of the contract will be based on the identified selection criteria and dissatisfied proposers will have an opportunity to protest the award. Full and open competition based on the criteria set forth in the Metro Contract Review Board resolution will be sought, with the contract award going to the most advantageous proposer. Competition will be encouraged by: contacting local sub-contractors, including MWESB firms and notifying them of any opportunities within their area of expertise; utilizing the Oregon Daily Journal of Commerce and a minority business publication for the public advertisement; performing outreach to local business groups representing minorities, women and emerging small businesses; and by contacting contractors known to Metro to potentially satisfy the RFP criteria.

2. The exemption will likely result in substantial cost savings to Metro.

The Metro Contract Review Board finds that exempting the procurement of the construction of the New Elephant Habitat from competitive bidding will likely result in substantial costs savings to Metro, considering the following factors:

- a. **Operational, budget and financial data:** Utilizing an RFP process to select a CM/GC will allow Metro to obtain guaranteed maximum price project costs from the construction contractor(s), and also allow for cost reductions through pre-construction services by the contractor during the design phase, including a constructability review, value engineering, and other services. Given the high degree of complexity of the project improvements, the need to integrate with pre-existing infrastructure, and challenging environmental and topographical site constraints, involving the contractor early during the design process fosters teamwork that results in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. Faster progress and an earlier completion date will also help Metro avoid the risk of inflationary increase in materials and construction labor costs.
- b. **Public Benefits:** The expeditious completion of the project by using the CM/GC process will help ensure that the new expanded habitat is available for the Zoo’s elephants and for viewing by the public as soon as possible, thus more quickly bringing economic benefits to the Zoo and to the Metro Area. In addition to the public benefits from the cost savings noted above, the procurement of a CM/GC construction contract through RFP process will help realize Metro’s aspirational goal of obtaining 15 percent MWESB participation.

- c. **Value engineering:** The CM/GC process will enable the contractor to work with the project architect and the Zoo bond staff to help reduce construction costs by providing early input and constructability review to designers, avoiding costly redesigns and change orders, and providing opportunities for the architects and contractor to work together on both practical and innovative solutions to complex design issues. This type of contract will allow the designers to more easily explore with the contractor the feasibility of innovative design solutions and incorporate ongoing value engineering. Such solutions are expected to result in a more innovative project, at a lower cost, with shortened project completion time.
- d. **Specialized expertise required.** The construction of complex animal habitats like the New Elephant Habitat requires special expertise, knowledge, and experience, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with such specialized expertise to construct the project will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on or ahead of schedule, resulting in lower costs and increased benefit to elephants and Zoo patrons. The ability to factor expertise and experience into contractor selection is inherent in the RFP process, but is not normally part of the traditional competitive bid process.
- e. **Public safety:** The New Elephant Habitat is a large, complex project subject to a tight construction schedule. Construction will occur while the Elephants remain on exhibit and the rest of the Zoo continues to be safely open to the public. The CM/GC contracting process will enable the contractor to work with the project architect and the Zoo construction and design staff to plan for minimizing safety hazards and conflict between the project and ongoing Zoo operations, by providing early input into issues of project phasing, construction staging areas, construction access corridors, and scheduling. Such integrated early planning efforts are expected to limit delay causing conflicts and decrease risks to public safety, thus reducing the risk of delays and costly injury claims.
- f. **Market conditions:** As stated above, the CM/GC contracting process involves the contractor early during the design process, resulting in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. Faster progress and an earlier completion date is expected to allow Metro to take advantage of a lingering downturn in construction and materials costs resulting from the economic recession and slow economic recovery.
- g. **Technical complexity:** The design and construction of large animal zoo exhibits requires technical expertise, knowledge, and experience, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with demonstrated experience and success in implementing such projects will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on budget, with fewer construction delays and change orders, resulting in lower costs and increased benefit to elephants and Zoo patrons. The RFP process will take into account each contractor's past performance and technical knowledge. Based on the necessary quality of the finished habitat, and the technical complexity of the undertaking, the Procurement Officer believes an alternative contracting process to be necessary and in the best interest of the agency.

EXHIBIT B

Findings in Support of Use of Alternative Contracting Method

In February 2011, Pinnell/Busch, Inc., an experienced construction management firm in Portland, Oregon, worked with the Zoo's bond project team and a number of industry experts in alternative contracting methods (primarily members of the Oregon Public Contracting Coalition) to survey industry practices and results. The team's final report, recommending Construction Management/General Contractor (CM/GC) as a beneficial contracting process for zoo bond projects, was presented to the Oregon Zoo Bond Advisory Group (OZBAG) in March 2011. OZBAG supported the group's findings and the recommendation to pursue a CM/GC contract for the new elephant habitat and associated infrastructure project.

Utilizing an RFP process will not diminish competition, as it will allow for open competition among contractors experienced in CM/GC projects. The RFP will be formally advertised in local publications and posted on Metro's web site, as well as mailed to known experienced contractors. CM/GC is now the most widely used contracting method for large, mission-critical, public building projects in Oregon.

Properly implemented CM/GC contracting provides a process that ensures a successful project. Frequently cited benefits of the method include:

1. Results in a better design that meets the owner's objectives
2. Encourages competition, especially for Minority, Women, and Emerging Small Business (MWESB) subcontractors
3. Can be completed in a faster time frame
4. Costs less than a design-bid build project that is designed and constructed in the traditional manner
5. Reduces the risks of delays, cost overruns, and disputes
6. Limits the number of change orders for unforeseen conditions

These benefits would likely be particularly present for projects constructed in the Zoo's working environment which is complicated by the following factors:

1. Continual operations (24/7 basis)
2. Widespread public access and need for a quality visitor experience to maintain current revenues
3. Extremely sensitive and dangerous occupants
4. Very difficult site layout, work site access, and geotechnical conditions
5. Highly specialized exhibit construction means and methods
6. Extensive program goals with somewhat limited budget for the anticipated scope and quality

A key benefit of CM/GC is involving a contractor during the design process. Pre-construction services offered during this process include a constructability review, value engineering, and other services during design. Involving a contractor during the design fosters teamwork that results in a better design, faster progress with fewer delays, and less costs.

In addition, the use of an alternative contracting process will also satisfy the requirement set forth in ORS 279B.085(6) that the contract will be awarded to the entity that is "the most advantageous to the contracting agency."

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE) RESOLUTION NO. 11-4277
CHIEF OPERATING OFFICER TO BEGIN)
PROCURING THE DESIGN AND)
CONSTRUCTION OF THE NEW ZOO) Introduced by Acting Chief Operating Officer
ELEPHANT HABITAT AND ASSOCIATED) Daniel B. Cooper, with the concurrence of
INFRASTRUCTURE PRIOR TO COMPLETION) Council President Thomas Hughes
AND ADOPTION OF THE OREGON ZOO)
COMPREHENSIVE CAPITAL MASTER PLAN)

WHEREAS, at the General Election held on November 4, 2008, the Metro Area voters approved Oregon Zoo Bond Measure 26-96, entitled “Bonds to Protect Animal Health And Safety; Conserve and Recycle Water,” a major component of which is the construction of a new elephant habitat, which includes associated infrastructure work such as constructing a new perimeter service road, relocating the zoo train route and train snow shed, relocating birds of prey mews and upgrading utilities (the “New Elephant Habitat”); and

WHEREAS, in 2010, the Zoo launched the Oregon Zoo Comprehensive Capital Master Plan process, to ensure that the Oregon Zoo Bond Measure is implemented within budget, in a fashion that effectively integrates bond projects with existing exhibits, preserves opportunities for future non-bond funded projects and made the maximum use of existing and proposed infrastructure, which plan will be completed in September 2011, and presented to the Metro Council for review and adoption; and

WHEREAS, with the exception of the Oregon Zoo Veterinary Medical Center and Penguin Water Filtration projects, which were authorized for development prior to the completion of the Oregon Zoo Comprehensive Capital Master Plan, the Oregon Zoo Bond projects will be implemented as set forth in the Oregon Zoo Comprehensive Capital Master Plan; and

WHEREAS, in June 2011, Oregon Zoo Comprehensive Capital Master Plan consultant team substantially completed and delivered the New Elephant Habitat combined project cost estimate, including design and construction costs, which totals \$54 million, approximately half of the remaining bond funds; and

WHEREAS, the Oregon Zoo desires to begin the design phase of the New Elephant Habitat project as soon as possible, prior to the Metro Council’s adoption of the Oregon Zoo Comprehensive Capital Master Plan, so that construction may begin no later than in fiscal year 2012, and be completed by the end of fiscal year 2014, and accepting the New Elephant Habitat pre-design submittal via Metro Council resolution would allow staff to begin the process to procure the design team allowing design to beginning as early as August 2011; now therefore

BE IT RESOLVED that the Metro Council hereby:

Accepts and approves the New Elephant Habitat portion of the Oregon Zoo Comprehensive Capital Master Plan, attached hereto as Exhibit A, and authorizes the Chief Operating Officer to begin procuring design and construction of the new Zoo Elephant Habitat and Associated Infrastructure prior to completion and Metro Council adoption of the Oregon Zoo Comprehensive Capital Master Plan.

///

ADOPTED by the Metro Council this _____ day of June 2011.

Thomas Hughes, Council President

Approved as to Form:

Alison Kean Campbell, Acting Metro Attorney

|

Exhibit A to Resolution No. 11-4277

[Placeholder]

Oregon Zoo

**Comprehensive Capital
Master Plan**

Pre-Schematic Design Submittal for:
ASIAN ELEPHANTS AND WATER &
ENERGY SAVING MEASURES
AND RELATED PROJECTS

May 20, 2011

MASTER PLAN VISION

To provide a framework for the Master Plan work, Zoo leadership and staff, with the design team, developed a series of Master Plan Vision statements:

- » Be 'game changers' by implementing the \$125 Million bond responsibly and creatively, and by pushing the boundaries in exhibit design, sustainability and Conservation Education.
- » Establish a culture of animal welfare, sustainability and Conservation Education that is apparent and engaging for all stakeholders throughout every aspect of the zoo.
- » Develop enriched indoor/outdoor environments that provide choices for the animals to show they are intelligent, active, and thriving members of complex ecosystems.
- » Build a campus that pioneers innovative solutions at every level, enhancing Portland's reputation for sustainability and inspiring our guests to take personal meaningful action.
- » Create a cohesive physical and educational campus that is a valued model for our neighbors, Washington Park, our city and the world.
- » Pioneer holistic exhibits that highlight cultural legacy as well as the success and science of conservation programs.
- » Maximize revenue opportunities to sustain the Zoo's mission to support animal welfare, sustainability and Conservation Education.

1.0 Executive Summary

INTRODUCTION

The first phase of construction accomplishes the most substantial bond project, Asian Elephants, major sustainability efforts in the implementation of many Water & Energy Savings Measures, as well as a series of related projects, including the Train Relocation, new Service Road, new East Hub, Concert Lawn, and Wildlife Live. The remaining bond projects, the Conservation Discovery Zone, Polar Bear, Primates, Hippo, Condor, and additional Water & Energy Saving Measures are not included in this report, but are planned for subsequent phases.

The Zoo is approaching the implementation of the 2008 Bond in a game-changing way. Their priorities for the Master Plan and Bond Projects are to:

Protect animal health and safety

The Zoo's commitment to animal welfare will be obvious to the visitor in the new and expanded habitats which will engage the animals to show their intelligence and give them choices for an active and healthy life.

Increase access to conservation education

Visitor education about animal conservation will be provided through a mix of campus-wide and exhibit interpretive elements and engaging experiences. Flexible spaces for learning will be offered throughout the Zoo and within each animal exhibit.

Implement sustainability initiatives

The Zoo is passionate about reducing water and energy use; leveraging sunlight, animal waste, and storm water resources; and modeling sustainable practices to visitors. All of these goals will be evident in the new and expanded habitats and facilities.



Create a cohesive zoo campus

The new bond projects will improve and clarify visitor circulation and experience by improving supporting amenities, such as the train, food venues, and signage, and organize the Zoo as a whole so that exhibits and adjacent spaces complement one another and tie into large areas representing areas of the globe with specific zoo species.

SCOPE

ASIAN ELEPHANTS

The greatly expanded elephant exhibit will allow the elephants more room to roam and supports the Zoo's vision for elephants to live in family herds, as they do in their native habitats. It allows for an evolution in the way the elephants use their space. The animals can now choose how and where they spend their time, with access to the northern "meadow" or the southern "meander" by means of an elephant trail linking the two. Visitors will have a rich variety of vantage points, as well as the opportunity to follow the elephants as they journey between habitats. The Forest Hall is a covered 'shelter' but open to allow the elephants to come and go as they wish. The new barn facility is substantially improved for elephant care and management.

WATER AND ENERGY SAVING MEASURES

The intent of the 'Water & Energy Saving Measures' bond project formally imbeds the zoo's commitment to sustainability into each of the bond projects. All projects will be designed to be as energy efficient as financially practical and to meet the requirements for a USGBC LEED Silver certification, or higher. Gold or Platinum certification should be evaluated as each design progresses to see if it can be achieved within the project budget. This first phase is a strong kick-off, proposing an infrastructure that can evolve smoothly with subsequent development. The new campus

geothermal, or "condenser," loop will allow the majority of large existing buildings to eliminate the need for heating by fossil fuels.

TRAIN RELOCATION

The Train is a beloved institution at the Zoo and a revenue generator. The current route through the zoo largely views back of house areas, and is occupying valuable land needed to expand the elephant exhibit. The new route has been designed to enhance views into animal exhibits and improve visitor safety by eliminated pedestrian track crossings.

A new Roundhouse at the existing train tunnel and platform is planned but must be funded by sources outside the bond. It will provide train engineers with improved and consolidated train storage and workspace, and visitors opportunities to view the internal workings of the railroad. A new event space on the roof will provide new catering opportunities for the Zoo.

SERVICE ROAD

The new perimeter service road tackles current service access problems, as identified by the Zoo, and allows construction vehicles to move around the site eliminating conflicts with visitor circulation. A new utility infrastructure will be installed under the road to support all bond projects.

CONCERT LAWN

The Concert Lawn project improves the use of this important revenue generator and highly used space on the campus, as well as contributing an important piece to the water and energy saving improvements.

WILDLIFE LIVE

The Wildlife Live building will be relocated to accommodate the expanded elephant exhibit and allow for reasonable grading for the new perimeter road at a geologically challenging edge of the site.



APPROACH

Animal welfare

The Oregon Zoo's top priority is the health and well-being of the animals. The bond allows for the current elephant habitat to be rebuilt to exceed AZA Standards for Elephant Management and Care. The concept for the new indoor and outdoor habitats is game-changing in the Zoo world. Here, animal care is focused on the elephant's choices and needs, and their social, behavioral, physical and psychological needs as matriarchal social groups. The Zoo hopes through their education programs, visitors will be inspired to care about elephant conservation world-wide.

Visitor experience

The Master Plan concepts include a strong central circulation path, referred to as the "Spine," with a series of "Hubs," defined as orientation and major visitor service locations. The spine/hub concept improves the currently convoluted visitor experience by providing a clearly defined circulation corridor. The East Hub is one of a series of major wayfinding locations. Signage will be placed such that a visitor can comfortably navigate to major exhibits, restrooms, food services, and re-establish a sense of direction on the zoo campus. Improvements in this area include new restrooms and a new event/picnic area capable of providing catering to private groups.

Safety and Operations

The new perimeter road will allow behind the scenes vehicular access for Zoo operations, emergency access and multi-year construction activities that will occur to build all of the bond projects. The separation of visitors and vehicular traffic to increase safety is a high priority for the Zoo. The rerouting of the train will also remove all of the dangerous pedestrian track crossings by elevating the train on a trestle above the visitor circulation path.

Interpretation

Interpretive elements and educational messages are strongly integrated into the visitor experience of the Elephant exhibit. Some of the elements act as important navigational tools for this large exhibit. Others provide a great range of visual and experiential compliments to the exhibits. The train component has interpretive elements that educate visitors about the Zoo Train, help streamline ticketing, and enrich the queuing experience.

Additional welcome, orientation and wayfinding master plan ideas, that might be considered for the first phase of construction, are included in the appendix.

Education

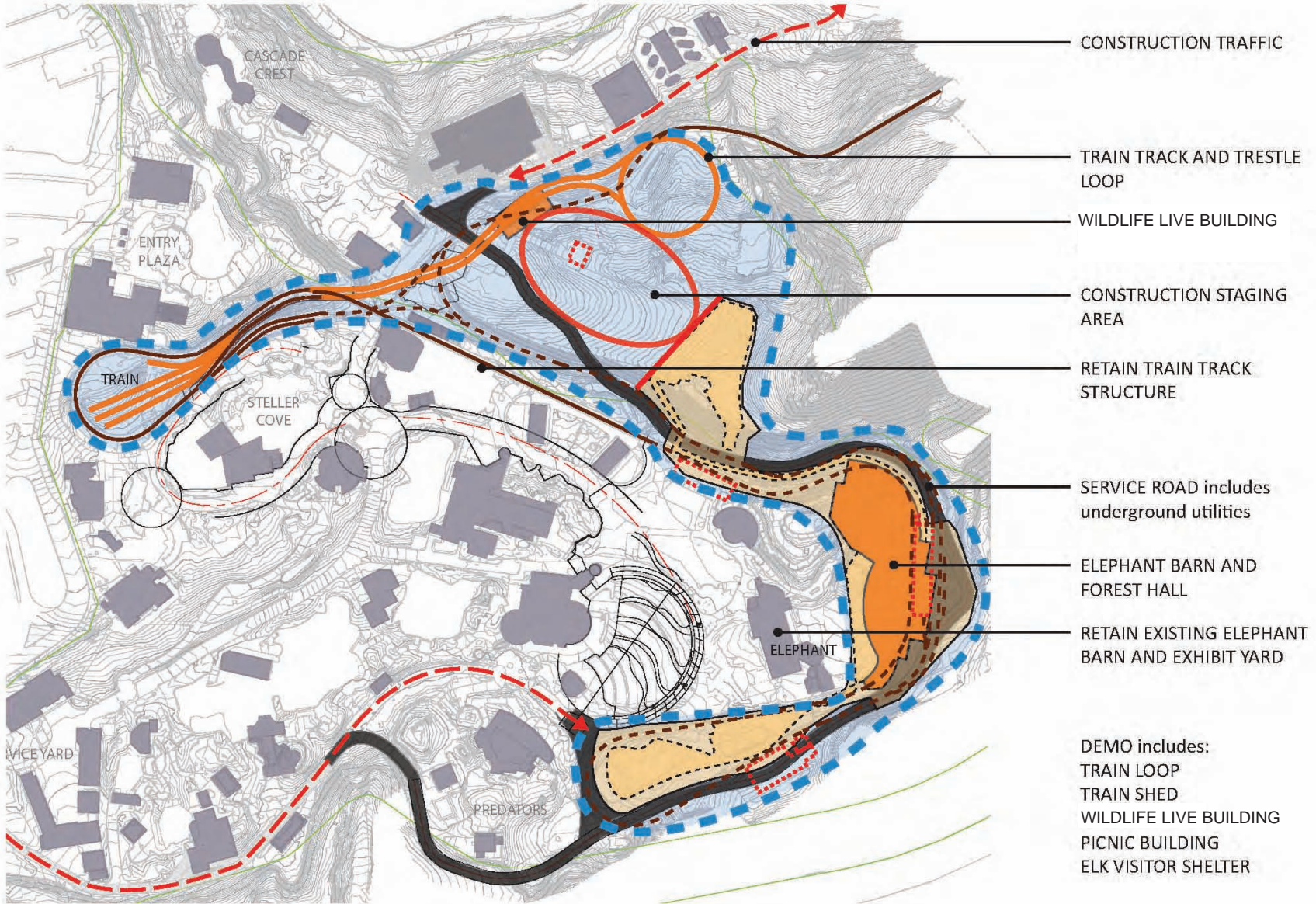
Multiple spaces are integrated into the exhibit design that can be used for education programs. The hilltop, as well as the elephant viewing platforms along the edge of the concert lawn, offer locations for the Zoo's education and camp programs. Pavilion structures can be added in a future phase.

Landscape

The landscape improvements fall broadly into two categories: major upgrades and improvements to the concert lawn, east hub and picnic area; and mitigation, restoration and landscape screening associated with the service road, the realigned train and the periphery of the elephant habitat. The latter category will be accomplished with native plantings and minimal irrigation; it is intended to enhance the visitor experience while providing habitat function and contributing to the larger ecosystem in which the Zoo is nested. The former category includes a terraced concert venue with sculpted seatwalls and stepped lawns, a boardwalk with overlook podiums that engages both the new elephant habitat and the concert venue, a picnic lawn and pavilion in close proximity to new restroom facilities and a large, flexible open space (east hub) that supports concert functions, wayfinding and exhibit interpretation.

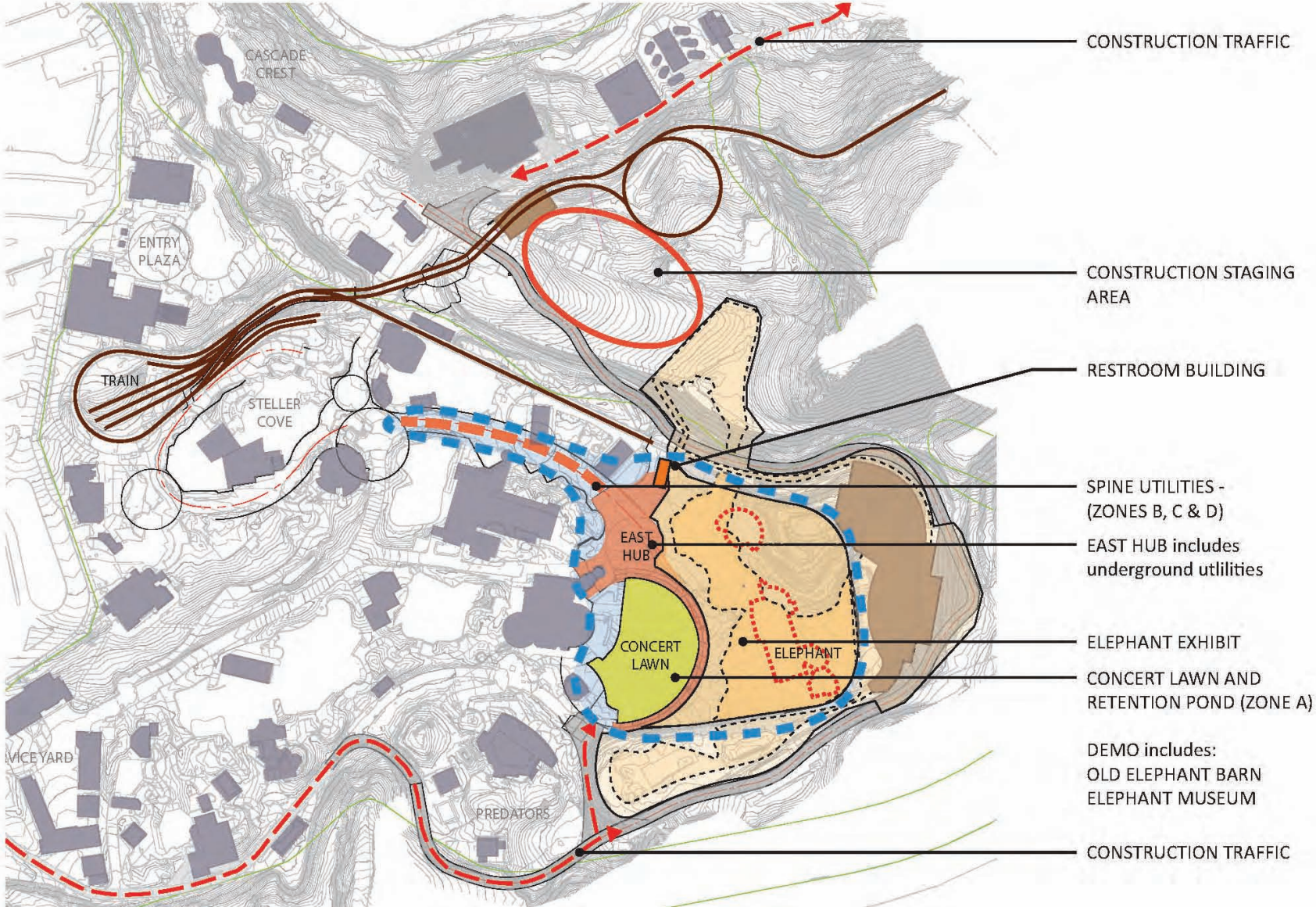
BOND PROJECT PHASING

PHASE 1A - ELEPHANTS



BOND PROJECT PHASING

PHASE 1B - ELEPHANTS



CONSTRUCTION TRAFFIC

CONSTRUCTION STAGING AREA

RESTROOM BUILDING

SPINE UTILITIES - (ZONES B, C & D)

EAST HUB includes underground utilities

ELEPHANT EXHIBIT

CONCERT LAWN AND RETENTION POND (ZONE A)

DEMO includes:
OLD ELEPHANT BARN
ELEPHANT MUSEUM

CONSTRUCTION TRAFFIC

BUDGET AND IMPLEMENTATION

The total construction budget for this scope of work is \$37,100,000. The proposed construction sequencing is shown on the following pages and is expected to take approximately 18 months, with construction starting in the first quarter of 2012, pending approval of a conditional use amendment and environmental review. A detailed estimate will be included in the final printing of this report.

Phase 1 - Bond Project Scope

Description	Estimate	Alternates	Revised Estimate	Comments
Elephant Exhibit	\$ 32,300,000	\$ (2,300,000)	\$ 30,000,000	Bunker View; 1 less Enrichment tower; 1 less stall; etc.
Perimeter Service Road	\$ 800,000		\$ 800,000	Utilities covered in Water & Energy Savings
Toilets and Support	\$ 600,000		\$ 600,000	1,200 gsf building
Water & Energy Savings				
Concert Lawn/Zone A	\$ 1,400,000		\$ 1,400,000	Water storage; Surface treatment and utilities at perimeter of elephant habitat
Spine/Zone B	\$ 450,000		\$ 450,000	Finishes around concert lawn and pavilion platforms - includes electrical
Spine Zone C & D	\$ 350,000		\$ 350,000	Utilities and pavement patched to meet existing grade
Other Projects				
Birds of Prey	\$ 500,000		\$ 500,000	5,000 GSF Replacement
Railroad Relocation	\$ 5,900,000	\$ (2,900,000)	\$ 3,000,000	Add alternates 1, 2 and 3 = \$2.9 million
Total	\$ 42,300,000	\$ (5,200,000)	\$ 37,100,000	

General Contractor Mark-ups Included in Estimate 37%

General Conditions
 Overhead and Profit
 Bonds and Insurance
 Design Contingency
 CMGC Contingency

SOFT COST SUMMARY

Item #	Service or Contract	Approximate % of Const. Cost	Contract Value of Cost
1	Bldg. Permit & SDC	1.50%	\$1,135,000
2	SDC - in above	0.00%	\$0
3	Advertising & Printing	0.05%	\$38,000
4	Abatement	0.50%	\$378,000
5	Animal relocation	0.00%	\$0
6	Fund raising expenses	0.00%	\$0
7	Surveying	0.10%	\$76,000
8	Structural Inspections	0.20%	\$151,000
9	Geotechnical Inspections	0.20%	\$151,000
10	Telecom	1.00%	\$757,000
11	Moving expenses/storage	0.20%	\$151,000
12	Commissioning	0.25%	\$189,000
13	Architect/Engineer	14.00%	\$10,591,000
14	Furnishings	4.00%	\$3,026,000
15	Fixed equipment	2.00%	\$1,513,000
16	Utility Connections	0.40%	\$303,000
17	Management costs	2.00%	\$1,513,000
18	Project Contingency	15.00%	\$11,348,000
19	Owner cost estimator	0.00%	\$0
20	Percent for art	1.00%	\$757,000
21	Interpretive	3.00%	\$2,270,000
22		0.00%	\$0
Subtotal		45.4%	\$34,347,000
Construction Cost			75,653,000
			\$110,000,000

Assumptions and Clarifications:

- 10 Cost includes cabling and equipment related to Telecom infrastructure
- 18 Includes both construction and soft cost contingencies.

DESIGN TEAM

SRG PARTNERSHIP, INC., Architects

Jon Schleuning, FAIA, Principal In Charge
Hussain Mirza, AIA, Project Manager
Jocelyn Bates, AIA, Assistant Project Manager
Emily Dawson, AIA, Project Architect
Jennifer Gentry, Project Assistant
Bryan Higgins, AIA, Project Architect

CLR DESIGN, Zoo Designers

Gary Lee, AIA, Senior Principal
Greg Dykstra, AIA, Principal In Charge
Gregg Leicester, ASLA, Project Manager
Larry Dame, Exhibit Designer

ATELIER DREISEITL, Landscape Architects

Gerhard Hauber, Landscape Architect, Stormwater Mgmt
Eric Bode, ASLA, Principal In Charge
Nathan Hilmer

MAIN STREET DESIGN, INC., Interpretive Design

J. Tevere MacFadyen, Principal, Senior Interpretive Planner
Penny Perez, Senior Exhibit Designer

TJP ENGINEERING, Life Support

Terri Johnson, PE

PAE CONSULTING ENGINEERS, Mechanical and Electrical

Paul Schwer, PE, Mechanical Engineer
Scott Bevan, PE, Electrical Engineer
Tim Elley

KPFF CONSULTING ENGINEERS, Civil

Paul Dedyo, PE
Evan Eykelbosch, PE
Pete Miller, PE

EQUILIBRIUM, Structural

Ed Quesenberry, SE, Principal

THE BOOKIN GROUP, Land Use Planning

Beverly Bookin, AICP, Planner
Rebecca Woods, Associate Planner

RIDER LEVETT BUCKNALL, Cost Estimators

Graham Roy, Principal
Billy O'Donovan

ORCA CONSULTING, LLC, Operations and Revenue Analysis

Greg Emmers
John Moss
Melanie Simon

