

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF APPROVING)	RESOLUTION NO. 89-1166
A REQUEST FOR BIDS DOCUMENT FOR)	
CONSTRUCTION OF THE AFRICA RAIN)	Introduced by Rena Cusma,
FOREST EXHIBIT AT THE METRO)	Executive Officer
WASHINGTON PARK ZOO)	

WHEREAS, Section 2.04.033(b) of the Metro Code requires that the Council of the Metropolitan Service District must approve the proposal document for certain contracts; and

WHEREAS, The contract for constructing this exhibit requires Council approval, and the bid document has been filed with the Clerk of the Council; now, therefore,

BE IT RESOLVED,

That the Council of the Metropolitan Service District approves the Request for Bids for the Africa Rain Forest Exhibit and authorizes that it be released for response by vendors or proposers.

ADOPTED by the Council of the Metropolitan Service District
this 14th day of December, 1989



Mike Ragsdale, Presiding Officer

CONVENTION, ZOO & VISITORS
FACILITIES COMMITTEE REPORT

RESOLUTION NO. 89-1166, APPROVING A REQUEST FOR BIDS DOCUMENT
FOR CONSTRUCTION OF THE AFRICA RAIN FOREST EXHIBIT AT THE
METRO WASHINGTON PARK ZOO

Date: December 6, 1989

Presented By: Councilor Knowles

COMMITTEE RECOMMENDATION: At the December 5, 1989 Convention, Zoo & Visitors Facilities Committee meeting, all members were present and voted unanimously to recommend Council adoption of Resolution No. 89-1166.

COMMITTEE DISCUSSION/ISSUES: As a brief background, Resolution No. 89-1166 provides for Council approval of the Zoo's Africa III - Rainforest Exhibit bid documents. The Committee considered the resolution a first time November 7, 1989 and approved it by a 3-2 vote, with the understanding that all budgetary information would be available to the Committee at its November 15 Special Meeting. Staff prepared an updated Staff Report (attached) for the November 15 meeting, but on November 14, the Executive Officer requested the item be pulled from the agenda. Subsequently at the November 21 Council meeting, the Presiding Officer referred Resolution No. 89-1166 back to the Committee.

Neither Resolution No. 89-1166 nor the Africa III bid documents have been changed, but additional budgetary information is provided in the new Staff Report. Responding to Committee questions, Zoo staff said the current Africa III project cost estimate is approximately \$683,000 over the original budgeted amount, which is projected to be covered by \$233,000 out of current levy funds and \$450,000 in increased FY90-91 donations. Staff noted three-fourths of the increased donation funds are assured at this time. The Zoo has utilized non-tax revenues for other major projects, including the Cascades exhibits and the Elephant Museum. No other issues or concerns were raised and it was recalled the Africa III project should begin construction this Spring.

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STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 89-1166 AUTHORIZING
A REQUEST FOR BID DOCUMENT FOR CONSTRUCTION
OF AN AFRICAN RAINFOREST EXHIBIT AT
METRO WASHINGTON PARK ZOO

Date: November 13, 1989

Presented by: A. McKay Rich

BACKGROUND AND FACTUAL ANALYSIS

The Council approved advertising the African Rainforest for bid on June 6, 1989. Only two bids were received at the July 19th bid opening and both were in excess of the budget. After careful consideration it was determined that Metro should reject the bids, review the project and rebid it later.

That review has been completed. It was concluded that previous reductions in the scope to bring the project within budget left very little additional reduction possibilities without seriously compromising the exhibit. However, it was determined: 1) the contract documents could be rearranged to add clarity to the project and reduce the likelihood of any duplications of effort; 2) basic add alternates such as site sound, hay barn, and the rainstorm be moved into the base bid with non-basic alternates excluded; 3) the Zoo assumes direct responsibility for interior plantings in the swamp building; 4) the Zoo more clearly define an adequate staging area for the contractor; 5) we substitute a narrower, more easily installed plastic root barrier in lieu of the extruded curb detail to contain the running bamboo; 6) that the Zoo supply metering nozzles, lixits and small aquarium treatment equipment; 7) the Conservation Village be reconfigured; and 8) a north exit path from the exhibit to the sculpture garden be added as an alternate.

Cost savings, if there are any, will come from clarified bid documents, a better bidding climate and more contractors participating. We are doing all we can do to interest as many contractors in the project as possible. We are also using an extended bid period with two pre-bid conferences to assure that we have adequate time to address any concerns raised by prospective bidders.

With a favorable bid the project can get underway in March and be completed by June 1991. This is a complex project on a limited site. Our original cost estimate was low particularly as it related to mechanical and electrical features of the exhibit. For these reasons plus the continuing uncertainty in the bidding climate we are recommending \$5,277,528 as the total commitment for this project.

The revenue for the project is in no way contingent on funds from a new levy. The 1989-90 budget includes an appropriation of \$3,739,550. During fiscal year 1988-89 we expended \$420,929. The remaining revenues of \$1,117,051 for the project will be provided in fiscal year 1990-91 through the fund balance. Total revenues for the project are provided as follows:

Donations/Bequests (\$250,000 Friends donation & \$200,000 donations/bequests)	\$450,000
Current Three-Year Levy (This year's transfer from the operating fund plus money carried forward in the fund balance.)	\$4,827,528
Total	\$5,277,528

Staff requests approval to proceed with the request for bids.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 89-1166.

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STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 89-1166 AUTHORIZING
A REQUEST FOR BID DOCUMENT FOR CONSTRUCTION
OF AN AFRICAN RAINFOREST EXHIBIT AT
METRO WASHINGTON PARK ZOO

Date: November 1, 1989

Presented by: A. McKay Rich

BACKGROUND AND FACTUAL ANALYSIS

The Council approved advertising the African Rainforest for bid on June 6, 1989. Only two bids were received at the July 19th bid opening and both were in excess of the budget. After careful consideration it was determined that Metro should reject the bids, review the project and rebid it later.

That review has been completed. It was concluded that previous reductions in the scope to bring the project within budget left very little additional reduction possibilities without seriously compromising the exhibit. However, it was determined: 1) the contract documents could be rearranged to add clarity to the project and reduce the likelihood of any duplications of effort; 2) basic add alternates such as site sound, hay barn, and the rainstorm be moved into the base bid with non-basic alternates excluded; 3) the Zoo assumes direct responsibility for interior plantings in the swamp building; 4) the Zoo more clearly define an adequate staging area for the contractor; 5) we substitute a narrower, more easily installed plastic root barrier in lieu of the extruded curb detail to contain the running bamboo; 6) that the zoo supply metering nozzles, lixits and small aquarium treatment equipment; 7) the Conservation Village be reconfigured; and 8) a north exit path from the exhibit to the sculpture garden be added as an alternate.

Cost savings, if there are any, will come from clarified bid documents, a better bidding climate and more contractors participating. We are doing all that we can do to interest as many contractors in the project as possible. We are also using an extended bid period with two pre-bid conferences to assure that we have adequate time to address any concerns raised by prospective bidders.

With a favorable bid the project can get underway in March and be completed by June 1991. Because of the complexity of the project and the tight bidding climate we are recommending an increase in the project budget. Construction costs are estimated to exceed 3.5 million dollars. Staff requests approval to proceed with the request for bids.

EXECUTIVE OFFICER'S RECOMMENDATION

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METRO

2000 S.W. First Avenue
Portland, OR 97201-5398
503/221-1646

Memorandum

Date: November 14, 1989
To: Councilor George Van Bergen
From: Jessica P. Marlitt, Council Analyst
Regarding: RESPONSES TO QUESTIONS POSED NOVEMBER 7, 1989 AT THE CONVENTION, ZOO & VISITORS FACILITIES COMMITTEE MEETING

At the November 7, 1989, meeting of the Convention, Zoo & Visitors Facilities Committee, you posed three questions for staff follow-up. Please find outlined below each question and its response. If you would like additional information or clarification, please contact me at the Council Office, 221-1646, ext. 138.

1. Where is the authority for the Metro Executive Officer to reject bids? Metro Code Purchasing Procedures, Chapter 2.04.040 "Public Contracts, General Provisions" provides for the rejection of bids as follows:

"(c) Rejection of Bids: The Executive Officer or the Deputy Executive Officer may reject any bid not in compliance with all prescribed public bidding procedures and requirements and may, for good cause, reject any or all bids upon a finding that it is in the public interest to do so, for example, when all bids exceed the budget or estimate for that project."

2. If the authority to reject bids is with the Executive Officer, why was the Council not informed? The Metro Code does not require the Executive Officer to report bid rejections to the Council. In the case of the Africa III original bids, opened July 19, 1989, Zoo staff verbally reported the bid results to the Committee at its August 3, 1989 meeting as follows:

- o Only 2 bids were received, both exceeding the project's construction budget of \$3.4 million (including a built-in 10% contingency):

Bishop Contractors	\$3.9 million
Slayden.	\$4.1 million

Zoo management noted the bids were valid for 90 days (through November 2, 1989) and staff would meet with the project architects about the project plans, targeted costs, and bid configurations to determine how to proceed. It is not clear from meeting notes whether Zoo staff subsequently confirmed with the CZVF Committee

the rejection of the above 2 bids. However, the Zoo's regular "Bi-Weekly Report" for August 5 through August 18, page 1, reported that the project would be re-bid with bid package modifications.

3. What will be the impact on the budget of the projected \$700,000 additional cost for the Africa III project? Attached please find a revised Zoo Staff Report on the Africa III project and its new bid documents to come before the Council for approval November 21, 1989 (Resolution No. 89-1166, considered by the Committee at its last meeting). As noted in the second page of the report, the increased project cost should be covered through current Zoo levy revenues and projected increases in Donations/Bequests. No other projects should be adversely affected by the additional Africa III costs.

cc: Convention, Zoo & Visitors Facilities Committee
Sherry Sheng, Zoo Director
A. McKay Rich, Zoo Assistant Director

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 89-1166 AUTHORIZING
A REQUEST FOR BID DOCUMENT FOR CONSTRUCTION
OF THE AFRICA RAIN FOREST EXHIBIT AT THE
METRO WASHINGTON PARK ZOO

Date: October 23, 1989

Presented by: A. McKay Rich

BACKGROUND AND FACTUAL ANALYSIS

The Council approved advertising the Africa Rain Forest for bid on June 6, 1989. Only two bids were received at the July 19th bid opening and both were in excess of the budget. After careful consideration it was determined that Metro should reject the bids, review the project and rebid it later.

That review has been completed. The bid package has been revised and tightened. There have been some exclusions; some work will be done by Zoo staff, modifications have been made in the conservation village and a path from the exhibit to the sculpture garden has been added.

The bidding climate is still very busy and we are doing all that we can to interest as many contractors in the project as possible. We anticipate advertising the project widely on December 4, 1989. Two pre-bid conferences are planned for December 13, 1989, and January 3, 1990, with bids due January 25, 1990.

With a favorable bid the project can get underway in March 1990 and be completed by June 1991. Because of the complexity of the project and the tight bidding climate we are recommending an increase in the project budget. Construction costs are estimated to exceed \$3.5 million. Staff requests approval to proceed with the Request for Bids.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 89-1166.

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