

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF APPROVING	)	RESOLUTION NO. 90-1249
A REQUEST FOR PROPOSALS DOCUMENT FOR	)	
DESIGN OF A RESEARCH AND PROPAGATION	)	Introduced by the
FACILITY AT METRO WASHINGTON PARK ZOO	)	Executive Officer

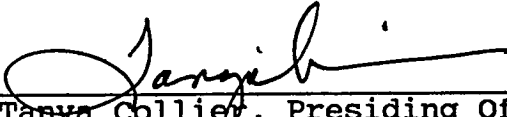
WHEREAS, Section 2.04.033 (b) of the Metro Code requires that the Council must approve the proposal document for certain contracts; and

WHEREAS; The proposal document has been filed with the Council Clerk; now therefore,

BE IT RESOLVED,

That the Council of the Metropolitan Service District approves the Request for Proposals for the Research/Propagation Center and authorizes that it be released for response by vendors or proposers.

ADOPTED by the Council of the Metropolitan Service District  
this 26th day of April, 1990.

  
\_\_\_\_\_  
Tanya Collier, Presiding Officer

resprop.res  
4/9/90

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Washington Park Zoo

22

March 1990

To: Kay Rich

From: Jill Mellen

Re: RFP for Design and Construction of Research and Propagation Facility and Owl Mews

Attached is a revised version of the RFP for the Research and Propagation Facility with additional information on the incorporation of the Owl Mews into the planning process.

Below is a list of the firms I would suggest we solicit bids from:

Di Benedetto Architects  
4440 S.W. Corbett  
223-0555

Walker Engineering  
3312 S.W. Water  
224-6767

Andrew Architects (WBE)  
728 S.E. 11th Street  
239-4387

Romell Architects  
1020 S.W. Taylor  
227-5844

Guthrie, Slusarenko, and Associates  
320 S.W. Sixth Ave.  
Portland, Oregon  
225-0034

Columbia Design & Detailing  
2250 E. Burnside (DBE)  
Portland, OR 97214 (MBE)  
232-2216

Research Equipment Company, Inc.  
18017 56th St., N.E.  
Snohomish, Washington 98290  
Ron Orta, Sales Representative  
206-691-5609 or 409-779-1973

Luey Architects (DBE)  
301 Tigard Plaza (MBE)  
Tigard, OR 97223  
684-3622

Selig/Lee/Rueda Architects (DBE)  
213 S.W. Ash, Suite 201 (MBE)  
Portland, OR 97204  
224-0173

Yamada, Randall - Architects (DBE)  
3291 S.W. Childs Rd. (MBE)  
Lake Oswego, OR 97034  
638-2524

Otak Inc.  
17355 S.W. Boones Ferry Road  
Lake Oswego, OR  
635-3618

cc: Dennis Pate, Stanley Held, Elayne Barclay, Anna Michel

Revisions made as per Amha + Kathy R.  
gm

REQUEST FOR PROPOSALS FOR SCHEMATIC AND DESIGN CONCEPT DRAWINGS,  
CONSTRUCTION DOCUMENTS, AND CONSTRUCTION SUPPORT FOR

TWO OFF-SITE FACILITIES:

A RESEARCH AND PROPAGATION FACILITY AND AN OWL MEW FACILITY

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I. INTRODUCTION

The Metropolitan Service District's Washington Park Zoo is requesting proposals for the programming, concept and schematic design, design development, construction documentation and construction administration for two off-exhibit facilities: a Research and Propagation Facility and an Owl Mew Facility. Proposals are due on **3 May, 1990 (PST)**, at the Metro Washington Park Zoo, 4001 S.W. Canyon Road. Details concerning the project and proposal are contained in this document.

II. BACKGROUND/HISTORY OF PROJECT

One of the primary goals listed in the Zoo's Master Plan is to "contribute to the conservation of animals in the wild and in the Zoo by: continuing to research and improve husbandry techniques, exhibit environments, animal management concepts, and captive propagation." Many times this goal is not best achieved in concert with exhibiting animals for the general public. For example, some animals exhibit substantially less reproductive behavior while on exhibit as opposed to off-exhibit. Others appear to breed more readily when housed singly as opposed to pairs or in groups. Still other species require management to mix and match until compatible pairing can be found, thus necessitating numerous specimens of the same species.

An off-exhibit Research and Propagation Facility would facilitate the Metro Washington Park Zoo's realization of the above stated goal in a cost effective manner. Since this facility will not be open to the public, the esthetics of the Facility is not a factor; instead, functionality and flexibility will be stressed.

Further, as a strong commitment to local wildlife, the Zoo has made a long-term commitment to caring for this area's injured and orphaned owls.

Injured and orphaned owls are accepted by Metro's Washington Park Zoo from the greater Portland area. Those owls that can be rehabilitated are returned the wild; non-rehabilitants are used in educational programs at this and other zoos.

### III. LOCATION OF THE PROPOSED SITE

The facilities are to be constructed on sites located either side of the Zoo's Research Center/Hospital. Specifically, the Research and Propagation Facility will be constructed on a site immediately east of the Zoo's Research Center/Hospital. (See Attachment 1). The area is shaded yellow on the attached map. At its longest dimensions, the area is roughly 250 feet by 150 feet. The existing Owl Mews are currently located on this proposed site.

The proposed site for the new Owl Mews is located immediately to the west of the Quarantine Buildings (again, see Attachment 1, also shaded yellow). This area is roughly 75 feet by 60 feet.

### IV. GENERAL CONCEPT OF THE FACILITIES

#### A. Research and Propagation Facility

Three buildings are envisioned to house each of three groups of animals: small cats (ranging in size from 5 pounds to 50 pounds), small primates (ranging in size from 2 pounds to 30 pounds), and birds (up to and including large parrots and macaws). All of these animals can readily utilize the vertical aspect of their enclosures, and so both indoor and outdoor animal areas should be constructed in such a way to maximize that usage.

Each building will have both indoor areas for the animals and attached outdoor "runs" (covered) constructed of hardware cloth or chain-link fencing. One of the buildings (the first one constructed) should have a kitchen/storage area incorporated into it. Attachment 2 represents a conceptual drawing of the three proposed buildings.

#### B. Owl Mew Facility

This building will have a system of 15 inter-connected mews (essentially stalls) to house wild owls for rehabilitation. Part of each mew will be covered and part will be open to the elements via screening. A separate kitchen/storage/transition room area should also be included in the

design. Attachment 2b represents a conceptual drawing of the Owl Mew Facility.

## V. SCOPE OF WORK

### A. Proposed Schedule

The scope of work includes programming, concept and schematic design, design development, and construction documentation for the Research and Propagation Facility (three buildings) and the Owl Mews and the construction administration of the first two buildings of the Research and Propagation Facility. The budget for the entire project, including design, construction, permits, etc. is estimated to be **\$435,000**.

Design process should determine the most cost effective manner to construct this facility in phases, (i.e., would it be more cost effective to lay foundation, sewer, and utilities for the entire project, but complete construction on only the first two buildings?

Since the construction of the R&P Facility includes destruction of the existing Owl Mews, schedule of work should include the most cost effective sequence in the development of each of these facilities.

The design of the project should commence no later than **1 June 1990** and be completed by **1 November, 1990**.

The project covers work including, but not limited to:

1. Survey of both planned sites (R&P and Mews)
2. Soil investigation/testing of both planned sites (R&P and Mews)
3. Feasibility study of the most cost effective time schedule for development and construction of both sites
4. Design of all three phases of the Research and Propagation Facility (including utilities) and the Owl Mews to be completed by **1 November 1990**.
5. Acquisition of building permits (permits are to be secured by the consultant team, but Metro Washington Park Zoo will pay the cost of the permits)
6. Construction administration of the R&P facility, Buildings 1 and 2.

## B. Scope of Work

The consultant selected for this project will be expected to work with the Zoo staff to form a team which will collectively brainstorm, critique and select the content and concepts to be used in the design of the two facilities. The project manager will also identify the individuals through whom communication will flow. It will be mandatory during the initial phases of the project to:

1. Establish an effective system of communication;
2. Specify critical checkpoints at which zoo staff can approve approaches, designs, illustrations, proposed equipment, and materials; and,
3. Complete design development and cost estimates at 30%, 60%, and 90% completion of construction drawings.

The consultant must be well versed in the production methods and maintenance concerns of all the standard kinds of buildings and materials currently used in the housing of domesticated animals and/or inexpensive, agricultural buildings.

The consultant will be responsible for providing working drawings of the facilities.

## C. Description of Research and Propagation Facility

### 1. Indoor Areas (all three proposed buildings)

- a. Within the indoor area of each building, indoor animal enclosures will be constructed to provide indoor living areas for the animals. These shall be constructed of hardware cloth or chain-link fencing with concrete floors; each indoor animal enclosure will be no smaller than 10ft x 10ft. x 10ft.
- b. A keeper alley-way (minimum 7-ft) in the center of the building shall be maintained between indoor animal areas.
- c. A keeper access door should lead from the indoor area into each outdoor animal enclosure.
- d. All indoor animal enclosures must be interconnected by sliding or guillotine doors to adjacent outdoor animal enclosures.
- e. Indoor enclosures must be easy to clean (concrete floors, sufficient drainage[4-inch drains], sufficient water pressure, appropriate flooring finishes).

f. Indoor areas must be heated (to 70° F) and well ventilated.

g. Indoor areas must be well lighted with both florescent lighting and sky lights.

h. Indoor areas must have an electrical outlet every 10 feet; outdoor outlets every 20 ft.

i. Some animal doors (sliding or guillotine) will need to be operated remotely.

j. All entry doors to indoor areas must have viewing windows.

k. Must be able to clearly see all of each indoor animal area from keeper space.

l. One of the buildings (the 1st constructed) should have attached a kitchen area (see ATTACHMENT 2a). This kitchen area should include a sink, hot and cold water, wall shelves, phone, at least 10 sq ft of counter space, a window, door exiting to the outside as well as another door entering the indoor animal area. Kitchen area will be used to store food (refrigerated) and records and to prepare food. Kitchen area should have at least 4-5 electrical outlets.

m. All concrete or c.m.u. construction must be sealed.

n. The size of each of the three indoor facility should be approximately 85ft x 30ft x 12ft. Because animals will have almost continual access outdoors, it may not be cost efficient to insulate the indoor areas. This cost/benefit of insulating the buildings should be evaluated.

o. All doors (for keepers and animals) will be secured with Best® locks or padlocks.

## 2. Outdoor Enclosures

a. Outdoor enclosures should be attached to and surround (on three sides) each indoor building.

b. Outdoor enclosures should be interconnected to adjacent outdoor enclosures by guillotine or sliding doors (remotely operated).

c. Outdoor enclosures on one side of each building should be 20ft x 15ft x 12ft; on the other side of each building, outdoor enclosures should be 10ft x 15ft x 12ft.

d. Outdoor enclosures should be constructed of hardware cloth or chain-link fencing, including ceiling.

- e. With the exception of a 3-ft concrete "lip" extending from the building into the outdoor area, the floor surface of the outdoor areas should be natural substrate, i.e., grass. The outdoor area should be naturally well-drained, but no actual sewer drains are need in the outdoor areas.
- f. A 3-ft keeper alley, constructed of chain-link or hardware cloth fencing should surround the outdoor area (see ATTACHMENT 2a). The alley-way should be totally enclosed by fencing. The bottom outside wall of fencing should be recessed 12 inches into the substrate and then extended horizontally away from the building (underground) for 6 inches to prevent vermin from digging into the facility.
- g. A keeper access door should lead from the keeper alley into each of the outdoor areas.

#### D. Description of Owl Mew Facility

This building should have a series of mews (stall-like rooms) for owls with dividing partitions to make space smaller or larger depending on the species housed and individual needs.

Part of each mew should have a solid slanted roof while part should have a screened roof. Floors should be concrete for ease of cleaning and for proper disinfection. Access will be via double doors to prevent escapes.

Pathways and areas near doors should be lighted for night keepers access.

Adequate electrical receptacles should be placed throughout the facility.

Hose connections should be placed in appropriate areas for cleaning and watering. Workroom should be large enough to contain freezer, refrigerator, double sink, counter space and storage area. A separate room for transitional animals should be incorporated into this workroom. As much of the surrounding vegetations as possible should be preserved for security purposes and as a visual/sound barrier.

#### 3. Grounds immediately around the site, i.e., the area shaded in yellow on Attachment 1

- a. Security for this area is an important issue. The site is secluded and some of the animals to be housed here are desirable for the pet trade. As much existing vegetation as possible should be left in place during the construction phase. This vegetation will shield from view the animals and enclosures to passers-by on the existing public road immediately above



the proposed site. The vegetation will also serve as a visual barrier between the proposed buildings and afford some protection from the sun, wind and rain.

D. Cost/Budget -- The total budget including architectural and engineering fees, inspection costs, contingencies, Zoo management costs, permits, utilities, site development costs, and construction costs for the design and the construction of both facilities is **\$435,000**.

Provide a preliminary construction cost estimate on the Proposal Summary Sheet (Attachment 3). Your proposal should address the methods you recommend to keep the project within budget.

The successful consultant will be required to enter a fixed price contract agreement which will not be adjusted up or down in relation to the actual construction costs. However, the consultant may offer and price additional services available at Metro's option. Provide your preliminary lump sum fee on the Proposal Summary Sheet (Attachment 3).

## VI. PROJECT ADMINISTRATION

Metro's contact for this project is the Zoo Construction Coordinator, Robert Porter. The Design Team for the Zoo also includes the Zoo's Research Coordinator and the Zoo's General Curator. The Metro executive staff and Council are involved in review and final approval of the Project.

## VII. PROPOSAL INSTRUCTIONS

A. Site Visitation - Interested parties are invited to view the site on **20 April 1990 at 13:00 (PST)**.

B. Submission of Proposals -- Two (2) copies shall be furnished to Metro not later than **3 May, 1990** and addressed to:

Robert Porter  
Metro Washington Park Zoo  
4001 S.W. Canyon Road  
Portland, Oregon 97221

C. Deadline -- Proposals will not be considered if received after **17:00 PDT on 3 May 1990**. Postmarks are not accepted.

D. RFP as Basis for Proposals

This RFP represents the most definitive statement Metro will make concerning information upon which proposals are to be based. Any verbal information which is not contained in this RFP will not be considered by Metro in evaluating the proposals. All questions relating to the RFP, or the project must be submitted in writing to Robert Porter. Any questions which in the opinion of Metro warrant a written reply or RFP amendment will be furnished to all parties receiving a copy of this RFP. Metro will not respond to questions received after **27 April 1990**.

E. Subconsultants: Disadvantaged Business Program

A subconsultant is any person or firm proposed to work for the prime consultant on this project. Metro does not wish any subconsultant selection to be finalized prior to contract award. For any task or portion of a task to be undertaken by a subconsultant, the prime consultant shall not sign up a subconsultant on an exclusive basis.

Metro has made a strong commitment to provide maximum opportunities to Disadvantaged and Women-Owned Businesses in contracting. The successful proposer will be required to meet Metro's Disadvantaged Business Program goals or clearly demonstrate that a good faith effort has been made to meet the goals. The goals for this contract are: Disadvantage Business Enterprises (DBEs) -- 7 percent, and Women-Owned Business Enterprises (WBEs) -- 5 percent of the contract amount. DBEs and WBEs must be certified by the state of Oregon as DBEs/WBEs to be counted toward the Contract goals. The proposal documents submitted must contain a fully completed Disadvantaged Business Program Compliance form contained herein. Thereafter, within 24 hours of notice by Metro, individuals to be interviewed may be required to submit completed DBE and WBE utilization forms which are also attached. Detailed procedures for completing the forms and for demonstrating good faith efforts are contained in Ordinance NO. 88-252 (Metro's Disadvantaged Business Program) contained in the Appendix. Proposers' special attention is directed to Section 2.04.155 (Contract Award

Criteria), and Section 2.04:160 (a)(2) (Determination of Good Faith Efforts).

Proposers should note the following requirement of the latter section:

Advertisement in trade association, general circulation, minority and trade-oriented, women-focus publications, if any and through a minority-owned newspaper or minority-owned trade publication concerning the subcontracting or material supply opportunities on the project at least ten (10) days before bids or proposals are due.

The following are minority-oriented newspapers published in the Portland Metropolitan area:

*The Skanner*, 2337 N. William Avenue, Portland, OR 97221  
(503)287-3562.

*The Portland Observer*, P.O. Box 3137, Portland, OR 97208  
(503)283-2486.

*The American Contractor*, P.O. Box 11233, Portland, OR 97208  
(503)285-9000.

The requirement to advertise is but one of the actions necessary to demonstrate good faith efforts under this program.

*Failure of the proposer to comply with all of the requirements of the Disadvantaged Business Program will result in the bid being deemed nonresponsive.*

#### F. Metro Insurance Requirements

The consultant shall provide (from insurance companies acceptable to Metro) the insurance coverage designated hereinafter and pay for all costs therefore.

Before commencing work under this contract the consultant shall furnish Metro with certificates of insurance evidencing coverage as specified and where indicated naming Metro as an additional insured:

- a. Carrier(s) shall have an A or better insurance rating.
- b. Commercial General Liability and Automobile Liability Insurance

Consultants shall maintain Commercial General and Auto Liability Insurance on an "occurrence" basis, covering all operations of consultant (except for the coverage described in subparagraph (c) below) including contractual liability, against claims for bodily injury or death including personal injury and property damage with limits of not less than \$1,000,000 combined single limit. Insurance coverage shall also be carried with limits of not less than \$1,000,000 combined single limit against bodily injury liability and property damage liability arising out of the use by or on behalf of the consultant, his/her agents and employees in pursuit of services provided for in this agreement, of any owned, non-owned or hired automobile equipment. Such policy or policies shall name Metro, their directors, officers, agents, and employees, as an additional insured but only as results liability incurred by the contractor in the performance of this contract. Such insurance shall provide for thirty days prior written notice to the owner in the event of cancellation.

c. Errors and Omissions Insurance

Consultant shall provide Metro with evidence of Professional Liability Insurance in an amount not less than \$1,000,000 per claim, subject to the policy's annual aggregate of \$1,000,000. Such insurance shall include limited contractual liability coverage and shall provide for thirty days prior written notice to the owner in the event of cancellation. Consultant shall maintain in force such coverage for not less than five years following completion of the project.

G. Workers' Compensation Coverage

Consultant will maintain in force Workers' Compensation coverage as required by the State of Oregon. Consultant shall provide Metro a certificate of insurance evidencing such coverage is in force. Consultant shall require his/her sub-consultants to maintain such insurance also.

## VIII. PROPOSAL CONTENTS

The proposal should contain not more than 10 pages (of written materials (excluding biographies and brochures, which may be included in an appendix), describing the ability of the consultant to perform the work requested. Contents of the proposal shall be as follows:

A. Transmittal Letter -- Indicate who will be project manager, and that the proposal will be valid for ninety (90) days.

B. Approach/Project Work Plan -- Describe how the work will be done within the given time frame and budget. Include a proposed work plan and schedule.

C. Staffing/Project Manager Designation -- Identify specific personnel assigned to major project tasks, their roles in relation to the work required, percent of their time on the project, and special qualifications they may bring to the project.

Metro intends to award this contract to a single firm to provide the services required. Proposals must identify a single person as project manager to work with Metro Washington Park Zoo. The consultant must assure responsibility for any subconsultant work and shall be responsible for the day-to-day direction and internal management of the consultant effort.

D. Experience -- List projects conducted over the past five years similar to the work required here. For each project, include the name of the contact person; his/her title, role on the project, and telephone number. Identify persons on the proposed study team who worked on each project, and their respective roles. Include resumes of individuals proposed for this contract.

E. A completed Disadvantaged Business Program Compliance form.

F. A Proposal Summary Sheet, which is provided in Attachment 3.

#### IX. ORAL INTERVIEWS

From the proposals received, Metro will select qualified firms for oral interviews. The oral interview with the selection committee shall include, but is not limited to:

- further mutual development and understanding of the scope of work and fixed fee negotiations;
- confirmation or modification of the schedule previously submitted;

- an opportunity for the firm to give its impressions, concepts, approaches, and concerns about the project; and,
- discussion of consultant-owner relationship
- identify sub-consultants for the project.

#### X. GENERAL PROPOSAL/CONTRACT CONDITIONS

A. Limitations and Award -- This RFP does not commit Metro to the award of a contract, nor to pay any costs incurred in the preparation and submission of proposals in anticipation of a contract. Metro reserves the right to accept or reject any or all proposals received as the result of this request, to negotiate with all qualified sources, or to cancel all or part of this RFP.

B. Contract Type -- Metro intends to award a personal services contract with the selected firm for the project. A copy of the contract, which the successful consultant will be required to execute, is attached (Attachment 4).

C. Billing Procedures -- The Architect will be compensated for each phase of the project according to the lump sum fees established in the contract. The Architect may invoice Metro monthly for the percentage of completion mutually agreed upon by Architect and the Zoo Assistant Director. Each invoice shall be supported by a general description of individuals performing service or such other evidence of Architect's right to payment as Metro may direct. The attached contract fully describes the billing procedures.

D. Validity Period and Authority -- The proposal shall be considered valid for a period of at least ninety (90) days and shall contain a statement to that effect. The proposal shall contain the name, title, address, and telephone number of an individual or individuals with authority to bind any company contacted during the period in which Metro is evaluating the proposal.

#### XI. EVALUATION OF PROPOSALS

A. Proposals will be evaluated by the selection committee based upon the information provided in the RFP and the oral interview. The Zoo Director will recommend a firm to the Executive Officer of Metro for award of a contract

after considering the report of the selection committee. Final contract award must be approved by the Metro Council.

Criteria used in the evaluation of proposals include:

- design fees
- experience of project manager to be assigned
- experience in staying within budget and on schedule
- level of expertise, e.g., familiarity with agricultural/animal facilities
- demonstrated experience on similar projects
- present workload and ability to add this project
- ability to interact effectively with the Zoo design team
- ingenuity of approaches to project
- successful development of fixed fee negotiations.

#### B. Evaluation Criteria

This section provides a description of the criteria which will be used to evaluate proposals submitted to accomplish the work defined in the RFP.

##### 1. Qualifications of principals (30)

##### 2. Previous Work (30)

###### References

Experience (including familiarity with agricultural/animal facilities)

##### 3. Proposal (20)

Demonstrated ability to complete the scope of work; approach to the project

##### 4. Fee (20)

3/22/90

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Attachment 1: Map of zoo grounds with proposed site highlighted

Attachment 2: Conceptual drawing of proposed buildings

Attachment 3: Proposal Summary Sheet

Attachment 4: Personal Services Contract



## Attachment 3: Proposal Summary Sheet

1. Consultant's preliminary construction estimate \$\_\_\_\_\_

2. Consultant's time estimate to complete:

Design Concept Months\_\_\_\_\_ Days\_\_\_\_\_

Design Development Months\_\_\_\_\_ Days\_\_\_\_\_

Construction Documents & Bid Process Months\_\_\_\_\_ Days\_\_\_\_\_

Construction Months\_\_\_\_\_ Days\_\_\_\_\_

3. Consultant's Preliminary Lump Sum Fee \$\_\_\_\_\_

Firm's Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Firm's Representative \_\_\_\_\_

## STAFF REPORT

### CONSIDERATION OF RESOLUTION NO. 90-1249 AUTHORIZING A REQUEST FOR PROPOSALS DOCUMENT FOR DESIGN OF A RESEARCH AND PROPAGATION FACILITY AT METRO WASHINGTON PARK ZOO

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Date: April 9, 1990

Presented by: Dennis Pate

#### BACKGROUND AND FACTUAL ANALYSIS

One of the primary Zoo Master Plan goals is to "contribute to the conservation of animals in the wild and in the Zoo by: continuing to research and improve husbandry techniques, exhibit environments, animal management concepts, and captive propagation." There is great awareness among zoo professionals that if some species of animals are to survive, zoos must assume a leading role in their preservation through cooperative breeding programs. However, public exhibition quarters are not necessarily conducive to propagation of many species.

A number of zoos have established off-exhibit breeding centers as an additional approach to breeding endangered species (e.g. National Zoo's Front Royal, Bronx Zoo's St. Catherine Island). These centers have been extremely successful in propagating many of the species upon which they focused. Metro Washington Park Zoo will focus upon the propagation of endangered animals on a much smaller scale. Initially, we will focus on several species of small carnivores and primates, choosing these species that are critically endangered in the wild.

An off-exhibit Research and Propagation Facility would facilitate realization of the above stated goal in a cost effective manner. Since this facility would not be open to the public, the aesthetics are not a factor; functionality and flexibility will be stressed, with cinder block and chain link fencing used extensively. The location for this facility is the area immediately east of the Zoo Research Center building, in close proximity to existing utilities, within the perimeter fence and serviced by existing roads.

Further, as a strong commitment to local wildlife, the Zoo has made a long-term commitment to caring for this area's injured and orphaned owls. Injured and orphaned owls are accepted from the greater Portland area. Rehabilitated owls are returned to the wild; non-rehabilitants are used in educational programs at this and other zoos. As part of the Research and Propagation Facility

complex, Metro Washington Park Zoo's Owl Rehabilitation Program will relocate to an area west of the existing quarantine facilities. The Owl Rehabilitation Program is the Zoo's only local conservation effort and is a primary vehicle for connecting the people of Portland to the "whole of life".

Total project cost is estimated to be \$375,000 with \$125,000 budgeted for 1990-91.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of this contract.

JDM/ck  
resprop.sr



**METRO**

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

# Memorandum

Date: July 26, 1990

To: Zoo Committee

From: Jessica P. Marlitt, Council Analyst

Regarding: AGENDA ITEM NO. 2 -- UPDATE ON RESEARCH AND PROPAGATION CENTER CONTRACTS

Zoo staff was asked to update the Committee on the status of the Research and Propagation design and construction contract. Some confusion has arisen over the contract(s) because of past approval actions by the Council and the current FY90-91 Budget contracts list.

On April 26, 1990, the Council adopted Resolution No. 90-1249, approving the Request for Proposal (RFP) documents for the Research/Propagation Center and Owl Mews and authorizing its release for response (see Attachment A hereto). As noted in the Zoo Committee Report for Resolution No. 90-1249, the total projected cost for the Research and Propagation Center and Owl Mews was \$435,000, of which \$375,000 was in the FY89-90 capital budget and would be carried over to FY90-91 for design and construction of the Propagation Center and design only of the Owl Mews. Owl Mews construction estimated at \$60,000 would be included in the Zoo's FY90-91 fund-raising target.

The FY90-91 Budget, however, shows the following two Research and Propagation Center contracts in the Capital Fund:

1. Architectural Design Consultant for the Research and Propagation Center, PS, 6/15/90-6/30/91, \$15,000 total contract, \$8,000 for FY90-91; "B" designation (no RFP Council review or approval required).
2. Research and Propagation Center Construction Contract, C, 12/90 - 6/30/91, \$220,000 total contract, \$115,000 for FY90-91; "A" designation (14 day RFP filing for Committee review prior to RFP release for response).

The purpose of the Zoo staff update is to clarify the relationship between the design RFP approved by Council last April and the two contracts listed in this year's budget. Specific points to address include:

- o Results of April design RFP -- Council Office does not have record of final contract approval by Council
- o Total estimated project costs and where specific costs are budgeted
- o Target dates for different project components -- design and construction of the Research and Propagation Center and the Owl Mews

ATTACHMENT A

**ZOO COMMITTEE REPORT**

RESOLUTION NO. 90-1249, APPROVING THE REQUEST FOR PROPOSALS DOCUMENTS FOR CONSTRUCTION OF THE RESEARCH AND PROPAGATION CENTER AND OWL MEWS AT THE METRO WASHINGTON PARK ZOO

Date: April 20, 1990

Presented by: Councilor Gardner

COMMITTEE RECOMMENDATION: At the April 19, 1990, Zoo Committee meeting, Councilors Knowles, McFarland, Ragsdale and myself voted unanimously to recommend Council adopt Resolution No. 90-1249. Councilor DeJardin was excused.

COMMITTEE DISCUSSION/ISSUES: Zoo General Curator Dennis Pate and Research Coordinator Dr. Jill Mellen presented the resolution which approves the RFP for design and construction of a new Research and Propagation Center and Owl Mews. The total projected cost for the projects is \$435,000 of which \$375,000 is in the FY89-90 Zoo Capital Budget and will be carried over to FY90-91 to complete the project. The \$375,000 will pay for the design and construction of the Propagation Center and the design only of the Owl Mews. Constructing the Owl Mews is projected at \$60,000 which is included in the Zoo's FY90-91 fund-raising goal.

Dr. Mellen explained the purpose of the Propagation Center is to provide a secluded area, off-site from Zoo visitors, to breed endangered species. She said the center is a low cost alternative to trying to offer the most conducive breeding settings on-site, in the Zoo's public viewing areas. The goal in pursuing the Research and Propagation Center is to balance the Zoo's visitors' needs and viewing preferences with the curators' needs to study and perpetuate endangered species.

Responding to Committee questions, Mr. Pate noted no other construction plans or projects are identified in the Master Plan for the area by the animal hospital where the Propagation Center and Owl Mews will be built. The Committee discussed further the Zoo's endangered species research, but no additional issues or questions were raised about the RFP.

jpmfour  
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