



## **METRO COUNCIL WORK SESSION**

Meeting Minutes

October 20, 2015

Oregon Zoo, Kalahari Room

**Councilors Present:** Deputy Council President Bob Stacey, and Councilors Shirley Craddick, Carlotta Collette, Craig Dirksen, and Kathryn Harrington

**Councilors Excused:** Council President Tom Hughes and Councilor Sam Chase

Deputy Council President Bob Stacey called the Metro Council work session to order at 2:32 p.m.

### **1. CHIEF OPERATING OFFICER COMMUNICATION**

Deputy Chief Operating Officer Scott Robinson updated Council on the following items:

- Reminded Council of the upcoming work session on October 22<sup>nd</sup>, the cancelled work session on October 27<sup>th</sup>, and the public hearing on the 2015 Urban Growth Report at the Council meeting on October 29<sup>th</sup>.
- Discussed an email sent to Council from Paul Slyman, Metro Property & Environmental Services Director, regarding the closing of SP Paper Mill and noted that staff is working with OMA and facilities to discuss options.
- Mr. Robinson introduced Mr. Brian Vaughn, Metro natural resource scientist, to provide an update on the River Island habitat restoration project. Mr. Vaughn spoke to the multi-year natural area restoration project, the completed restoration of Shoe Island, and final designs for River Island North and Goose Creek. Mr. Vaughn noted that three public meetings have taken place and there has been great neighborhood response. Mr. Vaughn added that a general public site tour will take place on November 7<sup>th</sup>.

### **2. POLAR BEAR CONSERVATION RESEARCH AT THE ZOO**

Ms. Amy Cutting, Oregon Zoo animal curator, presented Council with an informational update about recent conservation partnerships executed at the Oregon Zoo and provided details about upcoming opportunities to expand efforts. Ms. Cutting spoke to the strong relationships between the Zoo's keeper staff and the two geriatric sibling polar bears, Conrad and Tasul. Ms. Cutting highlighted the polar bears' participation in their own health care through voluntary behaviors, including eye exams, eye drops, allergy injections, X-rays, and the first ever voluntary blood draws. Ms. Cutting discussed the Oregon Zoo's partnerships with the University of Santa Cruz and the U.S. Geological Survey and the unique opportunity for the Zoo's polar bears to help field biologists develop better techniques for studying wild polar bears and answer critical questions about the demands a changing Arctic is placing on their energy reserves.

***Council Discussion:***

Councilor Harrington inquired about how habitats are adjusted for varying ages of the polar bears.

**3. POLAR BEAR PROJECT ALTERNATIVE PROCUREMENT**

Mr. Jim Mitchell, Oregon Zoo Bond Program construction manager, Ms. Heidi Rahn, Oregon Zoo Bond Program Director, and Ms. Gabriele Schuster, Metro procurement manager, presented the recommendation to Council that the Construction Management by General Contractor (CM/GC) alternative procurement process be authorized for construction of the new polar bear habitat at the Oregon Zoo. Ms. Rahn spoke to the Oregon Zoo's plans to construct a new polar bear habitat as part of executing the 2008 capital improvement bond. Ms. Rahn conveyed how the vision of the polar bear project is to develop a new and larger habitat as well as educating guests about climate change and the research the Oregon Zoo conducts with polar bears to assess the impacts of such change. Mr. Mitchell spoke to the geographic location of the polar bear exhibit, the geotechnical complex landscape of the area, and the large visitor impact construction will have. Ms. Schuster discussed how Metro referred to analysis performed under contract by Pinnell Busch, a project management consulting firm, and highlighted their findings concluding that a CM/GC would be the best contracting method for projects constructed in the zoo's working environment. Ms. Schuster noted that the CM/GC procurement method is supported by the Oregon Zoo Bond Citizens' Oversight Committee, is a common procurement practice used by public agencies, and offers a distinct advantage over traditional design-bid-built (low bid) method to enhance participation by MWESB (minority, women, and emerging small businesses) contractors. Ms. Rahn added that a resolution will come before Council on November 12<sup>th</sup>.

***Council Discussion:***

- Councilor Collette inquired about the competitive hiring process and whether the architect and contractor are hired at the same time.
  - Ms. Rahn noted that an architect will be hired first and will be on the selection team that will select a contractor, as this will allow the architect to solve problems on the go.
- Councilor Craddick asked if there were any specific topics covered at the recent Oregon Zoo Bond Citizens' Oversight Committee meeting and noted that the public should have the ability to see what construction is being completed.
  - Ms. Rahn spoke to the Oversight Committee's support of using the CM/GC method, as it has been successful with risk mitigation.
- Councilor Harrington conveyed that she was comfortable with the methods the Oregon Zoo has been using, complimented the Zoo's construction teams, and noted that she would like to see a list of contractors that the Zoo has previously used.
- Councilor Dirksen discussed the importance of having the design teams work with the contractor from the beginning because unknown problems can be more easily addressed and financial risks can be limited.

**4. OREGON ZOO BOND EDUCATION CENTER CONTRACTING**

Ms. Heidi Rahn and Mr. Brent Shelby, Oregon Zoo Bond Program Manager, presented Council with the current market conditions for construction and the resulting construction bids received for the Oregon Zoo Education Center, as well as tradeoffs and recommendations to balance budgetary considerations with the desire to preserve the program and vision as promised to project partners

and voters in the region. Ms. Rahn noted that the project's CM/GC construction bids received exceeded the construction cost estimate and staff identified and implemented \$2.7 million in cost reductions to reconcile the project scope. Mr. Shelby discussed how bond program staff, CM/GC, and consultants activates the contingency plan of using bid alternatives, value engineering, and post-bid deductions to bring the cost and budget variance down. Mr. Shelby spoke to the additional \$975,000 staff is requesting from Council to retain the vision and purpose of the Education Center. Ms. Rahn noted that the reallocation of program funds for remaining scopes of work would be part of the Fiscal Year 2015-16 Consolidation Amendments Resolution brought before Council on November 19, 2015.

***Council Discussion:***

- Councilors thanked staff for their hard work and vocalized their support for allocating the resources needed to follow through with the Education Center project.
- Councilor Dirksen conveyed that it is imperative to maintain the vision of the Education Center, honor commitments, and create a zoo for the future.
- Councilor Harrington noted that aspects of this project are valuable for the community at large and acknowledged that the Education Center will be a facility that partners can utilize as well.
- Councilor Craddick conveyed that the small-things-matter theme is important and staff should make the fewest cuts possible to maintain the vision of the Education Center.
- Deputy Council President Stacey added that conservation work from Metro will showcase, illustrate, and inspire future work with the new Education Center.

**5. COUNCIL LIAISON UPDATES AND COUNCIL COMMUNICATION**

Councilor Harrington discussed a recent intergovernmental agreement (IGA) put into place by the City of Hillsboro and noted the IGA did not involve minority, women, and emerging small businesses (MWESB).

Councilor Craddick spoke to the Intertwine Alliance Fall Summit and the Salmon Homecoming event at Oxbow Regional Park.

Councilor Collette discussed upcoming transportation events, including a citizen activism and transportation reform Lunch and Learn and a Bicycle Transportation Alliance event highlighting the "A People's History of Recent Urban Transportation Innovation" report.

**6. ADJOURN**

Seeing no further business, Deputy Council President Stacey adjourned the Metro Council work session at 4:03 p.m.

Respectfully submitted,



Kate Giraud, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 20, 2015**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Handout	09/22/15	River Island Restoration Handouts	102015cw-01