



**Oregon Zoo Bond  
Citizens' Oversight Committee**  
Metro Regional Center, Room 370A-B  
Wednesday, Nov. 14, 2012  
3 to 5 p.m.

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
Nov. 14, 2012  
Agenda

**AGENDA**

- |   |                    |
|---|--------------------|
| A. Welcome / Introductions                                  | Deidra Krys-Rusoff |
| B. Approval of Sept. 12, 2012, Committee meeting minutes    | Deidra Krys-Rusoff |
| C. Land Use Projects – Information Update                   | Cheryl Twete       |
| D. Oversight Committee Annual Report to the Metro Council   | Deidra Krys-Rusoff |
| E. Monthly Project Status Reports                           | Craig Stroud       |
| 1. Elephant Habitat and Related Infrastructure              |                    |
| 2. Condor Habitat   |                    |
| 3. Remote Elephant Center                                   |                    |
| 4. Updated Conditional Use Master Plan and Land Use Reviews |                    |
| 5. Interpretive Experience Design Services                  |                    |
| 6. Percent-for-Art  |                    |
| F. Program Status and Financial Information at a Glance     | Craig Stroud       |
| G. Consolidated Oregon Zoo Bond Program Schedule            | Craig Stroud       |
| H. Open Discussion/Questions                                | Deidra Krys-Rusoff |

**Meeting dates for 2013 –Wednesdays, 3 to 5 p.m. at the Oregon Zoo:**

Feb. 13	Skyline Rm.
May 8	Sunset Rm.
Sept. 11	Skyline Rm.
Nov. 13	Skyline Rm.





Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
Nov. 14, 2012  
Agenda item B

## Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Skyline Room  
Wednesday, Sept. 12, 2012  
3 to 5 p.m.

### MINUTES

#### MEMBERS PRESENT

Deidra Kryz-Rusoff (Chair)  
Marcela Alcantar  
Jacqueline Bishop  
David Evans  
Benjamin Jackson  
Bill Kabeiseman  
Bob Tackett

#### AFFILIATION

Ferguson Wellman Capital Management  
Alcantar & Associates  
Jacqueline Bishop Law, LLC  
The ODS Companies  
REAP, Inc.; Jefferson High School; Portland Community College  
Garvey Schubert Barer  
Northwest Oregon Labor Council

#### MEMBERS ABSENT

Greg Gahan  
Ann Gravatt  
Sharon Harmon  
Jim Irvine  
Tony Jones  
Carter MacNichol  
Sheryl Manning  
Penny Serrurier  
Ray Phelps  
Michael Sestric

#### AFFILIATION

NW Construction Management, Inc.  
Climate Solutions  
Oregon Humane Society  
The Conifer Group, Inc.  
Metropolitan Contractor Improvement Partnership  
Shiels Oblatz Johnsen, Inc.  
Oregon Zoo Bond Citizens' Oversight Committee  
Stoel Rives LLP  
Allied Waste Services  
Michael Sestric Facilities Planning

#### GUESTS

Courtney Scott  
Nancy Shaw

Beyond Productions  
(no affiliation provided)

#### ELECTED OFFICIALS AND STAFF

Jim Mitchell  
Joel Morton  
Linnea Nelson  
Scott Robinson  
Brent Shelby  
Marcia Sinclair  
Craig Stroud

Oregon Zoo Bond Construction Manager  
Metro Senior Attorney  
Oregon Zoo Bond Program Coordinator  
Metro Deputy Chief Operating Officer  
Oregon Zoo Project Manager  
Oregon Zoo Public Involvement  
Oregon Zoo Interim Director of Operations;  
A Better Zoo (Oregon Zoo Bond Program) Director

#### A. **Welcome / Introduction**

Deidra Kryz-Rusoff, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:08 p.m. and welcomed members.

**B. Approval of May 9, 2012, Oversight Committee meeting minutes**

Members approved the minutes of the May 9, 2012, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting with the correction that Jacqueline Bishop has changed jobs and is now with her own law firm, Jacqueline Bishop Law.

**C. Land Use Projects – Information Update**

Craig Stroud and Scott Robinson gave an update on the three land use applications Metro has submitted to the City of Portland. The application for amending the zoo's existing land use permit (to cover construction of the Elephant and Condor Habitats) required updating due to additional trees that will be impacted by construction. The amendment was approved Sept. 4, and Metro now has all land-use approvals needed to proceed with those projects.

The West Lot (formerly known as the auxiliary parking lot) does not currently have legal land use standing with the city, and the West Lot land use application is for permanent use of the area for parking. The application was deemed complete on July 30. The staff report and recommendation are due Sept. 17 from the city, and the hearing is set for Sept 26. The Bureau of Development Services has recommendations for West Lot landscaping – a little more screening between homes – and to chain off the lot at night to prevent activity. The Bureau of Environmental Services has recommendations for stormwater. In the long term, they want the lot connected to the stormwater system and taken off the combined sewer. Metro is a secondary player, since Metro does not own the lot and is a party to the application, along with other members of the Washington Park Alliance. It is likely that BES will look for stormwater upgrades as part of larger parking lot improvement requirements.

Metro's third application is for a new Conditional Use Master Plan, which will provide a land use permit to cover the remaining bond projects. The application was submitted in mid-August, and Metro received an incomplete letter from the city, which was expected. Metro is developing responses to the questions. A hearing is likely to be scheduled in mid-November. The work is on the anticipated schedule and plan.

Marcela Alcantar asked about the contractor for the Elephant Habitat project. She was pleased to see the prime contractor reaching out to minority-owned businesses. She would like to see the same commitment going forward to reach out to minority-owned businesses in other projects. She asked to see the minority, women-owned and emerging small business (MWESB) participation numbers to date for other projects. Jim Mitchell said he can provide that information for completed projects, but since Elephants has not been bid yet, it is not available for that project now. Mr. Mitchell reported that MWESB participation was approximately 11 percent on the Veterinary Medical Center project. Ms. Alcantar asked for a report of who had been successful on projects, so that she can see how it is trending and how opportunities are being spread out. Staff agreed to provide the requested information.

**D. Elephant Habitat and Related Infrastructure – Project Design Progress**

Jim Mitchell gave an update on the Elephant Habitat and Related Infrastructure project. The bids for Elephants/Train/Road will be due Oct. 12. Mr. Mitchell presented a slideshow (a copy of which is included with the record) about the project. Work on the road will be complete by November 2013. The Elephant museum will be closed permanently and the building demolished. The project team is trying to reduce revenue impacts on the zoo's operation, especially the picnic area for large corporate picnics. Metro plans to amend the design contract

with SRG Partnership, and the construction management/general contractor contract with Lease Crutcher Lewis, to include demolishing the old buildings in Tiger Plaza, to off-set the impact of losing space near the elephant habitat for picnics. Demolition costs will be part of the Conservation Discovery Zone project, since that work would be required when the CDZ is constructed, and using existing contractors will be cost effective.

The Bond program hired Wayne Starkey this week as a project engineer to assist with the program implementation.

Mr. Mitchell showed the latest rendering from the Elephant Habitat workshop #9 held last month. Since the last Oversight Committee meeting, the indoor visitor area went from two stories to one, and will be approximately 2,500 square feet. The project is targeting Leadership in Energy and Environmental Design (LEED) silver certification.

Mr. Mitchell showed various areas for elephant activities. The team is also studying other zoos and looking at designing for other elephant activities, such as self showers. Mr. Mitchell showed a video of elephants playing in spraying water, as an example of activities they will have in the new habitat (a copy of the video is included with the record). Design development drawings are mostly done. The main elephant habitat and buildings will bid next January.

Elephants will remain onsite during construction. They will have a transitional habitat during construction, occupying the current front yard and most of the back yard. The project team has studied and planned the project sequencing to minimize impacts to animals and zoo operations.

A member asked about the Remote Elephant Center. Craig Stroud responded that program staff is still performing due diligence on the Roslyn Lake property. Staff continues to work on an operating plan and long-term sustainable funding source. Metro has a multi-year option on the Roslyn property. The bond funding cannot be used for operating expenses.

David Evans asked why the Elephant Habitat completion timeline changed from May 2015 to December 2014. Mr. Mitchell indicated that Metro had made a best estimate earlier for construction duration, but that Lease Crutcher Lewis' construction timeline was more efficient. Mr. Robinson pointed out that this is evidence that the CMGC model has been beneficial.

Ms. Alcantar asked if Metro will use CMGC for other projects. Mr. Mitchell replied that Metro will use CMGC or two-step bid process, depending on the size and difficulty of the project. The Condor Habitat project is slated for a two-step bid process.

#### **E. Condor Habitat – Project Design Progress**

Brent Shelby gave an update on the Condor Habitat project. The project design started in May, and the design team includes Atelier Dreiseitl + Place, KPFF and PAE Consulting Engineers. He showed a schematic of the project (a copy of the presentation is included with the record). The new habitat will be located where the current farm tractor is located, between the Cougar Exhibit and the Family Farm. The current design has perches, a small water feature and a small keeper service area. The schematic design scope met zoo needs and the construction cost estimate was within budget, so the program approved for the design team to move into design development.

The condor construction will have some impacts on the Family Farm exhibit, such as displacing the kids play area tractor and impacts to the barn yard. The program amended the design team contract to address these impacts.

In the coming weeks, the condor design team will produce a design development package with an updated cost estimate. If that is approved, the project will move forward with construction documents. The two-step bid process will first qualify contractors, and then take the lowest bid from the pre-qualified pool. Construction is expected to take six to eight months, starting in January 2013.

**F. May Bond Sale Results**

Mr. Stroud reviewed the agenda worksheet for the May bond sale results. Jacqueline Bishop asked about limitations on the timeframe for spending the money. Mr. Stroud explained that the Internal Revenue Service subjects unspent bond proceeds to arbitrage rules. In addition, Metro must reasonably expect to spend 85 percent of the money within a three-year timeframe. Chair Krys-Rusoff discussed ways to manage finances to stay within arbitrage rules. Demolishing the Tiger Terrace now as part of the Elephant project and doing the Conservation Discovery Zone design and construction earlier than anticipated, will help the program to meet the 85 percent requirement.

Ms. Bishop said it will be nice to highlight the bonus by using it for better habitat for animals – a distinct, tangible and clear use that can be pointed to – as opposed to divided among various programmatic uses. Bill Kabeiseman noted that it may be good to use the premium to off-set the amount of future bond sales. Ms. Alcantar suggested it is best to hold it for now and Chair Krys-Rusoff agreed.

Chair Krys-Rusoff commented that the current economic market provides a good position for bond issuers, but not so much so for bond investors. For the bond program, it has been beneficial to be in recession conditions for project costs, but that condition may change. The economy could heat up in the next couple years and construction costs could become much higher.

**G. Committee Member Reappointments**

The Committee has members with expiring terms, and Mr. Stroud asked them to let staff know over the next few weeks and if they are interested in another term. Staff will process the reappointments through the Metro Council. Members are also asked to let Chair Krys-Rusoff know if they see any particular new expertise or experience that would be beneficial to the Committee.

**H. Monthly Project Updates**

1. Percent-for-Art:

Marcela Alcantar said it was an amazing experience to participate in the Art Advisory Committee as the Oversight representative. She cited an example of art integrated into the children and parent experience. The Art Committee considered exhibition for artists, paintings, sculptures, stories for kids for different cultures, etc. She recounted a story about the tooth fairy that shows similarities of cultures. She feels the zoo can bring cultural experiences to visitors too.

**I. Program Status and Financial Information at a Glance**

Dave Evans asked about the administrative costs. The large spike late in fiscal year 2012 was due to the bond sale costs. Administrative costs are tracking to forecast.

**J. Consolidated Oregon Zoo Bond Program Schedule—no discussion**

**K. Open Discussion/Questions—no discussion**

**L. Other**

Mr. Stroud reported that the Oregon Zoo just got notice that it received three awards from the Association of Zoos and Aquariums at its annual conference in Phoenix. The zoo, along with its conservation partners at the Woodland Park Zoo and Northwest Trek, earned “top honors” in the AZA’s North American Conservation Awards category for the collaborative Oregon spotted frog reintroduction project. The Oregon Zoo and Woodland Park Zoo took home a second North American Conservation Award for the “significant achievement” of their cooperative Oregon silverspot butterfly captive rearing program. The Oregon Zoo was also honored with the AZA’s Green Award, recognizing “significant achievement” in reducing the environmental impact of its day-to-day operations.

Chair Krysovoff discussed the Oversight Committee’s annual report to the Metro Council, and the need to address it in November, to prepare the report by late February/early March 2013. Three subcommittees will look at the same three areas of the bond program as in previous years. She asked members to think about on which subcommittee they would like to serve, and if they would like to head a subcommittee. The subcommittees will start in November, but most of the work will likely be after the holidays. The subcommittees usually require several meetings and phone conversations. Draft reports will be brought for the full Committee to work on together.

Mr. Robinson announced that Craig Stroud has been appointed as interim deputy director of operations at the zoo. This is a reflection of the tremendous amount of support and credibility Mr. Stroud has at Metro and the zoo. Mr. Stroud will split his time between the bond program duties and zoo operations.

**M. Adjournment**

Chair Krysovoff adjourned the meeting at 4:30 p.m.

**Meeting dates for 2012 –Wednesdays, 3 to 5 p.m.:**

Nov. 14 Room 370A/B, Metro, 600 NE Grand Ave., Portland (Note change of location)

**Meeting dates for 2013 –Wednesdays, 3 to 5 p.m. at the Oregon Zoo:**

Feb. 13 Skyline Rm.

May 8 Sunset Rm.

Sept. 11 Skyline Rm.

Nov. 13 Skyline Rm.







## Land Use Project Updates

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting

Nov. 14, 2012

Agenda item C

For this agenda item, Cheryl Twete will recap the progress since the last Oversight Committee meeting for the updated new Conditional Use Master Plan application and the West Lot application. The monthly status report, including expenditures to date and specific activities, can be reviewed in the meeting packet in agenda item document E-4.



## Required Oversight Committee Report to the Metro Council

Oregon Zoo Bond  
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Committee Meeting  
Nov. 14, 2012  
Agenda item D

For this agenda item, Chair Deidra Kryz-Rusoff would like the committee to discuss the upcoming required Oversight Committee report to the Metro Council. The desired discussion outcome is identification of a process to create the committee's draft report by early 2013.

### **Required Report to the Metro Council (from Ordinance 10-1232)**

This report should contain:

1. Assessment of the zoo's program progress in implementing the Oregon Zoo Bond Measure 26-96 project improvements.
2. Report on project spending trends and current cost projections, and a review and report on the Annual Independent Financial Audit of spending.
3. May recommend project modifications intended to account for increases in construction costs in excess of budget estimates, to ensure that the purpose and promise of the Oregon Zoo Bond Measure 26-96 is fully realized.



Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting

Nov. 14, 2012

Agenda item E

## **Oregon Zoo Bond Citizens' Oversight Committee meeting**

**Nov. 14, 2012**

### **Agenda Item E. Monthly Project Status Reports**

1. Elephant Habitat and Related Infrastructure
2. Condor habitat
3. Remote Elephant Center
4. Updated Conditional Use Master Plan and Land Use Reviews
5. Interpretive Experience Design Services
6. Percent-for-Art





## Oregon Zoo Bond Project Status Report Design Phase

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Nov. 14, 2012  
  
Agenda item E-1

<b>Project Title:</b> Elephant Habitat and Related Infrastructure	<b>Project Manager:</b> Jim Mitchell
<b>Reporting Period #016/Status Date:</b> October 25, 2012	<b>Project Manager Phone:</b> 503-914-6025
<b>Project Description:</b> Provide a new elephant habitat, expanding from 1.5 acres to 6 acres, allowing for an evolution in the way the elephants use their space, which supports the zoo's vision for elephants to live in family herds. Sub-projects include: 1) relocating the train, 2) a new perimeter service road, 3) relocating the Wild Life Live program and 4) water and energy sustainability measures, including LEED Silver Certification and a new campus geothermal loop to reduce the use of fossil fuels for heating and cooling.	

### Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	X		
Schedule and signoffs	X		
Deliverables	X		

#### LEGEND:

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

### Design and Construction Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
8/30/11	9/13/11	4/14/15	12/1/14

### Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$53,847,389	\$2,902,697	\$53,847,389	\$0

### Critical Issues

None to Report			
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### Summary Status

#### Milestones/deliverables for this reporting period

- The eleventh design workshop was conducted on Oct. 16, 17 and 18. The workshop focused on design development estimates and a number of value engineering items were identified to reduce the budget.
- Subcontractor bids for Wildlife Live, Train and Service Road were received on Oct. 18 in a public bid opening format with a Metro representative present. Lease Crutcher Lewis is in the process of determining that all scopes are covered and will have results available the week of Oct. 29.
- Lease Crutcher Lewis and the zoo staff are coordinating construction sequencing and campus impacts.

#### Planned milestones/deliverables for the next reporting period

- Lease Crutcher Lewis is scheduled to mobilize on Nov. 5 and to start construction on Wildlife Live Nov. 8.
- Review elephant design development budget and approve the design team to proceed with construction documents.
- Continue to identify and organize a plan to relocate existing elements within the Elephant Habitat footprint, including totem pole, hoop houses, artwork, train equipment and guest service venues.



## Oregon Zoo Bond Project Status Report Design Phase

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Nov. 14, 2012  
  
Agenda item E-2

<b>Project Title:</b> Condor Habitat	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #09/Status Date:</b> October 25, 2012	<b>Project Manager Phone:</b> 503-525-4240
<b>Project Description:</b> The new condor habitat will highlight the Oregon Zoo's successful condor breeding program and inspire visitors to learn more about these iconic birds that once flew over the Columbia River Gorge.	

### Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	X		
Schedule and signoffs	X		
Deliverables	X		

#### LEGEND:

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

### Project Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
4/30/12	n/a	8/31/13	n/a

### Total Project Budget

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$2,714,125	\$138,455	\$2,714,125	\$0

### Critical Issues

No critical issues to report for this period.

### Summary Status

Milestones/deliverables for this reporting period:

- Consultant submitted a Design Development (DD) package and cost estimate for review. Following a review with zoo team members, the zoo requested additional cost estimate information (particularly concerning the farm area additional scope) before approving the DD package and instructing Consultant to proceed with Construction Documents (CD).
- The DD cost estimate was within project budget and is expected upon delivery of requested additional information to remain within budget.
- The habitat design scope itself has remained largely unchanged. There were only a few design comments during the DD package review with consultants, which will all be addressed during CD phase.
- The design schedule, to complete Construction Documents, has been extended a few weeks given the zoo's request for additional information before proceeding to next phase. This has compressed construction schedule slightly. The validity of the new construction schedule will be verified upon bidding, but current belief is that impact will be negligible.

Planned milestones/deliverables for the next reporting period

- Construction Documents
- Condor interpretive content development and coordination
- Condor stakeholder engagement



# Oregon Zoo Bond Project Status Report

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Nov. 14, 2012  
  
Agenda item E-3

<b>Project Title:</b> Remote Elephant Center – Phase II	<b>Project Manager:</b> Mike Keele
<b>Reporting Period/Status Date:</b> October 25, 2012	<b>Project Manager Phone:</b> 503-220-2445
<b>Project Description:</b> Metro Council Resolution No. 11-4230 authorized the COO to enter into options to purchase real property for the purpose of providing an elephant reserve under the 2008 Oregon Zoo Bond Measure. Staff was also authorized to continue financial feasibility planning and initiate a fundraising campaign for capital costs and operating expenses with the help of the Oregon Zoo Foundation.	

## Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	TBD		
Schedule and signoffs	TBD		
Deliverables	X		

**LEGEND:**

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

### Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
10/19/2009		TBD	

### Budget<sup>i</sup>

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$7.2 million Note 1	\$39,672	TBD	\$

**Note 1:** The Metro Council adopted Bond Implementation Plan allocates \$7.2 million for the offsite facilities capital improvements. Once a site is selected, programming, operating, and capital plans will be able to be updated to identify refined capital construction funding requirements. The baseline budget will show \$7.2 million until that work concludes.

**Critical Issues for Corrective Action:** none at this time.

## Summary Status

Milestones/deliverables for this reporting period

- Project Plan development continues. Major components include planning and design, funding strategy, securing land use approvals and communications.
- No progress with development of conservation/education/community program activities.
- Met on Oct. 2 to discuss purchase option schedule.
- Prepared operations budget options with targeted 20 percent expense reductions.

Planned milestones/deliverables for the next reporting period

- Meet with Compensation and Classification to discuss staff classifications at REC.
- Develop FAQ addressing elephant management program with zoo and offsite facilities.
- Continue to develop and formalize conservation/education/community program activities. (Pending review of proposed elephant management program.)
- Develop Project Plan for staff review prior to Oregon Zoo Bond Advisory Group presentation and review.

<sup>i</sup> Not loaded for allocated costs.



## Oregon Zoo Bond Project Status Report Planning Phase

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Nov. 14, 2012  
Agenda item E-4

<b>Project Title:</b> New Conditional Use Master Plan (CUMS) and West Lot Conditional Use Application	<b>Project Manager:</b> Cheryl Twete
<b>Reporting Period/Status Date:</b> October 26, 2012	<b>Project Manager Phone:</b> 503-797-1774
<b>Project Description:</b> Prepare city conditional use application for the updated Zoo Comprehensive Capital Master Plan, and applications for related reviews, such as environmental review and adjustments (if any). Prepare separate conditional application, jointly with Portland Parks and Recreation and other venues for West Parking Lot. Achieve land use approvals from the City of Portland for the updated master plan, bond program projects and other improvements at the zoo campus. Engage Washington Park Alliance (WPA) members to prepare 1) an urban design vision for the entry/parking lot area, and 2) an updated joint transportation management strategy.	

### Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	X		
Schedule and signoffs	X		
Deliverables	X		

#### LEGEND:

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

### Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
5/18/09	7/1/11	12/11	12/31/12

### Total Project Budget

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$796,785 Note 1	\$799,698	\$847,630	(\$50,845)

Note 1 – Extensive planning in the past months has identified project scope/budget for consultant services. If city staff requires additional technical analysis as part of the land use review, there may be some additional consultant costs. This project budget is carrying all land use project manager and public outreach/communication staff costs.

**Critical Issues for Corrective Action:** None at this time.

### Summary Status

- Budget Status
  - No significant change
- Schedule and Signoffs Status

#### West Lot Summary

- The West Lot application Hearings Officer hearing was held Sept. 26. At the hearing, Oregon Department of Transportation recommended a condition of approval that an electronic variable message sign be installed on Highway 26, near the zoo exit. A Sylvan Highlands Neighborhood Association representative testified informally, indicating that SHNA didn't oppose the West Lot, but that they didn't want its land use approval to be permanent, because it was the neighborhood's only "leverage" over the zoo and Portland Parks and Recreation.
- The hearing record was held open for three additional weeks, during which time Metro/PP & R submitted two additional memos, responding to the ODOT and SHNA comments. ODOT did not



## Land Use Projects Status Report

provide a technical analysis supporting their recommended condition of approval, and based on our team's analysis, it was not supported by ODOT's safety/crash data. Metro/PP&R requested that the Hearings Officer not accept the ODOT recommended condition. We also addressed SHNA's neighborhood livability concerns and stated that the best approach for addressing impacts that are within Washington Park Alliance authority is to create a transportation management association, which is in the formation process.

- The public record closed on Oct. 17, 2012 and the final Hearings Officer decision will be rendered on or before Nov. 2, 2012.
- Bureau of Development Services Staff Report and Recommendation which was issued prior to the hearing, supported the application, with conditions, all of which were acceptable.
- Staff met twice with ODOT and Portland Bureau of Transportation representatives in early October to discuss concerns and try to reach agreement on Highway 26 signage. Agreement was not reached, however, more coordination will occur among the jurisdictions in the future.

### New CUMS Application

- The new zoo CUMS application was submitted on Aug. 14 and was deemed complete on Oct. 23. Staff and the consultant team are continue to work closely with BDS staff to prepare additional information as requested to ensure a clear record is created.
- Metro chose to conduct this land use review "on the record", meaning that the Hearings Officer must make a decision based on information submitted in the application and testimony at the hearing. New information cannot be submitted into the record after the Hearings Officer hearing. The goal is complete the process and obtain a Hearings Officer decision as soon as possible, given that the current CUMS expires on Feb. 20, 2012.
- The Hearings Officer hearing is Dec. 12, 2012 and a final decision is expected by Dec. 28, 2012.

### Other Related Project Activities

- Metro and PP& R staff sent a revised draft Good Neighbor Agreement (v6) to our two neighborhood associations for their consideration. The list of outstanding issues is narrowing. Metro and PP&R have requested that the two neighborhood associations review, discuss with Metro and PP&R, and take neighborhood board action. A meeting with Arlington Heights Neighborhood Association is planned for Nov. 5 to discuss the GNA. Neighborhood representatives have expressed a desire to focus on concrete implementation actions and may not want to complete the Good Neighbor Agreement at this time.
- Related to the CUMS work, the phase II Washington Park South Entry Visioning study is done. The zoo bond is not funding this work. The two neighborhood associations are very supportive of this vision. Additional work related to financial evaluation of the proposed parking garage is underway, separate from the Visioning study.
- Negotiations between Portland Parks and Recreation and Metro, on behalf of Washington Park institutions, on a new parking management agreement for all parking in Washington Park are nearing completion. The new agreement is in final form and has been approved by Portland Children's Museum, World Forestry Center, Hoyt Arboretum and Japanese Garden. Metro is expected to take action on Nov. 1, and Portland City Council will act on either Nov. 7 or Nov. 14, at which time, assuming both Councils approve, the agreement will be executed.

### ➤ Deliverables Status

- West Lot hearing preparation was completed with a solid presentation on Sept. 26 before the City Hearings Officer and two additional memos were submitted to the record. Consultants and staff are preparing a completeness response memo to BDS for the new zoo 10-year CUMS application.

## Land Use Projects Status Report

- The South Entry Visioning Study was reviewed by PP&R staff and final direction to the consultant team was given. The study is completed and has been sent to the printers.
- The draft new parking management agreement was approved by World Forestry Center, Portland Children's Museum, Japanese Garden and Hoyt Arboretum boards in September/October.

### Planned milestones/deliverables for the next reporting period

- West Lot conditional use hearing decision will be made by Nov. 2, 2012. If necessary, an appeal to City Council would be filed.
- The new 10-year CUMS application completeness response memo was submitted and a hearing date of Dec. 12, 2012 has been set. Additional information will be submitted to BDS staff, as appropriate.
- Parking management agreement will be finalized by Oct. 30, 2012 and submitted to Metro Council and Portland City Council for approval.
- Negotiation of the Good Neighbor Agreement with the two neighborhoods may continue.



# Oregon Zoo Bond Project Status Report

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
Nov. 14, 2012  
Agenda item E-5

<b>Project Title:</b> Interpretive Experience Design Services	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #09/Status Date:</b> October 25, 2012	<b>Project Manager Phone:</b> 503-525-4240
<b>Project Description:</b> Interpretive elements are the printed, graphical and electronic activities, experiences and signage in and around exhibits that provide mission-based communication to connect guests with the zoo's animals, mission and values. In addition to explaining information at exhibits, the interpretive experience will address campus orientation and navigation, branding, amenities, and the holistic guest experience. The program's strategy is to use a single team to plan, design and install all interpretive packages for the upcoming bond projects to ensure consistency of theme, style, etc.	

## Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	X		
Schedule and signoffs	X		
Deliverables	X		

### LEGEND:

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

## Project Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
2/27/12	n/a	12/31/16	n/a

## Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$746,975	\$312,014	\$746,975	\$0

## Critical Issues

No critical issues to report for this period.

## Summary Status

Milestones/deliverables for this reporting period

- Volunteers are conducting on-grounds visitor intercept surveys concerning the condor habitat interpretive package.
- On Oct. 22 Aldrich Pears Associates/Formations submitted a proposal for Donor Recognition Design, as requested by the Oregon Zoo Foundation (OZF). The proposal addresses a campus-wide approach to donor recognition as well as new elephant habitat recognition. If the proposal is approved, the current contract would be amended to include this scope, but all expenses for donor recognition would be paid for by OZF—not the bond program.
- Schematic design work continues on elephant and condor project-specific interpretive experience design, as well as concept design for a new campus wayfinding and trip planning system. Staff provided critical feedback and course correction, which consultants are incorporating into the next draft of review documents.

Planned milestones/deliverables for the next reporting period

- Elephant and condor interpretive experience schematic design



## Oregon Zoo Bond Project Status Report

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Nov. 14, 2012  
  
Agenda item E-6

<b>Project Title:</b> Percent-for-Art	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #09/Status Date:</b> October 25, 2012	<b>Project Manager Phone:</b> 503-525-4240
<b>Project Description:</b> Metro Council resolution 11-4282 approved the recommendation to use the Percent-for-Art funds for zoo bond program programmatically rather than on a project-by-project basis. This enables a more strategic approach to the selection and installation of public art at the zoo and leverages the monies to greater effect for the public and the campus.	

### Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	X		
Schedule and signoffs	X		
Deliverables	X		

**LEGEND:**

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

### Project Schedule\*

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
n/a	n/a	n/a	n/a

### Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$793,154	\$22,396	\$793,154	\$0

\*This is an ongoing initiative, throughout the duration of the bond program, and does not have a definitive start and end date.

### Critical Issues

No critical issues to report for this period.

### Summary Status

Milestones/deliverables for this reporting period

- Having decided to divide the percent-for-art funds into three equal allocations to be used proximate to the three hubs identified in bond implementation plan, the Public Art Advisory Committee reviewed the plans for new elephant habitat and east hub construction.
- The zoo is in the process of contracting with the Regional Arts and Culture Council (RACC) to consult and assist with artist selection for percent-for-art commissions.
- There are developments concerning some of the existing art to be displaced by bond project construction:
  - A contract with Conservator and Architect Robert Dortignacq is in process to provide a Condition Survey of the Willard Martin Mosaic Wall at the old entrance to the zoo (site of forthcoming Conservation Discovery Zone bond project).
  - The Condition Survey of the Warren Iliff Sculpture Garden collection by MCL Conservation, LLC will begin next week. The collection will be relocated soon due to new elephant habitat construction.
  - The zoo is working through the relocation details for the Lelooska 50-foot "Centennial" pole, and the 14.5-foot "Survival" pole by Ray Losey. A new site, on grounds, has been identified for both poles.
  - Art relocation costs may be funded by percent-for-art allocation, but costs for restoration/repair of existing art are not eligible for percent-for-art dollars.

## Percent-for-Art Project Status Report

Planned milestones/deliverables for the next reporting period

- Public Art Advisory Committee meetings.
- Work with RACC to develop percent-for-art solicitation associated with east hub (and proximate) construction.
- Develop cost estimates and plans for relocation of existing art displaced by construction (ongoing).





**Oregon Zoo Bond Program**  
 Project Status and Financial Information at a Glance  
 As of September 30, 2012

Oregon Zoo Bond  
 Citizens' Oversight  
 Committee Meeting  
 Nov. 14, 2012  
 Agenda item F

							Project Budget and Expenditures - note 1		
Construction Projects	Pre-Schematic Design	Design Development	Construction Documents	Contracting	Construction	Close-Out	Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures
							Veterinary Medical Center	% Complete	
Penguin Life Support System Upgrade	% Complete			Complete		\$ 1,800,000	\$ 1,753,276	\$ 1,753,276	
Water and Energy Water Main Assembly				Complete		\$ 267,459	\$ 242,495	\$ 242,495	
Elephant Habitat and Related Infrastructure	% Complete	Complete	99%	30%	90%	\$ 53,847,389	\$ 2,902,697	\$ 53,847,389	
Condor Habitat	% Complete	Complete	90%			\$ 2,714,125	\$ 138,455	\$ 2,714,125	
Conservation Education Discovery Zone	% Complete	Complete				\$ 14,155,998	\$ 3,131	\$ 14,155,998	
Polar Bear Habitat	% Complete	Complete				\$ 19,973,470	\$ -	\$ 19,973,470	
Primate/Rhino Habitats	% Complete	Complete				\$ 14,477,856	\$ 1,909	\$ 14,477,856	
Remote Elephant Center	% Complete					\$ 7,200,000	\$ 39,672	\$ 7,200,000 see note 2	
Planning Projects	Proposals Submitted	Contract Award	Interim Reports	Final Deliverables	Close-out	Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures	
Comprehensive Capital Master Plan				Complete		\$ 1,850,000	\$ 1,691,504	\$ 1,691,504	
Stormwater/ Wastewater Analysis				Complete		\$ 160,000	\$ 159,979	\$ 159,979	
Stormwater Minor Projects & Campus Survey				Complete		\$ 386,797	\$ 386,797	\$ 386,797	
One-Percent-for-Art Requirement	% Complete					\$ 793,154	\$ 22,396	\$ 793,154	
Interpretive Design for All Projects	% Complete	100%	100%			\$ 746,975	\$ 312,014	\$ 746,975	
Land Use Processes	Determine Appropriate Process and Negotiate	Establish Project Scope and Baselines	Project Execution - Technical Studies and Prepare Application	Public meetings	Submit CU MS to City for Approval	Land Use Approval Process	Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures
Land Use – New CUMS	% Complete	100%	100%	100%	100%	100%	\$ 796,785	\$ 799,698	\$ 847,630
Land Use – Amended CUMS	% Complete					Complete	\$ 110,429	\$ 142,617	\$ 142,617
Program Administration							Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures
Program Staff, Administration, Metro Central Support, & Bond Issuance							\$ 3,912,881	\$ 1,882,495	\$ 3,912,881
<b>Totals</b>							<b>\$ 132,657,617</b>	<b>\$ 19,273,822</b>	<b>\$ 131,914,728</b>

**Note 1** - Projects not loaded for program administration, Metro service charges or other allocated costs.  
**Note 2** - The Metro Council-adopted Bond Implementation Plan allocates \$7.2 million for the offsite facilities capital improvements. Once a site is selected, programming, operating and capital plans will be updated to identify refined capital construction funding requirements. The baseline budget will show \$7.2 million until that work concludes.



CONSOLIDATED OREGON ZOO BOND PROGRAM SCHEDULE

As of Oct. 19, 2012

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
Nov. 14, 2012  
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ID	Task Name	Start	Finish	2012				2013				2014				2015			
				Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3
0	<b>Consolidated Bond Program Schedule</b>	3/17/10	5/8/15																
1	<b>Land Use Process</b>	3/17/10	5/21/13	Land Use Process															
2	<b>Updated Conditional Use Master Plan (CU MS)</b>	3/17/10	5/21/13	Updated Conditional Use Master Plan (CU MS)															
3	Engage City officials and staff	3/17/10	7/2/12	Engage City officials and staff															
4	Define Land Use Approach	10/1/10	6/30/11	Use Approach															
5	Hire Transportation Consultant	8/10/10	9/30/10	Hire Transportation Consultant															
6	Prepare Transportation Final Work Scope	8/10/10	1/30/11	Scope															
7	Ongoing Public Outreach/Communications	8/12/10	7/2/12	Ongoing Public Outreach/Communications															
8	Prepare Entry/Parking Lot Area Design Vision	12/2/10	6/30/12	Prepare Entry/Parking Lot Area Design Vision															
9	CU MS Pre-App Conf with City	12/30/10	6/24/11	pp Conf with City															
10	Prepare/submit Land Use CU MS Application	6/2/11	8/14/12	Prepare/submit Land Use CU MS Application															
11	CU MS Review/Hearings Officer Decision	8/15/12	12/28/12	8/15 CU MS Review/Hearings Officer Decision															
12	City Council Decision on Appeal (if any)	12/28/12	1/31/13	2/28 City Council Decision on Appeal (if any)															
13	LUBA Appeal Process (if any)	2/21/13	5/21/13	2/21 LUBA Appeal Process (if any)															
14	<b>West Lot Application</b>	4/12/12	3/29/13	West Lot Application															
15	New West Lot Pre-app Conference with City	4/12/12	5/8/12	4/12 New West Lot Pre-app Conference with City															
16	Prepare/Submit Conditional Use Application	5/1/12	7/9/12	5/1 Prepare/Submit Conditional Use Application															
17	CU Review/Hearings Officer Decision	7/10/12	11/2/12	7/10 CU Review/Hearings Officer Decision															
18	City Council Decision on Appeal (if any)	11/16/12	12/17/12	11/16 City Council Decision on Appeal (if any)															
19	LUBA Appeal Process (if any)	12/31/12	3/29/13	12/31 LUBA Appeal Process (if any)															
20	<b>Elephant Habitat and Related Infrastructure</b>	2/14/11	3/2/15	Elephant Habitat and Related Infrastructure															
21	Land Use Amend. Elephant/Condor--Completed	2/14/11	3/2/12	Land Use Amend. Elephant/Condor--Completed															
22	<b>Elephant Habitat and Related Projects</b>	12/16/11	3/2/15	Elephant Habitat and Related Projects															
23	Design	12/16/11	7/8/13	12/16 Design															
24	Wildlife Live	11/8/12	3/15/13	11/8 Wildlife Live															
25	Train/Access Road Construction	11/5/12	8/23/13	11/5 Train/Access Road Construction															
26	Elephant Habitat Construction	6/24/13	12/1/14	6/24 Elephant Habitat Construction															
27	Post-Construction	11/3/14	3/2/15	11/3 Post-Construction															
28	<b>Condor Habitat</b>	1/10/12	11/1/13	Condor Habitat															
29	RFP Design	1/10/12	4/27/12	1/10 RFP Design															
30	Design	4/30/12	12/14/12	4/30 Design															
31	2-step RFB Construction	12/3/12	1/25/13	12/3 2-step RFB Construction															
32	Construction	1/28/13	8/30/13	1/28 Construction															
33	Post Construction	9/2/13	11/1/13	9/2 Post Construction															
34	<b>Interpretive Experience</b>	3/19/12	5/8/15	Interpretive Experience															
35	Interpretive Roadmap	3/19/12	9/30/12	3/19 Interpretive Roadmap															
36	New Elephant Habitat Interpretive Design	6/25/12	7/5/13	6/25 New Elephant Habitat Interpretive Design															
37	New Elephant Habitat Production and Installation	7/8/13	5/8/15	7/8 New Elephant Habitat Production and Installation															
38	Condor Habitat Interpretive Design	6/14/12	3/29/13	6/14 Condor Habitat Interpretive Design															
39	Condor Habitat Production and Installation	4/1/13	8/30/13	4/1 Condor Habitat Production and Installation															
40	Wayfinding Design	8/27/12	6/28/13	8/27 Wayfinding Design															

The Comprehensive Capital Master Planning effort identified the schedule and sequencing for the remaining bond projects. This schedule only includes active projects.