



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Skyline Room
Wednesday, Feb. 13, 2013
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Minutes

MINUTES

MEMBERS PRESENT

Deidra Kryz-Rusoff (Chair)
Marcela Alcantar
Sharon Harmon
Carter MacNichol
Penny Serrurier
Bob Tackett

AFFILIATION

Ferguson Wellman Capital Management
Alcantar & Associates
Oregon Humane Society
Shiels Oblatz Johnsen, Inc.
Stoel Rives LLP
Northwest Oregon Labor Council

MEMBERS ABSENT

Jacqueline Bishop
Ann Gravatt
Jim Irvine
Bill Kabaiseman
David Evans
Greg Gahan
Ray Phelps

AFFILIATION

Jacqueline Bishop Law, LLC
Climate Solutions
The Conifer Group, Inc.
Garvey Schubert Barer
The ODS Companies
NW Construction Management, Inc.
Allied Waste Services

GUESTS

Yina Arias

PSU student

ELECTED OFFICIALS AND STAFF

Shirley Craddock
Jani Iverson
Jim Mitchell
Linnea Nelson
Scott Robinson
Kim Smith
Craig Stroud

Metro Councilor
Oregon Zoo Foundation Director
Oregon Zoo Bond Construction Manager
Oregon Zoo Bond Program Coordinator
Metro Deputy Chief Operating Officer
Oregon Zoo Director
Oregon Zoo 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 3:10 p.m. and welcomed members. The guest introduced herself.

B. **Approval of Nov. 14, 2012, Oversight Committee meeting minutes**

With two corrections, members approved the minutes of the Nov. 14, 2012, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

C. Elephant Lands – Project Design Progress

Craig Stroud recapped the items discussed in a conference call on Dec. 19, 2012 with some members of the Committee. He used a PowerPoint presentation about the Elephant Lands (formerly titled Elephant Habitat and Related Infrastructure) project, a copy of which is included with the record. Primarily due to geotechnical conditions, the Elephant Lands design came in over budget. Staff identified cuts to bring it into budget, but in December 2012, the Metro Council resolved to spend \$4.9 million of the \$10.4 million unanticipated bond premium on the project. In addition to the added resources, the resolution included \$8.2 million of project scope reductions. He reviewed some of the changes made to reduce costs, but still meet the commitments of the bond measure. Early Work Amendments to the Construction Management/General Contractor contract with Lease Crutcher Lewis are being used to do work on the service road, Wildlife Live and train. Work is scheduled to start next week.

D. Remote Elephant Center – Land purchase update

Mr. Stroud gave an update on the Remote Elephant Center (REC) land purchase that was also discussed in the Dec. 19, 2012 conference call. In December, the Metro Council directed staff to exercise Metro's option to purchase the Roslyn Lake property for a Remote Elephant Center. Mr. Stroud gave some historical background. The Option had an escalation clause that would cause the price to go up after Dec. 31, 2012. The Oversight Committee had expressed concern to not spend bond funds for a property until a source for operating costs funds had been identified. The Oregon Zoo Foundation had previously committed to provide \$5.2 million to the bond program, and paid \$1.4 million of that in early January 2013. Metro will use the OZF funds to purchase Roslyn Lake in the coming months. The OZF funds are restricted for bond program use, and if Roslyn Lake ended up not being used for the REC, the bond program would be reimbursed for the property cost.

E. Land Use Projects – Information Update

Mr. Stroud announced that the zoo had received its new 10-year land use permit and approval of its Conditional Use Master Plan. The Committee praised the program's pre-planning and recognized the accomplishment as a huge milestone. The land use process established a good working relationship with the neighbors and a whole new way of working with Portland Parks and Recreation to think systemically about all of Washington Park. The Washington Park guest experience is expected to be better with coordinated access and parking.

F. Committee Member Annual Report to the Metro Council

Committee members reviewed drafts of the Committee annual report prepared by two subcommittees, covering report item number 1 (implementation of the bond) and report item number 2 (spending). Chair Krys-Rusoff will incorporate the changes and send them to members to review again before submitting the draft to Metro. Metro will format the report, and Chair Krys-Rusoff will again circulate it to members to review. It will then be presented to the Metro Council in April.

G. Monthly Project Updates

1. Elephant Lands—Jim Mitchell will send members a document showing phasing of the elephant project that allows elephants to remain onsite.
2. Condor Habitat—no discussion

3. Remote Elephant Center—no discussion
4. Updated Conditional Use Master Plan and Land Use Reviews—no discussion
5. Interpretive Experience Design Services—Kim Smith noted that the process is going well, especially with input from the new Education director, Grant Spickelmier.
6. Percent-for-Art—no discussion
7. Tiger Plaza Demolition—Tiger Plaza is being demolished now to replace space for corporate picnics that will be lost next summer near the Elephant Exhibit due to construction. The corporate picnics are a revenue source. The new temporary picnic space will be a low-cost project. Bids are due this week to Lease Crutcher Lewis, and Jim Mitchell expects to have a budget by Friday. The project is estimated to not exceed \$750,000 and includes utility work for the Education Center and removal and palletizing of the historical mosaic.

H. Program Status and Financial Information at a Glance

Mr. Stroud noted that the program resources exceed the currently forecast program expenditures. Next month, the interpretive costs will be consolidated from the various projects into their own project, and the individual project budgets will decrease accordingly.

I. Consolidated Oregon Zoo Bond Program Schedule

Mr. Stroud asked the Committee for input on how they would like to see the program schedule, which currently only shows active projects. Mr. Stroud agreed to provide the inactive projects on a separate page in the monthly reports, beginning with the next reporting.

J. Open Discussion/Questions

K. Other

Marcela Alcantar asked about reporting on minority-owned, women-owned and emerging small business (MWESB) usage for the Elephant Lands project, as the project progresses. Lease Crutcher Lewis will submit monthly MWESB reports to Metro Procurement. The bond program will include a summary MWESB table in the monthly reports based on reports received by Metro Procurement.

Chair Krys-Rusoff asked Committee members if they felt it important to continue to meet four times a year. The November and February meetings are important for preparation of the Committee's annual report. She noted that attendance at the September 2012 meeting was especially light. The Committee agreed to keep the May meeting scheduled for now, and cancel it later if not needed. In September, members would like to include a construction site tour as part of their meeting.

Chair Krys-Rusoff reported that Sheryl Manning has resigned from the committee due to time conflicts with another board.

L. Adjournment

Chair Krys-Rusoff adjourned the meeting at 4:45 p.m.