



## Oregon Zoo Bond Citizens' Oversight Committee

Skyline Room, Oregon Zoo  
Wednesday, Feb. 12, 2014  
3 to 5 p.m.

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting

Feb. 12, 2014

Agenda

### AGENDA

- |   |                          |
|---|--------------------------|
| A. Welcome / Introductions  | Deidra Krys-Rusoff       |
| B. Approval of Nov. 13, 2013, Committee meeting minutes   | Deidra Krys-Rusoff       |
| C. Committee media protocol   | Heidi Rahn               |
| D. Zoo Public Art Advisory Committee representative   | Heidi Rahn               |
| E. Oversight Committee Annual Report to the Metro Council <ul style="list-style-type: none"><li>• Review draft report</li></ul> | Deidra Krys-Rusoff       |
| F. Monthly Project Status Reports   | Heidi Rahn, Jim Mitchell |
| 1. Elephant Habitat and Related Infrastructure  |                          |
| 2. Condor Habitat   |                          |
| 3. Education Center   |                          |
| 4. Remote Elephant Center   |                          |
| 5. Interpretive Experience Design Services  |                          |
| 6. Percent-for-Art  |                          |
| G. Program Status and Financial Information at a Glance   | Heidi Rahn               |
| H. Program Schedules  | Heidi Rahn               |
| 1. Active Projects Schedule   |                          |
| 2. All Projects Schedule  |                          |
| I. Open Discussion/Questions  | Deidra Krys-Rusoff       |

### Upcoming meeting dates –Wednesdays, 3 to 5 p.m.:

May 14, 2014 Room 401, Metro Regional Center, 600 NE Grand Ave., Portland—**Note new location**

Sept. 10, 2014 Skyline Room, Oregon Zoo

Nov. 12, 2014 Kalahari Room, Oregon Zoo





**Oregon Zoo Bond  
Citizens' Oversight Committee**  
Room 370A/B, Metro Regional Center  
Wednesday, Nov. 13, 2013  
3 to 5 p.m.

**MINUTES**

MEMBERS PRESENT

Deidra Kryz-Rusoff (Chair)  
Marcela Alcantar  
Jacqueline Bishop  
Ann Gravatt  
Bill Kabeiseman (Vice Chair)  
Penny Serrurier  
Bob Tackett

AFFILIATION

Ferguson Wellman Capital Management  
Alcantar & Associates  
Jacqueline Bishop Law, LLC  
Climate Solutions  
Garvey Schubert Barer  
Stoel Rives LLP  
Northwest Oregon Labor Council

MEMBERS ABSENT

David Evans  
Sharon Harmon  
Jim Irvine  
Carter MacNichol  
Ray Phelps  
Greg Gahan

AFFILIATION

Moda Health  
Oregon Humane Society  
The Conifer Group, Inc.  
Shiels Oblatz Johnsen, Inc.  
Allied Waste Services  
NW Construction Management, Inc.

GUESTS

Bob Thrapp

AFFILIATION

PSE Architects

ELECTED OFFICIALS AND STAFF

Shirley Craddock  
Teri Dresler  
Caleb Ford  
Jani Iverson  
Jim Mitchell  
Joel Morton  
Heidi Rahn  
Scott Robinson  
Brent Shelby  
Kim Smith  
Julie Yocom

Metro Councilor  
Metro Visitor Venues General Manager  
Oregon Zoo Budget and Finance Director  
Oregon Zoo Foundation Director  
Oregon Zoo Bond Construction Manager  
Metro Senior Attorney  
Oregon Zoo Bond Program Director  
Metro Deputy Chief Operating Officer  
Oregon Zoo Bond Project Manager  
Oregon Zoo Director  
Executive Assistant to the Zoo 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. Members and guests introduced themselves.

**B. Approval of Sept. 11, 2013, Oversight Committee meeting minutes**

Members approved the minutes of the Sept. 11, 2013, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

**C. Oversight Committee Vice Chair**

Chair Krys-Rusoff noted that she is pleased to announce that Bill Kabeiseman has agreed to serve as Vice Chair.

**D. Oversight Committee Membership**

Chair Krys-Rusoff thanked those Committee members who have reached the end of their four-year term for their dedication and thoughtful oversight.

Heidi Rahn also thanked the Committee for their tenure, noting that because of their dedication Metro has been able to fulfill its promise to voters to provide oversight of the zoo bond program. As a third party reviewing the program, the Committee provided objective reports to the Metro Council and voters. She noted the many accomplishments the Oversight Committee has helped the Better Zoo Program accomplish in the last four years:

- Comprehensive Capital Master Plan—a year and a half project; set the course for the bond program and zoo for the next 20 years
- Land Use—three applications approved, no opposition, no delays to construction
- Veterinary Medical Center—under budget and on schedule; LEED gold certification; providing the best in animal care
- Penguins—new filtration system saving millions of gallons of water each year
- Water Main Building—infrastructure that supports rainwater collection and sustainability
- Elephant Lands design and construction—decision to use Construction Management/General Contractor (CM/GC) contracting; will quadruple the size of the exhibit; largest bond project, construction proceeding on schedule
- Condor Habitat Design—also under construction now; moved up to be constructed at the same time as Elephant Lands; first time for the public to see condors in Oregon in more than 100 years
- Percent-for-Art—Veterinary Medical Center art and programmatic approach to art spending; three central hubs with major commissioned art installations; contracted with first commissioned artist for East Hub.

Councillor Craddick also expressed her gratitude for the Committee's service. She noted that when the voters approved the bond measure in 2008, one of the reasons they felt comfortable entrusting their money to Metro, was that the bond measure called for an Oversight Committee that would look after their investment. She feels the Committee has helped the Better Zoo program be successful and deliver on its promises to voters, and thanked the outgoing Committee members for their years of service. Each of the following seven retiring members who volunteered for four years, serving two terms, since the Committee started in 2010 was recognized with certificates of appreciation and noted for the special expertise and attributes that they brought to the Committee. The retiring Committee members are as follows:

- Marcela Alcantar, President, Alcantar & Associates
- Jacqui Bishop, Attorney, Jacqueline Bishop Law, LLC
- Dave Evans, Senior Vice President and CFO, Moda Health

- Greg Gahan, VP Operations, NW Construction Management, Inc.
- Ann Gravatt, Oregon Director, Climate Solutions
- Jim Irvine, Homebuilder/Developer, The Conifer Group
- Ray Phelps, Regulatory Affairs, Allied Waste

Zoo Director Kim Smith also thanked the retiring Committee members for their invaluable service and hard work over the past four years.

Heidi Rahn noted that retiring Committee members have made several recommendations for new Committee members and these will be followed up on to determine interest. Metro is looking for nominations for new members with professional experience in construction, sustainability, finance, auditing, public budgeting, banking, education and diversity experience. The Metro Council is scheduled to make new appointments on December 5, 2013.

#### **E. Oversight Committee Annual Report to the Metro Council**

Chair Kryz-Rusoff noted that the Annual Report will be drafted for discussion at the February Committee meeting. The Committee has an unusual situation this year with so many members leaving the Committee, and few members left to prepare the 2014 annual report. It was noted that although Dave Evans' term ends in December, he has generously agreed to assist the Committee beyond that date with the finance and auditing portion of the report, along with Carter MacNichol and Bill Kabeiseman. Chair Kryz-Rusoff and Penny Serrurier will work on the process portion of the report. Chair Kryz-Rusoff requested that Metro staff look into the membership terms to limit the future impact of Committee turnover on annual reporting.

#### **F. Monthly Project Updates**

General zoo update:

Kim Smith highlighted some of the latest happenings at the zoo:

- The recent birth of three lion cubs – which the zoo is very proud of and has already garnered great public interest even though they are not officially on display yet.
- The Oregon Zoo celebrated its 125<sup>th</sup> Anniversary on November 8 – making it one of the nation's oldest and most respected zoos – made possible by the community's incredible public support. The zoo's 125<sup>th</sup> Anniversary will also be highlighted in a beautiful new ad campaign.
- ZooLights will run from November 29 to January 5 and although the train will not be running, it will be by no means a diminished experience with incredible new expanded light displays, featuring more than one million lights.

It was noted that the train is temporarily out of operation due to bond-funded construction of new tracks. The train is expected to be running again for ZooLights 2014. A new inner zoo loop is being constructed since the old loop went through what will be the new Elephant Lands. The Washington Park loop will also be back in operation in 2014. A new elevated track will provide views of Elephant Lands.

##### **1. Elephant Lands**

Jim Mitchell displayed a rendering of the new elevated train trestle which is part of the shorter zoo ride with expanded views of elephants in the north habitat. Chair Kryz-Rusoff questioned what stabilization measures will be needed for the elevated track. It was noted that the track is

not actually “elevated” but rather, the land drops in this area and therefore the ground is quite solid in these areas. The track will have a 3 to 3½ percent grade, allowing the existing trains to run on the new track with no modification to the engines. The zoo will take the opportunity to refurbish the trains during the 14 months they will not be running. It was clarified that bond money will not be used for any train-related costs and will only be used for track-associated costs.

The new service road is approximately 30 percent paved, and deconstruction of the Elephant Museum for the large habitat pool has begun. It was noted that the permitting process took longer than normal to complete, resulting in a schedule delay. Permits for Elephant Lands were approved by the city on October 31, final fees were paid and the permits were picked up on November 1.

The Guaranteed Maximum Price amendment documents were received from Lease Crutcher Lewis, reviewed by bond staff and forwarded to the Office of Metro Attorney for approval. Elephant Lands design team, Lewis and zoo staff completed the team charter for the construction phase of the project, mapping out desired outcomes, responsibilities and goals. Lease Crutcher Lewis and zoo staff continue to coordinate construction sequencing and campus impacts.

It was noted that the old Wildlife Live facility was displaced as part of the Elephant Lands construction. However, an existing building that had previously been used for primates has been repurposed, resulting in a much improved facility for the Wildlife Live program at minimal cost. The cost of this renovation came out of bond dollars because the prior facility was displaced due to Elephant Lands construction, but the costs were rather minimal and the improvements great. The space includes a large outdoor space for the birds and animals, resulting in increased animal welfare.

## **2. Condor Habitat**

Condor habitat construction is moving along well at 60 percent completion and should be completed in February. The birds will then need some time to become acclimated to the new exhibit, with an anticipated public opening in April.

## **3. MWESB Contracting**

The aspirational goal is 15 percent participation by Minority, Women, and Emerging Small Business firms on the zoo bond construction projects. Request for Proposals and Bids for the prime contractor includes language regarding Metro’s 15 percent goal and the expectation that the prime contractor submits proof showing that a good faith effort was made to contract with MWESB subcontractors. MWESB goal is an agenda item at all design and construction pre-bid meetings.

Lease Crutcher Lewis selected and mentored a minority business, R&R General Contractors, for the subcontract for Tiger Plaza demolition, with 77 percent of the project’s work going to this firm. Elephant Lands projection of hard construction costs is 11 to 15 percent participation rate; Condors 11 to 12 percent participation; both projects combined = \$5.2 million to MWESB.

MWESB experience is being sought for new Oversight Committee members.

Next steps include:

- Oversight Committee membership
- Oregon Procurement Information Network (ORPIN)
- Staff outreach
- CM/GC for Education Center

Future procurement efforts will benefit from ORPIN to increase outreach to MWESB contractors. Attendance at additional outreach events will also be coordinated by procurement staff, such as:

- Oregon Association of Minority Entrepreneurs (OAME)
- National Association of Minority Contractors – Oregon (NAMC – Oregon)
- Oregon Native American Chamber (ONAC)

Marcela Alcantar said she appreciates the zoo's efforts in what tends to be an uncomfortable issue and feels the zoo is going in the right direction. However she hopes that in the future the numbers could be more detailed and also warned against focusing on any one particular race group.

#### **4. Education Center**

Brent Shelby presented an overview on the zoo's Education Center, which will serve as a regional conservation education hub and the headquarters for the zoo's camps and education programs. The Education Center will enhance and expand the conservation education capacity of the region. It is the zoo's hope that the new Education Center will serve as a catalyst for:

- Environmental learning and discovery
- Conservation action and stewardship
- Showcase sustainable best practices

The project design will embody the purpose statement by:

- Creating connections between the zoo, the community and the natural world.
- Offering flexible and changeable learning environments for different groups.
- Emphasizing hands-on experiences.
- Using and celebrating natural materials and a natural aesthetic.
- Showcasing sustainability by using materials, systems and structures that teach.
- Creating comfortable and accessible spaces for all audiences.
- Incorporating whimsy thoughtfully.

The Education Center has four distinct areas of construction:

- The main building.
- Water quality swale in partnership with Portland Parks & Recreation.
- Utility work on the spine connecting to the elephant utility installation below the central hub.
- West hub and train storm line work.

Chair Kryz-Rusoff questioned how the drop-off for zoo summer camps would be affected by the Education Center construction. Mr. Shelby noted that there will be some disruption during construction, but that the completed center will serve as the new drop-off point, rather than be spread out as it currently is, and will be much safer logistically when completed.

The project site includes a major circulation arterial between the entrance and exit and the rest of the zoo. Utility work associated with this project will extend down the zoo street to the Central Hub in the center of the zoo, impacting visitor and staff traffic. Site and utility work will impact parking areas, roads, sidewalks and bike paths in Washington Park (PP&R property). Close coordination between construction and facility operations, planning and control of complicated schedules, will be required.

Jim Mitchell also noted that all sites on zoo grounds are geologically complex. It is known that landslides and incremental land movement have been recorded within the project site and require special construction methods based on these geological challenges.

For this project the bond team recommends use of an alternate procurement method involving a Construction Management by General Contractor (CM/GC). Involvement of CM/GC during design provides the opportunity to start construction on portions of the work before all of the design is complete – focusing holistically on the project site vs. just the actual building. Construction on the utility work can be completed early while the building is still being designed. Phased construction will save time on the overall schedule and can be implemented more effectively around the zoo’s scheduled activities and revenue opportunities.

Consultant Pinnell Busch was hired by Metro a few years ago to review alternative contracting options for zoo bond projects. Their findings (two papers) have been used as the basis of determining which bond projects qualify for CM/GC. It is their belief that “Involving a contractor during the design fosters teamwork that results in a better design, faster progress with fewer delays and less costs.”

Councilor Craddick noted that because public dollars drive the bond projects, the accepted standard is typically to go with the lowest bid, and that use of a CM/GC would be an exception to the standard practice. Marcela Alcantar said that her preference would be CM/GC as it encourages more participation of MWESB firms, as opposed to just going with the lowest bid. Bill Kabeiseman said he also believed that there was distinct advantage for MWESB by using the CM/GC model, rather than just going with the low bid; noting that you can expand the criteria to also take into account past performance.

The bond team noted that the Metro Council would need to approve an alternative procurement method involving a CM/GC, prior to the January 2014 RFP for design and the February 2014 RFP for construction. It was noted that the Oversight Committee has previously been presented with the pre-schematics for the Ed Center, and the functionality and the goals will not change.

Chair Kryz-Rusoff said she has been very pleased with the current contractors, Lease Crutcher Lewis, noting that they have remained within budget and are still carrying an adequate contingency. Kim Smith agreed, remarking that they have also been very helpful with making suggestions that help keep the aesthetics while remaining within budget – that it “has been seamless to have them on-site.” Jim Mitchell noted that the CM/GC process is still very competitive in that the project still seeks three bids for every aspect of the work, for example – steel and concrete, and all subcontractor bids are publicly opened.



Marcela Alcantar agreed that Lease Crutcher Lewis has been great at using smaller firms and feels they are a good partner to follow through with the Zoo Bond vision and mission. Kim Smith noted that the MWESB aspect was a strong part of the interview process with Lease Crutcher Lewis and will continue to be with future contractors. Scott Robinson said he feels the CM/GC process helps to avoid surprises and that often the firm with the lowest bid is not necessarily concerned with phasing, the impact on guests, let alone some of the unexpected complications (such as the discovery of human remains) that Metro has encountered during this process and that it is important with complex projects such as this, to keep an eye on all facets.

Chair Krysovoff made a motion for the approval of the CM/GC process, noting that the Committee's approval was non-binding but might assist with Council decision-making. The motion passed unanimously.

#### **5. Remote Elephant Center**

Due diligence regarding the Remote Elephant Center at the Roslyn Lake site is still in process and Metro's option on the property has been extended out one year, through December 2014. PGE is still resolving storm water and neighboring property issues. Heidi Rahn noted the zoo would continue to assess drainage issues this rainy season.

Bill Kabeiseman asked if there have been any recent conversations with Clackamas County; it was noted that there have been no updates to report. Heidi Rahn said she will work on an operations plan to determine feasibility of a Remote Elephant Center before making any recommendations.

#### **6. Interpretive Experience Design Services**

Visitors evaluated Elephant Lands draft interpretive materials and the feedback was very positive. The graphic panels were well received and visitors took away that animal health and well-being was the number one priority in the design of Elephant Lands through our interpretive panels. Staff have also been working with the Institute of Wildlife on interpretive materials for the condor exhibit. Chair Krysovoff gave kudos to the zoo for their partnership with the U.S. Fish and Wildlife Service in regard to condors, noting that she understands that there are very few zoos that they work with. Kim Smith noted that she is also very proud of the zoo's condor program and that the Oregon Zoo is considered to be one of the most powerful partners by the U.S. Fish and Wildlife Service in regard to our preparation and resources.

#### **7. Percent-for-Art**

Each hub will have an artist commission. The Public Art Advisory Committee selected artist Catherine Widgery for Elephant Lands/East Hub. Catherine has worked with the committee, architect and bond team on design. It was noted that Marcela Alcantar is the current Oversight Committee representative on PAAC and will need a replacement.

#### **G. Program Status and Financial Information at a Glance**

Chair Krysovoff noted that Committee member David Evans who was unable to attend today's meeting had questioned who/what was included in the administrative cost line for the report. Heidi Rahn noted that Metro Council recently approved the hiring of a construction assistant and the numbers will be adjusted to reflect this change in administrative costs. Heidi agreed to send revised administrative costs to the Committee.

**H. Program Schedules**

Consolidated Oregon Zoo Bond Program Schedule – no discussion

A Better Zoo Program Construction Projects Schedule – no discussion

Jacqueline Bishop expressed concern that the later-scheduled bond projects for polar bears and primates might not happen if there is overrun in the projects currently underway. Craig Stroud noted that there is currently a contingency of more than \$6 million, and there are not any foreseeable cost risks associated with any of the upcoming projects. Jim Mitchell stated that the zoo is committed to making sure that all of the projects are completed and echoed the assurance that Metro is still holding adequate contingency. Kim Smith noted that the bond projects have been well –managed to date and that there is contingency set aside for each individual project. She stated it is important to the zoo and her personally that all of the projects are completed as planned.

**I. Open Discussion/Questions**

Councilor Craddick questioned if the zoo was still using volunteer construction talkers to answer zoo visitors’ questions regarding the bond projects. Kim Smith noted that the zoo has volunteer construction talkers, along with Zoo Teens with i-Pads showing the schematics of the bond projects, and that they all did a fabulous job and were well-received by zoo guests. Not as many volunteer construction talkers are currently on zoo grounds, as attendance significantly drops off this time of year. Numerous construction talkers will be on hand for ZooLights, especially to highlight the train’s return, in addition to promoting the bond projects.

**J. Adjournment**

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

**Meeting dates for 2014 –Wednesdays, 3 to 5 p.m.:**

Feb. 12, 2014	Skyline Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR
May 14, 2014	Room 401, Metro Regional Center, 600 NE Grand Ave., Portland, OR
Sept. 10, 2014	Skyline Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR
Nov. 12, 2014	Kalahari Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR



Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting

Feb. 12, 2014

Agenda item F

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

**Feb. 12, 2014**

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

1. Elephant Lands
2. Condor Habitat
3. Education Center
4. Remote Elephant Center
5. Interpretive Experience Design  
Services
6. Percent-for-Art





# Oregon Zoo Bond Project Status Report Elephant Lands

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Feb. 12, 2014  
  
Agenda item F-1

<b>Project Title:</b> Elephant Lands and Related Infrastructure	<b>Project Manager:</b> Jim Mitchell
<b>Reporting Period #032/Status Date:</b> January 24, 2014	<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	10/19/15

### Project Budget and Expenditures

ORIGINAL BASELINE	REVISED BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$53,847,389	\$57,561,443*	\$13,662,093	\$57,431,819**	\$129,624

\* The Budget Baseline reflects the additional funds approved by the Metro Council.

\*\* Forecasted expenditures have been adjusted to reflect actual labor to date and projected labor to complete.

### Critical Issues

None at this time.

### Summary Status

Milestones/deliverables for this reporting period

- Refined phasing schedules with zoo map drawings have been distributed to the entire zoo staff. These maps inform staff of scheduled zoo street closures related to utility replacement work and will be used to inform visitors of detour routes to some animal habitats. The maps also indicate where elephants can be viewed at various phases of construction.
- The detour route around zoo street, where utility work is starting, is in place routing visitors from Penguin Hill to Flooded Forest. The street is closed on the main arterial between Bear Walk Café and Red Ape to the concert lawn until mid-March.
- The permit for the train was picked up at the City of Portland on Jan. 24. Work has begun in earnest to meet the finish schedule of November 2014.

Planned milestones/deliverables for the next reporting period

- Lease Crutcher Lewis and zoo staff continue to coordinate construction sequencing and campus impacts.
- The temporary encounter habitat is scheduled to be complete at the end of February.



## Oregon Zoo Bond Project Status Report Condor Habitat

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Feb. 12, 2014  
  
Agenda item F-2

<b>Project Title:</b> Condor Habitat	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #24/Status Date:</b> January 22, 2014	<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.

### Design and Construction Project Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
4/30/12	n/a	8/31/13	2/24/14

### Project Budget and Expenditures

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$2,628,592	\$1,459,138	\$2,579,829*	\$48,763

\* Forecasted expenditures have been adjusted to reflect actual labor to date and projected labor to complete.

### Critical Issues

No critical issues to report for this period.

### Summary Status

Milestones/deliverables for this reporting period

- Two additional days were added to contract substantial completion date, per approved change order, due to hidden conditions during excavation and installation of sanitary and storm lines. This is the first contract time extension since October 2013.
- Installation of the condor mesh enclosure is now underway. Landscaping, handrails and other smaller activities to finish the project will follow.

Planned milestones/deliverables for the next reporting period

- Construction activity to complete project.
- Ongoing closure of Family Farm area for execution of contract's farm-related work.



## Oregon Zoo Bond Project Status Report Education Center

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Feb. 12, 2014  
  
Agenda item F-3

<b>Project Title:</b> Zoo Education Center	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #004/Status Date:</b> January 22, 2014	<b>Project Manager Phone:</b> 503-525-4240
<b>Project Description:</b> The Zoo Education Center will be located at the site of the original zoo entrance. It will be a community center which will provide flexible and engaging education program activity spaces for camps, classes, and zoo visitor and program partner use. In addition to the education programming at the Center, the project includes visitor comfort amenities identified for the "West Hub" in the Comprehensive Capital Master Plan, including but not limited to: train ticket sales, restrooms, way-finding/trip-planning material, seating and food. Finally, this project includes a portion of infrastructure work, identified in the Master Plan, to address stormwater and site utilities.	

### 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
3/17/14	n/a	8/12/16	8/31/16

### Project Budget and Expenditures

ORIGINAL BASELINE	REVISED BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$12,899,510	\$14,388,048*	\$638,636	\$14,388,048	\$0

\* The Education Center budget was updated in January 2014 with a scope transfer for spine infrastructure from Polar Bear and Primate budgets, a scope transfer to bring Interpretives back under the project budget, and a portion of the new assistant project manager FTE.

### Critical Issues

None at this time.

### Summary Status

Milestones/deliverables for this reporting period

- All but \$108 of project costs to date are associated with the early demolition of Tiger Plaza structures.
- On January 9, Metro Council approved alternative procurement to use Construction Management by General Contractor (CM/GC) method for construction of Education Center. The Request for Proposal (RFP) for CM/GC is expected to be publicly advertised March 5.
- The RFP for architect/engineer design services was advertised January 21, 2014.
- Note: Budget allocations for design and construction of Education Center were adjusted to compensate for additional scopes:
  - \$30,671 was added for Zoo Street utility upgrades design
  - \$337,377 was added for Zoo Street utility upgrades construction
  - \$217,965 was added for interpretive design
  - \$668,080 was added for interpretive construction scope

## Education Center

The Zoo Street utility scope was deleted from Polar Bears and Primates and added to Education Center; associated funds were reallocated from Polar Bear and Primate budgets. The interpretive design and construction scope was transferred out of the interpretive project budget.

- The Education Center project has three distinct scopes of work: the education center building, the West Plaza, and the Zoo Street utility upgrades. A fourth scope, stormwater improvements at the South Entry to Washington Park, is identified as an Add Alternate in the RFP. This additional scope is co-funded by Portland Parks and Recreation.

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

- Architect/Engineer design consultant (A/E) Request for Proposals (RFP).
- Secure funding for train platform design from zoo operations budget; add to overall budget (\$50k).





## Oregon Zoo Bond Project Status Report Remote Elephant Center

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Feb. 12, 2014  
  
Agenda item F-4

<b>Project Title:</b> Remote Elephant Center – Phase II	<b>Project Manager:</b> Heidi Rahn
<b>Reporting Period/Status Date:</b> January 24, 2014	<b>Project Manager Phone:</b> 503-220-5709
<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 a Remote Elephant Center under the 2008 Oregon Zoo Bond Measure. Staff was also authorized to continue financial feasibility planning.	

### Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	TBD		
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
10/19/2009		TBD	

### Project Budget and Expenditures

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

\*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.

\*\*In addition to the above bond fund expenditures, \$66,532 has been spent from the zoo capital fund for property due diligence.

### Critical Issues for Corrective Action: CAUTION.

- Resolution of site groundwater/stormwater impact on surrounding properties.
- Identification of neighborhood development plans and assessment of potential impact.

### Summary Status

#### Milestones/deliverables for this reporting period

- Ongoing review of Regional Multiple Listing Service (RMLS™) for potential sites.
- Reviewed adjacent neighbor's application for zone change and historic designation.

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

- Draft Roslyn Lake site layout for meeting with Oregon Department of Agriculture regarding Concentrated Animal Feeding Operation (CAFO).
- Update and implement communication strategy for Remote Elephant Center planning efforts.
- Develop work plan and identify resources to assist with business planning.
- Track requested zone change from Timber to Rural, and historical designation, for neighboring property.
- Review RMLS™ for potential sites.



## Oregon Zoo Bond Project Status Report Interpretive Experience Design Services

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Feb. 12, 2014  
  
Agenda item F-5

<b>Project Title:</b> Interpretive Experience Design Services	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #24/Status Date:</b> January 22, 2014	<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.	

### 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
2/27/12	n/a	12/31/16	n/a

### Project Budget and Expenditures

ORIGINAL BASELINE	REVISED BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$3,876,412	\$2,464,647*	\$590,643	\$2,464,647	\$0

\*Interpretive budgets were historically allocated and included with each major project budget. The program originally determined it would be best to track and manage Interpretives as a stand-alone project. The budgets were modified for this change. As of January 2014, Interpretive budgets were reallocated back to the remaining projects (Education Center, Polar Bears and Primate/Rhino).

### Critical Issues

No critical issues to report for this period.

### Summary Status

Milestones/deliverables for this reporting period

- Condor interpretive experience production and installation is underway.
- Consultants are developing the next elephant interpretive submittal, due to zoo for review in early March. Staff is assisting with image selection.
- Proposals for campus wayfinding system (for guest orientation and trip-planning) are due February 11.
- Scope and budget for future Education Center, Primate and Polar Bear interpretive design and construction was transferred from the interpretive scope and budget into each of those projects.

Planned milestones/deliverables for the next reporting period

- Elephant interpretive experience content, design and text
- Condor interpretive experience fabrication and installation
- Coordination of interpretive design and habitat design teams (ongoing).



## Oregon Zoo Bond Project Status Report Percent-for-Art

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Feb. 12, 2014  
  
Agenda item F-6

<b>Project Title:</b> Percent-for-Art	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #24/Status Date:</b> January 22, 2014	<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

### Project Budget and Expenditures

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$793,154	\$99,631	\$792,467**	\$687

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

\*\* Forecasted expenditures have been adjusted to reflect actual labor to date and projected labor to complete.

### Critical Issues

<b>Originated on:</b> 1/22/14	<b>Originated By:</b> Brent Shelby	<b>Action:</b> Oregon Zoo Bond Citizen's Oversight Committee	<b>Due:</b> 2/28/14
<p>1/22/2014      A representative from the Oregon Zoo Bond Citizens' Oversight Committee needs to be identified to serve on the zoo's Public Art Advisory Committee. It is a two-year term commitment with a quarterly meeting schedule regularly and monthly meetings during the artist selection process.</p>			

### Summary Status

Milestones/deliverables for this reporting period

- Elephant Lands' contractors and architects are coordinating drawings and adjusting costs to delineate artist Catherine Widgery's scope of work and what, if any, credits are due to her for work now falling under her purview. For instance, material for the Forest Hall entry canopy will now be provided by artist and will incorporate an artistic element in reference to the façade treatment she is doing.

Planned milestones/deliverables for the next reporting period

- First percent-for-art commission—fabrication phase
- 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  
 Expenditures through December 31, 2013

Oregon Zoo Bond  
 Citizens' Oversight  
 Committee Meeting  
 Feb. 12, 2014  
 Agenda item G

Program Budgets and Expenditures - note 1						Project Budgets	Project to Date Expenditures	Project Forecast Total Expenditures		
Construction Projects		Pre-Schematic Design	Design Development	Construction Documents	Contracting	Construction				
Veterinary Medical Center				Complete			\$ 9,464,299	\$ 8,840,329	\$ 8,840,329	
Penguin Life Support System				Complete			\$ 1,800,000	\$ 1,762,250	\$ 1,762,192	
Water and Energy Upgrades				Complete			\$ 267,459	\$ 242,495	\$ 242,495	
Elephant Lands	% Complete	Complete	Complete	Complete	Complete	24%	\$ 57,561,443	\$ 13,662,093	\$ 57,431,819	
Condor Habitat	% Complete	Complete	Complete	Complete	Complete	85%	\$ 2,628,592	\$ 1,459,138	\$ 2,579,829	
Education Center	% Complete	Complete	6%				\$ 14,388,048	\$ 638,636	\$ 14,388,048	
		see note 4								
Polar Bear Habitat	% Complete	Complete					\$ 20,107,853	\$ -	\$ 20,107,853	
		see note 5								
Primate/Rhino Habitats	% Complete	Complete					\$ 14,240,221	\$ 1,909	\$ 14,240,221	
		see note 6								
Remote Elephant Center	% Complete						\$ 7,200,000	\$ 39,672	\$ 7,200,000	
		see note 2								
Program Interpretive Experience	% Complete						\$ 2,464,647	\$ 590,643	\$ 2,464,647	
		see note 3								
Planning Projects		Proposals Submitted	Contract Award	Interim Reports	Final Deliverables	Close-out				
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							\$ 793,154	\$ 99,631	\$ 792,467	
Land Use Processes		Project Scope and Baselines	Technical Studies and Application	Public meetings	Submit CU MS to City for Approval	Land Use Approval Process				
Land Use – New CUMS				Complete			\$ 796,785	\$ 816,777	\$ 847,630	
Land Use – Amended CUMS				Complete			\$ 110,429	\$ 142,617	\$ 142,617	
Program Administration										
Program Administration, Metro Central Support & Bond Issuance							\$ 3,912,881	\$ 2,407,289	\$ 4,552,719	
						<b>Totals</b>	<b>\$ 138,132,608</b>	<b>\$ 32,941,758</b>	<b>\$ 137,831,146</b>	

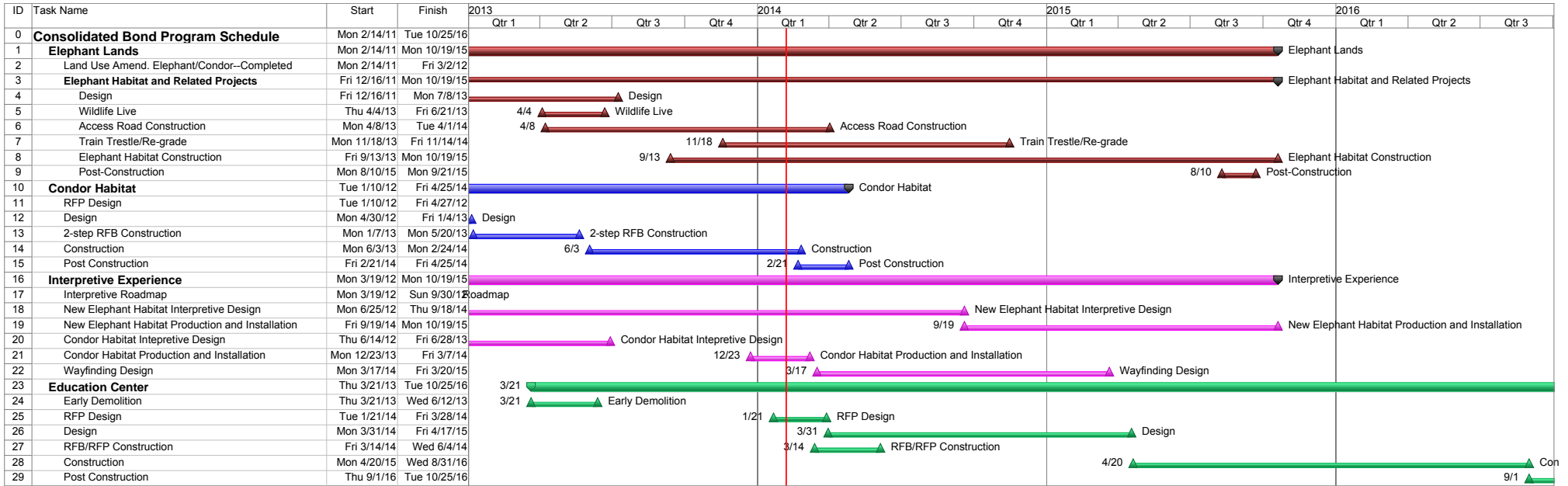
Program Resources	Expected Amount	Issued or Received	Unallocated Amount Held for Contingency
General Obligation Bonds	\$ 125,000,000	\$ 85,000,000	\$ -
May 2012 Bond Issuance Unanticipated Premium	\$ 10,705,459	\$ 10,705,459	\$ 5,805,459
Oregon Zoo Foundation - Pledge to Program	\$ 5,200,000	\$ 3,365,000	\$ -
Oregon Zoo Foundation Interpretive Commitment	\$ 130,000		
Interest Earnings	\$ 2,000,000	\$ 585,530	\$ -
<b>Resource Totals</b>	<b>\$ 143,035,459</b>	<b>\$ 99,655,989</b>	<b>\$ 5,805,459</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. Using funds provided by the Oregon Zoo Foundation to the program, Metro is assessing a land purchase. 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.  
**Note 3** - Interpretive budgets were historically allocated and included with each major project budget. The program originally determined it would be best to track and manage Interpretives as a stand-alone project. The budgets were modified for this change. As of Jan. 2014, Interpretive budgets were reallocated back to the remaining projects (Education Center, Polar Bear, Primate/Rhino).  
**Note 4** - Jan. 2014 Education Center budget updated with spine infrastructure from Polar Bear and Primate budgets and with Interpretives (increase).  
**Note 5** - Jan. 2014 Polar Bear budget updated to add Interpretives and remove spine infrastructure (overall increase).  
**Note 6** - Jan. 2014 Primate/Rhino budget updated to add Interpretives and remove spine infrastructure (overall increase).



**ACTIVE PROJECTS SCHEDULE**  
**Oregon Zoo Bond Program**  
 As of January 15, 2014

Oregon Zoo Bond Citizens'  
 Oversight Committee Meeting  
 Feb. 12, 2014  
 Agenda item H-1



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



**ALL PROJECTS SCHEDULE**  
**Oregon Zoo Bond Program**  
 As of January 15, 2014

Oregon Zoo Bond Citizens'  
 Oversight Committee Meeting  
 Feb. 12, 2014  
 Agenda item H-2

