



Oregon Zoo Bond Citizens' Oversight Committee

Kalahari Room, Oregon Zoo
Wednesday, May 14, 2014
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 14, 2014
Agenda

AGENDA

- | | |
|--|--------------------------|
| A. Welcome / Introductions | Deidra Kryss-Rusoff |
| B. Zoo leadership transition
Oregon Zoo Interim Director, Teri Dresler | Teri Dresler |
| C. Approval of Feb. 12, 2014, Committee meeting minutes | Deidra Kryss-Rusoff |
| D. Oversight Committee 2013 Annual Report -- Recap of presentation
to the Metro Council on March 20, 2013 | Deidra Kryss-Rusoff |
| E. Sustainability and diversity targets and outcomes | Heidi Rahn |
| F. Metro Diversity Action Plan demographic committee survey | Heidi Rahn |
| G. Education Center project vision and coordination
Oregon Zoo Education Curator, Grant Spickelmier | Grant Spickelmier |
| H. Bond program administrative costs | Heidi Rahn, Caleb Ford |
| I. Monthly Project Status Reports | Heidi Rahn, Jim Mitchell |
| 1. Elephant Habitat and Related Infrastructure | |
| • Time lapse video of Encounter Habitat construction | |
| 2. Condors of the Columbia | |
| 3. Education Center | |
| 4. Interpretive Experience Design Services | |
| 5. Percent-for-Art | |
| 6. Remote Elephant Center | |
| J. Program Status and Financial Information at a Glance | Heidi Rahn |
| K. Program Schedules | Heidi Rahn |
| 1. Active Projects Schedule | |
| 2. All Projects Schedule | |
| L. Open Discussion/Questions | Deidra Kryss-Rusoff |

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

Sept. 10, 2014 Skyline Room, Oregon Zoo

Nov. 12, 2014 Kalahari Room, Oregon Zoo



Oregon Zoo Bond Citizens' Oversight Committee Meeting

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

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item C

MINUTES

MEMBERS PRESENT

Deidra Krys-Rusoff (Chair)
Bill Kabeiseman (Vice Chair)
Noah Bishop
Tony Butchart
Sharon Harmon
Deborah Herron
Mickey Lee
Daniel Morris
Mike Schofield
Ruth Shelly
Penny Serrurier
Bob Tackett

AFFILIATION

Ferguson Wellman Capital Management
Garvey Schubert Barer
Bishop Bankruptcy Law, LLC
Neil Kelly
Oregon Humane Society
Walmart
MPower Oregon
Our Oregon
Forest Grove School District
Portland Children's Museum
Stoel Rives LLP
Northwest Oregon Labor Council

MEMBERS ABSENT

Carter MacNichol
Tom Turnbull

AFFILIATION

Shiels Oblatz Johnsen, Inc.
OpenSesame Inc.

GUESTS

Gary Thompson
Peggy Thompson
Barbara Spears
Jon Gramstad

AFFILIATION

Oregon Zoo Guide
Oregon Zoo Guide

ELECTED OFFICIALS AND STAFF

Shirley Craddick
Caleb Ford
Jani Iverson
Jim Mitchell
Joel Morton
Linnea Nelson
Heidi Rahn
Marcia Sinclair
Kim Smith

Metro Councilor
Oregon Zoo Budget and Finance Director
Oregon Zoo Foundation Director
Oregon Zoo Bond Construction Manager
Metro Senior Attorney
Oregon Zoo Bond Program Coordinator
Oregon Zoo Bond Program Director
Oregon Zoo Public Involvement
Oregon Zoo Director

A. **Welcome / Introduction**

Deidra Krys-Rusoff, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:04 p.m. and welcomed members, including the eight newly appointed members. Members, staff and guests introduced themselves.

B. Approval of Nov. 13, 2013, Oversight Committee meeting minutes

Members approved the minutes of the Nov. 13, 2013, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

C. Committee media protocol

Heidi Rahn reminded members that as the Committee Chair, Deidra Krys-Rusoff is the spokesperson for the Committee. Members should refer media questions to her. Zoo staff will continue to send Committee members relevant media updates as they are published.

D. Zoo Public Art Advisory Committee representative

Heidi Rahn explained that the zoo has a Public Art Advisory Committee that advises the zoo on the one percent of construction costs that go for public art. That art committee needs a representative from the Oversight Committee, to fill the spot vacated by Marcela Alcantar. The art committee meets quarterly and will assist this summer with selection of the second commissioned artist. Ruth Shelly volunteered to serve a two-year term.

E. Oversight Committee Annual Report to the Metro Council

Chair Krys-Rusoff provided a draft report for the Committee's annual report to the Metro Council for 2014. This first round of editing is to make sure that the main points are covered with a clear meaning, and wordsmithing will be handled later. She will send members a revised draft for another review before it is submitted to Metro for formatting. She read through the draft, and members discussed the following:

Reporting Item 1: Assessment of progress

Elephant Lands

Staff clarified the funding for the train relocation work being done as part of the Elephant Lands project. The zoo has received permission to obtain an interfund loan from the Metro general fund to cover costs for this portion of the project that exceed the budget. The loan amount, approximately \$350,000, will be added to the bond funds to complete the train per current construction plans. The Committee noted that since this work has not yet been done, it would be included in its 2015 report, and not the current report.

Members discussed adding a footnote to the report to clarify the meaning of bond premium funds.

Members briefly discussed the geotechnical conditions that cause earth movement at the zoo. The service road and all buildings being built include movement mitigation.

Councilor Shirley Craddick suggested that Minority, Women and Emerging Small Business (MWESB) accomplishments be included in the report. She feels it is remarkable what has been done for MWESBs, including the mentoring program through the Elephant Lands contractor Lease Crutcher Lewis.

Mickey Lee requested more information regarding the history of the program's MWESB work. Staff agreed to follow up with Mickey directly.

Members noted that land use and construction permitting can influence project cost and schedule and will be an ongoing risk. Recommending an edit to the draft report, staff clarified that not all the Elephant Lands delays were due to the City of Portland permitting delays.

Remote Elephant Center

The Committee discussed the Remote Elephant Center (REC) section of the report, with a broader discussion about the project itself. Chair Krysov-Rusoff cited the bond language from Metro Resolution 08-3945 referring the bond measure to voters. The resolution called for a feasibility study of an offsite elephant facility and setting aside bond funds for potential development, but the actual language in the voter's pamphlet did not include reference to an offsite elephant facility. Chair Krysov-Rusoff reiterated that bond funds can only be used for capital construction and are not to be used for on-going operation.

Sharon Harmon noted that it may not be the Committee's authority to speak to the need to have funds to operate the REC. Bill Kabeiseman said the Committee can recommend project modifications, if needed, and that it does not want to have inoperable projects. Penny Serrurier clarified that the Committee is only recommending, and not approving. Joel Morton concurred that it is okay to express the opinion of the Committee. The group agreed to keep the recommendation that operating funds be identified prior to construction of an offsite elephant facility. Joel Morton added that the business plan will determine the land use work and permitting for the REC.

Chair Krysov-Rusoff expressed concern that current staff need to focus on the existing zoo campus capital projects that were publicly promised on the ballot measure and may not be able to handle the work load for the REC planning. Kim Smith said the zoo staff is stretched to the limit now with Elephant Lands, Condors and Education Center projects. The zoo doesn't have the staff capacity to design and construct the REC project in tandem with another large project. Ms. Smith clarified that the staff desires the REC, but if the REC schedule is to be moved up, the approved master plan schedule would need to be adjusted.

Councilor Craddick asked if Metro extended the option to purchase Roslyn Lake due to limited staff to the REC project. Ms. Smith noted that the extension on the Roslyn Lake option was not due to lack of staff, but was necessary for Metro and Portland General Electric to complete due diligence on the property.

Ruth Shelly noted that oversight boards should recommend the "what" and not the "how." The group agreed to remove the language in the report that recommends additional staffing, but to summarize the challenge given the competing demands for limited staff capacity.

The REC funding and expenditures were reviewed. The bond program REC project budget is \$7.2 million, which includes \$1.3 million of OZF's contribution for the property purchase and due diligence. To date \$39,672 of bond funds have been spent on the REC feasibility study. To date, \$66,532 of nonbond funds have been spent for Roslyn Lake due diligence, paid with OZF funds in the zoo capital fund.

Members asked whether Metro may want the Roslyn Lake site even if it cannot be used for the REC. Metro does not see a natural areas use for the property, but said it felt it would be a safe bet to re-sell, if Metro decided not to keep it.

Some members speculated that the REC work could jeopardize projects that the voters approved by detracting staff, and others said animal welfare could be better with the REC. Ms. Smith said the onsite Elephant Lands will be a huge improvement for animal welfare, with an amazing vision for activities every day for the elephants. The REC is an extension of that vision and part of the future of the elephant program. The current Elephant Lands exhibit will provide pioneering concepts in activity and overall welfare for the elephant family that meets the bond promise of increasing welfare for the zoo's elephants.

When asked what the Committee could do to help move this vision forward, Ms. Smith said that for the welfare of the elephants, the new habitat will provide a new and enriching environment. Clarification was given on if elephants would be moved back and forth between Elephant Lands and the REC. Ms. Smith stated that the two projects were part of an overall vision for the elephant program, the new habitat at the zoo would provide excellent welfare, and it was not in the best interests of the elephants to move them back and forth. The elephants need to have familiarity with their new habitat, and the REC was intended to provide a place for animals that needed to move away from the herd for a while, such as bulls or a small family group in the future.

Jani Iverson added that the zoo has had very thoughtful engagement with the full staff to make the right decisions on projects to benefit the animals.

Ms. Smith said that the zoo bond also stated that there were other animal areas identified for improvements such as primates, polar bears and rhinos. These areas are a high priority as well. We need to remind ourselves that the elephants will have their new habitat and that the zoo needs to keep the other animal areas a high priority. They deserve improved welfare too.

Members questioned the Committee's role with regard to the REC. Chair Krys-Rusoff said the Committee's charge is to look at whether there are process improvements to help the bond program. The REC project is an ongoing concern of the Committee, and it will continue to monitor the schedule and resources applied to the project.

Ongoing operation costs

Members discussed the recommendation in the report to monitor ongoing operation costs and provide an update on the assumption regarding cost-neutral operations with bond projects. Members wondered whether the bond projects would result in increased zoo staffing. Ms. Smith said staffing is not increasing due to the bond projects. If zoo staff has increased, it is because of the zoo running so thin in the past, and is a reflection of the broader needs of the zoo. Zoo staff noted that the REC as an additional operation is not cost-neutral. It is currently estimated to cost \$800,000 or more per year to operate, and the zoo would need to find revenue to run it.

Completed bond projects

The Committee will include an ongoing projects section in the report, including the Water Main project, which enabled sustainability and water-saving measures in other projects.

Reporting item 2: Spending trends, current cost projections and independent auditors' report

The Committee reviewed reporting item 2, and had few changes to the draft. Chair Krys-Rusoff observed that not all bonds have been issued. Yields have moved up, so selling the remaining

bonds may cost more than anticipated. A large portion of the bond funds are being spent in the next two years.

Report presentation to the Metro Council

By Wednesday, Feb. 19, 2014, Chair Kryz-Rusoff will send members a second report draft to review. Members can respond to her with edits by the following Tuesday, Feb. 25. She needs a quick turnaround to have the report ready for the Metro Council meeting on March 20, when she will present the report to the Council.

Also at the March 20 Council meeting, Heidi Rahn will update the Council on the total bond program, including the commitments expressed to the voters. Zoo education curator Grant Spickelmier will also talk about the Education Center vision. Staff will let the Committee know about details of the meeting, in case they want to attend.

F. Monthly Project Updates

1. **Elephant Lands**—Metro is receiving \$130,000 from the Energy Trust of Oregon for energy rebates on Elephant Lands. The project lost a few days due to the recent snowy weather. Elephants are scheduled to move into some of their new habitat – the encounter habitat – approximately the end of February. The encounter habitat is where visitors will be able to see the keepers caring for the elephants, as part of the zoo’s effort to be transparent about the animal care. Other new Elephant Lands habitats will be more focused on elephant activities. Phased construction will keep the elephant family onsite, and at no point during construction will they have less space than they have now.
2. **Condors of the Columbia**—The new Condors of the Columbia habitat is planned to open in May, and the Committee members will be invited.
3. **Remote Elephant Center**—More than 50 people attended the Education Center design RFP pre-proposal meeting. A design consultant team is scheduled to be selected in March.
4. **Interpretive Experience Design Services**—no discussion
5. **Percent-for-Art**—The Elephant Lands commissioned art work is proceeding. The Education Center commissioned artist selection will take place this summer.

G. Program Status and Financial Information at a Glance

Heidi Rahn offered to meet with any Committee members one-on-one as desired to review the program financials.

H. Program Schedules

Sharon Harmon requested that the Remote Elephant Center project be added to the program schedules, to show progress. Ms. Harmon noted that the Oregon Humane Society board questions what is being done on the REC and having a schedule would be helpful.

I. Open Discussion/Questions

Kim Smith reported that the zoo was closed for four days the previous weekend due to the snow and ice. She said the staff who stayed for three nights at the zoo to take care of the animals were awesome! Keepers that live close came in on Sunday. Facilities and horticulture crew were instrumental in keeping everything running. The zoo was gorgeous with its blanket of snow. Monday

was one of the most challenging days with ice shards and sheets falling from the trees and buildings, which led the zoo to remain closed.

Ms. Smith does not expect the closures to have a big impact on zoo revenue. February is typically the lowest revenue month anyway, and the upcoming Condors of the Columbia opening will help in the spring.

Deborah Herron said that she was very appreciative of staff's extra service during the closures and asked that her remarks be conveyed to staff.

J. Adjournment

Chair Krys-Rusoff adjourned the meeting at 5:00 p.m.

Meeting dates for 2014 –Wednesdays, 3 to 5 p.m. at the Oregon Zoo:

May 14, 2014 Kalahari Room, Oregon Zoo

Sept. 10, 2014 Skyline Room, Oregon Zoo

Nov. 12, 2014 Kalahari Room, Oregon Zoo



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item I

Oregon Zoo Bond Citizens' Oversight Committee meeting

May 14, 2014

Agenda Item I. Monthly Project Status Reports

1. Elephant Lands
2. Condors of the Columbia
3. Education Center
4. Interpretive Experience Design
Services
5. Percent-for-Art
6. Remote Elephant Center



Oregon Zoo Bond Project Status Report Elephant Lands

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item @1

Project Title: Elephant Lands and Related Infrastructure	Project Manager: Jim Mitchell
Reporting Period #035/Status Date: April 25, 2014	Project Manager Phone: 503-914-6025
Project Description: 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
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*	\$19,053,416	\$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/information items for this reporting period

- Four zones of the ten-zone geothermal slinky system have been placed in the North Meadow habitat. This system will transfer heat generated from cooling the future polar bear habitat to Forest Hall in Elephant Lands, offsetting the need for fossil fuels to heat Forest Hall.
- The bond team provided behind the scenes hard hat tours with Oregon Zoo Foundation members and some Elephant Lands major donors.
- Elephants have had an opportunity to "test" the gates, bollard cable system and structure in the encounter habitat. All passed design standards except the shade structure, which Tusko (male elephant) was able to move back and forth at the top approximately 3 inches through a cyclical pushing motion. As a result of the movement, the zoo and design team has changed the basis of design from a force of 7,000 lbs. at 7 feet elevation to 10,000 lbs. at 10 feet elevation. This change will add cross bracing and other modifications to the shelter in the Encounter and North Habitat and increase the thickness of some of the steel columns in the elephant barn. Lewis and the zoo are tracking these changes for budget and schedule impacts.

Elephant Lands and Related Infrastructure

- The path allowing visitors passage from Family Farm to the rest of the zoo reopened on April 12.
- Foundation excavation and underground utility work is progressing for Forest Hall.

Planned milestones/deliverables/information for the next reporting period

- Work on the train re-grade is proceeding on schedule.
- Report on design changes related to increasing the structural basis of design.



Oregon Zoo Bond Project Status Report Condors of the Columbia

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item @

Project Title: Condors of the Columbia	Project Manager: Brent Shelby
Reporting Period #27/Status Date: April 23, 2014	Project Manager Phone: 503-525-4240
Project Description: 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
4/30/12	5/9/12	8/31/13	3/4/14

Project Budget and Expenditures

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$2,628,592	\$2,108,310	\$2,327,408*	\$301,184

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

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables/information for this reporting period

- While birds acclimate to new habitat prior to public opening, staff are working with Contractor and Architect on project close-out requirements (including warranties, as-built documents and operations manuals.)

Planned milestones/deliverables/information for the next reporting period

- *Condors of the Columbia* grand opening is scheduled for May 22, 2014.



Oregon Zoo Bond Project Status Report Education Center

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item @3

Project Title: Zoo Education Center	Project Manager: Brent Shelby
Reporting Period #007/Status Date: April 23, 2014	Project Manager Phone: 503-525-4240
Project Description: The zoo Education Center will be located at the site of the original zoo entrance. It 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 improvement work, identified in the Master Plan, to address storm water and aging 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
4/21/14	n/a	3/1/17	n/a

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*	\$645,809	\$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/information for this reporting period

- The zoo is negotiating a design services contract with the selected project team of Opsis Architecture/Jones and Jones.
- The zoo received and is reviewing five Construction Manager/General Contractor (CM/GC) proposals. The five proposers are:
 - Lease Crutcher Lewis
 - Skanska USA Building Inc.
 - Howard S. Wright
 - Fortis Construction, Inc.
 - Mortenson Construction
- The top-ranked proposers will be interviewed prior to award of contract. Interviews are scheduled for May 9.

Education Center

- Metro staff and Portland Parks & Recreation and the Bureau of Environmental Services staff have agreed on shared funding scope for a new stormwater line from the Washington Park parking lot through the Education Center site. This scope was one phase of work described in a Memo of Understanding between the parties. The second phase of work—to be solely funded by Portland Parks and Recreation and the Bureau of Environmental Services—will be executed at a later date and will not be associated with the Education Center project.

Planned milestones/deliverables/information for the next reporting period

- Award contract for CM/GC
- Kick off design (Programming Phase)



Oregon Zoo Bond Project Status Report Interpretive Experience

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item @4

Project Title: Interpretive Experience	Project Manager: Brent Shelby
Reporting Period #27/Status Date: April 23, 2014	Project Manager Phone: 503-525-4240
Project Description: 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
2/27/12	3/12/12	12/31/16	12/31/15

Project Budget and Expenditures

ORIGINAL BASELINE	REVISED BASELINE	COSTS TO DATE	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$3,876,412	\$2,489,647*	\$705,755	\$2,489,647	\$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/information for this reporting period

- Project budget and expenditures now include non-bond funding, including \$25,000 from US Fish and Wildlife Service grant for production of condor interpretive videos. To date, \$21,618 of that grant has been spent.
- The zoo selected Hunt Design for campus wayfinding system design services. Contracts are circulating for signature, and work will commence at once.
- The zoo has engaged Animal Talker volunteers in Elephant Lands' interpretive experience design process to help design activity carts that are part of the interpretive package. Among the additional interpretive activities planned for the project include:
 - An elephant vocalization listening station
 - A multi-sensory "timeline" of the History of Elephants at the Oregon Zoo
 - Touchable models of elephant feet and tusks
 - An "elephant cooperative challenge" demonstrating elephant intelligence
 - An elephant odor smell station

Interpretive Experience Design Services Status Report

- A Request for Proposals for an Elephant Lands smart phone application is scheduled to be advertised by the end of the month. The app will feature an elephant identification guide and activities to expand the Elephant Lands interpretive experience further.

Planned milestones/deliverables/information for the next reporting period

- Elephant interpretive experience content, design and text
- Kick off of campus wayfinding system design.



Oregon Zoo Bond Project Status Report Percent-for-Art

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item @5

Project Title: Percent-for-Art	Project Manager: Brent Shelby
Reporting Period #27/Status Date: April 23, 2014	Project Manager Phone: 503-525-4240
Project Description: 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	\$159,631	\$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

None at this time.

Summary Status

Milestones/deliverables/information for this reporting period

- Coordination with contractors, architects and artist Catherine Widgery is ongoing, concerning the fabrication and installation of artwork at Elephant Lands.
- The Oregon Zoo Public Art Advisory Committee, with representatives from the Education Center design consultant team (Opsis Architecture), is starting the second bond program percent-for-art selection. The commission(s) will coincide with the Education Center project.

Planned milestones/deliverables for the next reporting period

- First percent-for-art commission—fabrication phase
- Preparing solicitation for second percent-for-art commission



Oregon Zoo Bond Project Status Report Remote Elephant Center

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 14, 2014

Agenda item G-6

Project Title: Remote Elephant Center – Phase II	Project Manager: Heidi Rahn
Reporting Period/Status Date: April 25, 2014	Project Manager Phone: 503-220-5709
Project Description: 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*	\$106,228**	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.

** \$66,556 has been spent from the zoo capital fund for property due diligence; \$39,672 has been spent from the zoo bond fund for feasibility assessment.

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.
- Identification of capital and operating funds via zoo business planning process.

Summary Status

Milestones/deliverables/information for this reporting period

- Ongoing review of Regional Multiple Listing Service (RMLS™) for potential sites.
- Continued zoo business planning process to identify source of capital and operating funds for potential Remote Elephant Center.
- Met with Oregon Department of Agriculture regarding Concentrated Animal Feeding Operation (CAFO) permit on Roslyn Lake site. Stream access for elephants would be very limited due to waste management. Fencing off stream adds to capital costs and limits site access for elephants.

Planned milestones/deliverables/information for the next reporting period

- Update and implement communication strategy for Remote Elephant Center planning efforts.
- Track requested zone change from Timber to Rural, and historical designation, for Roslyn Lake neighboring property.
- Review RMLS™ for potential sites.
- Explore options to address site limitations caused by stream at Roslyn Lake.



Oregon Zoo Bond Program
 Project Status and Financial Information at a Glance
 Expenditures through March 31, 2014

Oregon Zoo Bond
 Citizens' Oversight
 Committee Meeting
 May 14, 2014
 Agenda item J

Program Budgets and Expenditures - note 1; note 2						Project Budgets	Project Expenditures	Project Forecast Total Expenditures
Construction Projects	Pre-Schematic Design	Design Development	Construction Docs	Contracting	Construction			
Veterinary Medical Center	Complete	Complete	Complete	Complete	Complete	\$ 9,464,299	\$ 8,840,329	\$ 8,840,329
Penguin Life Support System	Complete	Complete	Complete	Complete	Complete	\$ 1,800,000	\$ 1,762,250	\$ 1,762,192
Water Main Building	Complete	Complete	Complete	Complete	Complete	\$ 267,459	\$ 242,495	\$ 242,495
Elephant Lands	Complete	Complete	Complete	Complete	33%	\$ 57,561,443	\$ 19,053,416	\$ 57,431,819
Condors of the Columbia	Complete	Complete	Complete	Complete	99%	\$ 2,628,592	\$ 2,108,310	\$ 2,327,408
Education Center	Complete	6%				\$ 14,388,048	\$ 645,809	\$ 14,388,048
Polar Bear Habitat	Complete					\$ 20,107,853	\$ -	\$ 20,107,853
Primate/Rhino Habitats	Complete					\$ 14,240,221	\$ 1,909	\$ 14,240,221
Remote Elephant Center						\$ 7,200,000	\$ 106,228	\$ 7,200,000
						see note 3	see note 4	
Interpretives	Condors Interp.	Elephants Interp.	Education Ctr Interp.	Polar Bears Interp.	Primate/Rhino Interp.			
Program Interpretive Experience						\$ 2,489,647	\$ 705,755	\$ 2,489,647
	95%	40%						
Percent-for-Art	VMC Art	Art Program Planning	East Hub Art	West Hub Art	Central Hub Art			
One-Percent-for-Art Requirement	Complete	Complete				\$ 793,154	\$ 159,631	\$ 792,467
			45%					
Planning Projects	Proposals Submitted	Contract Award	Interim Reports	Final Deliverables	Close-out			
Comprehensive Capital Master Plan	Complete	Complete	Complete	Complete	Complete	\$ 1,850,000	\$ 1,691,504	\$ 1,691,504
Stormwater/ Wastewater Analysis	Complete	Complete	Complete	Complete	Complete	\$ 160,000	\$ 159,979	\$ 159,979
Stormwater Minor Projects & Campus Surve	Complete	Complete	Complete	Complete	Complete	\$ 386,797	\$ 386,797	\$ 386,797
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	Complete	Complete	Complete	Complete	\$ 796,785	\$ 816,777	\$ 847,630
Land Use – Amended CUMS	Complete	Complete	Complete	Complete	Complete	\$ 110,429	\$ 142,617	\$ 142,617
Program Administration								
Program Administration, Metro Central Support & Bond Issuance						\$ 3,912,881	\$ 2,507,707	\$ 4,552,719
Totals						\$ 138,157,608	\$ 39,331,513	\$ 137,603,725

Program Resources	Expected Amount	Issued or Received	Unallocated Amt. 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	\$ 5,330,000	\$ 3,365,000	\$ -
Interest Earnings	\$ 2,000,000	\$ 642,590	\$ -
Grants, donations and rebates	\$ -	\$ 322,333	\$ -
Resource Totals	\$ 143,035,459	\$ 100,035,382	\$ 5,805,459

Note 1 - Projects not loaded for program administration, Metro service charges or other allocated costs.
Note 2 - As of May 2014, budgets and expenditures include nonbond funds (Oregon Zoo Foundation, grants, donations, rebates, etc.)
Note 3 - The Metro Council-adopted Bond Implementation Plan allocates \$7.2 million for the offsite facilities capital improvements. 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 4 - Includes \$66,556 of zoo Capital Fund (nonbond) costs.



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

Oregon Zoo Bond Citizens'
 Oversight Committee meeting
 May 14, 2014
 Agenda Item K-1

ID	Task Name	Start	Finish	2014				2015				2016							
				Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4					
0	Consolidated Bond Program Schedule	Mon 2/14/11	Fri 6/2/17																
1	Elephant Lands	Mon 2/14/11	Fri 2/19/16	Elephant Lands															
2	Land Use Amend. Elephant/Condor--Completed	Mon 2/14/11	Fri 3/2/12																
3	Elephant Habitat and Related Projects	Fri 12/16/11	Fri 2/19/16	Elephant Habitat and Related Projects															
4	Design	Fri 12/16/11	Mon 7/8/13	Design															
5	Wildlife Live	Thu 4/4/13	Fri 6/21/13	Wildlife Live															
6	Access Road Construction	Mon 4/8/13	Tue 4/1/14	Access Road Construction															
7	Train Trestle/Re-grade	Mon 11/18/13	Fri 11/14/14	Train Trestle/Re-grade															
8	Elephant Habitat Construction	Fri 9/13/13	Mon 10/19/15	Elephant Habitat Construction															
9	Post-Construction	Mon 10/19/15	Fri 2/19/16	Post-Construction															
10	Condors of the Columbia	Tue 1/10/12	Fri 5/2/14	Condors of the Columbia															
11	RFP Design	Tue 1/10/12	Fri 4/27/12																
12	Design	Mon 4/30/12	Fri 1/4/13																
13	2-step RFB Construction	Mon 1/7/13	Mon 5/20/13	2-step RFB Construction															
14	Construction	Mon 6/3/13	Tue 3/4/14	Construction															
15	Post Construction	Wed 3/5/14	Fri 5/2/14	Post Construction															
16	Interpretive Experience	Mon 3/19/12	Mon 10/19/15	Interpretive Experience															
17	Interpretive Roadmap	Mon 3/19/12	Sun 9/30/12																
18	New Elephant Habitat Interpretive Design	Mon 6/25/12	Thu 9/18/14	New Elephant Habitat Interpretive Design															
19	New Elephant Habitat Production and Installation	Fri 9/19/14	Mon 10/19/15	New Elephant Habitat Production and Installation															
20	Condor Habitat Interpretive Design	Thu 6/14/12	Fri 6/28/13	Condor Habitat Interpretive Design															
21	Condor Habitat Production and Installation	Mon 12/23/13	Fri 3/7/14	Condor Habitat Production and Installation															
22	Wayfinding Design	Mon 3/17/14	Fri 3/20/15	Wayfinding Design															
23	Education Center	Thu 3/21/13	Fri 6/2/17	Education Center															
24	Early Demolition	Thu 3/21/13	Wed 6/12/13	Early Demolition															
25	RFP Design	Tue 1/21/14	Fri 4/18/14	RFP Design															
26	Design	Mon 4/21/14	Fri 10/16/15	Design															
27	Construction	Mon 10/19/15	Wed 3/1/17	Construction															
28	Post Construction	Thu 3/2/17	Fri 6/2/17	Post Construction															

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 April 15, 2014**

Oregon Zoo Bond Citizens'
Oversight Committee meeting
May 14, 2014
Agenda item K-2

