



**Oregon Zoo Bond
Citizens' Oversight Committee**

Kalahari Room, Oregon Zoo
Wednesday, May 13, 2015
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 13, 2015
Agenda

AGENDA

- | | |
|--|---------------------------------|
| A. Welcome / Introductions
Six new members | Bill Kabeiseman |
| B. Approval of Feb. 11, 2015, Committee meeting minutes | Bill Kabeiseman |
| C. Zoo Update | Teri Dresler |
| D. Committee Annual Report presentation to the Metro Council April 9, 2015 | Bill Kabeiseman |
| E. Education Center design | Brent Shelby, Grant Spickelmier |
| F. Monthly Project Status Reports | Heidi Rahn, Jim Mitchell |
| 1. Elephant Lands | |
| 2. Education Center | |
| 3. Interpretive Experience Design Services | |
| 4. Percent-for-Art | |
| 5. Remote Elephant Center | |
| 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 | Bill Kabeiseman |

Upcoming 2015 meeting dates –Wednesdays, 3 to 5 p.m.:

Sept. 9, 2015 Skyline Room, Oregon Zoo
Nov. 4, 2015 Skyline Room, Oregon Zoo



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 13, 2015
Agenda item B

Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Skyline Room
Wednesday, Feb. 11, 2015
3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Bill Kabeiseman (Chair)
Noah Bishop
Sharon Harmon
Deborah Herron
Deidra Krys-Rusoff
Daniel Morris
Mike Schofield
Ruth Shelly
Penny Serrurier
Bob Tackett
Tom Turnbull

AFFILIATION

Garvey Schubert Barer
Bishop Bankruptcy Law, LLC
Oregon Humane Society
Walmart
Ferguson Wellman Capital Management
Our Oregon
Gresham-Barlow School District
Portland Children's Museum
Stoel Rives LLP
Northwest Oregon Labor Council
OpenSesame Inc.

MEMBERS ABSENT

Tony Butchart
Mickey Lee
Carter MacNichol

AFFILIATION

Hummingbird Homes
MPower Oregon
Shiels Oblatz Johnsen, Inc.

GUESTS

Charles Smith
Gary Thompson
Peggy Thompson

AFFILIATION

Portland State University student
ZooGuide
ZooGuide

ELECTED OFFICIALS AND STAFF

Shirley Craddick
Teri Dresler
Caleb Ford
Jani Iverson
Jim Mitchell
Joel Morton
Linnea Nelson
Heidi Rahn
Scott Robinson
Marcia Sinclair
Nadja Wielebnowski

Metro Councilor
Oregon Zoo Interim Director
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
Metro Deputy Chief Operating Officer
Oregon Zoo Marketing
Oregon Zoo Conservation and Research Manager

A. Welcome / Introduction

Bill Kabeiseman, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:07 p.m. and welcomed members. Members and staff introduced themselves.

B. Approval of Nov. 12, 2014, Oversight Committee meeting minutes

Members approved the minutes of the Nov. 12, 2014, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting without any changes.

C. Zoo Update

Teri Dresler, Oregon Zoo Interim Director, gave an update on the zoo director recruitment and the zoo budget. Metro issued an RFP and received 12 proposals from firms that can conduct a nationwide search for the new zoo director. A firm will be selected, and it is expected that work will start in earnest in about four weeks. Survey Monkey, an online survey tool, will be sent to all stakeholders, including the Oversight Committee, to get input on what is needed in a director, to help develop a sales piece for the recruitment. The recruitment is then expected to take four to six months. Ms. Dresler feels the zoo is really attractive, with Portland being a great place to live and the \$125 million bond being attractive as well. The final two to three candidates will participate in meet-and-greet gatherings for a few days in late summer, and the Committee will have an opportunity to participate.

The zoo submitted its budget request for fiscal year 2016, which starts on July 1, 2015. In preparing the budget, management looked at where the zoo had gaps in its resources. Some of these were pointed out by the Association of Zoos and Aquariums (AZA) pre-inspection visit in 2014. The zoo had not kept up with the growth in attendance and zoo population over the last 10 years. The proposed budget will put the zoo in a good position to provide the best in animal welfare, guest experience, conservation education and fulfill the promises of the bond measure. This is part of the zoo's preparations to be ready to operate the newly built bond facilities. The budget requests will take four to five months to go through the Metro budget preparation cycle, and have the support of the Metro Chief Operating Officer and the Metro Council.

In addition, the zoo is preparing operations plans before opening the new facilities, and Ms. Dresler thanked the Oversight Committee for prompting the zoo to prepare the operations plans. She feels good about the conversations the Committee has been having with staff.

Bob, a new zoo orangutan, is just about to be moved onto exhibit.

Ms. Dresler also noted that the zoo plans to renovate Stellar Cove this summer, separate from the bond work, and is being careful to keep that work on schedule, so as not to clash with the beginning of construction on the nearby Education Center.

D. Animal Welfare Research

Nadja Wielebnowski, Oregon Zoo Conservation and Research Manager, gave a presentation on measuring animal welfare (a copy of which is included with the record) and the research being done at the zoo. The zoo's research is helping animal management in the wild, and is being incorporated into the designs for the new zoo habitats, to maximize animal welfare. Ms. Wielebnowski and David Shepherdson, Oregon Zoo Deputy Conservation Manager, have served on the AZA's animal welfare committee since it started in 2001, and Ms. Wielebnowski has served as the chair the past six years.

She clarified terms: "Animal rights" generally deals with the ethical treatment of animals, and is seen as a continuum from animals having no rights to having all the rights of humans. "Animal health" usually is focused on the physical condition. "Animal welfare" insures that the animals are doing well – physically, mentally and emotionally. Sharon Harmon noted that the 2013 session of

the Oregon Legislature changed Oregon law to recognize animals as sentient beings (ORS 167.305: "Animals are sentient beings capable of experiencing pain, stress and fear."), so Ms. Wielebnowski's group is ahead by already recognizing animal emotions.

One of the animal welfare implicit concepts is that of tradeoffs, that may involve some things that temporarily raise stress levels (such as transport or introductions to new animals, etc.), but ultimately have a greater benefit for the individual animal and the good of the species as a whole.

The zoo has been monitoring and collecting data on its elephants for more than 30 years, including 25 years of hormone data. One of the first zoos to have this long, continuous history of research, the Oregon Zoo has contributed to the active management of wild elephant herds in Asia. Elephant Lands includes what the zoo has learned from its years of research, and from the results of an AZA-wide study of elephants done 2010-2014 that included 40,000 samples (final results will be published in 2015-2016). Elephant Lands will include sand and a variety of substrates, substrate with which the elephants can interact, a complexity of spaces, high diversity of options and choices, and unpredictable food sources. The zoo's baseline data will enable staff to measure changes with the transition to Elephant Lands, and beyond as well.

E. Recruitment of new Committee members for appointment in April 2015

Heidi Rahn, bond program director, reviewed the recruitment of new members for the Oversight Committee, to replace four retiring members – Bob Tackett, Penny Serrurier, Deidra Krys-Rusoff and Carter MacNichol – who have served five years since the start of the Committee. This is their last meeting. She asked members to pass along the recruitment document she had sent them recently, and requested potential member names by February 20. The recruitment includes input from Metro's diversity committee, and the zoo bond staff is today distributing recruitment information at a Minority, Women and Emerging Small Business (MWESB) open house at Metro. The Metro Council is scheduled to appoint the new members at the Council meeting on April 9, 2015, at the zoo. At the same meeting, Chair Kabeiseman will present the Committee's annual report, and a tour of Elephant Lands construction will follow the meeting. Committee members are invited to attend the meeting, which starts at 2 p.m., and the tour after.

Metro Councilor Shirley Craddick presented certificates of appreciation to the four retiring members, although Mr. MacNichol was not in attendance. She thanked them for their years of service that have helped deliver all the bond projects to date on budget and on schedule. They helped fulfill the bond measure promise to provide oversight to honor the public's funds. She acknowledged each member and their diverse experiences and expertise they brought to the Committee. Scott Robinson, Metro Deputy Chief Operating Officer, also acknowledged additional contributions. The retiring members noted that they had enjoyed serving on the Committee that is well staffed and provided quick responses to requests.

F. Committee Annual Report

Members discussed the Committee's 2015 annual report preparation. Deidra Krys-Rusoff apologized for not convening the subcommittee on evaluating program progress and processes (**report item #1**), but explained that she had submitted a draft with her edits tracked from last year's version. She noted that Elephant Lands is 70 percent complete, and commended construction manager Jim Mitchell for the excellent job keeping it on schedule and on budget.

Members discussed how to handle reporting on the Remote Elephant Center (REC), since it was not a project listed in the ballot measure but the Metro Council committed to conducting a feasibility analysis of an offsite facility. Some members felt it was not in the purview of the Committee since it was not in the bond language; others felt it was good to provide historical context and reinforce that the REC was an addition to the bond projects if feasible, but not what the voters had approved. Some members expressed concern that the REC project may be too much for the limited bond staff to handle, and may detract from the work of the other bond projects. Other members thought it is Metro's responsibility to decide how to allocate resources for it. The Committee decided not to include it in the "Ongoing and New Bond Projects" section of the report, and instead move it to a new, separate section for ongoing program-wide work, along with Sustainability and MWESB. The Committee recommends that the Metro Council act swiftly to make a decision on the REC after the planned feasibility study is done. Councilor Craddick agreed that it will be a decision of the Council.

Ms. Rahn reported that due diligence work is being done on the REC project and Roslyn Lake site, and although it will be a challenge and a very busy year for the bond program, she is committed to getting the work done for a decision this year.

The Committee decided to leave MWESB as a separate section (as opposed to included in each project), to highlight the effort and work being done.

Ruth Shelly, who also serves as chair of the Washington Park Transportation Management Association, requested that the report include that the zoo added paid parking in 2014. She also suggested that the report include a paragraph about the significant progress made by the zoo Public Art Committee, on which she also serves, in selecting an artist from the more than 200 entries, as part of the zoo bond Percent-for-Art project.

Ms. Shelly also noted that it was amazing that the bond program had kept right on track despite the recent change in zoo executive leadership, and that it would be good to include in the report. She commended the staff. Mr. Robinson said the bond program reporting structure was intentionally designed to report to the Metro Deputy COO, separate from the zoo leadership, and that the recent history shows that that system has worked.

Chair Kabeiseman worked with Noah Bishop, Carter MacNichol and Daniel Morris on the **report draft item #2** dealing with the bond program finances. He reviewed the report draft, and noted concerns about the escalation of construction costs and the need for the bond program to continuously assess and plan for escalation in order to complete all the bond projects. Administrative and overhead costs are estimated to be 3.6 percent for the total bond program, as detailed in the complete memo report sent by Ms. Rahn. Since the memo was not received until 2015, the current annual report covering 2014 will say that the committee requested the information, and next year's 2015 report will include the information from the memo. Mike Schofield noted that the zoo bond program's administrative costs are reasonable given his experience with other public bond funded programs. Noah Bishop noted the need to be aware of operational costs of the new bond projects; he was satisfied with the staff analysis of operating cost projections and recommended that staff continue to prepare for and analyze operating impacts.

Committee members are to send their bio updates to Linnea Nelson, to be included in the report.

Ms. Krys-Rusoff will include the edits from the meeting and submit another draft report for the Committee's review. It is scheduled to be presented to the Metro Council on April 9, 2015.

G. Monthly Project Updates – no discussion

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

H. Program Status and Financial Information at a Glance – no discussion

I. Program Schedules – no discussion

J. Other

Heidi Rahn reported that the special, bird-friendly, Ornalux glass windows for Elephant Lands are in transit on a boat from Germany, but delayed due to the Longshoremen's pending strike. The boat is at Philadelphia, and the contractor and staff are looking at alternative shipping solutions. Staff is also working with the zoo keepers, and they may still be able to move the elephants into forest hall in April without the glass, since the weather may be nice enough.

K. Adjournment

Chair Kabeiseman adjourned the meeting at 5:27 p.m.

Upcoming 2015 meeting dates –Wednesdays, 3 to 5 p.m.:

May 13, 2015	Kalahari Room, Oregon Zoo
Sept. 9, 2015	Skyline Room, Oregon Zoo
Nov. 4, 2015	Skyline Room, Oregon Zoo



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 13, 2015
Agenda item F

Oregon Zoo Bond Citizens' Oversight Committee meeting

May 13, 2015

Agenda Item F. Monthly Project Status Reports

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



Oregon Zoo Bond Project Status Report Elephant Lands

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 13, 2015

Agenda item F-1

Project Title: Elephant Lands and Related Infrastructure	Project Manager: Jim Mitchell
Reporting Period #047/Status Date: April 27, 2015	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*	\$48,569,969	\$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.

Schedule Caution Status:

- The zoo has requested additional steel mesh, elephant barriers and changes to the hydraulic controls that operate the elephant doors in the barn. Due to the long lead time associated with these items, the schedule most likely will be extended by the number of days documented to procure and install the items. The days associated with the changes will be added to the contract schedule and extend the completion date.
- Update 4/27/2015: The elephants are scheduled to move into the new building on May 19. The team is reviewing impacts to the final completion date in the fall.

Summary Status

Milestones/deliverables/information items for this reporting period:

- The overall project is 85 percent complete and is within budget. The schedule is being assessed.
- A zoo staff sneak peak of the North Meadow habitat took place on April 16 with approximately 130 staff in attendance.

Elephant Lands and Related Infrastructure

- The Oregon Zoo Foundation event that took place on April 18 with tours through the North Meadow habitat had a total attendance of approximately 162 people, including 137 donors, with OZF staff, Bond staff and volunteers assisting the effort.
- The zoo's Elephantastic event was held on April 25 with approximately 4,500 visitors attending and having the opportunity to walk through the new North Meadow habitat.
- In addition to the Elephantastic event, more than 1,500 individuals have toured the site and buildings on 80 tours from April 2014 through April 2015.
- Construction progress:
 - The Elephant Plaza area and new public restrooms are complete and opened to catered events April 18 and to public visitors on April 20.
 - The service road is complete.
 - Forest Hall and the Elephant Barn are in the final construction stages and punch list phase of construction.
 - The North Meadow habitat is complete.
 - Elephant Plaza and North Meadow visitor area interpretive elements will be installed this summer.

Planned milestones/deliverables/information for the next reporting period:

- Complete Forest Hall and the Elephant Barn for the elephant move on May 19.
- Demolish the existing elephant building.

Elephants have access
May 2015

Visitor viewing open
April 2015

Visitor access to
viewing April 2015

Elephant Plaza open
to visitors and staff
April 2015

Elephant access to north
habitat from Forest Hall
walking in chute along road
May 2015

Elephants have
access, no visitor
viewing
May 2015 to
November 2015

Elephants have access
no visitor viewing
May 2015 to
November 2015.

Elephants have access
no visitor viewing
May 2015 to November
2015.

No elephant access
May 2015 to
November 2015
Visitor viewing open
until May 2015

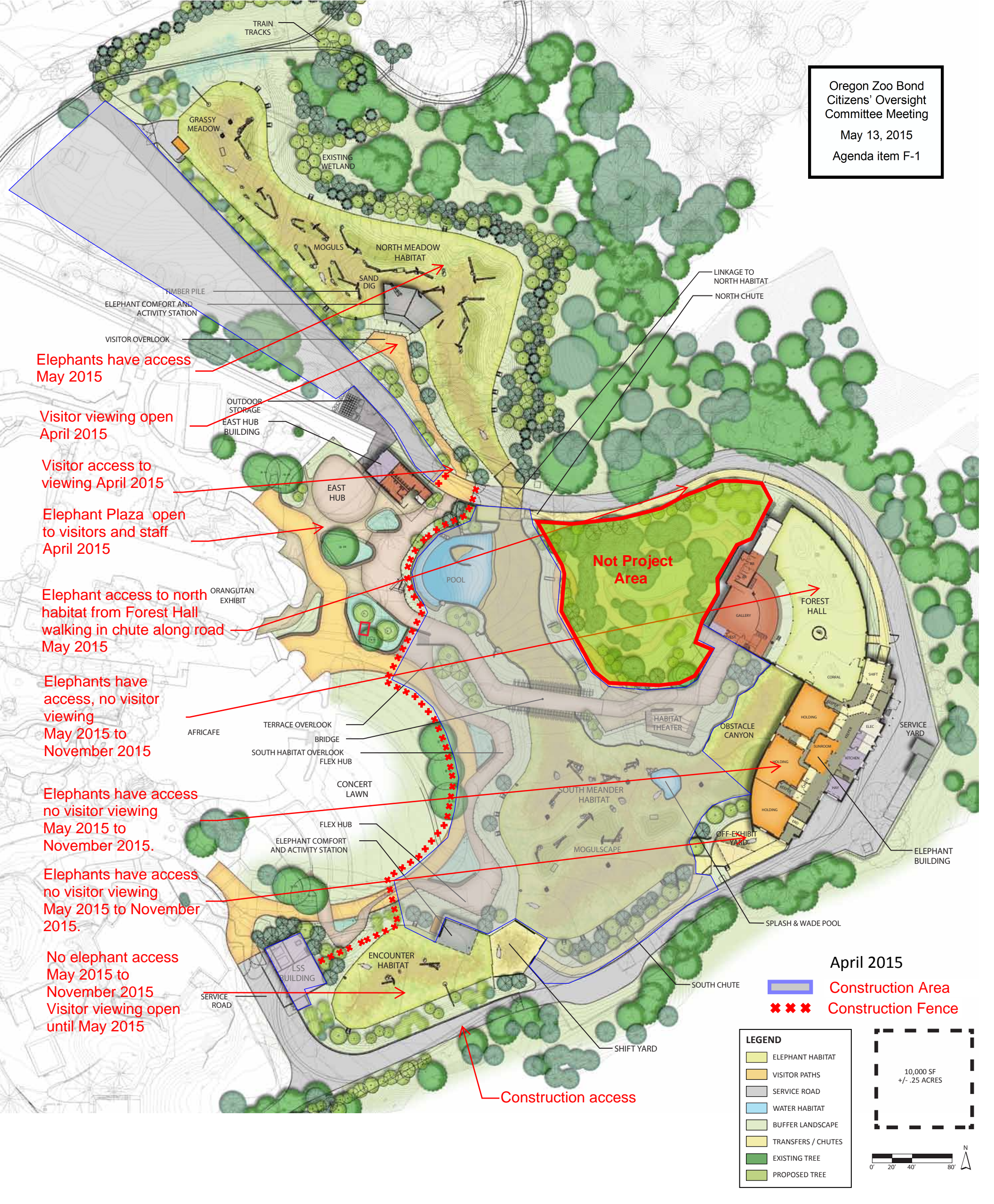
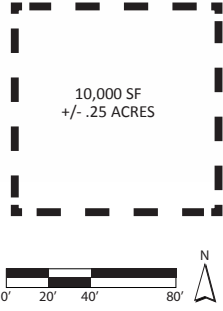
Not Project
Area

Construction access

April 2015

Construction Area
Construction Fence

LEGEND	
	ELEPHANT HABITAT
	VISITOR PATHS
	SERVICE ROAD
	WATER HABITAT
	BUFFER LANDSCAPE
	TRANSFERS / CHUTES
	EXISTING TREE
	PROPOSED TREE





Oregon Zoo Bond Project Status Report Education Center

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 13, 2015

Agenda item F-2

Project Title: Zoo Education Center	Project Manager: Brent Shelby
Reporting Period #019/Status Date: April 27, 2015	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	6/25/14	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	\$14,732,108*	\$1,396,574	\$14,732,108	\$0

* The Education Center budget was updated in January 2015 with a net additional \$344,060 for a scope transfer for spine infrastructure reductions, additional funding for south entry storm pipe design (co-funded with City of Portland) and funding from Oregon Zoo Foundation for Education Center capital enhancements and interpretive components.

Critical Issues

None at this time.

Summary Status

Milestones/deliverables/information for this reporting period:

- Based on 100 percent design development drawings, specifications and cost estimates, zoo staff, design consultants and CM/GC reconciled budget and scope through value engineering and identifying bid add alternates. The scope reductions did not impact any facility programming or square footage. With budget and scope reconciled, the consultants are kicking off the construction documents phase of design. This is the final design phase and is scheduled to be complete at the end of summer.
- Education Center interpretive experience consultant and zoo staff is working collaboratively on the design development of the project's interpretive exhibits.
- The national director of the US Fish and Wildlife Service Dan Ashe toured the zoo on Tuesday, April 21, along with several state and regional fish and wildlife representatives. He was at the zoo to make a special announcement as part of the Intertwine Alliance summit held that afternoon at the zoo. During his tour, Director Ashe learned about the long tradition the Oregon Zoo has partnering with USFWS on recovery programs such as the California condor as well as our hopes for a new type of partnership in

Education Center

the education center project that would involve USFWS staff giving presentations and demonstrations regularly on zoo grounds. Director Ashe was very complimentary about the vision behind the center and the partnership that has formed, describing it as a “model for other zoos around the country.”

Planned milestones/deliverables/information for the next reporting period:

- Construction documents phase of design underway



Oregon Zoo Bond Project Status Report Interpretive Experience

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 13, 2015

Agenda item F-3

Project Title: Interpretive Experience	Project Manager: Brent Shelby
Reporting Period #39/Status Date: April 27, 2015	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*	\$1,293,770**	\$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).

** Project costs to date include production of condor interpretive videos paid for by a \$25,000 grant from US Fish and Wildlife Service.

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables/information for this reporting period:

- Audiovisual production is ongoing on conservation videos and interactive media to be featured in Elephant Lands Forest Hall.
- The consultant team led by the Timmons Group continues to release updated versions of the Elephant Lands phone app prototype for testing and review by staff. Zoo staff is working with Metro Information Services on wi-fi capacities for downloading the app at elephant viewing areas.
- Campus wayfinding system design development continues in coordination with zoo staff.

Planned milestones/deliverables/information for the next reporting period:

- Elephant interpretive experience audio-visual and interactive media production.
- Elephant Lands phone app prototype review.
- Campus wayfinding system design development.



Oregon Zoo Bond Project Status Report Percent-for-Art

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 13, 2015

Agenda item F-4

Project Title: Percent-for-Art	Project Manager: Brent Shelby
Reporting Period #39/Status Date: April 27, 2015	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
\$843,154**	\$262,808	\$842,467	\$687

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

** Budget baseline includes \$20,000 from Oregon Cultural Trust grant and \$30,000 donated by Oregon Zoo Foundation to help fund Willard Martin Mosaic restoration and reinstallation efforts.

Critical Issues

None at this time.

Summary Status

Milestones/deliverables/information for this reporting period:

- Artist Rob Ley met with the Oregon Zoo Public Art Advisory Committee to present his initial design concept for the Education Center art commission. The committee's reaction was mixed and the artist has a list of comments to consider and incorporate into the design. There will be additional check-ins with the committee as design is revised before a final presentation in the fall.

Planned milestones/deliverables for the next reporting period:

- First percent-for-art commission (at Elephant Lands) – fabrication phase coordination.
- Second percent-for-art commission (at Education Center) – design phase coordination.



Oregon Zoo Bond Project Status Report Remote Elephant Center

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 13, 2015

Agenda item F-5

Project Title: Remote Elephant Center – Phase II	Project Manager: Heidi Rahn
Reporting Period/Status Date: April 29, 2015	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. A feasibility report is scheduled to be delivered to the Metro Council for direction in 2015.	

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*	\$117,781**	TBD	\$

*The Metro Council adopted Bond Implementation Plan allocates \$7.2 million for the potential offsite facility 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.

** \$78,109 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.

- Major site constraints on Roslyn Lake include water flow, land use and neighboring site usage.
- Project constraints include identification of capital and operating funds.

Summary Status

Milestones/deliverables/information for this reporting period:

- Confirm work plan to achieve policy direction from Metro Council in 2015.
- Due diligence summary of Roslyn Lake property.

Planned milestones/deliverables/information for the next reporting period:

- Define scope and membership of third-party review board.
- Draft feasibility report.
- Identify additional research/information needed to complete REC feasibility report.
- Assess operational successes, challenges and needs of other offsite elephant facilities.



Oregon Zoo Bond Program
Project Status and Financial Information at a Glance
Expenditures through March 31, 2015

Oregon Zoo Bond
Citizens' Oversight
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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	\$ 1,762,250
Water Main Building	Complete	Complete	Complete	Complete	Complete	\$ 267,459	\$ 242,495	\$ 242,495
Elephant Lands	Complete	Complete	Complete	Complete	85%	\$ 57,561,443	\$ 48,569,969	\$ 57,431,819
Condors of the Columbia	Complete	Complete	Complete	Complete	Complete	\$ 2,628,592	\$ 2,210,363	\$ 2,210,130
Education Center	Complete	Complete	0%			\$ 14,732,108	\$ 1,396,574	\$ 14,732,108
Polar Bear Habitat	Complete					\$ 20,107,853	\$ 778	\$ 20,107,853
Primate/Rhino Habitats	Complete					\$ 14,240,221	\$ 1,909	\$ 14,240,221
Remote Elephant Center	Complete					\$ 7,200,000 see note 3	\$ 117,781 see note 4	\$ 7,200,000
Interpretives	Condors Interp.	Elephants Interp.	Education Ctr Interp.	Polar Bears Interp.	Primate/Rhino Interp			
Program Interpretive Experience	Complete	87%	30%			\$ 2,489,647	\$ 1,293,770	\$ 2,489,647
Percent-for-Art	VMC Art	Art Program Planning	East Plaza Art	West Plaza Art	Central Plaza Art			
One-Percent-for-Art Requirement	Complete	Complete	87%	12%		\$ 843,154	\$ 262,808	\$ 842,467
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	\$ 816,777
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	\$ 3,033,518	\$ 4,950,361
Totals						\$ 138,551,668	\$ 70,929,298	\$ 138,247,353

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 - Note 5	\$ 5,848,000	\$ 5,330,000	\$ -
Interest Earnings - Note 6	\$ 1,500,000	\$ 836,897	\$ -
Grants, donations and rebates - Note 7	\$ 438,989	\$ 438,989	\$ -
Resource Totals	\$ 143,492,448	\$ 102,311,345	\$ 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. 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 4 - Includes \$78,109 of zoo Capital Fund (nonbond) costs.
Note 5 - The OZF pledge includes \$3.2 million for Elephant Lands, \$130,000 for Elephant Lands ID application, \$488,000 for the Education Center capital improvements and interpretives, \$30,000 for the Willard Martin mosaic restoration, and the remainder unrestricted for the zoo bond program.
Note 6 - Interest earnings adjusted Dec. 2014 based on actual expenditures to date and projections moving forward.
Note 7 - Includes Energy Trust of Oregon incentives, donation for Primates, USFWS grant for Condor interpretive video, Oregon Cultural Trust grant for Willard Martin mosaic and City of Portland share for South Entry Stormwater design.



ACTIVE PROJECTS SCHEDULE
Oregon Zoo Bond Program
 As of April 17, 2015

Oregon Zoo Bond Citizens'
 Oversight Committee meeting
 May 13, 2015
 Agenda item H-1

ID	Task Name	Start	Finish	2015				2016				2017			
				Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
0	Consolidated Bond Program Schedule	2/14/11	6/2/17												
1	Elephant Lands	2/14/11	2/19/16	Elephant Lands											
2	Land Use Amend. Elephant/Condor--Completed	2/14/11	3/2/12												
3	Elephant Habitat and Related Projects	12/16/11	2/19/16	Elephant Habitat and Related Projects											
4	Design	12/16/11	7/8/13												
5	Wildlife Live	4/4/13	6/21/13												
6	Access Road Construction	4/8/13	1/19/15	Access Road Construction											
7	Train Trestle/Re-grade	11/18/13	11/14/14	Train Trestle/Re-grade											
8	Elephant Habitat Construction	9/13/13	10/19/15	Elephant Habitat Construction											
9	Post-Construction	10/19/15	2/19/16	Post-Construction											
10	Interpretive Experience	3/19/12	11/20/15	Interpretive Experience											
11	Interpretive Roadmap	3/19/12	9/30/12												
12	New Elephant Habitat Interpretive Design	6/25/12	9/18/14	New Elephant Habitat Interpretive Design											
13	New Elephant Habitat Production and Installation	9/19/14	10/19/15	New Elephant Habitat Production and Installation											
14	Condor Habitat Interpretive Design	6/14/12	6/28/13												
15	Condor Habitat Production and Installation	12/23/13	3/7/14	Condor Habitat Production and Installation											
16	Wayfinding Design	3/17/14	5/22/15	Wayfinding Design											
17	Wayfinding Solicitation and Execution	5/25/15	11/20/15	Wayfinding Solicitation and Execution											
18	Education Center	3/21/13	6/2/17												
19	Early Demolition	3/21/13	6/12/13												
20	RFP Design	1/21/14	4/18/14	RFP Design											
21	Design	4/21/14	10/16/15	Design											
22	Construction	10/19/15	3/1/17	Construction											
23	Post Construction	3/2/17	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 17, 2015

Oregon Zoo Bond Citizens'
 Oversight Committee meeting
 May 13, 2015
 Agenda item H-2

