



Oregon Zoo Bond Citizens' Oversight Committee

Skyline Room, Oregon Zoo
Wednesday, Sept. 9, 2015
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Sept. 9, 2015

Agenda

AGENDA

- A. Welcome / Introductions Bill Kabeiseman
- B. Approval of May 13, 2015, Committee meeting minutes Bill Kabeiseman
- C. Zoo Update Teri Dresler
- D. Elephant Lands Design and Animal Welfare Nadja Wielebknowski and Bob Lee
Nadja Wielebknowski, Oregon Zoo Conservation and Research Manager
Bob Lee, Oregon Zoo Elephant Curator
- E. Monthly Project Status Reports Heidi Rahn, Jim Mitchell, Brent Shelby
 - 1. Elephant Lands
 - 2. Education Center
 - 3. Interpretive Experience Design Services
 - 4. Percent-for-Art
 - 5. Remote Elephant Center
- F. Program Status and Financial Information at a Glance Heidi Rahn
- G. Program Schedules Heidi Rahn
 - 1. Active Projects Schedule
 - 2. All Projects Schedule
- H. Open Discussion/Questions Bill Kabeiseman

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

Nov. 4, 2015 Skyline Room, Oregon Zoo
Feb. 10, 2016 Skyline Room, Oregon Zoo
May 11, 2016 Kalahari Room, Oregon Zoo
Sept. 14, 2016 Skyline Room, Oregon Zoo
Nov. 9, 2016 Skyline Room, Oregon Zoo



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Kalahari Room

Wednesday, May 13, 2015

3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Bill Kabeiseman (Chair)
Noah Bishop
Tony Butchart
Sharon Harmon
Susan Hartnett
Mickey Lee
Daniel Morris
Robyn K. Pierce
Mike Schofield
Kevin Spellman
Dick Stenson
Tom Turnbull
Karen Weylandt

AFFILIATION

Garvey Schubert Barer
Bishop Bankruptcy Law, LLC
Hummingbird Homes
Oregon Humane Society
Spectator Facilities and Development, City of Portland
MPower Oregon
Our Oregon
Pierce, Bonyhadi & Associates
Gresham-Barlow School District
Spellman Consulting, Inc.
Retired healthcare executive; community volunteer
OpenSesame Inc.
Providence Health & Services

MEMBERS ABSENT

Linda S. Craig
Deborah Herron
Ruth Shelly

AFFILIATION

Retired CPA; nonprofit treasurer
Walmart
Portland Children's Museum

GUESTS

Jon Gramstad
Barbara Spears
Gary Thompson
Peggy Thompson

AFFILIATION

Friends of Oregon Zoo Elephants
Friends of Oregon Zoo Elephants
Oregon Zoo Foundation Conservation Club members
Oregon Zoo Foundation Conservation Club members

ELECTED OFFICIALS AND STAFF

Shirley Craddick
Teri Dresler
Caleb Ford
Jani Iverson
Jim Mitchell
Joel Morton
Linnea Nelson
Heidi Rahn
Scott Robinson
Grant Spickelmier

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 Education Curator

A. Welcome / Introduction

Bill Kabeiseman, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:01 p.m. Heidi Rahn, zoo bond program director, introduced six new members who were appointed by the Metro Council on April 9, 2015, and identified their areas of expertise for which they were chosen and that will contribute to the work of the Committee:

Susan Hartnett Spectator Facilities and Development, City of Portland, Office of Management and Finance

Robyn K. Pierce Pierce, Bonyhadi & Associates

Kevin Spellman Spellman Consulting, Inc.

Dick Stenson Retired healthcare executive; community volunteer

Karen Weylandt Providence Health & Services

Linda S. Craig Retired CPA; nonprofit treasurer (Not in attendance)

The remainder of the members and guests introduced themselves.

B. Approval of Feb. 11, 2015, Oversight Committee meeting minutes

Members approved the minutes of the Feb. 11, 2015, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

C. Zoo Update

Teri Dresler, Oregon Zoo Interim Director, gave an update on recent zoo activities. On April 25, 2015, the zoo celebrated Elephantastic with 4,500 people attending and walking through the new Elephant Lands North Meadow Habitat before the elephants move in. The Elephant Plaza was also open with a place for guests to rest, new restrooms and a first-on-campus family restroom, catering space, space for food carts and a multi-purpose area for zoo operations. Visitors were very impressed with the new facilities, and the zoo Facebook page lit up with excitement and activity.

Metro has hired DHR International from Chicago to recruit for the new zoo director, which is in progress. Interviews are planned for the last week of June and the first week of July for the initial candidates, and the last week of July for finalists to meet with a broader zoo group. The goal is to have a new director start by Labor Day, Sept. 7, 2015, and the recruitment is on track for that schedule. After a transition period with the new director, Ms. Dresler will go back to serving as the Metro General Manager of Visitor Venues, in which role she will continue to have zoo oversight.

Chris Pfefferkorn, the zoo deputy director of living collections, recently resigned effective June 9 after 18 years at the zoo, to take a leadership position at the Birmingham, Alabama zoo. The Oregon Zoo will be recruiting for his vacated deputy director position as well.

The zoo recently hired Mitchell Jacover as strategic program director on a two-year limited-duration basis to implement the zoo's strategic plan, which was started 10 months ago. He has 30 years of experience with organizational development and nonprofits.

D. Committee Annual Report presentation to the Metro Council, April 9, 2015

Chair Kabeiseman presented the Oversight Committee's 2015 Annual Report to the Metro Council on April 9, 2015, at its meeting at the zoo. He reviewed the recommendations contained in the report, and especially noted the Committee's recommendation that the Council make a decision on the Remote Elephant Center in 2015. The Council said it would work on doing so. The Council was very appreciative and complimentary of the Committee's diligent work. Bond Program Director

Heidi Rahn noted that the Council asked about how to continue utilizing minority-owned, women-owned and emerging small businesses (MWESBs), and she welcomes feedback on that.

E. Education Center design

Bond Project Manager Brent Shelby and Education Curator Grant Spickelmier gave a presentation (a copy of which is included with the record) on the new Education Center project. The project is scheduled to break ground in September 2015 and have its grand opening in the spring of 2017. The new center will be two buildings at the original zoo entrance that will make sustainability visible and be a building that teaches. The goal is for at least silver certification from Leadership in Energy and Environmental Design (LEED), and the project is currently tracking to LEED Gold. It will have 3,900 feet of ecoroof that will be visible from the upper main parking lot. A sustainability dashboard will include a periscope to allow visitors to see the ecoroof from inside. The buildings will also capture rainwater and have windows to reduce bird impacts.

The zoo is applying for a Portland General Electric renewable energy grant to help fund solar panels on the roof, and is hoping to achieve net zero energy use for the project. The grant RFP will be out by the end of May, and the zoo plans to apply for an estimated \$1 million in funding, which would increase the number of solar panels above the baseline generation of 30 kilowatts. This would also help the zoo meet its goal of net-zero energy for Education Center operations annually. Zoo staff met with PGE, and PGE seemed excited about the zoo project. Staff are preparing with the project contractor to be able to expand the project scope accordingly if the grant is funded.

The project is a catalyst for regional conservation education, and the zoo has sought input on the design to make that happen. A public Opt-In survey with 3,600 responses indicated that people want to know how to connect with nature, how to remove barriers to doing so, and what actions they can take in their lives to benefit nature. Early project designs were displayed on zoo grounds and volunteers solicited visitor ideas. Thirteen school districts and more than 14 conservation education groups have given design feedback. A program advisory group was created and meets quarterly to help inform the project. Diversity partners are invited to participate. The Metro Sustainability Center provided feedback on addressing more diverse audiences in messaging and visitor experiences.

The three key project partners are Metro Sustainability Center, United States Fish and Wildlife Service, and the Intertwine Alliance. The national director of USFWS recently visited the zoo, and explained that USFWS is planning to have a full-time staff in the Education Center, to serve as a new kind of field station to connect with zoo visitors and a more urban audience than it has in the past. The zoo has been working with USFWS for decades and has a trusted relationship. Metro Councilor Shirley Craddick thanked the zoo for partnering with USFWS, and noted that USFWS is also a partner with Metro on the Willamette Falls project. By positioning itself as a facilitator, the zoo can use and engage the expertise of USFWS and other partners. Metro Sustainability Center includes staff from parks, natural areas, waste reduction and toxics. The Intertwine Alliance is a coalition of 130 organizations, and plans to launch a new mobile app, "Daycation," to help people plan nature trips in the region.

The project theme is "Small things matter," and the zoo will use the new space to enlist the zoo's 1.5 million annual visitors to get involved and take actions to help wildlife. The project will include *small* animals (insect zoo, turtle lab, backyard habitat), focus on *small* people (children) that will pass on

values to the next generation, and the *small* actions visitors can take to make a difference (e.g., writing a letter on sustainable palm oil).

The two buildings will have indoor/outdoor connections and include four classrooms, three flexible learning and event spaces, and two tent pads, for a total of nine program spaces. The project will provide a new entrance to the zoo for camps, classes and evening events. The historic Willard Martin mosaic from the zoo's original entrance is being restored and will be reinstalled at the new entrance. At the heart of the Education Center will be the Nature Exploration Station, or NEST, a public space open to zoo visitors whenever the zoo is open, with the insect zoo, turtle lab and exhibits that invite participation. They will suggest four types of actions:

1. Use less-- Consider what you use.
2. Explore—Go out and connect with nature.
3. Speak out—Advocate for animals and nature.
4. Give back—Volunteer and give financially to organizations that protect nature and animals you want to save.

An action center within the NEST will further facilitate conservation action by allowing people to share their stories of how and why they took environmental actions, inspiring others to take their own actions. A demonstration zone will allow partner organizations to present programs. A teen office space will better accommodate the 300 teens in zoo programs annually, including the Zoo Animal Presenters (ZAP), 30 teens from underserved and diverse backgrounds. The backyard habitat area will show that “nature is closer than you think,” and highlight urban backyard applications as well. Other facilities will include a council/campfire ring, children's play area, café, retail space and restrooms, including some restrooms that can be sectioned off for exclusive camp use.

The project construction documents are nearing 50 percent, and interpretives are in the design development stage (interpretives typically trail construction). Groundbreaking is planned for Sept. 1, 2015. Staff are doing surveys this summer to get updated demographics on youth and adults visiting the zoo, and will share the results with the Committee once compiled.

F. Monthly Project Updates

1. Elephant Lands

The [Portland Business Journal](#) staff nominated Elephant Lands for a PBJ Better Bricks award, primarily for the project's focus on sustainability and use of cross-laminated timber for the roof of the Elephant Plaza restroom, the first commercial building in the state to use CLT. [Cross-laminated timber](#) is a new engineered wood product made of 2-by-6s glued together in huge sheets and cross-hatched in three to nine layers. It provides structural strength and can be less expensive and faster to install than traditional concrete and steel construction. Made of a naturally renewable resource, CLT is considered a greener choice since it takes less energy to produce than steel and concrete and can be made of smaller, lower-grade timber that avoids cutting old-growth trees. The PBJ award is scheduled to be presented June 4.

Jim Mitchell, construction manager, indicated that the project schedule shows “caution” since the substantial completion is being moved out six weeks from October 19 to the end of November. This is due to new requests from keepers for additional animal welfare items, primarily mesh protection in the Elephant Barn and hydraulic door control revisions. Elephants are moving into the new buildings in the next two weeks, and will later walk with keepers along

the transfer chute to access the North Meadow. The project is 88 percent complete and within budget. The last portion of the project is all civil work.

2. Education Center

Subcontractor bidding on the Education Center project is scheduled for July. Some items in design were value engineered (removed), and the project is on budget, per the contractor Fortis Construction. The project is expected to see some escalation in cost. Members noted that Portland Public Schools and Portland State University projects have also experienced cost escalations due to a lack of construction competition. Staff agreed to provide a breakdown of minority, women and emerging small business utilization on the project once it is available.

3. Interpretive Experience Design Services

A wayfinding bid package is scheduled to go out in June, and staff agreed to provide a report on it at the next Committee meeting. A mobile phone app is being tested that will help visitors identify individual elephants, and video cameras will show where the elephants are located.

4. Percent-for-Art

An art tower is visible in Elephant Plaza, and is one of three towers that will be part of the commissioned art by Catherine Widgery for Elephant Lands.

5. Remote Elephant Center—No discussion.

G. Program Status and Financial Information at a Glance

The bond program is on budget, and leveraging bond dollars with additional community investment. The Education Center budget is carrying an 8 percent contingency, with some optional items being add-alternates. In addition, the bond program has a contingency. Kevin Spellman reported that Portland Public Schools has a 10 percent contingency for smaller projects, which have come in under that, but has concerns for the high school project budgets. Ms. Rahn asked members to let her know if they have suggestions for improvements.

The recent increase in construction activity and limited availability of contractors in the region has not yet directly affected the bond project budgets. The zoo Comprehensive Capital Master Plan done in 2011 included pre-schematic designs for each project to set a budget, but then each project as it comes up for construction is fully designed within that existing budget. The recent increase in demand for construction in the region has not been a problem for those bond project budgets, which factored in a 3 percent escalation per year. Construction management by general contractor (CMGC) also helps manage costs. The consultant team's estimate and the contractor's estimate are reconciled, which helps reduce the risk of cost overruns. The projects have had good collaboration to manage costs.

Metro is planning to sell more bonds in the spring of 2016, with the sale date based on the construction schedule and expected expenditures. Metro does expect to receive a premium on that sale, but not as large a premium as on the previous 2012 sale. The previous zoo bonds were also packaged with Metro natural areas bonds to maximize the premium. Staff is keeping a close watch on the market given the increase in construction.

H. Program Schedules

Since the Elephant Lands schedule has been extended six weeks, staff will be looking at the schedule for the Polar Bear project design and determining if it needs to be moved too. The polar bears will go to another zoo during that project construction, and zoo staff are already working on finding another zoo for them.

I. Adjournment

Chair Kabeiseman adjourned the meeting at 4:22 p.m.

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

Sept. 9, 2015

Agenda item E

Oregon Zoo Bond Citizens' Oversight Committee meeting

Sept. 9, 2015

Agenda Item E. 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

Sept. 9, 2015

Agenda item E-1

Project Title: Elephant Lands and Related Infrastructure	Project Manager: Jim Mitchell
Reporting Period #051/Status Date: August 31, 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	11/30/15

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*	\$53,535,599	\$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 Status:

Summary Status

Milestones/deliverables/information items for this reporting period:

- The overall project is 93 percent complete and is within budget and on schedule.
- The deep utility installation from the Life Support Building, (LSS) building to the large pool is complete.
- Change orders with the general contractor total six percent of the Guaranteed Maximum Price to date.
- Zoo staff had concerns with some aspects of the visitor exclusion fence design installed at Elephant Plaza and North Habitat viewing. Two workshops were scheduled with staff, the design team and general contractor to vet concerns and review options to the design. The outcome from the workshops modified the exclusion fence barrier from stainless cables at six inches on center to aviary mesh and added "kick" fencing in some areas to discourage visitors from crossing through landscape areas. Subcontractor pricing is due by Sept. 4.
- Paving is complete from Elephant Plaza to the bridge and from Forest Hall to the other side of the bridge.
- The grand opening event has been scheduled for Dec. 15, 2015.

Elephant Lands and Related Infrastructure

- Construction progress:
 - Utility installation, bridge structure concrete and architectural concrete.
 - Interpretive elements are being installed in Forest Hall.

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

- Complete utility installation from the elephant splash pool to the LSS building.
- Complete the bridge-grade beam and above-grade support columns.
- Determine budget impacts to fence design changes.



Oregon Zoo Bond Project Status Report Education Center

Oregon Zoo Bond
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Sept. 9, 2015

Agenda item E-2

Project Title: Zoo Education Center	Project Manager: Brent Shelby
Reporting Period #023/Status Date: August 31, 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*	\$1,919,427	\$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:

- Construction documents are under permit review at the City of Portland.
- Construction bids from subcontractors are due mid-September, at which time a Guaranteed Maximum Price for the work will be established with the General Contractor.
- Thanks to the Oregon Zoo Foundation, Solar World, a local photovoltaic panel manufacturer, has agreed to support the project by providing the solar panels at cost for the project's rooftop solar energy array. Additionally, the team continues to pursue a grant from Portland General Electric's renewable development fund to produce enough on-site power for net-zero energy operations.

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

- Construction mobilization.



Oregon Zoo Bond Project Status Report Interpretive Experience

Oregon Zoo Bond
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Committee Meeting

Sept. 9, 2015

Agenda item E-3

Project Title: Interpretive Experience	Project Manager: Brent Shelby
Reporting Period #44/Status Date: August 31, 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*	\$1,729,462**	\$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:

- Installation of Elephant Lands interpretive experience components in Forest Hall will be complete by the end of September. The remaining site interpretive components will be installed as the site is available from the General Contractor.
- A Request for Bid will be issued in September for the campus wayfinding system production and installation contract.

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

- Elephant interpretive experience installation.
- Campus wayfinding system Request for Bids.



Oregon Zoo Bond Project Status Report Percent-for-Art

Oregon Zoo Bond
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Sept. 9, 2015

Agenda item E-4

Project Title: Percent-for-Art	Project Manager: Brent Shelby
Reporting Period #43/Status Date: August 31, 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**	\$287,048	\$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 Catherine Widgery will complete installation of her Elephant Lands public art commission at the end of September.
- Artist Rob Ley meets with the Oregon Zoo Public Art Advisory Committee on Sept. 2 to present the latest developments of his design concept for the Education Center art commission.

Planned milestones/deliverables for the next reporting period:

- First percent-for-art commission (at Elephant Lands) – installation 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
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Committee Meeting

Sept. 9, 2015

Agenda item E-5

Project Title: Remote Elephant Center – Phase II	Project Manager: Heidi Rahn
Reporting Period/Status Date: August 31, 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.

- Project constraints include identification of capital and operating funds.

Summary Status

Milestones/deliverables/information for this reporting period:

- Launched task force to assess the feasibility of the Oregon Zoo constructing and operating a remote elephant center. The task force should provide a recommendation to the COO regarding how to proceed with this project by the end of 2016.
- Extensive due diligence and significant feasibility studies were conducted on the Roslyn Lake property to determine its suitability and potential as an offsite remote elephant center for the Oregon Zoo.
- The due diligence and feasibility studies did not satisfy Metro's conditions to closing and have revealed engineering and environmental concerns that preclude the effective use of the Roslyn Lake property for a remote elephant center. Metro has determined not to proceed with the acquisition of the Roslyn Lake Property.

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

- Provide research/information needed to inform REC task force discussion.

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

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	93%	\$ 57,561,443	\$ 53,535,599	\$ 57,431,819
Condors of the Columbia	Complete	Complete	Complete	Complete	Complete	\$ 2,628,592	\$ 2,215,609	\$ 2,210,130
Education Center	Complete	Complete	95%			\$ 14,732,108	\$ 1,919,427	\$ 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	95%	35%			\$ 2,489,647	\$ 1,729,462	\$ 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	95%	17%		\$ 843,154	\$ 287,048	\$ 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	\$ 3,244,730	\$ 4,950,361
Totals						\$ 138,551,668	\$ 77,095,092	\$ 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	\$ 879,506	\$ -
Grants, donations and rebates - Note 7	\$ 559,875	\$ 559,875	\$ -
Resource Totals	\$ 143,613,334	\$ 102,474,839	\$ 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 \$73,258 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, City of Portland ecoroof grant, donation for Primates, USFWS grant for Condor interpretive video, and Oregon Cultural Trust grant for Willard Martin mosaic.



ACTIVE PROJECTS SCHEDULE
Oregon Zoo Bond Program
 As of Aug. 26, 2015

Oregon Zoo Bond Citizens'
 Oversight Committee
 Sept. 9, 2015
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ID	Task Name	Start	Finish	2015				2016				2017					
				Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	
0	Consolidated Bond Program Schedule	2/14/11	1/23/17														
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	11/30/15	Elephant Habitat Construction													
9	Post-Construction	10/19/15	2/19/16	Post-Construction													
10	Interpretive Experience	3/19/12	2/12/16	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	Production and Installation													
16	Wayfinding Design	3/17/14	7/10/15	Wayfinding Design													
17	Wayfinding Solicitation and Execution	8/3/15	2/12/16	Wayfinding Solicitation and Execution													
18	Education Center	3/21/13	1/23/17	Education Center													
19	Early Demolition	3/21/13	6/12/13														
20	RFP Design	1/21/14	4/18/14														
21	Design	4/21/14	9/11/15	Design													
22	Construction	9/14/15	11/21/16	Construction													
23	Post Construction	11/22/16	1/23/17	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 Aug. 26, 2015

Oregon Zoo Bond Citizens'
 Oversight Committee
 Sept. 9, 2015
 Agenda item G-2

