



**Oregon Zoo Bond
Citizens' Oversight Committee**

Wednesday, May 12, 2021
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 12, 2021
Agenda

Please join my meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/85625887225>

Meeting ID: 856 2588 7225

You can also dial in using your phone.

United States: [+1 \(253\)215.8782](tel:+12532158782)

AGENDA

| ITEM | ACTION | ANNUAL REPORT | LEAD | TIME |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|--------------------------------------------|------|
| A. Welcome / Introductions <ul style="list-style-type: none"> • Agenda overview • Virtual meeting etiquette • Introductions & check-ins | Review | | Susan Hartnett | 3:00 |
| B. Minutes of February 10, 2021 Committee meeting | Approve | | Susan Hartnett | 3:20 |
| C. Monthly Project Status Reports | Discuss | | Jim Mitchell and Kate Giraud | 3:25 |
| D. Oversight Committee reports | Discuss | | Susan Hartnett | 3:45 |
| E. Program Status, Financial Information, Schedule | Discuss | | Sarah O/Heidi/Caleb? | 4:00 |
| F. Zoo and Oregon Zoo Foundation Update | Discuss | | Scott C., Bob Lee, and Julie Fitzgerald | 4:30 |
| G. Open Discussion/Questions | | | Susan Hartnett | 4:50 |

Upcoming meeting dates – Wednesdays, 3 to 5 p.m. (TBD location virtual or Oregon Zoo)

Sept. 15, 2021 – FINAL MEETING

Nov 10, 2021 – *keep on calendar*



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Zoom
Wednesday, February 10, 2021
3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Susan Hartnett (Chair)
Dan Aja
Naomi Bishop
Heidi Goertzen
Daniel Hauser
Nan Heim
Jill Mellen
Chin See Ming
Dick Stenson
Christine L. Taylor
Karen Weylandt
Kevin Spellman
Emma Stocker

AFFILIATION

Retired from Spectator Venues, City of Portland
Banfield Pet Hospital
California State University, Northridge (professor *emerita*)
Becker Capital Management
Oregon Center for Public Policy
Nan Heim Associates; Oregon Zoo Foundation Board of Directors
Research Biologist
Gilbert Levy Bennett
Retired healthcare executive; community volunteer
Miller Nash Graham & Dunn
Retired from Providence Health & Services
Spellman Consulting, Inc.
Emergency Management, Portland State University

MEMBERS ABSENT

Laurel Brown
Javier Mena
Robyn K. Pierce
Katherine A. Porras

AFFILIATION

Assistant Director of Facilities Operations, Reed College
Affordable Housing Manager, City of Beaverton
Pierce, Bonyhadi & Associates
Meyer Memorial Trust

GUESTS

None

AFFILIATION

ELECTED OFFICIALS AND STAFF

Shirley Craddick
Scott Cruickshank
Julie Fitzgerald
Kate Giraud
Sarah Keane
Bob Lee
Jim Mitchell
Joel Morton
Linnea Nelson
Sarah Orizaga
Staci Pfau
Heidi Rahn
Ruth Walkowski

Metro Councilor
Oregon Zoo Interim Director
Oregon Zoo Foundation Executive Director
Oregon Zoo Bond Project Manager
Zoo Administration and Finance Director
Oregon Zoo General Curator
Oregon Zoo Bond Construction Manager
Metro Senior Attorney
Assistant Management Analyst
Oregon Zoo Administrative Assistant III
Oregon Zoo Bond Project Manager
Capital Asset Management Director
Chief Financial Officer, Oregon Zoo Foundation

A. Welcome / Introduction

Susan Hartnett, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:06 p.m. Susan shared virtual meeting etiquette, gave an agenda item overview, and showed a cute video of Nora's first snow.

Susan announced that Emma Stocker has stepped down as vice president and that Naomi Bishop will be stepping in as vice chair. Susan thanked both women for their contributions. The committee briefly introduced themselves. Susan announced Staci Pfau's transition to Metro's construction management office.

B. Approval of November 18, 2020, Oversight Committee meeting minutes

The minutes of the November 18, 2020, Oregon Zoo Bond Oversight Committee ("Oversight Committee" or "the Committee") meeting were approved by a show of hands via Zoom.

C. Monthly Project Updates

Polar Passage/Primate Forest/Rhino— Jim Mitchell began the updates:

- Close to 90% complete
- Just poured foundation for storage buildings
- Construction fence has been taken down around polar passage
- \$4mil left to finish project
- Expecting to come under budget by \$100-200k
- Chimp climbing structure update and explanation. Design project to be completed through June/early July. Cost around \$300k
- Storage building done first week of March
- Do we treat ladders as a separate project, since PF is at substantial completion?
 - Committee had no objections

Kate Giraud walked the committee through the newest project photos highlighting:

- The arrival of the wooden climbing structures for chimps
- Inside of Polar Passage, including the completed LSS building, indoor holding, and keeper work areas.
- Completion of landscaping at Polar Passage
- Major completion of the outdoor Headland Habitat
- Water in the deep pool
- Installation of large deadfall tree into habitat
- Taps installed at Growler's
- Foundation of storage building completed

Percent for art – The footings are in place for the polar bear benches and the melting ice bear sculpture. Currently, they are all stored at the expo center but will be transferred to the zoo on February 16th for installation. Kate will hopefully will have artists on the phone during installation, but notes that the time

difference to Madrid may be a challenge. Tyson will also be onsite for any direction if needed. Final close-out on artist contracts to be completed once install is complete.

- Susan Harnett asked if there will there be a formal unveiling of the melting ice bear sculpture. Sarah Keane answered that nothing is planned right now. Susan recommended that we think about how the sculpture will be unveiled to the media and public. Linnea Nelson reminded the committee that OZPAAC had initially discussed a special unveiling ceremony, but recognized that restrictions due to COVID-19 make this difficult.

Interpretive Experience – Fabrication delays at the manufacturers have pushed the timeline back on direct embeds. All interpretives at Primate Forest should be installed by end of February. Polar Passage interpretives will be completed closer to April. This will be a low-impact, since the zoo is unlikely to open the pathways where those interpretive panels will be displayed until COVID restrictions are lifted.

D. Program Status, Financial Information, and Schedule

Sarah K discussed the upcoming habitat opening tours of Polar Passage for OZF donors, the public, and staff/volunteers. She also updated the group on our plan for a pre-recorded video celebration for Primate Forest opening. She also took a moment to update the committee on the passing of orangutan Inji, and honored her legacy at the zoo. She confirmed that the zoo is still committed to hold a celebration for the bond program in the fall.

Sarah discussed program financials and closeout:

- Bond fund is almost spend down. The balance in fund 320 was \$3.4 million at the end of December. Projections show the fund will be depleted by May.
- Any remaining funds are non-bond funds kept in fund 325.
- COBID is 13% for project and 14.4% for whole program. Will put out final DEI in contracting report once program has ended.
- The project will be substantially completed in the spring, with only the ladders at Primate Forest pushing the schedule into summer.

E. Committee Annual Report

Susan H. explained that the committee will produce an annual report for 2020, and an overall program final report in the fall once program is completely wrapped up. The 2020 annual report will take the same format as it did last year. Project updates will be through December 2020. The report will be submitted to Metro Council in May. In June the committee will begin the process of creating the final report, with more summary of the projects and more intentional messaging. A draft of the 2020 annual report will be sent to the committee by late March/early April. Input on content welcome.

F. Zoo and Oregon Zoo Foundation Update

Zoo Updates – Scott Cruickshank updated that the zoo is currently running at 38% of typical revenue with expenses running at 77% of typical times. The zoo is spending into reserve funds, but may be in better shape than planned. ZooLights was positive, with a revenue of \$3 mil. The executive team is planning a Zoo Director recruitment, and more information will be shared soon. Starting on Feb. 19th, the zoo will open to the public every. Still hopeful the zoo can receive federal relief aid through aid to museums.

Animal updates – Bob Lee updated that the Primate Forest delay is now delaying arrival of chimps, but the animal care team is working closely with the sending institution to make sure the transition will run smoothly. Arrival of rhinos is dependent on SSP recommendations. Bob will meet with that committee in March and will hopefully know more information after that. The crucial shipping window narrows between spring and fall. Nora will be arriving in March. The zoo welcomed baby Rodrigues bats and newly laid condor eggs at the Johnson Center. Bob then briefly spoke about Inji and her passing.

Shirley Craddick asked about the condor evacuations in the fall, and Bob spoke to the process of the evacuation and staff's involvement.

OZF Update – Julie Fitzgerald spoke about the Heart of Oregon Zoo campaign. OZF will exceed goal by \$600k. Wonderful conversations at the donor tour of the habitats. She also acknowledged the letter Susan and the committee crafted for the foundation board of directors.

G. Open Discussion/Questions

Susan H. updated the group on the meeting schedules going forward. Keeping September on the calendar and adding a date in November, just in case.

Susan closed the meeting at 4:49 p.m.



Oregon Zoo Bond Project Status Report Polar Passage/Primate Forest/Rhino Habitat

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Project Title: Polar Passage/Primate Forest/Rhino Habitat | Project Manager: Jim Mitchell |
| Reporting Period #062/Status Date: April 27, 2021 | Project Manager Phone: 503-914-6025 |
| Architect/Engineering Design Consultant: CLR Design | Construction Manager/General Contractor: Lease Crutcher Lewis (LCL) |
| Polar Passage Project Description: The new polar bear habitat is needed to increase access to natural substrate; increase the efficiency of the water-filtration system; reduce temperatures; chill the pool water; and increase both land and pool space. Construct modern natural holding areas with better lighting and ventilation, allowing better care for the animals. Space requirements, water quality and housing conditions will meet or exceed the Manitoba Protocols established for zoo polar bears. New utilities will complete the system upgrade installed with previous bond-funded projects. Guest services will be enhanced at the new central plaza. | |
| Primate Forest/Rhino Habitat Project Description: The current schematic design demolishes the existing building (except for the newer Red Ape Reserve) and rebuilds on the current primate site for chimpanzees. Orangutans will live in the existing Red Ape Reserve. The Metro Council approved the project scope modifications on March 16, 2017. Rhino Habitat: Remove the hippo dump-and-fill pool, remove the barrier between the rhino/hippo habitats and re-grade both habitats for rhino use only. | |

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 | SUBSTANTIAL COMPLETION |
| 05/2016 | 6/2016 | 1/2021 | TBD |

Project Budget and Expenditures

| ORIGINAL BASELINE | REVISED BASELINE | COSTS TO DATE OF STATUS | ESTIMATE AT COMPLETION | ESTIMATED BUDGET VARIANCE |
|-------------------|------------------|-------------------------|------------------------|---------------------------|
| \$34,348,074 | \$47,202,256* | \$45,837,308 | \$47,202,256 | \$0 |

*On Feb. 4, 2016, the Metro Council approved the bond team's recommendation to increase the Polar Passage project budget by \$2.6 million to cover escalation costs exceeding the original estimated escalation.

On March 16, 2017, the Metro Council approved additional bond fund resources increasing the Polar Passage project budget by \$3,248,334 (\$2,200,000 from OZF and 1,048,334 from the program contingency) and increased the Primate Forest/Rhino project budget by \$2,605,848 to offset escalation costs.

On April 6, 2017, the Metro Council approved an exemption to competitive procurement by combining Polar Passage and Primate/Rhino projects under the existing design and Construction Management/General Contractor contracts to save an estimated \$1.3 million in construction costs. Project budgets and schedules have been combined.

In August 2017, the Nancy Parr estate donation of \$237,333 for Primate Forest was added to the project budget.

On October 5, 2017, OZF approved \$750,000 (including the \$237,333 Nancy Parr estate donation) for Primate Forest and \$250,000 for Rhino.

On April 5, 2018, OZF approved redirecting \$500,000 previously committed for Polar Passage maternity den (which will not be built in this phase) to fund the rhino habitat project in total, \$750,000. Bond funds previously allocated for the rhino project will be redirected to the Polar Passage project.

On Feb. 7, 2019, the Metro Council allocated \$3,200,000 to the Polar Passage/Primate Forest/Rhino project (\$1,952,000 to the Polar Passage budget and \$1,248,000 to the Primate Forest budget) from unallocated contingency and other project savings.

On July 27, 2020, OZF confirmed \$200,000 funding for Primate Forest chimp climbing structures in the existing moated habitat.

Critical Issues

None at this time.

Summary Status

Milestones/deliverables/information items for this reporting period:

- Polar Passage and Primate Forest are substantially complete and occupied by staff and animals.
- Closeout tasks including punch list items, staff training and Operations and Maintenance manuals are in progress.
- In terms of expenditures, the project is 97% complete.
- Contingency will be depleted to zero once closeout scopes are completed.
- Construction change orders are 7% of the construction contract amount.

Construction progress:

- Event space pavers, landscaping and fencing are complete.
- The storage building and café are substantially complete.

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

- Continue with closeout tasks.

Schedule substantial completion date for individual projects:

- The completion dates for individual project components are as follows:
 - Rhino Habitat – 10/2020
 - Primate Forest – 10/2020
 - Red Ape – 12/2020 Complete remodel work.
 - Café – 12/2020
 - Polar Passage – 1/2021
 - Storage Building – 3/2021



Oregon Zoo Bond Program
 Project Status and Financial Information at a Glance
 Expenditures and Revenue through March 2021

| Program Budgets and Expenditures | | | Project Budgets | Zoo Bond Fund Expenditures | Nonbond Fund Expenditures | Total Project Expenditures | Project Forecasted Total Expenditures |
|-----------------------------------------------------------------|------------------------------------------|----------------------------------|-----------------|----------------------------|---------------------------|----------------------------|---------------------------------------|
| Construction Projects | Contracting | Construction | | | | | |
| Veterinary Medical Center | Complete | Complete | \$ 9,464,299 | \$ 8,840,329 | | \$ 8,840,329 | \$ 8,840,329 |
| Penguin Life Support System | Complete | Complete | \$ 1,800,000 | \$ 1,762,250 | | \$ 1,762,250 | \$ 1,762,250 |
| Water Main Building | Complete | Complete | \$ 267,459 | \$ 242,495 | | \$ 242,495 | \$ 242,495 |
| Elephant Lands | Complete | Complete | \$ 57,561,443 | \$ 54,147,246 | \$ 3,260,000 | \$ 57,407,246 | \$ 57,407,246 |
| Condors of the Columbia | Complete | Complete | \$ 2,628,592 | \$ 2,215,609 | | \$ 2,215,609 | \$ 2,215,609 |
| Remote Elephant Center | | Project Eliminated | \$ 117,864 | \$ 39,672 | \$ 78,191 | \$ 117,864 | \$ 117,864 |
| Education Center | Complete | Complete | \$ 17,699,157 | \$ 15,801,545 | \$ 1,613,343 | \$ 17,414,887 | \$ 17,482,791 |
| | % Complete | | | | | | |
| Polar Passage/Primate Forest /Rhino | Complete | 97% | \$ 47,202,256 | \$ 44,887,308 | \$ 950,000 | \$ 45,837,308 | \$ 47,202,256 |
| | % Complete | | | | | | |
| Electrical Infrastructure | | 99% | \$ 1,500,000 | \$ 1,488,333 | | \$ 1,488,333 | \$ 1,500,000 |
| | % Complete | | | | | | |
| Close-out Contingency, Final Records and Reporting | | | \$ 1,000,000 | \$ 52,466 | | \$ 52,466 | \$ 844,805 |
| | % Complete | | | | | | |
| Interpretives | | | | | | | |
| Program Interpretive Experience | | | \$ 2,766,640 | \$ 2,233,854 | \$ 301,993 | \$ 2,535,847 | \$ 2,550,000 |
| | % Complete | | | | | | |
| Percent-for-Art | West Plaza Art | Central Plaza Art | | | | | |
| One-Percent-for-Art Requirement | Complete | | \$ 843,154 | \$ 713,391 | \$ 50,000 | \$ 763,391 | \$ 810,000 |
| | % Complete | 93% | | | | | |
| Planning Projects | Final Deliverables | Close-out | | | | | |
| Comprehensive Capital Master Plan | Complete | Complete | \$ 1,850,000 | \$ 1,691,504 | | \$ 1,691,504 | \$ 1,691,504 |
| Stormwater/ Wastewater Analysis | Complete | Complete | \$ 160,000 | \$ 159,979 | | \$ 159,979 | \$ 159,979 |
| Stormwater Minor Projects & Campus Sur | Complete | Complete | \$ 386,797 | \$ 386,797 | | \$ 386,797 | \$ 386,797 |
| Land Use Processes | Submit CU MS to City for Approval | Land Use Approval Process | | | | | |
| Land Use – New CUMS | Complete | Complete | \$ 796,785 | \$ 816,777 | | \$ 816,777 | \$ 816,777 |
| Land Use – Amended CUMS | Complete | Complete | \$ 110,429 | \$ 142,617 | | \$ 142,617 | \$ 142,617 |
| Program Administration | | | | | | | |
| Program Administration, Metro Central Support and Bond Issuance | | | \$ 8,850,000 | \$ 7,856,543 | | \$ 7,856,543 | \$ 8,850,000 |
| Unallocated Program Contingency | | | | | | | |
| Unallocated Program Contingency | | | | | | | \$ 2,691 |
| Expenditure Totals | | | | \$ 143,478,713 | \$ 6,253,527 | \$ 149,732,240 | \$ 153,026,008 |

| Program Resources | Expected Amount | Zoo Bond Fund Revenues Received | Nonbond Revenues Received | Total Revenues Received/Issued | Funds Not Yet Received |
|----------------------------------------------------|-----------------|---------------------------------|---------------------------|--------------------------------|------------------------|
| General Obligation Bonds, premiums and interest | \$ 143,446,320 | \$ 143,507,148 | | \$ 143,507,148 | |
| Oregon Zoo Foundation | \$ 8,118,000 | | \$ 7,284,666 | \$ 7,284,666 | \$ 833,334 |
| Grants, donations, rebates and partner investments | \$ 1,461,689 | | \$ 1,461,689 | \$ 1,461,689 | \$ - |
| Resource Totals | \$ 153,026,008 | \$ 143,507,148 | \$ 8,746,355 | \$ 152,253,503 | \$ 833,334 |



PROJECTS SCHEDULE
Oregon Zoo Bond Program
 As of April 27, 2021

Oregon Zoo Bond Program
 Monthly Report
 April 27, 2021

| Task Name | Start | Finish | 2021 | | | | |
|---------------------------------------------------|--------------|--------------|-------|-------|-------|-------|-------|
| | | | Qtr 3 | Qtr 4 | Qtr 1 | Qtr 2 | Qtr 3 |
| Projects Schedule 20210427 | Thu 10/1/09 | Fri 7/30/21 | | | | | |
| Water Main Building | Mon 10/26/09 | Fri 7/29/11 | | | | | |
| Veterinary Medical Center | Thu 11/12/09 | Tue 1/24/12 | | | | | |
| Land Use Permits | Tue 3/16/10 | Mon 1/28/13 | | | | | |
| Comprehensive Capital Master Plan | Wed 6/2/10 | Thu 11/3/11 | | | | | |
| Penguinarium Filtration | Mon 11/1/10 | Wed 2/29/12 | | | | | |
| Condors of the Columbia | Wed 7/25/12 | Tue 3/4/14 | | | | | |
| Elephant Lands | Mon 11/7/11 | Mon 12/7/15 | | | | | |
| Education Center | Thu 3/21/13 | Fri 6/30/17 | | | | | |
| Electrical Infrastructure | Mon 4/3/17 | Fri 5/31/19 | | | | | |
| Interpretive Experience | Mon 3/19/12 | Thu 12/31/20 | | | | | |
| Percent for Art | Thu 10/1/09 | Mon 3/1/21 | | | | | |
| Polar Passage/Primate Forest/Rhino Habitat | Tue 2/9/16 | Fri 7/30/21 | | | | | |
| RFP Design | Tue 2/9/16 | Mon 6/20/16 | | | | | |
| Polar Passage Design | Tue 6/21/16 | Sun 5/13/18 | | | | | |
| Primate Forest/Rhino Habitat Design | Thu 11/17/16 | Fri 8/31/18 | | | | | |
| Construction | Mon 6/4/18 | Fri 3/26/21 | | | | | |
| Post Construction | Fri 2/26/21 | Fri 7/30/21 | | | | | |