



**Oregon Zoo Bond
Citizens' Oversight Committee**
Metro Regional Center
Room 370A-B
Wednesday, May 9, 2012
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda

AGENDA

- | | |
|-------------------------------------------------------------------------------|--------------------|
| A. Welcome / Introductions | Deidra Krys-Rusoff |
| B. Approval of Feb. 8, 2012, Committee meeting minutes | Deidra Krys-Rusoff |
| C. Land Use Projects – Information Update | Cheryl Twete |
| D. Elephant Habitat and Related Infrastructure
Entering Design Development | Jim Mitchell |
| E. One Percent-for-Art – Committee Representative | Deidra Krys-Rusoff |
| F. Monthly Project Status Reports | Craig Stroud |
| 1. Elephant Habitat and Related Infrastructure | |
| 2. Condor Habitat | |
| 3. Remote Elephant Center | |
| 4. Updated Conditional Use Master Plan and Land Use Reviews | |
| 5. Interpretive Experience Design Services | |
| 6. Percent-for-Art | |
| G. Program Status and Financial Information at a Glance | Craig Stroud |
| H. Consolidated Oregon Zoo Bond Program Schedule | Craig Stroud |
| I. Open Discussion/Questions | Deidra Krys-Rusoff |

Meeting dates for 2012 –Wednesdays, 3 to 5 p.m.:

- | | |
|----------|------------------------------------------------------------|
| Sept. 12 | Skyline Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR |
| Nov. 14 | Skyline Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR |



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda item B

Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Skyline Room
Wednesday, Feb. 8, 2012
3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Deidra Kryss-Rusoff (Chair)

Marcela Alcantar
David Evans
Ann Gravatt
Sharon Harmon
Benjamin Jackson
Tony Jones
Bill Kabeiseman
Carter MacNichol
Sheryl Manning
Ray Phelps
Penny Serrurier
Bob Tackett

MEMBERS ABSENT

Steve Bloom
Jacqueline Bishop
Greg Gahan
Jim Irvine
Michael Sestric

ELECTED OFFICIALS AND STAFF

Shirley Craddick
Jim Mitchell
Joel Morton
Linnea Nelson
Margo Norton
Joanne Ossanna
Scott Robinson
Marcia Sinclair
Kim Smith
Craig Stroud
Cheryl Twete

AFFILIATION

Oregon Zoo Bond Citizens' Oversight Committee Chair;
Ferguson Wellman Capital Management
Alcantar & Associates
The ODS Companies
Climate Solutions
Oregon Humane Society
REAP, Inc.; Jefferson High School
Metropolitan Contractor Improvement Partnership
Garvey Schubert Barer
Shiels Oblatz Johnsen, Inc.
Professional Board Member
Allied Waste Services
Stoel Rives LLP
Northwest Oregon Labor Council

AFFILIATION

Portland Japanese Garden
Roberts Kaplan LLP
NW Construction Management, Inc.
The Conifer Group, Inc.
Michael Sestric Facilities Planning

Metro Councilor
Oregon Zoo Bond Construction Manager
Metro Senior Attorney
Oregon Zoo Bond Program Coordinator
Metro Finance and Regulatory Services Director
Oregon Zoo Finance Manager
Metro Deputy Chief Operating Officer
Oregon Zoo Public Involvement
Oregon Zoo Director
A Better Zoo (Oregon Zoo Bond Program) Director
Metro Senior Development Advisor

A. Welcome / Introduction

Deidra Kryz-Rusoff, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:07 p.m. and welcomed members. Members introduced themselves, including two new members, Bill Kabeiseman and Sharon Harmon.

Councilor Shirley Craddick recognized Sheryl Manning's contribution as the former and first chair of the Oversight Committee. She noted the success of the bond program and Ms. Manning's leadership to organize the Oversight Committee. Zoo director Kim Smith presented Ms. Manning with a certificate of appreciation.

Chair Kryz-Rusoff announced that Carol Welch resigned from the committee.

Due to a change in location as well as the change in Chair roles, Chair Kryz-Rusoff reviewed the purpose of the Committee and noted that the meeting is not a public hearing. The meeting is open to the public, but input and discussion is limited to committee members and Metro staff. The purpose of the committee is to review the bond program, and not to make project recommendations. The committee reports annually to the Metro Council.

B. Approval of Nov. 9, 2011, Oversight Committee meeting minutes

Members approved the minutes of the Nov. 9, 2011, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting. Ray Phelps abstained, since he was absent at the Nov. 9 meeting.

C. Land Use Projects – Information Update

Cheryl Twete, Metro senior development advisor, gave an update on the two land use applications in process. The hearing for the amendment to the zoo's Conditional Use Master Plan (CU MS) was held Jan. 18 and the hearings officer's should issue their report by Feb. 17. The amendment will enable Metro to proceed with the Elephant Habitat and Related Infrastructure project, as well as the Condor project. Metro received a supportive staff report from the city. March 2 is the deadline for appeals.

The second land use application is for a new 10-year land use approval for the zoo, and the plan is to submit the application to the city in early March. Access and transportation continue to be the key substantive issues to address in the application.

Ray Phelps asked for clarification about the current and new conditional use master plans. The new CU MS reflects the new package of projects the zoo will or might undertake in the coming 10 years, including the remaining bond-funded projects.

Ms. Twete also reviewed the budgets for the two land use projects, which total approximately \$900,000 combined. As of the meeting date, the amendment budget is forecast approximately \$15,000 over-budget. For the new application, Ms. Twete stated that the bulk of the consultant work is complete, and the bulk of the application was written. About two thirds of the budget has been spent. Ms. Twete said she expects the project to finish close to the established budget, unless the applications are appealed and require further support.

Ms. Twete also noted the work done by Marcia Sinclair to discuss the applications with the adjacent neighborhood associations. The conversations have been productive, and the zoo is asking the neighborhood associations to support the land use applications.

D. Remote Elephant Center – Information Update

Kim Smith referred to the bond measure language that called for assessing the feasibility of a Remote Elephant Center (REC). She said the REC would be used to support the zoo's vision to establish multi-generational matriarchal herds, with males interacting with females, and to conduct research on bulls integrated with cow herds. The facility would promote natural elephant behaviors and may support educational programs.

The zoo estimates that it will cost approximately \$1 million annually to operate the REC, and the 2008 bond measure funds cannot be used for that purpose. Metro is exploring funding sources with the Oregon Zoo Foundation and others. Per Metro Council direction, staff must have a defined and approved funding strategy before proceeding to a land purchase or capital construction.

Staff developed a phased build-out and animal collection plan for the REC. The full build-out capital cost estimate of \$10.2 million exceeds the available capital funding of \$7.2 million by about 44 percent. The source of funding to complete the build-out has yet to be identified.

The Metro Council approved Resolution 11-4230 providing the Metro Chief Operating Officer authority to enter into real property option agreements. Under this authority, Metro entered an option agreement for a portion of the former Roslyn Lake property. Metro is still evaluating other sites and reviewed six sites in 2011. The Roslyn Lake property remains the most viable site assessed.

Marcela Alcantar asked about REC fundraising. Ms. Smith explained fundraising would be performed by the Oregon Zoo Foundation, a 501(c)3 nonprofit corporation, whose mission is to develop community support for the zoo.

Penny Serrurier said this seemed like the least defined of the bond projects, and asked about the timeline for making a REC decision. Scott Robinson, deputy chief operating officer, said the option requires Council approval to purchase. The option expires in two years. Mr. Stroud said there is no bond fund expenditure deadline, but that pragmatically the program will need to spend the money in a timely manner. Most of the remaining planning work on the REC project is to develop the fundraising and operating budget plans. Mike Keele, manager of elephant habitats, is currently dedicated to this work.

Carter MacNichol asked about the priority of the REC and the timeline. Mr. Robinson said Metro cannot define the timeline until the operating and funding plans go before the Metro Council for approval. Mr. Robinson noted that the REC is site-dependent for the type of program. Staff is proceeding cautiously and performing due diligence.

Ms. Smith cited two other zoos that are operating remote breeding programs. She said that zoos have an increasing role in sustainability, with a commitment to elephants as a species, especially since elephant habitat is decreasing for both Asian and African elephants. Zoos are increasingly

conducting research about bulls and their social dynamics, and finding that bulls are not as solitary as previously believed.

E. Required Oversight Committee Annual Report to the Metro Council

Chair Krysov-Rusoff gave the Committee a few minutes to review the drafts for the Committee's report to the Metro Council. The Committee discussed **reporting item 1**, an assessment of the zoo's program progress in implementing the Oregon Zoo Bond Measure 26-96 project improvements. The group discussed various edits and the focus for the report.

The Committee discussed **reporting item 2** on project spending trends and current cost projections, and a review and report on the Annual Independent Financial Audit. The Committee still supports using the CM/GC process. Administrative costs are expected to drop over time as the program progresses. The Committee stated it is important to keep an eye on administrative and operating costs, and discussed the cost of bond issuance.

For **reporting item 3** (May recommend project modifications intended to account for increases in construction costs in excess of budget estimates, to ensure that the purpose and promise of the Oregon Zoo Bond Measure 26-96 is fully realized.), the Committee will use the same language as in last year's report.

F. Monthly Project Updates

1. Elephant Habitat and Related Infrastructure

Construction manager Jim Mitchell identified the design firm, SRG Partnership, and the contractor, Lease Crutcher Lewis, for the Elephant Habitat and Related Infrastructure project. They are holding regular design workshops with zoo staff. The schematic designs for Wildlife Live, the train and perimeter road are to be complete by March 12, and for the Elephant Habitat, by the end of March. The contractor is refining the schedule, but the original schedule showed a project completion date of June 2014. The first construction cost estimates are due mid-March.

2. Condor Habitat

A Request for Proposals for Condor Habitat design is currently advertised, with construction scheduled to begin this fall. Metro will use a two-step bid contractor procurement process to select a general contractor. The first phase will be built using bond funds, with a later possible enlargement under the Comprehensive Capital Master Plan and funding yet to be identified.

G. Program Status and Financial Information at a Glance

The recent program audit made a recommendation to report scope, schedule and budget at a program level. Mr. Stroud is working on the new reports. The Committee indicated its interest to see monthly cash flow reports and discussed having a future presentation at a meeting. Mr. Stroud stated that as part of the prior year's annual committee report to Council, committee member Dave Evans reviewed all the program's financial reports.

H. Consolidated Oregon Zoo Bond Program Schedule

The Veterinary Medical Center is complete, and will not be shown on future reports. Future reports will include Condor Habitat, Interpretive Experience, and One Percent for Art projects.

I. Open Discussion/Questions

Since the last meeting, staff has been sending via email media reports about the bond program. The Committee confirmed that the reporting is helpful and asked that it continue.

J. Adjournment

Chair Krysovoff adjourned the meeting at 5:00 p.m.

Next meeting dates for 2012 –Wednesdays, 3 to 5 p.m.:

May 9	Room 370A/B, Metro Regional Center, 600 NE Grand Ave., Portland, OR
Sept. 12	Skyline Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR
Nov. 14	Skyline Room, Oregon Zoo, 4001 SW Canyon Rd., Portland, OR



OREGON ZOO BOND CITIZENS' OVERSIGHT COMMITTEE

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda item C

Worksheet

Presentation Date: May 9, 2012

Presentation Title: Land Use Process Update

Presenter: Cheryl Twete, Senior Development Advisor

ISSUE & BACKGROUND

The Oregon Zoo operates under a conditional use master plan (CUMS), approved by the City of Portland in 2003 and in effect until Feb. 20, 2013. The CUMS serves as the legally-binding land use master plan for guiding development at the Oregon Zoo. All projects originally identified in the 1997 plan have been completed or are in the process of being completed, thus necessitating the adoption of an updated (new) CUMS to implement the remaining 2008 bond improvements. Under the current provisions of the Portland Zoning Code, such a master plan has a maximum term of 10 years.

The Oregon Zoo's new Comprehensive Capital Master Plan (CCMP), adopted in November 2011 by the Metro Council via resolution 11-4304, serves as the basis for the updated land use master plan application. During the course of the planning process, Metro decided to address land use requirements in three distinct phases to reduce project risks and, in the case of the West Parking Lot, to seek approvals with appropriate property owner partners. The three phases are:

Phase I Amendment to the Current CUMS for the Elephants and Condor projects. This amendment was approved in March.

Phase II New Conditional Use application for the West Parking Lot. This application will be submitted in mid-June.

Phase III New CUMS application for all other projects and activities expected to be completed during the next 10 years. This application will be submitted mid-July.

This worksheet provides an update on multiple activities related to the zoo and other Washington Park attractions to address land use considerations, including: the three land use phases, neighborhood outreach, the new parking management agreement and the South Entry Visioning Study.

LAND USE APPROACH AND SCHEDULE

With completion and final approval of the Phase I CUMS Amendment, work has focused on the zoo's new CUMS and the West Lot CU application. The tentative schedule is:

Phase	Submission	Hearings Officer Hearing/Decision	City Council Hearing (if appealed)
Phase II - West Lot	June 13	September/October	December
Phase III - New CUMS	July 23	October/December	January

The intent is to proceed with the West Lot application and pace the new CUMS application so that the Hearings Officer hearing is about six weeks after the West Lot's hearing. This means that the West Lot application will be submitted in mid-June, following a pre-application conference and completion of additional transportation analyses to support that stand-alone application. If the Hearings Officer decision is appealed, City Council is expected to render a decision by early December. If it is appealed to the state Land Use Board of Appeals, the timeframe would extend into 2013. The West Lot application will be submitted jointly by Metro, Portland Parks & Recreation, Portland Children's Museum and the World Forestry Center. Metro is taking the lead to prepare the application; however, the funding source is from the zoo's general fund, not 2008 bond proceeds.

The zoo's new CUMS application is in draft form and is expected to be submitted in July with the Hearings Officer hearing and decision expected by early December, after the West Lot decision has been reached. If the application is approved with satisfactory conditions, it will take effect prior to the expiration of the current CUMS in February 2013. If appealed, it will likely be before City Council in mid-January 2013.

In Oregon, the land use process is required to be completed within 120-days. However, there are many times when it is in the applicant's interest to approve a time extension to have a more effective process. The schedule above makes certain assumptions regarding the granting of specific time extensions to the zoo's land use cases.

NEIGHBORHOOD OUTREACH

During the past year, Metro has held eight meetings with the Sylvan Highlands and Arlington Heights Neighborhood Associations to 1) share information about zoo development plans, 2) understand neighborhood issues, concerns and opportunities, and 3) seek support for the upcoming conditional use processes. The neighborhood associations expressed general support for the zoo and Washington Park and desire the attractions to be viable. However, the main point of contention is the small, 120-space West Parking Lot (temporary auxiliary lot), which the zoo and the venues view as critical for long-term access and parking demand. The lot has previous legal history and is an important issue for a few specific neighbors.

In March, after months of discussion and inability to gain neighborhood support for the West Parking Lot, Metro, after consulting with the adjacent venues and PP&R, decided to separate the West Lot from the zoo's 10-year CUMS application. The separation meant that the zoo's land use plan would not have to address permanent parking approval for the West Lot, therefore not susceptible to an appeal on that issue. The neighbors were informed on March 19 that the West Parking Lot would be brought forward as a separate land use action, no longer tying it to the zoo's CUMS, but rather letting it stand on its own merits and value. The land use process and decision-making criteria are essentially the same for both applications so no rights are changed or lost in this process. City staff strongly supports this approach because the lot is shared among Portland Children's Museum (primary beneficiary), World Forestry Center, Portland Parks & Recreation and the zoo.

One of the main agenda items during the past few months of neighborhood meetings has been a draft Good Neighbor Agreement (GNA) prepared by Metro and PP&R for the purpose of addressing a range of issues and developing a long-term relationship. There is general agreement for many of the GNA elements, with the largest outstanding topic being the West Lot's future. The eighth and final neighborhood meeting will be held May 7.

PARKING MANAGEMENT AGREEMENT

Another key element of planning affecting the zoo is the desire by PP&R to re-engage in parking management in Washington Park. PP&R intends to resume management responsibilities for all Washington Park parking by the end of 2012, including the installation of new parking meters. To that end, a new parking management agreement among all the attractions and PP&R is being prepared, with the intention of terminating the current parking lot lease and operating agreement.

Metro has been the lead negotiator on behalf of the attractions to craft a new agreement with PP&R that reflects current and future needs and priorities. The fundamental goals include: 1) moving to a paid parking system in the next few years as part of an access management system; 2) dedicating parking revenues for Washington Park; 3) establishing a new management and decision-making structure among the parties; 4) prioritizing expenditures for operations, maintenance, planning and capital projects and 5) creating a new transportation and access management organization to implement programs to encourage alternative transportation modes. Zoo management is supportive of this approach because it will enable a much-wider array of services than is currently provided to its customers.

For the past thirty-three years, the zoo has been the lead partner managing parking and the lots at the south end of Washington Park. The zoo has expended significant financial resources because current parking revenues do not cover costs of operations and debt service. Metro's parking lot financial obligations will decrease after PP&R resumes management responsibilities and the current debt service is paid-off in 2016.

SOUTH ENTRY VISIONING STUDY PHASE II

In May 2011, a Phase I Washington Park South Entry and Parking Vision Study was completed. It generated enthusiasm by PP&R and the venues because it addressed a tired and less than functional area of the park. The Phase II design study was intended to develop a more detailed level of analysis, building off of the Phase I vision. Early in this phase; however, the complexity of the geo-technical conditions warranted abandoning the Phase I vision and defining a new design approach that achieved the same goals.

The goal of the study is to create a phased development vision and strategy to enhance the roadway, pedestrian/bike and parking systems as well as to create a new "front door" image for the venues and the park. The design goals include: improved circulation, pick-up and drop-off, creation of additional common green spaces to serve as a new front door for the attractions, long-term parking garage solution and enhanced signage, and city code required landscaping and storm water treatment. Simply put, the goal is to create a high-quality entry experience to match the caliber of the institutions.

The current working draft study is attached as Exhibit 1. It is being reviewed by the venues and we anticipate completion of the study in late June. The final report will include schematic-level design drawings for the phase I improvements, costs estimates and a pro forma for the parking and garage system.

BUDGET

Below is a revised table summarizing the zoo bond fund resources necessary to complete the zoo’s land use amendment and new CUMS applications forecast through appeals to City Council. The original combined budget totaled \$907,214.

	<u>Revised Forecast</u>	<u>Variance</u>
Amendment to the Current CUM (completed)	\$142,000	(\$31,571)
New CUMS	\$865,572	(\$68,787)
TOTAL	\$1,007,572	(\$100,358)

To maintain consistency with prior cost figures and estimates provided to the committee, the costs associated with the West Parking Lot application are not shown in the table above, as these costs will be funded from zoo operations, not the bond program. These costs are estimated at \$80,000.



OREGON ZOO BOND CITIZENS' OVERSIGHT COMMITTEE

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda item D

Worksheet

Presentation Date: May 9, 2012

Presentation Title: Elephant Habitat and Related Infrastructure – Entering Design Development

Presenters: Jim Mitchell, Program Construction Manager

Issues and Background

At the June 30, 2011 Metro Council Meeting, the Metro Council adopted two resolutions to begin the New Elephant Habitat and Related Infrastructure project. The first resolution 11-4277 authorized Metro to procure design and construction services and the second resolution 11-4267 authorized Metro to use an alternative procurement process for the general contractor selection (CM/GC).

The New Elephant Habitat and Related Infrastructure project includes the elephant habitat, train relocation, wild life live mews relocation, and perimeter service road design and construction. The combined project budget, including design, construction, owner costs, and contingency totals \$54 million. It was always expected that the elephant habitat expansion would be the most costly and complicated bond improvement given the built-out condition of the Oregon Zoo campus, the commitment in the bond to expand the habitat to six acres, and the complex habitat needs of these majestic and powerful animals.

Since that time, the program solicited proposals and selected a multi-disciplinary project design team. Metro contracted with the principal firms of SRG Partnership, CLR Design, and other local consultants, the same team that supported the Comprehensive Capital Master Plan project. The team has been working with zoo staff to finalize schematic design for the project, including an updated overall project cost estimate.

In addition, the program solicited proposals and selected a General Contractor using the CM/GC alternative procurement method. Metro contracted with the firm of Lease Crutcher Lewis (Lewis). Lewis has become an integral partner in the design process and has been providing constructability, cost estimating, and alternatives analysis for the project design.

The program also contracted with the geotechnical engineering firm of Shannon and Wilson to thoroughly assess site geotechnical conditions and to recommend design methods appropriate for the site. The elephant habitat and road improvements are along the edge of the existing zoo campus in often steep and generally geologically challenging areas. Analysis and recommendations from Shannon and Wilson identified several difficult and challenging pre-schematic design elements that required new solutions.

In March 2012, the program received the first reconciled costs estimates from both the design team's estimator and Lewis' estimator. The estimates concluded the project was over budget and required modification to reduce costs. In many cases, the cause of costs exceeding the pre-schematic estimate were a direct result of the underlying geotechnical conditions that required extensive shoring and retaining walls to address. For example, the pre-schematic elephant habitat included a connecting chute

between the north and south habitats with a tunnel underneath the service road. Constructing that chute and tunnel involved an approximately 30 foot deep cut that required expensive drainage, stabilization, and retaining walls in a challenging soil condition. While the construction was feasible, the cost premium to deal with the soil conditions drove the project and design team to reconsider the program and to identify new solutions that provided the intended elephant connection between habitats, but without the extensive soil cut.

Another factor driving costs above the budget was the extensive site soil excavation and off-haul. Overall, the pre-schematic design included approximately 70,000 cubic truck yards of soil off-haul that was very expensive. The zoo, design team, and Lewis set the goal to eliminate soil off-haul by adjusting habitat and road grades to existing elevations.

As of April 23, the modified project designs have been estimated by both the design team's estimator and Lewis' estimator. The current construction cost estimate balances to the construction budget of \$39 million. The estimate includes a 10 percent design contingency, and a 3.6 percent cost inflation factor.

Zoo stakeholders are pleased with the design modifications and believe the identified program needs for elephants, guests, and staff is accomplished equally, or sometimes even better, than the pre-schematic design.

The fifth project workshop was held the week of April 23, and the program authorized the design team to advance into the design development phase.

With elephant land use approval from the city in place, the project design is proceeding with the goal of beginning first phase construction elements, including the perimeter service road, wildlife live mews relocation, and train location, as early as January 2013. The overall project completion date is estimated at summer 2015, but will require review and confirmation as design progresses to final construction documents.



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 9, 2012

Agenda item F

Oregon Zoo Bond Citizens' Oversight Committee meeting

May 9, 2012

Agenda Item F

F. Monthly Project Status Reports

1. Elephant Habitat and Related Infrastructure
2. Condor habitat
3. Remote Elephant Center
4. Updated Conditional Use Master Plan and Land Use Reviews
5. Interpretive Experience Design Services
6. Percent-for-Art



Oregon Zoo Bond Project Status Report Design and Construction

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 9, 2012

Agenda item F-1

Project Title: Elephant Habitat and Related Infrastructure	Project Manager: Jim Mitchell
Reporting Period #10/Status Date: April 19, 2012	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	
BASELINE	REVISED	BASELINE	REVISED
8/30/11	9/13/11	4/14/15	5/1/15

Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$53,847,389	\$855,783	\$53,847,389	\$0

Critical Issues

None to Report			
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Summary Status

Milestones/deliverables for this reporting period

- A budget review meeting based on the schematic design documents was held on April 12. The elephant team is refining the design to meet the current established budget.
- The fourth design workshop was conducted.

Planned milestones/deliverables for the next reporting period

- A budget review meeting based on the most current design is scheduled for April 23.
- Continue to refine the schematic designs and estimates to proceed to design development.
- The elephant design team will hold the fifth design workshop April 24-26.
- Continue to identify and organize a plan to relocate existing elements including totem pole, hoop houses, artwork, train equipment and other items.



Oregon Zoo Bond Project Status Report Construction Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 9, 2012

Agenda item F-2

Project Title: Condor Habitat	Project Manager: Brent Shelby
Reporting Period #03/Status Date: April 17, 2012	Project Manager Phone: 503-525-4240
Project Description: The new condor habitat will highlight the Oregon Zoo's successful condor breeding program and inspire visitors to learn more about these iconic birds that once flew over the Columbia River Gorge.	

Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	X		
Schedule and signoffs	X		
Deliverables	X		

LEGEND:

	Moving along nicely, no significant concerns at this time.
	Must be addressed or may be escalated to off-track mode.
	Causing significant impact to the project.

Project Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
4/30/12	n/a	8/31/12	n/a

Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$2,714,125	\$16,938	\$2,714,125	\$0

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables for this reporting period

- Metro awarded contract to design consultant team led by Atelier Dreiseitl + PLACE. The not-to-exceed contract amount is \$212,905, including reimbursable expenses. The project schedule agreed upon by Atelier Dreiseitl + PLACE and the zoo has been accepted as the project baseline.
- The condor stakeholder engagement team met on April 10 and decided upon some initial action steps to make contact and determine interest.
- The geotechnical engineering firm for this project, URS Corp., has reviewed existing site documentation and has issued a preliminary report. They will be meeting with the consultant team in order to recommend next steps.

Planned milestones/deliverables for the next reporting period

- Kick-off meeting between consultants and zoo design team. Test/verify schematic design assumptions.



Oregon Zoo Bond Project Status Report

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 9, 2012

Agenda item F-3

Project Title: Remote Elephant Center – Phase II	Project Manager: Mike Keele
Reporting Period/Status Date: April 18, 2012	Project Manager Phone: 503-220-2445
Project Description: Metro Council Resolution No. 11-4230 authorized the COO to enter into options to purchase real property for the purpose of providing an elephant reserve under the 2008 Oregon Zoo Bond Measure. Staff was also authorized to continue financial feasibility planning and initiate a fundraising campaign for capital costs and operating expenses with the help of the Oregon Zoo Foundation.	

Status at a Glance

Status Item	On Track	Caution	Off-track
Budget	TBD		
Schedule and signoffs	TBD		
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	

Budget¹

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$7.2 million Note 1	\$38,805	TBD	\$

Note 1: The Metro Council adopted Bond Implementation Plan allocates \$7.2 million for the offsite facilities capital improvements. Once a site is selected, programming, operating, and capital plans will be able to be updated to identify refined capital construction funding requirements. The baseline budget will show \$7.2 million until that work concludes.

Critical Issues for Corrective Action: none at this time.

Summary Status

Milestones/deliverables for this reporting period

- Project Plan development continues. Major components include planning and design, funding strategy, securing land use approvals and communications.
- No progress with development of conservation/education/community program activities. Key stakeholders have not been available.
- Potential revenue activities list presented to Oregon Zoo Bond Steering Group at the meeting on April 2. Direction given to further develop overnight programming to support Metro programs, zoo community to support animal propagation programs and professional development, and scheduled tours.
- Site visit to Roslyn Lake property rescheduled to May 10.

Planned milestones/deliverables for the next reporting period

- Date rescheduled to run the current Roslyn Lake site acreage through the Site Selection Matrix to determine the impacts of reduced infrastructure. Evaluation team will visit property on May 10.
- Continue to develop and formalize conservation/education/community program activities.
- Develop Project Plan for staff review prior to Oregon Zoo Bond Advisory Group presentation and review.
- Schedule SWOT analysis for two properties.

ⁱ Not loaded for allocated costs.



Oregon Zoo Bond Project Status Report Planning Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda item F-4

Project Title: New Conditional Use Master Plan (CUMS) and West Lot Conditional Use Application	Project Manager: Cheryl Twete
Reporting Period/Status Date: April 18, 2012	Project Manager Phone: 503-797-1774
Project Description: Prepare city conditional use application for the updated Zoo Comprehensive Capital Master Plan, and applications for related reviews, such as environmental review and adjustments (if any). Prepare separate conditional application, jointly with Portland Parks and Rec and other venues for West Parking Lot. Achieve land use approvals from the City of Portland for the updated master plan, bond program projects and other improvements at the zoo campus. Engage Washington Park Alliance (WPA) members to prepare 1) an urban design vision for the entry/parking lot area, and 2) an updated joint transportation management strategy.	

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.

Schedule

START DATE		COMPLETION DATE	
BASELINE	REVISED	BASELINE	REVISED
5/18/09	7/1/11	12/11	12/31/12

Total Project Budget

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$796,785 Note 1	\$688,563	\$865,572	(\$68,787)

Note 1 – Extensive planning in the past months has identified project scope/budget for consultant services. If city staff requires additional technical analysis as part of the land use review, there may be some additional consultant costs. This project budget is carrying all land use project manager and public outreach/communication staff costs.

Critical Issues for Corrective Action: Last month all indicators were moved to caution due to the changing land use application approach. This month, the indicators are moved back to green as the new strategy has been developed and is being implemented. Budget and schedules have been identified for this approach.

Summary Status

➤ Budget Status

- Contract amendments for new scopes of work associated with a separate conditional use application for the auxiliary parking lot, now called the West Lot, have been received and are being processed. Total cost of new conditional use application is estimated to be \$80,770, including consultant services, city application fees and project management.

Schedule and Signoffs Status

- In March, Metro, in partnership with Portland Parks and Recreation (PP&R), decided to separate the West Lot from the zoo's CUMS application and request land use approval for that lot through a new conditional use application to be filed jointly by the zoo, PP&R and other south entry venues. The

application is a Type III (or highest level of land use review), but it addresses only the need and impacts of the West Lot as a shared parking facility for the venues.

West Lot Summary

- The next key step for the West Lot application is a pre-application conference with the City of Portland, which has been scheduled for May 8. City staff must provide written comments and instructions within 21 days. The application will be written in May, with an expected submission date of mid- June, depending on instructions from City staff. Because this lot was originally included in the new CUMS application, much of the technical analysis is already completed and will be used for the preparation of the new application.
- The West Lot application will be submitted prior to the zoo CUMS application and will also go before the Hearings Officer Hearing first. This approach enables the Hearings Officer to address parking adequacy issues for all the venues. The West Lot hearing is expected to be in mid-September, with a decision rendered up to five weeks after the hearing. Any appeal would go before City Council approximately four weeks after the Hearings Officer decision.
- The transportation impact study and demand management strategy are being revised to be support both applications. The land use consultant will prepare both applications.

New CUMS Application

- The new zoo CUMS application has been drafted and reviewed by the consultant team. Currently, it is on-hold while the new West Lot application is readied for submission. The new CUMS application will be modified to reflect the separation of the West Lot. Submission of the new CUMS application will be approximately mid- July.
- City staff has advised that the new CUMS application should go before the Hearings Officer at least one month after the West Lot application. Therefore, the hearing is anticipated to be late October, with a decision rendered up to five weeks after the hearing. Any appeal would go before City Council approximately four weeks after the Hearings Officer decision.
- A nonconforming development assessment for the parking lots is complete and is another key element of the land use process. Plans to bring the lots into zoning code conformance will also be consistent with the evolving urban design visioning work for the area and the zoo's Comprehensive Capital Master Plan.

Other Related Project Activities

- Outreach to surrounding neighborhood associations continues, with two meetings held in March and the eighth and final meeting scheduled for May 7. The zoo and PP&R have presented a draft Good Neighborhood Agreement (GNA) to the two associations. Consensus has not been reached on the auxiliary parking lot; however, the associations have been informed that we will address it in a separate conditional use application. Discussions and negotiations will continue on the GNA if the neighborhoods agree. Ideally, the GNA would be completed prior to or concurrent with the land use process.
- Related to the CUMS work, a phase II South Entry/Parking Lot Visioning study is underway and is now anticipated to be completed in June. Geotechnical information has impacted proposed project elements and the design team has assessed several different options for open space and parking garage configuration. Cost estimates and pro forma calculations will be run once the concept vision is approved. Portland Parks and Recreation staff is actively involved in both the South Entry/Parking Lot Visioning Study. The draft vision will be presented to the Washington Park Alliance (venue organization) as well as the neighborhoods for discussion and input. The zoo bond is not funding this work.

- Another related work item this past year has been the negotiation between PP&R and Metro on a new parking management agreement for all parking in Washington Park. PP&R has determined it will not renew the parking lot lease and instead will take over parking management. The new agreement is in draft form and represents a holistic approach to parking and access management. In the near-term future, all parking will be paid parking and the revenues raised will be directed to Washington Park access management and other project priorities defined in the new management agreement.

➤ Deliverables Status

- Negotiated amendments to the transportation and land use consultant work scopes. Amendments are being processed so that services can begin.
- Application for the West Lot pre-application conference was submitted and scheduled.
- Concept design phase of South Entry Visioning Study is nearing completion.
- Full draft new parking management agreement has been prepared by Metro legal and is being reviewed by PP&R.

Planned milestones/deliverables for the next reporting period

- West Lot conditional use application will be prepared in May for submission late May/early June.
- The new CUMS application will be finalized after the West Lot application is completed.
- The South Entry Visioning Study will be presented to the Washington Park Alliance and the neighborhoods for their review and comments.
- The new parking management agreement will be presented in draft form to the WPA for discussion and input.
- The eighth neighborhood meeting will be May 7. Work on a Good Neighbor Agreement is pending.
- Continue negotiations for parking lot management with PP&R, including new legal agreements.



Oregon Zoo Bond Project Status Report Construction Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 9, 2012

Agenda item F-5

Project Title: Interpretive Experience Design Services	Project Manager: Brent Shelby
Reporting Period #03/Status Date: April 17, 2012	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. The program's strategy is to use a single team to plan, design and install all interpretive packages for the upcoming bond projects to ensure consistency of theme, style, etc.	

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

Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$746,975	\$21,492	\$746,975	\$0

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables for this reporting period

- The Interpretive Roadmap work order was approved. The associated not-to-exceed fee is \$269,000. This work will provide pricing and effective guidelines within a flexible planning structure for all future design of interpretive components at the zoo.
- Interpretive Roadmap Workshop March 19-21 coincided with New Elephant Habitat workshop. Consultants and zoo team drafted interpretive main theme, sub-themes and educational goals for interpretive experience.
- Between workshops, the zoo team continues to work with consultants through correspondence and online meetings.

Planned milestones/deliverables for the next reporting period

- Doug McKenzie-Mohr, Ph.D. will be at the zoo conducting a seminar April 30-May 1 on Fostering Sustainable Behavior through Community-Based Social Marketing. The intent is to implement a game-changing strategy for the zoo's interpretive experience by inspiring measurable conservation action.
- The next Interpretive Experience design workshop is scheduled for May 1-2, at the conclusion of Doug McKenzie-Mohr's seminar. The workshop will include a 50 percent review of the Interpretive Roadmap and a discussion on how to integrate strategies inspired by the Doug McKenzie-Mohr seminar into the interpretive experience.



Oregon Zoo Bond Project Status Report Construction Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

May 9, 2012

Agenda item F-6

Project Title: Percent-for-Art	Project Manager: Brent Shelby
Reporting Period #03/Status Date: April 17, 2012	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

Total Project Budget

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$793,154	\$12,339	\$793,154	\$0

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

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables for this reporting period

- Metro HR received 111 applications for the public art administrator position. This temporary assignment will jump-start the recommended Percent-for-Art program processes approved by Metro Council Resolution 11-4282. A team of staff has been screening applications to narrow down a list for interviews.
- Recruitment for zoo Public Art Advisory Committee membership continues. The group will be formed, per guidelines approved by Metro Resolution 11-4282, by the time an art administrator staff is hired.

Planned milestones/deliverables for the next reporting period

- Hire and train temporary public art administrator.
- Finalize Public Art Advisory Committee roster.
- Review list of zoo campus impacts caused by forthcoming New Elephant Habitat construction, including relocation of public art work. Prepare recommendations for Zoo Public Art Advisory Committee.



Oregon Zoo Bond Program
Project Status and Financial Information at a Glance
As of March 31, 2012

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda item G

								Project Budget and Expenditures - note 1		
Construction Projects	Pre-Schematic Design	Design Development	Construction Documents	Contracting	Construction	Close-Out		Project Target Budget	Project to Date	Project Forecast Total
								- note 3	Expenditures	Expenditures
Veterinary Medical Center	% Complete			Complete				\$ 9,464,299	\$ 8,786,282	\$ 8,868,582
Penguin Life Support System Upgrade	% Complete			Complete				\$ 1,800,000	\$ 1,743,557	\$ 1,751,924
Water and Energy										
Water Main Assembly				Complete				\$ 267,459	\$ 242,493	\$ 242,493
Elephant Habitat and Related Infrastructure	% Complete	Complete						\$ 53,847,389	\$ 855,783	\$ 53,847,389
Condor Habitat	% Complete	Complete						\$ 2,714,125	\$ 16,938	\$ 2,714,125
Conservation Education Discovery Zone	% Complete	Complete						\$ 14,155,998	\$ 3,131	\$ 14,155,998
Polar Bear Habitat	% Complete	Complete						\$ 19,973,470	\$ -	\$ 19,973,470
Primate/Rhino Habitats	% Complete	Complete						\$ 14,477,856	\$ 1,909	\$ 14,477,856
Remote Elephant Center	% Complete							\$ 7,200,000	\$ 38,805	\$ 7,200,000 see note 2
Planning Projects	Proposals Submitted	Contract Award	Interim Reports	Final Deliverables	Close-out			Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures
Comprehensive Capital Master Plan				Complete				\$ 1,850,000	\$ 1,691,421	\$ 1,703,000
Stormwater/ Wastewater Analysis				Complete				\$ 160,000	\$ 159,979	\$ 159,979
Stormwater Minor Projects & Campus Survey				Complete				\$ 386,797	\$ 386,797	\$ 386,797
One-Percent-for-Art Requirement	% Complete							\$ 793,154	\$ 12,339	\$ 793,154
Interpretive Design for All Projects	% Complete	100%	100%					\$ 746,975	\$ 21,492	\$ 746,975
Land Use Processes	Determine Appropriate Process and Negotiate	Establish Project Scope and Baselines	Project Execution - Technical Studies and Prepare Application	Public meetings	Submit CU MS to City for Approval	Land Use Approval Process		Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures
Land Use - New CUMS	% Complete	100	100	95	90	0	0	\$ 796,785	\$ 688,563	\$ 865,572
Land Use - Amended CUMS	% Complete						Complete	\$ 110,429	\$ 121,950	\$ 142,000
Program Administration								Project Target Budget	Project to Date Expenditures	Project Forecast Total Expenditures
Program Staff, Administration, Metro Central Support, & Bond Issuance								\$ 3,912,881	\$ 1,399,741	\$ 3,912,881
Totals								\$ 132,657,617	\$ 16,171,181	\$ 131,942,195

Note 1 - Projects not loaded for program administration, Metro service charges or other allocated costs.

Note 2 - The Metro Council-adopted Bond Implementation Plan allocates \$7.2 million for the offsite facilities capital improvements. 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.

Note 3 - 1/31/2012 The project target budgets for elephant, condor, conservation discovery, polar bear, primate, percent-for-art, and interpretive design have been slightly modified from prior reports. Overall, the forecast expenditures remain relatively the same as prior reports. The creation of separate projects for percent-for-art and interpretive design reduced those costs in the other projects.



CONSOLIDATED OREGON ZOO BOND PROGRAM SCHEDULE

As of April 12, 2012

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
May 9, 2012
Agenda item H

ID	Task Name	Start	Finish	2011				2012				2013				2014			
				Qtr 1	Qtr 2	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	Qtr 4
0	Consolidated Bond Program Schedule	3/17/10	8/14/15																
1	Land Use Process	3/17/10	5/3/13	Land Use Process															
2	Updated Conditional Use Master Plan (CU MS)	3/17/10	5/3/13	Updated Conditional Use Master Plan (CU MS)															
3	Engage City officials and staff	3/17/10	7/2/12	Engage City officials and staff															
4	Define Land Use Approach	10/1/10	6/30/11	Define Land Use Approach															
5	Hire Transportation Consultant	8/10/10	9/30/10	Hire Transportation Consultant															
6	Prepare Transportation Final Work Scope	8/10/10	1/30/11	Prepare Transportation Final Work Scope															
7	Ongoing Public Outreach/Communications	8/12/10	7/2/12	Ongoing Public Outreach/Communications															
8	Prepare Entry/Parking Lot Area Design Vision	12/2/10	6/30/12	Prepare Entry/Parking Lot Area Design Vision															
9	CU MS Pre-App Conf with City	12/30/10	6/24/11	CU MS Pre-App Conf with City															
10	Prepare/submit Land Use CU MS Application	6/2/11	7/23/12	Prepare/submit Land Use CU MS Application															
11	CU MS Review/Hearings Officer Decision	7/24/12	12/7/12	CU MS Review/Hearings Officer Decision															
12	City Council Decision on Appeal (if any)	12/21/12	1/15/13	City Council Decision on Appeal (if any)															
13	LUBA Appeal Process (if any)	2/4/13	5/3/13	LUBA Appeal Process (if any)															
14	West Lot Application	4/12/12	3/26/13	West Lot Application															
15	New West Lot Pre-app Conference with City	4/12/12	5/8/12	New West Lot Pre-app Conference with City															
16	Prepare/Submit Conditional Use Application	5/1/12	6/13/12	Prepare/Submit Conditional Use Application															
17	CU Review/Hearings Officer Decision	6/14/12	10/19/12	CU Review/Hearings Officer Decision															
18	City Council Decision on Appeal (if any)	11/2/12	12/5/12	City Council Decision on Appeal (if any)															
19	LUBA Appel Process (if any)	12/26/12	3/26/13	LUBA Appel Process (if any)															
20	Elephant Habitat and Related Infrastructure	2/14/11	8/14/15	Elephant Habitat and Related Infrastructure															
21	Land Use Amend. Elephant/Condor--Completed	2/14/11	3/2/12	Land Use Amend. Elephant/Condor--Completed															
22	Elephant Habitat and Related Projects	12/16/11	8/14/15	Elephant Habitat and Related Projects															
23	Design	12/16/11	7/8/13	Design															
24	Train/Access Road Construction	11/5/12	8/23/13	Train/Access Road Construction															
25	Elephant Habitat Construction	6/24/13	5/8/15	Elephant Habitat Construction															
26	Post-Construction	4/24/15	8/14/15	Post-Construction															
27	Condor Habitat	1/10/12	11/1/13	Condor Habitat															
28	RFP Design	1/10/12	4/27/12	RFP Design															
29	Design	4/30/12	9/28/12	Design															
30	2-step RFB Construction	10/1/12	11/30/12	2-step RFB Construction															
31	Construction	12/3/12	8/30/13	Construction															
32	Post Construction	9/2/13	11/1/13	Post Construction															
33	Interpretive Experience	3/19/12	5/8/15	Interpretive Experience															
34	Interpretive Roadmap	3/19/12	7/27/12	Interpretive Roadmap															
35	New Elephant Habitat Interpretive Design	6/25/12	7/5/13	New Elephant Habitat Interpretive Design															
36	New Elephant Habitat Production and Installation	7/8/13	5/8/15	New Elephant Habitat Production and Installation															
37	Condor Habitat Intepretive Design	6/4/12	9/28/12	Condor Habitat Intepretive Design															

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