Oregon Zoo Bond
Citizens’ Oversight Committee
Oregon Zoo – Skyline Room
Wednesday, Feb. 13, 2013
3 to 5 p.m.

MEMBERS PRESENT
Deidra Krys-Rusoff (Chair)  Ferguson Wellman Capital Management
Marcela Alcantar   Alcantar & Associates
Sharon Harmon   Oregon Humane Society
Carter MacNichol   Shiels Obletz Johnsen, Inc.
Penny Serrurier    Stoel Rives LLP
Bob Tackett    Northwest Oregon Labor Council

MEMBERS ABSENT
Jacqueline Bishop   Jacqueline Bishop Law, LLC
Ann Gravatt     Climate Solutions
Jim Irvine    The Conifer Group, Inc.
Bill Kabaiseman   Garvey Schubert Barer
David Evans     The ODS Companies
Greg Gahan    NW Construction Management, Inc.
Ray Phelps    Allied Waste Services

GUESTS
Yina Arias  PSU student

ELECTED OFFICIALS AND STAFF
Shirley Craddick  Metro Councilor
Jani Iverson  Oregon Zoo Foundation Director
Jim Mitchell  Oregon Zoo Bond Construction Manager
Linnea Nelson  Oregon Zoo Bond Program Coordinator
Scott Robinson  Metro Deputy Chief Operating Officer
Kim Smith  Oregon Zoo Director
Craig Stroud  Oregon Zoo Director of Operations;
              A Better Zoo (Oregon Zoo Bond Program) Director

A. Welcome / Introduction
   Deidra Krys-Rusoff, Oregon Zoo Bond Citizens’ Oversight Committee Chair, opened the meeting
   at 3:10 p.m. and welcomed members. The guest introduced herself.

B. Approval of Nov. 14, 2012, Oversight Committee meeting minutes
   With two corrections, members approved the minutes of the Nov. 14, 2012, Oregon Zoo Bond
   Citizens’ Oversight Committee (“Oversight Committee” or “the Committee”) meeting.
C. Elephant Lands – Project Design Progress
Craig Stroud recapped the items discussed in a conference call on Dec. 19, 2012 with some members of the Committee. He used a PowerPoint presentation about the Elephant Lands (formerly titled Elephant Habitat and Related Infrastructure) project, a copy of which is included with the record. Primarily due to geotechnical conditions, the Elephant Lands design came in over budget. Staff identified cuts to bring it into budget, but in December 2012, the Metro Council resolved to spend $4.9 million of the $10.4 million unanticipated bond premium on the project. In addition to the added resources, the resolution included $8.2 million of project scope reductions. He reviewed some of the changes made to reduce costs, but still meet the commitments of the bond measure. Early Work Amendments to the Construction Management/General Contractor contract with Lease Crutcher Lewis are being used to do work on the service road, Wildlife Live and train. Work is scheduled to start next week.

D. Remote Elephant Center – Land purchase update
Mr. Stroud gave an update on the Remote Elephant Center (REC) land purchase that was also discussed in the Dec. 19, 2012 conference call. In December, the Metro Council directed staff to exercise Metro’s option to purchase the Roslyn Lake property for a Remote Elephant Center. Mr. Stroud gave some historical background. The Option had an escalation clause that would cause the price to go up after Dec. 31, 2012. The Oversight Committee had expressed concern to not spend bond funds for a property until a source for operating costs funds had been identified. The Oregon Zoo Foundation had previously committed to provide $5.2 million to the bond program, and paid $1.4 million of that in early January 2013. Metro will use the OZF funds to purchase Roslyn Lake in the coming months. The OZF funds are restricted for bond program use, and if Roslyn Lake ended up not being used for the REC, the bond program would be reimbursed for the property cost.

E. Land Use Projects – Information Update
Mr. Stroud announced that the zoo had received its new 10-year land use permit and approval of its Conditional Use Master Plan. The Committee praised the program’s pre-planning and recognized the accomplishment as a huge milestone. The land use process established a good working relationship with the neighbors and a whole new way of working with Portland Parks and Recreation to think systemically about all of Washington Park. The Washington Park guest experience is expected to be better with coordinated access and parking.

F. Committee Member Annual Report to the Metro Council
Committee members reviewed drafts of the Committee annual report prepared by two subcommittees, covering report item number 1 (implementation of the bond) and report item number 2 (spending). Chair Krys-Rusoff will incorporate the changes and send them to members to review again before submitting the draft to Metro. Metro will format the report, and Chair Krys-Rusoff will again circulate it to members to review. It will then be presented to the Metro Council in April.

G. Monthly Project Updates
1. Elephant Lands—Jim Mitchell will send members a document showing phasing of the elephant project that allows elephants to remain onsite.
2. Condor Habitat—no discussion
3. Remote Elephant Center—no discussion

4. Updated Conditional Use Master Plan and Land Use Reviews—no discussion

5. Interpretive Experience Design Services—Kim Smith noted that the process is going well, especially with input from the new Education director, Grant Spickelmier.

6. Percent-for-Art—no discussion

7. Tiger Plaza Demolition—Tiger Plaza is being demolished now to replace space for corporate picnics that will be lost next summer near the Elephant Exhibit due to construction. The corporate picnics are a revenue source. The new temporary picnic space will be a low-cost project. Bids are due this week to Lease Crutcher Lewis, and Jim Mitchell expects to have a budget by Friday. The project is estimated to not exceed $750,000 and includes utility work for the Education Center and removal and palletizing of the historical mosaic.

H. Program Status and Financial Information at a Glance
Mr. Stroud noted that the program resources exceed the currently forecast program expenditures. Next month, the interpretive costs will be consolidated from the various projects into their own project, and the individual project budgets will decrease accordingly.

I. Consolidated Oregon Zoo Bond Program Schedule
Mr. Stroud asked the Committee for input on how they would like to see the program schedule, which currently only shows active projects. Mr. Stroud agreed to provide the inactive projects on a separate page in the monthly reports, beginning with the next reporting.

J. Open Discussion/Questions

K. Other
Marcela Alcantar asked about reporting on minority-owned, women-owned and emerging small business (MWESB) usage for the Elephant Lands project, as the project progresses. Lease Crutcher Lewis will submit monthly MWESB reports to Metro Procurement. The bond program will include a summary MWESB table in the monthly reports based on reports received by Metro Procurement.

Chair Krys-Rusoff asked Committee members if they felt it important to continue to meet four times a year. The November and February meetings are important for preparation of the Committee’s annual report. She noted that attendance at the September 2012 meeting was especially light. The Committee agreed to keep the May meeting scheduled for now, and cancel it later if not needed. In September, members would like to include a construction site tour as part of their meeting.

Chair Krys-Rusoff reported that Sheryl Manning has resigned from the committee due to time conflicts with another board.

L. Adjournment
Chair Krys-Rusoff adjourned the meeting at 4:45 p.m.