



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Skyline Room
Wednesday, Sept. 11, 2013
3 to 4 p.m.

MINUTES

MEMBERS PRESENT

Deidra Krys-Rusoff (Chair)
Jacqueline Bishop
David Evans
Ann Gravatt
Bill Kabaiseman
Carter MacNichol

AFFILIATION

Ferguson Wellman Capital Management
Jacqueline Bishop Law, LLC
Moda Health
Climate Solutions
Garvey Schubert Barer
Shiels Oblatz Johnsen, Inc.

MEMBERS ABSENT

Marcela Alcantar
Greg Gahan
Sharon Harmon
Jim Irvine
Ray Phelps
Penny Serrurier
Bob Tackett

AFFILIATION

Alcantar & Associates
NW Construction Management, Inc.
Oregon Humane Society
The Conifer Group, Inc.
Allied Waste Services
Stoel Rives LLP
Northwest Oregon Labor Council

GUESTS

Gary Thompson
Peggy Thompson

ZooGuide volunteers
ZooGuide volunteers

ELECTED OFFICIALS AND STAFF

Tim Collier
Shirley Craddock
Caleb Ford
Jani Iverson
Jim Mitchell
Joel Morton
Linnea Nelson
Heidi Rahn
Scott Robinson
Craig Stroud

Metro Finance and Regulatory Services Director
Metro Councilor
Oregon Zoo Budget and Finance Manager
Oregon Zoo Foundation Director
Oregon Zoo Bond Construction Manager
Metro Senior Attorney
Oregon Zoo Bond Program Coordinator
Bond Program Director
Metro Deputy Chief Operating Officer
Oregon Zoo Director of Operations

A. **Welcome / Introduction**

Deidra Krys-Rusoff, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:05 p.m. and welcomed members. Members and guests introduced themselves, including Heidi Rahn, the new bond program director. Scott Robinson thanked Craig Stroud and acknowledged his service as the previous zoo bond program director.

Kim Smith was not able to attend the Committee meeting since she was attending the Association of Zoos and Aquariums annual conference in Kansas City, but sent word that today the Oregon Zoo received two national awards – one for conservation work on behalf of imperiled Columbia Basin Pygmy rabbits, and a marketing excellence award for promotion efforts surrounding Packy’s 50th birthday. The zoo was also recognized for its part in a three-year scientific research study done with 70 other zoos to better understand and enhance zoo elephant welfare. Staff will send a study link.

B. Approval of Feb. 13, 2013, Oversight Committee meeting minutes

Members approved the minutes of the Feb. 13, 2013, Oregon Zoo Bond Citizens’ Oversight Committee (“Oversight Committee” or “the Committee”) meeting.

C. Oversight Committee Membership

Heidi Rahn indicated that more than half of the current Oversight Committee members’ eligible terms will expire Dec. 31, 2013, as indicated in the meeting packet. Metro will be looking for nominations for new members with professional experience in construction, sustainability, finance, auditing, public budgeting and banking. Members also suggested looking for candidates with education and diversity experience. Staff will send an email to the whole Committee requesting suggestions. The Metro Council is scheduled to make new appointments in early December.

D. Oversight Committee Annual Report to the Metro Council

Chair Kryz-Rusoff thanked Committee members – especially Dave Evans, Carter MacNichol and Penny Serrurier – for their work in preparing the Committee’s 2013 annual report to the Metro Council. She presented the report to the Council at their June 6, 2013 meeting, and the Council emphasized how much they appreciate the Committee’s oversight work. They are listening to what the Committee reports and recommends.

Chair Kryz-Rusoff’s presentation to the Council noted two major points: The first concern was that the geotechnical costs for Elephant Lands exceeded the initial budget and were not identified earlier in the design and estimating process. (Metro covered the additional costs with reducing the scope of some project elements and using some of the bond sale premium.) The second point was that the Committee recommends not spending bond funds on the Remote Elephant Center without an identified source of funding for ongoing operating costs. Responding to that recommendation, Metro is using Oregon Zoo Foundation funding for REC due diligence and land acquisition costs.

The Committee has an unusual situation this year with so many members leaving the Committee, and few members left to prepare the 2014 annual report. Although Dave Evans’ term ends in December, he has generously agreed to assist the Committee beyond that date for some time with report preparation. Carter MacNichol and Bill Kabeiseman also volunteered to help. Chair Kryz-Rusoff asked other members to let her know if they are willing to assist. The Committee may look at changing the membership term to end in July, to facilitate report preparation by not losing experienced members right before the report is due.

E. Monthly Project Updates

Heidi Rahn and Jim Mitchell reviewed the current bond projects with a PowerPoint presentation, a copy of which is included with the record (project details also in monthly reports in meeting packet):

1. Tiger Plaza Demolition

The schedule to demolish Tiger Plaza, the old entrance to the zoo, was moved up to create a Catering picnic area, to offset the closure of the Elephant Plaza Kitchen picnic area that was

demolished as part of the Elephant Lands project. A time lapse video of the Tiger Plaza deconstruction showed crews removing the historic mosaic panels that were once part of the zoo entrance. They are being stored offsite for re-installation later. The rest of the building was removed and the deconstructed materials sorted for recycling.

This project was very successful at hiring Minority, Women, and Emerging Small Businesses, with an MWESB participation rate of 77 percent. Lease Crutcher Lewis oversaw the work as part of its Elephant Lands contract, but hired R&R as the general contractor, an MWESB firm, to do the work for \$450,000. LCL mentored R&R to help with all aspects of the work. Since this work was done for LCL and is only a small part of the much larger Elephant Lands project, the MWESB rate will be reported and reflected as a percentage of the larger project, which may impact the overall MWESB participation rate

2. Elephant Lands

The Elephant Lands groundbreaking was held June 10, 2013, with some Oversight Committee members present. Monthly aerial photos of the Elephant Lands project show construction progress, with the service road bed now in place.

As part of the stormwater retention installation, contractors uncovered some of the zoo's site history when they found human remains more than 100 years old. These are believed to be from Hillside Farm, a Multnomah County poor farm that was on the site at the turn of the last century. Metro is working with the State Historical Preservation Office, the Historical Cemetery Commission, Native American tribes, and professional archaeologists for recovery of the remains. The bond program and contractors used a protocol they had previously established for responding to such a find, and this facilitated a successful response. Metro plans an appropriate re-burial onsite. Although some additional costs were incurred for the archaeologists, the find has had minimal impact on the Elephant Lands schedule. The new Education Center is planned to include an acknowledgement of the site's history.

The presentation further highlighted plans for the Elephant Lands project, including the East Hub kiosk showing current elephant locations, South Habitat, Forest Hall, sample interpretive displays, water cannon, splash pools, keeper demonstration area, activity tree, etc. The new onsite train route will have an enhanced view of polar bears and elephants, and a new ZooLights display. Due to construction, the train will not operate from Sept. 23, 2013 until late fall of 2014.

Moving forward, Lease Crutcher Lewis will select subcontractors. The early bids are within \$300,000 on the \$45 million construction budget, and Mr. Mitchell does not expect a problem in closing that small gap. The guaranteed maximum price is expected to be established by the end of September. Staff has been working with the city on permits for 12 weeks. Mr. Mitchell does not expect problems with the site work in the winter, since the contractors have demonstrated good decision making and operations to date.

When asked about risk on the project, Mr. Mitchell said he feels that the majority of the high-risk work is done with the road bed in place. Also, Metro and LCL are both carrying adequate contingencies on the project.

3. Condor Habitat

Condors of the Columbia groundbreaking was held May 24, 2013, and included a moving Native American blessing by Agnes Pilgrim, "Grandmother of 1000 Mothers." Staff agreed to send a link to the ceremony video. Construction is progressing between Cougars and the Family Farm, with

the visitor path and those exhibits shut down until most likely December. The contractor had a material delivery delay for the below-grade micropiles, which extended the schedule 10 days, but added no additional cost. The contractor encountered solid rock when installing the pier pile posts, which resulted in a \$20,017 change order, but no additional time. The Condor Habitat will include two viewing shelters, a mesh enclosure and interpretives on condor size and the hazards of lead to the condors health. Condors on display will not be candidates for wild release and will likely rotate in and out of the exhibit over time. The birds are the property of United States Fish and Wildlife, which has been very supportive of the project. The birds will need approximately 40 days to acclimate to the new habitat before it opens in the spring of 2014.

4. Percent-for-Art

The Zoo Public Art Advisory Committee, with representation from the Oversight Committee, selected Catherine Widgery for the bond program's first public art commission, to be installed at the East Hub and Elephant Lands. Her art is designed to highlight interaction with nature, and preliminary designs include vertical elements with dichroic glass that moves in the wind. Miss Widgery is an internationally recognized artist from Massachusetts. (Of the 53 artists represented in the zoo's collection of 61 art pieces, 46 of them are local artists.) This is the first of three major art commissions planned for the program, with \$200,000 budgeted for each. They are expected to help with wayfinding. The Percent-for-Art budget of \$793,000 includes relocation and administrative costs.

5. Remote Elephant Center

Metro's option on the Roslyn Lake property for the Remote Elephant Center expires in December 2013. Both parties are likely to be amenable to extending the option date to accommodate completion of due diligence. Mr. Robinson assured members that Metro would not use capital funds on the REC project until the Oversight Committee and Metro Council approve a business plan with identified sources of funding for on-going operational costs

6. Interpretive Experience Design Services—no separate discussion

F. Program Status and Financial Information at a Glance—no discussion

G. Consolidated Oregon Zoo Bond Program Schedule—no discussion

H. Other

Heidi Rahn said that the program is planning to ask the Metro Council for approval to hire a construction assistant, to help with the construction paperwork and enable the construction project managers to spend more time out on the construction sites. The program has transitioned from being primarily in a planning and land use phase to construction on site, which requires a shift in resources. The reduction of planning staff and consultants, retirement of Mike Keele, and Ms. Rahn's reduced (80 percent) schedule result in need and opportunity to add an additional construction staff member.

I. Adjournment

Chair Kryss-Rusoff noted that the next meeting will be Wednesday, Nov. 13, 2013, at Metro. She adjourned the meeting at 3:55 p.m.

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

Nov. 13, 2013 Rm. 370A/B, Metro, 600 NE Grand Ave., Portland, OR 97232 (**Note new location**)

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

Feb. 12, 2014	Skyline Room, Oregon Zoo
May 14, 2014	Skyline Room, Oregon Zoo
Sept. 10, 2014	Skyline Room, Oregon Zoo
Nov. 12, 2014	Skyline Room, Oregon Zoo