



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb 20, 2020
Minutes

Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Conservation Hall
Wednesday, Feb 20, 2020
3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Susan Hartnett (Chair)
Naomi Bishop
Laurel Brown
Heidi Goertzen
Daniel Hauser
Nan Heim
Jill Mellen
Chin See Ming
Dick Stenson
Emma Stocker
Christine L. Taylor (phone)
Katherine A. Porras

AFFILIATION

Retired from Spectator Venues, City of Portland
California State University, Northridge (professor *emerita*)
Facilities and Property Management, Portland State University
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
Emergency Management, Portland State University
Miller Nash Graham & Dunn
Meyer Memorial Trust

MEMBERS ABSENT

Dan Aja
Karen Weylandt
Robyn K. Pierce
Javier Mena
Kevin Spellman

AFFILIATION

Banfield Pet Hospital
Retired from Providence Health & Services
Pierce, Bonyhadi & Associates
Portland Housing Bureau, City of Portland
Spellman Consulting, Inc.

GUESTS

none

AFFILIATION

ELECTED OFFICIALS AND STAFF

Shirley Craddick	Metro Councilor
Scott Cruickshank	General Manager, Metro Visitor Venues
Julie Fitzgerald	Oregon Zoo Foundation Executive Director
Caleb Ford	Metro Assistant Finance Director
Kate Giraud	Oregon Zoo Bond Project Manager
Sarah Keane	Zoo Administration and Finance Director
Jim Mitchell	Oregon Zoo Bond Construction Manager
Don Moore	Oregon Zoo Director
Joel Morton	Metro Senior Attorney
Linnea Nelson	Assistant Management Analyst
Staci Pfau	Oregon Zoo Bond Project Manager
Ruth Walkowski	OZF Director of Finance and Operations
Laura Weiner	Care, Connection and Conservation Administrative Specialist IV

A. Welcome / Introduction

Susan Hartnett, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:04 p.m., and members and guests introduced themselves.

The majority of this meeting will be spent reviewing the committee's annual report. Chair Hartnett will be presenting the 2019 annual report to Metro Council on April 23, 2020.

Laurel Brown has finished her time at Portland State University and is pursuing other interests and a change in career course.

Items of interest:

- Announced the 2020 US Woodworks Wood Design Award for the Education Center.
- Washed Ashore exhibit is on display at the zoo from now through September. The artist is from Bandon OR and her organization collects plastic trash on the beach to create sculptures of sea life to foster awareness. They are commissioned to build a condor sculpture for permanent display at the zoo.
- Timmy Failure, a movie filmed partially at the Oregon Zoo, is currently on Disney + streaming service.

2021 meeting dates were decided:

Feb 10, 2021

May 12, 2021

September 15, 2021

The committee agreed to push the September date out one week due to the Labor Day holiday. It is possible a September meeting may not be needed depending on the bond close out schedule.

B. Approval of Nov. 13, 2019, Oversight Committee meeting minutes

Members approved the minutes of the Nov 13, 2019, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting. All were in favor of approving the minutes.

C. Monthly Project Updates

1. Polar Passage/Primate Forest/Rhino— Bond project manager, Kate Giraud, shared photos of the new polar bear holding building, interpretive wall with graphic concrete treatment, alternative guest pathway created, the primate roof with skylights for natural light, installed CLT (crossed laminated timber) overhang roof at primate forest, the day room with bamboo graphic concrete treatment, and aerial view of the entire site.

The main guest pathway at Zoo Street will be closed through August. Zoo staff are working on guest routing plans for the concert season and large groups. This walkway is twelve feet wide instead of the eight feet that was used during Elephant Lands construction. It was noted that eight feet tended to get too congested at busy times.

Jim Mitchell reported on the swim flume at Polar Passage. The original was made of aluminum and the combination of aluminum, salt water, and a close proximity to a large amount of

electrical equipment will cause the equipment to only last a few years. Mr. Mitchell spoke with the manufacturer about making a stainless steel swim flume which would last indefinitely.

A Roofing contractor defaulted on their contract two weeks before installing the roof. Bond staff worked with Joel Morton and Scott Cruickshank to resolve the situation and find a new contractor. Default insurance should cover any additional costs to the project.

There was a corporate activity tax initiated on January 1, 2020 in the state of Oregon for businesses grossing more than \$1 million in revenues. The estimated impact to the final bond projects is \$240,000. While the tax is supposed to be 1% of costs because subcontractors pass the cost along the tax ends up "stacking". Because this tax was not included in the GMP (guaranteed maximum price) or in effect at the time of the contract bond staff are working with the metro attorney to outline next steps.

Mr. Mitchell showed a sample of glass that will be in habitats for bird protection. When a UV flashlight is used you can see blue vertical bars. The bars, visible to birds, will discourage them from flying into it. Since only birds can see on the UV spectrum it will not affect the mammals in the habitats or guest visibility.

2. Percent-for-Art- Showed photos of the Melting Ice Bear at the Climate Conference in Madrid, Spain a replica of the artwork that will be in Polar Passage. The statue was made of resin and was only meant to be temporary.
3. Education Center- Discussed Net Zero, currently at about 90% still not fully at 100%. Continue to work with facilities staff to see if we can achieve net zero. It also may have been a factor that there were many cloudy days last summer. Chair Hartnett asked about the implications. They are that the zoo cannot tell people we have a net zero building. Chair Hartnett asked if once we achieve net zero if the Ed Center is certified. Yes and there is not a need to be recertified.
Recommendation: continue to monitor this and we hope to get to net zero

D. Program Status and Financial Information at a Glance

Total Polar Passage, Primate Forest and Rhino Habitat (PPR) expenditures are at just over \$19M out of the \$47M budget. Staff set up billing schedule with the zoo foundation to receive the remaining \$1.9M in three installments over the course of the next calendar year.

COBID utilization rates have not seen any major changes however a prior calculation on the electrical infrastructure project was discussed. The electrical COBID contractor, High Point, subcontracted a significant portion of the work to a non-COBID firm. It is practice of the bond program to calculate at one level below the primary contractor so this will need to be recalculated. Councilor Craddick questioned if there is an expectation that the COBID will do the work and part of the reason we awarded them the contract. Chair Hartnett said this is a common occurrence and the City of Portland is very strict with this process. Sarah Keane does not think it will be a significant change in the numbers.

E. Program Schedule

The project remains on schedule. Rhino Habitat and Primate Forest will be completed in the fall of 2020. Polar Passage and the event space will be completed in the winter 2021

F. Oversight Committee report

1. Overview of structure & format updates

Susan Hartnett acknowledged Sarah Keane for teaching herself In Design and acknowledged that Jim Mitchell and Don Moore read the entire report. The subcommittee continued to add to Appendix A, the completed projects section. They also added a new appendix D with all of the prior year commendations. There is a simplified timeline on page 4. Icons were added to help with navigation through report: ribbons, check marks, animals, etc. The committee was aiming for a 30:30:30 ratio - 30% Text, 30% graphics, and 30% pictures. Any minor edits should be given to Sarah Keane to enable the discussion to be on overall structure, format and recommendations.

2. Clarification & questions on content-none stated.

3. Suggestions for findings, recommendations & commendations

- Do not put recommendations in the report that cannot be solved before 2021.
- Heidi Goertzen appreciates the appendices and the additional information regarding the Veterinary Medical Center and Elephant Lands.
- It is decided to add captions to all photos.
- Councilor Craddick appreciates the attention to why the committee exists and suggests it helps with lessons learned and wisdom for the future
- The committee agrees to keep the updated timeline chart.
- Table of contents will be done at the very end as well as a beautiful cover coming.
- Consider changing format for the *Required Reporting Items*.
- Chart on pg 36 Julie Fitzgerald questions rhino being included in certain sections due to the funding being from OZF. Can we footnote/asterisk the charts and acknowledge the funding coming from OZF for rhino? Delineate that bond dollars were not used for rhino.
- Jim Mitchell will provide additional data points about Infrastructure and sustainability pg 10.
- Pg 15 ask that the regular meeting agenda add changes to COBID allocations
- Pg 42 2018 findings and recommendations: Do we carry the annual report to monitor the admin costs and their implications on the overall program budget forward for 2019 as it is quite difficult to gather information from sources? Heidi Goertzen shared it was a reaction to the increase in costs and not needed this time. Councilor Craddick said the public would be interested in this info. Dan Hauser would like to see a capture of the financials throughout the project. Susan Hartnett will work with Sarah Keane on a close out and speak about a comparison piece.
- Summary version to present to council? Executive summary for the annual report. Katherine Porras stated if we haven't had them before we don't need it. She likes the idea of a short slide (no more than 5) presentation.
- Linnea Nelson stated the white type in the colored boxes is hard to read.
- Naomi Bishop stated finding and recs are repeated over and over. Can we state original and the update and the move onto the next one?
- Sarah will send an email asking everyone to update their bios.

G. Zoo and Oregon Zoo Foundation (OZF) Update

Zoo Director, Don Moore provides a summary of Zoo lights. This year was the 4th highest in attendance at 200,000 in 41 days. The lights were open for the first time on Christmas Eve with an attendance of about 3000 with no marketing. Brewlights sold out both nights and achieved almost \$500K in total revenue. There is a strategic decision to invest in zoolights \$150,000 per year to update it. Staff are researching current light show trends around the country.

Marcia Sinclair (zoo communications) and Don Moore traveled to Washington DC to talk to USFWS about restoration funding which would give the zoo capital funding for the Jonsson Center.

Don provides a polar bear update. San Diego Zoo Global will be Principal Investigator (PI) on the permit with the Oregon Zoo as signatories which should allow us to bring the polar bears out of rescue centers in Canada. Don is optimistic and confident about this moving forward. Chair Hartnett stated if there is anything the committee can do to support this let them know.

Preparing for AZA (Association of Zoos and Aquariums) accreditation coming up in June. Don indicates the inspection team might want to interview some members of the committee.

Portland Parks Dept has \$6 million from the parking fund to work on the south entry of the park. The six parties agreed to use the money for a grand entry off the 26. It will take about a year and be right when the bond finishes.

Julie Fitzgerald, Oregon Zoo Foundation executive director, provides an update on the campaign to support bond programs and zoo operations. As of December the campaign is at 80% of the fundraising goal. The foundation is planning on doing some creative things about the completion of the Bond in order to demonstrate to people the role they have as tax payers, as zoo members, and donors. Sarah will email out the foundation's annual report, a flip book showing the impact of their gifts on the zoo. Julie also discussed how foundation staff offer Zootrek tours one Saturday each month for about 90 min. Susan Hartnett asked if the purpose of the tours was to seek donors and Julie Fitzgerald responded they are working on zoo advocacy and fundraising.

H. Open Discussion/Questions

Meeting adjourned at 4:45 by Susan Hartnett

Upcoming 2020 meeting dates –Wednesdays, 3 to 5 p.m.:

May 13, 2020

Sept. 9, 2020

Nov. 18, 2020* ***Change in schedule to 3rd Wednesday due to holiday**