



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo Vista Room
Wednesday, Feb. 13, 2013
3 to 5 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda

AGENDA

- | | |
|---|--------------------|
| A. Welcome / Introductions | Deidra Krys-Rusoff |
| B. Approval of Nov. 14, 2012, Committee meeting minutes | Deidra Krys-Rusoff |
| C. Elephant Lands – Budget adjustment and revised schedule | Craig Stroud |
| D. Remote Elephant Center – Land purchase status | Craig Stroud |
| E. Land Use Projects – Information update | Cheryl Twete |
| F. Oversight Committee Annual Report to the Metro Council | Deidra Krys-Rusoff |
| G. Monthly Project Status Reports | Jim Mitchell |
| 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 | |
| 7. Tiger Plaza Demolition | |
| H. Program Status and Financial Information at a Glance | Craig Stroud |
| I. Consolidated Oregon Zoo Bond Program Schedule | Craig Stroud |
| J. Open Discussion/Questions | Deidra Krys-Rusoff |

Meeting dates for 2013 –Wednesdays, 3 to 5 p.m. at the Oregon Zoo:

Feb. 13	Vista Rm.
May 8	Sunset Rm.
Sept. 11	Skyline Rm.
Nov. 13	Skyline Rm.



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb. 13, 2013
Agenda item B

**Oregon Zoo Bond
Citizens' Oversight Committee**
Metro Regional Center, Room 370A/B
Wednesday, Nov. 14, 2012
3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Deidra Krys-Rusoff (Chair)
Marcela Alcantar
David Evans
Ann Gravatt
Sharon Harmon
Jim Irvine
Benjamin Jackson
Tony Jones
Bill Kabaiseman
Carter MacNichol
Ray Phelps
Penny Serrurier
Bob Tackett

AFFILIATION

Ferguson Wellman Capital Management
Alcantar & Associates
The ODS Companies
Climate Solutions
Oregon Humane Society
The Conifer Group, Inc.
REAP, Inc.; Jefferson High School; Portland Community College
Metropolitan Contractor Improvement Partnership
Garvey Schubert Barer
Shiels Oblatz Johnsen, Inc.
Allied Waste Services
Stoel Rives LLP
Northwest Oregon Labor Council

MEMBERS ABSENT

Jacqueline Bishop
Greg Gahan
Sheryl Manning
Michael Sestric

AFFILIATION

Jacqueline Bishop Law, LLC
NW Construction Management, Inc.
Oregon Zoo Bond Citizens' Oversight Committee
Michael Sestric Facilities Planning

GUESTS

Courtney Scott

Beyond Productions

ELECTED OFFICIALS AND STAFF

Tim Collier
Shirley Craddick
Jani Iverson
Jim Mitchell
Joel Morton
Linnea Nelson
Scott Robinson
Marcia Sinclair
Kim Smith
Craig Stroud

Interim Metro Finance and Regulatory Services Director
Metro Councilor
Oregon Zoo Foundation Director
Oregon Zoo Bond Construction Manager
Metro Senior Attorney
Oregon Zoo Bond Program Coordinator
Metro Deputy Chief Operating Officer
Oregon Zoo Public Involvement
Oregon Zoo Director
Oregon Zoo Director of Operations;
A Better Zoo (Oregon Zoo Bond Program) Director

A. Welcome / Introduction

Deidra Krysov-Rusoff, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:07 p.m. and welcomed members. Members introduced themselves.

B. Approval of Sept. 12, 2012, Oversight Committee meeting minutes

Members approved the minutes of the Sept. 12, 2012, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

C. Land Use Projects – Information Update

Scott Robinson gave an update on the land use projects. The first application resulted in approval of the amendment to the existing 10-year zoo campus master plan permit. The second land use application resulted in approval to use the West Parking Lot permanently for parking.

The third land use application is for a new zoo campus 10-year land use permit. Staff is preparing for a Dec. 12 scheduled hearing. Metro is not anticipating any major requirements from the city, and is looking to conclude favorably.

Another significant item is the Washington Park parking management agreement. The current agreement expires in 2014. A new proposed agreement includes Washington Park Alliance member organizations and TriMet, and would establish a transportation management association (TMA) to manage Washington Park access and parking. The TMA is a nonprofit corporation with professional staff funded from parking revenues. This agreement has been voted on and approved by each institution, including Metro/Zoo.

The Washington Park South Entry Vision study report is now complete, and Metro will circulate copies (a copy is included with the record).

Chair Krysov-Rusoff noted that it seems that the land use efforts have gone successfully. Previous land use efforts suspended the process for more than five years, and it could have gone that way this time, but Metro moved the dialog in a positive direction. Chair Krysov-Rusoff asked about the cost of the land use effort, and Craig Stroud said it is in line with anticipated cost.

D. Oversight Committee Annual Report to the Metro Council

Chair Krysov-Rusoff reviewed the three main items for the Committee's annual report to the Metro Council and the subcommittee process for compiling this year's report. David Evans volunteered to head up report item number one (the assessment of the zoo's program progress in implementing the Oregon Zoo Bond Measure 26-96 project improvements), and Jim Irvine volunteered to help. Chair Krysov-Rusoff said they need another person to help, and it would be best to have someone who will be continuing on with the committee.

E. Presentation of Certificates of Appreciation

Metro Councilor Shirley Craddick presented certificates of appreciation of service to retiring members of the Committee whose terms have ended: Benjamin Jackson, Tony Jones and Michael Sestric (Mr. Sestric was not present to receive his certificate in person). She appreciates and has been impressed with the service, discussion and interest of members, and thanked them for their years of service.

F. Monthly Project Updates

1. Elephant Habitat and Related Infrastructure

Craig Stroud discussed the Elephant Habitat project and that the current cost estimate exceeds the budget. A primary reason costs have increased is attributable to the project's geotechnical conditions. Program staff is working with the design team and zoo stakeholders to identify scope modifications to reduce costs.

Mr. Stroud explained that the zoo opened in 1959 with eight to 12 inches of ground movement per year. Since, the zoo has taken measures to remediate that movement with drains and buttresses. Inclinometers were installed and much is known about movement west of the concert lawn. It now moves less than 1/1000 of an inch per year, which is within acceptable building tolerances. Recent geotechnical work has proven that the area east of the concert lawn is not as stable as thought. Drilling went down 90 feet on the hill above Elephants and did not hit bedrock.

When asked if the geotechnical report was delayed, staff responded that it was not delayed, but was very involved, complex and required timing to coincide with decisions that were made as the design evolved.

Carter MacNichol asked how much the project is over budget. Jim Mitchell said it is 30 percent over on the Road/Train/WWL portion, and the Elephants portion is over in the mid-20 percent range. Mr. MacNichol asked about how value engineering could reduce costs by that much. Mr. Stroud explained that modifying the design for some project elements can result in significant savings. An example is eliminating a portion of the planned train track trestle and returning the train to its existing track at grade. Changes that minimize excavation and retaining walls avoid expensive geotechnical construction costs.

When asked about how cuts were prioritized, Kim Smith said they have a list of nonnegotiable elements always present, and hold true to them. They look at ways to deliver the project more efficiently through value engineering.

Tony Jones asked about escalation for the entire project. Metro is planning for a 3 percent construction escalation overall. Metro has not used the substantial construction contingency budget to balance the budget.

Members asked about the timing of decisions for the project and how that relates to the Committee. Mr. Stroud said the program has discretion to move money within the current project so long as the goals are met. If something is outside the current scope, then the program will get direction from the Metro Council.

Sharon Harmon asked if it is this Committee's role to make sure the work is in line with the goals. Staff responded that the Committee's role is to oversee the three items included in the Committee's annual report, and report to the Metro Council. If the program staff believed it had to compromise one of those promises to voters, it would consult with the Committee and Metro Council. This Committee would make a recommendation to the Council if the program has to make a compromise on a bond measure promise.

Mr. MacNichol asked about Minority, Women and Emerging Small Business participation. Mr. Stroud said the program has completed three projects, and the Veterinary Medical Center project had 17 percent MWESB participation with its subcontractors. He couldn't recall the rate for the other two smaller projects. The aspirational MWESB rate was 15 percent. Metro charged LCL with MWESB outreach on the Elephants project. Marcela Alcantar said she got the VMC MWESB report from zoo staff, but she thinks the numbers are lower than indicated. Only one firm was a minority-owned firm (MBE). Mr. MacNichol noted that the goal is for MWESB, not just each type separately. Ms. Alcantar, however, thinks Metro would want to spread out its MWESB participation to all types. Ms. Alcantar wanted to know what can be done going forward with LCL. She indicated that it would be helpful to see what the current commitment is.

Ray Phelps said the geotechnical information bothers him. He said there should be lots of information on the site. His experience twice with the site is that the geotechnical could swing the project quicker than realized. He said the zoo site is probably the worst site to build on in Portland, and asked what the mechanism is to track it and curb the risk. Mr. Stroud responded that Metro will control what it can: It will hire good firms and let them do quality work. Additionally, Metro's strategy is to maintain appropriate contingencies and to identify project scope alternates to control costs.

Mr. Phelps asked what he should watch for to help with oversight. Mr. Stroud said to watch for a conservative approach. Mr. Robinson said Metro will take Mr. Phelps up on his offer to help. Metro has more than 50 percent of bond expenditures on this project, and is treading into the most unknown geotechnical area of the zoo campus. Zoo bond staff will make changes that do not impact the animals, but rather perhaps modify the visitor experience. Metro can evaluate choices in context with the Committee. Changes may have operational impacts, but with the Elephant project, Metro is committed to expanding it to six acres. The fundamentals of the bond promise are nonnegotiable for cuts. The finishes of the walls, visitor experience, landscaping, etc., are what may be changed.

Chair Krys-Rusoff suggested a monthly report on this issue so the Committee could convene if needed. Staff responded that they can forward the monthly project reports to the Committee members.

Mr. MacNichol said he is curious about the impact of construction choices on the operational side. Ms. Smith said she is in a constant conversation about not compromising materials and the impact on operating costs over time. The Committee's annual report from last year included a comment about keeping an eye on operations cost.

Jim Irvine said he was concerned about moving across a line of experience and value. How do you measure the value of change in experience for the visitor? How do you focus on meeting the promise? If you compromise the experience too far, do you not meet the promise of the bond? How do you test or monitor that going forward? It's the expectation of the public. We can characterize what the changes will be, but we can't say for sure what the visitor reaction will be.

2. Condor Habitat

The project is on scope and under budget with no significant geotechnical issues. It will be a two-step bid, not a Construction Management General Contractor, and has not been bid yet. It will be located near the Family Farm and Cougars.

3. Remote Elephant Center – No substantive discussion.

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

5. Interpretive Experience Design Services—No substantive discussion.

6. Percent-for-Art

Metro contracted with the Regional Arts and Culture Council to help the zoo art advisory group find and procure artists. The 1 percent-for-art budget is \$795,154. The art advisory group recommended that Metro focus on each hub, allocating roughly \$200,000 per hub for art in three major allocations. Ms. Alcantar is on the Art Advisory Group as a representative from the Oversight Committee. She suggested a mentoring program for a portion of the program, and to use a list to encourage new artists. Wayfinding and signage are part of the interpretive project budget, not the art budget.

7. Veterinary Medical Center

Mr. Mitchell reported that the VMC received Leadership in Energy and Environmental Design (LEED) gold with 62 points.

G. Program Status and Financial Information at a Glance—No discussion.

H. Consolidated Oregon Zoo Bond Program Schedule – No substantive discussion.

I. Other

Mr. Stroud reported that the penguins are back in the penguinarium.

Mr. MacNichol asked about the updated cash flow report and whether the program is where it expected to be. Mr. Stroud said it is tracking fine, with all projects finished so far being under budget. A few central services costs need to be incorporated into the projection. Money unspent on a finished project is re-programmed into other projects. Mr. Robinson said Metro did receive the bond premium of \$10 million, and that is on the back burner and not budgeted yet (and it cannot be used for Remote Elephant Center operations).

Ms. Alcantar asked if it would be possible to track small businesses and potential utilization. Jim Mitchell explained that the general contractor is required to do the monthly reporting and submit it to Metro Procurement. The reports lag a month or so. Ms. Alcantar wants to work to improve the numbers. Mr. Mitchell said it is not possible to get an accurate picture until the project is complete. Mr. Stroud said they may need to discuss the definition of success. The program has an aspirational goal across all MWESB categories. LCL was the best CMGC proposer for MWESB outreach and participation. They have a mentoring program. Mr. Jones said to send a message to the prime contractor that the program wants more balance in MWESB categories. Jim Mitchell said they typically split bid packages to better attract MWESB firms.

J. Adjournment

Chair Krys-Rusoff adjourned the meeting at 4:55 p.m.

Meeting dates for 2013 –Wednesdays, 3 to 5 p.m. at the Oregon Zoo:

Feb. 13 Skyline Rm.

May 8 Sunset Rm.

Sept. 11 Skyline Rm.

Nov. 13 Skyline Rm.



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Conference Call
Wednesday, Dec. 19, 2012
3 to 4 p.m.

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb. 13, 2013
Agenda item B -
For information only

MINUTES

MEMBERS PRESENT

Deidra Krys-Rusoff (Chair)
David Evans
Sharon Harmon
Bill Kabaiseman
Carter MacNichol

AFFILIATION

Ferguson Wellman Capital Management
The ODS Companies
Oregon Humane Society
Garvey Schubert Barer
Shiels Oblatz Johnsen, Inc.

MEMBERS ABSENT

Marcela Alcantar
Jacqueline Bishop
Greg Gahan
Ann Gravatt
Jim Irvine
Benjamin Jackson
Tony Jones
Sheryl Manning
Ray Phelps
Penny Serrurier
Michael Sestric
Bob Tackett

AFFILIATION

Alcantar & Associates
Jacqueline Bishop Law, LLC
NW Construction Management, Inc.
Climate Solutions
The Conifer Group, Inc.
REAP, Inc.; Jefferson High School; Portland Community College
Metropolitan Contractor Improvement Partnership
Oregon Zoo Bond Citizens' Oversight Committee
Allied Waste Services
Stoel Rives LLP
Michael Sestric Facilities Planning
Northwest Oregon Labor Council

ELECTED OFFICIALS AND STAFF PRESENT

Shirley Craddock	Metro Councilor
Jim Mitchell	Oregon Zoo Bond Construction Manager
Joel Morton	Metro Senior Attorney
Linnea Nelson	Oregon Zoo Bond Program Coordinator
Scott Robinson	Metro Deputy Chief Operating Officer
Marcia Sinclair	Oregon Zoo Public Involvement
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 ("Oversight Committee" or "the Committee") Chair, welcomed those who joined the conference call by phone.

B. **Metro Council direction to zoo bond program staff regarding the Elephant Lands budget**

Craig Stroud explained that the Metro Council met yesterday, Tuesday, Dec. 18, 2012, and resolved to spend \$4.9 million of the \$10.4 million bond premium on the Elephant Lands

(formerly titled Elephant Habitat and Related Infrastructure) project. In addition to the added resources, this resolution included \$8.2 million of project scope reductions. The macro changes recommended are summarized in the Council staff report, Resolution 12-4399.

When staff met with the Council a week ago on Dec. 12, 2012 in a work session, staff proposed \$9.2 million in reductions to the scope and budget. The Council directed staff to reduce the scope modifications by \$1 million, resulting in total scope reductions of \$8.2 million. The Council expressed concern that the recommended scope reductions were a bit too extensive and desired to reduce scope changes, particularly for animal and guest aspects.

Carter MacNichol asked whether the proposed cuts had included the service road portion of the elephant project. Staff explained that they had considered modifications to the service road, but found the potential construction savings did not outweigh the risks and impacts. The construction cost savings were \$500,000 or less, depending upon segment, and would have significant impacts to the campus and guest experience during construction. For example, eliminating the segment behind the cheetah exhibit would require closing the Predators of the Serengeti exhibit for long periods in order to route construction traffic.

Mr. MacNichol asked whether most of the train savings were realized by cutting the train trestle. He also asked about how that decision will affect the visitor experience and incidental operating costs. Mr. Stroud reviewed some history of the train crossing and plans to provide a more robust protection for visitors at the new crossing. The protection must also allow someone caught on the train tracks, between the crossing arms, to get away from the tracks. KPFF Consulting Engineers, a subconsultant to the design team, has train design experience and will provide design options. Mr. Stroud believes a solution can be found that balances the guest safety priority with desired aesthetics and a positive guest experience.

Regarding the incremental operating costs as result of not having a train trestle, Mr. Stroud said he does not anticipate a significant difference for the cost of operating the train. The greater concern is impact on ridership volume and revenue. Without the trestle, it appears the train will go back to operating as it did for eight years in the 1960s, with the train backing onto the crossover track to gain elevation and then pulling engine first into the station. This is not ideal, as it requires the train to reverse direction for a small distance, but is required due in part to the specific operating limitations of the zoo's trains, especially related to grades exceeding 4 percent. Mr. Stroud stated that an analysis of the train operations and maintenance plans need to be performed and will be done in the future.

C. Remote Elephant Center—Metro Council direction to execute the option to purchase the Roslyn Lake property

Mr. Stroud reported that the Metro Council directed staff to execute an option to purchase the Roslyn Lake property for a Remote Elephant Center (Resolution 12-4400). The property option with PGE expires in October 2013. The option's terms allow adjustment of the purchase price upward a maximum of 5 percent (\$46,250) from the current price of \$925,000 if the option is exercised after Dec. 31, 2012. This increase would be based on an updated fair market value appraisal. If the fair market value appraisal purchase price increase exceeds 5 percent, Metro may terminate the option agreement without further obligations. Metro must notify PGE by the end of the month indicating its plan to exercise the option. Metro and PGE then have up to 120 days to close the transaction. During this period, the parties must complete several due

diligence steps, including PGE obtaining approval of the sale from the Public Utilities Commission.

Metro staff believes the property purchase price is a good value and that if disposal were required in the future due to the project being concluded infeasible that the future property value would recoup the funds invested now. In addition, the Metro Natural Areas bond program may be interested in the property under its own bond program.

Mr. Stroud noted that Metro is considering purchasing the property with funds other than zoo bond funds, although it is a bond-eligible purchase. He stated that the program has fulfilled the bond measure commitment to complete an REC feasibility study. He recognized that the Oversight Committee has written that it wants Metro to wait on the purchase until a funding mechanism is in place for facility operating costs.

Chair Krysov-Rusoff said she whole-heartedly approves of the proposal to not use bond funds for the property purchase, until a clear plan for REC operations funding is identified.

Sharon Harmon said she is glad Metro is pursuing the purchase. She is interested to discuss recent media reports about the elephant program vision at another time, but feels the timing is right for Metro to purchase the property.

Chair Krysov-Rusoff said that if Metro decides to not use bond funds to purchase the property, then she believes it moves the purchase out of the purview of the Oversight Committee. She asked the Committee members how they would feel, however, if Metro was not able to finance the property purchase through other funds, and purchased the property using zoo bond funds?

Dave Evans said he would like a completed operations funding plan in place prior to bond funds being used for a property purchase. Carter MacNichol agreed. Chair Krysov-Rusoff reiterated that the Committee included in its two prior annual reports the recommendation to not purchase the property until the operations costs plan is in place.

Scott Robinson stated that the Metro Council resolution said that bond funds would not be used for property improvements until the operations funding plan is in place, so the Committee is congruent with the Metro Council on that point.

Mr. MacNichol said he was concerned about first hearing about the Council action on the day it happened. Scott Robinson said there could have been better communication. He explained that when the Committee discussed the REC at its last meeting in November, Metro was not yet in a position to execute the option. Ms. Smith confirmed that things had moved ahead quicker than expected.

Chair Krysov-Rusoff said it would be helpful for the Committee members to have speaking points about the Remote Elephant Center, since members get questions. Staff agreed to provide speaking points.

D. Adjournment

Chair Krysov-Rusoff thanked those who took the time to call in for the meeting, and said they would be in touch for preparing their annual report. She adjourned the meeting at 3:43 p.m.



Elephant Lands – Budget adjustment and revised schedule

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item C

For this agenda item, Craig Stroud will recap the progress since the last Oversight Committee meeting for the Elephant Lands budget and revised schedule. The Elephant Lands monthly status report, including expenditures to date and specific activities, can be reviewed in the meeting packet in agenda item document G-1.



Remote Elephant Center – Land purchase update

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item D

For this agenda item, Craig Stroud will recap the progress since the last Oversight Committee meeting for the Remote Elephant Center land purchase. The monthly status report, including expenditures to date and specific activities, can be reviewed in the meeting packet in agenda item document G-3.



Land Use Project Updates

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item E

For this agenda item, Cheryl Twete will recap the progress since the last Oversight Committee meeting for the updated new Conditional Use Master Plan application and the West Lot application. The monthly status report, including expenditures to date and specific activities, can be reviewed in the meeting packet in agenda item document G-4.



Required Oversight Committee Report to the Metro Council

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb. 13, 2013
Agenda item F

For this agenda item, Chair Deidra Krysov-Rusoff would like the Committee to discuss the Oversight Committee 2013 annual report to the Metro Council. The desired discussion outcome is updates from the three report subcommittees formed at the Nov. 14, 2012 meeting, and finalizing the process to create the committee's draft report by March 2013.

Required Report to the Metro Council (from Ordinance 10-1232)

This report should contain:

1. Assessment of the zoo's program progress in implementing the Oregon Zoo Bond Measure 26-96 project improvements.
2. Report on project spending trends and current cost projections, and a review and report on the Annual Independent Financial Audit of spending.
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.



Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item G

Oregon Zoo Bond Citizens' Oversight Committee meeting

Feb. 13, 2013

Agenda Item G. Monthly Project Status Reports

1. Elephant Lands
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
7. Tiger Plaza Demolition



Oregon Zoo Bond Project Status Report Design Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item G-1

Project Title: Elephant Lands and Related Infrastructure	Project Manager: Jim Mitchell
Reporting Period #019/Status Date: January 28, 2013	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	8/14/15*

Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$58,747,389	\$3,646,765	\$58,753,709**	\$0

*The completion date above reflects the latest schedule submitted by Lease Crutcher Lewis, the date has been extended to reflect the value engineering duration and additional project knowledge.

**The Budget Baseline reflects the additional funds approved by the Metro Council.

Summary Status

Milestones/deliverables for this reporting period

- The budget has been updated to reflect the Metro Council resolution allocating an additional \$4.4 million to the budget to offset costs exceeding the established budget. The \$ 4.4 million in additional funds is provided from the bond sale premium.
- Lease Crutcher Lewis has mobilized and is coordinating the start of work on the service road with subcontractors and zoo staff.
- Permits for Wild Life Live and Tiger Plaza Demolition have been purchased; construction activity should start within the next few weeks.
- The RFP for the specialized elephant doors was issued by Lease Crutcher Lewis on Jan. 21, 2013, to the three manufacturers qualified to provide and install the equipment. Proposals are due on Feb. 3, 2013.

Planned milestones/deliverables for the next reporting period

- The first Early Work Amendment is routing at Metro for approval.
- Lease Crutcher Lewis and the zoo staff continue to coordinate construction sequencing and campus impacts.
- Continue to identify and organize a plan to relocate existing elements within the Elephant Habitat footprint, including totem pole, artwork, train equipment and guest service venues.
- Evaluate elephant door proposals and select a vendor to assist in this design/bid element of the project.

Elephant Lands and Related Infrastructure

Critical Issues:

None to Report



Oregon Zoo Bond Project Status Report Design Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item G-2

Project Title: Condor Habitat	Project Manager: Brent Shelby
Reporting Period #12/Status Date: January 25, 2013	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	8/31/13	9/27/13

Total Project Budget

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$2,714,125	\$246,060	\$2,714,125	\$0

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables for this reporting period:

- Consultants are finalizing Bid Set documents, construction documents with revisions from zoo staff and City of Portland permit review, to be issued Feb. 4 for step two of Request for Bids for general contractor.
- A two-step Request for Bids (RFB) process is being used to procure a general contractor. The first step pre-qualifies bidders to continue to the second step, the actual bid. Pricing is only a component of the second step of the RFB.
- Nine bidders responded to step one of the two-step RFB. Their responses are being evaluated and those that pass will be issued the step two RFB, and Bid Set documents, on Feb. 4. Step two bids are due Feb. 20.
- Consultants are working with interpretive experience designers on coordinating the location of interpretive components and related infrastructure.

Planned milestones/deliverables for the next reporting period

- Step Two of the two-step RFB for General Contractor
- Construction permits
- Interpretive coordination



Oregon Zoo Bond Project Status Report

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb. 13, 2013
Agenda item G-3

Project Title: Remote Elephant Center – Phase II	Project Manager: Mike Keele
Reporting Period/Status Date: January 28, 2013	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	

Budgetⁱ

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	BUDGET VARIANCE
\$7.2 million Note 1	\$39,672	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

- Metro Council directed staff to exercise the property purchase option for the Roslyn Lake property.
- Project Plan development continues. Major components include planning and design, funding strategy, securing land use approvals and communications.

Planned milestones/deliverables for the next reporting period

- Continue due diligence for purchase approval. This item is being coordinated by Metro.
- Discuss land use planning options and strategy for the Roslyn Lake property.
- Identify the funding source for the property purchase option.

ⁱ Not loaded for allocated costs.



Oregon Zoo Bond Project Status Report Planning Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item G-4

Project Title: New Conditional Use Master Plan (CUMS) and West Lot Conditional Use Application	Project Manager: Cheryl Twete
Reporting Period/Status Date: January 28, 2013	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 Recreation 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	\$804,841	\$847,630	(\$50,845)

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: None at this time.

Summary Status

- Budget Status
 - No change
- Schedule and Signoffs Status

West Lot Application

- The West Lot Conditional Use application was approved and no appeals were filed. The decision became final on Nov. 14, 2012.

New CUMS Application

- The new conditional use master plan was approved on Jan. 11, 2013, and no appeals were filed. On Jan. 28, 2013, the decision became effective.

Land Use Projects Status Report

Other Related Project Activities

- **Good Neighbor Agreement.** Metro sent a final version of the Good Neighbor Agreement to the Arlington Heights Neighborhood Association in early January for their review and approval. No response has been received yet.
- **Washington Park Transportation and Parking Management Agreement.** The new parking management agreement covering all parking in Washington Park has been executed and is in effect. Transition of parking management from the zoo to PP&R is underway. Pay Stations are anticipated to be installed in all of Washington Park approximately mid-March 2013. The new Transportation Management Association Advisory Board will hold its first meeting on Jan. 30, 2013.

➤ Deliverables Status

- Consultants and staff prepared and submitted final memo regarding conditions of approval on Dec. 21, 2012.
- The final draft GNA was prepared after consultation with PP&R and distributed to AHNA.

Planned milestones/deliverables for the next reporting period

- The Good Neighbor Agreement is expected to be reviewed and voted upon by the AHNA Board.
- Execute contract amendment with consultant to prepare a final version of the CUMS, reflecting all of the changes, modifications and conditions of approval in order to create a complete master record of the new CUMS. This product will be submitted in February or March, when complete.



Oregon Zoo Bond Project Status Report

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item G-5

Project Title: Interpretive Experience Design Services	Project Manager: Brent Shelby
Reporting Period #12/Status Date: January 25, 2013	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	\$426,468	\$746,975	\$0

Critical Issues

No critical issues to report for this period.

Summary Status

Milestones/deliverables for this reporting period

- The zoo received the visitor survey report for Elephant Lands, summarizing and analyzing the responses to online survey conducted in December. Results of the Elephants Lands audience research survey confirm the strong connection that audiences feel with Oregon Zoo's elephants. Elephants are part of Portland's history, and a memorable part of respondents' family history as well. The interpretive experience designers are using the results to inform design development.
- A wayfinding and trip-planning visitor survey, conducted on grounds by zoo volunteers, has just concluded and the data is being tabulated for analysis.
- Coordination between habitat design and interpretive design teams is ongoing. The interpretive experience designers have delivered drawings to integrate into the condor construction drawings, and they are on schedule to provide drawings for Elephant Lands in late February.

Planned milestones/deliverables for the next reporting period

- Elephant and condor interpretive experience design development
- Wayfinding front-end visitor survey report
- Coordination of interpretive design and habitat design teams (ongoing)



Oregon Zoo Bond Project Status Report

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb. 13, 2013
Agenda item G-6

Project Title: Percent-for-Art	Project Manager: Brent Shelby
Reporting Period #12/Status Date: January 25, 2013	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	\$28,967	\$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

- Request for Qualifications (RFQ) was sent to the short-listed 27 public artists that the Oregon Zoo Public Art Advisory Committee (OZPAAC) selected for first bond-funded percent-for-art commission at east Hub and environs (Elephant Lands). The artists that wish to respond must submit their responses by Feb. 18. OZPAAC will evaluate all responses and select 3-4 finalists for interviews. It is expected that the first commission will be awarded by April 2013.
- There are developments concerning some of the existing art to be displaced by bond project construction:
 - Conservator and Architect Robert Dortignacq completed a Condition Survey of the Willard Martin mosaic wall at the old entrance to the zoo (site of forthcoming Education Center bond project).
 - Zoo and Metro staff, Mr. Dortignacq and Jason Allen with the State Historic Preservation Office (SHPO) met on Jan. 10 to discuss the condition survey and plans for removal of the mosaic wall. Four key points of discussion were: safe removal of mosaic prior to site demolition, safe storage of mosaic, restoration of mosaic, and reinstallation of mosaic.
 - Metro and SHPO are working to come to agreeable terms concerning the four key points. A *Memorandum of Agreement*, drafted by SHPO, is under review by staff.
 - The zoo is coordinating efforts to remove two existing totem poles from site, temporarily storing and restoring them, and relocating to a new location on the zoo campus. A temporary storage

Percent-for-Art Project Status Report

site, on grounds, is being prepared for the larger pole (Lelooska 'Centennial 'pole). Part of this work is being coordinated with Elephant Lands general contractor, Lease Crutcher Lewis, and will begin as soon as they are mobilized on grounds.

- Art relocation costs may be funded by percent-for-art allocation, but costs for restoration/repair of existing art are not eligible for percent-for-art dollars.

Planned milestones/deliverables for the next reporting period

- Public Art Advisory Committee meetings.
- Evaluation of artist responses to first commission RFQ
- Develop cost estimates and plans for relocation of existing art displaced by construction (ongoing).



Oregon Zoo Bond Project Status Report Design and Construction Phase

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting

Feb. 13, 2013

Agenda item G-7

Project Title: Tiger Plaza Demolition	Project Manager: Jim Mitchell
Reporting Period #002/Status Date: January 28, 2013	Project Manager Phone: 503-914-6025
Project Description: The existing group picnic area, near the elephant museum, will be closed during Elephant Lands construction. The Tiger Plaza building is located in the footprint of the Oregon Zoo Education Center and is slated for demolition as part of that project. This work will provide a temporary group picnic area to maintain catering revenue through the summer of 2013 and 2014. Lease Crutcher Lewis will be the general contractor for this project as provided through an amendment to their contract. This project also includes rerouting mainline communication conduits from the Commissary building to Cascade Crest. The cost of this project will be appropriated from the Oregon Zoo Education Center budget.	

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
2/4/2013	N/A	5/10/2013	N/A

Total Project Budget

BUDGET	COSTS TO DATE	ESTIMATE AT	BUDGET
BASELINE	OF STATUS	COMPLETION	VARIANCE
\$TBD	\$0	\$TBD	\$0

Summary Status

Milestones/deliverables for this reporting period

- Permit Review for the demolition of the existing building has been completed by the city.
- The Will Martin mosaic assessment is complete and has been submitted to the State Historic Preservation Society for approval. (See the Critical Issues section for additional information).

Planned milestones/deliverables for the next reporting period

- Coordinate with zoo Education to maintain camps and other venues while demolition and other construction are in progress. The design includes installing new telecommunication routing from the Commissary to the Cascade Building, which will disrupt traffic, parking and camp drop-off/pickup.
- Structure the Early Work Amendment to Lease Crutcher Lewis's CMGC contract.

Critical Issues

01.01 Item Description: Will Martin Mosaic			
Originated on: 12/21/2012	Originated By: Jim M	Action: Zoo/Lease Crutcher Lewis	Due: 2/18/2012
12/21/2012	<p>Tiger Plaza was originally built as part of the zoo’s entrance in 1958 and 1959. The entry building included concrete panel mosaic designed and constructed by Will Martin that is approximately 51’ long and 16’ high. The zoo was contacted by the State Historical Preservation Office, (SHPO) as to the status of the mosaic with the pending demolition of the building it is mounted to.</p> <p>Subsequently the zoo contracted with Robert Dortignacq Architect to provide an assessment and recommendation on the mosaic. The report has been forwarded to SHPO and is attached to this update.</p> <p>The report recommends removing and storing the mosaic until a suitable location is found at the zoo or elsewhere to reinstall it.</p>		
1/28/2013	<p>The zoo and the State Historical Preservation Office (SHPO) are negotiating the terms of the Memorandum of Understanding. The zoo is committed to removing and storing the mosaic so demolition of the Tiger Plaza building can proceed. SHPO is requesting that the zoo commit to reinstalling the mosaic exactly as it is in its current form with the pool, granite border and curved wall. SHPO is also requesting that the zoo do a complete restoration on the mosaic.</p>		



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

Oregon Zoo Bond Citizens' Oversight Committee Meeting Feb. 13, 2013 Agenda item H

Program Budgets and Expenditures - note 1						Project Target Budgets	Project to Date Expenditures	Project Forecast Total Expenditures
Construction Projects								
	Pre-Schematic Design	Design Development	Construction Documents	Contracting	Construction			
Veterinary Medical Center			Complete			\$ 9,464,299	\$ 8,817,414	\$ 8,868,582
Penguin Life Support System			Complete			\$ 1,800,000	\$ 1,762,250	\$ 1,762,192
Water and Energy Upgrades			Complete			\$ 267,459	\$ 242,495	\$ 242,495
Elephant Lands	Complete					\$ 58,747,389	\$ 3,646,765	\$ 58,747,389
	% Complete	100%	30%	90%				
Condor Habitat	Complete	Complete				\$ 2,714,125	\$ 246,060	\$ 2,714,125
	% Complete		100%	40%				
Education Center	Complete					\$ 14,155,998	\$ 3,131	\$ 14,155,998
	% Complete							
Polar Bear Habitat	Complete					\$ 19,973,470	\$ -	\$ 19,973,470
	% Complete							
Primate/Rhino Habitats	Complete					\$ 14,477,856	\$ 1,909	\$ 14,477,856
	% Complete							
Remote Elephant Center						\$ 7,200,000	\$ 39,672	\$ 7,200,000
	% Complete							see note 2
Program Interpretive Experience						\$ 746,975	\$ 426,468	\$ 746,975
	% Complete							
Planning Projects								
	Proposals Submitted	Contract Award	Interim Reports	Final Deliverables	Close-out			
Comprehensive Capital Master Plan			Complete			\$ 1,850,000	\$ 1,691,504	\$ 1,691,504
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						\$ 793,154	\$ 28,967	\$ 793,154
Land Use Processes								
	Project Scope and Baselines	Technical Studies and Application	Public meetings	Submit CU MS to City for Approval	Land Use Approval Process			
Land Use – New CUMS			Complete			\$ 796,785	\$ 804,841	\$ 847,630
Land Use – Amended CUMS			Complete			\$ 110,429	\$ 142,617	\$ 142,617
Program Administration								
Program Staff, Administration, Metro Central Support, & Bond Issuance						\$ 3,912,881	\$ 1,980,960	\$ 3,912,881
Expenditure Totals						\$ 137,557,617	\$ 20,381,829	\$ 136,823,644
Program Resources								
						Expected Amount	Issued or Received	Unallocated Amount Held for Contingency
General Obligation Bonds						\$ 125,000,000	\$ 85,000,000	\$ -
May 2012 Bond Issuance Unanticipated Premium						\$ 10,705,459	\$ 10,705,459	\$ 5,805,459
Oregon Zoo Foundation - Pledge to Program						\$ 5,200,000	\$ 1,400,000	\$ -
Interest Earnings						\$ 2,000,000	\$ 322,809	\$ -
Resource Totals						\$ 142,905,459	\$ 97,428,268	\$ 5,805,459

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

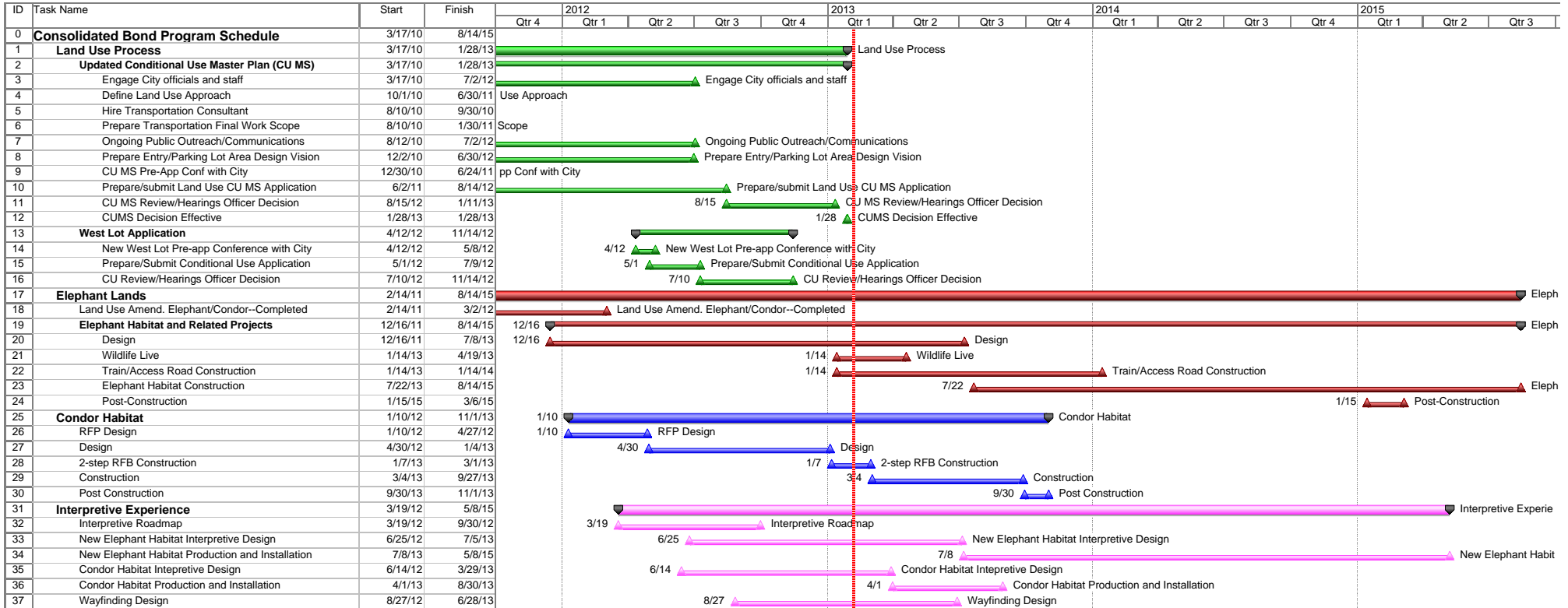
Note 2 - The Metro Council-adopted Bond Implementation Plan allocates \$7.2 million for the offsite facilities capital improvements. Using funds provided by the Oregon Zoo Foundation to the program, Metro is executing a land purchase. Programming, operating and capital plans will be updated to identify refined capital construction funding requirements. The baseline budget will show \$7.2 million until that work concludes.



CONSOLIDATED OREGON ZOO BOND PROGRAM SCHEDULE

As of Jan. 17, 2013

Oregon Zoo Bond
Citizens' Oversight
Committee Meeting
Feb. 13, 2013
Agenda item I



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