



## Oregon Zoo Bond Citizens' Oversight Committee

Skyline Room, Oregon Zoo  
Wednesday, Sept. 14, 2016  
3 to 5 p.m.

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Sept. 14, 2016  
  
Agenda

### AGENDA

ITEM	ACTION	ANNUAL REPORT	LEAD	TIME
<b>A. Welcome / Introductions</b> • Agenda overview	Review		Ruth Shelly	3:00–3:05
<b>B. Committee membership</b> • New member recruitment and introductions	Update		Heidi Rahn	3:05–3:10
<b>C. Minutes of April 13, 2016 Committee meeting</b>	Approve		Ruth Shelly	3:10–3:15
<b>D. Zoo Update</b>	Update		Don Moore	3:15–3:20
<b>E. Elephant Lands elephant welfare study</b> • Ph.D. student working with Nadja Wielebknowski, Zoo Conservation and Research Manager	Update	Page 24	Sharon Glaeser	3:20–3:45
<b>F. Budget subcommittee</b> • Update after first meeting on Sept. 8, 2016	Update	Page 31, 36	Subcommittee Chair	3:45–4:00
<b>G. Zoo Bond Diversity in Contracting Quarterly Report</b> • COBID utilization per Committee's request	Approve	Page 9	Heidi Rahn	4:00–4:10
<b>H. Monthly Project Status Reports</b> 1. Education Center • PGE Grant application for solar 2. Polar Passage 3. Interpretive Experience 4. Percent-for-Art	Discuss	Page 14 Page 29 Page 18	Heidi Rahn, Jim Mitchell	4:10–4:40
<b>I. Program Status and Financial Information at a Glance</b>	Discuss		Heidi Rahn	4:40–4:45
<b>J. Program Schedules</b> 1. Active Projects Schedule 2. All Projects Schedule	Discuss		Heidi Rahn	4:45–4:50
<b>K. Open Discussion/Questions</b>	Discuss		Ruth Shelly	4:50–5:00

#### Upcoming 2016 and 2017 meeting dates –Wednesdays, 3 to 5 p.m.:

Nov. 9, 2016 Skyline Room, Oregon Zoo  
 Feb. 8, 2017 Skyline Room, Oregon Zoo  
 May 10, 2017 Skyline Room, Oregon Zoo  
 Sept. 13, 2017 Skyline Room, Oregon Zoo  
 Nov. 8, 2017 Skyline Room, Oregon Zoo





## Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Skyline Room  
Wednesday, April 13, 2016  
3 to 5 p.m.

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting

Sept. 14, 2016

Agenda item C

### MINUTES

#### MEMBERS PRESENT

Bill Kabeiseman (Chair)  
Linda S. Craig  
Sharon Harmon  
Susan Hartnett  
Daniel Morris  
Ruth Shelly  
Kevin Spellman  
Dick Stenson  
Tom Turnbull  
Karen Weylandt

#### AFFILIATION

Garvey Schubert Barer  
Retired CPA; nonprofit treasurer  
Oregon Humane Society  
Spectator Facilities and Development, City of Portland  
Our Oregon  
Portland Children's Museum  
Spellman Consulting, Inc.  
Retired healthcare executive; community volunteer  
OpenSesame Inc.  
Providence Health & Services

#### MEMBERS ABSENT

Noah Bishop  
Mickey Lee  
Robyn K. Pierce  
Mike Schofield  
Deborah Herron

#### AFFILIATION

Bishop Bankruptcy Law, LLC  
MPower Oregon  
Pierce, Bonyhadi & Associates  
Gresham-Barlow School District  
Walmart

#### GUESTS

None

#### AFFILIATION

#### ELECTED OFFICIALS AND STAFF

Shirley Craddock  
Caleb Ford  
Paula Little  
Jim Mitchell  
Don Moore  
Joel Morton  
Linnea Nelson  
Heidi Rahn  
Scott Robinson  
Brent Shelby  
Marcia Sinclair

Metro Councilor  
Oregon Zoo Budget and Finance Manager  
Oregon Zoo Foundation Interim Director  
Oregon Zoo Bond Construction Manager  
Oregon Zoo Director  
Metro Senior Attorney  
Oregon Zoo Bond Program Coordinator  
Oregon Zoo Bond Program Director  
Metro Deputy Chief Operating Officer  
Oregon Zoo Bond Project Manager  
Oregon Zoo Marketing

#### **A. Welcome / Introduction**

Bill Kabeiseman, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:04 p.m., and members and staff introduced themselves.

**B. Approval of Feb. 10, 2016, Oversight Committee meeting minutes**

Members approved the minutes of the Feb. 10, 2016, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

**C. Committee Membership**

On April 21, the Metro Council is scheduled to confirm the reappointment of seven of the Oversight members to serve a second two-year term: Noah Bishop, Deborah Herron, Mickey Lee, Daniel Morris, Mike Schofield, Ruth Shelly and Tom Turnbull. The resolution also appoints Ruth Shelly as the chair of the Committee. Bill Kabeiseman will continue to serve until the end of 2016 as the past chair, to assist with the leadership transition.

Since Ms. Shelly will be serving as Chair, she decided not to serve a second term on the Oregon Zoo Public Art Advisory Committee, but instead give another member a chance. Susan Hartnett will be the new Oversight representative. She has experience with public projects, and will help OZPAAC select the commissioned artist for the Polar Bear project, the last of the three major art commissions.

This is Sharon Harmon's last Oversight Committee meeting, having served more than four years and two terms as a member. Metro Councilor Shirley Craddick awarded her a certificate of appreciation and thanked her for her years of service and her diligence in focusing on animal welfare.

Councilor Craddick also awarded a framed gift to Bill Kabeiseman, since this is his last meeting to serve as Chair. She thanked him for serving for more than six years: more than a year as Chair and four years on the Committee, as well as two prior years on the Oregon Zoo Bond Advisory Group. She cited the key role he played in helping the program navigate and obtain its land use permits, and for his leadership in delivering an impressive Committee annual report to the Council in March.

Councilor Craddick thanked the whole Committee for their service, saying that the Metro Council depends on their oversight. She is very proud of the bond program that delivers projects on time and on budget, and it is her pleasure and honor to serve with the Committee members.

Heidi Rahn will be recruiting for two new members, and especially looking for someone with animal expertise and to increase the diversity of the committee.

**D. Zoo Update**

Dr. Don Moore, new Oregon Zoo Director, introduced himself and gave a zoo update. He started at the zoo on Feb. 29, and cited a variety of reasons for his move from the Smithsonian and the National Zoo in Washington, D.C. He has cousins in the Portland area, and recognizes that since the 1960s the community has been supportive of the Oregon Zoo, more so than in most other places in the U.S. He has a master's degree in public administration, a doctorate in wildlife management and conservation biology, and 40 years of experience in the zoo field. This includes working with the Association of Zoos and Aquariums to increase animal welfare standards. He worked at the Smithsonian's National Zoo for 10 years, and cited some similarities to the Oregon Zoo, including a new elephant habitat that opened there a few years ago. He is excited to work with the Oregon Zoo's highly credible polar bear team to build a new habitat. He appreciates the Oversight Committee for representing and reporting to the community.

**E. Committee Annual Report**

Chair Kabeiseman and Vice Chair Ruth Shelly presented the Committee's annual report to the Metro Council at its March 8 meeting at the zoo. Councilors thanked Oversight members for their help in

preparing the report, which was a team effort. This year's report has a change in format, with an overview of five initiatives at the beginning: animal welfare, conservation education, infrastructure and sustainability, diversity in contracting and program governance. Each ongoing project and projects completed this past year also have a focus on the areas mandated by the bond measure – animal welfare, conservation education, infrastructure and sustainability – as well as diversity in contracting.

This year's report also closes the loop by reporting on what was done in response to last year's recommendations. Next year the report will similarly report an update on this year's recommendations. This process will be made easier by recording the updates throughout the year as each recommendation is addressed. Ms. Shelly and Ms. Rahn have charted out the recommendations over the meeting agendas for the coming year. Ms. Shelly requested that each member bring their copy of the annual report to each meeting and use it as a guide.

Councilor Craddick praised Chair Kabeiseman and Ms. Shelly for their presentation to the Metro Council, and said she received much positive feedback about it.

#### **F. Bond Program Finances**

Caleb Ford was promoted from zoo finance manager to Metro assistant finance director, but will continue to support the zoo bond program in his new role. He reported on the recent zoo bond sale on March 10, when Metro sold \$30 million of the remaining \$40 million in bonds. Metro took several months to prepare for the sale, and was awarded AAA ratings from both Moody's and S & P, which is very rare. Arbitrage rules require that Metro spend 85 percent of the bond proceeds within three years, or else proceeds become taxable income. For this reason Metro had to wait to sell the remaining \$10 million, which will be combined with the Metro Natural Areas bond sale to minimize bond issuance costs. Metro sells its bonds to an underwriter, who sells them to investors.

From this recent sale, Metro received a bond sale premium of \$3.48 million, which will yield \$3.3 million in proceeds after expenses. Interest on the bonds is under 1 percent, which is good for the taxpayers. Metro's overall financial status is part of the high ratings that contributed to receiving this high premium. The rating agencies also look at the history of the bond program that has delivered projects on schedule and on budget. The role of the Oversight Committee also is a positive factor. Mr. Robinson reiterated that Metro's good and prudent fiscal policy made the premium possible, as well as Metro's diverse income source. Metro's prudent fiscal policy is also best for protecting taxpayers' investment.

#### **G. Cost Escalation Review Subcommittee**

The zoo bond program now has \$12.8 million in unallocated program contingency. The Oversight Committee will form a subcommittee to recommend how to allocate the remaining dollars, and review construction cost escalation. The subcommittee will bring a recommendation back to the full Committee. Staff will take a final allocation plan to the Metro Council for approval.

Chair Kabeiseman reviewed the three major areas of oversight for the Committee: project improvements, monitor spending and recommend project modifications if necessary. Now for the first time the Committee will need to consider possible modifications and cost allocations. Kevin Spellman, Ruth Shelly, Susan Hartnett, Karen Weylandt and Dick Stenson volunteered to serve on the subcommittee, which is expected to meet three times before fall 2016. If any other members are interested, please contact Ms. Shelly or Ms. Rahn. The subcommittee will choose a chair, so participants should think about whether they would like to serve in that role.

## H. Education Center Partnerships, Sustainability and Art

Brent Shelby, bond project manager for the Education Center, gave an overview of the project partnerships, sustainability and art using a PowerPoint presentation (copy included with the record).

**Partnerships:** He referred members to the recently published *Education Center Partner and Stakeholder Engagement* brochure that was included with the meeting packet. He reviewed the four main educational goals of the project, and the outreach for design and partnerships. Four organizations were selected from 19 respondents to actively participate in the design process: U.S. Fish and Wildlife Service, The Intertwine Alliance, Metro Parks and Nature and Metro Resource Conservation and Recycling. All respondents were invited to participate in an advisory group that is meeting to discuss interpretation and partnerships.

Key partners have committed resources for the project: The Oregon Zoo Foundation committed more than \$1.4 million, USFWS will provide a full-time interpretive ranger, Metro Parks and Nature and Metro Environmental Services will provide \$170,000 for interpretive exhibits and their staff have a regular presence, Metro Data Resource Center is helping to create a large interactive map, and the project is an official Intertwine Alliance project. The zoo and partners are moving forward with next steps for Education Center operations, including formalizing partnerships, hiring the interpretive ranger, securing staff funding, and developing partner use plans.

**Sustainability:** One of the core tenets of the bond program has been investing in replacing and improving the zoo's aging infrastructure and helping the zoo achieve Metro's agency-wide goals to reduce water use and greenhouse gas emissions. Bond projects have a minimum goal of Leadership in Energy and Environmental Design (LEED) Silver certification, and the Education Center project is tracking for Gold certification. To achieve that level on the project, the zoo is doing a number of things, including: reducing water use by 400,000 gallons per year by capturing and using rainwater; a new campus stormwater infrastructure with planters; bird-friendly design in partnership with the American Bird Conservancy and Portland Audubon; and a 208-kilowatt rooftop solar panel array to achieve net-zero energy operations, generating as much energy as the center will use on an annual basis. The new building will be a building that teaches about sustainability through several components visibly on display. A demonstration garden will provide food for the zoo animals and include a green roof on a Master Gardeners' shelter.

Members discussed whether the project could attain LEED Platinum level (it might), and whether it would be wise to invest in that, or if it would be better to spend extra dollars on some other items. The Veterinary Medical Center achieved LEED Gold, and Elephant Lands is expected to achieve Gold as well. Other than the solar installation, exorbitant sustainability costs are not expected. Linda Craig asked about quantifying the fiscal impact of the sustainability investments at the zoo. Energy and water efficiency investments will be evaluated as operational data becomes available.

The investment for net-zero energy cost was not originally prioritized for the project in the earlier round of budget reductions, but was provided as an add-alternate. Budget items were evaluated based on program needs, animal needs and investment payback over the long term. Prioritizing for funding is evaluated separately for each bond project based on the nature of the project. For Elephant Lands, the priority was for animal welfare and providing habitat. For the Education Center, it is more about sustainability and a building that teaches.

**Art:** The Education Center project has two art projects. The first is the restoration and reinstallation of the historical Willard Martin mosaic wall titled "Continuity of Lifeforms." Installed in 1959 at the

original zoo entrance, it greeted millions of visitors until the 1990s when the entrance was removed. Willard Martin was a significant Portland architect that also designed Pioneer Courthouse Square in 1980. The bond program worked with the State Historical Preservation Office and a conservator to remove and store the mosaic panels. They will be reinstalled in late May 2016 on the west wall of the Education Center at the new group entrance and facing the new public drop-off lane. The mosaic will be slightly convex, and the panels will be restored onsite. Funding for the mosaic is provided in part by a grant from the Oregon Cultural Trust and a Schnitzer family private donation. The mosaic is not eligible for one percent-for-art funding because it is not creation of new art. The removal and restoration is also not eligible for bond funding.

The second art project is a new artwork by artist Rob Ley from Los Angeles and is one of three new major percent-for-art commissions the bond program is delivering as part of Metro's 1 percent-for-art requirement (based on direct construction costs). The genesis of Mr. Ley's art concept was the Education Center theme of "Small Things Matter," and he was especially interested in some of nature's smallest items -- rhizomes. This inspired him to design a 13-foot sculpture in a new shape that starts out solid at the base and gradually breaks apart and becomes more textural and transparent as it rises. To emphasize the theme and show that many small things in aggregate can have a big impact, the sculpture is composed of 2,500 smaller stainless steel scales with 10,000 angled bends and 15,000 rivets that turn all these separate pieces into a monolithic form. The scales will be tumbled to a pearlescent finish on the exterior and painted yellow on the inside for contrast. A video demonstrated the artist's fabrication using equipment he retrofitted with custom computer controls and software. Mr. Ley will fabricate the sculpture in Los Angeles, and it is scheduled to be installed mid-October in a plaza planter between the Education Center and Tiger exhibit.

#### **I. Proposed Budget Amendment**

Mr. Shelby discussed an opportunity to fund some add-alternates and renewable energy investments for the Education Center project, which were detailed in a memo dated April 11, 2016 (included with the record). The proposed budget amendment is to add \$475,000 in additional scope that adds value to the visitor experience and sustainability, and to add \$755,000 to complete the funding gap for solar installations that will make the center net-zero energy use. The total of \$1.23 million would be funded by the \$3.48 million unallocated 2016 bond premium, leaving \$11.5 million in total unallocated funds remaining in bond program contingency. This amount is adequate to cover the remaining three bond projects, including estimated cost escalation.

The state requires that Metro invest 1.5 percent of capital construction cost in renewable energy, which is \$204,000 for the Education Center. The Energy Trust of Oregon will provide \$127,000 in incentives and Solar World will provide materials at wholesale cost (\$97,000 value). Metro is applying for a grant from Portland General Electric to pay for some of the solar installation, but a decision on that grant will not be made until October. Commitments to fund the solar construction are needed now, however, to keep the project on schedule. If PGE later provides some funding, that amount would go back into program unallocated contingency. Metro plans to ask the PGE Foundation for at least \$755,000. The Oregon Zoo Foundation has been working with PGE for the last year on this project. PGE likes that the project has good visibility and that the zoo is putting in some of its own funding.

Members discussed the list of add-alternates, and a concern that some "premium finishes" are not durable and not easy to maintain. Staff indicated that the add-alternates are durable and good investments. Decisions about which add-alternates to fund were made with zoo Operations staff. The bike parking for staff is one of the zoo's core values to promote bike commuting and sustainability. The additional storage will save operating costs later when Catering does not have to

haul supplies from another building for each event. The solar installation is expected to save more than \$30,000 per year in energy costs.

Linda Craig suggested an idea for additional funding from the Oregon Clean Power Cooperative, which allows individuals to form a community investment in solar. Tax credits from the project benefit for-profit entities.

<b>Vote:</b>	<b>All members present voted in support of the proposed budget amendment of \$1.23 million for additional scope to the Education Center project, funded from the \$3.48 million unallocated 2016 bond premium. Robyn Pierce and Mickey Lee indicated their support of the budget amendment via emails in advance of the meeting.</b>
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It will be considered by the Metro Council on April 21, 2016.

**J. Monthly Project Updates**

1. Elephant Lands: Jim Mitchell, construction manager, said he plans to suspend the Elephant Lands monthly reports for a few months until he has some final progress to report. The contractor is finishing up the list of punch-list items.
2. Education Center – Reported in item I above.
3. Polar Bear Habitat: For the Polar Bear project, the zoo has two strong finalist design teams, led by CLR and Opsis Architecture, and will select one next week. The Construction Management by General Contractor (CM/GC) proposals are due next week.
4. Interpretive Experience – No report.
5. Percent-for-Art – No report.

**K. Program Status and Financial Information at a Glance**

Next month the financial report will show the \$33.4 million from the recent bond sale and premium.

**L. Program Schedules**

Projects are currently on schedule. Staff are closely watching the competitive construction environment (in which resources may not be available when desired) and flagging it as a risk for the future.

**M. Other**

Heidi Rahn indicated that in the coming weeks staff would be preparing a memo with a breakdown on diversity in contracting usage on the current bond projects.

**N. Adjournment**

Chair Kabeiseman adjourned the meeting at 4:30 p.m.

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

- Sept. 14, 2016 Skyline Room, Oregon Zoo
- Nov. 9, 2016 Skyline Room, Oregon Zoo





Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
Sept. 14, 2016  
Agenda item H

**Oregon Zoo Bond Citizens' Oversight Committee meeting**

**Sept. 14, 2016**

**Agenda Item H. Monthly Project Status Reports**

1. Education Center
2. Polar Passage
3. Interpretive Experience
4. Percent-for-Art





## Oregon Zoo Bond Project Status Report Education Center

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Sept. 14, 2016  
  
Agenda item H-1

<b>Project Title:</b> Zoo Education Center	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #035/Status Date:</b> August 30, 2016	<b>Project Manager Phone:</b> 503-525-4240
<p><b>Project Description:</b> The zoo Education Center will be located at the site of the original zoo entrance. It will provide flexible and engaging education program activity spaces for camps, classes, and zoo visitor and program partner use. In addition to the education programming at the Center, the project includes visitor comfort amenities identified for the "West Hub" in the Comprehensive Capital Master Plan, including but not limited to: train ticket sales, restrooms, wayfinding/trip-planning material, seating and food. Finally, this project includes a portion of infrastructure improvement work, identified in the Master Plan, to address storm water and aging site utilities.</p>	

### 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
4/21/14	6/25/14	3/1/17	1/3/17

### Project Budget and Expenditures

ORIGINAL BASELINE	REVISED BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$12,899,510	\$17,504,125*	\$10,002,015	\$17,504,125	\$0

\* The Education Center budget was updated in April 2016 with funding from unallocated bond contingency (authorized by Metro Council) for add-alternate list and net-zero solar energy, plus additional funding for south entry storm pipe construction (co-funded with City of Portland), Metro Resource Conservation and Recycling funds for the Wildlife Garden construction, and previous bond project savings reinvested to meet state solar requirements and security infrastructure.

### Critical Issues

None at this time.

### Summary Status

Milestones/deliverables/information for this reporting period:

- The education center project consists of two simultaneous work tracks: construction and interpretive experience.
- Re: construction
  - Construction remains on track schedule-wise.
  - The current intent is to have the Coffee Crossing café and adjacent public restrooms at the classroom building operational for ZooLights 2016. All other areas will be undergoing punch list, warranty and commissioning work and will not open to the public until the official opening date in 2017.

## Education Center

- Re: interpretive experience
  - The 85-percent construction documents for the interpretive experience will be submitted for review on September 9. Interpretive exhibit installation will be in January 2017.

Planned milestones/deliverables/information for the next reporting period:

- Construction (painting and HVAC)
- Interpretive experience development



## Oregon Zoo Bond Project Status Report Polar Passage

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
Sept. 14, 2016  
Agenda item H-2

<b>Project Title:</b> Polar Passage	<b>Project Manager:</b> Jim Mitchell
<b>Reporting Period #009/Status Date</b> August 26, 2016	<b>Project Manager Phone:</b> 503-914-6025
<b>Project Description:</b> The new polar bear habitat is needed to increase access to natural substrate; increase the efficiency of the water-filtration system; reduce temperatures; chill the pool water; and increase both land and pool space. Construct modern natural holding areas with better lighting and ventilation, allowing better care for the animals. Space requirements, water quality and housing conditions will meet or exceed the Manitoba Protocols established for zoo polar bears. New utilities will complete the system upgrade installed with previous bond-funded projects. Guest services will be enhanced at the new central plaza.	

### 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
05/2016*	TBD	06/2019	TBD

### Project Budget and Expenditures

ORIGINAL	REVISED	COSTS TO DATE	ESTIMATE AT	ESTIMATED BUDGET
BASELINE	BASELINE	OF STATUS	COMPLETION	VARIANCE
\$20,107,853	\$22,707,853**	\$208,832	\$22,707,853	\$0

\*Estimated contract start date with design consultant.

\*\*On Feb. 4, 2016, the Metro Council approved the bond team's recommendation to increase the project by \$2.6 million to cover escalation costs exceeding the original estimated escalation.

**Critical Issues:** None

### Summary Status

Milestones/deliverables/information items for this reporting period:

- The second design workshop was held on August 2 and 3. The team has analyzed seven iterations of the habitat and surrounding area design. Lease Crutcher Lewis is in the process of completing a preliminary cost estimate on the latest concept dated August 16.
- Terry O'Connor Consulting, contracted under CLR, is preparing front-end survey questions to assist with interpretive messaging. The survey will use Opt In and intercept techniques. The survey will focus on:
  - Polar bear research
  - Climate change generally
  - Polar bears and climate change
  - Polar Passage messaging
  - Oregon Zoo's role in conservation

## Polar Passage

Planned milestones/deliverables/information for the next reporting period:

- Review the budget Lease Crutcher Lewis is preparing on the latest concept design and work with the design team, zoo team and contractor to right size the project to the budget.
- Facilitate the third design workshop which is scheduled for September 20 and 21.
- Coordinate the interpretive survey team.
  
- Construction progress:
  - Construction is estimated to start in January 2018; the previous start date was October 2017, but has been extended due to additional City of Portland permit review time.



## Oregon Zoo Bond Project Status Report Interpretive Experience

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Sept. 14, 2016  
  
Agenda item H-3

<b>Project Title:</b> Interpretive Experience	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #56/Status Date:</b> August 30, 2016	<b>Project Manager Phone:</b> 503-525-4240
<b>Project Description:</b> 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.	

### 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	
ESTIMATED	CONTRACT	ESTIMATED	CONTRACT
2/27/12	3/12/12	12/31/16	12/31/16

### Project Budget and Expenditures

ORIGINAL BASELINE	REVISED BASELINE	COSTS TO DATE	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$3,876,412	\$2,489,647*	\$2,079,809**	\$2,489,647	\$0

\*Interpretive budgets were historically allocated and included with each major project budget. The program originally determined it would be best to track and manage Interpretives as a stand-alone project. The budgets were modified for this change. As of January 2014, Interpretive budgets were reallocated back to the remaining projects (Education Center, Polar Bears and Primate/Rhino).

\*\* Project costs to date include production of condor interpretive videos paid for by a \$25,000 grant from US Fish and Wildlife Service, and payments to date for an Elephant ID mobile app and Elephant Lands donation station, paid for by an Oregon Zoo Foundation grant of \$130,000.

### Critical Issues

No critical issues to report for this period.

### Summary Status

Milestones/deliverables/information for this reporting period:

- The final two projects funded under the Interpretive Experience bond budget allocation are Elephant Lands summative evaluation and campus wayfinding.
- Re: Elephant Lands summative evaluation
  - Zoo staff review of the draft Elephant Lands summative evaluation intercept survey is underway. The survey will be performed by zoo volunteers in late September/October. It is one of three tools (in addition to a timing and tracking study and focus groups) that will help measure the effectiveness of the Elephant Lands interpretive package on zoo visitor knowledge, attitudes and actions.
  - Additionally, the zoo is participating in a research project being conducted by the University of Queensland and the University of Western Australia in partnership with four Australian zoos; five US zoos; two US aquariums; and one Canadian aquarium to investigate the influence of values or broad life goals on the ways in which people engage with and respond to a zoo or aquarium visit.

## Interpretive Experience Status Report

- Re: Campus Wayfinding
  - A pre-installation meeting for the campus wayfinding package is being scheduled. Work will then proceed in stages through the fall, with the whole system complete before ZooLights.
  - The campus wayfinding scope is co-funded by zoo operations and zoo bond. The bond has covered 100 percent of design costs and will cover the capital expenses of all on-grounds directional signage, operational signage, and three trip-planning kiosks in new plazas. The zoo-funded scope includes three additional trip-planning kiosks and front-entry digital signage.

Planned milestones/deliverables/information for the next reporting period:

- Campus wayfinding system fabrication





## Oregon Zoo Bond Project Status Report Percent-for-Art

Oregon Zoo Bond  
Citizens' Oversight  
Committee Meeting  
  
Sept. 14, 2016  
  
Agenda item H-4

<b>Project Title:</b> Percent-for-Art	<b>Project Manager:</b> Brent Shelby
<b>Reporting Period #55/Status Date:</b> August 30, 2016	<b>Project Manager Phone:</b> 503-525-4240
<b>Project Description:</b> 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

### Project Budget and Expenditures

BUDGET BASELINE	COSTS TO DATE OF STATUS	ESTIMATE AT COMPLETION	ESTIMATED BUDGET VARIANCE
\$843,154**	\$441,164	\$842,467	\$687

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

\*\* Budget baseline includes \$20,000 from Oregon Cultural Trust grant and \$30,000 donated by Oregon Zoo Foundation to help fund Willard Martin Mosaic restoration and reinstallation efforts.

### Critical Issues

None at this time.

### Summary Status

Milestones/deliverables/information for this reporting period:

- There are four active work tracks under percent-for-art: the Education Center percent-for-art commission, the Polar Passage percent-for-art commission, reinstallation of the Willard Martin Mosaic and relocation of displaced public art at Central Plaza.
- Re: Education Center percent-for-art commission
  - Artist Rob Ley is continuing to fabricate the entire sculpture out of thousands of individual stainless steel "petals" in his shop near Los Angeles. It will be installed October 26-28.
- Re: Polar Passage percent-for-art commission
  - Received 179 responses for the third percent-for-art commission (Polar Passage). The Oregon Zoo Public Art Advisory Committee is reviewing the responses and will determine the finalists by the end of September.
- Re: Reinstallation of the Willard Martin Mosaic
  - The 1959 Willard Martin mosaic panels, salvaged from the Education Center construction site, have been reinstalled near the entrance to the new building. Contractors are now completing grouting, canopies and other surrounding details.

## **Percent-for-Art Project Status Report**

- Re: Relocation of displaced public art at Central Plaza
  - If Central Plaza design requires the relocation of existing public artwork in the vicinity (including “The Storyteller”, Rich Beyer, 1983; “Penguin and Chick”, ‘Trader Vic’ Bergeron, 1981), there is a percent-for-art budget allocation available to assist with funding.

Planned milestones/deliverables for the next reporting period:

- Second percent-for-art commission (Education Center) – design phase coordination.
- Solicitation of third percent-for-art commission (Polar Passage).



**Oregon Zoo Bond Program**  
 Project Status and Financial Information at a Glance  
 Expenditures through July 30, 2016

Oregon Zoo Bond  
 Citizens' Oversight  
 Committee Meeting  
 Sept. 14, 2016  
 Agenda item I

Program Budgets and Expenditures - note 1; note 2						Project Budgets	Project Expenditures	Project Forecast Total Expenditures
<b>Construction Projects</b>	<b>Pre-Schematic Design</b>	<b>Design Development</b>	<b>Construction Docs</b>	<b>Contracting</b>	<b>Construction</b>			
Veterinary Medical Center	Complete	Complete	Complete	Complete	Complete	\$ 9,464,299	\$ 8,840,329	\$ 8,840,329
Penguin Life Support System	Complete	Complete	Complete	Complete	Complete	\$ 1,800,000	\$ 1,762,250	\$ 1,762,250
Water Main Building	Complete	Complete	Complete	Complete	Complete	\$ 267,459	\$ 242,495	\$ 242,495
Elephant Lands	% Complete	Complete	Complete	Complete	Complete	\$ 57,561,443	\$ 57,369,682	\$ 57,561,443
Condors of the Columbia	% Complete	Complete	Complete	Complete	Complete	\$ 2,628,592	\$ 2,215,609	\$ 2,215,609
Education Center	% Complete	Complete	Complete	Complete	57%	\$ 17,504,125	\$ 10,002,015	\$ 17,504,125
Polar Passage	% Complete	Complete	10%	Complete		\$ 22,707,853	\$ 208,032	\$ 22,707,853
Primate/Rhino Habitats	% Complete	Complete				\$ 14,240,221	\$ 1,909	\$ 14,240,221
Remote Elephant Center	% Complete					\$ 117,864	\$ 117,864	\$ 117,864
<b>Interpretives</b>	<b>Condors Interp.</b>	<b>Elephants Interp.</b>	<b>Education Ctr Interp.</b>	<b>Polar Bears Interp.</b>	<b>Primate/Rhino Interp.</b>			
Program Interpretive Experience	Complete	Complete	75%			\$ 2,489,647	\$ 2,079,809	\$ 2,489,647
<b>Percent-for-Art</b>	<b>VMC Art</b>	<b>Art Program Planning</b>	<b>East Plaza Art</b>	<b>West Plaza Art</b>	<b>Central Plaza Art</b>			
One-Percent-for-Art Requirement	Complete	Complete	Complete	60%		\$ 843,154	\$ 441,164	\$ 842,467
<b>Planning Projects</b>	<b>Proposals Submitted</b>	<b>Contract Award</b>	<b>Interim Reports</b>	<b>Final Deliverables</b>	<b>Close-out</b>			
Comprehensive Capital Master Plan	Complete	Complete	Complete	Complete	Complete	\$ 1,850,000	\$ 1,691,504	\$ 1,691,504
Stormwater/ Wastewater Analysis	Complete	Complete	Complete	Complete	Complete	\$ 160,000	\$ 159,979	\$ 159,979
Stormwater Minor Projects & Campus Surv	Complete	Complete	Complete	Complete	Complete	\$ 386,797	\$ 386,797	\$ 386,797
<b>Land Use Processes</b>	<b>Project Scope and Baselines</b>	<b>Technical Studies and Application</b>	<b>Public meetings</b>	<b>Submit CU MS to City for Approval</b>	<b>Land Use Approval Process</b>			
Land Use – New CUMS	Complete	Complete	Complete	Complete	Complete	\$ 796,785	\$ 816,777	\$ 816,777
Land Use – Amended CUMS	Complete	Complete	Complete	Complete	Complete	\$ 110,429	\$ 142,617	\$ 142,617
<b>Program Administration</b>	Program Administration, Metro Central Support & Bond Issuance					\$ 3,912,881	\$ 4,283,075	\$ 4,950,361
<b>Totals</b>						<b>\$ 136,841,549</b>	<b>\$ 90,761,907</b>	<b>\$ 136,672,337</b>

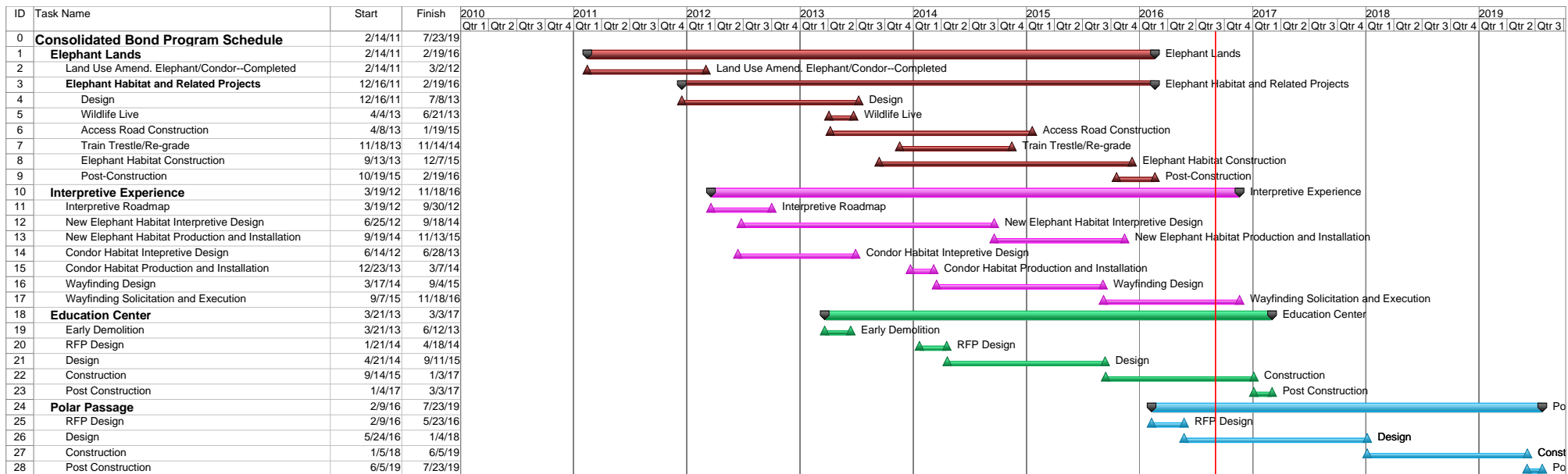
Program Resources	Expected Amount	Issued or Received	Unallocated Amt. Held for Contingency
General Obligation Bonds	\$ 125,000,000	\$ 115,000,000	\$ 5,760,328
May 2012 Bond Issuance Unanticipated Premium	\$ 10,705,459	\$ 10,705,459	\$ 2,230,459
March 2016 Bond Issuance Unanticipated Premium	\$ 3,479,164	\$ 3,479,164	\$ 2,249,164
Oregon Zoo Foundation - Note 5	\$ 6,018,000	\$ 5,330,000	\$ 1,321,809
Interest Earnings - Note 6	\$ 1,500,000	\$ 1,006,426	\$ -
Grants, donations, rebates and partner investments - Note 7	\$ 1,063,527	\$ 384,126	\$ -
<b>Resource Totals</b>	<b>\$ 147,766,150</b>	<b>\$ 135,905,175</b>	<b>\$ 11,561,759</b>

- Note 1** - Projects not loaded for program administration, Metro service charges or other allocated costs.  
**Note 2** - As of May 2014, budgets and expenditures include nonbond funds (Oregon Zoo Foundation, grants, donations, rebates, etc.)  
**Note 3** - The Metro Council-adopted Bond Implementation Plan allocated \$7.2 million for the offsite facilities capital improvements, which includes Oregon Zoo Foundation funds to support property due diligence. On Feb. 18, 2016, the Metro Council eliminated the Remote Elephant Center set-aside fund from the list of projects to be funded by Metro Ballot Measure 26-96.  
**Note 4** - Includes \$78,192 of zoo Capital Fund (nonbond) costs.  
**Note 5** - The OZF pledge includes \$3.2 million for Elephant Lands, \$130,000 for Elephant Lands ID application, \$488,000 for the Education Center capital improvements and interpretives, \$30,000 for the Willard Martin mosaic restoration, \$170,000 for the species conservation lab in the Education Center, and the remainder unrestricted for the zoo bond program.  
**Note 6** - Interest earnings adjusted Dec. 2014 based on actual expenditures to date and projections moving forward.  
**Note 7** - Includes Energy Trust of Oregon incentives, City of Portland ecoroof grant, donation for Primates, USFWS grant for Condor interpretive video, Oregon Cultural Trust grant for Willard Martin mosaic, City of Portland South Entry Storm Pipe design and construction, and Metro Resource Conservation and Recycling funds for Ed. Ctr. Backyard Habitat.  
**Note 8** - In Dec. 2015, \$975,000 of unallocated bond contingency was added to the Ed. Ctr. budget as authorized by the Metro Council in light of construction bids exceeding available construction budget. Zoo operations funding for the Ed. Ctr. café expansion was also added.  
**Note 9** - On Feb. 4, 2016, the Metro Council approved adding \$2.6 million of unallocated bond contingency to the Polar Passage budget to cover construction escalation costs exceeding original estimated escalation.  
**Note 10** - On April 21, 2016, the Metro Council approved adding \$1.23 million of unallocated bond contingency to the Education Center budget to cover the add-alternates and net-zero energy operations rooftop solar array.



## ACTIVE PROJECTS SCHEDULE Oregon Zoo Bond Program As of Aug. 19, 2016

Oregon Zoo Bond Citizens'  
Oversight Committee Meeting  
Sept. 14, 2016  
Agenda item J-1



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



**ALL PROJECTS SCHEDULE**  
**Oregon Zoo Bond Program**  
 As of Aug. 19, 2016

Oregon Zoo Bond Citizens'  
 Oversight Committee Meeting  
 Sept. 14, 2016  
 Agenda Item J-2

