

IN CONSIDERATION OF RESOLUTION NO. 26-5568, FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE BIDDING AND PROCUREMENT OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE OREGON ZOO COASTAL SHORES PROJECT

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Department: Oregon Zoo,
Capital Planning and Development
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Presenter:
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Length: 5 minutes

ISSUE STATEMENT

Metro Council is asked to consider approving a resolution to exempt the Coastal Shores 2024 Zoo Bond project from the competitive bidding procedures and authorize the procurement of a construction manager and general contractor (CM/GC) by request for competitive proposals (RFP).

In 2024, the Oregon Zoo Campus Plan was developed to evaluate and propose upgrades to the 60% of the Zoo that was not modernized in the 2008 bond measure. In May 2024, voters in the region passed the \$380million Oregon Zoo Ballot Measure 26-244 to fund the next 10-15 years of renewal and redevelopment at the Zoo. The Oregon Zoo Coastal Shores project is the second project to be implemented under the new campus plan and funded by the 2024 bond.

The Coastal Shores project is a very technical, complicated, and high-risk project. It includes designing and building two marine mammal habitats, a penguin habitat, fish and invertebrate habitats, and potentially, a quarantine habitat for an endangered sea star that may become a conservation program of the Zoo. These habitats and corresponding holding areas will require several different life support systems, including: salt water, fresh water, brine water, and a quarantine system. In addition, this project also will likely include dive safety offices, animal care spaces, keeper spaces (including offices, prep kitchen space, laundry for penguins team), a café, restrooms, sensory room, and a new one-of-a-kind carousel within a covered building. Coordination from the very beginning between the architects, engineers, and general contractor are critical to the success of this bond project.

The attached resolution and findings in Exhibit A describe the specialized nature of this project. Based on these findings, the Metro procurement manager believes that the construction contractor should be selected by CM/GC RFP. The CM/GC RFP allows Metro to consider qualifications and values other than lowest bid price. Zoo Bond Program staff and the Office of the Metro Attorney concur that the CM/GC RFP is more appropriate than a traditional, competitive bidding process for this project.

ACTIONS REQUESTED

Adopt Resolution no. 26-5568 to direct the alternative procurement of Construction Manager/ General Contractor Services by a competitive Request for Proposals, for the Oregon Zoo Coastal Shores project. This will allow Metro to consider experience and expertise in completing similar projects and other Metro values as well as cost in selecting the most advantageous construction contractor for this project, and authorizes construction of the project via the CM/GC project delivery method.

IDENTIFIED POLICY OUTCOMES

A value-based selection process will enable the Zoo to meet its goals of advancing its mission of *connecting our community to the wonder of wildlife to create a better future for all*. It will ensure a higher quality project that will support animal well-being and care, visitor experience and accessibility, and climate resilience at the Zoo. Metro's Sustainable Buildings and Sites Policy will be implemented as well as the Strategic Plan to Advance Equity, Diversity and Inclusion, Clean Air Construction Policy, Construction Careers Pathways Policy and Contracting Equity Policy.

POLICY QUESTIONS

Does the outcome of the proposed resolution advance Metro's goals and needs by reducing liability and revenue risks and providing a foundation of cooperation in which a high-quality result may be achieved by the Zoo on schedule and on budget?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Adopt the Resolution authorizing the exemption from competitive bidding, approving the solicitation and selection of a construction contractor for Coastal Shores by RFP, and approving the CM/GC project delivery method.
- Procure a construction contractor using the traditional ITB procurement process, and construct the Coastal Shores project using the design, bid, build project delivery method.

STAFF RECOMMENDATION

Staff recommends that Council, acting as the Local Contract Review Board, authorize an exemption from competitive bidding for the Oregon Zoo Coastal Shores project, approve procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorize the execution of the resulting CM/GC contract by the Chief Operating Officer in a form to be approved by the Office of Metro Attorney.