

IN CONSIDERATION OF RESOLUTION NO. 24-5425, 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 ENTRY PLAZA AND POLAR PLAZA PROJECT.

Date: June 28 2024

Department: Oregon Zoo, Capital Asset Management

Meeting Date: July 18 2024

Presenters:

Julie Hoffman (she/her), Finance and Regulatory Services

Prepared by: Kristin Solomon,
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Length: 5 minutes

ISSUE STATEMENT

Metro Council is asked to consider approving the resolution to authorize an exemption to the competitive bidding procedures and authorizing procurement of a construction manager and general contractor.

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. This May, voters in the region passed the \$380 million Oregon Zoo Bond Measure 26-244 that will fund the next 10-15 years of development. The Oregon Zoo Entry Plaza and Polar Plaza Shelter project is the first project to be implemented from the new campus plan and funded by the 2024 bond.

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 a value-based selection process is more appropriate than a traditional, competitive bid (which solely considers lowest bid price). CPMO staff and the Office of the Metro Attorney concur.

ACTIONS REQUESTED

Adopt Resolution no. 24-5425 to pursue the alternative procurement of Construction Manager General Contractor Services by a competitive Request for Proposals, for the Oregon Zoo Entry Plaza Polar Plaza Shelter project. This will allow Metro to consider cost as well as experience and expertise in completing similar projects and in selecting the most advantageous contractor for this project.

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

How well does the resolution advance the zoo'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 on schedule and on budget?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Adopt the Resolution approving the exemption from competitive bidding in favor of CM/GC project delivery method.
- Procure contractor using the traditional ITB procurement process.

STAFF RECOMMENDATION

Staff recommends that Council, acting as the Local Contract Review Board, approves an exemption from competitive bidding for the Oregon Zoo Entry Plaza and Polar Plaza project, authorization of procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorizes 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.