



Comprehensive Capital Master Plan

Request for Proposals: 10-1655 Consultant Services

Addendum #3

The following addendum contains the answers to questions that have been submitted since the previous addendum.

Questions submitted since the previous addendum:

“To the degree that some exhibits need to shift and expand as part of this work, have decisions been made as to whether or not the Zoo’s collection must remain fixed with the implementation of the master plan? Or is it anticipated that some parts of the collection may not be retained? If some parts of the collection are expected to be relocated away from the Oregon Zoo, have any decisions been made as to which specific parts or species?”

The Zoo is a dynamic attraction that is continually reviewing its animal collection relative to its mission and goals. Consequently, the Zoo does not consider that its collection must remain “fixed” during the implementation of the Master Plan. The Zoo would entertain recommendations for adding to or eliminating elements of the collection given persuasive justification. Other than the effort to study the feasibility of providing an off-site elephant reserve (detailed in the RFP), there have been no decisions made regarding the relocation of any of the Zoo’s animals, with one exception. That exception is the consensus that, regardless of the final determination regarding the off-site elephant reserve, some portion of the elephant herd will remain on the Zoo campus during the implementation of the Master Plan projects.

“Exhibit construction will have impacts to Zoo operations and may therefore impact certain revenue streams (concessions, concerts, train, etc.) for some length of time. Should we assume that Zoo and Metro staff will be available to assist with assessing the business, operational, and particularly revenue impacts of the moves and phasing proposed in the master plan, or are these skills that should be fully represented on a consultant team?”

Metro realizes that implementation of the projects in the bond program will impact Zoo operations and revenue streams, so Metro staff will be available to provide information and assist with the assessment of the business, operational and revenue impacts of the moves and phasing proposed in the master plan. To make assessment possible, however, the consultant team will be expected to provide information on individual projects such as areas or operations that will be impacted and the duration of the anticipated impacts. The responsibility of the consultant team regarding finances lies primarily in determining the overall budget and financing plan for the bond program as detailed on page 4 of the RFP.

“In the Comprehensive Capital Master Planning RFP, it specifies 8.5”x11” pages. However, would it be acceptable to use an 11”x17” fold-out specifically for the schedule or budget, which could be difficult to read otherwise?”

Given that some submissions are called for that would benefit from an extended format, it will be acceptable to use 11” x 17” sheets (folded to 8.5” x 11”) for documents such as schedules and budgets that are best viewed on a single sheet yet may have more information than can be comfortably shown on an 8.5” x 11” sheet. It should be noted, however, that this exception is only intended for information that meet the general criteria outlined above and any effort to use the exception to gain additional space for proposal narrative is specifically discouraged.

“Besides resumes, what other materials may be included in the appendix?”

The appendix is intended for information that is general in nature such as biographies, resumes and brochures, and that could be considered to be applicable to a variety of projects. Information specific to this particular RFP should appear in the body of the proposal.