Committee Members Present:

Patricia Huber, Assistant City Administrative Officer (CAO), Chair
Karen Kalfayan, Chief Legislative Analyst (CLA) Office
Deanna Gomez, Mayor’s Office
John R. Lewis, Los Angeles Zoo

Others Present:

Andrea Galvin, CLA; Jeb Bonner, Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); Diane Sher, Public; Alex McMasters, John Olinger, Public Works Bureau of Contract Administration (BCA); Gary Moore, Ethan Wong, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Ms. Patricia Huber called the meeting to order at 10:03 a.m.

1. Minutes for Approval – Meeting of June 24, 2010

Mr. John Lewis moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of June 24, 2010. Ms. Karen Kalfayan seconded and the motion passed unanimously.

2. Bureau of Engineering Program Manager Status Report

Mr. Ethan Wong reported on the progress of the Zoo’s Capital Improvement Program (CIP).

Master Program Budget

Through the end of June 2010, $129.4M has been expended of the $172M approved budget. No changes are anticipated to the overall program budget at this time. More detailed information on expenditures can be found in Section Three of the Monthly Report.

Master Program Schedule

Through the end of June 2010, the Zoo’s three active projects are all on schedule. No changes to the Master Schedule are anticipated at this time. More detailed information on schedules can be found in Section Two of the Monthly Report.
Status of Active Projects

Pachyderm Forest

Contractor AKG/Saifco is making excellent progress on Phase Three construction through the end of June 2010. Construction is 85% complete. Phase Three construction activities include completing the new elephant barn, including installation of hydraulic gates, fire sprinklers and life support equipment. Carpentry work continues at the Thai Viewing Structure and Cambodia Building. Shotcrete work continues at the south pool and elephant plaza area, and fabrication of signage has begun. The Pachyderm Forest exhibit is on track and will complete in October 2010, as indicated on the approved Master Schedule.

Regarding change orders for the project, forty-one change orders have been executed totaling $939,818.00, which is 3.6% of the contract. The project also has pending and unnegotiated changes, as well as change requests, totaling $964,183.00. This amount includes BOE’s estimate for extended overhead costs from September 4 through October 30, 2009. This means the total change order exposure through the end of June 2010 is roughly $1.9M, approximately 7.3% of the contract, which is below the approved construction contingency of $3,006,450.00.

The construction contract completion date is currently September 4, 2010, which includes time extensions due to rain. As previously reported, AKG is currently accelerating work where possible and has pledged to complete the project by the end of October 2010. At that time, the actual cost impact related to time extensions will be negotiated.

Rainforest of the Americas

The project is still in the design phase. Portico, the architect, has submitted the revised construction documents, which BOE is reviewing. BOE has also sent the revised documents to cost consultant Cumming Corporation to prepare the City Engineer’s cost estimate. BOE anticipates receiving the estimate in a couple of weeks and bidding the project in Fall 2010.

BOE is processing Amendment Number One to the Portico contract, which extends the contract by two years and will require approvals from the Board of Public Works (BPW), the Mayor, and the City Council.

Unfortunately, BOE had a little setback in the BPW approval process. This was because the first source hiring ordinance came into effect before BPW approval was obtained. The amendment has since been revised and the issue has been resolved. Portico has agreed to include contract language related to this ordinance and the amendment without additional fees. BOE anticipates obtaining BPW approval shortly.
Reptile and Insect Interpretative Center

Construction is roughly 20% complete through the end of June 2010. Construction activities include installing masonry to form the walls of the two buildings and continued work on utilities. Last week, Royal Construction, the contractor, started on the 4180-volt electrical duct bank that brings electrical power to the new buildings in the project. Construction is anticipated to complete within July 2011.

Mr. Lewis asked Mr. Wong if the contractor started on the last vault this week. Mr. Wong replied that the contractor installed the vault directly in front of the main tram stop and completed it as of the day before.

Ms. Huber asked the Committee if they had any other questions regarding the CIP and/or Master Schedule.

Ms. Maria Cardenas asked what the Zoo’s plans are, now that the Pachyderm Forest project is nearing completion. Mr. Lewis replied that he had no faith in the completion date at this point, so the Zoo is waiting for updates on when animals can actually be moved into the exhibit. Construction may be completed, but he doesn’t know when animals can be put in the exhibit. Until he gets those dates, he has no immediate plans.

Ms. Cardenas asked Mr. Lewis what the lead time was for actually occupying the exhibit. Mr. Lewis replied approximately two months: a month to quarantine the animals within the exhibit, and approximately another month to get the animals acclimated to the space. Ms. Cardenas stated that by August 30, 2010, it should be known if the completion date of October 30, 2010 is accurate. Mr. Lewis stated that it should be known by the following month; a couple of meetings are being scheduled to look at that.

Mr. Gary Moore stated that everything was being done to expedite the project, but the contractor has run into a couple bumps. Mr. Lewis stated to Ms. Cardenas that part of that was that last month, the contractor was trying to do some work-arounds, so things would be completed so animals could start being moved in. That may not be possible, so that sets the Zoo back; the construction will get done, but the exhibit opening may delay.

Mr. Moore stated that he and Mr. Lewis have the project team executive meeting on the next Thursday, and everyone is welcome.

3. Greater Los Angeles Zoo Association (GLAZA) to Report on Capital Improvement Project Fundraising Activities

Ms. Connie Morgan reported that GLAZA was continuing along with fundraising. In September 2010, the GLAZA Board will discuss and approve the payment schedule.
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Ms. Huber said that once GLAZA has formally decided how that will be done, the Committee would like to convey that to Councilmember Cardenas, who continues to want to know how things are going on the project. Mr. Jeb Bonner stated that it has already been approved in two GLAZA committees. A corporate resolution should come out of that in late September 2010, which can be sent to the Committee the next day.

Ms. Cardenas asked if that was then public information on the type of financing that GLAZA was looking for; whether it was going to be a lump sum payment, or? Mr. Bonner replied that once the information is approved and sent on to the Committee, then it’s public. The information has been discussed in two GLAZA committees with consensus. Ms. Morgan added that it still has to go before the GLAZA Board. Mr. Bonner added that the committees can’t act upon that; the Board has to approve it. Ms. Huber stated that the CAO’s office likes to give advance notice of a possible action to the extent that they can, but if it’s not a formal action, she wouldn’t want to presume what the Board would do. Ms. Morgan and Mr. Bonner concurred with this.

Public Comment

There was no public comment.

Next Meeting: August 26, 2010

Ms. Huber adjourned the meeting at 10:14 a.m.

Minutes prepared by Ms. Kyla May of the Los Angeles Zoo’s Planning and Development Division. Revised by BOE, CLA, CAO, and the Zoo.