Committee Members Present:

Miguel A. Santana, City Administrative Officer (CAO), Chair
Gerry Miller, Chief Legislative Analyst (CLA)
Chris Espinosa, Mayor’s Office
John R. Lewis, Los Angeles Zoo

Others Present:

Andrea Galvin, CLA; Alma Gibson, CAO, Jeb Bonner, Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); John Reamer, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, Maziar Malek, Gary Moore, Deborah Weintraub, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Mr. Miguel Santana called the meeting to order at 10:02 a.m.

1. Minutes for Approval – Meeting of July 29, 2010

Mr. Gerry Miller moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of July 29, 2010. Mr. John Lewis seconded and the motion passed unanimously.

2. Bureau of Engineering Program Manager Status Report

Ms. Rebecca Abano, BOE Program Manager, reported on the progress of the Zoo's Capital Improvement Program (CIP).

Master Program Budget

Through the end of August 2010, $131.4M has been expended of the $172M approved budget. No changes are anticipated to the overall program budget at this time. More detailed expenditure information can be found in Section Three of the Monthly Report.

Master Program Schedule

Through the end of August 2010, the Zoo's three active projects are all on schedule. No changes to the Master Schedule are anticipated at this time. A schedule diagram can be found in Section Two of the Monthly Report.
Status of Active Projects

Pachyderm Forest

General contractor AKG/Saifco is making excellent progress on Phase Three construction. Construction is 90% complete. Construction activities include exterior stucco installation at the new elephant barn, installation of the elephant barriers, exterior finishes, completing electrical work at the Thai Viewing Structure, completing roof work at the Cambodia Building, and testing of systems and equipment.

BOE is also coordinating and assisting in obtaining the Certificate of Occupancy with the Department of Building and Safety (DBS). The Pachyderm Forest is on track and will complete in October 2010, as indicated in the Master Schedule.

Fifty-one change orders have been executed to date totaling $1.2M, which is about 4.7% of the construction contract. The project also has pending and unnegotiated changes, as well as change requests, totaling approximately $800K. This amount includes estimated extended overhead and costs through the end of October 2010. This means the total change order exposure for construction through the end of August 2010 is $2M, approximately 7.8% of the construction contract, which is below the approved construction contingency of $3M.

The construction completion date is October 30, 2010. As previously reported, contractor AKG is currently accelerating work where possible and has pledged to complete the project by the end of October 2010. BOE will continue to negotiate the actual cost of this acceleration.

Ms. Maria Cardenas asked the Zoo to report on what this means for the opening of the exhibit, and whether the opening will be scheduled before the holiday season. Mr. Lewis replied yes, that is still the Zoo’s plan. The Zoo is focusing on holding the opening in mid-December 2010.

Rainforest of the Americas

The project is still in the final stages of design. Portico, the architect, has submitted the revised construction documents and is still obtaining DBS plan check approval. Cumming Corporation, the cost consultant, has prepared the City Engineer’s estimate based on these revised design documents. The estimate is showing to be $14.2M, which is within the approved construction budget of $17M. As soon as DBS plan check is received, the project will be bid. The project is anticipated to go to bid next month.

BOE is also processing Amendment Number One to the Portico contract, which will extend the contract by two years, and will require approvals from the Board of Public Works (BPW), the Mayor, and the City Council.
BPW approved the amendment on September 10, 2010; it is now in the Mayor’s office and going through the City Council approval process. Mr. Chris Espinosa observed that the Mayor’s office had referred the amendment to the CAO.

Living Amphibians, Invertebrates and Reptiles, previously known as Reptile and Insect Interpretative Center

Construction is roughly 30% complete. Construction activities include structural steel and joist installation for the roofing of the two buildings, continued plumbing and electrical work inside both buildings, preparation for the floor slab, and installation of the 4180-volt electrical duct bank which is located along the Zoo access road. Construction is anticipated to be complete in July 2011.

The change order summary for the project is: forty-five change orders have been executed totaling $363K, which is about 4.4% of the contract. The project also has pending and unnegotiated changes, as well as change requests, totaling approximately $340K. This means the total change order exposure through the end of August 2010 is $700K, 8.5% of the construction contract, which is below the committed construction contingency of $1.3M.

Mr. Miller noted that the project was only 30% complete. Ms. Abano responded that the project has had a lot of underground unforeseen conditions, and portions of the project are still being dug. Trenching of the 4180 duct bank has resulted in hitting things underground. She is hoping that within the next month, the project will have no more of those. While digging the duct bank, undocumented phone cable was found.

Mr. Espinosa asked if the contractor has been timely and how the sub-contractors are going. Ms. Abano replied that BOE talks to the contractors every day, to ask how the job is going. This constant communication is not to instruct the contractor, because means and methods are the contractor’s responsibility, but to give the contractor ideas so they can keep the progress going.

Ms. Renee Weitzer asked if this was because the contractor was bad. Ms. Abano replied she didn’t think the contractor was bad, just slow. Mr. Santana asked if this problem has been had with this contractor on other projects. Mr. Gary Moore replied yes, but the issues are never black and white. The contractor does quality work and finishes all their projects. They aren’t a claim-oriented contractor, and are also working on two other very visible projects: Council District 7’s Constituent Services Center and also, new project El Pueblo Siqueiros Mural and Interpretive Center. The Committee continued to discuss the contractor and any ongoing issues.

Ms. Abano continued with her report. On September 3, 2010, the Board of Public Works (BPW) approved Amendment One to the Portico Contract, which extends the contract and adds $100K in fees. BOE is waiting for the Mayor’s approval to complete execution of this amendment. Ms. Abano concluded her report.
Mr. Moore noted that he had been contacted by the City Attorney to give a deposition to do with the Zoo and an elephant lawsuit. Mr. Lewis observed that this is an ongoing suit to stop construction of the Pachyderm Forest project. The hearing date is in late October 2010; a trial date hasn’t been set yet. The plaintiff’s attorney is taking lots of depositions. No action has been taken by the court yet, contrary to recent media reports.

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

Ms. Connie Morgan observed that summer slows things down, but autumn picks things up. GLAZA received a $300K grant that week for the Elephants of Asia from a foundation that believes in the Zoo. A couple more gifts are in the queue that should meet within the next month or two.

Mr. Santana asked if the GLAZA Board has made a decision on how it’s going to contribute related to the Pachyderm Forest exhibit. Mr. Jeb Bonner replied that he had recently presented bond-financing concepts to the GLAZA Board. Mr. Bonner briefly detailed the Board’s preferences: to do financing over twenty years, and not to pay any amount upfront. The Board feels that maintaining the $6M line of credit provides the best assurance both to GLAZA and to the City that funds are sufficient to make payment in the future.

Mr. Santana asked if this was an official notice to the City, or if separate communication would be made. Mr. Bonner replied that he would make a separate communication.

Public Comment

There was no public comment.

Next Meeting: October 28, 2010

Mr. Santana adjourned the meeting at 10:15 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.