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:

Maria Cardenas, Alma Gibson, CAO, Jeb Bonner, Greater Los Angeles Zoo Association (GLAZA); John Olinger, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, 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 10:00 a.m.

1. Minutes for Approval – Meeting of September 30, 2010

Mr. Gerry Miller moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of September 30, 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 September 2010, $134.2M has been expended of the $172M approved budget. No changes are anticipated to this 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 September 2010, the Zoo has three active projects left to complete, and one repair project. The current approved Master Schedule can be found in Section Two of the Monthly Report.

Earlier in October 2010 during the Pachyderm Forest executive meeting, AKG/Saifco, the Pachyderm Forest contractor, informed BOE that they will not be able to complete construction by October 31, 2010 as previously agreed.
As BOE performed all inspections and walk-throughs with the Department of Building and Safety (DBS), the Fire Department and the Zoo Department, several change orders were identified. These changes had to be complete prior to obtaining a certificate of occupancy. AKG/Saifco has agreed to complete these changes immediately and has indicated they are able to do all the changes, all the contract work, and will be complete by November 12, 2010. Therefore the project schedule for the Pachyderm Forest project needs to be revised.

BOE proposes extending the Pachyderm Forest exhibit project schedule to complete by December 31, 2010. BOE has also included a construction completion milestone, showing construction will be complete on November 12, 2010. This means construction is anticipated to be complete with a certificate of occupancy on November 12, 2010. This allows the Zoo time to move in and completely go through the new buildings, time for training using all the new elements within the exhibit, time for animal acclimation, and time to prepare for a grand opening.

Ms. Abano stated she had a second addition to the Master Schedule; she added the Gorilla Exhibit Waterfall Pipe Repair into the schedule as an extension of the Gorilla Exhibit project. The two proposed changes don’t change the overall program completion of November 30, 2012.

**Mr. Lewis moved to approve the two proposed changes to the Zoo Capital Improvement Program Master Schedule. Mr. Chris Espinosa seconded and the motion passed unanimously.**

Mr. Lewis stated that the Zoo is concerned, because the Pachyderm Forest opening is being targeted for mid-December 2010. He understands that the proposed change doesn’t change that, but gives the Zoo contractual room, so that if after completion, more punch-list items are needed for the project, they can be done on contract versus on warranty.

**Status of Active Projects**

**Pachyderm Forest**

General contractor AKG/Saifco continues to complete Phase Three construction. Construction is now 95% complete. Ms. Abano distributed a handout of photographs of the Pachyderm Forest and the Living Amphibians, Invertebrates and Reptiles (LAIR). Ms. Abano described the various elements in the handout: the Elephants of Asia site plan, progress of the elephant barn, a service yard, the Thai Viewing Structure, Yard One, the India Waterfall, the Cambodia Building, the North Pool, the South Pool, and a photo of Billy the elephant watching the construction.

On October 15, 2010 as planned, a temporary certificate of occupancy was obtained for the Elephant Barn, Yard One and Yard Two, and the service yard adjacent to the barn.
This enables the Zoo Department to occupy these areas and move Billy while AKG/Saifco completes Phase Four work, which is the tie-in between the Phase Two and Phase Three work.

Fifty-seven change orders have been executed to date totaling $1.4M, which is about 5.39% of the construction contract. The project also has pending changes, as well as change requests, totaling approximately $795K. This amount includes the estimate for extended overhead costs through November 12, 2010. The total change order exposure to date is $2.2M, 8.4% of the construction contract, which is below the approved construction contingency of $3M.

Rainforest of the Americas

The project moved into the bid and award phase in October 2010. Portico, the architect, is still working on obtaining DBS plan check approval. Only two more permits are left on that, so the project has been moved on to bid and award to facilitate the necessary paperwork before going out to bid.

As reported last month, the Class A estimate is $14.2M, which is within the approved construction budget of $17M. The project is anticipated to go to bid within the next few weeks.

Also, Amendment Number One to the Portico contract is in process. BPW approved the amendment on September 10, 2010. Last month, the Mayor’s office indicated that they had signed off on the CAO report, and the amendment is going through the City Council approval process.

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

Construction is roughly 35% complete through September 2010. Construction activities include installing rebar for the foundation of interior walls, floor slab in both buildings, continued plumbing and electrical work inside both buildings, and continued installation of the 4180-volt electrical duct bank located along the Zoo access road. Last month, the contractor started to do the framing on the buildings. This month, the roof structure has been completed, the contractor has buttoned up all the walls, and they’re working on the interiors of both buildings. Construction is anticipated to be complete by July 2011.

Forty-six change orders have been executed totaling $424,954.00, which is 5.18% of the contract. The project also has pending changes, totaling approximately $310K. This means the total change order exposure is $735K, approximately 9% of the construction contract, which is below the committed construction contingency of $1.3M.

Mr. Miller observed that it was still pretty early on in this project. Ms. Abano agreed, but noted that on the Pachyderm Forest Phase One, over $1M was spent involving demolition work, potholing etc.
Ms. Maria Cardenas stated that the project was 35% complete at 9% change order. She asked how much capacity the project has on the approved change order. Ms. Abano replied that the exposure is $735K. Out of that amount, $425K has been issued. Ms. Cardenas stated that it was in the first few months of this project when most of the change orders occurred. She asked Ms. Abano if the rate has slowed down. Ms. Abano replied, yes, it has. She added that the change orders are continuing. Two days ago, the contractor hit bad soil in the 4180 duct bank and had to excavate deeper than the trench in order to recompact soil before the duct bank could be laid down. Also, an undocumented irrigation line was hit, which flooded the whole trench and set back the trench’s installation.

Ms. Abano concluded her report.

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

Mr. Jeb Bonner reported that last month was very good. GLAZA received two major foundation grants, one for $300K and one for $100K. Mr. Santana asked which foundations had made the grants; Mr. Bonner replied he didn't know.

Public Comment

There was no public comment.

Ms. Cardenas asked Mr. Lewis when the date for the Pachyderm Forest opening was. Mr. Lewis replied that right now, the Zoo is focusing on December 16, 2010. The Zoo will have a series of opening events that the Committee will hear about before that date.

Ms. Deborah Weintraub asked Mr. Lewis if Billy the elephant has been moved into the new exhibit. Mr. Lewis replied no; hopefully Billy will be moved next week sometime. The area he’s to be moved into isn’t completely done. Recently when one of the exterior doors was operated, it had a rub that chipped away stucco. For safety, the punchlist items need to be completed so the area can be cleared for the elephant only.

Next Meeting: November 18, 2010

Mr. Santana adjourned the meeting at 10:13 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.