Committee Members Present:

Ray Ciranna, Office of City Administrative Officer (CAO), Chair
Gerry Miller, Chief Legislative Analyst (CLA)
John Lewis, Los Angeles Zoo

Others Present:

Claudia Aguilar, Maria Cardenas, Patricia Huber, CAO; Renee Weitzer, Council District 4; Tom Bylard, General Services Department (GSD); Jeb Bonner, Greater Los Angeles Zoo Association (GLAZA); Deanna Gomez, Mayor’s Office; Charley Mims, John Olinger, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, Lynette Howlett, Gary Moore, Deborah Weintraub, Public Works Bureau of Engineering (BOE); Darryl Pon, Denise Verret, Los Angeles Zoo.

Mr. Ray Ciranna called the meeting to order at 9:06 a.m.

1. Minutes for Approval – Meeting of October 30, 2008

Approval of the minutes was delayed to later in the meeting.

2. Bureau of Engineering Program Manager Status Report

Ms. Rebecca Abano reported on the progress of the Zoo’s Capital Improvement Program (CIP).

Master Program Schedule

The current Master Program Schedule was approved at the July 31, 2008 ZBOC meeting, with an overall completion date of May 2011. Construction on Pachyderm Forest Phase Three was originally scheduled to start in November 2008 to stay on schedule. Construction is now anticipated to start at the earliest in mid-February 2009, which is a three-month delay. BOE is not recommending to extend the schedule, and would like to award the contract and work with the contractor to recover that three months.

Design on the Rainforest of the Americas project was scheduled to be complete in December 2008. The Portico Group has indicated that design will be complete in February 2009. This is a two-month delay which can possibly be recovered; this delay will not push out the project’s ending.
Bid and advertisement for the Reptile and Insect Interpretative Center was originally set for October 2008. The project’s bid is anticipated in the next two weeks. This three-month delay can potentially be recovered during the bid and award process.

**Status of Active Projects**

The Los Angeles Zoo’s Capital Improvement Program (CIP) has only four active projects left to complete, including the three animal exhibits: the Pachyderm Forest, Reptile and Insect Interpretative Center, and the Rainforest of the Americas, plus one infrastructure project, which is the transformer replacement TS1A.

**Pachyderm Forest**

General Services Department (GSD) continues with construction on Phase Two and is completing the China viewing area. The elephant barrier installation and elephant gates are complete and have been ready for Billy the elephant to move in. On January 28, 2009, the City Council approved continuation of the project. Construction award is scheduled for the Board of Public Works (BPW) on Monday February 2, 2009.

As part of the City Council’s approval, the project’s source of funds has changed. Ms. Abano referred the Committee to Page 5.0-5 and 5.0-6 of the Monthly Report for the revisions. GLAZA will be replacing the Municipal Improvement Corporation of Los Angeles (MICLA) funding. Ms. Abano referred the Committee to the last page of the report, which shows the original MICLA funding of $14.4M relabeled as ‘GLAZA/MICLA’. The report shows the MICLA portion of the Pachyderm Forest funds taken away and moved onto the GLAZA commitment. The total GLAZA commitment to the Pachyderm Forest is up to $19.3M.

The Department of Water and Power (DWP) continues with work on the TS1A transformer replacement and anticipates completion in March 2009.

**Rainforest of the Americas**

Portico Group continues with the construction document phase. As agreed previously, Portico will complete the design, and depending on the MICLA funding shortfall, the project may proceed with construction or be shelved until funds are obtained. Ms. Maria Cardenas asked if the BOE estimate shows a shortfall of $1.8M or more to award the contract. Ms. Abano replied that 100% complete construction documents are expected next month along with an estimate; after these are received she will be better able to determine then how much of the project stands. At that point, different things can be done on the project, such as value-engineering.

The Committee briefly discussed the construction estimate and shortfall.

**Reptile and Insect Interpretative Center**

BOE is planning to bid the project shortly. The Class A estimate for the total project is approximately $11.7M.
The project has a base bid of approximately $9.5M with an add alternate totaling about $11.7M. The project’s Southwest Desert Building component which is a little over $2M, has been made an add alternate. Ms. Weitzer asked if this amount was included in the $11.7M. Ms. Abano replied yes. The project’s current approved construction budget is $11.5M.

Mr. Gary Moore noted that that includes both the change orders and the bid, which is why the project’s full scope can’t be bid at $11.7M, because that wouldn’t include money for change orders. This is why the base bid is going out as $9.5M, and if great bids are received, the add alternate may be able to be awarded. Ms. Cardenas asked what the 15% contingency of the $11.7M Class A estimate would be. Mr. Moore replied about $1.9M; approximately $2M would be needed for contingency. The bid period will be six weeks; if money was to be found to bid differently, the bid could be changed with an addendum, but a source of additional funding is unknown at this time.

The Committee briefly discussed general bids recently received by the BPW, and the possibilities of adding the add alternate to the Reptile and Insect Interpretative Center after awarding the contract and construction completion.

Ms. Cardenas inquired if having two contractors onsite working on relatively close major projects, the Pachyderm Forest and the Reptile and Insect Interpretative Center, poses any problems with delivery, safety, or fire roads. Mr. John Lewis replied that although the roads providing access to the two projects are physically close, the access to each site is very different, so security, safety, and fire access are all different. Ms. Abano noted that the sites aren’t directly next to each other.

Ms. Abano concluded her report.

Mr. Ray Ciranna returned to Agenda Item One.

Minutes for Approval – Meeting of October 30, 2008

Mr. Lewis moved to approve the Zoo Bond Oversight Committee (ZBOC) meeting minutes of October 30, 2008. Mr. Ray Ciranna seconded and the motion passed without objection.

Ms. Weitzer returned to the Pachyderm Forest, and asked if the project could be expedited in any possible way. Mr. Moore replied that BPW is scheduled to award the project on Monday, February 2, 2009. After the award, the project’s contractor has to turn in bonds and insurance. The contractor turned in his bid in September 2008. BOE will be working with the contractor to expedite the bonds and insurance. Then a Notice to Proceed (NTP) will be needed, which usually is made four to six weeks after the bid award. BOE will be working with the contractor; from day one of the contractor beginning construction, no flexibility exists in pushing the contractor towards completion. The contractual completion is 16.5 months after the construction start. During construction, delays usually occur due to weather or unforeseens, and design impacts usually will cause some delays; so the Master Schedule shows completion of twenty months. Ms. Abano added that completion will be in September 2010.
Mr. Moore continued. As far as expediting, since the contractor has bid to build the project in 16.5 months, it would cost the City money to ask the contractor to accelerate the project. Ms. Weitzer asked if installation of some of the exhibit’s special features could be held until after the exhibit opened. Mr. Moore replied that something outside of the exhibit, such as interpretative graphics, could be delayed. BOE will have a partnering meeting with the contractor and the Zoo. Mr. Ciranna noted that given the interest in this particular project, the Committee will welcome the monthly status report to see where it is.

Mr. Lewis noted that Mr. Moore stated that the contractor bid for a sixteen month construction plan, so nothing could be done to accelerate that. He asked Mr. Moore, since BOE’s estimate is nineteen to twenty months, if the contractor goes longer, does that cost the City or the contractor. Mr. Moore replied it depends whose fault the delay is, the contract has liquidated damages. Mr. Moore described situations where a time extension could occur with no cost.

Mr. Lewis asked if any updated timelines exist on finishing Phase Two of the Pachyderm Forest project. Ms. Abano replied that GSD had mentioned to her the end of February or beginning of March 2009. Ms. Abano reported that GSD’s life-support subcontractor went bankrupt, so they had to rebid for another subcontractor, which is the item that has pushed them out. Mr. Moore asked Ms. Abano to provide a one-page weekly schedule from now to the end of the project, to be distributed weekly to the Committee. Mr. Ciranna asked that BOE work with the contractor so the project will come in on time and within budget. Mr. Moore stated that he intends to personally attend a partnering meeting with the contractor and the Zoo.

Ms. Cardenas asked Mr. John Olinger if Contract Administration had done a close-out/acceptance report on the contractor for the Gorilla Exhibit project. Mr. Olinger replied yes. Ms. Cardenas asked if anything significant was in the report. Mr. Olinger replied, no, nothing significant at all, no issues, smooth. Ms. Cardenas asked if she could have a copy. Ms. Abano replied yes.

Mr. Ciranna asked if any other questions or discussion were needed on Agenda Item 2; none were.


Mr. Lewis stated that some communications from the Chinese government have taken place, which is encouraging. They have asked questions about the Los Angeles Zoo’s anticipation on how the research monies would be spent, and this communication is a good sign. Mr. Lewis stated he has told them that the current permit, which is the third extension the Zoo has received, runs out in mid-May 2009 and he wants the exhibit completed by the end of this permit.

If no action by the Chinese government is received, the Zoo will move on to some other primate species to fill the exhibit. Ms. Weitzer noted that the Chinese consulate is in Councilman LaBonge’s district; she offered to help in any way or set up a meeting with the consulate.
Mr. Lewis replied that this help has been previously offered; he will use that offer if things start hedging again. The fact that the Chinese government has started this activity is a very good sign.

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

Mr. Jeb Bonner stated that yesterday afternoon GLAZA essentially began their fundraising campaign for Phase Three of the Pachyderm Forest. GLAZA’s Board of Commissioners will be meeting February 12, 2009, and all systems are go.

Mr. Lewis thanked everyone present for providing the necessary information towards making the decisions regarding the Pachyderm Forest and for all the hard work.

Next Meeting: February 26, 2009

Public Comment

There was no public comment.

Mr. Ciranna adjourned the meeting at 9:34 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.