Committee Members Present:

Karen Sisson, City Administrative Officer (CAO), Chair  
Lynne Ozawa, Chief Legislative Analyst’s (CLA) Office  
Chris Espinosa, Mayor’s Office  
John Lewis, Los Angeles Zoo

Others Present:

Maria Cardenas, Alma Gibson, CAO; Doug Mensman, Council District 4; Stephanie Clements, Nick Pendorf, General Services Department (GSD); Jeb Bonner, Greater Los Angeles Zoo Association (GLAZA); Angela Martinez, 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.

Ms. Karen Sisson called the meeting to order at 10:05 a.m.

Ms. Sisson introduced Ms. Alma Gibson, who is stepping in for Ms. Claudia Aguilar, who is on family leave. Mr. Gary Moore introduced Ms. Deborah Weintraub, who is the Bureau of Engineering’s new Acting Chief Deputy Engineer.

1. Minutes for Approval – Meeting of October 25, 2007

Mr. Chris Espinosa moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of October 25, 2007. Mr. John Lewis seconded and the motion passed unanimously.

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 Budget

Through the end of December 2007, $99.1M has been expended of the $169M approved budget. The last revision to the program budget was approved in May 2007 with a program contingency fund of $500K made up of Proposition CC funds.

The budget is currently being assessed, since the Gorilla Exhibit and Golden Monkey Exhibit projects are in the close-out phase. As soon as these project acceptance reports are complete and the costs are paid out, BOE will present the Committee a revised Master Program Budget to identify where potential savings can be placed.
Master Program Schedule

The current Master Program was approved in June 2006, with an overall completion in September 2010. No changes have been made to the Master Program Schedule at this time, but the schedule is currently being evaluated. BOE is working with the architect and the Zoo on the Reptile and Insect Interpretative Center and Rainforest of the Americas projects. Design delivery issues are occurring at this time. The architect submitted a revised design delivery schedule, which doesn’t slip beyond the end date of the master schedule, but eats into the schedule’s float. If need be, any schedule revisions may be presented to the Committee.

Mr. Gary Moore noted that, knowing of the audit of the Police Administration Building, it is very important that the contract document be enforced to the full extent. Lack of performance or defaults adds time to the overall schedule; however, Mr. Moore stated that he is very much for “to the letter of the law”. Consequently, a lot of pressure is being put on Portico and he will continue to put more pressure on them, because they signed a contract to perform.

Status of Active Projects

Pachyderm Forest

The Portico Group, the project’s design architect, is currently revising the documents to incorporate the Department of Building and Safety (BAS) comments, as well as BOE’s constructability review comments. The Pachyderm Forest Phase Three documents are anticipated to be ready for bidding in March 2008.

A Notice to Proceed (NTP) was issued to General Services Department (GSD) for Phase Two construction in October 2007. GSD is currently completing the bid process for all of the subcontract work, including the elephant barriers which are called caging, the grading, the structural steel, and life support. Billy the elephant is anticipated to move into the new yard in May 2008.

BOE is also assisting the Department of Water and Power (DWP) with the design of TS-1A, the 750KVA transformer, which will replace the old transformer now sitting in the elephant barn. DWP anticipates completion in October 2008.

Rainforest of the Americas

The project is in the design development phase. The architect continues to work with the design in order to come up with an acceptable design for the Zoo.
Reptile and Insect Interpretative Center

The Portico Group has completed 100% design development and has started the construction document phase. As previously reported, this project will have a green roof and green walls, and is on the Mayor’s list for the Greening of L.A.

The Golden Monkey Exhibit

Construction is 95% complete. GSD is working on punch-list items. BOE is in the process of providing GSD with an additional $300K to complete the project, which is now going through the Board of Public Works (BPW) process. It should cover all the final changes involving transitions of the Golden Monkey Exhibit with the adjacent projects, things that were not included in the design documents.

The only project issue is the Certificate of Occupancy, which can’t be issued until the project has permanent power. This involves completion of the TS-14 transformer, which DWP is working on, with completion anticipated by April 2008. Additionally, Pachyderm Forest Phase Two’s permanent power comes from TS-14. So far, DWP has assured that the transformer will be done by April 2008. If need be, a Temporary Certificate of Occupancy can be obtained for the Golden Monkey Exhibit.

Ms. Abano added that the Gorilla Exhibit project is complete and in the middle of close-out; substantial savings on the project will be experienced.

Ms. Abano concluded her report.


Mr. Lewis reported that the Zoo had been waiting on leadership changes in the China Wildlife Conservation Association, which have now happened. A new Secretary General has been actively communicating with the Zoo, and has recently assigned one of her bi-secretaries to specifically work on the project. They are very interested in meeting the previous agreement. Their one question was whether the Zoo’s agreement is bound in any way by similar agreements that U.S. zoos have for pandas. Once Mr. Lewis reassured them that it was not, they really started communicating. A date is yet to be arranged to go see the monkeys and prepare them for shipment.


Mr. Jeb Bonner reported since the last Committee meeting, $243K has been received in gifts from private individuals for the Pachyderm Forest.
Ms. Abano added that $4.5M is being transferred from GLAZA to the City, as included in the Third Quarter Construction Projects Report (CPR).

Public Comment

There was no public comment.

Next Meeting

Ms. Sisson stated that the next meeting will probably be the last Thursday of February.

Ms. Sisson adjourned the meeting at 10:25 a.m.

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