Committee Members Present:

Karen Sisson, Acting City Administrative Officer (CAO), Chair  
Gerry Miller, Chief Legislative Analyst (CLA)  
John Lewis, Los Angeles Zoo

Others Present:

Tricia Carey, CLA; Claudia Aguilar, Maria Cardenas, Ellen Sandt, CAO; Jeanne Chang, Council District 4; Jeb Bonner, Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); Deanna Gomez, Mayor’s Office; Catherine Doyle, Public; Charley Mims, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, Gary Moore, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Ms. Karen Sisson called the meeting to order at 10:02 a.m.

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

Mr. John Lewis moved to approve the Zoo Bond Oversight Committee (ZBOC) meeting minutes of January 25, 2007. Mr. Gerry Miller seconded and the motion passed without objection.

2. Bureau of Engineering Program Manager Status Report

Ms. Rebecca Abano reported on the progress of the Zoo’s Capital Improvement Program (CIP). Overall, the CIP is progressing remarkably, particularly the projects in construction. Of the five final active projects, two are in design, two are in construction and one project is in both design and construction. There are no changes to the master program or master budget at this time. To the end of February 2007, $91.8M has been expended of the $169M approved budget. BOE is in the process of preparing a cost to complete report to rectify the budget differences between line items within a project, and to recognize any cost savings. When the report is presented, any savings found will be moved into a program contingency. A program contingency is not currently being carried in the budget.

Projects in Design

Pachyderm Forest

The exhibit expansion design is in progress; the architect is the Portico Group. Design efforts are focused on the project’s Phase Two.
Phase Two design should be complete and ready for construction in June 2007. Portico’s contract Amendment Four has now been executed.

Rainforest of the Americas

The Rainforest of the Americas design program is completed and schematic design has begun. Several workshops were held in January and February 2007. The Portico Group is also the architect of this project. They are ready to present to the Cultural Affairs Commission on April 5, 2007. This was originally scheduled for March, but the Commission does not have a quorum at this time and so can’t make actions. Their two new members were confirmed by the City Council yesterday.

Reptile and Insect Interpretative Center

The Reptile and Insect Interpretative Center is in the schematic design phase and is also waiting for a Cultural Affairs presentation, which is scheduled for the second meeting in April 2007.

Projects in Construction

Pachyderm Forest Phase One

The Pachyderm Forest is in Phase One construction, which consists of preliminary construction and demolition. General Services Department (GSD) is the contractor for Phase One. Demolition of existing exhibits to clear the site for Phase Two is complete. GSD has made progress on trenching, cutting and capping utilities. Phase One is anticipated to be complete in April 2007 and Phase Two construction is anticipated to begin in June 2007.

Gorilla Exhibit Project

Construction is making excellent progress at 68% complete, and is ahead of schedule. Current activities include installation of exhibit walls using shotcrete and rebar, and roofing installation of the holding building. Completion is anticipated in August 2007. Thirty-one change orders have been issued to approximately $700K, which is about 5% of the construction budget.

Ms. Sisson suggested that the project savings to be placed in the program contingency, instead be made available to offset General Fund costs not reimbursed through the Bond program.

Ms. Abano reported that Amendment Two of the Jones and Jones contract for the Gorilla project is being processed. Unforeseen conditions have occurred since design was completed, so the architect was requested to make changes. Amendment Two contains about $118K in fees added to the Jones and Jones contract. This doesn’t increase the project funding for the Gorilla project.
Mr. Miller asked if these changes will result in any additional construction costs; Mr. Gary Moore replied that these costs were already incorporated in the previously mentioned change orders. Ms. Abano noted the merit of not stopping the ongoing construction.

The Golden Monkey Exhibit

Construction is 35% complete. GSD is the contractor for the project, and is currently constructing the masonry walls of the holding building, and the foundation of the pedestrian bridge and viewing structure. The project is anticipated to be complete in January 2008.

BOE is processing a Board report to increase the construction funding issued to GSD, due to unforeseen conditions and changes made in the site. During the installation of caissons, utilities have been hit, which stops work while a subcontractor is brought in to fix the utilities. Seven change orders have been issued to date with an estimated increase of $300K. Mr. Miller asked why unforeseen conditions are found on City property. Mr. Charley Mims replied that when the original construction was done, as-built plans weren’t made or kept.

Mr. Lewis noted that utilities are being found from the golf course located on the site prior to the Zoo being built. Fortunately, all of this is now being documented electronically; a lot of abandoned utilities are being found that were never documented. Mr. Darryl Pon observed that much of the existing infrastructure is thirty or forty years old and fifteen to twenty feet underground; when the Zoo was constructed, fill was added on top of the existing infrastructure. Ms. Abano added that the Zoo was constructed in the early 1960s, many problems were not removed, but buried. Mr. Miller noted that not only were these things buried, but they were not mapped. Mr. Mims stated that now if utilities are found, their site is recorded and whether they are live or abandoned.

Ms. Abano concluded her BOE Program Manager’s Status Report.

Mr. Lewis asked how ideas should come forward for spending program savings versus returning it to the General Fund. Ms. Sisson replied through this Committee. Mr. Moore suggested that BOE work with the Zoo to initiate ideas. Mr. Miller noted that bond funds should be used to complete bond projects, rather than use another City funding source. Ms. Claudia Aguilar added that some of the program savings will go to funding shortfalls within the bond projects.

Ms. Abano gave a brief photo presentation on the progress of the CIP projects in construction: the Pachyderm Forest Phase One, the Gorilla Exhibit, and the Golden Monkey Exhibit.

Ms. Connie Morgan reported on GLAZA fundraising for the Pachyderm Forest. Since the January 2007 Committee meeting, $270K has been raised in two gifts, bringing the $4.5M GLAZA pledge to $3.5M.

Next Meeting: Miss Sisson announced that next month’s meeting will be cancelled.

Public Comment

There was no public comment.

Ms. Sisson adjourned the meeting at 10:22 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.