Committee Members Present:

Patricia Huber, Assistant City Administrative Officer (CAO), Chair  
Gerry Miller, Chief Legislative Analyst (CLA)  
Adrian Garcia, Mayor’s Office  
John R. Lewis, Los Angeles Zoo

Others Present:

Cheryl Banares, CLA, Claudia Aguilar, CAO; Jeb Bonner, Greater Los Angeles Zoo Association (GLAZA); John Olinger, Public Works Bureau of Contract Administration (BCA); Rick Itomura, Mike Maziar, Gary Moore, Deborah Weintraub, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Denise Verret, Los Angeles Zoo.

Ms. Patricia Huber called the meeting to order at 10:03 a.m.

1. Minutes for Approval – Meeting of May 27, 2010

Mr. Gerry Miller moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of May 27, 2010. Mr. Adrian Garcia seconded and the motion passed unanimously.

2. Bureau of Engineering Program Manager Status Report

Mr. Rick Itomura reported on the progress of the Zoo’s Capital Improvement Program (CIP).

Master Program Budget

Through the end of May 2010, $126.5M has been expended of the $172M approved budget. No changes are anticipated to the overall program budget at this time. More detailed information on expenditures can be found in Section 3.3 of the Monthly Report.

Master Program Schedule

Through the end of May 2010, the Zoo’s three active projects are all on schedule. No changes to the Master Schedule are anticipated at this time. More detailed information on schedules can be found in Section 2 of the Monthly Report.
Status of Active Projects

Pachyderm Forest

Contractor AKG/Saifco is making excellent progress on Phase III construction. Through the end of May 2010, construction is 78% complete. Phase III activities include carpentry at the Thai Viewing and Cambodia Structure, and completing of the new elephant barn. The roof is near completion, most of the equipment has been installed inside the barn, and the contractor is working on the interior finishes. The contractor is also installing rebar at the south pool, so the shotcrete work can be started to finish the south pool and the India waterfall pool in the next few weeks. The Pachyderm Forest exhibit is on track and will complete in October 2010, as indicated on the approved Master Schedule.

Regarding change orders for the project, thirty-six change orders have been executed totaling $870,761. This is approximately 3.3% of the contract. The project also has pending unnegotiated changes and change requests totaling $834,265. This means the total change order exposure at the end of May 2010 is $1.7M, which is below the approved contingency of $3M.

At this time, the construction contract completion date is September 4, 2010, which includes time extensions caused by rain delays. As discussed in last month's Committee meeting, AKG/Saifco submitted a request for time extension. As indicated, they have experienced delays caused by unforeseen conditions and City-caused change orders. The project team has met with the contractor and AKG is currently accelerating work where possible and has pledged to complete the project by the end of October 2010.

Rainforest of the Americas

The Rainforest of the Americas project is still in the design phase. BOE has completed their constructability review and sent the comments to Portico, the architect. The Department of Building and Safety (DBS) has also completed their structural plan check review and has returned their comments to the architect. Portico is working on incorporating the comments and changes and should submit the revised construction documents by the end of next week.

As previously reported, BOE will re-estimate the project as soon as the revised construction documents are obtained. The project is anticipated to go to bid in Fall 2010. BOE is also processing Amendment Number One to the Portico contract, which will extend Portico’s contract by two years. The amendment will require approvals from the Board of Public Works (BPW), the Mayor, and the City Council. BOE anticipates presenting the amendment to BPW within the next two weeks.
Reptile and Insect Interpretative Center

Construction is 18% complete through the end of May 2010. Royal Construction, the contractor, has completed footing installation for the Reptile and Southwest Desert buildings. They have started building the concrete masonry walls that form the two buildings. They continue work on underground utilities.

Nineteen change orders have been executed totaling $303,778, which is 3.7% of the contract. BOE also has pending un-negotiated changes and change requests totaling $259,918. This means a total change order exposure to the end of May 2010 of $560K, 7% of the contract. Mr. Miller observed that seems pretty high, considering the project is still in the early stage. Mr. Tomura answered that hopefully that was because most of the unforeseen was in the ground, and now that the project is coming out of the ground, hopefully the change orders will be less. The Committee briefly discussed the project and its contingency amount.

Re: the Pachyderm Forest project, Mr. Lewis asked Mr. Itomura if the Pachyderm Forest completion was at the beginning of October 2010 or the end of October 2010. Mr. Itomura replied the end of October 2010; this is what the contractor has agreed to. Mr. Moore stated that the date committed to moving Billy the elephant has not moved. Mr. Lewis responded he wanted clarification of the date for the minutes. Mr. Moore stated that Billy actually moves into the exhibit a few weeks before the end of the contract. Mr. Lewis asked if that was the contract date on the extension. Mr. Moore replied yes.

Ms. Claudia Aguilar asked if BOE had an estimate yet for the September 4, 2010 through October 28, 2010 extension. Mr. Moore replied that BOE would only spend what it takes and is not negotiating in advance. The agreement reached with AKG was that if they can finish the project before the end of October 2010, then that extension won’t be paid for, so it depends on the progress made. They are making very good progress and Mr. Moore is hopeful that the project could finish before.

Ms. Denise Verret asked Mr. Moore if he thought if AKG continues to make progress that they could finish before the end of October 2010. Mr. Moore replied that is what everyone is targeting for and the contractor hasn’t run into anything in the last couple of weeks. Mr. Lewis noted that the Zoo was still looking at a mid-November 2010 opening for the exhibit. Mr. Moore stated that the following Thursday was the next executive team meeting, which would be held at the project site.

Ms. Aguilar noted that Royal Construction was just awarded another City contract and asked if BOE had ensured that the new contract wouldn’t impact the current Zoo contract by Royal Construction spreading themselves too thin. Mr. Moore responded that Royal Construction is also the contractor on the Constituent Services Center in Council District 7, which BOE doesn’t want them to be distracted from either. So BOE is acutely aware of the criticality of all three facilities and is in direct discussions with the owner of the company.
Mr. Garcia suggested that tight controls be kept on the contractor, as he has had heard that they're a little slow in getting things done.

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

Mr. Jeb Bonner reported that in the last few months GLAZA’s focus has been on the Beastly Ball, which was held last Saturday. It was a major success. GLAZA doesn’t have any additional Elephants of Asia gifts to report and will continue on with fundraising.

Mr. Moore noted that personally he found this year’s Beastly Ball an organized, nice, and great event. The Committee briefly discussed the Beastly Ball.

Public Comment

There was no public comment.

Mr. Miller noted that this would be Ms. Cheryl Banares’ last ZBOC meeting; she is going to law school. He thanked Ms. Banares and stated she had been terrific. Ms. Huber stated Ms. Banares would be missed and also thanked her.

Next Meeting: July 29, 2010

Ms. Huber adjourned the meeting at 10:16 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.