Committee Members Present:

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

Others Present:

Maria Cardenas, Alma Gibson, CAO; Jeb Bonner, Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); Deanna Gomez, Mayor's Office; Rebecca Abano, Gary Moore, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Ms. Patricia Huber called the meeting to order at 1:02 p.m.

1. Minutes for Approval – Meeting of May 26, 2011

Mr. Gerry Miller moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of May 26, 2011. Mr. John R. Lewis 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).

Master Program Budget

Through the end of June 2011, $143.4M has been expended of the approved program budget of $171.8M. No changes are anticipated to the budget at this time. A detailed expenditure report can be found in Section Three of the Monthly Report.

Master Program Schedule

The Zoo has two active projects and one repair project left to complete. Through the end of June 2011, all projects were on schedule.
Status of Active Projects

The Elephants of Asia

The project’s Phase 3 construction is complete. All change order negotiations are also completed. The total amount of change orders for Phase 3 is $2,642,674, and 107 change orders have been executed.

BOE is working on collecting and finalizing all expenditure on the project, primarily non-construction contract-related expenses, such as Portico, Building and Safety and other consultants. This is anticipated to be approximately $400K.

Rainforest of the Americas

The Board of Public Works (BPW) awarded the construction contract to Metro Builders on June 27, 2011 in the amount of $11,411,707, and a 540 calendar-day duration. Metro has submitted the bonds and insurance and is awaiting their approval. The City of Los Angeles has now moved into electronic submission for bonds and insurance; the contractor had a little difficulty, but it’s all worked out now.

BOE anticipates issuing Notice to Proceed (NTP) the following day, July 29, 2011. Metro will pull permits on Monday, August 01, 2011, and start mobilizing as soon as their mobilization plan is approved. The contractor will then move in to the site and start working.

A pre-construction was held that morning, and BOE met the contractor’s key staff.

Living Amphibians, Invertebrates and Reptiles (LAIR)

Through the end of June 2011, construction is 70% complete. The current construction contract completion date was July 18, 2011; BOE is currently working with the contractor in negotiating another time extension. Ms. Abano stated that she should be able to report on that in more detail at the next Committee meeting.

No new change orders have been issued since the last report. To date, 47 change orders have been executed totaling $736K. Pending change requests are estimated at $400K, making the total change order exposure $1.15M, which is within the $1.3M construction contingency.

On June 24, 2011, the BPW approved Amendment No. 2 to the Portico contract. This amendment requires both Mayoral and City Council approval. It adds $23K in fees and extends the Portico contract to December 31, 2011. Ms. Abano requested the assistance of the Committee in advancing the approval process of that amendment. Ms. Deanna Gomez commented that the amendment has gone down for signature.
Ms. Abano presented a printout of a Powerpoint presentation of photographs of the LAIR’s progress. Some elements described of the project’s recent progress were: grading, the Oak Woodland Pond’s water test, exterior painting of the building, the construction site entrance, life support equipment along one side of the Reptile Building, formation of the crocodile pond with rebar, installation of much of the project’s glass and plaster, interior painting and finishes, installation of the rebar foundation for the artificial rockwork’s shotcrete, and exterior painting of the Southwest Desert Building.

Ms. Abano concluded her report.

Ms. Alma Gibson asked if a completion date for the LAIR was still being negotiated, or if the Master Schedule date of November 2011 would continue. Ms. Abano replied that at this point in time, she doesn’t foresee an extension of the Master Schedule. The contractor did submit an extension taking the project to the end of October 2011. BOE is going through an initial review, which shows the project complete in September 2011, but because this is in the review process, Ms. Abano can’t guarantee an exact date. Mr. Gary Moore stated that Ms. Abano will do a compressed schedule, which will be monitored on a weekly basis.

Mr. Lewis asked Ms. Abano regarding Amendment No. 2, if Portico is being paid in the meantime. Ms. Abano replied yes, they’re being paid; this is for additional months, and a couple of additional services for changes are a part of that.

Ms. Abano reported that the BPW awarded the Gorilla waterfall pipe replacement and repair work to Blois Construction in the amount of $114,638. A Notice to Proceed (NTP) was issued on June 27, 2011. BOE held a pre-construction meeting with Blois; in that meeting, BOE proposed an alternative method of pipe replacement. The method is to tunnel into the pump room wall and replace the damaged pipe, in lieu of digging up the pipe. The Zoo has agreed to work with BOE on that, and BOE went to the Department of Building and Safety (DBS) to see what it would take to review this process, and they were on board.

Last week, Blois decided it was too costly to do that, so they have gone back to the original method of digging up the pipe replacement, but they have chosen the shoring method. Instead of excavating all the dirt out, they are going to only excavate the area where they are going to replace the pipe and place shoring. They have submitted their shoring plans to DBS, and are hoping to get approval at the end of this week or the beginning of next week. Once they get that approval, they will start the pipe replacement. The contractor has already mobilized and started excavation, since they’re allowed to excavate up to five feet without getting a permit.

Ms. Gibson asked if the contractor had submitted a construction schedule. Ms. Abano replied that the contractor has submitted a preliminary schedule which is within the construction duration.
3. Greater Los Angeles Zoo Association (GLAZA) to Report on Capital Improvement Project Fundraising Activities

Mr. Jeb Bonner reported that although GLAZA has no new gifts to report, he does have some additional information on some prior gifts. GLAZA had received a bequest which has been in litigation for over a year. A settlement was reached in June 2011, which was agreed to by the court yesterday morning. Now that the settlement has been formalized, the amount will be at least $3M, and may be as high as $3.5M. The court also approved reformulating the trust, because it was improperly formulated, which was the first step towards recouping major taxes paid several years ago as well.

In early July 2011, a GLAZA board member and her husband hosted a group of 800 from an investment banking firm with a very extensive entertainment at the Elephants of Asia. GLAZA has received word back that the attendees were pleasingly shocked by how big the elephant yard is, and thought it wonderful and unlike what had been reported in the news. GLAZA is now dealing with a lot of new potential donors who have seen the Zoo in a different light, which is very positive.

Mr. Bonner concluded his report.

Public Comment

There was no public comment.

Ms. Huber adjourned the meeting at 1:16 p.m.

Next Meeting: September 29, 2011

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