Committee Members Present:

Ellen Sandt, Office of 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:

Tricia Carey, CLA; Claudia Aguilar, Maria Cardenas, Diana Mangioglu, CAO; Renee Weitzer, Council District 4; Jeb Bonner, Greater Los Angeles Zoo Association (GLAZA); Charley Mims, John Olinger, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, Brad Smith, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Ms. Ellen Sandt called the meeting to order at 10:03 a.m.

1. Minutes for Approval –Meeting of June 28, 2007

Mr. John Lewis moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of June 28, 2007. Ms. Lynne Ozawa 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 July 2007, $94.4M has been expended of the $169M budget. At the May 2007 meeting, the Committee approved the Revised Program Budget with a program contingency of $500,000, made up entirely of Proposition CC funds.

Master Program Schedule

There have been no changes to the Master Program Schedule.
Status of Active Projects

Pachyderm Forest

The Portico Group, the project’s design architect, continues to work on the construction documents. On August 22, 2007, 50% construction document submittal was received; these are being currently reviewed by BOE. General Services Department (GSD) has completed the Phase One site work. On August 13, 2007, the Board of Public Works (BPW) approved the Phase Two design. BOE is working the cost issues with GSD for the Memorandum of Understanding (MOU).

[The tape of the meeting was inaudible for two minutes at this time.]

Ms. Sandt asked if an issue existed with the Department of Water and Power (DWP) completing work on the transformers in the Pachyderm Forest project, or if GSD would complete the work. Ms. Abano replied that DWP has started work on TS14, for the Golden Monkey Exhibit and the surrounding area. BOE spoke to DWP about them providing an estimate and doing work on the main transformer. DWP has stated that they couldn’t commit to the timeline for the work’s completion. Ms. Abano has been working with DWP and Mr. Lewis to figure out a solution. In the meantime, consultants have been asked to give an estimate, if they were to do the design, and the work was to be bid out. Ms. Abano stated that a consultant could be used to do the design, but DWP would still need to approve the design, so a DWP commitment is needed to support the project. Ms. Ozawa asked if this could slow the project. Ms. Abano replied yes, the quickest way to deliver the project is with DWP’s help.

Ms. Weitzer asked if a problem exists with DWP on this project, and offered the services of the Council office to try to expedite the issue. Ms. Weitzer asked BOE for an email on the situation, as did Mr. Chris Espinosa.

Rainforest of the Americas

Ms. Abano reported that Portico Group continues the redesign of the Rainforest project to meet the budget. BOE is currently reviewing the estimate of the redesign work and anticipates design to be complete in September 2008.

Reptile and Insect Interpretative Center

The Reptile and Insect Interpretative Center project is in the design development phase and is progressing as expected. A design workshop was held last week. One of the key design issues is determining the project’s electric power source. As previously reported, this project is on the Mayor’s list for the Greening of L.A., and the building shall have a green roof. Applications for funding have been made to DWP, and the Urban Forestry program through the Environmental Affairs Department.
In those applications, the project has been broken into different parts, so if the project does not qualify for funding in its entirety, it may be able to be funded in pieces. The pieces are the two green roofs and the green wall. The Committee briefly discussed the application submittal process and its timeframe.

**Gorilla Exhibit Project**

Ms. Abano continued with her report. Construction of the Gorilla Exhibit is complete. BOE recently attempted to attain the Certificate of Occupancy (CO). The ensuing search by the Department of Building and Safety (BAS) showed that one mechanical permit had never been taken, although the plan check had been done. A final inspection was done and the CO should be issued early next week.

Ms. Sandt asked about the renovation of the restrooms around the Gorilla Exhibit and how that impacts the exhibit. Mr. Lewis replied that the Zoo, GLAZA and their contractor are drafting ideas to redo two areas relative to the exhibit’s location, the restrooms and the concession facilities. The current nearby window café, called Silverbacks, will be replaced by a modular building, which will provide more visitors with a larger variety of menu items. The restroom next to Silverbacks can be taken down to create a larger seating area for the visitors, which will improve current traffic and litter problems. The restroom can be rebuilt next to this area.

The restrooms close to the Gorilla Grill, which is west of the exhibit, can also be taken down to provide a larger and more comfortable visitor seating area. Ms. Sandt asked if a concern might be providing enough restrooms in that portion of the Zoo. Mr. Lewis replied, no, the Zoo is good shape in that area, and Zoo staff is researching modular buildings for those purposes that will meet City codes.

Ms. Abano continued reporting on the Gorilla Exhibit project. The original contract amount for AKG was $11.6M. Of approximately 43 change orders, about $200K worth of change orders are left to be negotiated to close out the project. This is projected to cost about $1.2M, added to the $11.6M, which is within the approved budget for the project. This figure comes to less than 10% of the construction budget.

Amendment #2 to Jones and Jones was fully executed on August 15, 2007.

Mr. Lewis offered a full tour of the gorilla facilities before September 10, 2007; after that date the first gorillas will be quarantined in the holding area. Ms. Maria Cardenas asked if these were the Zoo’s old gorillas. Mr. Lewis replied there are two different gorilla groups. One group is one male, two females and a two-year-old offspring, back from their loan to the Denver Zoo. Two young males, as part of a bachelor group, are coming from another institution.

Ms. Cardenas asked if any issues of concern existed with Contract Administration (ConAd). Mr. Charley Mims replied no, this contract is running pretty smoothly from ConAd’s perspective. The Committee briefly discussed the Gorilla Exhibit further.
The Golden Monkey Exhibit

The Golden Monkey Exhibit is 75% complete and GSD is making progress. Caging installation is ongoing. Netting is now being installed on the main exhibit, and caging has been installed in the holding building. The exhibitry trees are being completed; the limbs are being attached to five man-made trees inside the exhibit. The landscaping and irrigation is also in progress. Completion is anticipated in January 2008.

BPW approved the construction funds increase to GSD from $2.9M to $4M, for the changes encountered during early construction. These additional funds are within the approved construction budget.

Zoo Infrastructure

Discussion of Zoo Infrastructure previously took place during discussion of the Pachyderm Forest.

3. Status of McWherter Property Sale

Ms. Claudia Aguilar reported that the property was originally put up for auction in October 2006 and did not sell. It has been rescheduled for October 1, 2007. The only issue is that the original appraisal was $2.1M and is now down to $1.4. Ms. Weitzer asked where the property was, Ms. Aguilar replied in Bel-Air. Ms. Weitzer asked how big the property was; Ms. Aguilar replied she didn’t have the details, but an open house is planned, and GSD will have a website up. As soon she receives the info on that and the brochure, she will email it to the ZBOC mailing list. The open house will take place on September 8 and September 15, 2007.

Ms. Weitzer noted the huge reduction in price and asked if it was because the $2.1M was an over inflated price. Ms. Aguilar replied the figure was made lower to generate more interest; plus the market has dropped down substantially, especially because this is an older property. Ms. Weitzer asked if the property was a teardown. Ms. Aguilar answered it probably would be. The Committee continued to discuss the property in general and its sale.


Mr. Jeb Bonner reported that as of June 30, 2007, almost $3.5M has been raised of GLAZA’s $4.5M Pachyderm Forest goal. Approximately $2.75M of this has been received in cash. Several major solicitations are still out and the campaign goes on.

Ms. Sandt asked Ms. Abano if the funds would be needed in late winter/early spring 2007/2008.
Ms. Abano replied yes, BOE is tentatively planning to solicit the bid in January or February 2008. Mr. Bonner noted that discussions to address the funding gap will probably begin at the GLAZA Board of Trustees’ September and October meetings.

Ms. Sandt asked Mr. Bonner to ensure that the GLAZA Board understands that before the City can put a project out to bid, the funds must be in place.

Public Comment

There was no public comment.

Next Meeting

Ms. Sandt stated the next meeting is anticipated to be September 27, 2007.

Ms. Sandt adjourned the meeting at 10:28 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.