Committee Members Present:

William T Fujioka, City Administrative Officer (CAO), Chair
Gerry Miller, Chief Legislative Analyst (CLA)
Chris Espinosa, Mayor’s Office
John Lewis, Los Angeles Zoo

Others Present:

Lynne Ozawa, CLA; Claudia Esparza, CAO; Pete Echeverria, City Attorney’s Office; Alvin Blain, General Services Department (GSD); Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); Reuben Tolentino, Psomas; Catherine Doyle, Public; John Olinger, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, Gary Moore, Brad Smith, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Mr. William Fujioka called the meeting to order at 10:35 a.m.

1. Minutes for Approval – Meeting of July 27, 2006

Mr. John Lewis moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of July 27, 2006. Mr. Gerry Miller seconded and the motion passed without objection.

2. Zoo Department Report on the Status of Obtaining Golden Monkeys

Mr. Lewis reported the Zoo is still waiting on permits from the Chinese government. Recommendations have been made to the Mayor’s Office; the Zoo would like to move forward on this project. The site has been demolished and funds have been spent toward the project. Mr. Lewis feels relatively confident the Zoo will get permits for the golden monkeys; if not, the project could house other of the Zoo’s primates. Mr. Lewis requested the Committee’s approval to move forward with the project. Mr. Fujioka clarified that the exhibit space could accommodate other primates than the golden monkeys; Mr. Lewis suggested a few species. He noted that when the project started, the demolition resolved a problem regarding disabled access, though that route has been lost in the wait; regaining this route is another reason to move forward with the project.

Mr. Chris Espinosa noted that he made a recommendation to secure the golden monkeys, but the Mayor’s Office does not wish to presume that this issue will be resolved during the Mayor’s upcoming trip to China. However, it makes sense to move forward on the project rather than letting it stall, even if a change has to be made to a different primate. Mr. Lewis roughly described the preparatory work done on the exhibit.
Mr. Miller moved to recommend that the Zoo go forward with the Golden Monkey Exhibit; Mr. Lewis seconded and the motion passed unanimously.

Ms. Rebecca Abano asked for clarification that BOE can now issue the Notice to Proceed (NTP) to General Services Department (GSD); the NTP was being held based on a previous direction. Mr. Fujioka stated yes, BOE can go forward. Mr. Moore stated that this was addressed in Agenda Item 3A, Golden Monkey Exhibit.

3. Bureau of Engineering Program Manager Status Report

Ms. Abano reported on the progress of the Zoo's Capital Improvement Program (CIP). Overall, the CIP is progressing remarkably. The Front Entry Project is closed-out, leaving five active projects. Three projects are in design, one was held in the bid and award phase (now changed by the motion in Agenda Item 2), and one is in construction. There are no changes to the master program budget and schedule.

Projects in Design

Rainforest of the Americas and Reptile and Insect Interpretative Center

Several successful workshops were held in August 2006 for both projects. The animal collection and major elements were defined for both projects. The projects are on schedule and overall design is anticipated to be complete by the end of Summer 2007.

Pachyderm Forest

The expansion design is in progress and anticipated to be complete in June 2007. The Cultural Affairs Commission gave their final approval of the expansion design on August 18, 2006, a significant milestone. Mr. Moore added that Mr. Lewis was exceptional in his comments to the Commission. Mr. Lewis noted that the approval was for the architectural concept not the details, a lot of work remains to be done.

Mr. Abano continued. BOE continues to prepare for general construction of the expanded exhibit with the help of GSD, who is currently performing preliminary construction work and demolition. Part of the demolition’s scope is to remove the existing Reptile House. GSD is 80% complete in transforming the old animal hospital into a temporary reptile holding facility. GSD has begun the demolition permit process.

BOE has been examining the option of having GSD perform all or portions of the exhibit’s general construction. Discussions have been held with the City Attorney’s Office, CAO, CLA, the Zoo, GSD, and Council District Four. The approval process entails getting the Committee to accept the concept of GSD doing the work and the Board of Public Works (BPW) to award construction to GSD. Discussion of this item was continued in Agenda Item 4.
Mr. Pete Echeverria clarified that at this point the award to GSD would be for construction of Phases Two and Four, which are the yard and the viewing area.

Projects in Construction

Gorilla Exhibit Project

Ms. Abano stated that all underground utility work is complete. Shotcrete and rebar work is in progress, along with the excavation and grading along the east portion of the site. Overall construction is 35% complete. Seventeen preliminary change orders have been issued; two were executed as no-cost changes and the other fifteen are estimated to an approximate total of $200K.

Status of Project Management/Construction Management (PM/CM) Contract

BOE is in the process of obtaining approval from BPW to award to a new PM/CM consultant. BOE recommended awarding the contract to Psomas, and requested the Committee’s concurrence with the recommendation.

Mr. Miller asked why Psomas was selected. Mr. Echeverria interjected that from an authority standpoint, the request for the Committee’s concurrence is procedural and to establish that funding is secured and available; the BPW will make the decision regarding the choice for PM/CM. Mr. Fujioka noted that the PM/CM is to truly augment and not replace the BOE staff as primary project manager of the CIP. Given the spotlight on the CIP projects, the Committee has to ask BOE to step up, as well as the prospective PM/CM. Mr. Moore confirmed that BOE has had a long working relationship with Psomas; any additional partners they have brought to the team have been strong. The CEO of Psomas, a local company, is very accessible. Mr. Moore agreed regarding the oversight role of BOE; Ms. Abano is the program manager and is the responsible front person to report on and ensure that the program delivers.

Mr. Miller moved that the Committee concur with BOE’s recommendation of Psomas as PM/CM. Mr. Lewis seconded and the motion passed unanimously.

Mr. Echeverria asked a question about Agenda Item 3, second A, the Golden Monkey Exhibit NTP to GSD to proceed. Mr. Echeverria asked if that had already gone to BPW; Ms. Abano replied that it was adopted by BPW on July 21, 2006, and BOE is almost complete on the execution of the Memorandum of Understanding (MOU). Mr. Lewis asked for confirmation that a complete set of drawings for that project exist. Ms. Abano confirmed that they do.

4. Discussion on Utilizing GSD to Deliver Part of the Pachyderm Forest Project

Ms. Abano displayed boards regarding the phasing plan for GSD to deliver the Pachyderm Forest project. Phase One, the demolition, clears the site area.
Phase Two is construction of the Cambodian area. Ms. Abano explained the architect’s conceptual design; the various yards have been styled after different areas of Asia where elephants live, such as Cambodia, China, Indonesia, India, and Thailand. Phase Two would include construction of the Cambodian area, including an addition to the existing elephant barn. When Phase Two is completed, Billy the elephant can be moved into that area. At that point Billy would have a much larger yard with improvements to the walking surface and a new bull-proof barn, plus the public would have a new viewing structure. GSD would build this, which is the portion of the work that BOE is trying to get the architects to complete in order to obtain the permit by January/February 2007 to award construction to GSD.

Then, the next portion to be completed is Phase Three. At that time, the issue of GSD completing the entire project can be revisited, or the remainder of the project can be put out to bid. The remainder would include the Thai Viewing Structure, the China area which includes another structure, the Indonesia area, and three other exhibits that are replacing those demolished in that area. Mr. Moore asked if the next phase starts in approximately a year; Ms. Abano replied no, the entire design was estimated to be finished in a year. If the phasing is done as described, the schedule changes due to staggering and overlapping design and construction as the project progresses to facilitate construction.

Ms. Renee Weitzer added that the important reason the phasing is being done is in order to expedite a larger yard for Billy the elephant. Mr. Echeverria agreed and stated it’s the rationale to not go to bid, but give the job directly to GSD, due to the urgent need to deliver a bigger space for the elephant.

Ms. Abano continued. Phase Four involves constructing tie-ins and connections within the exhibit space. Ms. Abano requested the Committee’s concurrence on using GSD for Phase Two of the project. Mr. Alvin Blain stated GSD’s willingness to do the project; GSD can start immediately after seeing a cost on the finished plans. Mr. Lewis asked Mr. Blain if by design, he meant the design of Phase Two; Mr. Blain replied right, which would be a separate project. Ms. Abano stated that the fencing along the elephant barriers will require permitted and structural calculations; GSD would be supplied with a complete set of contract documents before beginning construction.

Mr. Miller moved to utilize General Services Department to deliver Phase Two of the Pachyderm Forest project. Mr. Espinosa seconded and the motion passed unanimously.

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

Ms. Connie Morgan reported that the GLAZA Pachyderm Forest campaign is underway to finish their commitment of $4.5M; $2.6M has been raised. Ms. Morgan noted that the July 2006 $25K contribution was from a GLAZA docent.
It’s important to recognize that the docents support the Zoo in this manner, and GLAZA was excited about that gift. Since then an anonymous gift of $50K was received, plus a $50K gift from a GLAZA trustee. Approximately $1.1M of proposals are out, which will hopefully come to fruition in October 2006 with a goal of finishing in June 2007.

Next Meeting: October 26, 2006

The next Committee meeting is scheduled for October 26, 2006.

Public Comment

There was no public comment.

Mr. Fujioka adjourned the meeting at 10:56 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.