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:

Claudia Aguilar, CAO; Stephanie Clements, Nick Pendorf, 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, Lynette Howlett, Gary Moore, Brad Smith, Public Works Bureau of Engineering (BOE); Darryl Pon, Denise Verret, Los Angeles Zoo.

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

1. Minutes for Approval – Meeting of September 27, 2007

Ms. Lynne Ozawa moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of September 27, 2007. Mr. John Lewis 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 September 2007, $95.8M has been expended of the $169M approved budget. The last budget revision was for a program contingency fund of $500K, made in May 2007. At that time, funds were transferred from the Golden Monkey Exhibit project into Zoo Infrastructure. Certain Proposition CC accounts were used; other funds from the Municipal Improvement Corporation of Los Angeles (MICLA) were set to increase funding for General Services Department (GSD). The timing was such that at the time of this funds transfer to GSD, the MICLA funds were not available, so the Proposition CC funds were used. Ms. Abano referred the Committee to the September 2007 BOE Monthly Report, Page 3, Section 3.0-2, where it was indicated that a correction had been made on the source of funds for Zoo Infrastructure and the Golden Monkey Exhibit.
Ms. Sandt asked if that was basically swapping. Ms. Abano replied yes, swapping $472K from MICLA into Infrastructure budget, versus from Proposition CC. The bottom line of the approved program budget has not been changed; all that has been done is switching the source of funds to correct it. Infrastructure now has an added fund source of MICLA.

**Ms. Ozawa moved to approve the funding swap of $472K from MICLA into the Infrastructure budget; Mr. Chris Espinosa seconded, and the motion passed unanimously.**

Master Program Schedule

No changes have been made to the Master Program Schedule as it was approved in June 2006. Overall completion is foreseen in September 2010.

Status of Active Projects

**Pachyderm Forest**

The Portico Group, the project’s design architect, continues to work on construction documents, which will be submitted to Building and Safety Plan Check next week.

On October 17, 2007, the City Council approved to transfer funds to General Services Department (GSD) to construct Phase Two of the project. BOE issued GSD a Notice to Proceed (NTP) on October 22, 2007. Billy the elephant’s new yard is anticipated to be ready for him in May 2008.

**Rainforest of the Americas**

The Portico Group is designing the project. BOE is scheduled to go before the Cultural Affairs Commission on November 1, 2007, for their final approval of the project.

**Reptile and Insect Interpretative Center**

The Portico Group, also the design architect for the project, completed 100% design development documents and has submitted them to BOE for review. Another meeting is scheduled with Portico within the next few weeks to discuss any revisions or comments on the documents. Design is anticipated to be complete in December 2007.

As previously reported, this project is on the Mayor’s list for the Greening of L.A.

**Gorilla Exhibit Project**

Construction is complete and the project is in the commissioning and closeout phase. The project’s final change orders are being actively negotiated, so the final project costs can be produced. Six change orders are left to negotiate. The project is still anticipated
to come in under budget. All of the equipment is being tested, particularly by the gorillas themselves. Required maintenance training is also being conducted for the project.

Ms. Sandt asked Mr. Lewis to offer his comments on the gorillas. Mr. Lewis replied that the gorillas are doing great. Yesterday, the two males in the bachelor group went into the exhibit for the very first time. The family group first entered the exhibit two weeks ago and has been enjoying the space. The adult male of the family group promptly uprooted an adult banana tree and consumed it, which was not unexpected. So far, so good; not only are the gorillas enjoying the space, but at night they come into the night quarters very quickly, and they have adapted well.

Mr. Moore offered his recent experience on visiting the exhibit and viewing the gorillas. Ms. Sandt asked when the public relations begin. Mr. Lewis replied that the coming out parties start next week, and the actual exhibit opening is November 8, 2007, accompanied by a press release and conference. Mr. Brad Smith thanked Mr. Lewis and GLAZA for one of the celebrations being held for people who worked on the project.

Ms. Abano commented that some of the Gorilla Exhibit signage had to be rewritten; the new signage was supposed to be delivered today, but the fabricators were affected by the recent fires, so the signs won't be delivered until next week.

The Golden Monkey Exhibit

The Golden Monkey Exhibit is approximately 83% complete. The exhibit trees installation is finished, and caging, landscaping, and visitor pathways are ongoing. Completion is anticipated in January 2008.

On GSD’s request for additional funding, $1.1M was recently transferred to GSD. GSD has just submitted their final breakdown, which BOE will review. Ms. Abano stated that she believes the amounts requested are within the budget. The Committee briefly discussed these funds.

Ms. Sandt asked about the status of obtaining the golden monkeys. Mr. Lewis replied that he is feeling very confident; the Zoo has had communication with the new secretary in China, who is willing to send the monkeys. The Zoo is putting together a package which will be hand delivered to the secretary next month; it was a very positive interaction. Ms. Sandt asked if the secretary is aware that the enclosure will be done in January 2008. Mr. Lewis replied that although the exhibit will be completed in January 2008, the Zoo then will have to do a shakedown of it. The Zoo’s plan is to get the animals as soon as the secretary says yes. Since the animals will be coming from a foreign country, they animals will have to go through a Centers for Disease Control quarantine, which will take approximately six to eight weeks. Mr. Ozawa asked if the Chinese will visit to inspect the exhibit. Mr. Lewis replied that they will; they saw the plans and inspected the site, but they will send a contingent to check on the monkeys.
Mr. Lewis noted that Cultural Office in China contacted the City to donate a tiger sculpture, which is being made by one of their top sculptors. This sculpture will be located adjacent to the Golden Monkey Exhibit and the Tiger Exhibit. A connection between China and Los Angeles is growing regarding the Golden Monkey Exhibit.

Ms. Ozawa asked if the City hosts the Chinese when they visit. Mr. Lewis replied yes, it is already built into the budget. The Zoo also has to facilitate periodic checks of the animals.

Ms. Abano continued with her report.

**Zoo Infrastructure**

BOE has been in contact with the Department of Water and Power (DWP), and with the help of Mr. Espinosa and the Mayor’s Office, has resolved the issues. DWP are working on the transformer TS14 for the Golden Monkey Exhibit, and should have it hooked up by the time the exhibit opens. BOE will be meeting with DWP next Monday regarding the transformer TS1A, to resolve issues of scope; DWP has agreed to commit to doing the work.

Ms. Abano noted that BOE is processing an amendment to the Project Management/Construction Management (PM/CM) contract to add fees to the Psomas contract. These fees are for requested work covered by the contract, but the fees aren’t in the sum that BOE has covered. The Bureau of Accounting wants a detailed accounting of which accounts the funds are coming from. The contract is being increased to a not-to-exceed contract limit of $2.4M; the original contract is $2M, so $400K is being added to the contract. This will carry the contract through to the completion of the program. For instance, regarding the fees increase for Zoo Infrastructure, Psomas will help BOE with managing the installation of the transformers. Additionally, delays and extensions, and the increased level of effort managing the Golden Monkey Exhibit project are part of why GSD’s contract budget was increased. The same level of effort has increased within the Psomas group.

In the event when things come up and a quick response or service is needed, the PM/CM fills that need. Ms. Abano is putting aside found funds that were originally set for the Swinerton contract; these funds are being transferred to the Psomas contract.

Ms. Sandt asked if this will take the program through to 2010, Ms. Abano replied yes. Ms. Sandt asked when Ms. Abano expected this to come forward. Ms. Abano answered that BOE is drafting the board report right now. Mr. Smith added that it will probably out of the Board of Public Works (BPW) by mid-November 2007.

Ms. Abano concluded her report.

This agenda item was discussed during Agenda Item Two.


Ms. Connie Morgan reported on GLAZA’s fundraising activity for the Pachyderm Forest; since September 2007, about $70K has been raised for that project. Last week, the GLAZA Board passed a resolution to commit the entire $4.5M; so when the Committee is ready, they will need to go before the City Council to transfer these funds. Ms. Verret asked if it takes a Council action for the Zoo to receive these funds. Ms. Claudia Aguilar replied yes, what will be done is that the funds will be approved and then physically moved as needed. Ms. Verret asked if this might be put in the same report, Ms. Aguilar replied it could be added to next week’s report.

Ms. Abano added that the Zoo Bond Community Oversight Committee was also held earlier that week. Two seats on that committee still need to be appointed. Mr. Lewis replied that letters requesting new members have been sent to the Council President and the Mayor’s office.

Next Meeting

Ms. Sandt stated the next meeting is set for November 15, 2007, but given where Thanksgiving falls this year, a better date might be November 29, 2007. This was briefly discussed and agreed on, with the consideration that the December 2007 meeting may be cancelled, so any action items will need to be placed on the November agenda.

Ms. Aguilar reported on the auction for the McWherter property, the sale proceeds of which are to go toward the Pachyderm Forest. The most recent estimate received was $1.4M, but the property sold for almost the original estimate of $2.1M. The buyer made the deposit on time and escrow should close in mid-December.

Ms. Aguilar thanked Ms. Renee Weitzer of the Council District 4 office. Ms. Weitzer spoke with Asset Management, who posted the sale in various Westside newspapers, and this brought forth three bidders.

Public Comment

There was no public comment.

Ms. Sandt adjourned the meeting at 10:25 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.