Committee Members Present:

Patricia Huber, Assistant City Administrative Officer (CAO), Chair
Lynne Ozawa, Chief Legislative Analyst (CLA)
Chris Espinosa, Mayor’s Office
John Lewis, Los Angeles Zoo

Others Present:

Cheryl Banares, CLA, Claudia Aguilar, Maria Cardenas, CAO; Renee Weitzer, Council District 4; Jeb Bonner, Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); Deanna Gomez, Mayor’s Office; Catherine Doyle, Public; Charley Mims, John Olinger, Public Works Bureau of Contract Administration (BCA); Rebecca Abano, Deborah Weintraub, Public Works Bureau of Engineering (BOE); Darryl Pon, Denise Verret, Los Angeles Zoo.

Ms. Patricia Huber called the meeting to order at 10:39 a.m.

1. Minutes for Approval – Meeting of September 24, 2009

The meeting minutes of September 24, 2009 were approved 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 2009, $112.7M has been expended of the $172M approved budget. No changes were made to the total Program Budget. A detailed expenditure report is found in Section 3 of the Monthly Report.

Master Program Schedule

Through the end of September 2009, the Zoo’s three active projects are all on schedule.

At the September 24, 2009 meeting, the Committee approved extending the completion date of the Rainforest of the Americas project to June 1, 2012. This extends overall program completion to June 2012.
Status of Active Projects

Pachyderm Forest

BOE continues to work to obtain the Certificate of Occupancy for the project’s Phase II work. Remedial work was required for the life support systems before electrical sign-off. This work is anticipated to be complete within the next few weeks.

Construction of Phase III work is 41% complete. AKG/Saifco Joint Venture continues with foundation installation on the Cambodia and Thai structures, wall construction on the elephant barn, and shotcrete work to form the India waterfall. Delays have been resolved and a change order has been issued to AKG related to the delays’ cost by unforeseen underground utility work through July 31, 2009. The change order is in the amount of $62,720 to compensate the contractor to accelerate and maintain the contract completion date of August 4, 2010. The Phase III completion date remains unchanged.

Rainforest of the Americas

Portico continues with the design on the project. BOE is coordinating the lessons learned on the two other projects in design, such as geotechnical issues related to placing foundations on existing uncertified fill. This may move the design completion, but the reason the approved schedule has float is to accommodate extension and design delay.

Reptile and Insect Interpretative Center

Construction is 5% complete. Royal Construction continues with demolition, excavation, grading, compaction, and underground utility work on this difficult site. Unforeseen underground utilities and geotechnical challenges have been encountered, which are being resolved. These geotechnical issues will cause construction completion to be extended. It is not known at this time how long that will be, because the geotechnical issues are still being assessed to determine their resolution.

Mr. Chris Espinosa asked what the geotechnical issue is. Ms. Abano replied that some utilities are underneath the building foundation, and the Department of Building and Safety doesn’t like foundations to be put on top of existing utilities, so this has to be worked out with soils. Mr. Espinosa asked if the utilities had to be relocated. Ms. Abano replied no, the utilities are left where they are; a lot of dirt had to be removed and replaced with slurry concrete to protect the utilities there.

Additionally, the existing Polar Bear exhibit is having a partial demolition done to save the trees that sit above it. As portions of the exhibit are being demolished, concern arises that the remaining parts may fall. This requires solutions to support them, before construction can be done next to them.
Ms. Abano stated that hopefully next month she will have a better idea of the potential time extension needed on this contract.

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

Ms. Connie Morgan reported that in October 2009, GLAZA received $90,000 in pledges and gifts for the Pachyderm Forest.

Public Comment

There was no public comment.

Next Meeting: November 19, 2009

Ms. Huber adjourned the meeting at 10:45 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.