Committee Members Present:

Miguel A. Santana, City Administrative Officer (CAO), Chair
Gerry Miller, Chief Legislative Analyst (CLA)
Chris Espinosa, Mayor’s Office
John R. Lewis, Los Angeles Zoo

Others Present:

Maria Cardenas, Alma Gibson, CAO, Connie Morgan, Greater Los Angeles Zoo Association (GLAZA); Rebecca Abano, Gary Moore, Deborah Weintraub, Public Works Bureau of Engineering (BOE); Kyla May, Darryl Pon, Los Angeles Zoo.

Mr. Miguel Santana called the meeting to order at 10:00 a.m.

1. Minutes for Approval – Meeting of October 28, 2010

Mr. Gerry Miller moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of October 28, 2010. Mr. John Lewis seconded and the motion passed unanimously.

2. Bureau of Engineering Program Manager Status Report

Ms. Rebecca Abano, BOE Program Manager, reported on the progress of the Zoo’s Capital Improvement Program (CIP).

Master Program Budget

Through the end of October 2010, $134.6M has been expended of the $172M approved budget. No changes are anticipated to the overall program budget at this time.

Master Program Schedule

Through the end of October 2010, the Zoo has three active projects left to complete, and one repair project. Last month, the Committee approved a revision to the Master Schedule. These revisions include changes to the Pachyderm Forest exhibit project schedule, and the addition of the Gorilla Waterfall Pipe Repair Work. The revision extends the Pachyderm Forest schedule to be complete on December 31, 2010. It also includes a construction completion milestone showing construction to be complete on November 12, 2010. These changes don’t change the overall program completion of November 30, 2012.
Status of Active Projects

Elephants of Asia

General contractor AKG/Saifco continues finishing Phase Three construction. Due to the Veteran’s Day holiday and ‘furlough Fridays’, BOE was unable to get all inspectors out to complete signoff for the Certificate of Occupancy (C/O) and Temporary Certificate of Occupancy (TCO) on November 12, 2010. On Monday, November 15, 2010, signoffs were obtained on twelve of the fourteen permits from the Department of Building and Safety (DBS) and C/Os were obtained for those twelve.

The elephant barn and the Cambodia Building have temporary C/Os. The UL listing requirement on the life support system electrical box is holding up the final C/Os for those two buildings. All components inside this box are UL listed, but the components put together in the box are not UL listed, so DBS wants a one-time test lab approval done. Once this is obtained, final electrical signoff and the C/Os for those two buildings will be obtainable. However, this doesn't hold up the Zoo from occupying the building, planning a grand opening, or using everything inside the buildings.

The status of construction will remain at 98% until all the signage is installed and all the punchlist items are complete. Signage should be installed in the next two weeks, before the grand opening.

Fifty-one change orders have been executed to date totaling $1.4M, which is 5.45% of the contract. The project also has pending change requests, totaling $756K. This amount includes the estimate for extended overhead costs. The total change order exposure is $2.2M, 8.4% of the contract, which is below the approved construction contingency of $3M.

Rainforest of the Americas

The project is moving into the bid and award phase. Portico, the architect, is almost complete on obtaining DBS plan check approval. The mylars are being processed, so the City Engineer can execute the documents and the project can go out to bid.

As previously reported, the Class A estimate is $14.2M, which is within the approved $17M budget. Also, Amendment Number One to the Portico contract is in process. The Mayor and the Board of Public Works (BPW) have approved the amendment. It’s now waiting to go through the City Council approval process. Ms. Renee Weitzer noted that the amendment has been scheduled to go before the City Council on Tuesday, November 23, 2010.
Living Amphibians, Invertebrates and Reptiles, previously known as Reptile and Insect Interpretative Center

Construction is roughly 38% complete through the end of October 2010. Construction activities include constructing interior walls in both buildings, continued plumbing and electrical work inside the buildings, and continued installation of the 4180 electrical duct bank located along the Zoo access road. Construction is anticipated to be complete by July 2011.

Thirty-eight change orders have been executed totaling $479K, which is 5.85% of the contract. The project also has pending changes, totaling $326K. This means the total change order exposure is approximately $806K, approximately 9.8% of the construction contract. This is still below the committed construction contingency of $1.3M.

Ms. Abano had provided a handout showing photographs of the project in construction.

Mr. Chris Espinosa inquired how the contractor was doing. Ms. Abano replied that the contractor’s doing well, working with the Zoo, and moving along. Unforeseens continue to be hit, such as two manholes with connecting pipes that aren’t in the right place, requiring additional digging and removing of pipes. While excavating for the 4180 duct bank, some soft soil was hit, requiring installation of a mat foundation underneath the duct bank. Mr. Espinosa asked if the change orders were mostly because of unforeseen conditions. Ms. Abano replied yes, primarily unforeseen conditions, as shown in the distributed photographs.

Mr. Espinosa asked if the contractor has the adequate number of subcontractors, or the number of employees that are supposed to be on site. Ms. Abano replied they are on site; it’s based on the contractor’s bid. The contractor was a very low bid contractor and only has one set of crews. Another issue is that one of the contractor’s minority subcontractors, a fairly large subcontractor for this project, the landscape contractor, has pulled from the project. A landscape subcontractor will have to be substituted. This is the same subcontractor that was to provide the project’s green roof. The contractor has found a new subcontractor to take on that contract without a lot of delay, and this is going through the BPW approval process right now.

Ms. Weitzer asked why the subcontractor pulled out. Ms. Abano replied that the subcontractor said he left out about $250K. Mr. Espinosa asked if the subcontractor low-balled the price. Ms. Abano replied he low-balled the price, and realized he missed two significant portions of the work: the plants on the green roof, and a stainless steel perforated piece that goes around the roofs that is part of the entire green roof construction. Also, the old landscape subcontractor had a third-tier subcontractor that was doing the green roof; Royal Construction was able to take that subcontractor on as a subcontractor to Royal. So the same subcontractor that was providing the green roof is still the same.
Ms. Denise Verret asked if any budgetary implications would arise from replacing the subcontractor. Ms. Abano replied it shouldn’t, because no subcontractors are being added and the contract documents aren’t being changed. Royal Construction is going after the bonding company of the subcontractor that pulled from the project.

Ms. Weitzer asked if the subcontractor had done a green roof before, or if this was a first. Ms. Abano replied the third-tier subcontractor who will be providing the green roof, has done green roofs before, but she doesn’t know if the new landscape subcontractor being substituted has done green roofs before.

Mr. Lewis asked if this situation is noted in a file regarding the subcontractor, in case they bid on future City contracts. Ms. Abano replied yes, that is kept track of. The Bureau of Contract Administration (BCA) does a very extensive report at the end of construction projects. Ms. Maria Cardenas asked if they look at subcontractors, or just general contractors. Ms. Abano replied they look at all the contractors, including subs. Ms. Cardenas asked if the City generates a list of specialized subcontractors that can be substituted in, or suggested to a general contractor. Mr. Gary Moore replied that the City doesn’t get involved in the contractual relationship of the general contractor and their subcontractors; the City stays out of it.

Ms. Weitzer observed that there’s no way of knowing whether the third-tier subcontractor has real experience on a green roof; or has BOE seen other work done by this contractor. Mr. Lewis answered that is the third-tier contractor’s business; they are in the green roof business. Ms. Abano added that this contractor had to submit their qualifications and they listed their projects; unfortunately, none of their projects are in Los Angeles. Mr. Saldana stated that in some ways, that was the responsibility of the general contractor to make sure that the subcontractor didn’t low-ball the bid; so they are somewhat responsible.

Ms. Abano concluded her report.

Mr. Espinosa stated that he’s been looking into water and electricity usage at the Zoo. He noted that it had been mentioned that water usage is metered separately at the Zoo, and then an idea had been suggested that electricity be metered separately at the Zoo, so an idea could be gotten of what the Zoo’s actual costs are. He asked how that could be made possible. Ms. Verret replied that both are separately metered right now. The Zoo even has its own meters within the Zoo that segregate different sections of the Zoo. This happened when the Zoo built its new Front Entry Project. The Zoo gets true and accurate separate costs for both water and electricity.

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

Ms. Connie Morgan reported that GLAZA received two gifts in the last month for the elephant exhibit, a $10K gift and a $500K gift.
Public Comment

There was no public comment.

Mr. Santana adjourned the meeting at 10:15 a.m.

Next Meeting: Mr. Santana stated that the next ZBOC meeting would be scheduled at a special date and time, depending on the Committee’s needs.

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