



Date: July 13, 2009

To: Recreation and Park Commission

From: Katie Petrucione, Director of Administration and Finance

Re: Approval of Capital Expenditures Made by the San Francisco Zoological Society

Agenda Item Wording

Discussion and possible action to approve capital expenditures for public safety and animal welfare improvements made by the San Francisco Zoological Society, as authorized by the 1993 lease management agreement, to be paid from the 1997 General Obligation Bond in an amount up to \$850,000.

Background

Under the terms of the 1993 lease management agreement between the city and the San Francisco Zoological Society ("SFZS"), the SFZS has the authority to perform work to correct pre-existing conditions at the Zoo and request reimbursement from the city for that work. Section 1.18 of the lease defines pre-existing conditions as "any condition of disrepair, structural weakness, latent defect or other fault of any part of the Property... provided... that a Pre-Existing condition shall not include (a) the aggravation of any such condition by the action of the SFZS... or (b) any condition of disrepair, structural weakness, latent defect or other fault of any part of any building... constructed and continuously managed by SFZS prior to the Effective Date of this Agreement." The Commission approved a previous request by the SFZS for reimbursement for work to abate asbestos in the South American Tropical Building in June.

Proposal for Reimbursement

The Zoological Society requests reimbursement for 15 capital projects that it completed in 2007 and 2008. (See Attachment A for complete project list.) The projects that the SFZS submitted for reimbursement all address pre-existing conditions and meet at least one of three goals. First, improve the safety of the public and the staff at the Zoo, second, improve animal welfare and third, comply with legal and regulatory requirements. Examples of projects for which the SFZS is requesting reimbursement include installation of an emergency broadcast system, improvements to the Zoo's electrical system and night lighting, a retrofit of the Lion House interior exhibits, an extension of the wall of the polar bear grotto and work on the Children's Zoo log cabin.

The City Attorney's Office has reviewed all projects and invoices submitted by the SFZS for reimbursement and has concluded that the projects are eligible for general obligation bond funds and meet the reimbursement requirements of the lease management agreement.



The Commission's approval of this reimbursement request in the amount of \$850,000 will fully expend the remaining funds in the 1997 General Obligation Bond for the Zoo.

Recommendation

Staff recommends approval of SFZS request for reimbursement.

Opposition

None known.

People to Notify

San Francisco Zoological Society.

**SAN FRANCISCO ZOOLOGICAL SOCIETY (ZOO)
CAPITAL EXPENDITURE FOR BOND REIMBURSEMENT
JUNE 9, 2009**

<u>Date</u>	<u>Reference</u>	<u>Amount</u>	<u>Total Amount</u>
<u>Aye Aye Exhibit Electrical Wiring</u>			
Installed new control and wiring systems to control the HVAC units in the Primate Discovery Center for the Nocturnal Exhibit in response to employees concern for animal welfare and safety.			
12/28/2007	Byington Electric, C-33214		\$11,142.73

Capybara Exhibit

Installed new public barrier fencing, animal containment fencing, sealed and coated existing pond and stream, and constructed new night quarters for the new exhibit adjacent to the South American Tropical building.			
12/31/2007	Anchor Fence Company-07220	\$1,819.60	
1/11/2008	Anchor Fence Company-07221	1,033.87	
1/29/2008	Anchor Fence Company-01209	433.00	
2/29/2008	Anchor Fence Company-01231	1,291.67	
2/29/2008	Anchor Fence Company-01225	54.73	
2/29/2008	Anchor Fence Company-01222	408.68	
2/29/2008	Anchor Fence Company-01226	806.70	\$5,846.25

Cassowary Enclosure - Fence

Installed new barrier fencing to enhance public safety			
1/31/2008	J&R Fence, Inc-6923		\$3,300.00

Eland Exhibit

Improve existing Zebra exhibit. Installed new fencing, hotwire system for animal containment in old Zebra yard, access chute and new door system on old giraffe barn for Giant Eland.			
7/31/2007	Oro-Z-Construction-683	\$1,560.00	
8/31/2007	Thompson & Thompson -362978	12,768.00	
8/22/2007	Oro-Z-Construction-686	2,475.00	
8/22/2007	Oro-Z-Construction-685	2,812.50	
8/31/2007	Anchor Fence Company-07270	648.11	
8/31/2007	Oro-Z-Construction-687	2,340.00	
8/31/2007	Anchor Fence Company-07271	832.35	
10/30/2007	Byington Electric, C-32613	3,497.35	
5/13/2008	FCP Barns and Builde-Ck req5/12/08	4,623.57	
8/31/2007	Anchor Fence Company-07259	445.87	
7/31/2007	DL D Lumber, Inc-4326	13,118.57	
5/31/2008	J&R Fence, Inc-7126	5,069.00	
6/30/2008	J&R Fence, Inc-7174	1,969.00	\$52,159.32

Emergency Public Service System

Installed state of the art emergency broadcast system for Code Red Animal Escapes.			
4/23/2008	Visiplex, Inc-205041	\$4,542.20	
4/30/2008	Visiplex, Inc-205053	18,804.00	
4/30/2008	Visiplex, Inc-205130	1,800.00	
6/30/2008	Visiplex, Inc-205483	630.00	\$25,776.20

Fishing Cat Exhibit

Refurbished old exhibit at Lion house to accommodate Fishing Cats. Installed new mesh, glass viewing panels and animal habitat.			
9/14/2007	M. Vaheid-1585	\$10,000.00	
9/14/2007	M. Vaheid-1585	850.00	
7/24/2007	Chiosso, Thomas-Ck req7/23/07	741.98	
8/21/2007	Flynn & Enslow, Inc.-148947	2,061.50	
8/31/2007	Flynn & Enslow, Inc.-149029	6,262.62	
8/31/2007	Oro-Z-Construction-669	2,340.00	\$22,256.10

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Electrical Improvements - Peer Review

Installed new electrical circuitry in various areas throughout the Zoo per recommendations. Refurbished night lighting.

4/30/2008	Lopez Electric Co.-27	\$42,902.29	
4/30/2008	Lopez Electric Co.-29	12,228.14	
3/31/2008	Lopez Electric Co.-26	11,625.00	
4/30/2008	Custom Hydronic Heat-3889	2,550.00	
5/31/2008	City Electric Supply-7250-593715	4,413.78	
3/31/2008	City Electric Supply-7250-287267	5,343.63	
6/30/2008	City Electric Supply-7250-594938	28,376.82	
6/30/2008	City Electric Supply-7250-592168	<u>1,786.18</u>	\$109,225.84

Gorilla Exhibit Wall Extension

Installed additional wall extensions to the Gorilla Exhibit

3/31/2008	Bay Area Asphalt & C-14321		\$21,349.00
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Grizzly Bear Exhibit

Extension of Bear Grotto as partial improvement for animal enrichment and well being per 2003 Operations audit.

12/31/2007	R&S Erection, San Fr-52447	\$457.50	
10/11/2007	Applied Materials & -25582	2,790.48	
10/11/2007	Cemrock Landscapes, -3006	60,000.00	
10/31/2007	Applied Materials & -25778	3,467.06	
10/31/2007	Cemrock Landscapes, -3068	54,161.00	
6/29/2007	Cemrock Landscapes, -2956	110,000.00	
10/31/2007	Thompson & Thompson -363144	8,801.00	
10/31/2007	Thompson & Thompson -363151	982.00	
10/31/2007	Bay Area Solar Contr-BM2-2824	<u>750.00</u>	\$241,409.04

Lion House

Construction of Lion and Tiger food hopper chutes for animal feeding.

10/31/2007	LLOYD W. AUBRY CO., -46365		\$1,320.89
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Children's Zoo Log Cabin

Response to 2003 Operations Audit closure of Mother's Building and lack of educational facilities.

12/31/2007	Custom Hydronic Heat-12/13/07	\$750.00	
1/31/2008	Byington Electric, C-32747	594.50	
6/11/2008	Byington Electric, C-33171	16,743.50	
8/10/2007	Conestoga Log Cabin Kit	75,614.00	
9/10/2007	Gary Bell Construction Plans and Fees	3,470.00	
10/12/2007	DLD Lumber, Inc	4,549.75	
10/18/2007	DLD Lumber, Inc	4,960.91	
10/18/2007	Connestoga Log Cabins, Inc 205834	2,082.00	
10/18/2007	Connestoga Log Cabins, Inc 205893	15,234.00	
11/1/2007	Applied Materials & Engineering, 25747	3,064.98	
4/10/2008	Yerba Buena Engineering	<u>49,214.39</u>	\$176,278.03

Pachyderm Barn

Refurbished and installed new pump and hydraulic lines for animal access doors.

1/31/2008	Motion Industries, I-CA24-688094	\$491.47	
1/31/2008	Motion Industries, I-CA24-688104	351.05	
1/31/2008	Motion Industries, I-CA24-688095	5,348.83	
1/31/2008	Motion Industries, I-CA24-688821	<u>10,177.49</u>	\$16,368.84

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Polar Bear Exhibit Wall Extension

Installed new wall extensions and hotwire containment systems to two polar bear grotto exhibits.

1/31/2008	Anchor Fence Company-116977	\$25,759.00	
6/30/2008	Testing Engineers, I-2026301-IN	1,116.00	
1/16/2008	P. L. Annuzzi, Inc-07-144	1,919.00	
2/29/2008	Thompson & Thompson -363345	10,058.00	
2/29/2008	Bass Electric-E429	<u>12,867.00</u>	\$51,719.00

Felene Conservation Exhibit

Installed new mesh on area pods to ensure animal containment and animal keeper safety

1/31/2008	Anchor Fence Company-116966	\$11,498.00	
1/31/2008	Anchor Fence Company-01208	1,039.20	
3/31/2008	J&R Fence, Inc-6982	<u>15,489.00</u>	\$28,026.20

Retro Fit Lion House Interior Exhibits

Addition of fine wire mesh and move visitor containment railing for Safety of Staff and Visitors

5/31/2007	Lloyd W. Aubry Co., Inc. 45390	\$ 72,500.00	
6/30/2007	Lloyd W. Aubry Co., Inc. 45642	<u>19,900.00</u>	\$ 92,400.00

TOTAL

\$858,579.44

