



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**02-438**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**AGENDA:**

AUGUST 19, 2002

**SUBJECT:**

CHANGE ORDER  
NO. 1-  
BLANK PARK ZOO  
GIFT SHOP  
ADDITION AND  
REMODELING

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

DON TRIPP  
PARK &  
RECREATION  
DIRECTOR

JEB E. BREWER, P.E.  
CITY ENGINEER

**SYNOPSIS -**

A change order in the amount of \$57,650 with Downing Construction, Inc., (D. Robert Downing, President, 2500 W. 2nd Avenue, P.O. Box 196, Indianola, Iowa 50125) for additional work on the Blank Park Zoo Gift Shop Addition and Remodeling project. Also, a Permission to Sublet and Request for an Extension of Time have been submitted by the contractor.

**FISCAL IMPACT -**

This change order will be funded from General Obligation Bonds, Index Code 401349, Blank Park Zoo Improvements, Account 542010, Fund CP040, Organization PKS990000, Project PKS013, Activity ID 11-2001-021. It will not increase the budgeted allocation to the Zoo.

**RECOMMENDATION -**

**Approval of Change Order No. 1 with Downing Construction, Inc., approval of Permission to Sublet, and approval of Request for an Extension of Time.**

**BACKGROUND -**

On August 20, 2001, by Roll Call No. 01-2626, City Council awarded a \$299,950 contract to Downing Construction, Inc. for the construction of the Blank Park Zoo Gift Shop Addition and Remodeling project. Prior to issuing the Notice to Proceed for this project, the Blank Park Zoo Foundation applied for a Vision Iowa grant for capital improvements at the Zoo. The Zoo Foundation requested that Zoo CIP funds for the Gift Shop addition be used to assist in meeting the Vision Iowa grant requirement for matching funds. To be eligible for matching funds, construction could not commence prior to a grant award. Therefore, the Notice to Proceed was delayed, with the contractor's cooperation, during the time

required for Vision Iowa to process the grant request.

On April 10, 2002, Vision Iowa awarded a \$375,000 grant to the Zoo Foundation for capital projects that, in addition to the Gift Shop, include a new miniature train ride, expanded special events area, Zoo-wide communications, path lighting systems, parking lot enhancements, and a new Cockatoo exhibit. During the intervening time period, the Zoo requested numerous design revisions. The changes were made to enhance the merchandising aspects of the expanded Gift Shop, the relocation of the Gift Shop entrance, replacement of old mechanical systems, electrical revisions, and the redesign of windows requested by the Architectural Advisory Committee. The cost increase of \$57,650 consists of approximately \$14,000 for the time extension and \$43,000 for design revisions.

In July, the City notified the contractor that work needed to be started and to include the proposed changes. The original completion date in the contract was April 15, 2002 and the contractor has requested an extension of time to January 31, 2003. The contractor has also requested a change in one of the subcontractors to be utilized on this project since the original subcontractor would not do the work at the original quoted price.

Even though this project was delayed by a year and design changes have netted greater cost to the City, it has provided an additional \$375,000 from Vision Iowa and \$725,000 from the Zoo Foundation to fund improvements to the Zoo. The increased cost to the City is within the approved CIP funding to the Blank Park Zoo

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