



**Council
Communication**
Office of the City Manager

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| Date | May 22, 2006 |
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| Agenda Item No. | 54 |
| Roll Call No. | <u>06-</u> |
| Communication No. | <u>06-310</u> |
| Submitted by: | Jeb E. Brewer, P.E. City Engineer |

AGENDA HEADING:

Hearing on Blank Park Zoo Service Building Remodeling: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Brocon Services LLC, 6220 NW Beaver Dr., Suite 4, Johnston, IA 50131, Chris Brault, Managing Partner, \$258,680.

SYNOPSIS:

Recommend the City Council hold a public hearing to allow for public input on the Blank Park Zoo Service Building Remodeling and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. Under the current 28E Operational Agreement between the City of Des Moines and the Blank Park Zoo Foundation, the City is responsible for major capital repairs, reconstruction, or replacement of City-owned Zoo facilities existing as of April 1, 2005. The Blank Park Zoo Service Building needs a variety of repairs including animal enclosures, roofing, remodeling of interior spaces to provide a separate autopsy room required for USDA licensing and American Zoo Association Accreditation, and upgrading of ramps, doors and restrooms for ADA compliance as specified in the City of Des Moines ADA Transition Plan.

FISCAL IMPACT:

Amount: \$258,680 (Construction Contract)

Funding Source: 2006-2007 CIP, Page Park-2, Blank Park Zoo Improvements, PKS013, Being: \$100,000 in G. O. Bonds in FY 2005/06 and the remaining \$160,000 in G. O. Bonds to be issued for FY 2006/07.

ADDITIONAL INFORMATION:

On April 24, 2006, under Roll Call No. 06-743, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Blank Park Zoo Service Building Remodeling. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's

estimate for construction of the Blank Park Zoo Service Building Remodeling, 11-2006-010. The improvement includes miscellaneous interior and exterior construction including gypsum board walls, doors, frames, electrical, HVAC, masonry, roofing, siding and other related work; in accordance with the contract documents, including Plan File Nos. 456-38/59 at Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa

Sealed bids for said improvement were submitted by the following bidders:

Brocon Services LLC, Johnston, IA, (Bid read under advisement as noted on the bid tabulation which is attached to the roll call)

The Hansen Company, Inc., Johnston, IA

Downing Construction Inc., Indianola, IA, (Bid not read as noted on the bid tabulation which is attached to the roll call)

Regency Commercial Services, LLC, West Des Moines, IA, (Bid not read as noted on the bid tabulation which is attached to roll call)

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on May 9, 2006.

The City Engineer has determined that the lowest responsible, responsive bid for the construction of said improvement was submitted by Brocon Services LLC. in the amount of \$258,680. The Finance Director has determined that funds are available as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: April 24, 2006

Roll Call Number: 06-743

Action: Ordering Construction of the following: [Blank](#) Park Zoo Service Building Remodeling – Receiving of bids, (5-9-06) and Setting date of hearing, (5-22-06). (Construction Estimate - \$220,900). ([Council Communication No. 06-231](#)).

BOARD/COMMISSION ACTION(S): NONE

Date: NA

Roll Call Action: NA

Action: NA

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.