



# Council Communication

Office of the City Manager

Date February 12, 2007

Agenda Item No. 11  
Roll Call No. 07-  
Communication No. 07-053  
Submitted by: **Jeb E. Brewer, P.E.**  
City Engineer

## AGENDA HEADING:

Approving Professional Services Supplemental Agreement No. 1 with Durrant Group, Inc. for design and construction phase services for Blank Park Zoo Snow Monkey Holding and Safari Grill Buildings not to exceed \$19,000.

## SYNOPSIS:

Recommend approval of the Professional Services Supplemental Agreement No. 1 with Durrant Group, Inc., Michael S. Lewis, Managing Principal, 510 E. Locust Street, Suite 200, Des Moines, Iowa, 50309, for design and construction phase services for Blank Park Zoo Snow Monkey Holding and Safari Grill Buildings for compensation not to exceed \$19,000. The Snow Monkey Holding and Safari Grill are currently located in the original 1966 zoo entry building. These facilities need to be replaced or remodeled to comply with the American Zoo and Aquarium Association accreditation requirements.

## FISCAL IMPACT:

Amount: \$19,000

Funding Source: 2006-07 CIP, Page Park-2, PKS013, Blank Park Zoo Improvements, G.O. Bonds

## ADDITIONAL INFORMATION:

On February 16, 2005, by Roll Call No. 05-376, the City Council approved a 28E Agreement with the Blank Park Zoo Foundation for operation of the zoo. Under this agreement, the City is responsible for major capital repairs, replacement, and reconstruction of those facilities constructed prior to April 1, 2005. The Capital Improvements Program includes funding for Blank Park Zoo Improvements to fulfill the obligations in the 28E Agreement. City staff and the Blank Park Zoo Foundation have reviewed the condition of the existing zoo infrastructure and identified several projects to address needed improvements. The Snow Monkey Holding Building and Safari Grill Building were identified as the highest priority projects.

When not in their exhibit space, the snow monkeys are currently housed in the lower level of the original 1966 zoo entry. This space was originally used for storage of the train and is ill-suited for animals. This space would not meet accreditation requirements of the American Zoo and Aquarium Association (AZA). The Blank Park Zoo will be inspected in 2008 for AZA accreditation. The Safari Grill is located in the upper level of the original 1966 zoo entry. The Safari Grill is to be improved and expanded to include

additional covered and screened seating, upgraded kitchen facilities including equipment, and additional storage areas. The architect will coordinate these improvements with the zoo master planner retained by the Blank Park Zoo Foundation.

During the design of these two buildings, several needs for additional design services arose. The Safari Grill was lacking adequate floor space to accommodate the necessary food service functions. Therefore, an addition to the existing building rather than just remodeling is needed. Also, the addition of a grease interceptor is required by local codes and the existing overhang on the building requires structural repairs. An outdoor holding pen needs to be added to the Snow Monkey Holding Building, and custom designed squeeze cages rather than standard cages are required in the interior of the building.

Durrant Group, Inc. was selected through an RFP process. Seven proposals were received from qualified architectural/engineering firms. The firms were rated by a selection committee composed of one person from the Parks Department, two persons from the Blank Park Zoo, and one from the Engineering Department. Durrant Group, Inc. was the highest rated firm.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: August 21, 2006

Roll Call Number: 06-1652

Action: [Approving](#) Professional Services Agreement with Durrant Group, Inc. for design and construction phase services for Blank Park Zoo Snow Monkey Holding and Safari Grill Buildings, not to exceed \$67,782. ([Council Communication No. 06-531](#)) Moved by Vlassis to adopt. Motion Carried 5-1.

Date: February 16, 2005

Roll Call Number: 05-376

Action: Items regarding the AH Blank Park Zoo: ([Council Communication No. 05-068](#))  
(A) Approving the 28E Operational Agreement. Moved by Brooks to adopt. Motion Carried 6-1.

Date: May 5, 2003

Roll Call Number: 03-1089

Action: Intergovernmental 28E Agreement with Blank Park Zoo Foundation, Inc. for operation of the Blank Park Zoo. ([Council Communication No. 03-217](#)). Moved by Hensley to adopt; refer to City Manager to return on June 9th with a recommendation for funding the \$125,000. Motion Carried 6-1.

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council actions on consultant services for design and construction administration, site selection, and acquisition and construction contracts.