



Council Communication

Office of the City Manager

Date	March 12, 2007
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Agenda Item No.	7C
Roll Call No.	07-
Communication No.	07-136
Submitted by:	Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: Blank Park Zoo Snow Monkey Holding and Safari Grill Building - Receiving bids, (3-29-07), and Setting date of hearing, (4-9-07). (Construction Estimate - \$950,471).

SYNOPSIS:

Recommend the City Council proceed with construction of the Blank Park Zoo Snow Monkey Holding and Safari Grill, utilizing the method of financing referenced below. This action is part of the City's obligations in the 28E Agreement with the Blank Park Zoo Foundation. The Snow Monkey Holding Building and Safari Grill Building have been identified as the highest priority projects, and the designs have been coordinated with the Zoo master planner who is retained by the Blank Park Zoo Foundation. The Snow Monkey Holding and Safari Grill are currently located in the original 1966 zoo entry building. It is necessary to replace or repair these facilities in order to comply with the American Zoo and Aquarium Association accreditation requirements. The City Council should set dates to receive bids and hold a public hearing as required by Iowa Code.

FISCAL IMPACT:

Amount: \$950,471 City Engineer's Estimate

Funding Source: 2007-2008 CIP, Page Park Improvements-4, Blank Park Zoo Improvements, PKS013, \$275,000 in FY 2007 G. O. Bonds and \$675,471 in FY 2008 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. On Tuesday, March 6, 2007, the Blank Park Zoo Foundation Board of Directors addressed the issue of the future of the zoo. They voted unanimously to affirm their plan for the Blank Park Zoo to remain on the south side of Des Moines.

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 does 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 would 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 who is retained by the Blank Park Zoo Foundation.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Blank Park Zoo Snow Monkey Holding and Safari Grill Building, 11-2006-027. The improvement includes construction of a new 1,600 square foot holding facility for Macaque monkeys, masonry and cement board siding exterior, and pre-finished metal roof. The project also includes remodeling of the Safari Grill existing 615 square foot kitchen and 300 square foot addition. All work is in accordance with the contract documents including Plan File Nos. 469-080/126 at the Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa.

The estimated construction cost is \$950,471. The proposed plans, specifications, and form of contract documents are available for public inspection in the City Engineer's Office.

PREVIOUS COUNCIL ACTION(S): NONE

Date: February 12, 2007

Roll Call Number: 07-203

Action: 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. (Council Communication No. 07-053) Moved by Vlassis to adopt. Motion Carried 7-0.

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

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.