



Council Communication

Office of the City Manager

Date

April 9, 2007

Agenda Item No. 55
Roll Call No. 07-
Communication No. 07-192
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Hearing on Blank Park Zoo Snow Monkey Holding and Safari Grill Building: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Johnson Concrete & Petroleum Const. Inc., Robert L. Johnson, President, \$955,567.

SYNOPSIS:

This is a public hearing to allow for public input on the Blank Park Zoo Snow Monkey Holding and Safari Grill Building and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The Capital Improvements Program includes funding for Blank Park Zoo Improvements to fulfill 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 recommendations.

FISCAL IMPACT:

Amount: \$955,567 Construction Contract (\$950,471 City Engineer's Estimate)

Funding Source: 2007-2008 CIP, Page Park-4, Blank Park Zoo Improvements, PKS013, Being: \$275,000 in FY 2007 G. O. Bonds and \$680,567 in FY2008 G. O. Bonds

ADDITIONAL INFORMATION:

On March 12, 2007, under Roll Call No. 07-433, 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 Snow Monkey Holding and Safari Grill Building. 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 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 SF holding facility for Macaque monkeys with load bearing masonry construction with wood roof trusses, masonry and cement board siding exterior, and prefinished metal roof; and also remodeling of the Safari Grill existing 615 SF kitchen and 300 SF addition wood frame construction serving counter; all work 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.

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 recommendations 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.

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

- Johnson Concrete & Petroleum Const. Inc., Des Moines, IA
- Pinnacle Construction Group, LLC, West Des Moines, IA, Bid read under advisement
- Venter Spooner, Inc., Johnston, IA
- Oakview Construction, Inc., Red Oak, IA

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 March 29, 2007.

Mr. Bob Johnson, President, Johnson Concrete and Petroleum Construction, Inc. (Johnson Concrete) contacted the City Engineer stating that they had made an error in the documentation of subcontractors in their proposal, and requested that the City approve alternate subcontractors as shown on the Permission to Sublet form attached to the Approval of Contract and Bond and Permission to Sublet Roll Call. Johnson Concrete had identified both a plumber and mechanical subcontractor on its proposal and has stated that one subcontractor, not two, will do all of this work. Additionally, Johnson Concrete stated that the floor-covering subcontractor identified on its proposal submitted an incomplete quote that did not include epoxy work. Johnson Concrete requested to use a different subcontractor that submitted a complete quote that was higher; however, Johnson Concrete will not be allowed to raise its bid. Johnson Concrete has submitted documentation to the City Engineer that all subcontractor quotes were received on the bid date, March 29th; and these changes are the results of their errors.

The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Johnson Concrete & Petroleum Const. Inc., Robert L. Johnson, President, 107 Arthur Avenue, Des Moines, IA, 50313 in the amount of \$955,567, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: March 12, 2007

Roll Call Number: 07-433

Action: Ordering construction of the following: [Blank](#) Park Zoo Snow Monkey Holding and Safari Grill Building – Receiving of bids, (3-29-07), and Setting date of hearing, (4-9-07). (Construction Estimate - \$950,471.) [Council Communication No. 07-136](#)) Moved by Mahaffey to adopt. Motion Carried 6-1.

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

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.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.