

DATE November 6, 2006

APPROVING COMPLETION AND ACCEPTANCE OF THE PRIVATE CONSTRUCTION
CONTRACT FOR NEW ADMINISTRATION BUILDING IMPROVEMENTS, BLANK PARK ZOO, 7401 SW
9TH STREET, DES MOINES, IOWA, 50315,
BETWEEN PINNACLE CONSTRUCTION GROUP, LLC AND BLANK PARK ZOO FOUNDATION, INC.

WHEREAS, on October 24, 2005 under Roll Call No. 05-2536, the City Council approved a private construction contract in the amount of \$735,500.00, between Pinnacle Construction Group, LLC, Shane E. Madison, President, 2159 Grand Avenue, West Des Moines, IA, 50265 - as Contractor, and Blank Park Zoo Foundation, Inc., Terry Rich, CEO, 7401 SW 9th Street, Des Moines, IA, 50315 - as Owner, for construction of new Administration Building Improvements described as construction of a new Administration Building at Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa, 50315, including approx. 4,400 SF wood-frame building complete with finishes, flooring, electrical, elevator, HVAC, roofing and site work, all in accordance with the plans and specifications, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject approval of the Des Moines City Engineer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

That the attached report of the Des Moines City Engineer

- concurring with the certification by Mr. Todd Hotchkiss, Blue Fish Design Build, 304 15th Street, Studio 201, Des Moines, Iowa, 50309, who is a licensed architect in Iowa (No. 26220) and was architect for the Blank Zoo Foundation on the new Blank Park Zoo Administration Building project, certifying that to the best of his knowledge that the Blank Park Zoo Administration Building was completed in accordance with the plans and specifications.
- acknowledging the completion and recommending the acceptance of the construction of said new Administration Building Improvements, which have been constructed in substantial compliance with the contract documents between Pinnacle Construction Group, LLC and Blank Park Zoo Foundation, Inc., which were approved under Roll Call No. 05-2536, dated October 24, 2005,

be received and filed; and that completion of said new Administration Building Improvements described as construction of a new Administration Building at Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa, 50315, including approx. 4,400 SF wood-frame building complete with finishes, flooring, electrical, elevator, HVAC, roofing and site work, all in accordance with the plans and specifications, is hereby acknowledged and that said new Administration Building Improvements are hereby accepted.

★ **Roll Call Number**

Agenda Item Number

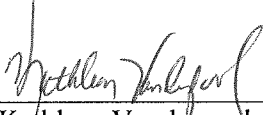
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DATE November 6, 2006

Activity ID 11-2006-002

Moved by _____ to adopt.

FORM APPROVED:



 Kathleen Vanderpool
 Deputy City Attorney

Funding Source: All project costs are to be paid by the Owner(s), Blank Park Zoo Foundation, Inc.

DEB

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

I, Diane Rauh, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

 Mayor

 City Clerk

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November 6, 2006

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for the new Administration Building Improvements Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa, 50315, between Pinnacle Construction Group, LLC and Blank Park Zoo Foundation, Inc.

SYNOPSIS:

Approve the Jurisdictional Engineer's Certification of Completion, acknowledge the completion and accept construction of said improvement.

FISCAL IMPACT:

Amount: \$735,500.00 As-Built Contract Cost

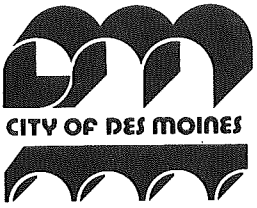
Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, Blank Park Zoo Foundation, Inc.

CERTIFICATION OF COMPLETION:

On October 24, 2005, under Roll Call No. 05-2536, the City Council approved a private construction contract in the amount of \$735,500.00, between Pinnacle Construction Group, LLC, Shane E. Madison, President, 2159 Grand Avenue, West Des Moines, IA 50265 - as Contractor, and Blank Park Zoo Foundation, Inc., Terry Rich, CEO, 7401 SW 9th Street, Des Moines, IA, 50315 - as Owner, for construction of new Administration Building Improvements described as construction of a new Administration Building at Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa, 50315, including approx. 4,400 SF wood-frame building complete with finishes, flooring, electrical, elevator, HVAC, roofing and site work, all in accordance with the plans and specifications, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

On October 19, 2006, I received a letter from the Blank Park Zoo Foundation transmitting the following:

- Letter from Todd Hotchkiss, Blue Fish Design Build, 304 15th Street, Studio 201, Des Moines, Iowa, 50309, who is a licensed architect in Iowa (No. 26220) and was architect for the Blank Zoo Foundation on the new Administration Building project. In his letter, Mr. Hotchkiss certifies to the best of his knowledge that the Blank Park Zoo Administration Building was completed in accordance with the plans and specifications.
- Certificate of Occupancy from the City of Des Moines



ENGINEERING DEPARTMENT
CITY HALL
400 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1891
(515) 283-4920
FAX (515) 283-4112

ALL-AMERICA CITY
1949, 1976, 1981
2003

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A copy of said letter and its attachments are attached to this Certification of Completion, which was submitted to fulfill the requirements of the Agreement between the City of Des Moines and the Blank Park Zoo Foundation, Inc. This Agreement states that upon completion of the improvement the Blank Park Zoo Foundation, Inc. would furnish to the City Engineer a certification from a licensed engineer or architect that the improvement was constructed in accordance with the approved plans and specifications and the Certificate of Occupancy; and upon receipt of these documents the City Engineer would recommend acceptance of the improvement to the City Council.

I hereby concur with the certification by Mr. Hotchkiss that the construction of the said new Administration Building Improvements described as construction of a new Administration Building at Blank Park Zoo, 7401 SW 9th Street, Des Moines, Iowa, 50315, including approx. 4,400 SF wood-frame building complete with finishes, flooring, electrical, elevator, HVAC, roofing and site work, all in accordance with the plans and specifications, Activity ID 11-2006-002, has been completed in substantial compliance with the contract documents between Pinnacle Construction Group, LLC and Blank Park Zoo Foundation, Inc., which were approved under Roll Call No. 05-2536, dated October 24, 2005 and I hereby recommend that the above new Administration Building Improvements be accepted by the City Council.



Jeb E. Brewer, P.E.
Des Moines City Engineer

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IOWA'S WILDEST ADVENTURE

Blank Park Zoo Foundation • 7401 SW 9th Street • Des Moines, Iowa 50315
Phone 515 323 8349 Fax 515 323 8390 email pahenson@blankparkzoo.org

Pat Henson
Board/Staff Liaison

RECEIVED

OCT 18 2006

October 18, 2006

DEPT. OF ENGINEERING
CITY OF DES MOINES, IOWA

Jeb Brewer
City Engineer
City of Des Moines
400 Robert Ray Drive
Des Moines, Iowa 50309

Enclosed are the following documents concerning the administration building recently built for the Blank Park Zoo:

- Letter from architect Todd Hotchkiss
- Certificate of Occupancy from City of Des Moines

Our understanding is that these will be presented to the City Council for approval of the transfer to this building to the City.

Please advise if anything else is needed.

Sincerely,

EXECUTIVE COMMITTEE
 Rusty Goode, Chairman
 Jim Hourigan, Vice Chairman
 Scott Ivers, Treasurer
 Jean Dunn, Secretary
 Billie Ray, Past Chair
 Pat Henson, Board/Staff Liaison

Members at Large
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 Liz Kruidenier
 Alex Rodawig
 Loretta Sieman
 Tim Urban
 Teri Wood

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 Mari Hall
 John Hintze
 Alan Koslow
 Maddie Levitt
 Barbara Lukavsky
 Suzy Muelhaupt
 Greg Philby
 Rose Lee Pomerantz
 Kevin Prust
 Curtis Van Veldhuizen
 Marilyn Vernon
 Chuck Wheeler
 Michael Wille
 John Williams



October 4, 2006

Mr. Jeb Brewer
City of Des Moines
400 Robert Ray Drive
Des Moines, IA 50309

RE: Blank Park Zoo Administration Building

Dear Mr. Brewer:

I am writing to confirm that, to the best of my knowledge, the Blank Park Zoo Administration Building was completed per the plans and specifications. There were several changes made during construction including:

1. An egress window was added to the south side of the building in the basement. This required changes to the grade and structural changes in the basement.
2. The plans show internal gutters. This system was changed to an exterior aluminum gutter for maintenance concerns.

The zoo has a copy of the as-built drawings showing these changes.

Sincerely,

Todd Hotchkiss

fish

DESIGN



Permanent

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CERTIFICATE OF OCCUPANCY and Certificate of Zoning Compliance

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES

PURSUANT TO THE REQUIREMENTS OF THE MUNICIPAL CODE OF THE CITY OF DES MOINES, THE PROPERTY IDENTIFIED BELOW MAY BE LEGALLY USED IN THE MANNER DESCRIBED.

STREET ADDRESS: 7401 SW 9TH ST

LEGAL DESCRIPTION: -EX E 990 F S 1760 F- SE 1/4 LESS 2.50 A RD SEC 33-78-24

This certificate is issued pursuant to the requirements of the Municipal Code of the City of Des Moines and other applicable ordinances certifying that at the time of issuance this structure is in compliance with the adopted construction codes and zoning ordinances for the uses and work specified in the following project.

PRJ2005-01136

BLD2005-02914

Building Code: 2003

Building Use: Office/Bank

Zoning: R1-80

Occ Group 1 B

Construction 1 5-B

Occ Load 1:

48

BOA Docket Number:

This property and/or building may legally be used for:

New administration building

No change of use may be made at this location unless a new Certificate of Occupancy is granted for such use and no change in this building or land may be made without first consulting the Permit And Development Office.

SPECIAL CONDITIONS:

Building Official:

Date: 09/28/2006

Issued To:

Owner

CITY OF DES MOINES

400 ROBERT D RAY DR

DES MOINES

IA 50309-1867