

Memorandum



CITY OF DALLAS

DATE March 27, 2009

TO Honorable Mayor and Members of the City Council

Thru: Forest E. Turner
Interim Assistant City Manager

SUBJECT April 1, 2009 City Council Agenda
"African Savanna Development"

Attached is a copy of the "African Savanna Development" briefing which will be presented to the City Council on April 1, 2009 by Gary Lee, Senior Principal with CLR Design Inc.

Please contact me at 214-670-4071 if you have any questions.

A handwritten signature in cursive script that reads "Paul Dyer".

Paul D. Dyer, Director
Park and Recreation Department

c: Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas P. Perkins, City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Ramon F. Miguez, P. E., Assistant City Manager
Dave Cook, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager



African Savanna Development

Award of Guaranteed Maximum Price No. 1
to the Design-Build Contract

City Council Briefing
April 1, 2009





Goals of Briefing

- Provide information regarding:
 - Background on Project and Operational Aspects
 - Design of African Savanna Development
 - Scope of Work for Project
 - Cost and Funding Information for Design-Build Contract
 - Design (previously awarded)
 - Guaranteed Maximum Price No.1 (today's action)
 - Guaranteed Maximum Price No. 2 (future action)
 - M/WBE Participation
 - Schedule for Implementing Work

DALLAS

ZOO



African Savanna Development

The new Savanna Exhibit will address the following animal management and husbandry issues:

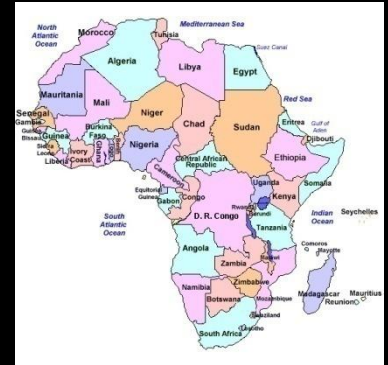
- Quality of life
- Exercise
- Obesity / health
- Life expectancy
- Space requirements





African Savanna Development

Our Team of Experts





African Savanna Development

An Active Exhibit Environment based on what these animals naturally do





Exhibit Design Criteria:

Habitat Geography and Corridors



Exhibit Program Criteria



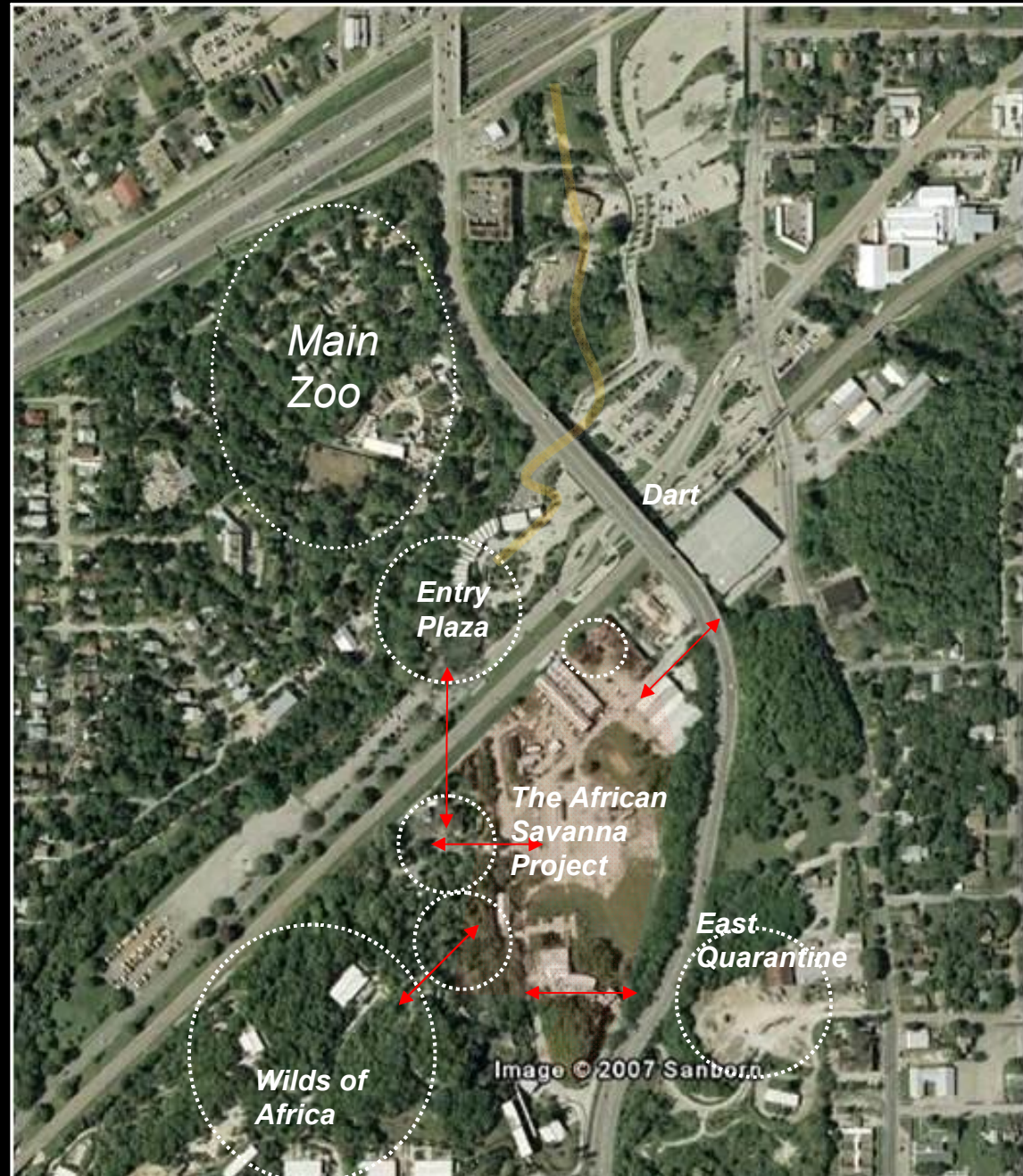
- By tracking movement and activity we can measure the impact on:

- Weight
- Health
- Temperament
- Life Expectancy
- Engagement / Socialization





- The Site:
 - 11 acres
 - 800+ feet in length
 - Wooded landscape buffer on east side – adjacent to Marsalis Ave.



DALLAS ZOO Site Plan

Existing Site



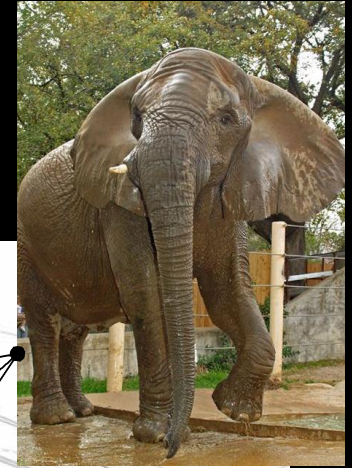
Development Plan



Site Plan – Exhibits



Hoof Stock and Giraffe



Elephants



Giraffe



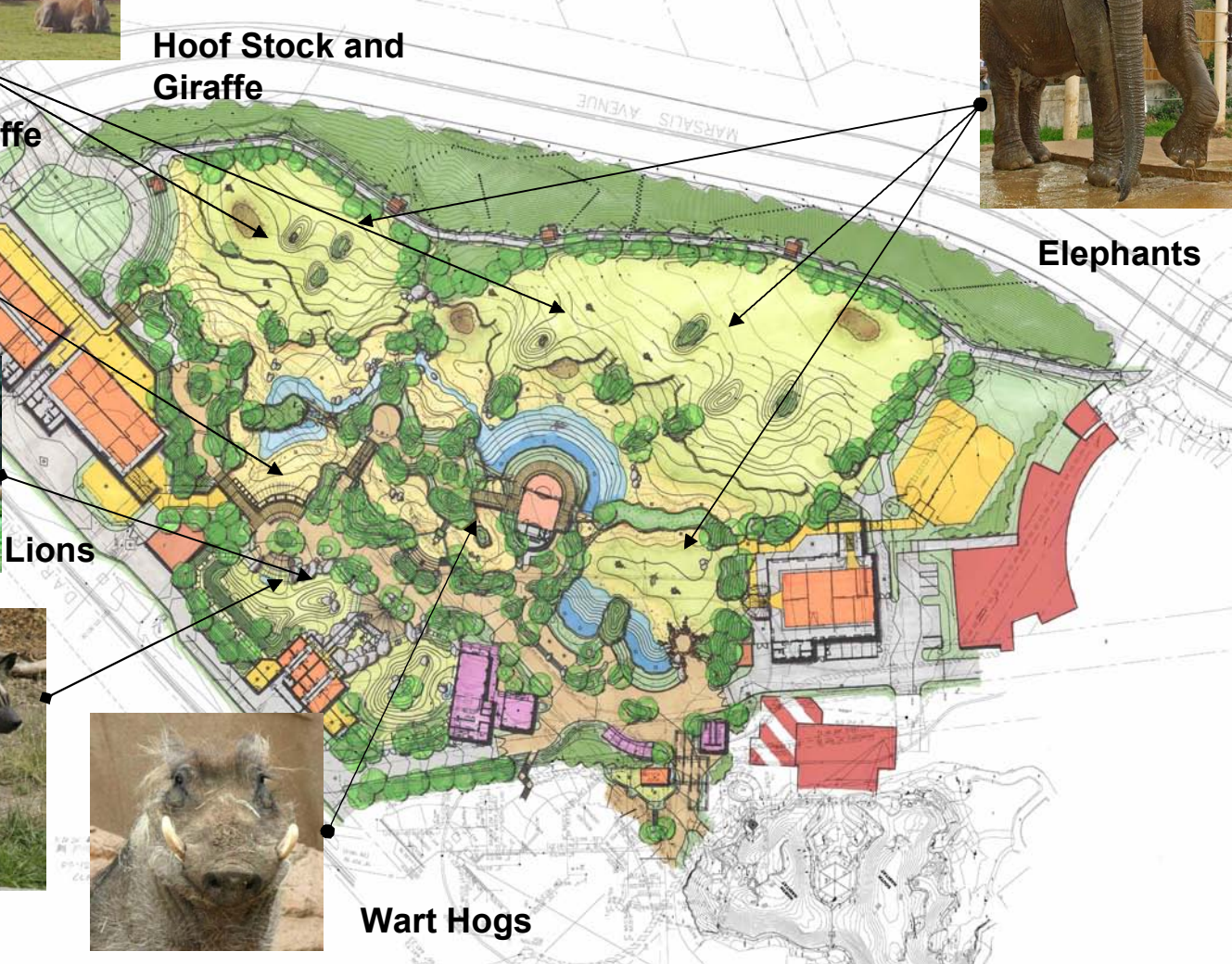
Lions



Wild Dogs



Wart Hogs





Site Plan – Illustrative View



Site Plan – Visitor Amenities





Site Plan – Visitor Amenities



Site Plan – Visitor Amenities





African Savanna Development

Close Encounters and Habitat Immersion





African Savanna Development

Aggressive Horticulture-Browse Landscapes





African Savanna Development

Let Elephants be Elephants!





African Savanna Development

Our New Family Members



Jenny



Gypsy

Kebo



*Jesse
and
Jade*



Stumpy and Mama



African Savanna Development

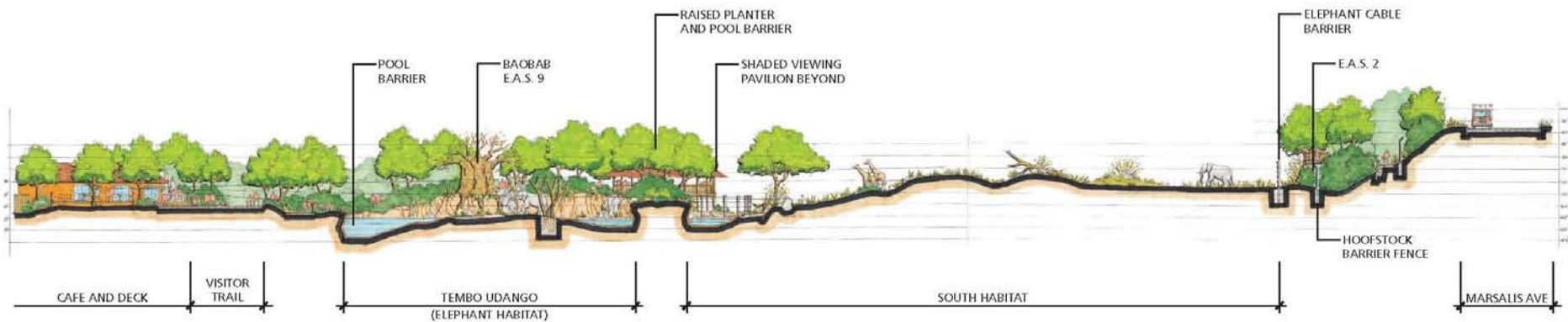
New Quarantine Facility Complete





Guaranteed Maximum Price

- This Action - GMP No. 1
 - Construction: \$11,644,624
 - General Conditions, Insurance and Bonds: \$ 1,228,055
 - Design-Build Fees: \$ 653,932
 - Contract Award Amount: \$13,526,611





Design-Build Contract Cost and Funding Summary

- Cost

– Original Award (Nov. '08):	\$ 3.2M
– GMP No. 1 (This Action):	\$13.5M
– GMP No. 2 (Future Action):	<u>\$10.3M</u>
– Total Design-Build Contract:	\$27.0M

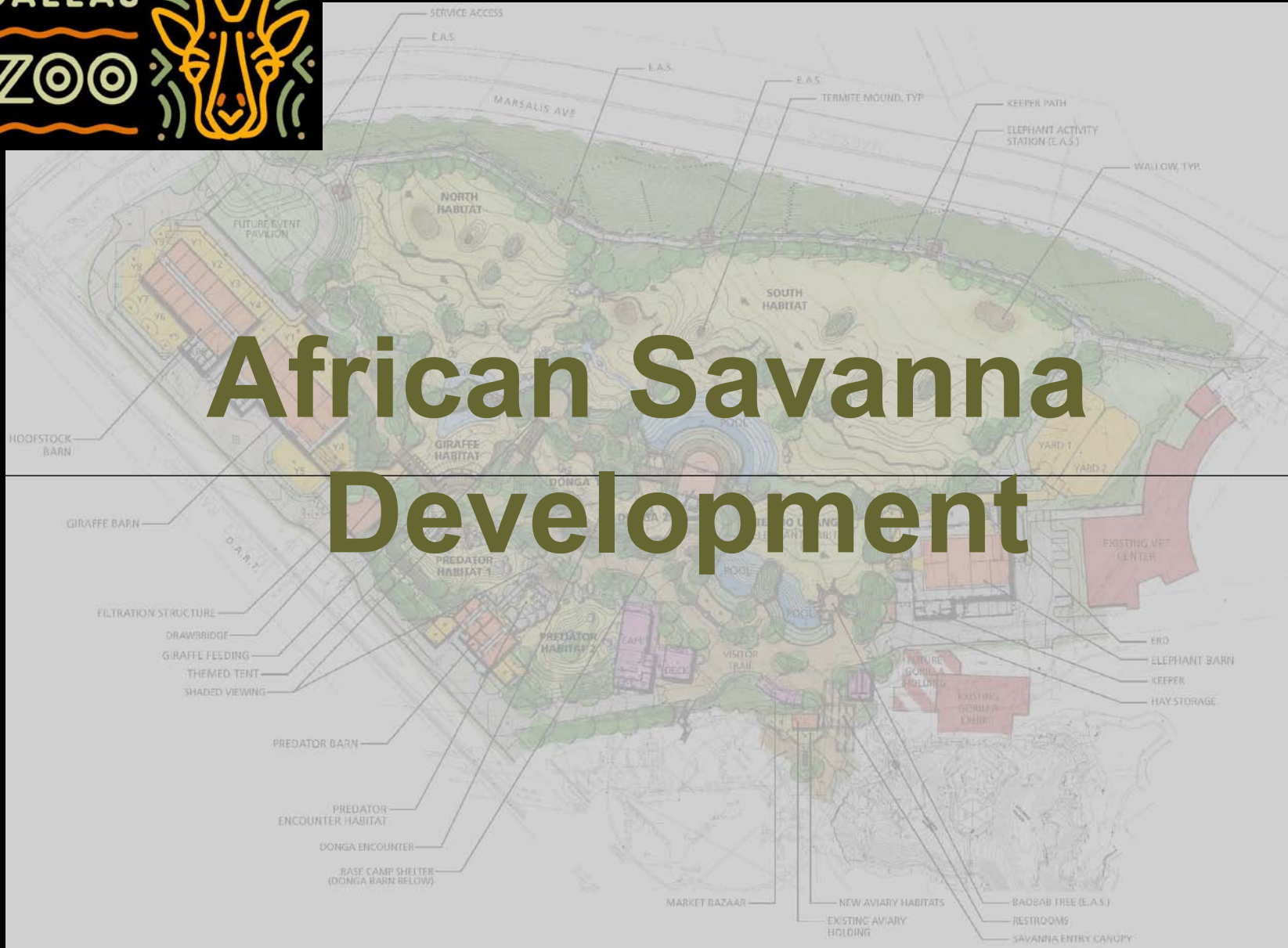
- Funding

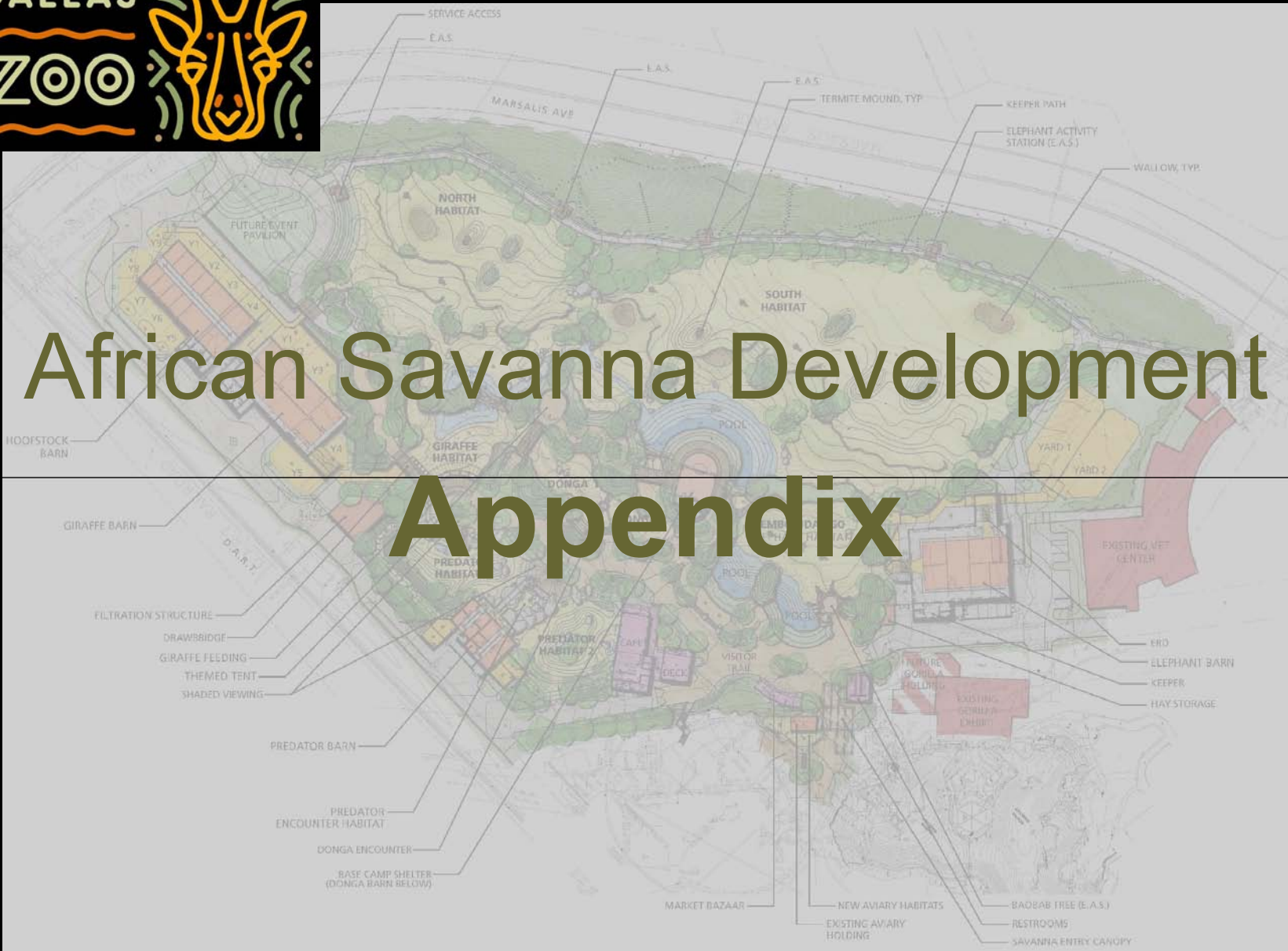
– 2006 G.O. Bonds for Dallas Zoo	\$24.0M
– Dallas Zoological Society (DZS)	<u>\$ 3.0M*</u>
– Total Funding for Design-Build Contract:	\$27.0M

*An additional \$2M in DZS funds are available for other Owner's Costs



African Savanna Development





African Savanna Development

Appendix



Appendix

Design-Build Delivery Method

- Design-Build is a project delivery method that allows the City to hire one firm or a team that provides both design and construction services
- Owner determines budget for design and construction
- Selection of Design-Build firm is a two or three-step process:
 - Request for Qualifications
 - Request for Proposals
 - Interviews (Optional)



Appendix Design-Build Delivery Method

- Design and Construction Fees and General Conditions Costs are negotiated after the “best value proposer” is selected
- Design-Build contracts are usually awarded in two or more phases:
 - Phase 1 (Design Phase) - Design fees and “pre-construction” fees are awarded initially
 - The African Savanna Phase 1 contract was awarded by City Council on November 10, 2008



Appendix Design-Build Delivery Method

- Phase 2 (Construction) – Guaranteed Maximum Price
 - After the Design-Build firm develops the design, they offer a Guaranteed Maximum Price (GMP) for construction
 - The African Savanna GMP No. 1 includes the first phase of construction and is on the agenda for consideration today
 - A future GMP No. 2 will include the remainder of construction items. The Design-Build firm has provided a cost estimate for GMP No. 2



Appendix

Scope of Work - Design-Build Contract

- Animal Exhibits:
 - Elephant
 - Giraffe
 - Hoof Stock (Zebra and Impala)
 - Ostrich
 - Lion
 - Wild Dog
 - Wart Hog
- Visitor Amenities:
 - Multi-purpose pavilion/exhibit viewing
 - Café
 - Gift Shop
 - Interpretive Graphics



Appendix

Scope of Work for GMP No. 1

- Earthwork and Rough Grading
- Site Utilities, Site Gas and Electrical Distribution
- Limited Site Concrete
- Giraffe, Elephant and Hoof Stock Holding Buildings - Structure and Shell
- Filtration System for Exhibit Water Features
- Landscaping, Irrigation, Artificial Rockwork, Pools and Exhibit Features for North Exhibit, South Exhibit and Tembo Undango Exhibits



Appendix

Scope of Work for GMP No. 2 (Future)

- Holding Buildings
 - Elephant, Giraffe and Hoof Stock Holding Buildings – Finish-out
 - Predator and Wart Hog Holding Buildings – Shell and Finish-out



Appendix

Scope of Work for GMP No. 2 (Future)

- Animal Exhibits:
 - Predator
 - Giraffe
 - Wart Hog





Appendix

Scope of Work for GMP No. 2 (Future)

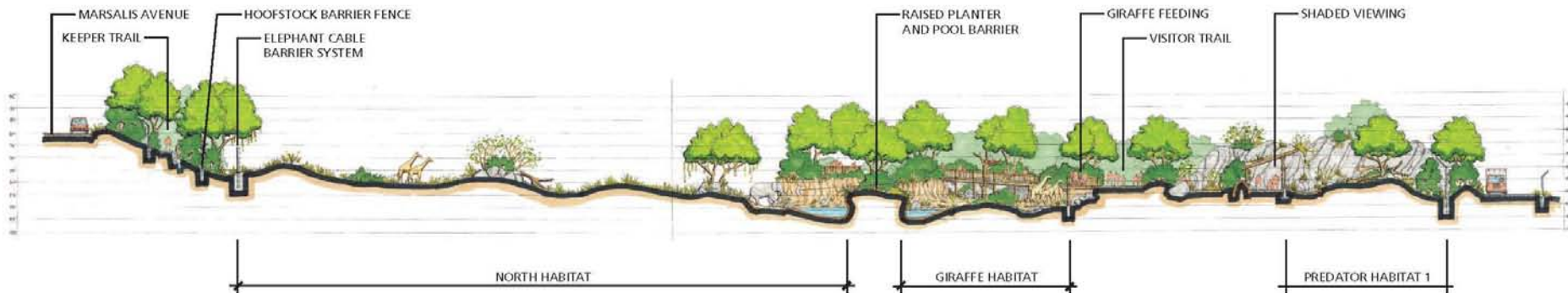
- Construction of Visitor Amenities
 - Café
 - Gift Shop
 - Rest Rooms
 - Event Pavilion (“Base Camp”)
 - Giraffe Feeding Station
 - Trails
- Balance of Landscape and Irrigation





Appendix M/WBE Participation

- Original Contract Award: 20.90%
- This Action: 25.28%
- Total M/WBE Participation - to Date: 23.56%





Appendix Schedule – Previous Actions

- Selection Process and Negotiations for Design-Build Firm Aug.-Oct. 2008
- Park Board – Approval of Design-Build Contract Nov. 6, 2008
- Council – Approval of Design-Build Contract Nov. 10, 2008
- Started Design Nov. 2008
- Park Board Approval of GMP No. 1 March 31, 2009



Appendix Implementation Schedule

- Council Approval of GMP No. 1 April 1, 2009
- Start Construction April 2009
- Design-Build Firm Provides
GMP No. 2 Proposal May 2009
- Park Board Approval of
GMP No. 2 May 2009
- Council Approval of GMP No. 2 June 2009
- Complete Construction Feb. 2010