

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF INCREASING THE)	RESOLUTION NO. 88-979
CONTRACT ALLOWANCE FOR THE METRO)	
WASHINGTON PARK ZOO AFRICA EXHIBIT)	Introduced by the
GUNITE WORK)	Executive Officer

WHEREAS, The bid for Phases I and II of the Africa Project included an allowance of \$580,000 for gunite work; and

WHEREAS, The general contractor was authorized to proceed with gunite work on a time and materials basis because bids from subcontractors exceeded the allowance, and the low bidder was unable to obtain a bond; and

WHEREAS, The Zoo has requested changes in the gunite work that have increased the value of that work; and

WHEREAS, The value of gunite work is approaching the allowance with a considerable amount of gunite work yet to be done; and

WHEREAS, The estimate for the allowance for gunite work was too low initially, and it is essential to continue the work during dry weather in order to complete the project by spring; now, therefore,

BE IT RESOLVED,

That the allowance for gunite work on Phases I and II of the Africa Project be increased to \$760,000.

ADOPTED by the Council of the Metropolitan Service District
on this 8th day of September, 1988.

Mike Ragsdale

Mike Ragsdale, Presiding Officer

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 88-979 TO INCREASE GUNITE
CONTRACT ALLOWANCE ON AFRICA PROJECT

August 24, 1988

Presented by: A. M. Rich

FACTUAL BACKGROUND AND ANALYSIS

The contract for Phases I & II of the Africa Exhibit was awarded to Bishop Contractors, Inc. That contract carried an allowance of \$580,000 for the gunite work (an art form in Zoo construction) as estimated by the architect. The general contractor received three bids from gunite contractors ranging from a low of \$684,795 to a high of \$1,133,914. The middle bid was \$900,481; the average bid was \$906,396. The subcontractor submitting the low bid had done the gunite work on three previous Zoo projects, much smaller in scale. However, he was unable to obtain a bond on this larger project.

Believing the other bids were too high, the general contractor proposed that he would assume direct responsibility for the gunite work if he could hire workers skilled in this art form and proceed on a time and materials basis. Work was monitored as it progressed under the allowance. As guniting proceeded, the Zoo requested a number of changes including: more mass and more complex gunite in the Vollum Aviary, changes in the hippo area holding walls to improve cleanability, a rock wall to protect a tulip tree at the treetops exhibit, changes in the planter at the hippo hydraulic gate, an extended wall at the hoofstock, gate pockets at the rhino hydraulic doors and added size and texturing at the hippo foot enclosure. The zoo requested changes increased the cost of the gunite by \$50,000.

We have effectively reached the upper limit of the allowance but 25% to 30% of the remaining gunite work remains. We believe it is imperative that the gunite work proceed while the dry weather lasts so that we can get animals in place and ready for an exhibit opening next spring. To do so we need to have the contractor proceed on a force account basis and are requesting that the allowance be raised from \$580,000 to \$760,000. This

new allowance will permit one more final adjustment in the allowance prior to project completion. We believe this is a reasonable figure considering the bids previously submitted by subcontractors. The project, with the increase in the allowance, remains within budget.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of this resolution.