



MEMORANDUM

DATE: April 30, 2021

TO: Honorable Council Member Fimbres

FROM: Timothy M. Thomure, P.E.
Interim Assistant City Manager

SUBJECT: Answers to Ward 5 Questions on May 4, 2021 Study Session Item 4

Q1: Is there a way to modify Concept D to take in more hardscape and less green or open space and what could that potentially cost? Yes. A Zoo expansion to the northwest area (aka Concept D) can be modified to use more hardscape and less open green space. A map of one possible way to accomplish this and an associated cost estimate are provided below. We are happy to discuss how this could work and staff are also aware of similar proposals developed by community members. The Concept below (“Hybrid D-G”) uses mostly hardscape and significantly less green space. It is only a concept at this point and the boundary can be adjusted to meet Mayor and Council’s direction.

Cost estimates are:	Original Concept D	\$3.6M
	New Hybrid D-G	\$5.5M
	Original Concept G	\$15M - \$25M (see my Memo dated April 27, 2021)

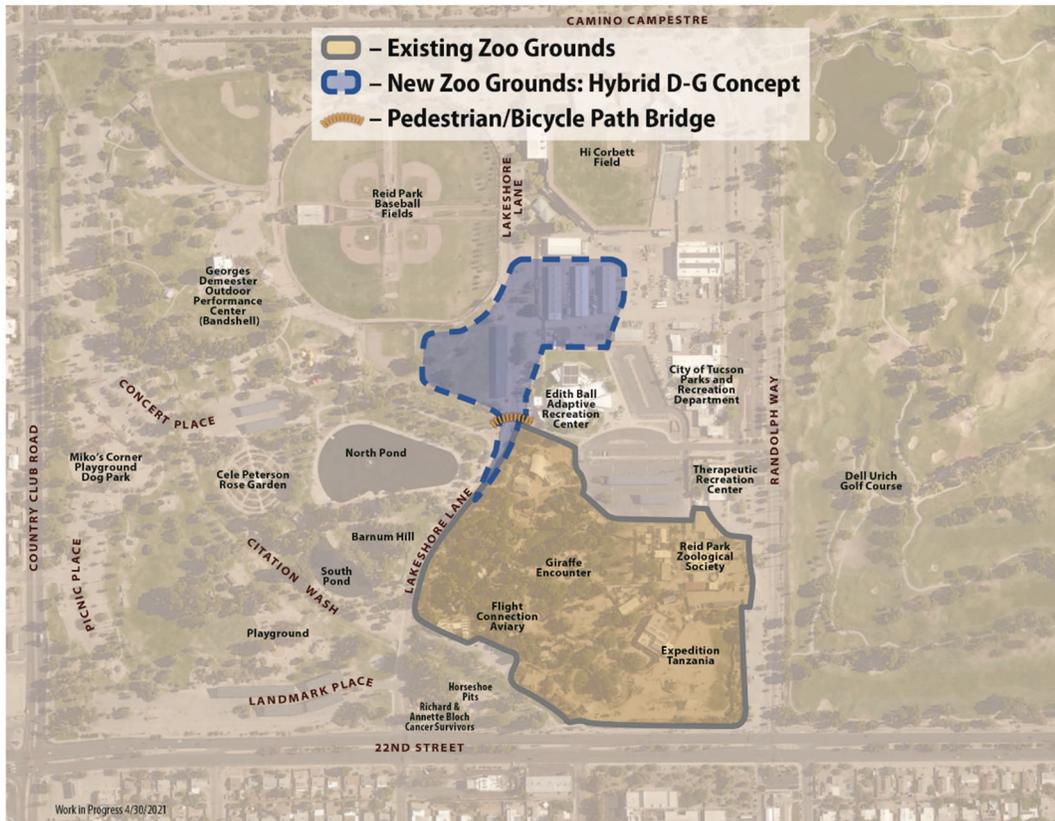


Figure 1 - Hybrid D-G Concept

Table 1 - Conceptual Costs of Original Concept D and the "Hybrid D-G" Concept

Concept D: Northwest Zoo Expansion [Updated 04/30/2021]			
North and east of large pond			
Redesign of Zoo Expansion			\$ 2,600,000
Inflation on \$23M project for 1 year (1.5%)			\$ 345,000
Resolve park circulation (pedestrian bridge)			\$ 250,000
Resolve utility conflicts, including solar			\$ 250,000
Contingency (30% of new elements)			\$ 150,000
Estimated Total			\$ 3,595,000
Hybrid Concept D-G: Northwest Zoo Expansion [Updated 04/30/2021]			
North and west of Edith Ball Adaptive Recreation Center			
Redesign of Zoo Expansion			\$ 2,600,000
Inflation on \$23M project for 1 year (1.5%)			\$ 345,000
Resolve park circulation (pedestrian bridge)			\$ 250,000
Resolve utility conflicts, including solar and Maintenance Compound			\$ 350,000
Relocate Maintenance Compound storage needs			\$ 400,000
Consolidate remaining Maintenance operations within the site			\$ 400,000
Reclaim hardscape areas			\$ 400,000
Replace parking (50 spots)			\$ 150,000
Contingency (30% of new elements)			\$ 585,000
Estimated Total			\$ 5,480,000

Notes on the above costs:

- Zoo redesign was estimated at \$2.6M for Concepts D and G; the same is applied to Hybrid D-G.
- Annual inflation of materials costs is estimated at 1.5% and Hybrid D-G would have a 1-year delay.
- Concept D assumed that park circulation would be resolved by a pedestrian bridge or similar solution. The same solution applies to Hybrid D-G.
- Concept D assumed constructability impacts to site utilities, including the solar collectors installed at the parking lot that would be hardscape converted to Zoo operation. Hybrid D-G has a higher potential for utility conflicts as it incorporates part of the Maintenance Compound.
- Concept D included a 30% contingency on the added project elements. The same percentage is included for Hybrid D-G.
- Hybrid D-G requires relocation of the storage uses of the Maintenance Compound.
- Hybrid D-G leaves a significant portion of the Maintenance Compound available to consolidate functions that need to remain on site, preventing the need to fully relocate the operation as would have been necessary under Concept G.
- Hardscape areas that are being converted into Zoo habitat need to be reclaimed and remediated.
- Hybrid D-G has a minor impact on parking that would need to be addressed.

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Note that this Hybrid D-G Concept was developed after the conclusion of the Community Survey and the Core Stakeholder Group meetings. However, many of its elements were discussed by stakeholders during the process and several different community groups have come forward in recent days with similar ideas. Further, staff has been working on this concept in response to feedback from Mayor and Council following our release of the Manager's Recommendation on April 27, 2021.

Hybrid D-G strikes a balance between the benefits of Concept D (moderate cost, high feasibility, limited project delay of one year) and the benefits of Concept G (limited loss of open space). It also addresses the detriments of Concept D (loss of park open space) and Concept G (high cost, lower feasibility, higher uncertainty risk, and multi-year project delay). It also meets the core objectives of the Community Conversation – to identify a win-win solution that provides a feasible expansion of the Reid Park Zoo without impacting Barnum Hill and South Duck Pond.

Q2: How many trees and green and open space are there in Concept G?

A2: There are approximately 20 trees and 0.5 acres of green space impacted by Concept G.

Please let me or staff know if you need any additional information.

CC: Mayor Regina Romero
Council Member Santa Cruz
Council Member Cunningham
Council Member Uhlich
Council Member Lee
Council Member Kozachik
City Manager Michael J. Ortega