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**DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES**

**CITY OF SACRAMENTO  
CALIFORNIA**

1231 I STREET  
SUITE 400  
SACRAMENTO, CA  
95814-2977

ROBERT P. THOMAS  
DIRECTOR

April 8, 1988

916-449-5200

G. ERLING LINGGI  
ASSISTANT DIRECTOR

DIVISIONS:  
CROCKER ART MUSEUM  
GOLF  
METROPOLITAN ARTS  
MUSEUM AND HISTORY  
PARKS  
RECREATION  
ZOO

WALTER S. UEDA  
DEPUTY DIRECTOR

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Rare Feline Breeding Center (NA31) - Construction Contract

SUMMARY

This report provides information regarding the development of the Sacramento Zoo Rare Feline Breeding Center. In addition, this report recommends that City Council, by resolution: (1) suspend formal competitive bidding, pursuant to City Code Section 58.401(d), for construction of the Rare Feline Breeding Center and award the contract to John F. Otto, Inc., contingent upon submittal of a construction cost estimate which includes the contractor's direct costs only; (2) authorize the City Manager to execute an agreement with the Zoological Society for a contribution of \$450,000 for the construction of Phase I of the Rare Feline Breeding Center; and (3) amend the FY 1987-88 City CIP budget by increasing appropriations to the Zoo Rare Feline Breeding Center project (NA31) to reflect increased contributions in the amount of \$217,000 for a total of \$450,000 to be made by the Sacramento Zoological Society.

BACKGROUND INFORMATION

The Sacramento Zoo provides a sanctuary for some of the most endangered animals on earth, including the Asian lion and Siberian tiger. In 1982, the zoo renovated two of its cement grottos to naturalistic lion and tiger exhibits. These two exhibits are a delight to zoo visitors and provide an excellent daytime habitat for the lions and tigers. Unfortunately, this renovation did not improve the night quarters or the off-exhibit space for these cats, which limits the ability of the zoo to isolate pregnant cats and give them room to raise their litters. Further, while the lion and tiger outdoor quarters were improved, chain-link and concrete exhibits for the other rare cats, North Chinese leopards and jaguars, are antiquated and inadequate. The Rare Feline Breeding Center will replace these cages with a more natural habitat, thereby presenting greater educational opportunities for zoo visitors and furthering the principles of the international cooperative program for breeding of rare and endangered cat species.

The Rare Feline Breeding Center, included in the City's current CIP budget, will provide a complex for the display of twelve species of exotic cats ranging in size from the ten-pound South American Geoffrey cat to the six-hundred pound Siberian tigers. On July 21, 1987, City Council, in accordance with CEQA guidelines, determined that this project would not have a significant effect on the environment and approved the Negative Declaration and project. In accordance with past Council direction regarding zoo improvement projects, this center is to be located entirely within current zoo boundaries. Additionally, the Association to Preserve Land Park supports this project and others which improve the conditions of the animals and are constructed within existing zoo boundaries (Exhibit A).

The Rare Feline Breeding Center is to be constructed in three phases. Phase I will provide an exhibit for the South American cats, to be located adjacent to the current Siberian Tiger exhibit. Phase II will renovate the current bear grottos for Puma, Snow Leopards and Clouded Leopards. The final phase will include space for cats of the African savannah: Serval; Caracal; and African Leopard.

The Sacramento Zoological Society's Zoo Builders Committee (headed by Phil Angelides), has secured the firm of John F. Otto, Inc. for construction of Phase I of this project in an amount that covers Otto's direct costs only; donating to the project their general overhead and profit. This substantial donation is estimated at approximately \$40,000 (Exhibit B).

This type of arrangement with Otto has proven beneficial to the City in the past; and most recently at Fairytale Town, with construction of the Sherwood Forest area and roofing for the puppet theater. Additionally, an agreement with Otto similar to the proposed agreement for the Rare Feline Breeding Center was utilized in the sixties to construct the lion, tiger and bear grottoes at the zoo.

The project for the construction of the Rare Feline Breeding Center was included in the FY 1987-88 City CIP budget. Award of the contract for the design of this project to the Foothill Design Group in the amount of \$81,000 was approved by Council at their regular meeting of April 5, 1988. This report recommends that formal competitive bidding for the construction contract be suspended and the contract be awarded to John F. Otto, Inc., contingent upon submittal of a cost estimate which includes Otto's direct costs only. Foothill Design will provide an estimate of the cost to construct the Rare Feline Breeding Center in order to confirm the actual costs of construction as estimated by Otto. In addition, awarding the construction contract at this time will assure that the architect and the contractor work together for the best interests of the City, as well as ensures that the construction is done at the contractor's direct costs only. Finally, this arrangement, coupled with the fact that Otto has made this type of donation to the zoo in the past, ensures that awarding this sole-source contract is in the best interests of the City.

In addition to the contribution by Otto, the Zoo Builders Committee continues to campaign for other in-kind donations as well as cash donations for the Rare Feline Breeding Center. Further, Steve Taylor, Zoo Director, held a discussion with James E. Lambert, Executive Vice President of the Builders' Exchange, Inc. in December 1987. Lambert endorsed this project and will work with his organization to seek additional donations (Exhibit C).

Total costs to the City for design, construction and administration of Phase I of the Rare Feline Breeding Center are estimated at \$625,000. Funding for this project, including projected fundraising by the Zoological Society and actual appropriations, totals \$625,000. The Zoological Society has agreed to contribute \$350,000 towards this City project, in addition to the \$100,000 secured by the Society through the County of Sacramento Civic and Cultural Awards program (Exhibit D). The funding sources for this project are:

Rare Feline Breeding Center (March, 1988)

Sacramento Zoological Society	\$350,000
County Civic and Cultural Awards (Secured by Zoological Society)	100,000
1986 Park Bond Act	100,000
General Fund	<u>75,000</u>
TOTAL	\$625,000

FINANCIAL DATA

Current appropriations in the FY 1987-88 City CIP budget for the Sacramento Zoo Rare Feline Breeding Center project total \$408,000; \$75,000 in General Fund monies and \$333,000 in Capital Grant funds, which include 1986 Bond Act grant funds, Sacramento Zoological Society donations, and a County Civic and Cultural Award. The Sacramento Zoological Society's fundraising efforts will provide the remaining \$217,000 necessary to complete this project. An amendment to the FY 1987-88 City CIP budget is necessary to increase appropriations to the Rare Feline Breeding Center project (NA31) to reflect these additional contributions of \$217,000 from the Zoological Society.

No additional City funds are requested.

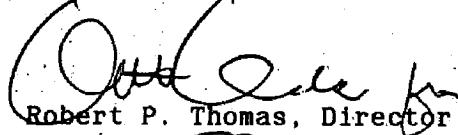
RECOMMENDATION

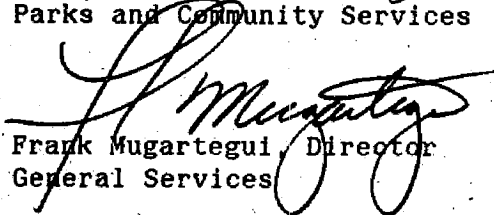
It is recommended that the Budget and Finance Committee approve this report and refer it to the full City Council for action. Further, it is recommended that the City Council, by resolution:

1. Suspend formal bidding, pursuant to City Code Section 58.401(d), for construction of the Rare Feline Breeding Center at the Sacramento Zoo and award the contract to John F. Otto, Inc. contingent upon submittal of a construction cost estimate which includes only the contractor's direct costs;

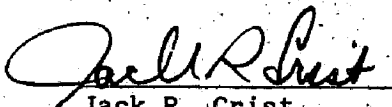
2. Authorize the City Manager to execute an agreement with the Sacramento Zoological Society for a contribution of \$450,000 for construction of Phase I of the Rare Feline Breeding Center; and
3. Amend the FY 1987-88 City CIP budget by increasing appropriations to the Zoo Rare Feline Breeding Center project (NA31) to reflect additional contributions in the amount of \$217,000, for a total of \$450,000, to be made by the Sacramento Zoological Society.

Respectfully submitted,

  
Robert P. Thomas, Director  
Parks and Community Services

  
Frank Mugartegui, Director  
General Services

Recommendation Approved:

  
Jack R. Crist  
Deputy City Manager

RPT:ja

District 4  
April 19, 1988

# **RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

**RESOLUTION SUSPENDING FORMAL COMPETITIVE BIDDING FOR  
CONSTRUCTION OF THE SACRAMENTO ZOO RARE FELINE  
BREEDING CENTER AND AUTHORIZING THE CITY  
MANAGER TO AWARD THE CONTRACT  
TO JOHN F. OTTO, INC.**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF  
ALL MEMBERS VOTING IN FAVOR THEREOF:**

1. That pursuant to Section 58.401(d) of the Sacramento City Code, it is hereby determined to be in the best interests of the City to suspend formal competitive bidding for the construction of the Sacramento Zoo Rare Feline Breeding Center; and

2. That the City Manager is hereby authorized to execute the necessary contract for construction of the Sacramento Zoo Rare Feline Breeding Center with John F. Otto, Inc., contingent upon submittal of a construction cost estimate which includes the contractor's direct costs only.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN  
AGREEMENT WITH THE SACRAMENTO ZOOLOGICAL SOCIETY AND  
AMENDING THE FY 1987-88 CITY CIP BUDGET FOR THE  
ZOO RARE FELINE BREEDING CENTER PROJECT (NA31)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the City Manager is hereby authorized to execute an agreement with the Sacramento Zoological Society for a contribution of \$450,000 for construction of Phase I of the Rare Feline Breeding Center.
2. That the FY 1987-88 City CIP budget is hereby amended by increasing appropriations to the Zoo Rare Feline Breeding Center project (248-500-NA31-4820) in the amount of \$217,000 (for a total of \$450,000) to reflect increased contributions to be made by the Sacramento Zoological Society.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

was awarded the city contract for the two-year period extending from January 1987 to December 1989, with an option to renew for an additional two years.

In spite of the city's agreement with APLP, and Mr. Johnston's promise to reduce noise, Mr. Johnston now claims that any efforts to reduce noise would interfere with his money-making operations and has delayed changes to next September. At this point, the city has done nothing to force any action by Mr. Johnston. If you are bothered by noise or congestion at Funderland, write or call Bob Thomas, Director of City Parks and Recreation Services, at 449-5200.

**\* WHAT IS "IMPROVED" BY ZOO CAPITAL IMPROVEMENTS?**

The city's capital improvement budget for 1987-88 includes funds for the following projects in order of priority:

- rare feline breeding center and exhibit
- 3,000 square foot building to house a gift shop, displays, and offices for zoo staff and zoological society (we assume the same displays will be maps of zoo expansions)
- educational interpretive center
- snapping turtle exhibit

Don Babbitt, Chairman of APLP, presented APLP's position on these projects at a March 24, 1987 city council Budget and Finance Committee meeting. Specifically, APLP supports only those projects, such as the rare feline exhibit and turtle exhibit, which directly benefit zoo animals and would be constructed within the existing zoo boundary. Don further stated that APLP opposes other construction projects which would consume limited park land without improving the quality of life for zoo animals. Specifically, Don asked that the city council delay these other projects until the zoo plan EIR was completed. Tom Chinn, the city councilman who represents the Landsea area, defended the need for on-site zoo offices and gift shop. In spite of Don's testimony, the committee voted to approve the projects but to delay expansion beyond the existing boundaries pending completion of the EIR.

**WHERE HAVE ALL THE DOLLARS GONE?**

In March 1987, the city council approved the use of funds from the Fairytale Town account (comprised primarily of revenues from Funderland and other park concessions) for a number of projects in the zoo, Fairytale Town, and the park as identified below:

	1986-1987		1987-1988	
	Amount	Percent	Amount	Percent
Fairytale Town	\$17,000	40	\$13,000	29
	10,000	24	4,500	10
Concession areas	-0-	-0-	8,000	18
Park	15,000	36	19,000	43
<b>TOTAL</b>	<b>\$42,000</b>	<b>100</b>	<b>\$44,500</b>	<b>100</b>

APLP supports the concept of using revenues generated by activities within the park to maintain and improve park facilities. Nevertheless, we are concerned that less than half of the revenues are being earmarked to improve activities and facilities for general park users. Insufficient revenues are being directed to repairing the wear and tear to the park. In 1986-87, only \$15,000 or 36 percent of these funds appropriated for park projects will be used to benefit nature and picnicking areas located outside Fairytale Town, the zoo, and the concession areas.

**APLP SCHEDULES MAYORAL CANDIDATES' NIGHT SEPTEMBER 3**

APLP invites you to attend a Candidates' Night on September 3 at 7:00 p.m. in the City High School auditorium. APLP has asked each candidate for Mayor to give a brief presentation and answer questions.

November 13, 1987

Mr. Steve Taylor  
Sacramento Zoo  
3930 W. Land Park Drive  
Sacramento, CA 95822

RE: Rare Feline Breeding Center

Dear Steve:

The purpose of this letter is to formalize our offer in regards to the above referenced building project.

John F. Otto, Inc. is willing to construct this project at our direct costs only and forgive as a donation to the project our general overhead and profit. On a project of this size and magnitude, we would value the donation, therefore, to be about \$40,000.

Also we would take an active part in the preconstruction phase working with the architect to insure the design of the facility is economical and efficient, yet meeting the functional and aesthetic requirements. We would also work with the fundraising efforts to help solicit particularly in-kind "construction donations." We would perform all this preconstruction activity at no cost to the project.

Should you have any questions or comments regarding our approach to this project, please let me know. As we discussed, John F. Otto, Inc. participated in other projects at the Zoo and Fairytale Town using this same approach. We certainly hope we can do the same here.

Sincerely,

JOHN F. OTTO, INC.

By: 

Carl R. Otto  
President

CRO:ls

cc: Burnett Miller

John F. Otto, Inc.  
1717 Second Street PO. Box 2858  
Sacramento, CA 95812  
(916) 441-6870

License #178809





DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

ZOO DIVISION

December 9, 1987

3950 W. LAND PARK DRIVE  
SACRAMENTO, CA  
95822-1123

916-449-5166

STEVE H. TAYLOR  
ZOO SUPERINTENDENT

ACCREDITED BY THE  
AMERICAN ASSOCIATION  
OF ZOOLOGICAL PARKS  
AND AQUARIUMS

James E. Lambert  
Executive Vice President  
Sacramento Builder's Exchange  
1331 T Street  
Sacramento, CA 95814

Dear Jim,

Thank you for meeting with me yesterday in regard to the Builders' Exchange involvement at the Sacramento Zoo. There are many worthwhile projects in which you can be involved.

Our main focus now is raising funds for the Rare Feline Breeding Center. This new exhibit will house three endangered South American cats: the Margay, the Geoffroy cat, and the Jaguar. In addition, we will greatly improve facilities for our Asian lions and Siberian tigers. If you have any questions that are not answered in the material I provided you, please do not hesitate to call me.

As I mentioned, John F. Otto, Inc. has volunteered to be our general contractor on this project at costs. This represents a donation of approximately \$40,000. I am pleased that you and I agreed that this was a generous donation and one which the City should accept. We will be going to City Council shortly after the first of the year to request that they award the contract for the Rare Feline Breeding Center to John Otto, Inc.

I would very much like to make a presentation to your Board regarding their involvement at the Zoo as I see many opportunities. Let me know when you feel this would be appropriate.

Again, thank you for your time this week.

Sincerely,

*Steve H Taylor*  
Steve H. Taylor, Director  
Sacramento Zoo

ST/b  
cc: C. Otto  
D. Wray



SACRAMENTO  
ZOOLOGICAL  
SOCIETY

3930 Westland Park Drive  
Sacramento, California  
95822

Telephone  
916-449-5888

April 6, 1988

Robert P. Thomas, Director  
Parks and Community Services  
City of Sacramento  
1231 I Street, Ste 400  
Sacramento, CA 95814

Dear Bob,

The Sacramento Zoological Society will commit up to \$450,000 in donations and in-kind services toward the completion of the Rare Feline Breeding Center at the Sacramento Zoo. We understand the available resources for this project will be as follows:

\$ 75,000	City General Fund
\$100,000	State Grant (City)
\$100,000	County Grant (Society)
<u>\$350,000</u>	Zoological Society
\$625,000	

We understand that the architectural contract and the construction contract should be awarded this month. We are hopeful that construction will be under way next Fall.

As always, the Zoological Society is pleased that we were able to work together to initiate funds from a wide variety of sources.

Sincerely,

Jay Fetters, President  
Zoological Society

JF/b