



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
March 11, 2021

Department Park & Zoo

Director Approval Angela Anthony

AGENDA ITEM Consider a scope of work to solicit proposals for an ADA accessible restroom, located within Kiddy Land at Ralph Mitchell Zoo.

SUMMARY RECOMMENDATION City staff recommends approval.

BACKGROUND Ralph Mitchell Zoo, opened in 1925, currently does not have adequate restroom facilities within the interior of the zoo. The closest restrooms are located outside of the zoo's perimeter, near Miss Able's Snack Shack. This restroom is only accessible by exiting the zoo grounds entirely. By establishing an ADA accessible restroom that is also family friendly (baby changing station, etc.) near Kiddy Land, zoo guests will not have to exit zoo grounds to utilize a restroom. In addition, handwashing and baby changing areas will be more accessible and closer to Kiddy Land, which is the highest trafficked area within Ralph Mitchell Zoo. The proposed ADA accessible restroom at Kiddy Land is a budgeted capital expenditure for 2021.

BUDGET IMPACT This project is included in the budget for 2021.

SUGGESTED MOTION I move to approve the scope of work and authorize City Staff to solicit proposals for an ADA accessible Kiddy Land restroom.

SUPPORTING DOCUMENTS Scope of Work for ADA accessible restroom to be located within the Kiddy Land area at Ralph Mitchell Zoo

REQUEST FOR PROPOSALS

The City of Independence, Kansas, is soliciting proposals from qualified professional design consultants to assist the City of Independence's owned Ralph Mitchell Zoo in designing and preparing an ADA accessible single stall restroom meeting or exceeding the attached specifications.

Sealed proposals will be received in the office of the City Clerk, 811 W. Laurel Street, Independence, Ks. 67301, on or before 2:00 p.m. on April, 15nd. Proposals shall be plainly marked "ZOO ADA RESTROOM". FAXED OR EMAILED PROPOSALS WILL NOT BE ACCEPTED. Proposals that are received after 2:00 p.m. will not be opened and will be returned to sender.

The city reserves the right to accept or reject any or all proposals or to waive any irregularities should any occur as may best benefit the City.

If you have any questions regarding the proposal please contact Angela Anthony at 620-332-2512 or at angelaa@independenceks.gov.

Lacey Lies, Director of Finance

Date



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ADA ACCESSIBLE SINGLE STALL RESTROOM:

\$ _____

PLEASE SEE THE ATTACHED DOCUMENTS FOR SPECIFICATIONS

DELIVERY INCLUDED TO:
RALPH MITCHELL ZOO
300 MISS ABLE AVENUE
INDEPENDENCE, KS 67301

FOR QUESTIONS, PLEASE CONTACT:
ANGELA ANTHONY, PARK/ZOO DIR.
ANGELAA@INDEPENDENCEKS.GOV
(620) 332-2512



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PURPOSE:

Ralph Mitchell Zoo, operated by the City of Independence, is requesting proposals from contractors to design and build an ADA accessible single stall restroom for Ralph Mitchell Zoo. The zoo is currently in the preliminary stages of pursuing accreditation with the Association of Zoos and Aquariums (AZA), with the goal of submitting all application materials during March of 2026. The Ralph Mitchell Zoo, in conjunction with Riverside Park on which it is located, is known locally as the "Jewel of Independence". In addition, Ralph Mitchell Zoo is in the planning stages of making significant capital improvements in facilities over the next twenty years, and these improvements include the completion of a restroom facility in the highest trafficked area of the zoo, known as Kiddy Land.

BACKGROUND:

Riverside Park was founded in 1914 when fifty acres of land adjacent to the Verdigris River was donated to the City of Independence. The renowned landscape architect, George Kessler, designed the park to work in harmony with the natural surroundings while anticipating future needs of the community. In following years, the park grew to include a large playground, baseball stadium, band stand, tennis courts, and buildings used for gatherings. Later additions to the park include a carousel in 1950, a miniature train in 1953, a Santa Fe 1050 steam locomotive in 1955, and a Corythosaurus from the Sinclair Dinoland display at the 1964 World's Fair in 1965.

Ralph Mitchell Zoo was added to the park in 1925. Elephants, tiger, seals, lions, and bears were early animal attractions for zoo visitors until the debut of Monkey Island in 1932. The Island continues to draw visitors worldwide due to its distinction as being the birthplace of Miss Able, a rhesus monkey made famous by her successful trip to space aboard a Jupiter Rocket in May of 1959. Monkey Island shares historical significance with other structures in the park and zoo in that it was one of the many construction projects built during the Great Depression. Between 1930 and 1940 the additions of the Swan Pool, historical stone steps in the zoo, three additional park buildings, the stadium wall, and the wall surrounding our eighty-six acre cemetery were constructed through the efforts of the local townspeople.

The staff of Riverside Park and Ralph Mitchell Zoo are proud of the history that surrounds the park and zoo and we take our stewardship seriously. We are aware that progress marches steadily forward and we strive to maintain the balance between new and old. We believe we can offer new attractions while preserving and sharing those things that make us truly unique. Park and Zoo personnel have been tasked with the challenge in the last few years to of revitalizing our facilities and exhibits, along with performing the necessary renovations to our vintage amusement rides.

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A major focus in 2015 was the renovation of Monkey Island which received vital upgrades to its infrastructure. Thanks to the generosity of our non-profit partner the Friends of Riverside Park and Ralph Mitchell ZOO (FORPAZ), and guidance from the Park Board, the addition of play equipment for the animals and aesthetic improvements occurred within the beloved feature in 2016. The coming years will see a continuation of our revitalization plans with more buildings, zoo exhibits, and other features receiving the care they deserve. We do this while caring for our animals, performing operations and maintenance of park and zoo grounds, rental facilities, five neighborhood parks, and trees that line the sidewalks within the downtown area.

PROJECT SCOPE:

The contracting team will work closely with administrative City Staff and the Park and Zoo Department to design and build a single stall ADA accessible restroom located within the grounds of the Ralph Mitchell Zoo to service the historical area of the zoo known to the public as Kiddy Land. The project will entail the design of the restroom facility itself, and all construction of the restroom including necessary plumbing, masonry, and electrical work. The design of the restroom must allow for use during all weather, including pipes that are nonfreezing. While the building does not need to be heated or cooled, the plumbing and electrical must be installed so that they function in all weather conditions.

The architecture and design will consist of the following: single stall restroom design with urinal, sink as well as a handwashing soap, paper towel, and toilet paper dispenser. The design must also include handrails for ADA accessibility as well as a baby changing station. The zoo is requesting for doors that can lock both from the interior (for guest privacy) as well as the exterior (for reduction of vandalism).

Construction documents should provide the ability to construct the designed restroom and should include the following at minimum:

1. Mechanical Service: Intended heat source to protect the utilities from freezing (not intended to heat the space to room temperature).
2. Sewer: The restroom will need to be tied into the existing sewer line
3. Water: The restroom will need to be tied into the existing water line
4. Ventilation: Proper mechanical ventilation
5. Electrical Service: Provide electrical service within the building for location of service panel, as well as the installation of needed systems for lighting and operation of toilet and sink
6. Interior Features: Fully ADA Accessible

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7. Full Interior Amenities: Including toilet, sink, urinal, and baby changing station
8. Exterior Features: Exterior Heavy Metal Doors with locking systems for both guest privacy as well as the ability for staff to lock the restroom against vandalism at night

The professional design consultants who are awarded the project will be responsible for attending meetings with the administration team of the City of Independence, City Commission, and the staff of the Riverside Park and Ralph Mitchell Zoo Department. Upon the awarding of the contract, a more detailed scope of work will be developed alongside of the professional design team.

A sample design is included in the specifications on the last page of this document for sample purposes only. The intention of this attachment is to illustrate the intended concepts as a starting point for both pricing and design. The contractor will be responsible for designing and building the actual restroom facility to be constructed. The potential does exist that some necessary tasks have been omitted from the scope of work that is provided. The contractor is responsible for identifying in their proposed proposal any additional tasks or contracting work that they feel would be necessary to complete the project.

PRE-PROPOSAL MEETING:

A pre-proposal meeting and tour of the Ralph Mitchell Zoo Kiddy Land area will be held on March 24rd, 2021 from 1:00 p.m. – 2:00 p.m. for any contractor who may be interested in placing a proposal for this project. In addition, if the contracting firm is unable to attend the meeting and tour in person, the option to attend the meeting via conference call is available. Please contact the Park and Zoo Director, Angela Anthony, by March 19, 2021 at 5:00 p.m. if you are requesting to participate via phone. While participate in the pre-proposal meeting is not necessary, it is strongly encouraged that at least one member of the contracting team is present at the meeting. City staff will facilitate the meeting and will include a scope of the project, a tour of the zoo, as well as a period for questions and answers.

Any additional questions concerning the project to design and construct an ADA accessible single stall restroom for the Ralph Mitchell Zoo should be sent to Angela Anthony, Park and Zoo Director, at angelaa@independenceks.gov.

SELECTION PROCESS:

Submissions for the project will be reviewed by City Staff and presented at the City Commission meeting on Thursday, April 22nd at 5:30 p.m. for project award. The commission meeting is televised live via the City of Independence Facebook page. The City Commission will have the final authority to select based upon the capabilities and qualifications of proposal respondents. Neither Ralph Mitchell Zoo, nor the City of Independence, will be held responsible for any costs that are incurred by professional

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design consultant firms who choose to proposal on this project.

CONTRACT:

The City of Independence will enter into a contract for design services with the selected contractor. The City of Independence will require a time and expense agreement to be constructed by the project awardee, with an established maximum fee plainly stated on the proposed proposal.

SELECTION CRITERIA:

The successful professional design consultant will demonstrate the experience, expertise, and qualifications that are needed of the type of work that is specified and will demonstrate a capacity to manage the Kiddy Land ADA accessible single stall restroom project effectively. The consultant will demonstrate not only an interest in, but convey an understanding of, the requirements of this project. In addition, they will provide references for similar projects, provide the City with a proposed time schedule for project completion, and show the necessary ability to both identify as well as address any problems that may arise during the duration of the contracted work period.

Key Selection Criteria will include:

1. Professional Qualifications: The personnel have the training, education, and relevant experience needed to conduct the scope of work set forth in this document.
2. Specialized Experience in Related Projects: The design team has demonstrated that they hold the specialized experience needed to complete the Zoo restroom project for Ralph Mitchell Zoo, and have worked on similar projects in the past.
3. Technical Competence of Project: The design team has demonstrated that they hold the technical competence that will be needed to complete the Zoo restroom project for Ralph Mitchell Zoo.
4. Proposed Schedule and Budget Considerations: The design team will provide a detailed proposed schedule, as well as total cost of the project. The cost analysis will include an established maximum fee plainly stated.
5. Past Performance on Related Projects: The design team will furnish the zoo staff with examples of previously completed restrooms for parks and/or zoos that are of similar size and capabilities of Ralph Mitchell Zoo.
6. Project Understanding: The design team will show that they clearly understand the project and produce a plan of work, including architectural design for the Kiddy Land ADA accessible restroom.
7. Quality Assurance Methods: The team will outline the quality control processes that

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they will have in place for the duration of this project, as well as the management approach of the design team.

SUBMISSION REQUIREMENTS:

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