

To: Board of Management

From: Robin D. Hale  
Chief Operating Officer

Subject: **NORTH ZOO SITE REDEVELOPMENT - CONSULTING CONTRACT**

Date: 2010-05-25

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**Summary:**

This report recommends splitting up the consulting contract for the North Zoo Site Redevelopment Project into four separate agreements to facilitate the management of the consulting services.

**Recommendations:**

**It is recommended that the Board approve the creation of four separate consulting agreements, one for each phase of the North Zoo Site Redevelopment Project, to replace the previously approved three contracts.**

**Background:**

The North Zoo Site Redevelopment Project was planned as a comprehensive five-year, \$30.0 million, development that will provide significant public offerings, rehabilitate an aging site and replace older out of date exhibitry, holdings and services. The architectural design firm of CLR was selected as the primary consultant for the project on 2005-02-22. As part of their services CLR is contracted to provide an overall schematic design, a detailed design, and contract administration for the first two phases of the project (Phase I - Tundra and Phase II -Eurasia and Canadian Wilderness). The agreement also provided for CLR to proceed with the balance of the design (for Phase III - Tropical Americas) upon subsequent approval of the funding for the final phase by City Council.

Approval was given at the September 2007 Board meeting to create three separate consulting agreements to replace the single contract.

**Comments/Discussion:**

The approved 2010-2019 Capital Works Program identifies full funding, commencing in 2011, for the Eurasia component of Phase II of the project. The Phase II – Canadian Wilderness component has been deferred, in the Capital Works Program, pending raising the funds for a significant portion of the \$24 million project value.

The splitting of the implementation of Phase II will not allow us to release the consulting funds held back pursuant to the agreement (i.e. 10 % retainage) until the conclusion of all of the

services for the entire project. This could leave CLR and its sub-consultants waiting indefinitely for their final holdback release for the Eurasia work.

Each phase has an individual design and is tendered separately to different contractors. The Board has already approved the creation of three separate agreements for the project in order to manage the flow of payments to the consultant. Now that the implementation of Eurasia and the Canadian Wilderness will be separated it is necessary to split the Eurasia and Canadian Wilderness components. In this manner we will be able to release the holdback related to each phase at the conclusion of contract administration services for that phase.

All of the terms in the original agreement will be replicated in the individual agreements for each phase.

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R. D. Hale  
Chief Operating Officer