

Nathan Phillips Square Revitalization Project – Status Update

Date:	July 24, 2014
To:	Government Management Committee
From:	Chief Corporate Officer
Wards:	27 – Toronto Centre-Rosedale
Reference Number:	P:\2014\Internal Services\Fac\Gm14007Fac-(AFS 19227)

SUMMARY

The purpose of the report is to advise on the status of the Nathan Phillips Square Revitalization (NPSR) project, including the closing out of contract Phases 1 and 2 and to advise on the steps staff has taken to move forward with the final NPSR project phases.

RECOMMENDATIONS

The Chief Corporate Officer recommends that:

1. City Council authorize the Chief Corporate Officer, with the assistance of the Fairness Monitor, to invite offers from qualified potential lessees to customize the design and to build, finance and operate a restaurant on Nathan Phillips Square substantially in accordance with the Restaurant Operator/ Developer Selection Process section of this report; and, to evaluate those offers and report back to Council with a recommended lessee, together with a recommended lease on commercially reasonable terms acceptable to the Chief Corporate Officer and in a form acceptable to the City Solicitor.

FINANCIAL IMPACTS

Funding for the Nathan Phillips Square Revitalization project is available in the 2014 Capital Budget and 2015 – 2023 Capital Plan for Facilities Management and Real Estate (FM&RE). Total project cost is \$60.395 million and the funding sources are outlined in Table 1 below.

Table 1 – Nathan Phillips Square Revitalization Funding Sources (\$ millions)	
Debt Funding	16.000
Contribution from Transportation Services (Bike Station)	1.200
Contributions from Toronto Parking Authority	2.536
Pan Am Games Funding	4.146
Reserve Funds – LARF & Capital Financing Reserves	27.013
Reserve Funds – Public Realm	9.500
Total Project Cost:	60.395

The total project cost consists of approved funding for the NPS Revitalization elements of \$51.749 million and state of good repair and other works of \$8.646 million. Refer to Appendix A – Life-to-Date Financial Update for costs incurred up to June 30, 2014.

The project is currently forecasting to be completed on budget. The updated cash flow forecast for the project is shown below in Table 2 below.

Table 2 - Updated Nathan Phillips Square Revitalization Cash Flow Plan (\$ millions)				
	Life to Date Spent (As of Dec 31, 2013)	2014	2015	Total
Current Estimates	46.902	10.263	3.230	60.395
Approved Plan	46.902	13.493	0.000	60.395
Variance	0.000	(3.230)	3.230	0.000

Cash flows approved in the 2014 Capital Budget for Nathan Phillips Square totals \$13.493 million, of which \$1.289 million has been spent and an additional \$8.974 million is expected to be spent. Therefore it is estimated that \$10.263 million or 76% of the 2014 approved cash flow will be spent by year-end. Overall, the NPSR project experienced delays due to the coordination of construction activities with ongoing events on the Square, unforeseen site found conditions, change in contractors during 2013 resulting in re-tendering scope of work for Phases 3 and 4 under a revised contract structure, and extreme weather conditions during Q1 2014 that limited the ability to proceed with construction. Any unspent cash flows will be carried forward into 2015 for FM&RE to complete the work prior to the Pan Am Games.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

The following information relates only to the Construction Management Contract with PCL Constructors Canada Inc.

At its meeting held on August 19, 2009, the Bid Committee awarded the contract for Pre-Construction and Construction Services for the Nathan Phillips Square Revitalization project to PCL Constructors Canada Inc. This report can be found at the following link:
<http://www.toronto.ca/legdocs/mmis/2009/bd/bgrd/backgroundfile-22793.pdf>

Awarding of this contract in the amount of \$28,000,000.00 was authorized under the Municipal Code, Chapter 195-16, extended Authority of the Bid Committee. This award was reported to the Government Management Committee by the Director of Purchasing and Materials Management on October 14, 2009. This report can be found at the following link:
<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-24129.pdf>

On August 25, 2010 Council approved the amendment to Purchase Order 6029461 by \$4,813,000.00 to \$32,813,000.00 to include additional and increased scopes of work required for the additional improvements to the TPA's parking garage and for the increase scope of work related to the new bicycle storage facility located in the parking garage. Also, Facilities Management identified additional scope of work related to the deteriorated condition of the existing slab requiring repairs. This report can be found at the following link:
<http://www.toronto.ca/legdocs/mmis/2010/ex/bgrd/backgroundfile-32983.pdf>

The following relates only to the Award of the contract to Four Seasons Site Development Limited for Phase 3 work.

At its meeting held on July 5, 2013 the Bid Committee awarded the contract for Nathan Phillips Square Project Phase 3 to Four Seasons Site Development Limited in the amount of \$11,473,786.51 plus HST. This report can be found at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.BD133.2>

The following relates only to the amending agreement with Plant Architect Inc. and Perkins + Will Canada Corporation in Joint Venture as per the GM23.10 report.

At its meeting held on July 16, 17, 18 and 19, Council approved the amendment to Purchase Order 6024178 for the architectural and related design services and contract administration services for the implementation of the Nathan Phillips Square Revitalization Project increasing the Purchase Order value by \$898,185.00 net of all applicable taxes and charges (\$913,993.06 net of HST recoveries), revising the current contract value from \$4,297,815.00 (\$4,373,456.54 net of HST recoveries) to \$5,196,000.00 (\$5,287,449.60 net of HST recoveries) net of all applicable taxes and charges. This report can be found at the following link:
<http://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-59093.pdf>

ISSUE/ BACKGROUND

In 2012, GMC received two up-dates (May 24, 2012- GM14.1, and June 27, 2012- GM15.1), and in 2013 GMC received an additional two up-dates (May 7, 2013-GM21.10 and GM21.11) which reviewed the scope of the project and the expected timelines for completion of the various elements. The updates also reviewed the issues related to the suspension of the Nathan Phillips Square Bike Station and the subsequent direction from Council for Transportation Services to reintroduce the Nathan Phillips Square Bike Station project.

GM14.1 – <http://www.toronto.ca/legdocs/mmis/2012/gm/bgrd/backgroundfile-47367.pdf>

GM15.1 - <http://www.toronto.ca/legdocs/mmis/2012/gm/bgrd/backgroundfile-48377.pdf>

GM21.10- <http://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-56845.pdf>

GM21.11- <http://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-56842.pdf>

The implementation of the NPSR project is being phased to minimize disruption and to accommodate the various activities and events taking place on Nathan Philips Square on an ongoing basis.

COMMENTS

Project Elements and Schedule

The NPSR project construction (including Revitalization and State of Good Repair (SOGR) work) is divided into phases with various project elements scheduled for completion from 2010 to 2014 and is summarized as follows:

Phase 1A was completed in May 2010 with the construction of the new City Hall Podium Green Roof.

Phase 1 was completed in 2010-2011 as follows:

- replacement of the children's playground equipment (*completed December 2010*);
- new Skate Pavilion and Concession building (*completed November 2011*); and
- Underground infrastructure work for other project elements, including electrical, data, water, sewer, and gas site services (*completed December 2011*).

Phase 2 was completed in 2012 as follows:

- the new northwest vehicular laneway (*completed February 2012*);
- the new theatre stage (*completed in December 2012*);
- a nine-jet water fountain feature and new electrical and data hydrants in the middle of the Square (*completed July 2012*);
- the relocated Peace Garden (*partially completed in 2012*); and

Phase 3 and Phase 4 are targeted for completion by the end of 2014:

- increased landscaping along the western edge of the Square – completion by end of 2014;
- completion of deferred work related to the relocated Peace Garden – completion by end of 2014 with planting in early Spring 2015;
- new planting and landscaped surfaces for the Queen Street frontage of the Square; and
- upgrading the existing parking garage access building at the corner of Queen and Bay Streets by end of 2014/early Spring of 2015;

Restaurant Phase as follows:

The proposed new restaurant will be constructed separately as a stand-alone project and will be scheduled once a successful proponent is selected based upon an RFP selection process to design, build, finance and operate the restaurant.

Project Procurement Process and Status of Phases 3

Construction of the NPSR project Phases 1 and 2 was delivered under a Construction Management (CM) contract by PCL Constructors Canada Inc. (PCL). This contract was awarded to PCL in August, 2009. To proceed with construction of Phases 3 and related work, the City chose to end the existing CM contract with PCL in accordance with its terms, and put the Phase 3 work out for public tender.

The design for NPSR project by PLANT Architect Inc., Perkins and Will Architects in Joint Venture was completed allowing staff to proceed with the tendering of Phase 3, including the deferred relocated Peace Garden work previously included in Phases 1 and 2 of the NPSR project.

NPSR Phase 3 tender was awarded by the Bid Committee on July 5, 2013 to the low bidder, Four Seasons Site Development Limited. The contract was signed on August 30, 2013 and construction commenced on September 5, 2013. The implementation of Phase 3 is being phased into two separate stages to accommodate the street and sidewalk vendors on Queen Street and to minimize disruption to the public.

Currently, Phase 3 work is proceeding in the West Quadrant of Nathan Phillips Square with the completion of the new Peace Garden by December 2014, the completed new northwest quadrant Sculpture Garden in June 2014, and the completed partial reconstruction of Osgoode Pedestrian Laneway. In the Queen Street Forecourt, work is proceeding with the completion of the West Stage landscaping expected by July 31, 2014, and the completion of the parking garage access building renovations including the elevator modernization expected by December 2014.

Complications arising from the unforeseen site condition of having to replace and relocate an existing hydro chamber at the SE corner of NPS seriously impacted the schedule and the project budget. Recognizing the time and cost impact of Toronto Hydro Electric System Limited (THESL) requirements, to deal with this unforeseen site condition the prudent option is to redesign the SE corner of NPS.

Additionally, structural/ loading restrictions, site conditions related to soil depth, waterproofing and unforeseen structural conditions related to the Sheraton bridge structure resulted in the design having to be modified and additional scope of work added. Finding a resolution to the above issues had a schedule impact causing a delay and pausing the work during the Winter months. Work restarted on the West Stage the last week of April and is now scheduled to be completed by end of July 2014.

With the unforeseen site conditions and delays encountered during the construction of the West Stage, the ability of the contractor to complete the East Stage landscaping scope of work by December 2014 has become questionable. As a result, there is now a much greater risk of the project team not achieving the intended completion by December 2014. In this regard, Facilities Design & Construction has reviewed the available options to mitigate the risk of not achieving the target project completion date with the re-evaluation of the East Stage scope of work being the most reasonable and effective option. The challenges on this project are mainly due to unforeseen site conditions which have had an impact on the project schedule and resulted in claims requiring resolution. It must also be noted that this project is subject to climactic conditions resulting in delays due weather related work stoppages.

The claims presented by the General Contractor for additional costs and time extensions are being managed by the project team while the project continues to proceed with all parties pushing for completion by the end of 2014.

New Bike Storage Facility (Bike Station)

The proposed new Bicycle Storage Facility is being constructed separately, as a stand-alone project. The original intent was to complete the Bike Storage Facility as part of the NPSR project. As a result of Transportation Services Cycling Infrastructure and Toronto Parking Authority's inability to come to a mutually agreeable operating arrangement, the Bicycle Storage Facility was deleted in 2011 from the NPSR Phases 1 & 2 scope of work.

Although the intent was to complete the Bicycle Storage Facility as part of the NPSR project, the deletion of the Bicycle Storage Facility had, in fact, the effect of cancelling it from the NPSR project. Contracts were already released and the work of this element of the NPSR project was on the verge of starting. The Bike Storage Facility was cancelled with only the infrastructure component being completed. Nearly two years later, in 2013, Transportation Services Cycling Infrastructure obtained the necessary approvals to proceed with the implementation of the new Bike Storage Facility. The new Bike Storage Facility has been recently reintroduced as a stand-alone project, not part of the NPSR project, with a reduced scope of work to meet Transportation Services Cycling Infrastructure revised budget.

Total funding in the NPSR project for this scope of work was \$1.2 million (contribution from Transportation Services). Costs incurred in the NPSR project for this scope prior to removing it from the project were \$0.844 million. Staff are currently working to close out claims and deficiencies on the NPSR Phases 1 & 2 contract and once this is complete the remaining funding can be released from the NPSR project budget.

Nathan Phillips Square Revitalization Public Advisory Group (NPSRPAG)

Between May 7 and 10, 2013, City Council in consideration of GM21.11, adopted motions establishing the Nathan Phillips Square Community Public Advisory Group under a new name as the Nathan Phillips Square Community Advisory Committee (NPSCAC).

The NPSCAC will advise under the already established Terms of Reference which includes:

- the review of the By-Laws governing Nathan Phillips Square with the view to enable implementation of the vision for revitalization,
- effective management,
- best practices for governance, and
- future programming of the Square.

The newly reconstituted NPSCAC has held five meetings thus far with the first meeting being held on Tuesday, October 8, 2013.

There have been 5 meetings with the committee which included the following:

- Introduction and an overview of Nathan Phillips Square Revitalization project.
- The need to develop a strategic plan. The strategic plan will identify programming, governance and maintenance issues and will help set priorities and create vision of active space. The plan should be completed by end of 2014.
- Identification of a work plan for the Peace Garden Official Opening scheduled for Spring 2015, as well as the Sir Winston Churchill Rededication Ceremony which took place on June 23, 2014.
- A status on the Street and Sidewalk Vendors and the Lighting on NPS.
- Discussion on the proposed future Restaurant and the process to hire a proponent to design, build, operate and finance the restaurant.

Restaurant Operator/ Developer Selection Process

The restaurant element of the NPSR project has been determined to be a separate stand alone project that is proposed to be initiated with a two stage proposal call process. The intent is to secure a restaurant operator / developer to finance, build and operate a full-service restaurant in the southwest quadrant of Nathan Phillips Square in a manner that preserves the integrity of the original design theme. The location and planned design of the restaurant are as previously approved by City Council as part of the NPSR project, with full architectural plans ready to be made available to the successful proponent. There is latitude for the successful proponent to utilize the restaurant plans prepared by the City's architects or to bring its own creativity to that restaurant design, while respecting the overall design intent, with opportunities to incorporate new technology and best practices in the food service industry. The site of the restaurant would be leased to the successful proponent for a maximum 20 year term, excluding the construction and fixturing periods.

Further to the 2013 report, the City has retained a Fairness Monitor to assist with this process. It is proposed that the procurement process for the restaurant developer and operator would be initiated in 2014 and incorporate the following steps:

1. A planned marketing campaign by Real Estate Services with the assistance of Strategic Communications to widely advertise the development opportunity to a target group of restauranteurs, entrepreneurs with restaurant experience and commercial real estate developers in September 2014. This restaurant development opportunity would be featured on the City's website (through a banner placement and within the NPS pages of the website) as well as with placement on targeted restaurant association websites - the Canadian Restaurant & Foodservice Association, Ontario Restaurant Hotel & Motel Association and Nation's Restaurant News (American). This restaurant development opportunity would be advertised in print in a national newspaper as well as construction trade websites and MERX (a service that advertises public sector tenders). The advertisements would direct parties to a URL on the City's website featuring an attractively designed full-colour brochure which provides basic information on the restaurant opportunity and images of the NPSR project. The draft text of the brochure is attached for information in Appendix B, but the final look and layout will be created by design services. Interested parties would be invited to register through a link within the text of the brochure to receive notice of the Request to Pre-qualify which will be issued through the City's normal procurement process in the fall.

2. Once the marketing campaign has generated and canvassed interest in this restaurant opportunity, a two-staged Request to Pre-qualify (RTP) will be issued in October 2014 and will be available for public review on the PMMD website. Parties interested in submitting a proposal will follow the City's standard requirements of a pre-qualification bid. It is intended that this first stage of the preliminary call process will pre-qualify respondents based on evaluation of past extensive experience in restaurant development and operation, a background exhibiting successful construction management, key team members, and financial capability to complete the restaurant and sustain its operation through the initial start-up period. The Selection Committee is proposed to include 1-2 members of the Nathan Phillips Square Community Advisory Committee. The selection process at this stage is intended to short-list up to 5 proponents based on their ranked score above a threshold level.
3. As part of the second stage of the Pre-qualification process, these 5 parties would be provided with access to the architectural plans for the restaurant and a set list of questions regarding the City's design and their restaurant concept. Each proponent would then submit a written response setting out their vision and preliminary design concept for this full-service restaurant to be in keeping with the NPSR project and to best serve the clientele visiting and working within and adjacent to NPS. Based on the evaluation of these submissions the highest ranking 3-4 respondents would be selected to proceed to the Request For Proposals stage.
4. The final Request for Proposals (RFP) would focus on the restaurant concept, business plan and resulting design features submitted by each of the pre-qualified proponents. A draft RFP document would be provided to the pre-qualified proponents that set out mandatory specifications for the restaurant and proposed business terms of the lease agreement. Commercially Confidential Meetings (CCMs) would then be held on the draft RFP to receive feedback on the proposed business terms and the proponent's more detailed designs. The RFP may be revised or addenda may be issued as a result of the feedback from the CCMs to provide clarifications and general recommendations for improvement to the submissions of the proponents, if required.

There will be flexibility to introduce other design proposals but the Selection Committee will take into consideration the advice of the architects for NPSR as to the compatibility with the overall design concept and adherence to mandatory specifications. The Finance division will assist with the evaluation of the proponents' financial proforma and a higher ranking will be scored for the highest net present value offer to the City.

5. At the end of the procurement process, the recommended proponent to construct and operate the full-service restaurant will be reported to Government Management Committee and City Council in early 2015, including the lease terms finalized through the RFP process.

As noted above, a Fairness Monitor has been retained to advise on our proposed process, documents and evaluation criteria to ensure a fair and open offering to all interested parties and to monitor the evaluation process and confidential meetings with proponents. At the conclusion of the RFP process, the Fairness Monitor will report on the overall procurement process to Council and senior management.

CONCLUSION

In anticipation of the Pan Am Games being held in 2015, it is essential that the NPSR Phase 3 project be completed by the end of 2014 in order to avoid significant disruption and costs to the City and the event.

Staff shall take the appropriate measures in the administration of the contract to ensure that this occurs.

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SIGNATURE

Josie Scioli
Chief Corporate Officer

Attachments: Appendix A – Life-to-Date Financial Update;
Appendix B - NPS Restaurant Development Opportunity Draft Brochure.

Appendix A – Life-to-Date Financial Update

Phase	Total Capital Plan (Current)	Actuals (LTD)	% Spent (Actuals / Plan)	Forecasted Final Costs	Forecast vs. Current Plan
Phase 1 & 1A	21,701	21,701	100.00%	21,701	-
Phase 2	25,048	21,928	87.54%	25,048	-
Phase 3	9,146	4,562	49.88%	9,146	-
Phase 4	4,500	-	0.00%	4,500	-
Total Nathan Phillips Square Revitalization Cost	60,395	48,191	53.04%	60,395	-

Notes:

SOGR work included in the Total Capital Plan of \$60.4 million consists of the following:

Description	\$ Amount	Phase
Podium roof membrane	2,700	1A
TPA scope of work	2,536	1,2,3
Loading dock slab	313	1
Rabbit stair cladding	1,200	3
Animal stairs	450	3
Podium tower flood lights electrical	100	1A
Electrical/Mechanical infrastructure SOGR	1,347	1,2,3
	8,646	

Phase Descriptions:

Phase 1A - was completed in May 2010 with the construction of the new City Hall Podium Green Roof.

Phase 1 - was completed in 2010-2011 as follows:

- replacement of the children's playground equipment (completed December 2010);
- new Skate Pavilion and Concession building (completed November 2011); and
- Underground infrastructure work for other project elements, including electrical, data, water, sewer, and gas site services (completed December 2011).

Phase 2 - was completed in 2012 as follows:

- the new northwest vehicular laneway (completed February 2012);
- the new theatre stage (completed in December 2012);
- a nine-jet water fountain feature and new electrical and data hydrants in the middle of the Square (completed July 2012); and
- the relocated Peace Garden (partially completed in 2012)

Phase 3 & 4 - are targeted for completion by the end of 2014:

- increased landscaping along the western edge of the Square – completion by end of 2014;
- completion of deferred work related to the relocated Peace Garden – completion by end of 2014;
- new planting and landscaped surfaces for the Queen Street frontage of the Square; and
- upgrading the existing parking garage access building at the corner of Queen and Bay Streets by end of 2014;

Nathan Phillips Square Restaurant Development Opportunity Draft Brochure

The City of Toronto is seeking a restaurant operator/developer to design, build, finance and operate a new full-service restaurant to be located in the southwest quadrant of Nathan Phillips Square, facing Queen Street West. Nathan Phillips Square is Toronto's premier public space and civic gathering place, a leading tourist attraction for the City and a national and provincial landmark. Serving as the forecourt of Toronto City Hall's distinctive curved towers and podium, Nathan Phillips Square addresses both Queen Street West and Bay Street.



Appendix B – NPS Restaurant Development Opportunity Draft Brochure

Nathan Phillips Square is one of Toronto's busiest special event venues, and attracts more than 1.5 million visitors each year. Since its opening in 1965, Nathan Phillips Square has been a popular destination and gathering place for Torontonians, the entrance to the seat of government of the City of Toronto and an important tourist attraction.

Below Nathan Phillips Square there is a parking facility for 2,400 cars. Frequent transit service is available along both Queen Street West and Bay Street, with the Yonge-University-Spadina subway line (Osgood Station) less than a block to the west and (Queen Station) a block to the east.

Surrounding Area

In addition to Toronto City Hall and Nathan Phillips Square, within a 3 minute radius, this new restaurant may serve:

- Four major hotels – The Sheraton Centre, Toronto Marriott Downtown Eaton Centre, Double Tree by Hilton Hotel Toronto Downtown; and Hilton Toronto;
- Four Seasons Centre for the Performing Arts;
- Ed Mirvish Theatre;
- Eaton Centre – the largest shopping complex in Toronto's downtown;
- Yonge Street (Toronto's main street) and Yonge-Dundas Square (a major event venue);
- Ontario Court of Justice – at University Avenue and Queens Street West;
- Provincial Offences Court at 60 Queen Street West;
- 2 National Historic sites– Old City Hall and Osgood Hall, and historic Campbell House Museum; and
- Bay Street offices and the Financial District.

The Nathan Phillips Square Revitalization Project

Revitalizing Nathan Phillips Square (NPS) is a priority for the City, in its efforts to beautify and restore its public spaces and make Toronto cleaner, greener and more attractive. The Revitalization Project aims to restore the appeal and dignity of NPS, respect its unique heritage qualities, and improve its functionality for a greater variety of activities and special events within an environmentally sustainable context.

The NPS Revitalization Project implements the winning design selected at the conclusion of an international design competition. The essence of the selected design is an inner open space for a theatre and planned and spontaneous public events surrounded by an elevated walkway and an extensively landscaped perimeter. The Revitalization Project encompasses the full expanse of NPS. A new free-standing full-service restaurant is one of the major elements of the revitalized NPS.

Appendix B – NPS Restaurant Development Opportunity Draft Brochure

Restaurant Element



The restaurant is to be located at the front of the western precinct of NPS. It is envisaged to feature a bar and dining rooms on two levels accommodating approximately 300 patrons. At grade, casual dining and a long bar open on to a landscaped forecourt addressing Queen Street West. Seasonal outdoor dining may be offered on patio areas facing Queen Street West and the adjoining wooded landscape area. The upper level dining mezzanine is accessed by a prominent glass and stone stair or by an elevator and enjoys outlooks onto NPS and Queen Street West. At this upper level, the restaurant may offer additional outdoor seating and connect directly to the public realm of the elevated walkway. The restaurant design features a highly transparent glass envelope, which in portions is partially obscured by an outer glazed skin that is patterned with white vertical lines of varying widths.

The restaurant is a critical component of the NPS Revitalization Project and must be constructed and function in a way that preserves the integrity of the design intent of the Revitalization Project. The restaurant's architectural treatment and location are strategically integrated with the larger design objectives for NPS.

The architects for the NPS Revitalization Project have prepared a full set of detailed plans for the proposed restaurant (the Restaurant Plans) and have worked with Toronto Building and other key City departments to ensure the Restaurant Plans meet all requirements to secure a building permit.

Appendix B – NPS Restaurant Development Opportunity Draft Brochure

The Successful Proponent may, by assignment, utilize the City's ownership rights to the Restaurant Plans prepared by the City's architects, or bring its own creativity to the interpretation of the opportunity while respecting the overall design intent.

Nature of Business Relationship

The Successful Proponent will be expected to work with the City's team on finalizing the design of the new restaurant, assume all responsibilities for the construction and fit out of the restaurant, and operate under a net and carefree ground lease with the City for a maximum term of twenty (20) years.

Process to Select the Successful Proponent

In 2014, the City's Purchasing and Materials Management Division will issue a Request to Pre-Qualify (RTP) to parties who have registered interest in undertaking the restaurant project. The purpose of this RTP is to establish a short-list of pre-qualified proponents with the experience, expertise and resources required to successfully design, build, finance and operate the restaurant project. Only pre-qualified proponents will be given an opportunity to prepare a detailed operational, design and financial submission in response to a Request for Proposals. The intent of this tender process is to select one Successful Proponent to undertake the restaurant project. In order for the restaurant project to proceed, the recommendations of the Selection Committee must be approved by City Council in early 2015, as well as the terms of the lease agreement.

Parties interested in building and operating this full-service restaurant should register electronically at [register](#) in order to receive notice of the issuance of the RTP package.

Other Key Elements of the NPS Revitalization Project

In addition to the new restaurant, the revitalized NPS includes:

A new publicly accessible rooftop garden on the City Hall podium roof was the first element completed. The Podium Green Roof includes extensive landscaped gardens, a courtyard framing the Council Chamber, a podium terrace and new walkways to explore the gardens;

A versatile new Theatre Stage was completed in 2012. The stage features an elegant roof canopy, performance support space below and behind the stage, tiered seating for viewing events in the centre of NPS, and wide stairs leading to the elevated walkway;

A new Skate Pavilion and Concession adjacent to the reflecting pool and skating rink opened in 2010. This new structure houses skate rental and change room space, rink support facilities, a fast food concession, public washrooms and a generous roof terrace overlooking NPS;

The joint reflecting pool and skating rink has been substantially updated and improved to ensure this original element of NPS will continue to provide interest and activity for NPS's many visitors;

Appendix B – NPS Restaurant Development Opportunity Draft Brochure

A seasonal “disappearing” water fountain feature in the centre of NPS was completed in 2012. This new feature consists of multiple fountain jets providing cooling and a playful element to NPS, while allowing the full range of activities, festivals and programmed events to take place uninterrupted;

An expanded and enhanced Peace Garden will open in a new location in the western landscaped area of NPS. A Sculpture Court will be another gathering place in the western precinct, which will include the relocated Sir Winston Churchill monument;

The street edges of NPS and the west precinct will be landscaped with an increased number and variety of trees, new plantings and other landscape components. The Queen Street West frontage will be emphasized to encourage and facilitate the flow of pedestrians into NPS.

To learn more about the NPS Revitalization Project [click here](#).