

To: Board of Management

From: Leona Mitchell
Director, Facilities & Infrastructure

Subject: **FRONT ENTRANCE & WELCOME AREA**

Date: 2019-05-30

SUMMARY:

This report recommends the award of a contract for architectural, engineering and contract administration services for the Front Entrance & Welcome Area project.

RECOMMENDATIONS:

It is recommended that the contract for architectural, engineering and contract administration services for the Front Entrance and Welcome area concept design, detailed design and contract administration be awarded to Zeidler Architect Inc. in the amount of \$1,535,312.64 including fees, disbursements, contingency and all applicable taxes.

FINANCIAL IMPACT:

There are no financial implications to this report, as the required funds are allocated within the approved 2019-2028 Capital Budget.

DECISION HISTORY:

The Board approved the 2019-2028 Capital Budget for the Toronto Zoo at its meeting on 2018-11-29 as per the attached link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.ZB24.3>

The Board also approved the 2019 Capital Budget Reallocation for the Toronto Zoo at its meeting on 2019-02-15 as per the attached link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.ZB2.8>

COMMENTS:

The existing front entrance of the Zoo was designed and built as part of the original construction. Over the years minor modifications have been made with the addition of the Greenhouse gift shop, the expansion of admission booths, and also landscape upgrades. The Toronto Zoo front entrance should be a state of the art community gathering space showcasing the Toronto Zoo as a world-class institution in the zoo community. A major

revitalization is pivotal to signify the guests' arrival point to the largest zoo in Canada and to provide essential and compelling guest services. This area of the Zoo has a major impact on the guest perception as it is the first and last point that a guest sees during their visit.

This project also includes demolition of the existing Membership & Guest Services Building and construction of new office space. The focal point for the new Front Entrance and Welcome Area will be a new animal exhibit.

A request for proposal (RFP) for architectural, engineering and construction administrative services was advertised on the Toronto Zoo website. A project site briefing was held on 2019-04-12.

Five (5) proposals were received on 2019-05-15 as per Schedule I attached. As outlined in the RFP, a 3-step process was identified to be used to evaluate all submissions. The first step involved reviewing each proposal for compliance with the instructions and conditions applicable to the RFP. All proposals were found to be compliant. The five (5) submissions were then evaluated based on a set of pre-determined criteria by a team of Zoo staff (Step 2). As a result of the step 2 evaluation one proponent was selected and is being recommended for the design and construction administration of the Front Entrance & Welcome area. Based the results of step 2 it was determined that step 3 of the evaluation process was not required and staff are proceeding with obtaining the references from the contacts provided.

The proposal from Zeidler Architecture Inc. received top ranking by all members of the evaluation team. Zeidler Architecture Inc. has teamed up with Jones and Jones for this project. Together they provide professional services in architecture including significant experience in zoo exhibit designs. They have worked with the Calgary Zoo, Dublin Zoo, Miami Zoo and are currently working on the Orangutan project with the Toronto Zoo. Jones and Jones has extensive experience in the design world class entry spaces and immersive aquatic habitats. They will be utilizing a team of local professional firms for engineering, landscape architecture and cost consulting.

Funding for the design of this project was approved by Council in the 2019 Capital Budget. At this time we are requesting approval to engage Zeidler Architecture Inc. for the overall schematic design, detailed design and contract administration for the project.

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ATTACHMENTS:

Schedule I – Summary of RFP Responses

Schedule I

TORONTO ZOO

**Front Entrance & Welcome Area
RFP#02 (2019-04)**

SCHEDULE OF PROPOSALS RECEIVED

PROPONENT	BULK PROPOSAL PRICE (includes disbursements and applicable taxes, excludes contingency)	COMMENTS
Zeidler Architecture Inc.	1,395,738.56	Recommended
Julius Horvath Architect	1,448,727.80	Meets Specifications
Raimondo	1,687,128.85	Meets Specifications
WSP	2,311,189.00	Meets Specifications
LGA	2,698,189.00	Meets Specifications