

Toronto Zoo Community Conservation Campus (TZC3) - Project Budget and Design Fee Increase

Date: 2021-09-20

To: The Board of Management of the Toronto Zoo

From: Chief Executive Officer

Wards: All

SUMMARY

This report recommends increasing the scope of architectural, engineering and contract administration services for the Front Entrance and Welcome Area Project (TZC3).

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board of Management approve an increase in the construction budget for the Community Conservation Campus from \$18 million to \$28 million with the understanding that the additional budget will be supported through the existing 10-year capital plan, the Toronto Zoo Wildlife Conservancy and external funding partners.
2. The Board of Management approve an increase in the contract value with Zeidler Architect Inc. of \$1,25 million to a total of up to \$2,85 million to including fees, disbursements, 10% contingency and all applicable taxes to covers the additional design fees associated with a higher construction budget, as well as the design fees to revise the scope to accommodate potential partners, future opportunities and new learnings gained thought the pandemic.

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of the recommendations in this report.

DECISION HISTORY

In June 2019, the Board approved award of the contract for architectural, engineering, and contract administration services for the Front Entrance and Welcome Area to Zeidler Architect Inc. in the amount of \$1,54 million including fees, disbursements, contingency and all applicable taxes.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.ZB4.5>

COMMENTS

Zeidler Architect Inc. began design on the new Zoo Welcome Area with a mandate to create a welcoming community space including a restaurant, gift shop, washrooms, event space, theatre, river otter exhibit, offices and new entry gates. The original construction budget for this project was \$18 million.

Shortly after the design process began, the Zoo began speaking with potential partners such as the University of Toronto Scarborough Campus (UTSC) and Centennial College who could potentially add resources and funding to the project if the Zoo added classrooms and laboratories in the Campus that met their specifications. These opportunities, along with our commitment to embracing the realities of our new COVID-19 world, resulted in significant changes to the project design and approach of the community conservation campus.

With this new information and the commitment to creating a true Community gathering site, the Toronto Zoo requested Zeidler Architects to add classrooms, wet labs, a larger event space and covered outdoor areas. The Zoo also requested Zeidler explore the costs to convert the proposed river otter habitat to a sea otter habitat to highlight an endangered Canadian Species in need of conservation attention.

The result of the feedback and subsequent schematic design was a class D cost estimate including contingency and escalation well above the approved budget. The Toronto Zoo directed Zeidler Architect to then adjust the scope of the project while still maintaining opportunities for partners and the Conservation Campus theme.

The target construction budget was set at \$28 million, and the design was revised. Significant changes include reducing the theatre size from 500 seats to 261 seats, continuing with a river otter exhibit, and moving the changing display/event space, seated restaurant and covered gathering space to a future phase of the project.

CONTACT

Dolf DeJong
Chief Executive Officer
ddejong@torontozoo.ca
416-392-5909

SIGNATURE

Dolf DeJong
Chief Executive Officer