

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

Date: March 30, 2022

To: Toronto Zoo Board of Management

From: Chief Executive Officer

Wards: All

REASON FOR CONFIDENTIAL INFORMATION

The attachment to this report is about a plan to be applied to any negotiations to be carried out on behalf of the Toronto Zoo.

SUMMARY

This report recommends increasing the project budget for the Community Conservation Campus Project (Front Entrance and Welcome Area Project).

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board of Management approve an increase in the construction budget for the Community Conservation Campus (TZC3) from \$28 million construction plus soft costs to \$41.3 million inclusive of soft costs 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 of the Toronto Zoo adopt the recommendation in Confidential Attachment 1.
3. The Board of Management direct that Confidential Attachments 1, 2 and 3 remain confidential until negotiations are complete, as they pertain to a plan to be applied to negotiations to be carried out on behalf of the Toronto Zoo.

FINANCIAL IMPACT

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

DECISION HISTORY

In March 2022, the Toronto Zoo received a Class D Cost Estimate from Zeidler Architecture showing a net construction cost of \$27,563,100. Including contingencies and escalation, the total construction cost is estimated to be \$36,261,745.10 not including soft costs.

In October 2021, the Board approved the construction budget for the Community Conservation Campus at \$28 million not including soft costs (permits, consultant costs, furniture, fixtures, and equipment).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.ZB18.8>

COMMENTS

Following Board approval of the construction budget of \$28 million in October 2021, a revised design for the Conservation Campus was completed. The cost estimate for the reduced design was still over budget, so further program revisions were made. The theatre and food service outlet were eliminated, basement size reduced, and the buildings were relocated on the site to reduce earthworks. This resulted in a construction cost that fit within \$28 million, however cost escalations, market uncertainties and contingencies have increased the project cost. Additionally, the City mandates that any Site Plan Approvals submitted after May 1, 2022 must adhere to Toronto Green Standard Version 4.0, which is essentially a Net Zero building. These changes have pushed the total cost with a construction management delivery method to \$41,269,354.26. This includes soft costs, professional fees, construction management fees, planning and approval, escalated construction costs and furniture, fixtures & equipment. The construction management method is preferred as it provides an opportunity to reduce additional unknown costs associated with change orders, change directives, and escalation during construction.

As per the Master Plan, the front entrance revitalization and commitment to community is an important part of our organization's growth. Given the ongoing volatility of the market, the most effective way to prevent costs from further escalation is to move forward with design and construction of this project as quickly as possible. The timing of this proposal also helps ensure we can unveil this important addition as part of our 50th anniversary celebrations.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix A - Toronto Zoo Community Conservation Campus Schematic Design
Confidential Attachment 1
Confidential Attachment 2 - Letter of Intent
Confidential Attachment 3 - Table of Project Costs