



Architecture | Engineering | Planning

November 24, 2015

WRITER'S DIRECT DIAL 612-758-4413

Ms. Amanda Ashbach
City of Duluth Purchasing Division
City Hall, Room 100
411 West 1st Street
Duluth, Minnesota 55802

Re: Revised proposal for Design Elements for the Lake Superior Zoo Master Plan

Dear Ms. Ashbach:

Based on revised scope emailed and discussed via phone conference November 17, 18, 20, and 24, 2015; HGA and PJA are pleased to submit these revised fees to develop the Design Elements for the Lake Superior Zoo Master Plan. The approximate schedule for the work is December 2015 through March 2016.

SCOPE OF BASIC SERVICES

Early December 2015 (exact dates TBD)

Workshop I – Site Plan and preparation \$ 6,800

Develop site plan, exhibit plans, facilities and renderings \$ 53,000

January 12, 2016

Council Committee of the Whole (site plan) and workshop II \$ 7,900

Workshop II agenda:

- Review site plan
- Review concepts for Forest Discovery Zone and Polar Shores. This process will determine the best location for the bears and cougars. (Polar Shores used to have polar bear, seal, penguin and otter). The future cougars could be in Polar Shores or Forest Discovery – to be determined through this process.

Further Develop Forest Discover Zone and Polar Shores Schematic Designs \$ 4,000

Include construction cost estimates

Late January, 2016

Parks Commission Open House (site plan) and workshop III \$ 7,900

Workshop III agenda:

- Review Forest Discover Zone and Polar Shores
- Review construction cost estimate
- Kick-off Main Building and Assessments
- Options for relocation of animal care and grounds keeping

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Develop Main Building concept design \$ 20,600

Existing building structure and systems assessment provided by City of Duluth

Include AZA Assessment compliance solutions

Submit Main Building concept level cost estimate

Submit animal care and grounds keeping options

February 10, 2016

Parks Commission site plan Q and A and approval \$ 1,700

Tentative Agenda:

- Forest Discover Zone, Polar Shores and Main Building Schematic Designs
- Review Construction Cost Estimate and Draft Report

Late February, 2016

City Council Site Plan Q and A and approval \$ 1,700

Tentative Agenda:

- Forest Discover Zone, Polar Shores, Main Building Schematic Designs
- Review Construction Cost Estimate and Draft Report

Early March, 2016

Council Committee of the Whole \$ 1,700

Tentative Agenda:

- Forest Discover Zone, Polar Shores and Main Building Schematic Designs
- Review Construction Cost Estimate and Final Report

Mid-late March, 2016

Public Meeting \$ 1,700

Tentative Agenda:

- Forest Discover Zone, Polar Shores and Main Building Schematic Designs
- Review Construction Cost Estimate and Final Report

Zoo Board meeting (exact date TBD)

Presentation of exhibits, schematics, cost estimate, report \$ 1,700

Assumptions:

Forest Discovery and Polar Shores are to be developed to Schematic Design level. The 12,000 SF Main building and 3,000 SF addition/Zoo themed play area and Animal care/groundskeeping are to be developed to “options”/concept level, which is defined as hand drawings and does not include engineering.

Duluth/Zoo is contracting independently for assessment of the existing Main building. Results will be available in late January, which works for this project’s timeline. HGA will not need to provide building assessment, engineering design, or electronic (CADD) documentation of the proposed concepts for the Main bldg.

Total Fees proposed above \$108,700

Travel and printing reimbursable estimate \$ 19,700

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Thank you for the opportunity to serve the City of Duluth and the Lake Superior Zoological Society on this Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mia Blanchett", with a long horizontal flourish extending to the right.

Mia Blanchett

Vice President

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