

Date: October 23, 2024	Originator's files:
To: Chair and Members of Council	
From: Raj Sheth, P.Eng, Commissioner of Corporate Services	Meeting date: November 13, 2024

Subject

Single Source Award to Zeidler Architecture Inc. for the seat optimization study of the Main Hall at the Living Arts Centre (Ward 4)

Recommendation

That the Commissioner of Corporate Services be authorized to issue a purchase order on a single source basis between The Corporation of the City of Mississauga and Zeidler Architecture Inc. for the seat optimization study of the Main Hall at the Living Arts Centre, for an upset limit of \$250,000 exclusive of taxes.

Background

The Living Arts Centre (LAC) is situated in the downtown core of Mississauga and opened to the public in 1997. Zeidler Architecture Inc is the architect of record for the LAC property and is well known for designing many iconic buildings within the GTA including the Eaton Centre and Ontario Place. Eberhard Zeidler, the driving force behind Zeidler Architects passed away recently but the firm lives on and continues to work on many projects including the Toronto Center for the Arts, Long Center for the Performing Arts and Dunbar Theatre Redevelopment in Vancouver. The 225,000 ft² LAC complex is comprised of theatre halls, exhibition galleries, art studios and cultural spaces and two levels of underground parking totaling four hundred parking stalls. Within the 1,309 seat Main Hall, 1211 seats are permanently fixed, and 98 are loose seats which are located on the side balconies and box seats, for a total count of 1309 seats.

Present Status

In July 2024, staff commissioned Zeidler Architecture Inc to investigate a preliminary review of expanding the capacity of the Main Hall and to complete a site fit analysis of amenities that could fit on the LAC block. The architectural fee to complete this preliminary assessment was based on industry standard hourly rates and per diem rates and was procured under the LVA procurement policy.

The initial report concluded that 2,000+ seats can be accommodated but would necessitate expansion of the Main Hall into the Atrium and outside of the current building footprint. Based on the preliminary analysis, all components within the Main Hall would have to be demolished and rebuilt with new sloped orchestra, mezzanine and balcony levels. The report indicated the construction cost to do this work was cost prohibitive and would require a complete shut-down of the building for at least 2 years.

Comments

With the LAC approaching 30 years, staff have an asset management lifecycle plan in place to renew assets as appropriate. This includes replacing the roof and mechanical and electrical systems that are due for replacement between the 20-to-30-year timeline. In addition, staff continue to review options to refresh the building including ways to increase revenue generating opportunities where possible.

To that point, staff would like to hire Zeidler Architectural Inc. to complete a further detailed study to maximize the number of seats within the Main Hall without making major alterations to the structure. Zeidler is best positioned to complete this study as they have access to the original drawings and specifications and, more so, can bring on the original project team that have the institutional knowledge and experience to complete this work within the next 4-to-6-month timeframe.

Engaging the services of the original project team would benefit this study as they have extensive knowledge of the original design constraints and site issues that existed during construction and an in depth understanding of the constructability of the building, particularly the theatre that was designed with the highest North American industry wide sound rating criteria for a performance hall (N-1 Sound Rating). For Zeidler to complete the detailed feasibility study, they will retain the original sub-consultant team comprising of specialists (theatre, code, and acoustics) and engineers (mechanical, electrical, and structural) that worked on the original building design.

To increase the seat count within the Main Hall, several design items will be evaluated including the following:

- theatre sight lines in conjunction with acoustic modelling
- exit corridors and stairwells to meet fire and building code requirements
- number of washrooms to meet enhanced people loading
- cooling loads to ensure the central air conditioning plant will function properly
- mechanical, electrical and theatre lighting systems for revised seat layout
- structural loads for enhanced seating plan

The final report will include an Order of Magnitude cost estimate and a high-level construction timeline from the original builder (PCL Constructors Inc.) and will also include strategies for

constructability while maintaining business operations for some services during the construction period.

The cost of this detailed study will be based on industry wide benchmarked hourly and per diem rates for this type of work and will be capped at a maximum fee of \$250,000 plus taxes. The total fee is inclusive of time spent by Zeidler, their sub-consultant team and PCL Constructors Inc. Staff feel these costs are reasonable and are appropriate to complete this work in a timely manner.

It should be noted that this single source request is an exception to the Purchasing By-Law 0013-202 and is made by the Commissioner, Corporate Services who has administrative responsibility for Procurement Service. Further, given the unique circumstances of this request, staff have determined that it would fit within existing exemptions to sole source contracting prohibitions found in federal and provincial legislation governing municipal procurement.

Financial Impact

Funding for the Zeidler Architectural Inc. fees of the LAC project will be provided through a transfer from the LAC - Capital Improvements Reserve Fund (#35598) to the LAC Renovation Project (PN#24799) for the contract amount.

Conclusion

Zeidler Architecture Inc has extensive knowledge of the existing Living Arts Centre Facility and are best positioned to complete a detailed feasibility study to increase the seat count in the Main Hall of the LAC. Staff are recommending proceeding with single sourcing Zeidler Architecture Inc and their project team to complete the study within the next 4 to 6 months timeframe.

Attachments

Not applicable.



Raj Sheth, P.Eng, Commissioner of Corporate Services

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