



PLEASURE DRIVEWAY and PARK DISTRICT of PEORIA, ILLINOIS

Planning, Design and Construction Division ▪ 1314 N. Park Road
Peoria, IL 61604 ▪ Phone (309) 686-3386 ▪ Fax (309) 686-3383

December 11, 2023

Dear Sir/Ma'am:

The Pleasure Driveway and Park District of Peoria, Illinois (Peoria Park District) is in the process of soliciting Letters of Interest and qualification information for design and construction documents and construction observation phase services for exhibit modifications at Peoria Zoo located at 2320 N Prospect Road in Peoria, Illinois.

PROJECT BACKGROUND & SCOPE:

Peoria Zoo, formerly known as Glen Oak Zoo, opened in 1955 and is owned and operated by the Peoria Park District. The Zoo sits in historic Glen Oak Park, and is adjacent to Luthy Botanical Garden and the Peoria PlayHouse Children's Museum. Peoria Zoo has been accredited by the Association of Zoos and Aquariums since 1976, adhering to rigorous standards of animal care and conservation. A major renovation of the Zoo was completed in 2009, bringing the *Africa!* exhibit and almost doubling the footprint of the Zoo.

As 2024 approaches, the Zoo plans to renovate elements of the existing facility to include the historic Tropics Building which is no longer up to standards of modern zoological parks, a modernized tiger exhibit, an entry plaza, and redevelopment of the Asia exhibit. These renovations will bring the remainder of the zoo up to the world-class standards set by *Africa!*

Desired scope of work shall include the following elements:

- 1. Conceptual Design:** The designer will create a vision and plan using the parameters of the recently approved master plan. This plan will include the layout of new exhibits, pathways, visitor amenities, and other features. Conceptual design drawings, sketches, and renderings might be included to help stakeholders visualize the proposed changes.
- 2. Site Analysis and Assessment:** The designer will conduct a thorough analysis of the current zoo site, considering factors like topography, existing infrastructure, vegetation, access points, and more, in order to effectively inform the design decisions and help identify opportunities and challenges for the renovation.
- 3. Exhibit Designs:** The designer will create detailed plans, drawings, and specifications for these exhibits, ensuring they are safe, functional, and provide a high-quality environment for the animals.

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4. **Landscape Design:** The landscape around the exhibits and pathways will also be part of the renovation. The designer will develop landscape plans that include planting designs, hardscape elements (such as paths, seating areas, and water features), and sustainability considerations.
5. **Visitor Experience and Amenities:** Designers will work on enhancing the visitor experience by planning amenities such as restrooms, food and beverage areas, seating, visitor engagement, spaces for temporary exhibits and/or rentals, and educational spaces. They will ensure that these areas are strategically located for optimal visitor flow and revenue generation.
6. **Wayfinding and Signage:** Navigating the renovated zoo should be intuitive for visitors. Designers will create a wayfinding strategy, including signage, maps, and directional markers, to guide visitors through the zoo and provide information about exhibits, animals, and facilities that is consistent with the parts of the zoo not included in the renovation.
7. **Sustainability and Environmental Considerations:** Designers will integrate sustainable practices into the renovation plan, incorporating energy-efficient technologies, waste reduction strategies, water conservation methods, and materials with low environmental impact.
8. **Budgeting and Phasing Strategy:** The designer will work with the Peoria Park District and fundraising team to develop a budget for the renovation project and create a phased implementation plan. This plan will outline which components of the renovation will be tackled in each phase of the capital campaign.
9. **Construction and Bidding Documentation:** Detailed bidding and construction documents will be created for each aspect of the renovation, including architectural plans, engineering drawings, specifications, and any necessary permits.
10. **3D Visualizations and Presentations:** To communicate the renovation plans effectively to stakeholders, the designer shall create 3D visualizations, animations, and presentations that showcase the proposed changes in a realistic and engaging manner.

It is anticipated that design will begin in 2024 with phased construction to begin as early as 2025.

SUBMITTAL REQUIREMENTS:

Those firms interested in providing design services and construction observation phase services for the Peoria Zoo renovation project located at 2320 N Prospect Road should provide the following:

A written Letter of Interest in the project which should include general qualifications of the firm, including history, resources (for example, qualifications and/or mix of design professionals within the firm, size of the firm and/or location(s), etc.), a statement of team composition (If you are proposing a collaboration of firms or will propose using “sub-consultants”, these firms’ qualifications must also be included), and other pertinent information.

Specific qualifications of the firm which demonstrates work/experience of construction similar to this project. Include list of pertinent projects you have completed within the last five years along with the names and phone numbers of the owner’s contact person.

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MISCELLANEOUS INFORMATION:

- The design and construction documents shall be provided in both paper and electronic format.
- When bidding, the Park District will provide the "front end" construction project manual documents (that is, Instructions to Bidders, Bid Form, General Conditions, Supplementary General Conditions, General Requirements, Insurance Requirements, EEO Requirements, etc.).
- The Architect/Engineer must be EEO certified by the Peoria Park District prior to approval.
- Provisions of the Illinois Preference Act and the Illinois Drug Free Workplace Act must be adhered to.
- The Park District will provide a project manager from its Planning, Design, and Construction Department who will be the Owner's Representative and provide project direction, interface, and coordination.
- The Park District's project manager will, during the construction phase, continue to act as the Owner's Representative and specifically, provide day to day construction observation (in addition to that provided by your firm), and process payment requests and change orders.

SELECTION PROCESS:

The Park District will form a selection committee who will recommend a "short-list" of a minimum of three firms. These firms will be invited to interview and present their qualifications in person (any/all expenses related to the interviewing and selection process will be the sole responsibility of the firm and not the Park District).

At the completion of the interviews, the selection committee will rank the firms interviewed in accordance with the committee's determination of which firm is most competent and compatible with the project needs, goals, and objectives. The Park District will then enter into negotiations with the highest ranked firm for a contract to provide the necessary services. If contract terms cannot be reached, the firm ranked second will be invited in for contract negotiations, and so on until contract terms that are satisfactory to the Park District are reached.

Please do not hesitate to call me at (309) 657-5274 if you have questions prior to the submission of your materials.

Date, Time, and Place of Submittals:

The Peoria Park District will receive qualification packages until Friday, February 2, 2024. Qualification packages should be emailed to rfredrickson@peoriaparks.org or mailed or delivered to the following address:

Peoria Park District
Attn: Rebecca Fredrickson
1314 N. Park Road
Peoria, IL 61604

Sincerely,



Rebecca Fredrickson
Superintendent of Planning, Design, &
Construction Dept. Peoria Park District

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