

Frequently Asked Questions regarding the Tokyo Sea Life Park Development Project (tentative name)



The Tokyo Metropolitan Government

Updated on June 13, 2023

Purpose of the Project

As more than 30 years have passed since Tokyo Sea Life Park made its debut, there has arisen a need for the park to respond to the aging of its facilities and equipment, as well as changes in social conditions at home and abroad.

To address these issues, we will develop a new aquarium on a site adjacent to the current aquarium.

The new aquarium will be reborn as a more attractive aquarium with renewed exhibits, spaces where visitors can experience the sea, thanks to the use of the latest technology, and devices designed to help visitors gain new learning and experiences.

Background to Date

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|-------------------------------------|---|
| ○From December 2017 to July 2018 | Meetings to discuss what Tokyo Sea Life Park should be like (with a total of 5 meetings) were held. (Experts had discussions as to what roles the park should play and what it should be like.) |
| ○From November to December 2018 | The basic concept (draft) for the renewal of Tokyo Sea Life Park was made public, soliciting public opinions. |
| ○In January 2019 | The basic concept for the renewal of Tokyo Sea Life Park was made public. |
| ○From January 2019 to February 2020 | Meetings on the project plan of Tokyo Sea Life Park (with a total of 5 meetings) were held. (Discussion was had by experts as to issues such as the scale and method of implementing it). |
| ○From December 2019 to January 2020 | The project plan (draft) for the renewal of Tokyo Sea Life Park was made, soliciting public opinions. |
| ○In October 2020 | The project plan for the renewal of Tokyo Sea Life Park was made public. |
| ○On August 25, 2022 | A successful bidder was chosen. |



Project Method

The project will utilize the PFI (Private Finance Initiative) method*, which allows the use of ideas from the private sector as well as the latest technology, and is also expected to shorten the construction period and reduce costs.

*PFI (Private Finance Initiative): One of the methods for implementing public works projects. It is a method of designing, constructing, maintaining, managing, and operating public facilities, etc., with the use of private-sector funds and know-how.

Selection of the Project Operator

Open bidding, based on comprehensive evaluation, was conducted, selecting INOCHI Group as the successful bidder. Later, the project contract was concluded with Tokyo Seatelier Co., a special purpose company (SPC) * established with the contribution of a company representing the group, together with seven constituent companies of INOCHI Group.

*SPC (Special Purpose Company): A company that is established by a group of multiple firms as a business entity for implementing a PFI project.

[History of Consideration to Date and Future Plans]

- | | |
|--|--|
| <input type="radio"/> On August 25, 2022 | A successful bidder was chosen. |
| <input type="radio"/> On December 15, 2022 | The project contract was concluded. |
| <input type="radio"/> From December 2022 to September 2027 | The design and construction of the new aquarium are to be carried out. |
| <input type="radio"/> From October 2027 to March 2028 | The preparation for opening the new aquarium is to be made. |
| <input type="radio"/> In March 2028 | The new aquarium is to be put into operation. |



Role of TMG

Until the end of the project period, the TMG will monitor the status of the designing, construction, building management, and operation of the restaurant and cafe, etc. to ensure that the PFI operator, Tokyo Seatelier Co., provides adequate services.

Monitoring will be conducted with advice from experts in the fields of aquariums/museums, environmental education, architecture, facilities, public-private sector partnerships, and corporate management.

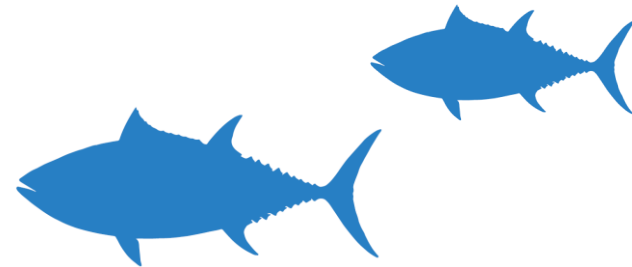
Role of the PFI Operator (Tokyo Seatelier Co.)

Tokyo Seatelier will be responsible for the design, construction, and building management of the new aquarium, as well as the operation of the restaurant and cafe.

In order to ensure both the efficient management and high-quality operation of the facility, the TMG will select an organization with high expertise as the designated manager, separately from the PFI operator, for tasks such as the breeding of living creatures, as part of the maintenance, management, and operation of the aquarium.



A conceptual image of the huge, open-sea tank upon completion as proposed by the project operator



Frequently Asked Questions -- Development Project

1. Why have you decided to renew the Tokyo Sea Life Park?

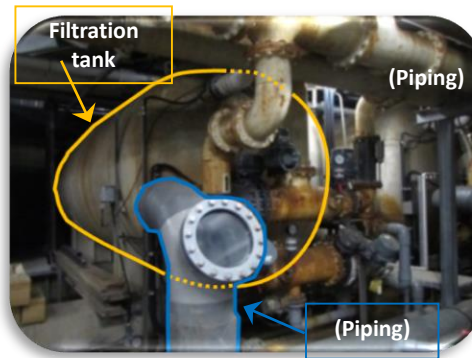
Answer

More than 30 years have passed since the present aquarium opened in FY1989, and its facilities and equipment have dilapidated: the acrylic panels of the exhibition tanks have deteriorated, while the filtration tank and piping have aged. In addition, there is a need to equip the aquarium with barrier-free access and free rest areas, to expand the restaurant and the like, and to improve the presently cramped spaces for breeding marine life and for placing equipment and machinery.

For these reasons, it was decided to construct a new building separate from the present aquarium.



Cloudy acrylic panels and deterioration of glued parts



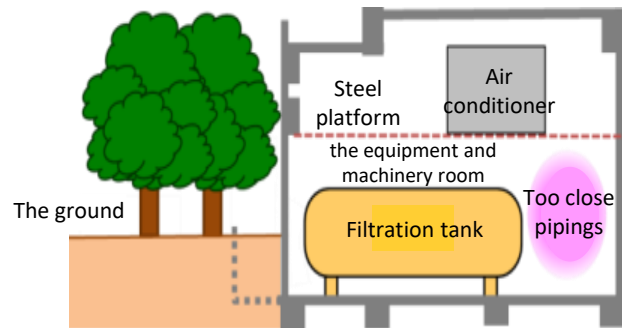
The overcrowded piping systems make it impossible for filtration tanks to be replaced



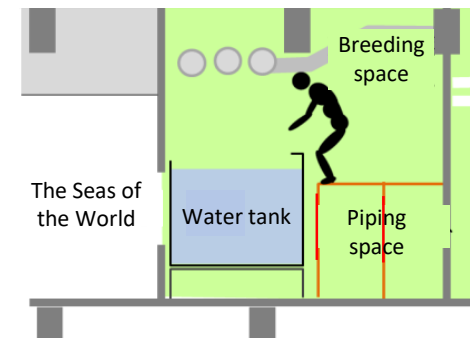
Breeding space with a low ceiling above the aquarium



A barrier-free route that runs through employees' walkways



To replace a filtration tank, it is necessary to remove some trees and excavate the ground



A cross-sectional image of the equipment and machinery rooms, etc.

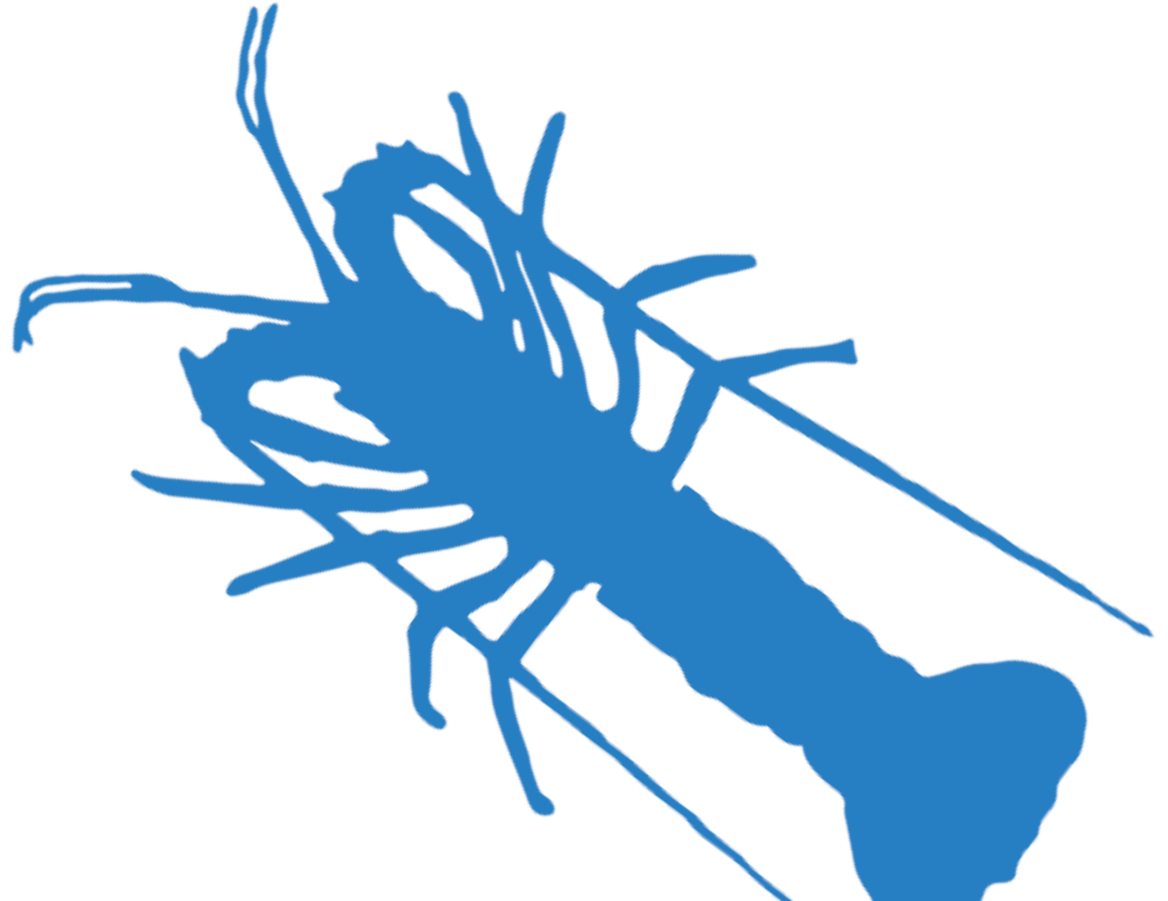
As to the reasons for a new aquarium to be built, please also refer to [the Fact Sheet](#) (p.10).



2. Please tell us about the work schedule for the project?

Answer

We plan to design and construct the new aquarium from December 2022 through September 2027. Preparations will then begin in October 2027, with the aquarium scheduled to open in March 2028. In the future, as appropriate, we will also make the status of the project's progress public.





3. Please tell us about the PFI operator that is carrying out this development project.

Answer

The PFI operator is Tokyo Seatelier Co.

Open bidding, based on comprehensive evaluation, was conducted in August 2022, selecting INOCHI Group as the successful bidder. Later, the project contract was concluded with Tokyo Seatelier Co., a special purpose company (SPC) established with the contribution of a firm representing the group, together with seven constituent companies of INOCHI Group.

The summary of the process, after the successful bidder was selected and the future plans for the project, is as follows.

○ On August 25, 2022:

A successful bidder was chosen.

○ On December 15, 2022:

The project contract was concluded.

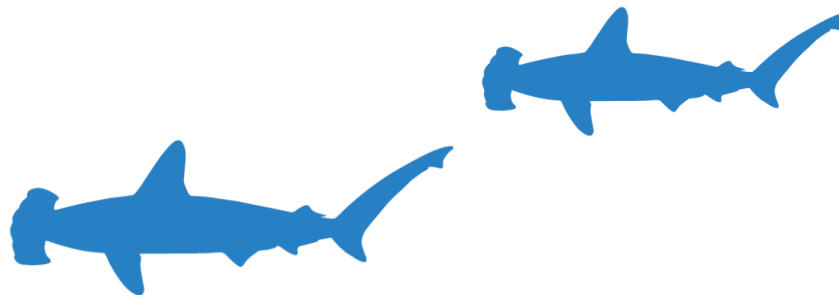
○ From December 2022 to September 2027: The designing and construction of the new aquarium are to be carried out.

○ From October 2027 to March 2028:

Preparation for the opening of the new aquarium is to be made.

○ In March 2028

The new aquarium is to be put into operation.





4. Please tell us about how the PFI project operator was chosen

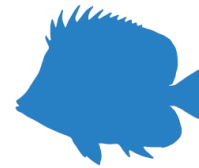
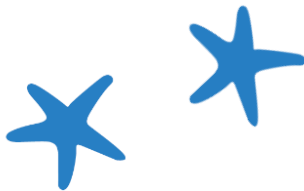
(Added on June 13, 2023)

Answer

For this project, the project operator was selected through a "general competitive bidding process based on comprehensive evaluation."

The technical examination committee, consisting of academic experts etc., examined the proponents' proposals (with a maximum of 700 marks) and evaluated them comprehensively by summing up the total marks obtained from the bidding prices (the maximum of 300 marks).

Proposals were reviewed from broad perspectives, including evaluation of the project implementation structure and earnings/expenditure plan, as well as the layout, landscape/appearance, exhibition, and reduction of environmental impact.



As to the criteria for determining the successful bidder, please also see [the criteria for determining the successful bidder](#) (made public in January 2022, but in Japanese only).



5. Please tell us about the screening results for selecting the PFI project operator (1/2) (Added on June 13, 2023)



In the general competitive bidding based on comprehensive evaluation to choose the successful project operator, two groups --INOCHI Group and Tokyo Aqua-Life Group – took part.

As a result, INOCHI Group was selected as the successful bidder for its attractive exhibits, flow lines with a high degree of freedom, and the updatability of facilities were also highly evaluated.

(Reference) Main comments from the technical examination committee

[INOCHI Group]

- The plan was highly evaluated for forming expansive green space, including the outdoor plaza.
- The plan was highly rated for its specific proposals for advanced energy conservation through the building's high thermal insulation, natural ventilation, and lighting, as well as for reducing the amount of natural seawater used.
- The flow line plan that encourages free viewing of exhibits through the creation of a hub space was rated highly.
- Its well-balanced display of exhibits that would induce visitors into giving thought to the natural environment was highly evaluated.
- The plan under which the filtration facilities for large aquariums are to be housed in a separate building from the main facility for ease of renewal was appreciated.

[TOKYO Aqua-Life Group]

- The specific proposals for energy conservation and reduction of natural seawater use were highly evaluated.
- The open rooftop plaza, which will enhance ease of movement to and from its surrounding facilities, was rated.
- The specific proposals for advanced energy conservation and reduction of natural seawater use were rated.
- The flow line plan that connects each exhibition space three-dimensionally was highly evaluated.
- The exhibition plan that is easy to use for school education was rated highly.
- Energy and space saving through the adoption of a high-efficiency biological filtration system was highly appreciated.





Frequently Asked Questions –About the Selection of Project Operator

5. Please tell us about the screening results for selecting the PFI project operator (2/2) (Added on June 13, 2023)

The results of the examination in detail are as shown in the table below.

Items of examination			Distribution of marks (cumulative scoring)	INOCHI Group	TOKYO Aqua-Life Group
Items related to the project in general	Project Policy	Operational system	49 (marks)	29.21 (marks)	22.62 (marks)
		Execution system			
	Project management measures	Project management	35	12.12	12.12
		Risk management			
		Monitoring			
	Corporate management policy	Fund-procurement plan	21	8.08	6.06
Revenue/expenditure plan					
Items related to the facilities development	Construction plan	Layout plan	21	10.10	10.10
		Scenic and exterior view plan	21	9.29	10.50
		Floor and cross-section plan	70	43.08	24.23
		Exhibit plan	70	43.08	29.62
		Facilities plan	70	36.35	22.88
		Safety plan	35	17.50	14.13
		Environmental-load reduction plan	70	33.65	35.00
		Barrier-free plan	49	23.56	14.13
	Execution scheme	Execution plan	49	16.02	14.13
	Items related to maintenance management business	Concept and measures concerning maintenance management business	Performance of buildings and facilities	35	14.81
Comfort and convenience for visitors			35	15.48	12.79
Disaster and crime prevention			35	9.42	11.44
Items related to incidental businesses	Incidental businesses	Management of restaurant and café	35	16.83	16.83
The total score gained via examination of the proposed items (marks gained through adding scores)			700	338.6	268.0
Bidding price (marks gained on bidding price)			300	293.4	300.0
Total sum of proposed item examination and bidding price			1000	632.0	568.0



For details of the reviewing comments, please also refer to [the progress of project operator selection and review comments](#) (made public in September 2022, but in Japanese only).

6-1. What is the difference between the new aquarium and the present one? (Concept)

Answer

Up to now, Tokyo Sea Life Park has exhibited creatures collected from all over the world to show visitors the richness and diversity of life in the sea. It has also served as a research and study institution, preserving endangered species and propagating wildlife.

Under the new concept of operating a space “that creates opportunities for people to engage with, and deepen their understanding of the ocean by connecting with it,” the new aquarium will be reborn as a completely new facility, in both intangible and physical aspects, to fulfill its new roles for the future. This includes the renewal of its exhibits and spatial presentation to help visitors deepen their understanding of the sea and its contribution to environmental conservation.

6-2. What is the difference between the new aquarium and the existing one? (Exhibits)

Answer

In the new aquarium, the exhibits and spatial presentation will be drastically renewed to create a more ‘hands-on’ experience where people can not only “watch” marine life, but also feel bodily sensations of them, including through a large tank reproducing a wide expanse of waters with schools of bluefin tuna.

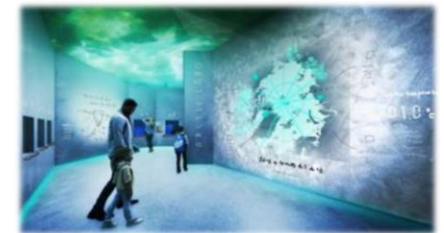
In addition, the new aquarium will present exhibits which would address environmental problems such as global warming and convey a sustainable relationship between people and the ocean.



A huge tank reproducing a wide expanse of waters



A device connecting visitors to new discoveries through the use of ICT (information and communications technology)



Polar exhibit

(A conceptual image of the facility proposed by the project operator)



6-3. What is the difference between the new aquarium and the present one? (Buildings) (Added on June 13, 2023)

Answer

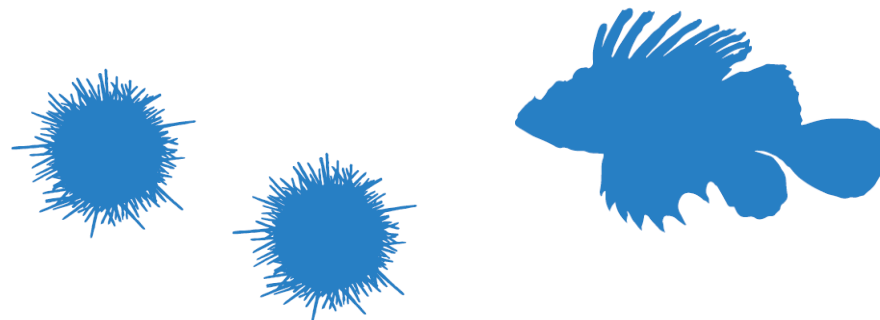
The new aquarium will be built at a place next to the present one. Between the two facilities, there will be a plaza called the “Kyosei-no-Mori,” a grove in which people can experience harmony with nature, with trees and walking paths arranged around the buildings, thereby developing an environment where visitors will be able to stroll through the rich greenery of the park as a whole.

For the new aquarium, a high level of barrier-free measures and universal design will be incorporated so that everyone, regardless of their age, gender, nationality, or whether they are disabled, can use the facility pleasantly.

Meanwhile, in the present aquarium, the filtration tanks and piping systems are not replaceable without pulling down the building. But for the new one, sufficient space will be secured in the backyard, while the layout of the equipment will be so arranged that it would be replaceable with relative ease, thus aiming to create a facility that can be in service for a long period.

In addition, we will make thorough efforts to reduce environmental impact by introducing highly efficient energy-saving equipment and renewable energy.

We will aim to create a facility which is easy-to-use for all users and is in harmony with its surrounding environment, including the Kasai Rinkai Park, etc.





7. What will become of the exhibition of freshwater organisms?

(Added on June 13, 2023)

Answer

Exhibits of freshwater life are an important element in learning about Tokyo's waterscape and the organisms that inhabit it, and in thinking about environmental issues such as invasive alien species. For this reason, the Tokyo Metropolitan Government has publicly solicited proposals for a new aquarium to enhance its functions so that more visitors would come, enjoy learning, and deeply feel the connection between the creatures at the waterside and people.

The proposal made by the bidder chosen by the TMG calls for a reproduction of Tokyo's rivers from their sources to their estuaries, as well as exhibits on the waterside environment of Satoyama – a preserved natural woodland near a populated area -- including ponds and rice paddies, to provide a place for hands-on learning and thinking about the environment.

In the current aquarium, freshwater organisms are exhibited in a separate building (Freshwater Life Pavilion) from the main building, but in the new aquarium, freshwater organisms will be exhibited as part of the exhibits of organisms living in various environments such as the open sea, polar regions, and deep sea in the main building. This will enable many visitors to gain a deeper realization of the diversity of living things.





8. What will happen to the existing 'Stream,' an outdoor facility?

(Added on June 13, 2023)

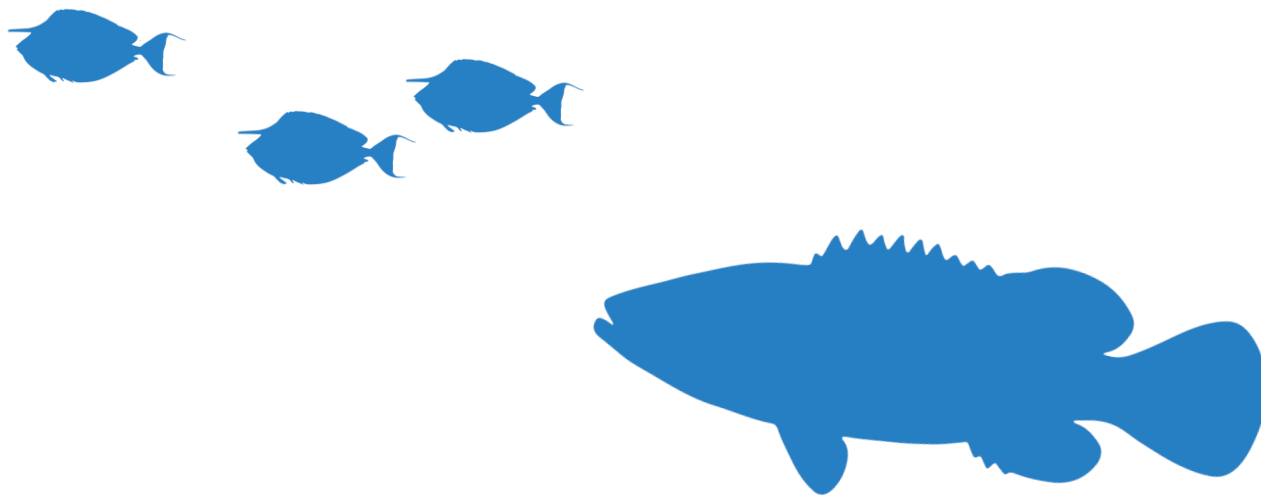
Answer

The present "Stream" has represented the waterside environment as an outdoor facility attached to the Freshwater Life exhibit.

In the new aquarium, the main building will feature fascinating exhibits that will enable visitors to feel the connection between freshwater creatures and people more deeply.

Specifically, in addition to systematically displaying scenes from the source of Tokyo's rivers to their mouths, the new aquarium will also exhibit the waterside environment of Satoyama, including ponds and rice paddies, providing a place to learn and think about the environment through hands-on experience.

The new aquarium will exhibit both the riparian environment of Tokyo's rivers and freshwater organisms in the main building, allowing visitors to view the freshwater ecosystem in an integrated manner.





9. What will happen to the tuna tank?

(Added on June 13, 2023)

Answer

The current tuna exhibit (“Voyagers of the Sea,” approx. 2,200 tons) will be upgraded to a larger-scale open-ocean tank (approx. 3,000 tons or more).

We plan to create an immersive exhibit that will enable visitors to experience the undersea world as if they were divers in the water.

10. Will there be restaurants and cafes?

(Added on June 13, 2023)

Answer

The new aquarium will have restaurants and cafes.

In the current aquarium, the use of restaurants is limited to visitors only, but the new aquarium will have restaurants and cafes integrated with the outdoor greenery, which will be open to everyone, including those who do not enter the aquarium.

11. Is there a store where we can buy souvenirs?

(Added on June 13, 2023)

Answer

We plan to set up a store where visitors can purchase a variety of souvenirs, including original goods of the aquarium.



12. Is it true that 1,400 trees will be cut down to construct the new aquarium? (Added on June 13, 2023)

Answer

When the TMG publicly solicited applicants for undertaking the project, it requested that they pay heed to minimizing the impact on the trees within the park. Even after the successful bidder was chosen, the project is being advanced based on this policy.

Misinformation, such as claims as that 1,400 trees will be cut down, has been circulated on social media. But it is not true.

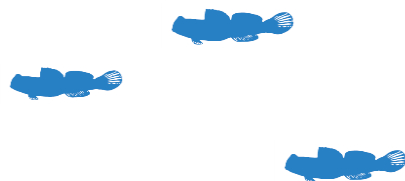
Even if the design turns out to have part of the new building being covered by trees, we will transplant them to alternative sites within the premises as much as possible after diagnosis.

The transplanted trees will be utilized for the development of a new plaza called the “Kyosei-no-Mori” between the new and old aquariums.

Therefore, they will continue to be used as greenery to add color to Kasai Rinkai Park.



A conceptual image of the “Kyosei-no-Mori” (in front of a restaurant) proposed by the project operator

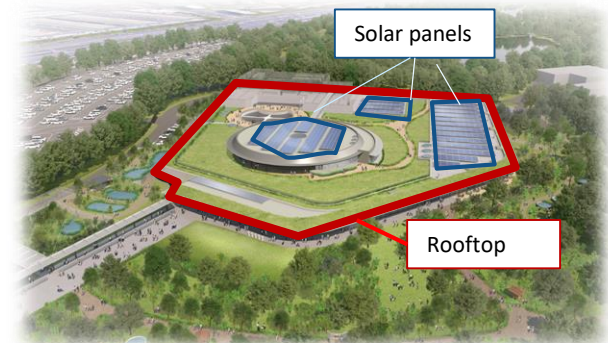


For a conceptual image of the exterior of the new facility, including the “Kyosei-no-Mori,” please also see [the Fact Sheet](#) (p.18).

13. Will a large number of trees be cut down to make way for the installation of solar panels?

Answer

Solar panels are to be set up by making effective use of space on the rooftop of the new aquarium, and will not be installed on the ground. Therefore, the trees will not be cut down for the sake of installing the solar panels.



A conceptual image of the facility upon completion

14. Why is it necessary to install solar panels in the aquarium?

Answer

The new aquarium will make thorough efforts to reduce its environmental impact and convey the message of pursuing coexistence with nature. By the same token, we will procure part of the energy needed to operate the facility through solar panels installed on the rooftop of the building.

In addition to solar panels, various other measures will be taken to reduce environmental impact, including the use of natural ventilation and daylight, the use of highly insulated exterior walls, and the introduction of optimal lighting and air conditioning control systems.

Through these efforts, the new aquarium aims to become the first aquarium in Japan to obtain ZEB Ready* certification.

*ZEB Ready: ZEB (net zero energy building) means a building that aims to achieve annual net zero emissions, with considerable energy savings, by reducing the energy load through advanced architectural design and the use of natural energy, as well as enhancing energy self-sufficiency through the adoption of renewable energy. ZEB Ready building means a building that has achieved energy saving with a 50% reduction in primary energy consumption according to energy use standards set by the state.



Frequently Asked Questions -- About the Existing Aquarium

15. What will happen to the existing aquarium?

Answer

We are currently studying the use of the main building of the existing aquarium after the construction of the new one. In September 2021, the "Basic Concept for the Utilization of Existing Facilities" was released, outlining a concept of utilizing the existing aquarium, in tandem with the new aquarium, by making it into a venue to carry on environmental education to people while letting them enjoy nature.

16. How long will the present aquarium be open?

Answer

The construction of the new aquarium is scheduled to be completed in September 2027, with the new aquarium slated to open in March 2028.

The marine creatures in the existing aquarium will be moved to the new aquarium. In line with the transfer of the animals, the present aquarium will be closed. We will post an announcement on our website and the life when details are worked out.



[Click here for other relevant materials](#)

[Fact Sheet on the Renewal of Tokyo Sea Life Park \(Kasai Rinkai Suizokuen\)](#)

<https://www.kensetsu.metro.tokyo.lg.jp/content/000062477.pdf>

