



STAFF REPORT

To: Board of Management

From: Robin D. Hale
Chief Operating Officer

Subject: **ANIMAL HEALTH CENTRE CONSULTING SERVICES**

Date: 2010-08-09

Summary:

This report recommends the award of a contract for architectural, engineering and project management services for the Animal Health Centre project.

Recommendations:

It is recommended that the contract for architectural, engineering and project management services for the Animal Health Centre schematic design and detailed design, be awarded to Diamond & Schmitt Architects Inc. / Design Level in the amount of \$1,042,650.00 including fees and disbursements and all applicable taxes plus a 10% design contingency allowance.

Financial Impact:

There are no financial implications to this report, as the required funds are allocated within the approved 2010-2014 Capital Works Program.

Background:

In 2004 a feasibility study was completed for the provision of a separate quarantine facility and a new animal health centre. The Quarantine Facility was completed in 2007. The existing animal health facility has evolved within an original Zoo animal holding building. It does not meet current hospital standards as detailed by various inspecting groups. Major deficiencies include: traffic flow problems, multiple functions of clinical and surgery rooms, inappropriate animal holding rooms which do not provide adequate environmental control for sensitive species, and which do not permit separation of sick animals from healthy ones, lack of recovery facilities, lack of appropriate holdings for large hoofed stock, narrow hallways, inadequate storage for equipment and supplies, lack of crate-washing facilities, and limited vehicle access. The new Animal Health & Reproduction Centre (AHRC) will be specifically designed for medical and surgical care of zoo species, and will provide specialized housing for hospitalized animals. The facility will be equipped to provide maximum efficiency, comfort, and safety in handling and care of animal patients, in a professional and hygienic setting.

The Animal Health Centre has been identified by the Association of Zoos and Aquariums as requiring refurbishment to meet the next inspection in 2012. By commencing design work in 2010 and in 2011 the Zoo will be able to demonstrate its commitment to these standards.

Comments/Discussion:

A request for proposal (RFP) for architectural, engineering and project management services was advertised in the Daily Commercial News and on the City of Toronto Web Site. Project briefings were held on 2010-05-04 and 2010-05-12.

Eight (8) proposals were received on 2010-05-28 as per Schedule I attached. As outlined in the RFP, a 3-step process was followed in evaluating the submissions. The first step involved reviewing each proposal for compliance with the instructions and conditions applicable to the RFP. All proposals were found to be compliant. The eight (8) were considered valid and were evaluated based on a set of pre-determined criteria by a team of Zoo staff. A short-list of three (3) proponents was established and they were invited to provide presentations and to answer questions related to their proposal. Following the presentations references were obtained to confirm the results.

The proposal from Diamond & Schmitt Architects/Design Level received top ranking by all members of the evaluation team. Diamond & Schmitt Architects is based out of Toronto and provides professional services in architecture including significant work in hospital designs. They have worked with Toronto's major hospitals including The Hospital for Sick Children and St. Michael's Hospital. Design Level has extensive experience in the design and construction of animal health care facilities including animal hospital projects at Cleveland, Milwaukee, Columbus, and Dallas Zoo. They will be utilizing a team of local professional firms for engineering, landscape architecture and cost consulting. The references for both Diamond & Schmitt and Design Level have been excellent.

Funding for the design of this project was approved by Council in the 2010 Capital Works Program. At this time we are requesting approval to engage Diamond & Schmitt/Design Level for the overall schematic design and detailed design for the project. Diamond & Schmitt/Design Level will proceed with the tendering and the construction contract administration upon approval of the construction program by City Council when sufficient funds have been raised.

Robin D. Hale
Chief Operating Officer

List of Attachments:

Schedule I – Schedule of Proposals Received

TORONTO ZOO
Animal Health Centre Project
RFP#29 (2010-05)

SCHEDULE OF PROPOSALS RECEIVED

PROPONENT	BULK PROPOSAL PRICE (includes disbursements and all applicable taxes)	BULK PROPOSAL PRICE – Design Only (includes disbursements and all applicable taxes)	COMMENTS
Diamond & Schmitt/Design Level	1,487,080.00	1,042,650.00	Recommended
SievenPiper	1,197,800.00	840,155.00	Meets Specifications
Cannon Design	1,453,858.00	1,027,125.00	Meets Specifications
IBI Group/Jones & Jones	1,394,872.50	1,046,645.25	Meets Specifications
Moriyam & Teshima	1,539,647.00	1,146,266.00	Meets Specifications
Queen's Quay	1,565,050.00	1,276,000.00	Meets Specifications
Michael Mantzoris	1,901,934.00	1,301,072.00	Meets Specifications
Julian Jacobs	1,988,800.00	1,372,272.00	Meets Specifications