

**Date:** 2023-06-12

**Subject:** **Request to Begin Procurement – Hiring of an Architect for Design and Contract Administration Services for the New Animal Shelter – Ward 6**

**Contact:** Peter Gabor, Manager, Project Planning and Validation  
Building Design and Construction  
Public Works and Engineering

**Report Number:** Public Works & Engineering-2023-548

**Recommendations:**

1. That the report from Peter Gabor, Manager, Project Planning and Validation, Building Design and Construction to the Committee of Council Meeting of June 21, 2023, re: **Request to Begin Procurement – Hiring of an Architect for Design and Contract Administration Services for the New Animal Shelter – Ward 6**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement of an architectural firm to provide design and contract administration services for the new Animal Shelter.

**Overview:**

- **In 2022, Council directed staff to continue the ongoing due diligence process and to engage consultants to provide design and contract administration services for the delivery of a new state-of-the-art 25,000 sq. ft. Animal Shelter at 2719 Bovaird Drive West - Ward 6.**
- **Council further directed staff to co-locate the new animal shelter with a new Environmental Education Centre (EEC), a joint initiative between the Credit Valley Conservation Authority (CVC) and the City, as well as a new resource space to support the Post Traumatic Growth Association (PTGA) to actively support Canadian Armed Forces Veterans and first responders.**
- **Building Design and Construction (BDC) in collaboration with Parks Planning & Development completed due diligence studies and prepared a**

**report to assist in the site selection, project schedule, and budget for the new facility. BDC staff met with the CVC to explore the possibility of co-locating the new Animal Shelter and the EEC. The CVC advised they presently have not developed their vision to a program level. The delivery timeline of the new Animal Shelter may therefore not be aligned with the EEC.**

- As such, the consultant will be required to explore alternative delivery options for the design of the facility in collaboration with the EEC and the PTGA to meet Council's direction.**
- This report seeks Council approval to begin the procurement for architectural design services for the new 25,000 sq. ft. Animal Shelter located at 2719 Bovaird Drive West.**

### **Background:**

The existing Animal Shelter, located at 475 Chrysler Drive in Ward 8, was constructed in 1998 and has a gross area of 8,424 sq. ft., or 782 sqm. The current Animal Shelter's lack of space limits the amount of physical and mental stimulation staff can provide animals in their care. Further, it lacks the appropriate space and equipment required for enhanced medical services. Programs such as low-cost spay and neuter clinics currently require assistance from third parties such as the mobile OSPCA clinic.

Furthermore, the existing shelter limits the ability to safely address disease outbreaks such as bird flu, feline upper respiratory infections, and ringworm due to undersized quarantine areas. The insufficient space restricts the ability to deliver community education programs or low-cost dog training. Finally, the limited space and narrow hallways make the building challenging to navigate for those with mobility devices and for undertaking school tours. New protocols established during and post COVID-19 further constrain the operations of the current facility.

BDC in collaboration with GIS and Realty Services performed an exhaustive search of City owned and non-City owned parcels. After a thorough study of all potential parcels, it was determined that 2719 Bovaird Drive West (Siemens Site) was a suitable location for the new animal shelter.

This project proposes to construct a state-of-the-art approximate 25,000 sq. ft. or 2,350 sqm facility to alleviate the high volume of visitors/customers that the existing Animal Shelter receives daily, as well as to provide the residents of Brampton's west-end with an alternative Shelter. The existing Animal Shelter will remain operational during and after the construction of the new facility.

## **Current Situation:**

Operating from one shelter on the east side of the City poses challenges for residents on the City's growing west side from accessing valuable services. Further, the ability for Animal Services to continue operations would be severely impacted by an emergency event such as a fire or flood without a secondary location.

BDC staff has prepared the RFP documents in collaboration with Animal Services and are ready to proceed with the consultant procurement process.

BDC staff anticipate engaging a design consultant by late 2023 with scheduled construction start by early 2025 and completion by early 2027.

## **Corporate Implications:**

### Financial Implications:

Sufficient funding is available within the Public Works and Engineering approved Capital Budget for the initiative identified in the report.

BDC staff note that the requested funding amount was generated by using historical data of construction cost for projects of similar and scope, current market conditions and escalation, design allowances and contingencies.

### Purchasing Implications:

A public Procurement Process will be conducted, and the Bid submissions shall be evaluated in accordance with the published evaluation process within the bid document. Purchase approval shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

## **Term of Council Priorities:**

This report aligns and further supports the strategic direction of Brampton is a Well-run City.

## **Conclusion:**

It is recommended that the Purchasing Agent be authorized to commence the Procurements as described in this report.

Authored by:

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