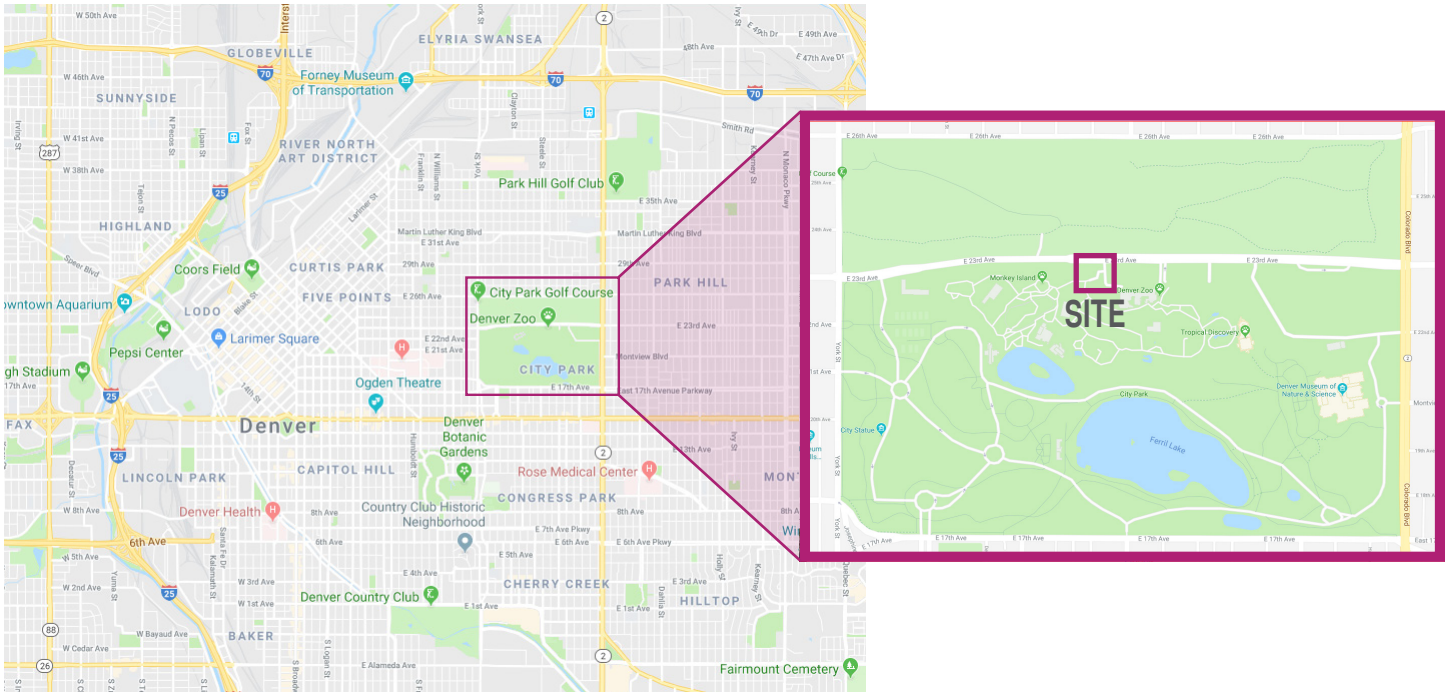
REQUEST FOR PROPOSAL

JANUARY 2019

DESIGN AND CONSTRUCTION FOR

THE DENVER ZOO ANIMAL HOSPITAL

The ACE Mentor Program of Colorado, in association with the Denver Zoo, is issuing this Request for Proposal (RFP) for architecture, engineering, and construction services for the Denver Zoo Animal Hospital. The one acre site is located within the Denver Zoo along East 23rd Avenue in Denver, Colorado.



CALENDER

Project Team Summary	Third Session
Site Visit	February 9, 2019
Scholarship Deadline	April 5, 2019
Final Presentation at Special Event	April 25, 2019
Blueprint to Success	May 15, 2019

Client's Vision

The Denver Zoo cares for a diverse population of more than 4,000 animals, all of which are cared for by the Zoo's Animal Hospital. The current hospital is a cramped, outdated facility. This project seeks to create a new animal hospital facility meeting staff capabilities and advance the zoo's mission to provide leading health care for animals while engaging and educating visitors.

Project Description

The goal of the Animal Hospital is to serve the animals well, from the smallest up to some of the very largest. The project is constrained by the realities of working with animals of various sizes and the fact that the animals are still wild. The hospital will need the following medical programmatic pieces: medical treatment, radiology, CT scanning, and surgery. Additional holding facilities will accommodate animals currently in treatment and allow quarantine of animals new to the zoo.

The facility will also provide a new opportunity for guest engagement with the veterinarian staff. This will require a visitor lobby with viewing window in the front of the hospital building. The hospital will also need to provide office space for its human users, the zoo's veterinarians, and animal care staff. The facility will need to be located within the zoo and located at the same site of the current facility.

SCOPE OF WORK - SITE

The Denver Zoo's Animal Hospital site needs to include the following items. The square footages (s.f.) are approximate.

Animal Holding Areas	Area (s.f.)	Notes
• Hoofstock Outdoor Holding	1160	• Hoofstock outdoor holding areas connect to indoor hoofstock hospital holding to allow outdoor access
• Large Carnivore Outdoor Holding	480	• Large carnivore outdoor holding areas connect to indoor large carnivore hospital holding to allow outdoor access
• Small / Medium-Sized Animal Outdoor Holding	1570	• Small / medium-sized animal outdoor holding areas connect to indoor small / medium-sized animal hospital holding to allow outdoor access
Guest Experience Plaza		
• Guest Experience Plaza	3000	• Should have a direct connection to the interior viewing lobby
Outdoor Service Areas		
• Van / Golf Cart Parking	350	• Should accommodate 1 van and 4 golf carts
• Loading Dock	200	
• Water Quality	2000	• Options range from detention ponds to underground storage; the Zoo is open to creative means of water storage / cleansing
TOTAL SITE PROGRAM SPACE	**8,760 s.f.**	

SCOPE OF WORK - BUILDING

The Denver Zoo's Animal Hospital building needs to include the following items. The square footages (s.f.) are approximate.

Treatment, Hospital Support, and Lab Spaces	Area (s.f.)	Notes
• Large Treatment Room	850	
• Medium Treatment Room	500	
• Small Treatment Room	200	
• ICU Room	200	
• CT Scanner Room	400	
• Surgery Room	400	
• Diagnostic / Research Lab	750	
• Pharmacy	200	
Animal Holding Areas		
• Hoofstock Hospital Holding	1160	• 6 animal stalls to house animals who are currently in treatment
• Hoofstock Padded Cell	250	• 1 padded cell for animals in recovery after a procedure
• Large Carnivore Hospital Holding	1600	• 2 animal stalls to house animals who are currently in treatment
• Small / Medium-Sized Animal Hospital Holding	2100	• 17 animal stalls to house animals who are currently in treatment
Guest Experience		
• Viewing Lobby	1500	• The viewing lobby will be located on the south side of the hospital and will allow guests to view veterinary procedures
Office and Service Areas		
• Offices	3000	• Office area can be open-plan or individual offices and include space for a break area and conferences
• Rest Rooms / Locker / Laundry	700	
• Animal Food Prep	300	• For preparation of animal diets
• Janitorial	50	
• Mechanical and Electrical Rooms	500	
• Storage	460	
• Circulation	5000	
TOTAL BUILDING PROGRAM SPACE	**20,120 s.f.**	

DELIVERABLES

1 PROJECT TEAM SUMMARY

Teams will be formed during the third work session. At the end of the session, each team will present a one-page summary including team name, team members, and a list of disciplines each member is most interested in (civil, structural, and mechanical engineering; architecture, landscape architecture, and interior architecture; construction).

2 SESSION SUBMITTALS

Each team will submit the following working plans and exhibits to their lead mentor during sessions. Teams will show progress on these items (at lead mentor discretion) as the sessions move forward.

DESIGN PLANS : Each team will submit the following plans.

1. Site Analysis plan
2. Site plan
3. Landscape plan
4. Architectural plan
5. Interior Architectural Layout plan

EXHIBITS : Each team to submit three of the following nine tasks.

1. MEP Room Layout
2. Building Structural exhibit
3. Material Selection board
4. Phasing plan
5. LEED worksheet
6. Construction Budget / Cost Estimate
7. Construction Schedule
8. Material Staging plan
9. Interior room layout

3 FINAL PRESENTATION PROPOSAL

Each team will submit a one-page proposal describing their chosen refined deliverables for the Final Presentation. This will include a minimum of two design plans and two exhibits. Teams must explain how they intend to further their chosen deliverables from their current level at time of proposal submittal (TBD by lead mentor), and how they will represent their delieverables at the Final Presentation. Each team will choose one or more of the following ways to represent their project.

1. Physical model
2. Computer model
3. Hand renderings
4. Computer rendering
5. Building elevations
6. Site sections

4 FINAL PRESENTATION

Public and User Outreach Plan : Teams must develop a communication and outreach strategy to reach both the veterinarian staff who will utilize this facility and the zoo guests. The strategy should identify a method for getting feedback from staff, determine what they want in the facility, and what zoo guests hope for in the Viewing Lobby and Plaza.

Presentation Display Board: Provide a final verbal presentation of the project scope including representations of chosen project deliverables. All students are encouraged to participate in the presentation, which should last no more than 10 minutes per team. The presentation should utilize project display boards exhibiting a graphic description of the project concept and representations of each deliverable. Intent of the boards are to describe the proposed project and convey the project design features to the project client, city permit reviewers, and interested public. These project boards may be the center point of your final presentation in April and may be used at future ACE events and presentations.