

Durham County Animal Shelter Capital Project

Update for the BOCC Budget Workshop, June 2, 2026

Future location: 1117 Junction Road, sharing the site with the OES and GS Fleet Maintenance Facility

Timeline of recent events:

- BOCC approval of RND Architects/Animal Arts – Advanced Planning Study – May 27, 2025
- Contract Execution: August 19, 2025
- Design kickoff meeting: October 1, 2025: Programming verification to update the space types, sizes, and adjacencies, along with updated pricing are the major components of this phase of work as the original programming/shelter report was completed over 5 years ago (September 2020) with pre-pandemic data
- Two Day Program Verification Workshop took place on October 28-29, 2025:
 - Day 1 – October 28, 2025: Tour of the existing shelter facility led by APS of Durham staff, followed by Project Team meetings with APS subject matter experts: Animal Care, Volunteers & Foster Care, Veterinary, Customer Service. This day concluded with a joint meeting with the Project Team, APS and Animal Control/DCo Sheriff's Office, then the Design Team worked late synthesizing what was heard across the day's meetings
 - Day 2 – October 29, 2025: the full Project Team reconvened to discuss the detailed consolidation of the prior day's meetings during a Program Review, Leadership and Project Management. The Project team also met with County Sustainability for the required LEED scoping meeting
- Project Team (County, design team, and APS leadership) tour of Humane Society of Charlotte: December 2, 2025
- Draft Advanced Planning Report Issued: February 27, 2026
- Design Services proposal for full Design and Construction received from the project architect on February 27, 2026, with a revision responding to County staff comments received on March 12, 2026
- Budget Meeting: March 24, 2026: County staff expressed concerns regarding budget and existing program and the design team was asked to revisit the scope, program and potential for phasing the project to bring it more in line with earlier estimates.

- Architectural Design Proposal reflecting the updated scope and fee received on May 19, 2026

Next Step and future timeline:

- Staff are ready to bring the architectural design contract to the BOCC at an upcoming BOCC meeting
- Largely due to the Junction Road site being raw land, **the design and construction of the Animal Shelter is expected to take approximately four years**, with the design of off-site and on-site utilities, and later, the installation of off-site and on-site utilities, adding about two years to the overall timeline before vertical construction begins

Critical coordination items:

- It is important to note the critical tie-in of the utility systems for the Fleet Maintenance Facility that will serve the Office of Emergency Management and General Services vehicles, as the design to bring water, sewer, and electricity to the Junction Road property will serve both Fleet Maintenance and the Animal Shelter. As an example, accurate estimations of water flow are needed for all buildings and uses across the site before correct water pipe sizing can be determined. Underestimating water flow results in too little water for the life safety sprinkler systems, and overestimating flow results in stagnant water in the pipes. It will continue to be critical that these two CIP Projects proceed in lockstep through design in order for both projects to be successful.
 - BOCC Approval – Design Narrative for the Comprehensive Fleet Maintenance Facility – April 13, 2026
- In the Spring of 2023, County staff were contacted by the City's Water Management Division after they received numerous complaints about residential wells being contaminated along Junction Road just north of the County's property. City staff were aware of the upcoming County projects, and that the County has the authority to intervene in matters of public health, safety, and welfare.
 - County staff executed a contract to determine the options and cost to run City water to these approximately 20 residential properties on December 8, 2025, and continue to receive updated information from the engineering firm conducting the study.
 - There may be federal CDBG funding available for this project if the residents of these houses average out to be low/moderate income.