

Durham County Animal Shelter Facilities Report

Presentation to Board of Commissioners

October 5, 2020



Project Stakeholders



Durham County Board of Commissioners



Durham County Manager's Office



Durham County Engineering and Environmental Services



Durham County Operations



Durham County Sheriff's Office – Animal Services



Animal Protection Society of Durham

Design Team

- RND Architects
- Animal Arts Design Studios
- Coulter Jewell Thames, LLC – Civil / Landscape Consultant
- Gardner & McDaniel – Structural Engineering Consultant
- Edmonson Engineers – MEP Engineering Consultant

Programs Currently Provided by the County or the APS of Durham

- Holding and Impounds
- Adoption
- Housing Surrendered Animals
- Care for Abused and Neglected Animals
- Court-Ordered Holding and Bite Holding (the later is rabies prevention)
- Responding to Nuisance Animals
- In-House Veterinary Care – **Jointly Funded**
- Low-Cost Spay/Neuter – **Funded Solely by APS**
- Volunteer and Foster Programs
- Advice about Safety Net Programs

Feasibility Study Process

01

Condition
Assessment of
existing facilities
and review of
current operations

02

Needs Assessment
Workshop with
Stakeholders on
December 19,
2019

03

Development of a
Needs Based
“Program of
Spaces” for the
Project

04

Development of
Options and
Budgets for the
Project



Deliverables Contained in the Report

- Detailed Facility Condition Assessment
- Notes from the Needs Assessment Workshop
- Animal Intake and Outcome Analyses and Projection of Trends
- Animal Capacity Analyses
- Detailed Descriptions of Four Options
- Budgeting for Four Options

Current Facility at 2117 East Club Blvd.



SITE PLAN KEY

- ① Animal Shelter
- ② Animal Control
- ③ Waste Disposal Center
- Property Line

How Have Government Animal Shelters Changed?

- Less emphasis on animal holding
- More emphasis on providing resources to community
- Spaces that support the health and welfare of animals and people





Examples of Improvements

Durham County Animal Shelter versus Orange County Animal Services



Examples of Improvements

Durham County Animal Shelter versus City of Omaha Animal Control Facilities



Examples of Improvements

Durham County Animal Shelter versus City of Larimer County Animal Shelter



Examples of Improvements

Durham County Animal Shelter versus Dumb Friends League



Examples of Improvements

Durham County Animal Shelter versus Placer County Animal Services

Bottom Line

Because of the evolution of animal sheltering standards as well as the human population growth in Durham County, the animal shelter facilities are operating beyond their useful life. Facilities will need to be replaced to be able to function well according to today's industry standards.

Interim projects will be provided for the short term.



Facts



Current Facilities are Undersized in **Every Functional Area**



The Current Site is not Large Enough to Support a Significant Expansion

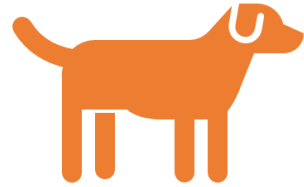


The Current Site is not Friendly for Adoption



The Current Buildings Do Not Support High Life Saving Goals

Facts



Intakes of Dogs is Dependent on:

Human Population
Population Growth
Socioeconomic Factors (Income, etc.)
Resources Available

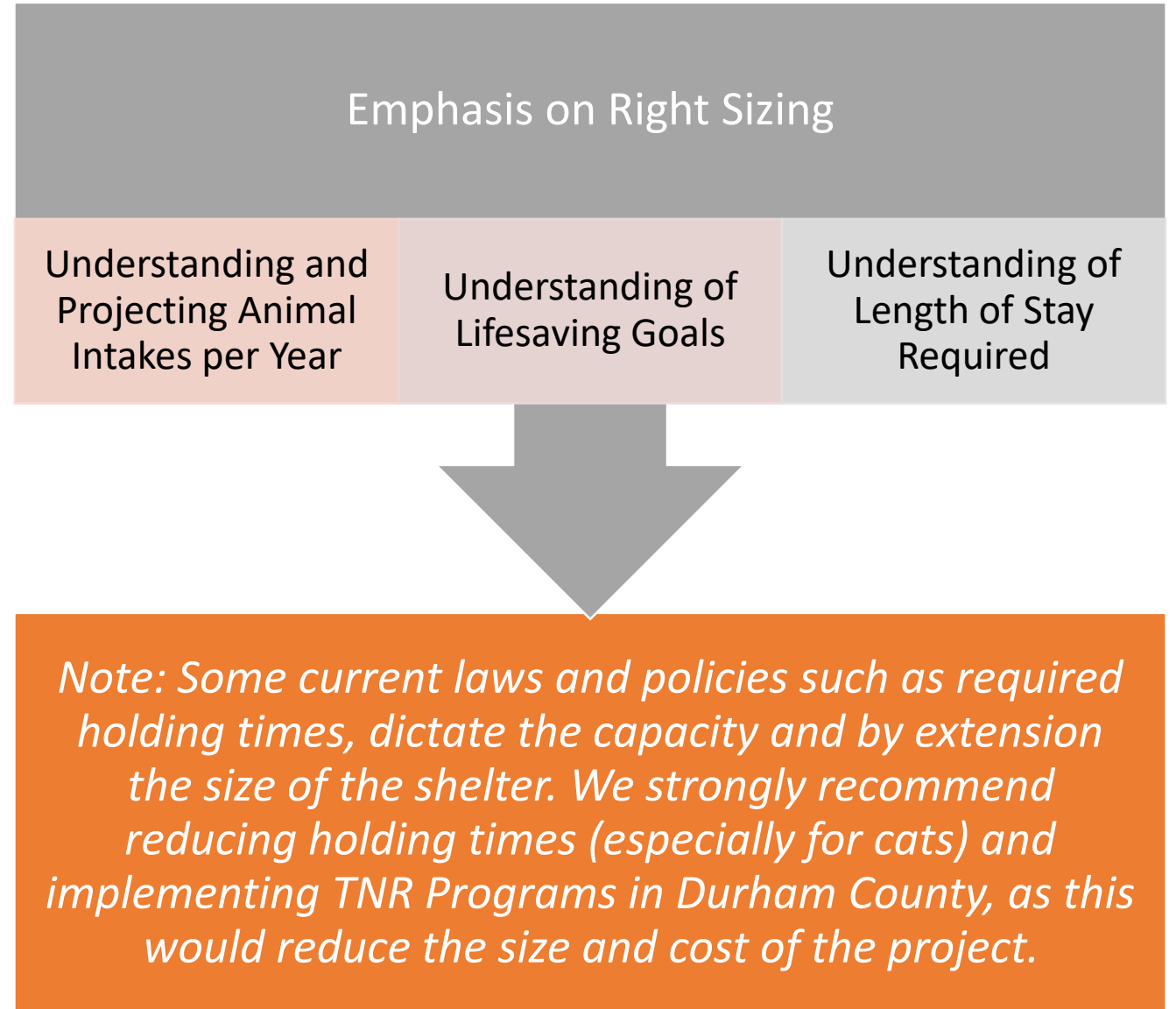


Intakes of Cats is Dependent On:

TNR Programs* or Lack Thereof
To Lesser Extent, the Factors Affecting Dogs

* TNR (Trap Neuter Return) is the practice of spaying /neutering feral cats and returning them to the neighborhoods from which they originate

Details of Animal Capacity Analysis



Summary of Requirements

Required Program Peak Capacities:

- 95 dogs in shelter
- 27 puppies in shelter
- 82 cats in shelter
- 102 kittens in shelter



Program of Spaces (Recommended)

36,000 Conditioned Gross S.F.

11,100 Exterior Covered Gross S.F.

Total of **47,300 S.F.** of Primary Building Footprint

Requirement of Usable Project Site: 6.2 Acres

Other Design Variations Considered

Two Story
Animal
Shelter

- Slightly Increases Gross S.F.
- Slightly Decreases Size of Footprint
- Increases Construction Costs

Results in
1/3 acre
savings in
size of site
(5.9 acres
required)

Summary of Major Program Elements



PUBLIC SPACES



ANIMAL SPACES
(DOG, CAT, OTHER)



VETERINARY



STAFF



SUPPORT

Facility Design Options

Option 1 – Remodel and Expansion of the existing facilities

- Rejected due to feasibility, age of existing facility, and cost of renovations

Option 2 – New Facility on Adjacent Site (2152 East Club Blvd)

- Possible but not advisable – the site is too small and is difficult to develop

Option 3 – New Facility on New Site

- Recommended because would cost least and provide most benefits

Option 4 – Interim Repairs and Improvements to the existing facilities

- This is not a long-term solution and is developed as an intermediate measure

Option 3, Recommended Option

\$28,200,000 using comparable data from current animal shelter construction as well as a range of anticipated soft costs.

- *Least expensive option*
- *Provides most benefit*
- *Site acquisition and escalation costs are excluded*

Option 3, Described



Preliminary Project Cost Estimate for Option 3

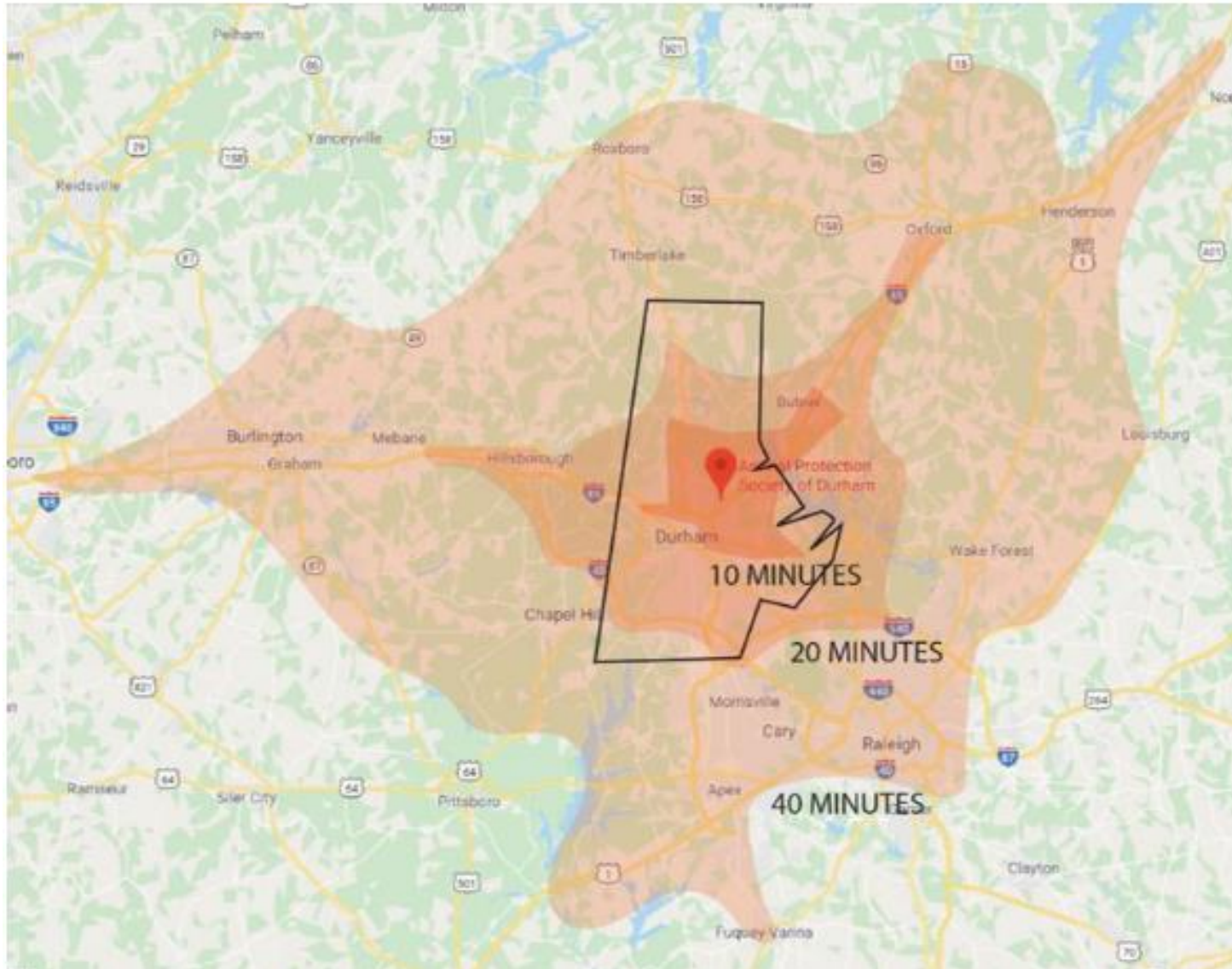
Description	Qty	Unit	\$/Unit	Subtotal
Building Construction: Conditioned Space	36,200	SF	\$425	\$15,385,000
Building Construction: Covered Exterior Space	11,100	SF	\$250	\$2,775,000
Subtotal Building Construction				\$18,160,000
Fixed Equipment	10%			\$1,816,000
Allowance: Incinerator				\$250,000
Allowance: Sitework				\$1,250,000
Allowance: Street & Utility Improvements				\$250,000
Subtotal Construction				\$21,726,000
Construction Contingency	10%			\$2,172,600
Total Construction				\$23,898,600
A&E Design Services (new construction)	11%			\$2,628,846
Owner's Contingency	6%			\$1,433,916
Owner Expenses & Fees	1%			\$228,986
Total Design & Owner Cost				\$4,301,749
Total Project Cost				\$28,200,348

Note: Site acquisition costs are not included.

Separate Budget for APS provided equipment

\$726,400

Location Factors for a New Shelter – Drive Times





Durham County Human Population
Darker areas indicate zip codes with greater population densities



Durham County Median Income
Darker areas indicate zip codes with higher median income

Location Factors for a New Shelter – Demographics

Cost Factors for a New Building - Benchmarking

- Durham County Animal Shelter Cost Projections:
 - Match Benchmarks of Shelters Nationwide
 - Provide for a Quality and Fiscally Responsible Structure
 - Long Lasting
 - Low Maintenance
 - Healthy for People and Animals

Option 4 – Interim Repairs Organization

Improve	<p>Improve Animal Health</p> <ul style="list-style-type: none">• These are most recommended by the design team and by APS of Durham
Improve	<p>Improve Workplace</p>
Brighten	<p>Brighten Interiors</p>
Create	<p>Create Welcoming Entry</p>

Option 4 – Interim Repairs

- General Description of Types of Work
 - Examples of Items:
 - Decluttering
 - Improvements to Animal Housing
 - Improvements to HVAC
 - Painting and Lighting
 - Storage Projects
 - Total Costs of Projects: \$2,481,200 in 2020 dollars
 - Can be selected item by item, as a menu, to meet budgets

Description	Goal	Priority	Estimated Budget	
Cleanup and Declutter	Improved workplace	1		
Install portals in existing cat cages	Improve Animal health	2	\$	17,000
Install specialized system to reduce bacteria growth	Improve Animal health	3	\$	26,000
Modify isolation areas to separate sick from healthy with HVAC improvements	Improve Animal health	4	\$	258,000
New cat cages (to be reused in future facility)	Improve Animal health	5	\$	22,000
Clean, service and repair ductwork, AHU's, exhaust fans, grilles and dampers, plus rebalance system	Improve Animal health	6	\$	102,700
Replace 50% of dog runs (58 double runs and 6 single runs)	Improve Animal health	7	\$	589,000
Install new HVAC system at kennels	Improve Animal health	8	\$	550,000
Install noise control at kennels (requires HVAC system)	Improve Animal health	9	\$	216,000
Paint interior walls at Cat rooms with proper coatings	Brighten interiors	10	\$	4,900
Paint interior walls at Dog runs with proper coatings	Brighten interiors	11	\$	30,000
Install storage solutions (shelving/casework)	Improved workplace	12	\$	9,000
Install panic button/cameras in trailer and outside play yards	Improved workplace	13	\$	5,000
Lobby Improvements	Welcoming entrance	14	\$	250,000
Entrance way improvements (canopy and signage)	Welcoming entrance	15	\$	50,000
Add daylight into interior via new solatubes installed at old skylights	Brighten interiors	16	\$	27,000
additional outdoor play areas and walking trails at Animal Control Site	Improve Animal health	17	\$	80,000
Paint interior exposed roof deck at dog runs with proper coatings	Brighten interiors	18	\$	21,000
Replace inoperative light fixtures with LED fixtures	Brighten interiors	19	\$	10,000
Consolidate 2 small storage sheds into one larger storage building	Improved workplace	20	\$	115,000
Repair foundation/perimeter drainage systems and regrade	Improved workplace	21	\$	96,000
Prep and paint corroded steel columns	Improved workplace	22	\$	2,600
			Total \$ 2,481,200	



Summary

Well Executed Public Animal Shelters Increase Positive Outcomes for:

- Adoptions
- Wellness
- Volunteerism
- Service to People in Need
- Reduction of Animal Overpopulation

We recommend planning for Option 3, while implementing ideas from Option 4 that improve animal health and operations in the short term.

Questions?

