

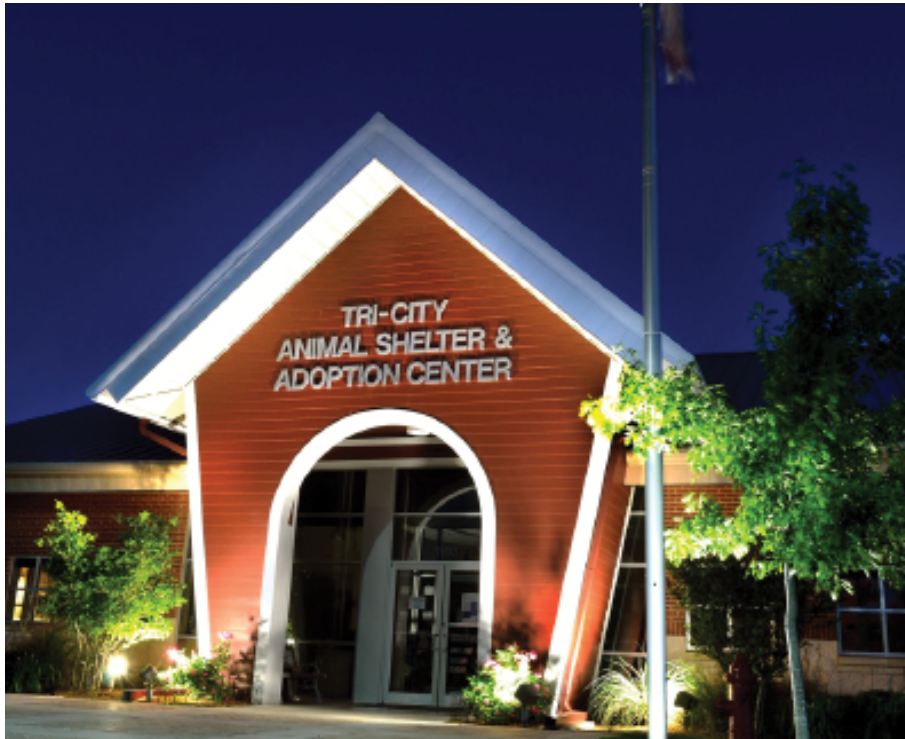


Animal Shelter and Adoption Center

New Functional Space Requirements

Functional Space Requirements

Public Areas



Entry Plaza

The **Entry Plaza** is where it all begins: An open and inviting space that directs the public into the building.

This large space is a multi-functional area. It can be used to hold outside adoption events, and various public happenings such as fundraiser events and marathons.

Quorum Architects, Inc. has compiled a list of space requirements that would best serve Pflugerville's animal shelter and adoption center. These spaces are summarized in the pages that follow. Based on 2025 Space Needs Projections, 28,800 s.f. is recommended for the *entire* Animal Shelter Adoption Center, Vet Clinic, and Police office. This report generally describes the new facility that is proposed to be located at Lake Pflugerville, along Weiss Lane.



Lobby

The **Lobby** is located at the main entry and acts as the building's hub. After being greeted at the receptionist desk, you can immediately begin visually interacting with the animals. The **Small Animal Viewing Rooms** are inviting, being located immediately off the lobby. In fact, all the public areas, such as the **Training/Meeting Room** and **Retail Display** are easily accessed from this entry point.

Functional Space Requirements

Public Areas



Retail Area

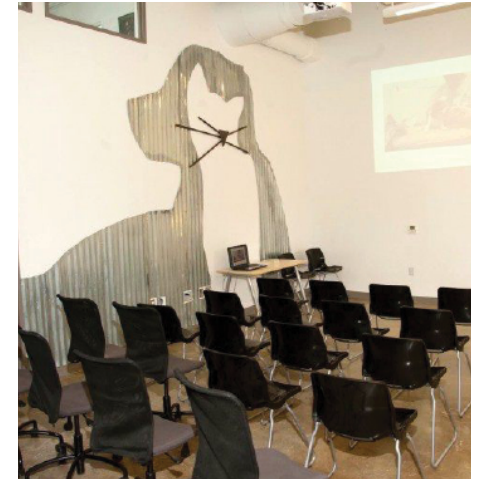
In the **Retail Area**, you can buy all of the necessities needed to welcome your newest family member home. Items such as collars, tags, and leashes help you bond with your new pet, and are a wonderful opportunity to boost the shelter's finances.



Training/Education Center

The **Training/Education Center** has been designed to be used as a multi-purpose space. The use of this space can reinforce the idea that the shelter will not only be used for a one time event in adopting pets, it will also enable the shelter to offer ongoing public care through obedience classes and pet care classes. Classes such as these have shown that the owner/pet bond is deepened: The rate of recidivism is greatly lowered.

Staff can hold in-house meetings, regional training, as well as municipal gatherings. This space may easily be rented or offered to the public to hold birthday parties, school events, local rescue group organizational meetings, and scout group meetings. This space will seat up to 80 and includes storage for tables and chairs.



Functional Space Requirements

Get to Know Rooms & Outdoor Courtyard



Available animals and their potential owners can meet in two different places to confirm their compatibility. The locations have been purposefully designed to evoke a home-like atmosphere.

- Intimate spaces are located indoors and may be used year round.
- The outdoor courtyard is the perfect place for assessing a dog's energy level.
- Heavy duty turf allows for quick and easy disinfection.

Functional Space Requirements

Police Substation



While patrolling Lake Pflugerville, Police Officers can utilize the space for various functions. It is a place to check in, complete reports, and hold meetings with citizens.

- Secure lobby offers a public safe space
- Offices and conference rooms
- Police Officers have access to a restroom, complete with a shower, and a shared Break Room
- Exterior storage offers ample room for police department equipment and vehicles



Functional Space Requirements Vet Clinic



The **Vet Clinic** will be directly accessible to the public. Additionally, it is located close to the shelter's back-of-house area. It will not only be open to the community, but will also provide the shelter with in-house veterinary services; however, this clinic will not be a full service veterinary facility. It will offer services for disease prevention and animal well being. Possible services include:

- **Spay/Neuter**
- **Vaccinations**
- **FELV/FIV and canine heartworm preventatives and treatments**
- **Microchipping and ID tags**
- **Flea preventatives**



Functional Space Requirements

Administration Offices

Volunteer Office

Volunteers are a vital source to animal shelters, as they enable maximum productivity. Their office is near the center of the building. This office has been designed for multiple volunteers to share. As such, lockers are provided for personal belongings to accommodate the transient nature of their work shifts.



Animal Control Officer Office

Ten workstations located near the **Reception** area allow ample space for Animal Control Officers to come in from the field and complete their paperwork. The charge station located in this office keeps radios/phones organized and ready to use.



Supervisor Office

The supervisor has an office located near the **Reception Area**. This allows for coordinating with staff on work and public issues. It also allows an ability to quickly assist when certain situations begin to get out of control.

Functional Space Requirements



Check-In Room

The Check-In Room has pass-thru cages that will allow Animal Control Officers to pull into the Sallyport and off-load animals. These animals can then be processed and checked-in to the facility from within the same room as the pass-thru cages.



Sallyport

This is an enclosed garage-type area/Sallyport which allows Animal Control Officers to pull in and close overhead doors. Animals may then be safely removed without a chance of escaping.

Functional Space Requirements Administration



Break Room

Located away from animal rooms in order to provide a quiet zone, the **Break Room** is a refuge where workers can de-stress.

Admin Work Area

Traditional office functions take place in this busy location. A work surface has been provided to facilitate the handling of animal shelter specific needs, such as adoption packets.

File Room

An animal shelter produces quite a bit of files which need to be stored for long periods of time. This area will assist in keeping a well-organized facility for years to come.

Reception Desk

The reception desk in the control center of the facility. This space will allow multiple staff members to work simultaneously - greeting new visitors, as well as processing adoptions.



Functional Space Requirements

Cats

Cat Adoption Room

Cats should be housed in an **Adoption Room** which is filled with natural daylight. The spacious cages have glass fronts that allow for public viewing. The cages also include resting platforms and privacy compartments for litter/food. Placing cats in a quiet environment removes much of their stress and thus, makes them more adoptable.



Another popular attraction, the **Cat Play Room**, utilizes large windows for ease in viewing the cats while they play.



Functional Space Requirements

Cats

All cat rooms for adoptions, strays, isolation and quarantine are located in a quiet zone of the shelter to allow the cats to be in a stress free environment. Only staff will have direct access to the cats in order to keep them healthy and prevent injury to visitors, such as scratches and bites.

- **Spacious cages with raised ledges and separate areas for privacy of eating and litter use**
- **Glass fronts for public viewing**
- **Mobile cages not only allow staff to move the cats outside for fresh air, but also facilitate disinfecting as needed**
- **Natural daylight in every cat room**
- **Piped in classical music to create 'white noise' and a peaceful environment for the animals and visitors**



Functional Space Requirements Dogs



Adoptable Dog Rooms

A retail-like experience for viewing animals. Clear insulated glass windows allow for a quieter zone and keeps the animals happy and healthier. Staff will take the dogs to the **Get To Know Room** or **Courtyard** to allow potential owners to play with the animals.

- Spacious stainless steel kennels with fold up elevated dog beds
- Indoor/Outdoor Runs
- Capacity for small, medium and large dogs
- Natural daylighting through large windows and skylights to maximize brightness
- Piped in classical music to create 'white noise' and a peaceful environment for the animals and visitors
- Small dogs and puppies will be housed in cages in a room adjacent to a play/display room



One of the more popular attractions, the **Puppy Play Room** has large windows that allow visitors as well as staff to view these energetic puppies playing and exercising.

Dog Park

Dog parks are wonderful places for both dogs and the community to socialize. They are specifically designed to maximize a dog's comfort and happiness.

- The entry and exit vestibules are equipped with multiple doors that prevent animal escapes. These areas can be used to quickly separate fighting dogs.
- Spacious and unconnected play areas are securely fenced to separate larger breeds from smaller ones.
- The organically-shaped areas avoid 90° angles that encourage aggressive cornering which often lead to attacks. Natural barriers and landscaping offer calming vistas.
- Shaded resting areas and drinking water are readily available for both owners and dogs.
- Agility equipment encourages exercise.
- Clean up stations are easily accessible to facilitate keeping the park clean and sanitary.



Materials and Finishes



Flooring: Long-lasting flooring which has been tested to withstand scratching from claws.

- Epoxy Flooring
- Vinyl Tile/Planks
- Porcelain Tile
- Sealed Concrete

Walls: High endurance wall finishes are scrubbable and easy to keep clean.

- Glazed CMU Block
- Epoxy paint and grout
- Porcelain and Ceramic Tile

Ceiling:

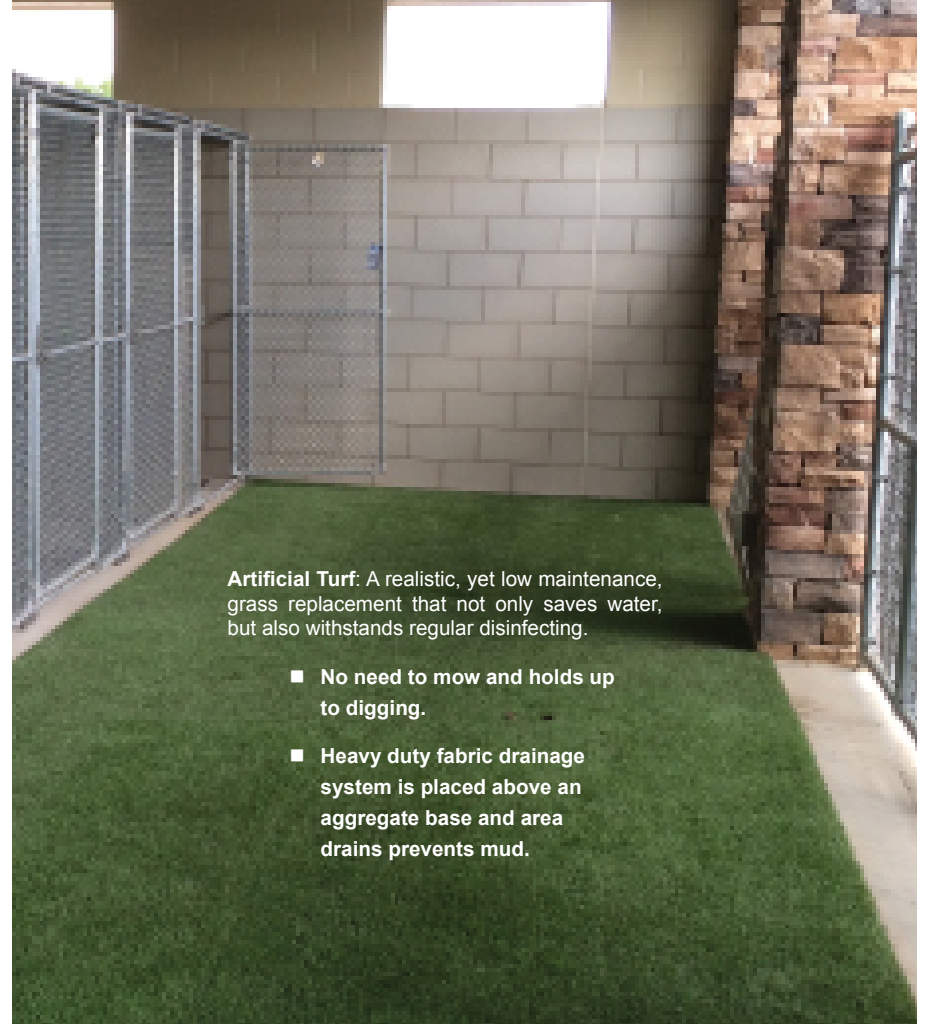
- Gypsum Board Acoustical
- Lay-In Tile
- Wood Plank Ceilings



Materials and Finishes

Acoustics: Our complete construction methods include sound-reducing features which create a quieter environment.

- Both walls and ceilings are insulated with acoustical sound batting.
- Loud barking is minimized via insulated glass found in all animal rooms.
- Walls extend to the deck and penetrations are sealed.
- Music system plays calming music, reducing stress and barking.
- Doors to animal rooms are equipped with sweeps and weather-stripping, reducing noise to public areas.



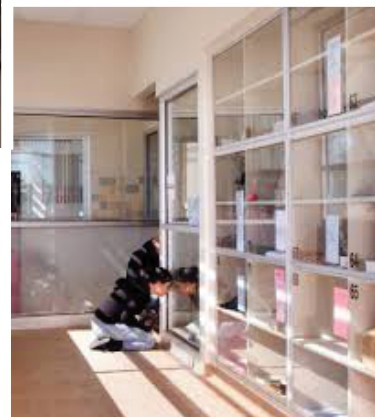
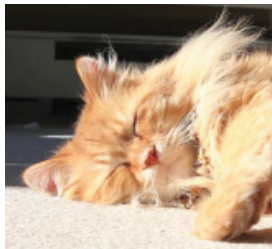
Artificial Turf: A realistic, yet low maintenance, grass replacement that not only saves water, but also withstands regular disinfecting.

- No need to mow and holds up to digging.
- Heavy duty fabric drainage system is placed above an aggregate base and area drains prevents mud.

Materials and Finishes

Natural Daylighting: Studies in Circadian Rhythm indicate that natural daylight is vital to all animals. Animals which are able to sense the changing of time show a minimization of disruptive behaviors. They are happier and healthier, thus more adoptable.

- Exterior Windows
- Solutubes (Skylights)



Materials and Finishes



Art: Cheerful and stylish decor is inviting and prolongs visits.

- Calming colors such as blue, purple and green are used throughout the building.
- Color creates a cheerful atmosphere and increases empathy.
- Art unites the community by using local artists when possible.



Recommendations

In order to meet the needs of staff and the expectation for services desired by the public, we recommend that the City of Pflugerville follow the lead of many successful animal shelters and adoption facilities by relocating their facility to a more visible / high traffic area. Sites that are near recreational, athletic



parks and public parks will typically have higher traffic flow / visitor rates. In working with staff, Quorum Architects, Inc. recommends the development of a new animal shelter and adoption center on city owned land that is adjacent to the dam at Lake Pflugerville along Weiss Lane. Based on needs assessment and program of spaces, a proposed 28,800 square foot state of the art Animal Shelter and Adoption facility would include police offices, as well as a veterinary clinic that will be accessible to the animal shelter and the public for their animals. A future dog park may also be developed on the same site. This site will have a significant amount of pedestrian and vehicular traffic from the adjacent park activities. In fact, the parking will be shared between the Lake Pflugerville Park and the Adoption Center bringing more visitors to the facility.

An inviting Adoption Center has been designed to bring the public into a welcoming space and an environment of healthy and playful animals. These animals would be housed in well-lit and ventilated spaces that will keep the animals separated from other animals, as well as away from immediate contact by the public. The public will have the opportunity to see all of the animals that either have been lost and found, or are available for adoption, through a retail-like experience of a viewing window. This will allow for a quieter, less stressful area for the animals as well as the public. The visitors would also be able to choose an animal to meet face to face in an interior room or can have some play time outside in a large outside 'Get To Know' Courtyard. Visitors will have the opportunity

to purchase pet necessities their new family member will need at the retail shop located in the Lobby prior to heading home.

The public could return to the Adoption Center to further their education for their pet's needs and attend obedience training. A large training / meeting room will be included for these classes, as well as staff training, public meetings and other gatherings such as birthday parties or scout meetings in order to bring awareness to this facility and foster responsible pet ownership.



A Veterinarian Clinic will be located within this facility to keep the animals healthy upon intake until they leave for their new home. This clinic will allow the staff to spay/neuter the animal on site. The public would also have access to the clinic in order to have their currently owned animals sterilized at a lower cost.

Recommendations

All of the animals will be housed in a cage or kennel that meets state requirements and industry health recommendations for proper size and will consist of materials that are easily sanitized. The intent is to provide natural daylighting in every room housing animals. Dogs and cats will have extra room to play compared to their existing facility. The dogs will have indoor / outdoor kennels to move around in as well as get some fresh air. They will also have access to the courtyard for additional play time. Cats will have access to double cages through a portal, as well as larger play room(s) to interact with other compatible cats. Having the additional space in both the kennels and cages will allow for the dogs and cats to be moved to one side and the kennel / cages to be cleaned and disinfected without causing aerosolization of disease, dirt, hair, litter and respiratory irritants that can compromise the animals respiratory defenses.

The animal control officers will be able to access the facility through a Sallyport to keep staff and animals safe and reduce escapees. The officers will have a direct and efficient flow to check the animal into the system and properly house them, then return to the field.



Police offices will be housed within this new facility. This location will give Pflugerville's Police Officers heightened awareness and presence at the lake, an area adjacent to their lake patrol, space to work and meet with the public. The space can also be used as a command center for annual celebrations and gatherings, such as Fourth of July fireworks. This location will provide an area of refuge and assistance in an emergency. Storage will be provided to house the department's boat, ATV's, bikes and barriers that are used throughout the year.

In addition to the cost of constructing a new facility, Quorum recommends that the City of Pflugerville also plan for increased staffing for the proposed new animal shelter and adoption center. Planning for increased staff sometimes takes a couple years in advance of opening a new facility since budgets are planned over a year in advance, and the hiring, training, and educating process can sometimes take just as long. The staff projections indicated below were developed in reviewing the staffing needs for similar shelter facilities, as well as their respective municipal populations; however, current shelter management should also be consulted on staffing needs since each City seems to operate differently based on services offered, full time and part time employees, volunteer programs, and hours of operation.

- **2 Managers / Supervisors**
- **12 Animal Control Officers (these may be split between shelter officers and field officers)**
- **4 Administration Staff / Receptionist**
- **5 Kennel Technicians**
- **1 Janitor (to maintain public areas, restrooms, break rooms, office and grounds)**
- **10-12 primary Volunteers, plus periodic Volunteers to assist in:**
 - Daily cleaning
 - Feeding
 - Bathing
 - Customer Service
 - Answering Phones
 - Adoption Counseling
 - Walking Dogs
 - Photography / Social Media

Projected Cost

This report identifies approximately 28,800 sf +/- for the animal shelter, adoption facility, police offices and a vet clinic or medical treatment facility, all as described elsewhere in this document. Buildings such as this require unique HVAC systems for proper disease and odor control, sound control, extensive and unique plumbing for wash down and disinfection systems, impervious and durable flooring and wall materials constructed for harsh environments, durable stainless steel cages and kennels (which were designed to withstand years of abuse from aggressive dogs being held for multiple days), work areas for commercial washers and dryers, outdoor exercise areas and get-to-know areas for playing with the animals up for adoption, commercial dishwashers used for disinfecting, and stainless steel counters and cabinets. The combination and expense of such areas and materials is generally unmatched in most normal buildings. The level of quality and materials used for our opinion of probable construction cost is the same as is commonly used in many municipal animal control facilities that are expected to last 40-50 years or longer, including facilities opened in the last four years such as Irving, North Richland Hills, Lewisville, Galveston County, Denton, and Carrollton. The average cost of those facilities was approximately \$310 per square foot (psf); however, furnishings, equipment, the amount of site-related work, economic conditions at bidding, and overall size all have a relative impact on cost psf.

When developing an opinion of probable cost for this project, we evaluated several factors in addition to those listed above and arrived at approximately \$9.0 mil (or just under \$313 psf), as of May 2015. This \$9 million opinion of probable construction cost included site work such as pavement, utilities, fencing, sidewalks, canopies, an outdoor courtyard, landscaping, etc. An allowance of \$300,000 for offsite utility extensions to the building and \$220,000 for contractor fees and overhead costs were also included. Construction costs have been relatively stable, but have been climbing the first six months of this year. It appears that we are back to a point in our economy where we should expect construction prices to escalate annually. We anticipate that a 5% annual increase would be a reasonable expectation at this point or approximately \$450,000 for one year. Additionally, when calculating project costs, Owners shall consider soft costs for other items such as professional design fees, geotechnical, survey and material testing fees, IT and data, security and access control, electric, gas, fiber services, regulatory fees, and fixtures, furniture, and equipment (or FFE). For this project, working closely with the City, these soft costs were estimated to be slightly over \$1.0 million. When

added together for a "Project Cost", the amount totaled \$10,450,000. We also recommend that the Owner have a minimum of 5% contingency allocated for the project.

Included in development of this opinion of probable cost is consideration that the City will be able to relocate some of the newer items currently being utilized at the existing animal shelter building such as kennels, stainless steel tables and sink, HVAC units, light fixtures, and cages at the new addition. Additional cages and FFE items such as meeting room furniture may also be re-used in the new facility.

There has also been discussion about considering development of a future dog park on the south side of this site as indicated in the concept site plan drawing within this document. At this point, with only a concept being developed and no details, we recommend the City allocate between \$500,000 and \$750,000 for construction plus associated soft costs for development of the park.



Overall Conceptual Site Plan



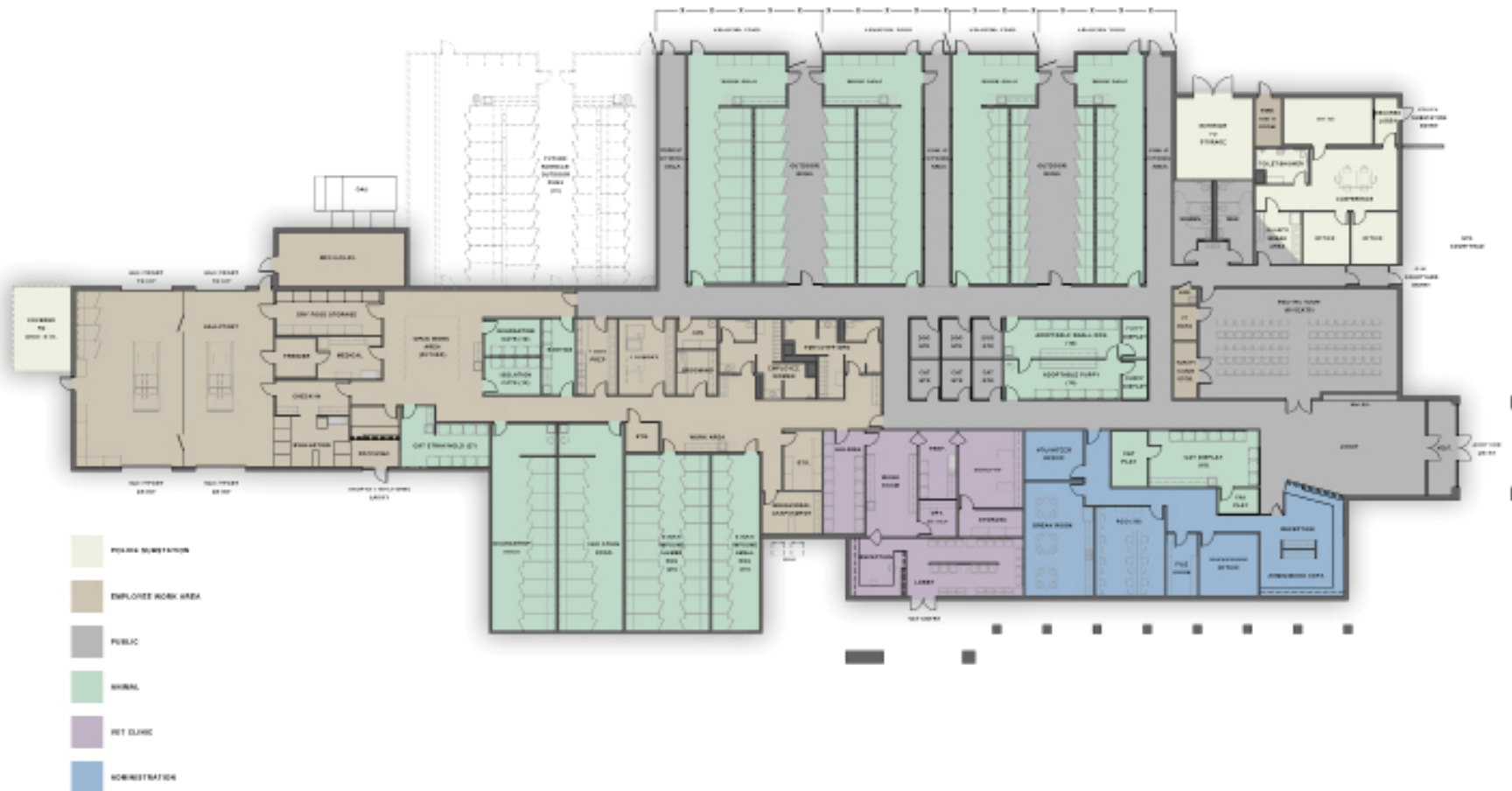
Enlarged Conceptual Site Plan



Conceptual Dog Park



Conceptual Floor Plan



Conceptual 3D Rendering



Conceptual 3D Rendering



Conceptual 3D Rendering



Conceptual 3D Rendering



Conceptual 3D Rendering

