

# Dallas Animal Shelter

## Quality of Life Committee Briefing

September 12, 2005



# Project History

**April 28, 2005 - bids received for 63,195 SF facility**

- Low bid of \$17,755,000, exceeded \$11.1M budget by 59%.

**May 2005 - Evaluation of bids identified specific components that contributed to the cost overage.**

- Inefficiency of split-level organization
- Restricted accessibility for construction on hillside
- High ratio of exterior surface to interior floor area
- Complexity of HVAC and plumbing systems
- Lack of economy in variety of structural & finish materials

**June 8, 2005 - Council authorized rejection of bids and re-advertisement of the project for construction.**

**June 2005 - Architect began re-design process to meet required program scope within the established budget.**

# Program Components

**Building elements required to meet annual adoption goal of 6,000 animals are maintained in the re-design proposal.**

- **Minimum indoor holding capacity of 727 dogs and cats provided**
- **Expanded holding for 775 animals is planned as a bid alternate**
- **Humane Education Training Room for public education programs**
- **Bus parking provided to accommodate schools and large groups**
- **“Featured” display enclosures utilized for impulse shoppers**
- **Specialized “health care” ventilation for odor and disease control**
- **Pre-Adoption ward added to assist with cycle-time efficiency**
- **Public access available to the Spay-Neuter clinic**

**Re-design of the facility has resulted in a smaller, single-level facility of approximately 55,200 SF.**

# Scope of Re-design Effort

To reduce construction cost, total building area has been decreased from 63,195 sq. ft. to approximately 55,200 sq. ft.

- Layout revised to single level, eliminating two stairs and elevators
- Efficiency of circulation improved by compacting building shape
- Mechanical space reduced by 75% by converting HVAC system from central plant to zoned, roof-mounted units
- Lobby and Administration areas reduced by approximately 20%
- Elimination of Retail space
- Spay / Neuter Clinic reduced from three to two procedure areas
- Grooming Areas consolidated into single location
- Savings were also achieved by resolving constructability issues, simplifying building systems and finish materials.

This smaller facility maintains the required capacity of 775.

- Impound - 370 dogs and 181 cats
- Adoption - 160 dogs and 64 cats

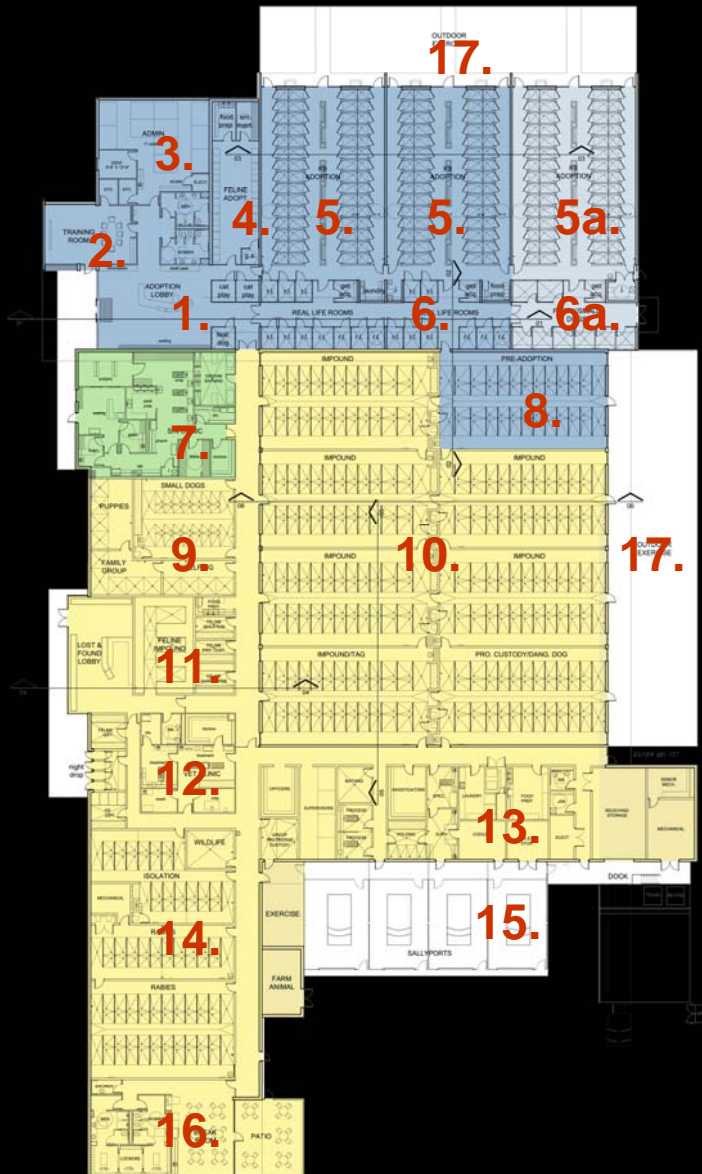
# Holding Capacity Comparison

	January 2005 Original Design 63,195 sf	August 2005 Re-Design 55,200 sf	August 2005 Alternate SF Reduction 51,400 sf
	<u>CAPACITY</u>	<u>CAPACITY</u>	<u>CAPACITY</u>
<b>ADOPTION</b>			
Dogs	160	160*	112
Cats	64	64	64
<b>LOST &amp; FOUND</b>			
Dogs	247	247	247
Cats	86	86	86
<b>ISOLATION</b>			
Dogs	16	16	16
Cats	10	10	10
<b>QUARANTINE &amp; PROTECTIVE CUSTODY</b>			
Dogs	64	64	64
Cats	34	34	34
<b>SPAY NEUTER CLINIC &amp; VETERINARY HOSPITAL</b>			
Dogs	43	43	43
Cats	51	51	51
<b>TOTAL HOLDING:</b>	<b>775</b>	<b>775</b>	<b>727</b>

**\*August 2005 Dog Adoption Capacity Summary:**

90 runs @ 1 dog per run:	90 dogs
23 real life/small dog rooms @ 1.5 dogs per room:	34 dogs
9 puppy pens @ 4 puppies per pen:	<u>36 puppies</u>
<b>Total dogs in adoption:</b>	<b>160 dogs</b>

# Revised Floor Plan



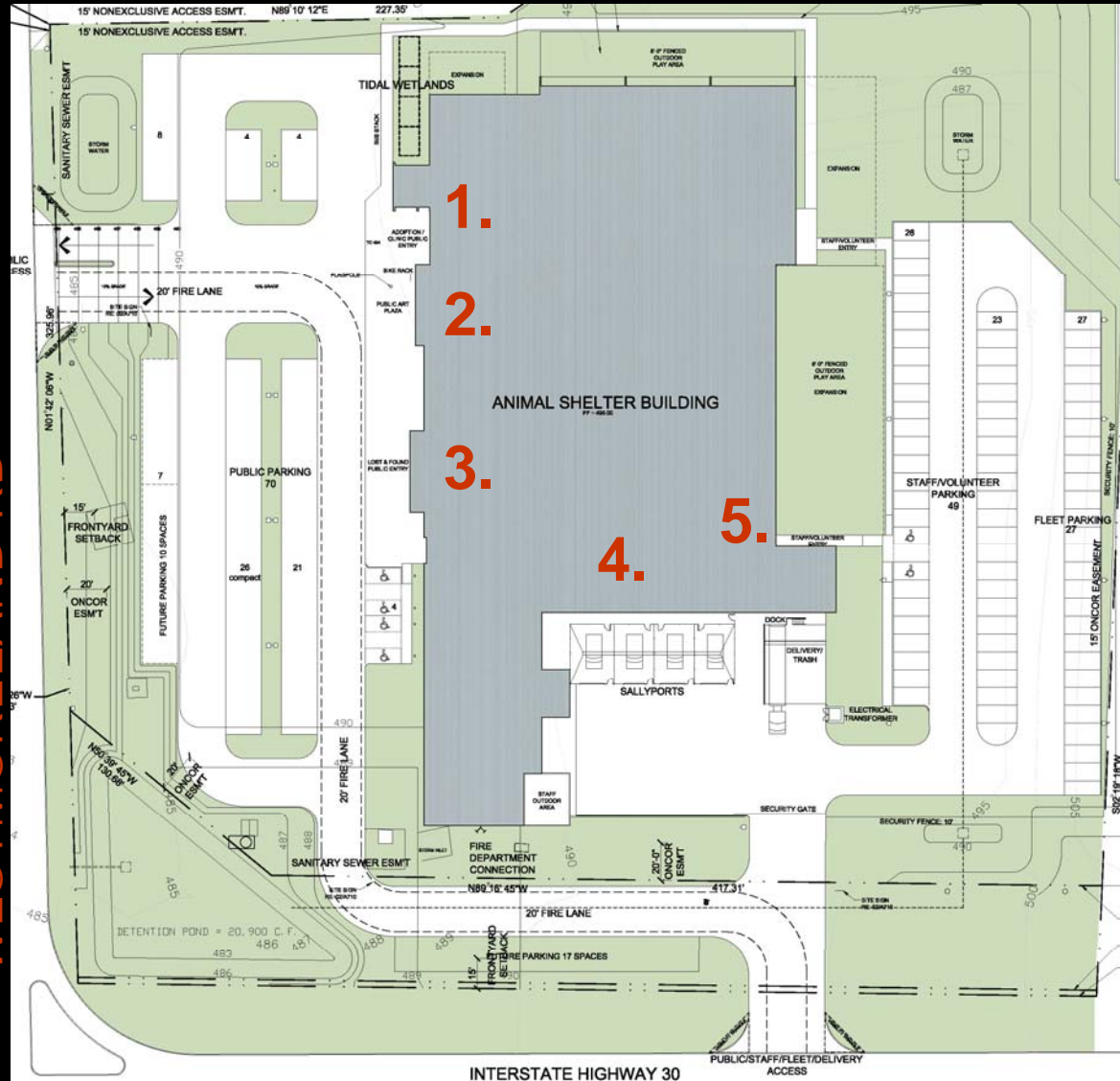
1. Adoption Lobby
2. Humane Education
3. Administration
4. Cat Adoption
5. Dog Adoption (base)
- 5a. Dog Adoption (alt.)
6. Real Life Rooms
- 6a. Real Life Rooms
7. Spay / Neuter Clinic
8. Pre-Adoption
9. Cat Impound
10. Dog Impound
11. Lost & Found Lobby
12. Veterinary Clinic
13. Impound Receiving
14. Quarantine
15. Sally Port
16. Locker & Break Rm.
17. Outdoor Exercise

# Site Organization

Primary functions of the facility are accessed by separate entrances.

1. Adoption: identified by direct access from Westmoreland Rd. and public parking area
2. Spay/Neuter Clinic: shares access from public parking area with distinct entrance
3. Lost & Found: shares public parking area with distinct entrance
4. Receiving: access from I-30 frontage for sally-port & deliveries
5. Staff: secure entry for employee and fleet vehicle parking

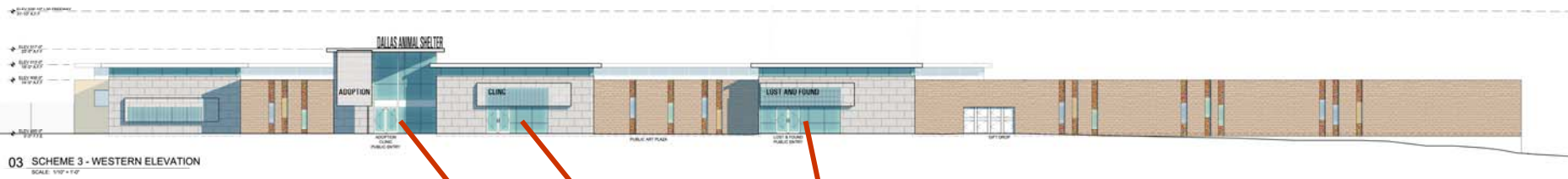
WESTMORELAND RD



I-30 FRONTAGE RD (WESTBOUND)



# View from Westmoreland Rd.



Lost & Found Entry

Spay / Neuter Clinic

Adoption Entry



# Land Components

The site is at north-east corner of Interstate 30 and Westmoreland Rd.

1. 6.3-acre project site
2. 1-acre tract of city-owned R.O.W. “vacated” by TxDOT will be re-platted into project site with amendment to SUP

Combined properties (1 & 2) will accommodate a single-level facility with parking for 166 vehicles.

3. Transfer of 2.9-acre tract to City pending Council approval of Change Order to Site Work contract on Sept. 14, 2005



*Vicinity Map*

# Project Budget

## Animal Shelter Funding:

▪ 1998 Bond Funds	\$ 3,500,000
▪ <u>2003 Bond Funds</u>	<u>\$ 11,755,000</u>
▪ Project Total	\$ 15,255,000

## Budget Components:

▪ Design Expenses	\$ 1,643,746
▪ Development Expenses	\$ 1,761,254
▪ Construction	\$ 11,850,000
- site work	\$ 717,000
- <u>facility</u>	<u>\$ 11,133,000</u>
▪ Project Total	\$ 15,255,000

# Next Steps

## Utilities & Site Work – Construction Contract

- September 14, 2005 - Council approval of Change Order #1 will authorize contractor's purchase of Baptist Foundation of Texas property adjacent to the project site, with subsequent transfer to the City in lieu of a planned retaining wall on the project site.
- November 2005 - Estimated completion of site work

## Building – Construction Contract

- October 2005 - Re-advertisement of construction contract by Request For Competitive Sealed Proposal
- November 17, 2005 – planned submittal date for Competitive Sealed Proposals
- February 2006 – Award of construction contract
- March 2007 - Construction substantially complete
- May 2007 - Facility In-Service