

APPENDIX 2

PROGRAMMING REPORT



Programming Report

San Bernardino County Animal Care Center

November 29, 2022



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1. PURPOSE AND SCOPE OF REPORT

The purpose of this Programming Report (Report) is for Shelter Planners of America (SPA) to provide information to San Bernardino County's Department of Public Health Animal Care (County) and Miller Architecture (Miller) that will guide them in regard to their new Animal Care Center in Bloomington, CA.

The Report was authorized by Gary Miller, AIA Principal of Miller Architecture on behalf of San Bernardino County in accordance SPA proposal dated June 17, 2022.

Information in this Report was developed from information provided by the County and observed during our on-site visit on November 1st and 2nd 2022. The Report provides a brief statement of the existing facility, looks at people and animal levels, provides a proposed Building Space Program, site considerations, recommended features, discusses staffing, operating cost, and Opinion of Probable Cost.

The Programming Meeting was held on November 2, 2022, at the County Administration Building Oak Room that lasted about 8 hours. The following were in attendance:

<u>Name</u>	<u>Organization</u>	<u>Title</u>
Ken Hylin	SB County Project Management	Sr. Project Manager
Brian Cronin	SB County Animal Care	Chief of Animal Care
Nishalet Wilson	SB County Animal Care	Supervising Animal Control Officer
Kelly Papp	SB County Animal Care	Supervising Animal Control Officer
Greg Beck	SB County Animal Care	Program Manager
Gary Miller	Miller Architecture	Principal
Kathy Oswalt	Miller Architecture	Project Manager
Mike Barnard	Shelter Planners of America	President

2. BRIEF REVIEW OF EXISTING FACILITIES

General

San Bernardino County Animal Care Center started in 1960's. The Chief of Animal Control is responsible for the operation of the existing Animal Care Center under the governance of the County Commissioners. The present Devore Animal Care Center was constructed in the 1980's with several renovations throughout the years.



Front of existing Devore Animal Care Center



Back of existing Devore Animal Care Center



Indoor Dog Kennels in existing Devore Animal Care Center



Outdoor Dog Kennels in existing Devore Animal Care Center

The present Animal Care Center facility was built with materials and concepts that are of lower standard than today's modern Animal Care Centers. The building does not have good flow and creates additional work for staff. The dog kennels are not ideal for ease of cleaning and maintaining the animals in a healthy state. The staff has done the best job possible of maintaining the building under difficult conditions. They are to be commended for keeping the building clean and presentable to the public.

The existing Devore Animal Care Center (Devore) is to be repurposed, and the current operation for "small animals" (dogs, cats, and exotic animals) will be moved to a new animal facility in Bloomington. The new facility will also serve additional municipalities, in addition to the current service area.

It has already been determined that a new Animal Care Center is needed. Therefore, an extensive list of deficiencies has not been provided in this report.

3. PEOPLE AND ANIMAL LEVELS

The new facility for the county will serve the unincorporated communities located in the Central Valley Region of the County and the cities of Highland, Yucaipa, Rialto, Fontana, Colton, and Grand Terrace as shown on Exhibit A. The total people population of the service area was approximately 589,366 for 2021. The number of animals received at the existing Animal Care Centers in the service area in 2021 was approximately 9,214. This total is composed of approximately 3,881 dogs, 4,400 cats, and 933 other species. (47% dogs and 53% cats)

Nationally, the number of animals normally received at local Animal Care Centers annually is 2-3% of the human population served. The 9,214 animals received at the existing Devore facility in the service area in 2021 is only 1.56% of the human population of 589,366. This means the number of animals received per year at the existing Animal Care Centers is slightly below the range of the national norm. While the number of animals received may be below national norm there is still an animal over-population challenge.

Over the next 20 years, the population of the County's service area is projected to increase to approximately 660,491, an 12% increase.

More extensive preventative programs including low cost and subsidized spay/neuter procedures, public education promoting responsible pet ownership, and developing progressive ordinances is part of the solution to reducing unwanted and stray animals. The underlying overpopulation of pets is caused by irresponsible pet ownership and uncontrolled breeding of pets. Although animal overpopulation is beginning to come down nationwide due to remedial programs, it can be countered by increasing human population and continued irresponsible pet ownership.

Of the 4,960 dogs, cats, and other animals dispositioned at the existing Devore Animal Care Center in 2021 the breakdown is as follows:

Adoption: approximately 3,267, or approximately, 65.9% are adopted or transferred. The number of adoptions is fair compared to many modern Animal Care Centers that have adoption rates of 70 – 80% but improvements are still needed.

Returned to Owner: approximately 352, or approximately 7.1%, are returned to their owners. The number of returns to owners is slightly below average when compared to many modern Animal Care Centers that have return to owner rates between 10-20%.

Euthanized: approximately 1,246, or about 25.1%, were euthanized which is higher than the range of many modern Animal Care Centers that have rates of 10–20%. There is a strong push nationally to move to a 90% live release rate.

Died in Shelter: approximately 95, or about 1.9%, die in the shelter which is slightly higher than normal.

Projected Animal Housing Need

Before we discuss the proposed animal housing for the new Animal Care Center, we want to discuss an important question.

“Will Holding More Animals for Longer Periods of Time Increase the Number of Animals Adopted?”

“If we hold more animals for longer times won’t more be adopted?” The two following examples can help individuals understand this frequently misunderstood question.

Before we examine the questions however, we want to emphasize the importance of all healthy animals being provided a reasonable stay. As long as animals are emotionally and physically healthy, and kennels are not overcrowded, it is reasonable to extend their stay. However, dogs should not be kenneled so long that it adversely affects their behavior, causing neurotic behavior such as pacing, spinning and aggression.

This issue often becomes confusing for many people when trying to understand the value (or lack thereof) of building bigger Animal Care Centers and holding more and more animals for longer periods. The following examples will help facilitate understanding:

1. In the first example, assume the Animal Care Center holds animals an average of ONE week each during a one-year period. During the year, 400 people (or pet rescue groups) visit per month with the intention to adopt a pet. How many animals could be adopted in that year? If every visitor adopted, you would adopt 4,800 animals.

Now, assume you kept every animal for FOUR weeks (four times longer) during a one-year period. The same 400 people per month visited with the intention to adopt a pet. How many animals could be adopted in a year? If every visitor adopted, you would still adopt 4,800 animals. As you can clearly see, holding the animals longer, by itself, did not affect adoptions.



It is important that your Animal Care Center makes an informed decision of how many animals to hold at any given time and how long to hold each animal to provide the best opportunity for adoption and have humane treatment.

2. In this second example the Animal Care Center houses about 400 animals available for adoption at all times. The same 400 people visit per month with the intention to adopt a pet. How many will be adopted in one year? If every visitor adopts, you will have 4,800 adoptions in one year.

Now, assume the organization builds an Animal Care Center to house twice as many animals, holding about 800 animals at all times, how many will then be adopted? If all of the 400 visitors adopted, you would still adopt 4,800 animals. As you can see, holding twice as many animals does not affect the number adopted.

The conclusion of these two examples is simply this: The only factor that truly affects the number of animals you adopt is the number of people (or rescue groups) who visit the Animal Care Center with the intention of adopting. **Holding animals longer and holding many more animals does not significantly increase adoptions.**

NOTE: (An Animal Care Center may hold an animal an extended period of time and finally get it adopted, but other animals are being euthanized to allow that one animal the space to stay longer. This is the scenario that causes people to think incorrectly, “If we could just hold all animals longer, they would all eventually be adopted”.)

TO INCREASE ADOPTIONS, YOU MUST INCREASE THE NUMBER OF VISITORS (WHO WANT TO ADOPT). This is done through a good visible location, visibility of all animals, weekend and evening hours, web-site pet listings, an attractive welcoming Animal Care Center, well-groomed and healthy animals, friendly staff, adoption requirements that are not too restrictive, reasonably low adoption fees, promotion of adoptions in all local media, special adoption events, the help of rescue groups and transfer programs.

The more effective approach an animal care center can take rather than warehousing animals is to help get all pets in their service area spayed or neutered and educate their community about responsible pet ownership. This will eventually solve the pet over-population problem in a community. A community simply cannot “shelter their way” out of an animal overpopulation problem.

For the new Animal Care Center, the County plans to add the following four additional cities to their service area: Rialto, Fontana, Colton, and Grand Terrace. Refer to Exhibit A that shows the summary of the existing Devore Animal Care Center’s current and projected animal intake and proposed animal housing for each of the cities proposed for the new Animal Care Center.

Dog Housing Capacity

The existing Devore Animal Care Center has an 18 day Average Length of Stay (ALS) for the approximate 1,861 dogs handled per year with the present dog housing capacity of 90.

For the new Animal Care Center, we propose housing for 191 dogs, which results in an approximate 16 day ALS based on the expanded service area and a 20 year planning horizon.

The Building Space Program, EXHIBIT B, includes housing for 191 dogs which is an increase of 112% over the existing Animal Care Center. Refer to the Animal Housing section of the Building Space Program for the breakdown of the proposed Dog Housing.

Cats Housing Capacity

The existing Devore Animal Care Center has a 12 day Average Length of Stay (ALS) for the approximate 2,449 cats received per year with the present cat housing capacity of 81. For the new Animal Care Center, we propose cat housing for 162 cats, which results in a 12 ALS based on the expanded service area and a 20 year planning horizon.

The Building Space Program EXHIBIT B includes housing for 162 cats which is a increase of 100% over the existing Animal Care Center. Refer to the Animal Housing Section of the Building Space Program for the breakdown of the proposed cat housing.

Other Animal Species

The Animal Care Center received approximately 640 other animals made up of a wide variety of species such as rabbits, lizards, snakes, turtles, etc.

It is recommended that a separate room be provided to accommodate these animals.

4. BUILDING SPACE PROGRAM

The Building Space Program is a detailed listing of each room or space proposed to accommodate SBACC's needs based on a 20 year planning horizon. The net area of each room or space is listed. Net area is defined as the inside dimensions of the space but does not include the wall thickness and corridors. The quantity of each type of room or space is also listed. The rooms are sub-divided into major groupings such as Administrative, Medical, Animal Housing, Animals support areas. The net area totals are listed at the bottom of each section and then a grossing factor is applied to the net area. The grossing factor projects the estimated SF needed to accommodate the wall thickness, corridors and any other unidentified space. This helps to determine the total SF needed. The total SF is critical to developing an Opinion of Probable Cost.

Refer to attached EXHIBIT B dated 11-29-22 for the Proposed Building Space Program.

5. SITE CONSIDERATIONS

The following items need to be included in the site design:

A. Parking: Adequate parking is very important for the success of an animal care center. The parking needed for the Animal Care Center, based on function, is estimated as follows:

Public and Volunteer Visitors	62
Foster Parking	3
Staff	55
ACO Vehicles	10
Trailers/special vehicles	8
Total	138

The County of San Bernardino's required parking is 1 space for each 250 SF of office and professional services. For the building size proposed in the Building Space Program, the County will require 232 parking spaces. However, sometimes a variance is required because the Authority Having Jurisdiction's required parking is not appropriate to the needs of an animal care center because much of the square foot area of the building is dedicated to animal housing.

Parking should be arranged to provide good visible parking for visitors and located for easy access to the main entrance. Staff parking should be separate and located to the side near a separate staff entrance. Animal Care Center vehicles should be provided with simple to navigate routes with adequate turning radius and concealed from public view in a screened service yard.

B. Other Outdoor Features: Space for designated areas for outdoor features is also important when considering the site. The following items are requested.

1. Six dog exercise yards with covered bench area for volunteers or staff
2. Four outdoor dog exercise yards
3. Possible outdoor walking trails
4. 20' x 40' covered pavilion (if space allows)

6. RECOMMENDED FEATURES

A. Design Concept



**An example of a welcoming new animal care center by
“Shelter Planners of America”
of about the size needed for SBACC**

The Animal Care Center should have low-maintenance, heavy-duty materials. The interior should be brightly lighted and open with pleasing colors and pleasant public spaces. Animal housing areas should provide as much health protection, safety and comfort as possible with today’s new materials and designs.

For the new Animal Care Center, we recommend one-story buildings for the animal areas. The structure would be a slab on grade, depending on the soil condition, with masonry and framed walls and sloped or low slope roofs. The exterior should avoid an institutional look, preferring a human scale and welcoming feel. It should be compatible with the community and be attractive and inviting to the public. Natural lighting should be provided to all public areas, animal housing areas and staff work areas.

Attractive landscaping will be very important to the appearance of the Animal Care Center. We recommend that an extensive landscaping plan, be a part of the building project.

1. Dog Housing – SPA presented several dog housing options to San Bernardino County for consideration and they selected convertible kennels. It is important that each dog has two spaces: a primary enclosure where their food, water, and bedding is located and a secondary space where they can eliminate away from their primary enclosure allowing them to live in their normal behaviors. The indoor portion of the kennel will allow the dogs to be comfortable both the summer and winter.

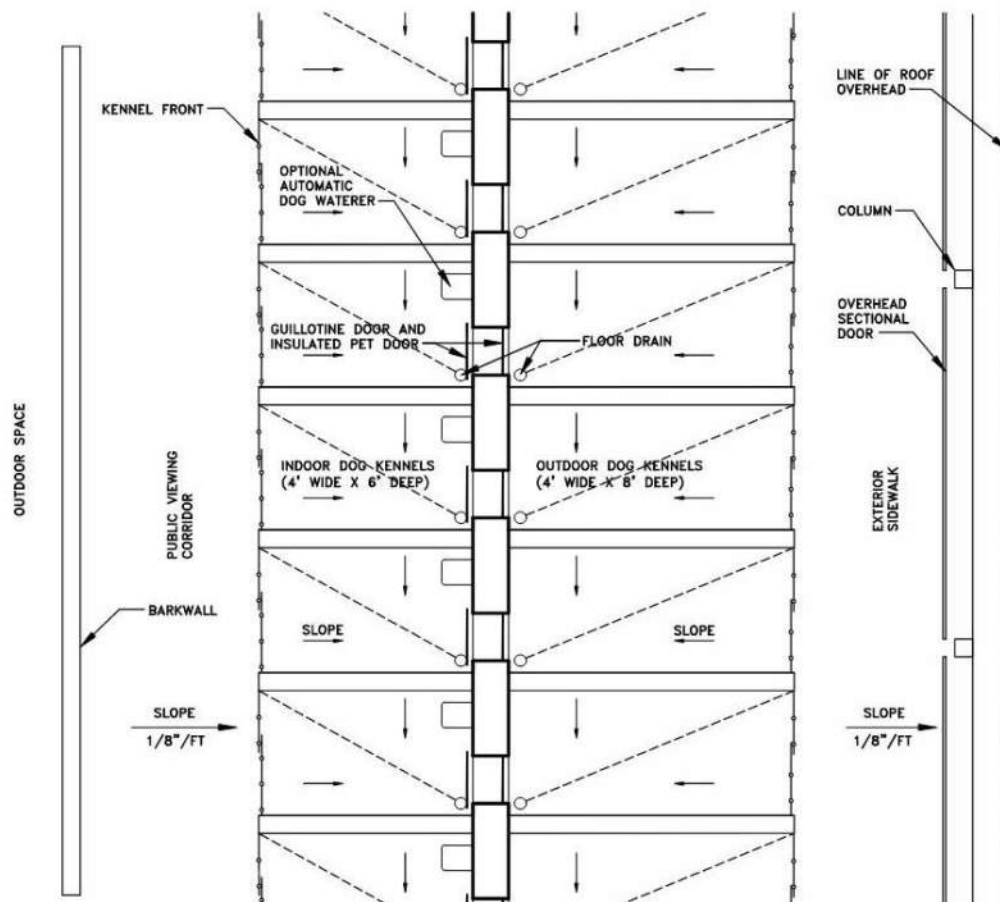


DIAGRAM OF CONVERTIBLE DOG KENNELS (NOT TO SCALE)

The two-compartment kennel design will allow dogs to be kept safe and dry during the cleaning procedure by moving dogs to the covered outside run. This allows for efficient daily cleaning. Floors will be sloped to individual drains thereby eliminating trench drains which are difficult to clean and can cause cross contamination.

There should be special sound control materials used in the design to keep the noise level down. Dog Kennels should be arranged where dogs are not looking at each other across the aisle which can cause stress and increase barking.



Photo of indoor portion of convertible kennels with garage doors open



Photo of indoor portion of convertible kennels with garage doors closed



Photo of outdoor portion of convertible kennels with garage doors open



Photo of outdoor portion of convertible kennels with garage doors closed

2. Cat Housing

SPA recommends two compartment housing for cats which is consistent with recommendations of the Association of Shelter Veterinarians. This allows the cat cages to be spot cleaned on one side while the cat is in the other compartment. This eliminates the need to move the cats out of their cages for cleaning. This reduces the potential transfer of disease and reduces stress for the cats.



Mason Cat Towers



Shor-line Stainless Steel Cat Suite



Shor-line “Comfort Suite” with individual exhaust in each litterbox.



Cat Community Room with free roam cats



Catio with free roam cats

B. Interior Features

Animal Care Centers built in the past did not have the advantage of using many of the new innovative materials and equipment available only in recent years. Animal Care Centers of today are no longer just “warehouse structures” with cages lined down the walls.

Animal Care Centers are very specialized buildings which are more like hospitals and shopping malls than warehouses in construction.

A high level of quality is needed if the facility is to be able to keep animals healthy and to hold up under heavy wear. This is especially important for an Animal Care Center that is striving to present an attractive, welcoming image to the public.



An attractive, spacious, quiet front lobby is important in an Animal Care Center. This improves customer satisfaction and increases adoptions.

The goal is to make the Animal Care Center a place where employees feel positive and the public enjoys visiting for pet adoption, pet retrieval, pet owner education and other animal services. Most importantly, the Animal Care Center must house animals in the healthiest, least stressful manner possible.

Today, modern Animal Care Centers are designed to include central washing equipment, automatic animal watering systems, individual kennel floor drains, fresh air

with heat exchangers for economy, heated kennel floors, noise control systems and long-lasting, easily disinfected wall and floor finishes.

Special equipment can be utilized in a new Animal Care Center. During the preparation of the construction drawings and specifications in Step 3 we will review with you all of the details and choices that are available including performances, features, pros & cons, and the cost implications of the various options. Some of the equipment and finishes are pictured below.



STONTEC

Decorative Flake Finish Flooring Systems

Dense, stain resistant, epoxy and urethane-based systems in an extensive range of flake finishes and color options. Popular with design teams for applications from pharma labs to university concourses. Perfect for quick installations.



The special epoxy on kennel floor finish comes in an attractive array of earth tone colors to make kennels cheerful and bright. It also halts bacteria growth.



BiteGuard KennelPlex™ Commercial Dog Doors



Featuring Two
Energy Efficient
Designs:

**Single Panel
Top Swing**

and

**Dual Panel
Saloon Style**

Kennel Doors



Versatility for all types of installations

Models engineered for the requirements of professional kennels worldwide

Shelter Planners of America uses special Guillotine doors with an insulated Pet door that prevents loss of heated or cooled air from the kennel.

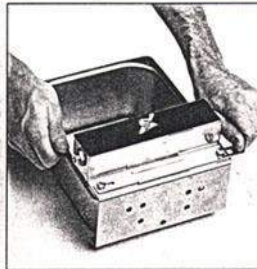
MODEL 1200 AUTOMATIC KENNEL WATERER

Provides a constant supply of fresh water. Eliminates the time-consuming task of refilling water bowls. Saves on the expense of replacing damaged water bowls. Conserves water.

DRINKING BOWL CLEANS FAST AND EASY



1. A quick 1/4 turn of optional water line valve shuts off water flow.



2. Slide latch bar with thumb to release the stainless steel drinking bowl.



3. The drinking bowl disconnects from the wall bracket and lifts out from under the float valve. Takes less than 10 seconds.

Each dog Kennel is equipped with an automatic waterer so that dogs always have fresh water available with no staff time required refilling bowls.



Attractive Kennels with bright lighting levels, epoxy floor finishes and sound absorbing ceilings make quiet, inviting public spaces.



Professional grooming tub that animals can be walked into through a swinging door.

C. Heating, Ventilating, Air Conditioning (HVAC)

Heating, ventilating and air conditioning systems must be designed to provide clean, odor free and uncontaminated air throughout all animal housing areas. This is essential to control the spread of air borne disease.

The HVAC system will be custom designed to provide a high volume of fresh air to kennels with a specific number of air changes per hour at the proper temperature and humidity range. The system will be designed to provide ceiling air supply above public walkways with a ceiling exhaust above dog runs opposite each supply providing the best odor control for the visiting public and staff.

Additionally, the systems will be fitted with heat exchangers to recapture energy before it is exhausted. This helps keep utility bills as low as possible. There will also be supplemental roof mounted exhaust fans (with separate switches on timers, with red lights) to pull out moist air during and immediately following kennel cleaning.

The facility should be served by multiple, separate, smaller HVAC systems, each to serve a portion of the facility. This smaller equipment is less expensive to install and service and if a system fails, you still have portions of the building heated and cooled until the system is repaired. Animals can be doubled up until repairs are made. The administrative areas are on a separate air system to prevent odors from entering the staff areas.

7. STAFFING

The proposed staff for the new Animal Care Center consists of the following staff positions:

	Position	Number of Staff	
		Full Time	Part Time
1	Animal Control Officer Trainee	6	
2	Animal Behaviorist	1	
3	Animal License Checker I	9	
4	Fiscal Assistant	1	
5	Chief, Animal Care and Control	1	
6	General Services Worker II	10	
7	Health Education Specialist II	2	
8	Health Education Specialist I	1	
9	Office Assistant II	10	
10	Office Assistant IV	2	
11	Public Health Manager	1	
12	Registered Veterinarian Tech	4	
13	Supervising Animal Control Officer I	2	
14	Supervising Animal Control Officer II	3	
15	Veterinarians	2	
	Total	55	

This staffing level is consistent with most Animal Care Centers across the Country handling approximately the same number of animals and having similar adoption results. The Building Space Program including in this in this Report is designed to accommodate the proposed staffing.

Also, in a new Animal Care Center that is a more pleasant environment, it should be possible to have a successful volunteer program. Volunteers can help with a wide variety of activities at the Animal Care Center to promote adoption.

8. OPERATION COST

The proposed annual operating cost for the new Animal Care Center is \$6,376,436.38. The average cost per animal handled will be approximately \$617 based on the 10,326 animals the new Animal Care Center could intake. The proposed operating cost is consistent with operating costs we have observed around the United States.

9. OPINION OF PROBABLE COST

Construction cost of Animal Care Centers vary significantly, based on the national economy, the region of the country they are constructed in, when they are constructed, the individual market factors at that time and the method of project delivery. Other important factors are the size of the Animal Care Center, the site conditions such as soil and topography, quality of finishes and materials, HVAC systems included and the quality of animal equipment. Since detailed design drawings and engineering have not been prepared at this time, only estimated costs can be presented.

The Opinion of Probable Cost presented is based on actual costs of several good quality Animal Care Centers we have designed. We have taken those costs and adjusted the cost for Anaheim, CA in 2022 based on the R.S Means cost guide. Refer to EXHIBIT D for examples of Animal Care Centers built around the country with the estimated cost per sf adjusted for Anaheim, CA. Unfortunately, there is not construction cost data available specifically for Bloomington, CA. It is possible the costs in Bloomington could be lower, but we are not certain.

Please note that modern Animal Care Centers are more like a combination of a hospital and a shopping mall than a warehouse or other industrial use. The cost of modern Animal Care Centers often surprises people because the cost is actually more than many buildings they may be familiar with. The following are some reasons for this:

1. Animal Care Center foundations are complicated because there will be slopes within the animal housing areas to drains and this requires additional labor beyond most buildings like schools or office buildings.
2. The floor finishes in animal housing areas are perhaps 3 times the cost of typical carpet or other floor finishes in most buildings.
3. Animal Care Centers have animal equipment that can add \$20 to \$30/SF on top of the cost of most buildings. Occasionally, the costs people hear about other Animal Care Centers they do not know if this equipment is included in the price or not. For the estimate in this report, we have included the animal equipment.

4. Animal Care Centers have more walls per SF than most any other building type. For example, dog kennels walls are usually 4 feet to 6 feet apart whereas classrooms in schools are more like 20 feet apart.

5. The Heating, Ventilation and Air-Conditioning (HVAC) systems in the animal housing portions of Animal Care Centers are more expensive than other buildings to reduce disease transmission.

6. The wall finishes in the animal housing portions of Animal Care Centers need to be a non-porous and durable finish to prevent disease transmission and to stand up to the daily washing. Glazed structural tile is a common material but costs significantly more than other materials.

7. Sound control within Animal Care Centers is generally more cost than many building types due to the dogs barking. This requires the walls being extended to the roof deck to prevent sound transmission to other areas and this requires sound absorption materials that cost more than normal materials.

Refer to Exhibit C dated 11-29-2022 for the Opinion of Probable Cost. We have included Construction Costs including Site Work as well as for soft costs and contingency that should be considered. Please note, the cost of land is not included.



EXHIBIT A

1227 SAN BERNADINO COUNTY ANIMAL CARE CENTER
EXISTING AND PROJECTED HUMAN POPULATION AND ANIMAL INTAKE - 20 Year Projection

11/29/2022

Existing Shelter	Area Served	2021 Human Population For Service Area	2021 Animal Intake		% of Intake to Human Population		Animal Housing Units		Average length of Stay (ALS)	Projected Human Population in 20 years 2041	2041 Projected Intake Ratio		2041 Projected Animal Intake	Using Current ALS	Number of Animals to be Housed for New SBCACC	
Devore Animal Shelter	Unincorporated communities located in the Central Valley Region of the County and contract cities of Highland and Yucaipa	203,630	Dogs	1,861	Dogs	0.91%	Dogs	80	16	220,247	Dogs	0.91%	2,004	16	If Serving Devore Animal Shelter Area Only	88
			Cats	2,449	Cats	1.20%	Cats	81	12		Cats	1.20%	2,643	12		87
			Others	640	Others	0.31%	Others	50	29		Others	0.31%	683	14		26
			Total	4,950	Total	2.43%	Total	211			Total	2.43%	5,352			
Rialto	City of Rialto	103,743	Dogs	548	Dogs	0.53%	Dogs	N/A	N/A	112,500	Dogs	0.53%	594	16	Housing Units to add if including City of Rialto Service Area	26
			Cats	575	Cats	0.55%	Cats	N/A	N/A		Cats	0.55%	624	12		20
			Others	47	Others	0.05%	Others	N/A	N/A		Others	0.05%	51	14		2
			Total	1,170	Total	1.13%	Total	N/A	N/A		Total	1.13%	1,269			
Fontana	City of Fontana	215,753	Dogs	1,081	Dogs	0.50%	Dogs	N/A	N/A	260,407	Dogs	0.50%	1,305	16	Housing Units to add if including City of Fontana Service Area	57
			Cats	960	Cats	0.44%	Cats	N/A	N/A		Cats	0.44%	1,159	12		38
			Others	141	Others	0.07%	Others	N/A	N/A		Others	0.07%	170	14		7
			Total	2,182	Total	1.01%	Total	N/A	N/A		Total	1.01%	2,634			
Colton	City of Colton	54,008	Dogs	342	Dogs	0.63%	Dogs	N/A	N/A	55,076	Dogs	0.63%	349	16	Housing Units to add if including City of Colton Service Area	15
			Cats	383	Cats	0.71%	Cats	N/A	N/A		Cats	0.71%	391	12		13
			Others	61	Others	0.11%	Others	N/A	N/A		Others	0.11%	62	14		2
			Total	786	Total	1.46%	Total	N/A	N/A		Total	1.46%	802			
Grand Terrace	City of Grand Terrace	12,232	Dogs	49	Dogs	0.40%	Dogs	N/A	N/A	12,261	Dogs	0.40%	49	16	Housing Units to add if including City of Grand Terrace Service Area	2
			Cats	33	Cats	0.27%	Cats	N/A	N/A		Cats	0.27%	33	12		1
			Others	44	Others	0.36%	Others	N/A	N/A		Others	0.36%	44	29		4
			Total	126	Total	1.03%	Total	N/A	N/A		Total	1.03%	126			
	Total of All Service Areas	589,366	Dogs	3,881	Dogs	0.66%	Dogs	N/A	N/A	660,491	Dogs	0.66%	4,349	16	Total Housing Units of All Service Areas	191
			Cats	4,400	Cats	0.75%	Cats	N/A	N/A		Cats	0.75%	4,931	12		162
			Others	933	Others	0.16%	Others	N/A	N/A		Others	0.16%	1,046	14		40
			Total	9,214	Total	1.56%	Total	N/A	N/A		Total	1.56%	10,326			

BUILDING SPACE PROGRAM - 20 YEAR PROJECTION SAN BERNARDINO COUNTY, CA

DATE: 11-29-22

Summary:							Interior	Exterior
A. Administrative							16,151	
B. Medical Clinic							3,178	
C. Animal Housing (Interior)							17,249	
D. Animal Housing (Outdoor Covered)								10,094
E. Animal Support Area (Interior)							6,917	
F. Animal Support Area (Unfinished space)								4,500
TOTAL SF							43,496	14,594
COMBINED SF							58,090	

SECTION A - ADMINISTRATIVE

	Room or Space	No. of Rooms				SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
	PUBLIC AREAS									
1	Adoption Lobby	1				1,000		1,000	Near public parking	Visitor seating for 20. Approximate 10' wall for retail display shelves viewable from Customer Service Counter. Consider wall space for sponsor wall and 2 or 3 large screen TVs. Space for computer kiosks for services. Tall space with lots of natural light and some "wow factor"
2	Vestibule for Adoption Lobby	1				80		80	Adoption Lobby	
3	Animal Admission Lobby	1				300		300	Near public parking	Visitor seating for 5, wall to separate from Adoption Lobby.
4	Vestibule for Admissions Lobby	1				80		80	Admission Lobby	separated from Adoption entrance by 20' and separate sidewalk up to entrance
5	Customer Service Counter (4 Customer Service Representatives)	1				300		300	at Adoption Lobby and Animal Admission Lobby	Arrange counter to serve both the Adoption Lobby and the Animal Admission Lobby. Space for 3 staff at Adoption Lobby and 1 staff at Animal Admission Lobby. The two service counters arranged to be connected to conserve staff time. Wall behind the front desk reserved for logo or artwork. Use multi-purpose printers in lieu of full size copier. Space off to the side and out of view for donations.
6	Adoption Interview Space	3				120		360	adjacent to the Customer Service Counter accessible by public on one side and staff on the other side	Semi-private cubicles with counter at sit down height

EXHIBIT B

7	Workroom for Customer Service	1				100		100	adjacent to the Customer Service Counter	Countertop with upper cabinets concealed from public view.
8	Volunteer Check-In	1				50		50	Adoption Lobby	Kiosk Computer for Check-In & name tags.
9	Dog Licensing Service Counter (3 Customer Service Representatives)	1				180		180	near Animal Admission Lobby	Arrange counter to serve the Animal Admission Lobby. Space for 3 staff at to interact with the public. Discuss with SBC if they need this to be adjacent to the Call center on the Second Floor. Built-in safe for money. Verify location
10	Multi-Purpose Room	1				1,500		1,500	Adjacent to Lobby and arranged for after-hours use, including use of toilet	Seating for 60 at training tables or 100 in rows of chairs. To be used for staff training and similar meetings but will also be used for animal events such as obedience training, vaccine clinics.
11	Chair and Table Storage	1				120		120	Adjacent to Multi-Purpose Room	To store tables and chairs when not in use and other materials to support meeting room.
12	Agility Equipment Storage	1				120		120	Adjacent to Multi-Purpose Room	To store agility equipment for dog training
13	Kitchen	1				100		100	adjacent to Multi-Purpose Room and Staff Break Room if possible	Countertop with sink, full size refrigerator, microwave, coffee maker
14	Public Toilets	4				60		240	Male and Female separate	All Gender toilets- Verify code minimum.
15	Vending Machine Alcove	1				50		50		Space for two vending machines accessible by public and staff
	Room or Space	No. of Rooms			No. of People	SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
	OFFICES									
16	Chief, Animal Care and Control	1			1	200		200		Verify size of all office to comply with County standards
17	Public Health Manager	1			1	120		120		
18	Heath Education Specialist II	2			1	100		200		
19	Heath Education Specialist I	1			1	100		100		
20	Office Assistant IV	1			1	100		100		
21	Supervising Animal Control Officer I	2			1	100		200		
22	Supervising Animal Control Officer II	3			1	100		300		
23	Animal Control Officer- Group Office	1			6	64		384		
24	Animal Licensing Group Office	1			9	70		630		9 Animal License Checker I countertop on top. verify number of file cabinets but their exist office has 4. Built-in drop safe for money. verify location.
25	General Group Office	1			21	70		1,470		1 Fiscal Assistant 10 General Services Worker II 10 Office Assistant II

EXHIBIT B

OTHER ADMINISTRATION SPACES										
26	Workroom	1				120		120	up stairs with administrative offices	countertops, upper cabinets, 2 copy machines. Built-in safe for money for administration. Verify location
27	Conference Room	1			20	300		300		conference table for 10 plus seats on the perimeter
28	File Room	1				400		400		400 SF can house 36 file cabinets
29	Staff Breakroom	2				200		400	one near Administration and one near animal housing	Counter with sink, microwave, refrigerator, coffee maker, seating at a table for 8
30	Staff Coffee Bar	2				10		20	one near Administration and one near animal housing	provide if the primary breakroom is too far away from some staff.
31	Staff Locker Alcove	1				60		60	in a staff only corridor	60 lockers, 1'-0" wide x 1'-6" deep for hangers and 3'-0" tall.
32	Staff Toilets- Administration	4				200		800	in administration building	Separate male and female toilets , womens to have 3 water closet stalls and 2 lavatories at a counter. Verify code minimum
33	Staff Toilets- Animal Care	4				60		240	near animal housing	single person toilets (all gender) distributed as needed for reasonable travel distance for staff
34	Staff shower and Dressing Stall	1				60		60	near animal housing and grouped with a set of staff toilets	shower room with dressing bench per ADA
35	Volunteer Breakroom	1				200		200		Counter with sink, microwave, refrigerator, coffee maker, seating at table for 4. 20 lockers 1'-0" wide X 1'-6" deep for hangers and 3'-0" tall.
36	Volunteer Work Area	1				100		100	near volunteer Breakroom and Toilet	Countertop with two computer work stations. Discuss a staff position as "Volunteer Coordinator" and does this space need to be near that person?
37	Volunteer Toilet	1				60		60	near Volunteer Breakroom	single person toilet (all gender)
38	Storage Room for Office Area	1				80		80		
39	Mechanical/ Elec Room	1				150		150		
40	Data Room- MDF	1				120		120		check County standards
41	Data Room- IDF	2				80		160		check County standards
42	Fire Riser Room	1				100		100		verify requirements with AHJ
43	Janitorial Closet	3				50		150	distributed around campus	
44	Foster Waiting	1				80		80	Foster Coordinator	
45	Foster Storage	1				80		80	Medical Lobby	Space for litter, food, formula, crates provided to Fosters
46	Evidence Storage	0				-		-		Not required per SBC, this function will be housed at Devore
Subtotal:								11,964		
Net to Gross SF Factor 35%:								4,187		
Departmental Gross Area:								16,151		

SECTION B - MEDICAL CLINIC

	Room or Space	No. of Rooms			No. of People	SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Medical Lobby	1				120		120	access from public parking	open space for standing only
2	Medical Reception Desk for check in for spay neuter services to the public	1				64		64	adjacent to Medical Lobby	
3	Exam Room	2				120		240		Countertop with sink, exam table, door from Lobby and door to Clinic (pass-through concept)
4	Prep/Treatment Room	1				360		360		2 peninsula style wet exam tables, scrub sink
5	Pre-Op/Post-Op Holding - Dogs	1				150		150		15 cages
6	Pre-Op/Post-Op Holding - Cats	1				130		130		16 cages (6 large, 4 medium) and 4 runs 4'x4'
7	Surgery Room	1				300		300		Two surgery tables, instrument storage cabinets, space for 4 dogs to recover on floor (TBD), view windows to prep area, dog Pre-Op /Post-Op and Cat Pre-Op/ Post-Op .
8	Work Stations for Vet Techs	1			2	30		60		4 Vet Techs will share, 2 work stations
9	Veterinary File Storage	1				80		80		
10	Laboratory - Pharmacy Alcove	1				100		100		Countertop approximately 12' long with two compartment sink, full size refrigerator with upper cabinets above. Space for microscope, slides, centrifuge, blood rocker, and blood analyzer
11	Medical Storage	1				80		80		shelving for medical supplies
12	Medical Gas Storage Room	0								Use oxygen generators built into anesthesia machines. Not cylinders or a built-in oxygen generator
13	X-Ray Room	1				120		120		
14	Clean Up Area	1				100		100		Countertop with two compartment sink, 2 autoclaves, pass- through from Surgery rooms if possible
15	Staff Toilet for Medical staff	1				50		50		Multi-gender type
16	Medical Laundry	1				60		60		Residential size commercial washer and dryer. This laundry is only for sterile drapes, surgical towels and similar items.
17	Veterinarian Office	1			2	140		140		
18	ICU	1				200		200		separate room for sick animals being cared for. Space for 10 large cages. Consider electrical outlets for heating pads, oxygen generator, and away to hang IV s
19	Access to mobile unit	1				50		50		parking space outside of Clinic to park mobile Spay/Neuter Unit
	Subtotal:							2,354		
	Net to Gross SF Factor 35%:							824		
	Departmental Gross Area:							3,178		

SECTION C - ANIMAL HOUSING - INTERIOR

	Room or Space	No. of Spaces	Animals per Space	Animals to be Housed	Size			SF of Each	SF of Walkway	Total SF	Adjacent to or Near	Equipment / Comments
1	Adoption Dogs/ Stray Dogs	9	1	9	6.0	x	6.0	36	30	594		See corresponding Exterior Run
2	Adoption Dog Runs - Standard	110	1	110	4.3	x	6.0	26	22	5,239		See corresponding Exterior Run
3	Stray Dog Runs - Jumbo	3	1	3	6.0	x	6.0	36	30	198		See corresponding Exterior Run
4	Stray Dog Runs - Standard	37	1	37	4.3	x	6.0	26	22	1,762		See corresponding Exterior Run
5	Nursing Mother Dogs - Jumbo	0	1	0	6.0	x	6.0	36	30	-		See corresponding Exterior Run
6	Medical Observation Dog Runs	17	1	17	4.3	x	6.0	26	22	810		See corresponding Exterior Run
7	Medical Isolation Dog Runs	11	0	11	4.3	x	6.0	26	22	524		See corresponding Exterior Run
8	Quarantine Dog Runs	0	1	0	4.3	x	6.0	26	22	-		
9	Puppy Pens	0	0	0	4.3	x	6.0	26	25	-		
10	Foster Dog Runs - Jumbo	1	0	1	6.0	x	6.0	36	30	66		See corresponding Exterior Run
11	Foster Dog Runs - Standard	3	1	3	4.3	x	6.0	26	22	142		See corresponding Exterior Run
	TOTAL DOGS:			191								
12	Adoption Cat Room	36	1	36				5	12	612		Each cat is housed in a 2-compartment cage.
13	Stray Cat Room	30	1	30				5	12	510		Each cat is housed in a 2-compartment cage.
14	Cat Community Rooms (18 SF / cat Free Roam)	2	4	8	8.0	x	9.0	72		144		
15	Fractionous Cat Room	72	1	72				5	12	1,224		Each cat is housed in a 2-compartment cage. Some viewable through glass
16	Not Used	0	0	0				18	12	-		
17	Not Used	0		0				5	12	-		
18	Nursing Mother Cats	0		0				5	12	-		
19	Medical Isolation Cats - Non-Viewable	8	1	8				5	12	136		Each cat is housed in a 2-compartment cage.
20	Strict Medical Isolation Cats - Non-Viewable	8	1	8				5	12	136		Each cat is housed in a 2-compartment cage.
21	Quarantine Cat Room	0		0				18	12	-		Each cat is housed in a 2-compartment cage.
	TOTAL CATS:			162								
22	Other Animals	1	1	40				5	12	680		One room with cages or space for habitats for reptiles, snakes, lizards, turtles, rabbits and other species
								-	-	-		
								-	-	-		
Subtotal:										12,777		
Net to Gross SF Factor 35%:										4,472		
Departmental Gross Area:										17,249		

EXHIBIT B

SECTION D - ANIMAL HOUSING - OUTDOOR COVERED

	Room or Space	No. of Spaces	Animals per Space		Size			SF of Each	SF of Walkway	Total SF	Adjacent to or Near	Equipment / Comments
1	Adoption Dog Runs - Jumbo	9			6.0	x	8.0	48	30	702		See corresponding Interior Run
2	Adoption Dog Runs - Standard	110			4.3	x	8.0	35	22	6,192		See corresponding Interior Run
3	Stray Dog Runs - Jumbo	3			6.0	x	8.0	48	30	234		See corresponding Interior Run
4	Stray Dog Runs - Standard	37			4.3	x	8.0	34	22	1,273		See corresponding Interior Run
5	Nursing Mother Dog Runs - Jumbo	-			6.0	x	8.0	48	30	-		See corresponding Interior Run
6	Medical Observation Dog Runs	17			4.3	x	8.0	34	22	950		See corresponding Interior Run
7	Medical Isolation Dog Runs	11			4.3	x	8.0	34	22	615		See corresponding Interior Run
8	Dog Quarantine Runs	-			4.3	x	8.0	34	22	-		See corresponding Interior Run
9	Puppy Runs -	-			-	x	-	-		-		See corresponding Interior Run
10	Foster Dog Runs - Jumbo	1			-	x	-	-		-		See corresponding Interior Run
11	Foster Dog Runs - Standard	3			-	x	-	-		-		See corresponding Interior Run
12	Cat Sun Porch	2			8.0	x	8.0	64		128		See corresponding Interior Cat Free Roam
Subtotal:										10,094		
Departmental Gross Area:										10,094		

SECTION E - ANIMAL SUPPORT AREA - INTERIOR

	Room or Space	No. of Rooms				SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Animal Receiving (exam room)	2				250		500	One near Animal Admissions Lobby and one near Sally Port	Countertop with sink, refrigerator, scales for dogs and cats, space for computer station, microscope, space to photograph animals
2	Dog Intake Holding	2				72		144	Animal Receiving	2 dog pens (4' x 4' in size) in a separate room
3	Cat Intake Holding	2				40		80	Animal Receiving	2 cat cages in a separate room
4	Dog Get Acquainted Area	2				120		240	near dog housing	
5	Cat Get Acquainted Area	2				80		160	near cat housing	
6	Behavior Assessment	1				150		150		
7	Behavior Training	0				400		-		Plan to use Multi-Purpose Room
8	Animal Kitchen	4				150		600		Study benefits of a central kitchen verses decentralized kitchens. Counter with 3-compartment sink, commercial dishwasher, and refrigerator
9	Food and Litter Storage	1				400		400		metal lined walls
10	Food Storage for Giveaway Program	0				-		-		not required per SBC
11	Laundry	1				480		480		2 or 3 Commercial washers and 2 or 3 dryers. Space for folding table, shelves for clean laundry and space for soiled linen carts. SBC to confirm number of lbs. of laundry per day per animal
12	Cleaning Equipment Room	4				80		320	One near Adoption Dogs, Stray Dogs, Medical Dogs and Cats	
13	Grooming Room	1				200		200	verify location. Is it in public view so volunteers can access or in a "staff only" area	2 Grooming tubs & 2 Grooming tables
14	Photo Room	1				180		180		space for photographing animals for adoption photos with back drops, lighting and photography equipment
15	Maintenance room	1				120		120		Work bench, tool storage
20	Euthanasia Room	1				150		150		Countertop with sink, exam table, refrigerator
21	Post Euthanasia Room	0				150		-		Need to discuss the need for these spaces with SBC
22	Post Euthanasia Holding	0				100		-		Need to discuss the need for these spaces with SBC
23	Walk-in Freezer	1				200		200	Euthanasia	Access to Service Drive
24	Mechanical Room	6				200		1,200		
Subtotal:								5,124		
Net to Gross SF Factor 35%:								1,793		
Departmental Gross Area:								6,917		

SECTION F - ANIMAL SUPPORT AREA -UNFINISHED SPACE

	Room or Space	No. of Rooms				SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Enclosed Sally Port	0				1,600		-		Fully enclosed building space for Sally Port is not required per SBC. Just driveway space enclosed with 8' tall chain-link fencing is desired.
2	Covered Sally Port	0				1,600		-		Covered building space for Sally Port is not required per SBC. Just driveway space enclosed with 8' tall chain-link fencing is desired.
3	Crematory	0				250		-		Not required per SBC
4	Event Storage	1				100		100		
5	Trap Storage	1				100		100		limited space needed because most traps will be at Devore
6	Carrier/ Crate Storage	1				200		200		
7	Storage for Animal-Related Items	1				800		800		
8	Covered Truck Washing Area	1				500		500		
9	Disaster Storage	1				2,500		2,500		
10	Power Generator Building	1				300		300		
Subtotal:								4,500		
Departmental Gross Area:								4,500		

EXHIBIT C

OPINION OF PROBABLE COST - 20 YEAR PROJECTION SAN BERNARDINO COUNTY, CA DATE: 11-29-22

Based on New Construction on a New Site:

	2041
Fully Enclosed Space - SF :	43,496
Exterior Space - SF :	14,594
Total SF :	58,090

		LOW	HIGH
Fully Enclosed Space	New Construction Total SF	Total Cost at \$524 Per SF	Total Cost at \$583 Per SF
A Administrative Areas	16,151		
B Medical Clinic	3,178		
B Animal Housing - Interior	17,249		
C Animal Support Areas - Interior	6,917		
Subtotals:	43,496	\$ 22,791,827	\$ 25,358,082
Exterior Space	Total SF	\$393 Per SF	Total Cost at \$408 Per SF
D Animal Housing - OUTDOOR COVERED	10,094		
E Animal Support Areas - Exterior - UNFINISHED SPACE	4,500		
Subtotals:	14,594	\$ 5,735,403	\$ 5,955,771
Building - Sub-Totals:	58,090	\$ 28,527,229	\$ 31,313,853
Site Work & Parking	Low High 10% 15%	\$ 2,852,723	\$ 4,697,078
Total Construction Cost		\$ 31,379,952	\$ 36,010,930
Total Cost / SF		\$ 540	\$ 620

Consider Budgeting for the following:

Soft Costs	15%		
(AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.)		\$ 4,706,993	\$ 5,401,640
Contingency	5%	\$ 1,804,347	\$ 2,070,629
Estimated Total Project Cost		\$ 37,891,292	\$ 43,483,199

*Note: This does not include the cost of land.



EXHIBIT D - COST EXAMPLES OF OTHER SHELTERS

Arlington Animal Service Center

Arlington, TX



Project Information:

- Publicly Bid
- Project Delivery Method: Competitive
- Type of Construction: Steel Frame and crawl space type foundation due to soil conditions
- Dog Kenneling Material: Chain-link
- Flooring in Dog Kennels: Epoxy Resinous
- 100% of Outside Air for Animals
- Project Size: 20,000 SF
- Site Size: 4 acres (limited size work)
- Quality: High
- All indoor dog kennels with single compartment housing which is not normally recommended.

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM, CA DOLLARS **\$420/SF**

This is a City owned facility that features an "Adoption Mall" concept and a full animal hospital. The facility houses 131 Dogs and 128 Cats.

Arlington Animal Service Center Arlington, TX



Beaufort County Animal Services & Hilton Head Humane Association

Beaufort County, SC



Project Information:

- Publicly Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Project Size: 20,000 SF
- Site Size: 4 acres (extensive site work)
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM, CA DOLLARS **\$561/SF**

This is a County owned facility that is Jointly Operated. The campus contains the County's Animal Control Department, the Hilton Head Humane Association's Adoption Center, and a large Spay-Neuter Clinic that performs over 7,500 surgeries per year, for not only the County shelter, but provides low cost services to the public. The facility houses 61 Dogs and 88 Cats.

Beaufort County Animal Services & Hilton Head Humane Association

Beaufort County, SC



Chatham County Animal Services Facility Pittsboro, NC



Project Information:

- Publicly Bid
- Project Delivery Method: CMAR
- Type of Construction: Steel Frame
- Dog Kenneling Material: Welded Stainless Steel
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Building Size: 15,600 including a 4,000 SF renovation.
- Developed Area: 3 acres
- Total Land Area: 10 acres
- All indoor Quick-Clean dog kennels
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM CA DOLLARS **\$531/SF**

This is a County owned and operated animal shelter with housing for 40 dogs and 60 cats.

Chatham County Animal Services Facility Pittsboro, NC



Harris County Pet Resource Center Houston, TX



Project Information:

- Publicly Bid
- Project Delivery Method: CMAR
- Type of Construction: Steel Frame
- Dog Kenneling Material: Welded Stainless Steel
- Flooring in Dog Kennels: Epoxy Resinous
- 100% Outside Air for Animals
- Project Size: 57,830 SF
- Site Size: 10 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM, CA DOLLARS **\$576/SF**

This is a County owned and operated facility that houses 250 dogs and 200 cats. It has 2 medical clinics, one for shelter animals and one that serves the public.

Harris County Pet Resource Center Houston, TX



Harris County Pet Resource Center Houston, TX



Lafayette Animal Shelter and Care Center Lafayette, LA



Project Information:

- Publicly Bid
- Project Delivery Method: CMAR
- Type of Construction: Steel Frame
- Dog Kenneling Material: Welded Stainless-Steel
- Flooring in Dog Kennels: Epoxy Resinous
- Project Size: 21,400 SF
- Site Size: 4.5 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM, CA DOLLARS **\$495/SF**

The facility houses 96 Dogs and 80 Cats.



Lafayette Animal Shelter and Care Center

Lafayette, LA



Operation Kindness Carrollton, TX



Project Information:

- Private Bid
- Project Delivery Method: CMAR
- Type of Construction: Wood Frame
- Dog Kenneling Material: Glazed CMU and Welded Stainless Steel
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% outside air in Animal area
- Project Size: 32,471 SF, includes 9,000 SF remodeled area
- Site Size: 4 acres (extensive site work)
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM, CA DOLLARS **\$481/SF**

This is a privately operated non-profit facility that pulls animals from local government shelters that have special medical needs. The facility features a large animal hospital and medical recovery wing. The facility is designed to house 142 Dogs and 120 Cats.

Operation Kindness Carrollton, TX



Operation Kindness

Carrollton, TX



Springdale Animal Shelter

Springdale, AR



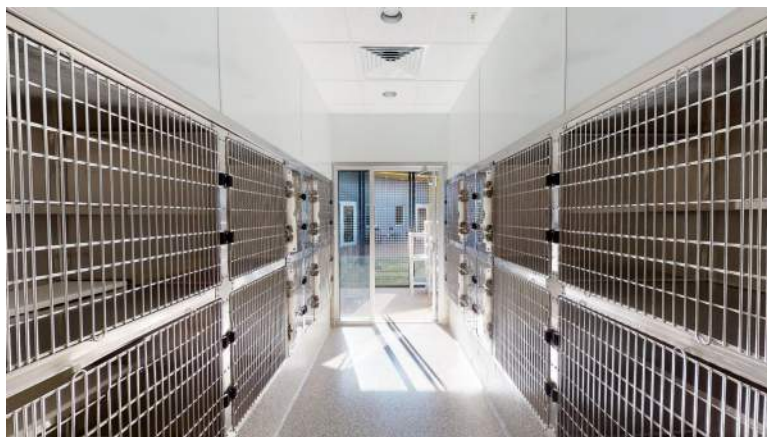
Project Information:

- Public Bid
- Project Delivery Method: CMAR
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Project Size: 12,780 SF
- Site Size: 3 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANAHEIM CA DOLLARS **\$548/SF**

Springdale Animal Services is owned and operated by the City of Springdale. This area is experiencing significant population growth. The facility is designed to house 76 Dogs and 72 Cats.

Springdale Animal Shelter Springdale, AR





"Shelter Planners of America"

Williamson County Animal Care Center Franklin, Tennessee



Project Information:

- Public Bid
- Project Delivery Method: CMAR
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Adoption Kennels are Glazed CMU and others are Epoxy paint on CMU. All kenneling is welded stainless steel
- HVAC System: 100% Outside Air for Animal Areas
- Project Size: 32,138 SF
- Site Size: 7.25 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, ANEHEIM, CA DOLLARS \$491/SF

Williamson County Animal Care Center is a county owned and operated animal shelter that serves Williamson County, TN. It features a full Medical Clinic for the animals, an indoor dog play area, and a large Education Center. The facility is designed to house 96 Dogs and 182 Cats.

Williamson County Animal Care Center Franklin, Tennessee

