# Carson City Board of Supervisors Agenda Report

Date Submitted: January 25, 2013 Agenda Date Requested: February 7, 2013

Time Requested: 15 minutes

To: Mayor and Supervisors

From: Public Works

**Subject Title:** Presentation to the Board concerning the completed project design concept for a new Carson City Animal Services Facility located in the Carson City Corporate Yard Complex on Airport Road. (*Dave Gasser, BDA* Architecture)

**Staff Summary:** The proposed Carson City Animal Services Facility contemplates a 10,955 square foot building on a 1.6 acre site. The facility will accommodate 134 dogs, 104 cats and 7 exotics. The facility promotes adoption and provides City staff sufficient area to manage and shelter animals. The proposed budget for the project is \$3.9 million (building and site improvements) or about \$205 per square foot for the building and \$24 per square foot for the site plus contingency. Project advocates are prepared to begin the fundraising for the new facility.

Type of Action Requested: (chec	k one)
() Resolution () Formal Action/Motion	() Ordinance (_X) Other (Presentation)
Does This Action Require A Busi	ness Impact Statement: () Yes (_X_) No
Recommended Board Action: Pro	esentation (no action required)

**Explanation for Recommended Board Action:** In August 2012, BDA Architecture and sub consultants completed the site layout, preliminary building design, program summary and a budget analysis. This process began in June 2011, when Carson City entered into Contract No.1011-178 with BDA Architecture to provide Professional Design Services for the Carson City Animal Services Facility. Preliminary project programming was completed in 2011 to determine the minimum site and facility requirements. BDA Architecture and Bowling Mamola Group completed a Site Feasibility Study which then was accepted by the Board. The project advocates are prepared to begin the fundraising for the new facility.

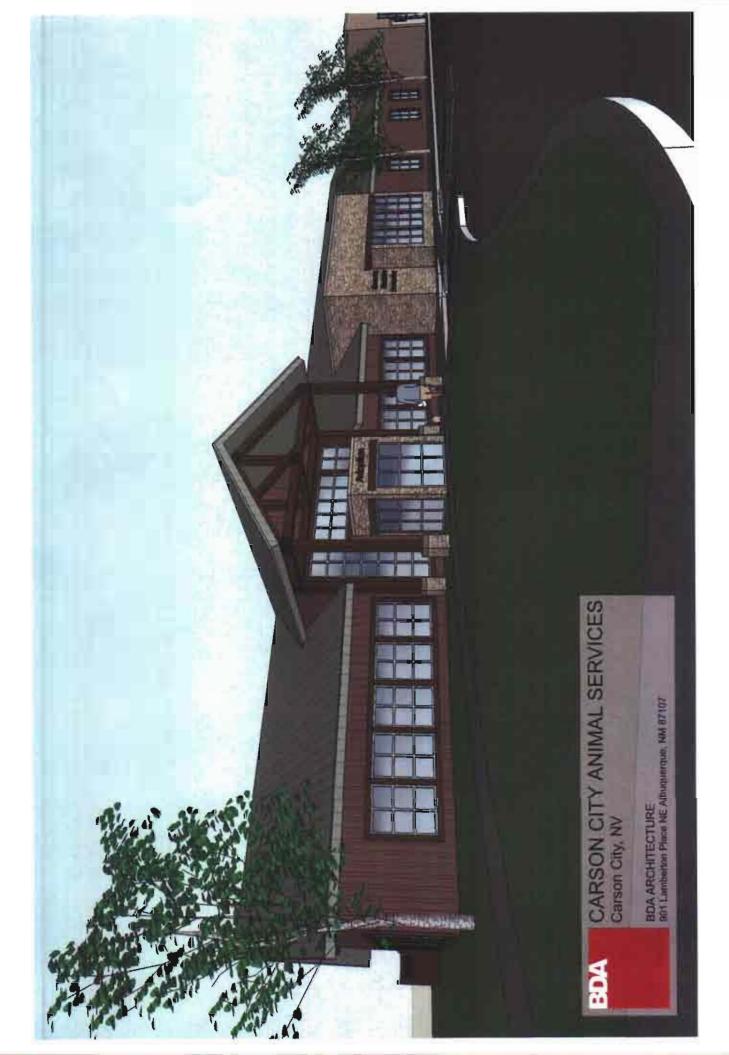
Applicable Statute, Code, Policy, Rule or Regulation: N/A

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5) \_\_\_\_\_

Fiscal Impact: N/A Explanation of Impact: N/A Funding Source: Capital Projects - Animal Control Facility Account 210-0000-413-7850. Alternatives: N/A Supporting Material: Carson City Animal Services Facility Elevations, Floor Plan, Site Plan, Landscape plan, Program Summary and Budget Analysis Prepared By: Robert Fellows Date: Reviewed By: (Public Works Director) Date: (City Manager) (Finance Director) **Board Action Taken:** Aye/Nay Motion: \_\_\_\_\_ 1) \_\_\_\_\_ 4) \_\_\_\_\_

(Vote Recorded By)









CARSON CITY ANIMAL SERVICES CARSON CITY ANIMAL SERVICES

BOA ARCHITECTURE 921 Lamburgin Place NE Albuquirque, NM 87107







#### SITE DATA / LEGEND

84,610 S.F. 16.922 S.F. 18,121 S.F.

SITE AREA SITE LANDSCAPE AREA REQUIRED, 20% PROVIDED LANDSCAPE AREA

42 TREES

TREES REQUIRED, 1 PER 400 S.F. OF THE REQUIRED LANDSCAPE AREA (16,922SF) 1 PER 10 STALLS (44 1)0 RIGHT-OF-WAY TREES AT 1 PER 30 L.F. (230 L.F. 130 FT) TOTAL REQUIRED / PROVIDED 5 TREES 11 TREES

58 TREES

REQUIRED SHRUBS 6 PER TREE (6 x 58 = 348 SHRUBS)

ACCENT SHRUB
FLOWERING TREE (14 OTY)
LANDSCAPE BOULDER)
ACCENT SHRUB
SHADE TREE (18 OTY)
SROUND COVER /
LOW SHRUB
COLUMINAE EVERGREEN
TREE (OTY 13)
EVENGREEN TREE
(OTY = 13)

3 /4 INCH BASE ROCK

ROCK MULCH DECOMPOSED GRANITE

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## PROGRAM SUMMARY

Carson City Animal Services
Robert Fellows - Project Manager

Revised 9/11/12

# General

Animal Control Facility

Equipment:

New runs, Existing cages to be relocated for quarantine

Total housing = 134 dogs, 104 cats, 7 exotics

#### Site Design

Access controlled employee parking for 15

Access controlled service parking for 6 work trucks, big emergency trailer, flat bed, horse trailer, small utility trailer Client relief area, outdoor waiting / play area, fenced exercise yard for staff.

Monument Sign to be located near site entrance

Trash contained in dumpster - with adequate truck access

Two corrals for large animals - 25x25 with metal cover.

covered 3-sided service parking with, block heaters.

# **Building Design**

Entrance Canopy

Separate Employee Entrance, separate license entrance from adoption.

Adoption play area spaces.

City work dog training area, and Spay / Neuter clinic.

# **Building Systems**

Intrusion detection

Fire alarm / Sprinkler as required

Wet / Dry Vac System

Freestanding safe - manager's office?

Door locks with proximity readers where needed

AREAS	S.F.	S.F.	REQUIRED REMARKS	DESIRED REMARKS
Vestibule		50	Climate and loose pet control	
Lobby		862	Atmosphere: Nice, better than pet shop	_
Waiting Area	415		Movable seating for 10. Drinking fountain.	client education
Reclaim/Surrender Waiting	145			
Adoption/ Education Center	37		Three units, one large, two small.	
Dog Adoption Play Room	131		Two glass enclosed. Floor drain. On way to back	
Cat Adoption Play Room	54		Glass enclosed. Floor drain. On way to back	can be part of feline holding if near lobby
Client Restroom	80		Two, not to be shared by staff.	
Reception		1003	Atmosphere: Professional, functional.	
Adoption Reception	147		4 check-in / check-out station, Leash hooks, Escape Access, Three 4 drawer file cabinets, fax / copy / printer in cabinet, computer.	

Feline Janitor's Closet Canine Janitor's Closet		15 18	Southwest, near lobby.  Northwest, near Canine Run #1	
Central Storage		130	Bulk storage space.	
0 110			lav	
Staff Shower Rooms		100	2 rooms, 1 ADA shower & fixture in each, with	
Staff Unisex Restroom		38	ADA accessible	
_ 1 - p			5' bathe station.	
Prep/Laundry/Bathe	123		storage cabinets / rack, folding counter, 1 exsiting	
Intake Food			Room for one Residential W/D, laundry tub,	
remerouriep/Laundry	103		and undercounter fridge. Intercom. Bulk food storage - 2 rubber bins and 3' wide shelf.  Laundry-Room for one residential W/D, laundry tub, storage cabinets / rack, folding counter.	
Feline Food Prep / Laundry			laundry tub, storage cabinets / rack, folding counter.  9' wide Prep. Counter includes double sink, DW	
Canine Food Prep / Laundry	140		9' wide Prep. Counter includes double sink, DW and undercounter fridge. Intercom. Bulk food storage - 5 rubber bins and 3' wide shelf. Laundry-Room for large Commercial W/D,	
Surrender Exam	100		Exam Table, Single Sink, Upper and Lower Cabinet, cage bank	
Double Surgery Room	204		Shelf, 2 surgery lights, 2 surgery tables.	
Exam / treatment area	227		Upper and lower cabinets, one S.S. wet tables (with removable solid top), one docking station, 8 unit staging / recovery cages	
Spay / Neuter Clinic/Exam		897		
Euthanasia Room		74		locking cabinet
Scale Alcove		0	Staff to weigh animals before examination, euthanasia. Inside intake garage.	
Conference & Training Room		315	table and chairs for 20 people. Near lobby.	
Supervisors Office	77			
Kennel Supervisor/Kennel Supply	113		Desk w/two vistor chairs, file storage, computer.	
DVM Office	93		desktop printer, computers.  Desk w/ two visitor chairs, file cabinet, computer	
Staff Office	99		Window into lobby. 3 desks, file storage,	
Volunteer Supply Room	64			
Volunteer Coord Office	69		Desk w/ two visitor chairs, file cabinet, computer	
ACO's Office	122		Room for 4 desks against walls w/ dividers, 3 person table. Small file drawer for each desk and	
Manager's Office	85	·	Desk w/ two visitor chairs, 2 file cabinets, computer	
Supply Closet/Server	28		Archive file storage, 3' wide supply storage rack, small retail stock, location for a server rack	
Reclaim/Surrender Reception	106		3 check-in / check-out stations (Surrender, reclaim, license). Leash hooks.	

Mechanical Room		138	2 Rooms (1-East End, 1-West End) Hot water	
		138	heater, plumbing entrance, fire riser	
Animal Housing		2761	Pressure wash system, solid waste flush fixture,	Telephone/intercom, natural
			trench drains with auto rinse.	light.
Feline Adoption #1	150		3 tier - 3' wide cages = 15, 2 tier - 3' wide cages =	near lobby
-	150		10, Total 25	
Feline Adoption #2	150		3 tier - 3' wide cages = 15, 2 tier - 3' wide cages =	near lobby
	150		10, Total 25	
Puppy Adoption	120		3 tier - 3' wide cages = 12, 2 tier - 3' wide cages =	
	120		8, Total 20	
Small Dog Adoption	177		3 tier - 3' wide cages = 18, 2 tier - 3' wide cages =	
	1//		12, Total 30	
Canine Runs #1	717		(19) 3.5' x 6' runs w/ trench drains	same size for outdoor w/
	/1/			guillotine door
Canine Runs #2	217		(19) 3.5' x 6' runs w/ trench drains	same size for outdoor w/
	717			guillotine door
Canine Runs #3	730		(19) 3.5' x 6' runs w/ trench drains	same size for outdoor w/
	/30			guillotine door
Isolation		59	Small ward for injured / sick intakes.	5' cage bank, 1 run
Intake Exam		63	near intake and euthanasia	
Canine Hold		510	near intake, 18 runs.	
Feline Hold		142	near intake, 2 tier - 3' wide cages = 20 Total.	
Feral Cat		142	near intake, 2 tier - 3' wide cages = 20 Total.	
Exotic Hold		72	near intake, 1 - 2 tier - 3' wide cage (Rolling), 2 -	
		12	counter top areas.	
Intake Garage			H&C Water Supply, 9 runs, 2 tier - 3' wide cages	Telephone/intercom, natural
		1027	(Rolling) Total = 14, Two F-250 drive-thru truck	light. Room for 5' wide chest
			bays with floor drain beneath.	freezer.
Subtotal		8434		

Programmed Subtotal

8434

Grossing Factor x

1.299 (wall construction, uncalculated circulation, etc.)

**Gross Square Feet** 

10955 S.F.

Projected



BDA Architecture, P.C.
Design Learned, Inc.
Bowling Mamola Group
Carson City Animal Services
Project Budget Analysis - 7-17-12

Owner Managed	13%
Site Development	19%
Contingency	11%
Building Related	57%

# **Budget Allocation**

TOTAL BUDGET	\$ 3,900,000
CONTINGENCY	430,222
BUILDING RELATED	2,240,868
SITE DEVELOPMENT	731,090
OWNER MANAGED	497,820

Owner Managed Costs		\$497,820
Business Systems	\$42,000	
Phone, video, audio	20,000	
IT systems, consultants	9,000	
Security systems	7,000	
Signage	6,000	
Furniture, Fixtures, Equipt.	\$377,820	
Furnishings	21,747	
Appliances	27,000	
Runs/Cages/Vet. Stainless	329,073	
Project Development	\$70,000	
Impact fees	0	
Utilities/meters	70000	

Occupancy Costs	\$8,000	
Furnishings / Equip. Installation	5,000	
Moving, printing	3,000	
Site Development Costs		\$ 731,090
Survey / Civil Engineering/ CM fees	150,000	
Site Improvements	581,090	
grading/drainage/earthwork		
municipal improvements		
parking/paving/lighting		
fences, retaining walls, enclosures		
landscaping		
Building Related Costs		\$ 2,240,868
Architect / Engineering fees	197,818	
Architectural Fees	94,264	
MEP Eng fees	49,900	
Structural Eng fee	11,000	
Engineering Coordination	32,328	
Interior Design	10,326	
Building Construction Costs	2,043,050	
11446 sf Heated(175/sf)	2,003,050	
1500 sf Carport(lump sum)	40,000	
Contingency		\$ 430,222
Carson City Animal Services Total Budget		\$ 3,900,000