



City of Dallas

Dallas Animal Services

**2024 Bond Proposal: New Animal
Shelter and Adoption Center
August 15, 2023**

MeLissa Webber, Director, DAS
Paul Ramon, Assistant Director, DAS
Kim Dowdy-Hickman, Project Manager, Quorum
Mario Valdez, Project Coordinator, Quorum
City of Dallas

Presentation Overview



- Dallas Animal Services Background and BeDallas90 Vision
- 2024 Bond Program Proposal: New Animal Shelter and Adoption Center
- Operational, Economic, and Community Impact
- Proposed Locations
- Projected Costs
- Questions



Dallas Animal Services Background:

The BeDallas90 Vision



THE VISION

- In 2018, The BeDallas90 vision was implemented *to lead the nation in compassionate animal care while finding positive outcomes for all placeable pets through innovative shelter operations and community engagement.*



THE CHALLENGE

- DAS' current animal services facility was constructed in 2006 and *the overall condition and size of the shelter's infrastructure challenges operations, and the ability to meet our vision set in place 5 years ago, daily in 2023.*



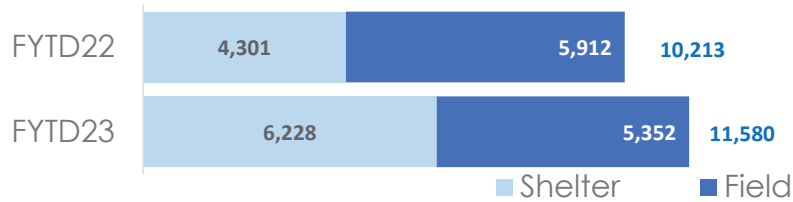
Dallas Animal Services Background:

The BeDallas90 Vision

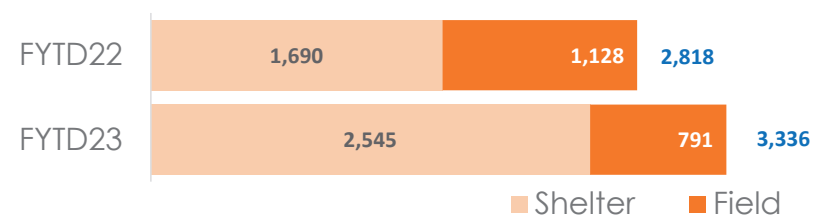


*Total Intake by Species

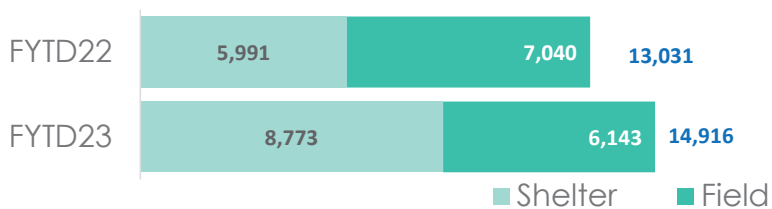
Dogs



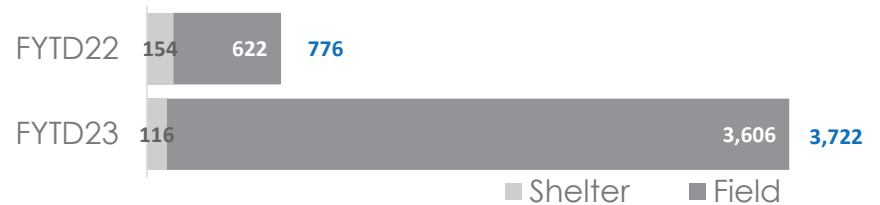
Cats



Combined Dogs & Cats



Other



*Total Intake for FYTD23 through Q3

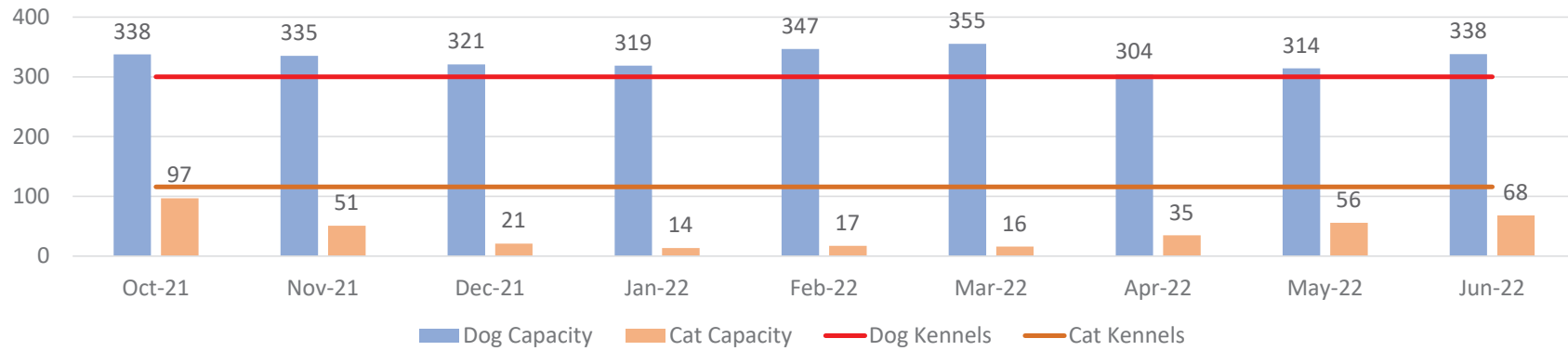


Dallas Animal Services Background:

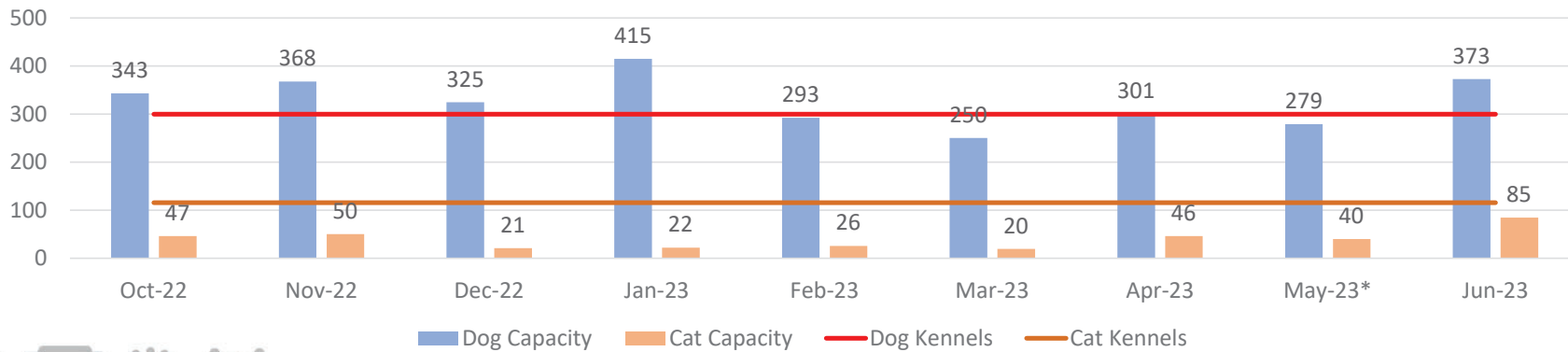
The BeDallas90 Vision



FYTD 22 Dog and Cat Capacity



FYTD 23 Dog and Cat Capacity



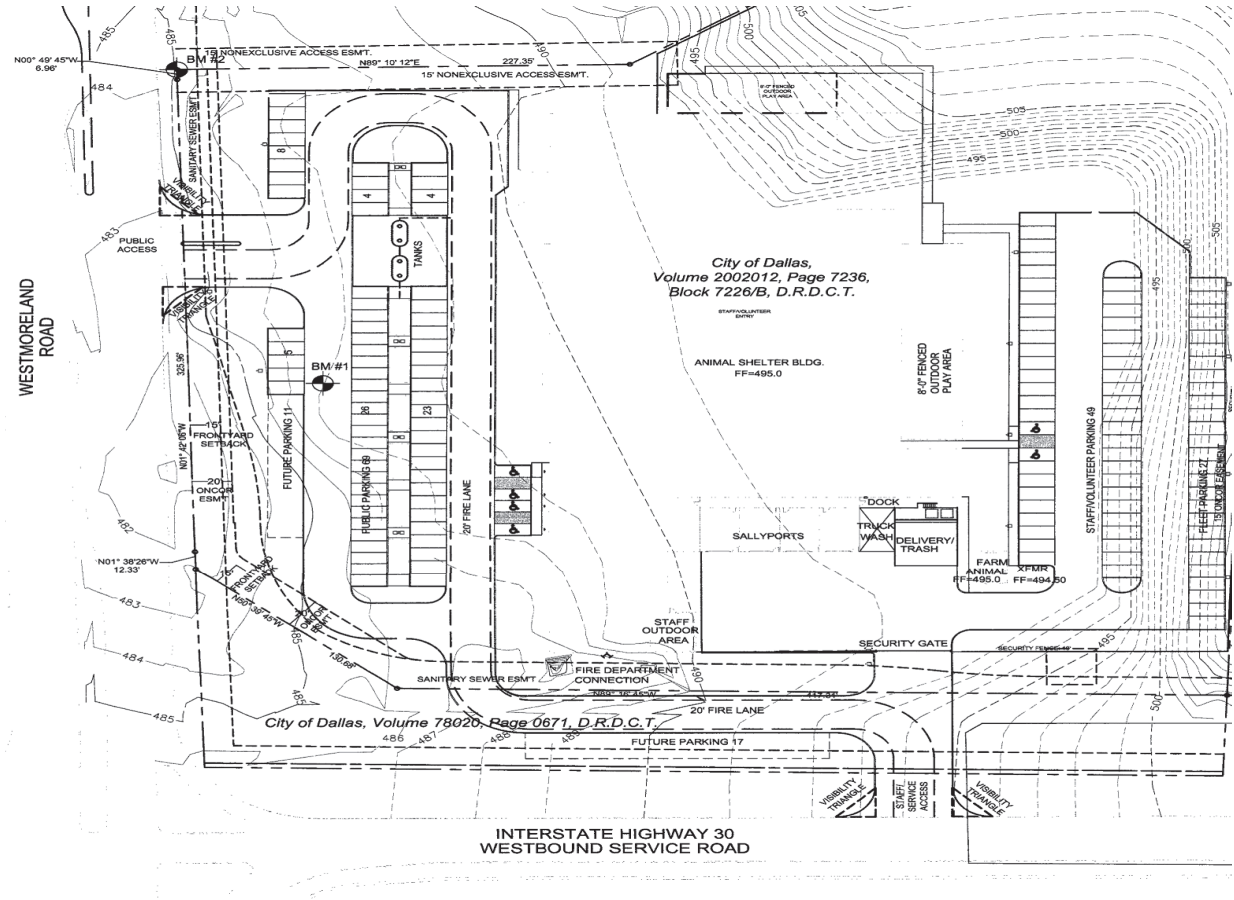
*Does not include other animals that were housed in shorelines or crates due to lack of space.

Dallas Animal Services Background:

The BeDallas90 Vision



- The overall design of this facility was for animal control and housing, rather than an animal shelter and adoption center that is inviting and flows well for both visitors and staff.
- The current facility shows advanced wear on materials and equipment, contributing to the following issues:
 - Disease control and mitigation
 - Separation of sick and healthy animals
 - Lack of space for animal services and community engagement



2024 Bond Program Proposal:

Dallas Animal Services New Animal Shelter and Adoption Center



Dallas Animal Services is requesting an **advanced, expansive, and progressive** animal shelter and adoption center to be constructed on a new site that will be accessible to City of Dallas residents and aims to:

- **Increase** convenience for visitors while **reducing** barriers through flex spacing
- **Drive** growth of positive placements through equitable access to services and broadened marketing exposure
- **Create** more opportunities to maximize lifesaving through a designated resource and information space that engages the community
- **Implement** platforms focusing on lost pet reunification to reduce the number of pets throughout the shelter
- **Build** strong relationships with rescue partners and increase low-to-no cost spay-neuter services, vaccines, and transport opportunities



2024 Bond Program Proposal:

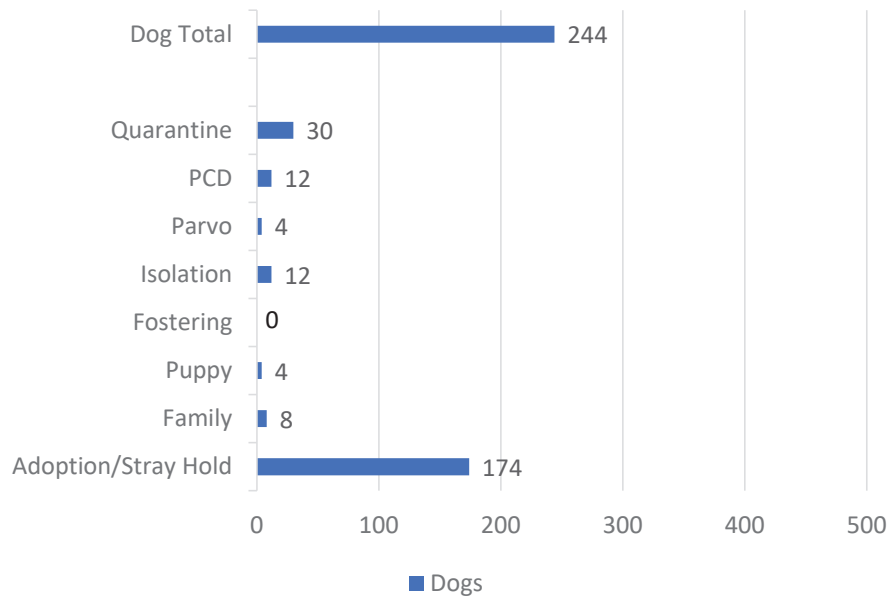
Current vs. New Facility Specs



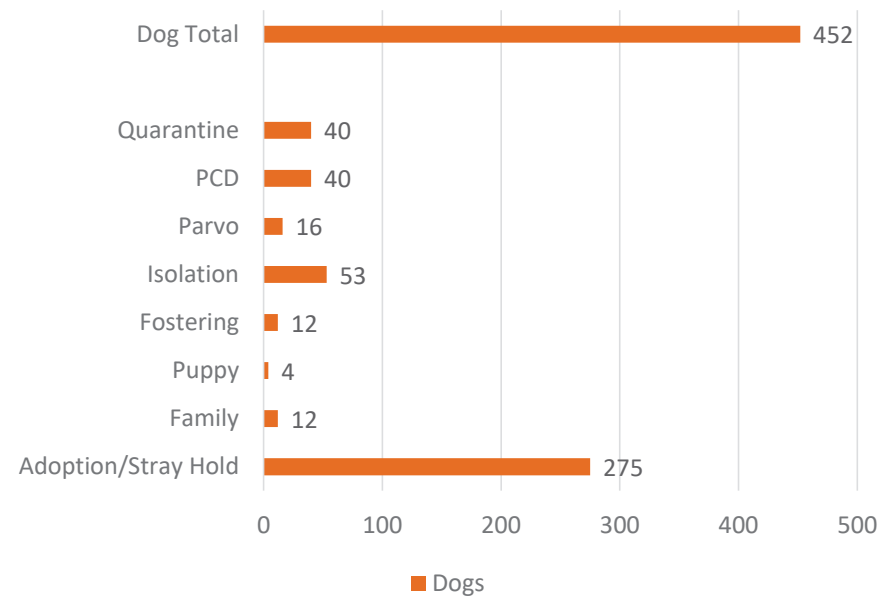
DAS' **current facility** is **58,330 sq. ft.**, including parking and outdoors.

The **new proposed facility** will be **122,000 sq. ft.**; including enclosed space, with **62,000 sq. ft.** designated for canopy-covered outdoor dog runs, a Sallyport, and covered parking.

Current Facility Dog Capacity



New Facility Dog Capacity

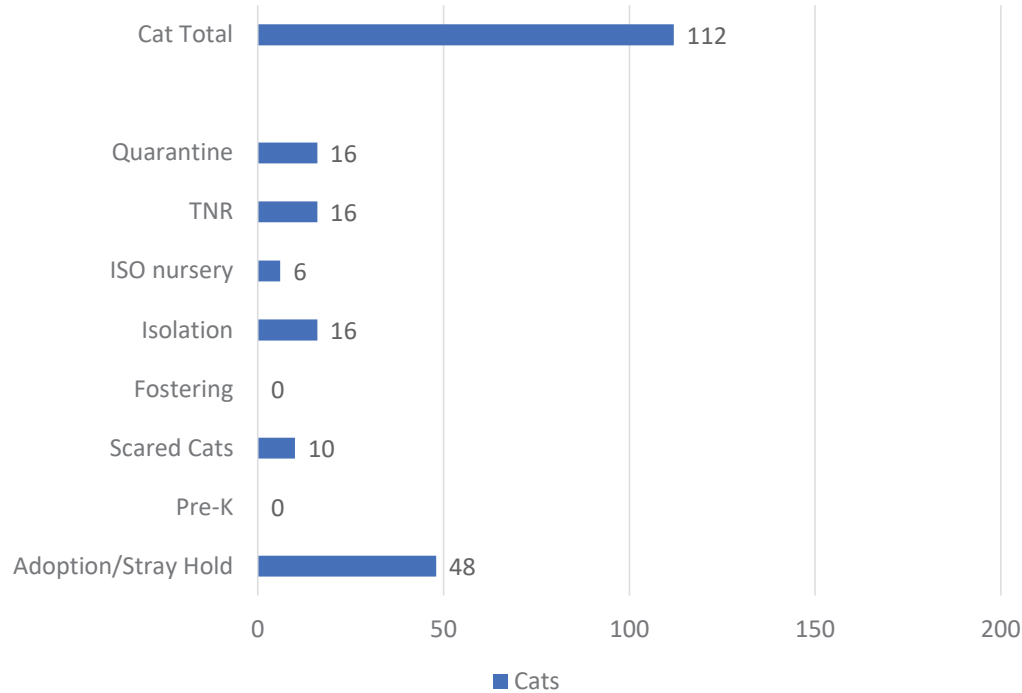


2024 Bond Program Proposal:

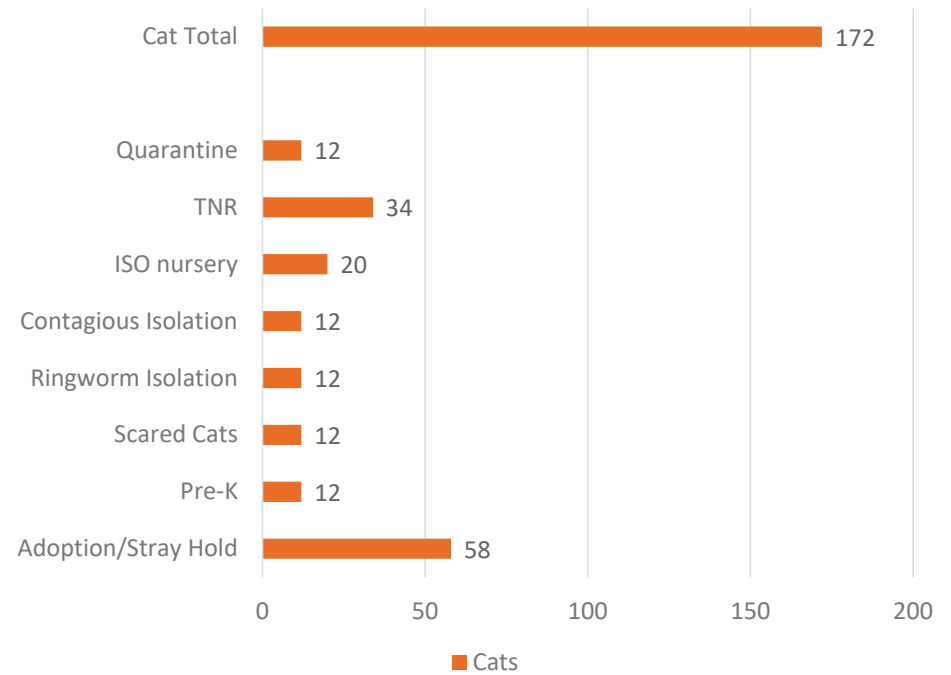
Current vs. New Facility Specs



Current Facility Cat Capacity



New Facility* Cat Capacity



*There will be a free-standing building outside the new facility with 3 designated spaces for Livestock and 2 designated spaces for Wildlife, plus additional open Flex Space.



2024 Bond Program Proposal:

Dallas Animal Services New Animal Shelter and Adoption Center



Improvements to be implemented in the new Dallas Animal Services & Adoption Center facility:

Changes to Staff and Visitor Areas

- Large, welcoming courtyard with direct access to Adoption Lobby, Training Center, and Community Clinic.
- Fun artwork and graphics throughout the facility for an enjoyable environment.
- Additional Administration Areas with Offices, Workstations, Meeting Rooms, and Break Room for current and future staffing needs.
- Separate Work Rooms for Adoption/Stray and Isolation/PCD/Quarantine Rooms, including Food Prep, Laundry Room, Grooming, and Exam Rooms.
- Employee Break Rooms and adjacent Locker Rooms with outdoor area for rest and de-stressing.



Changes to Kennels: Dogs

- All dog kennels will have indoor and outdoor runs, providing free access throughout the day to adjacent play yards without individual walks by staff or volunteers.
- Kennels are categorized as Adoptable and Stray, and Quarantine, Isolation, and PCD.
- Dog doors feature saloon-style doors to prevent HVAC loss.
- Smaller kennel rooms allow for easier separation and changes during disease outbreaks, housing approximately 10 dogs for a quieter environment.
- Viewing windows in dog rooms enable visitors to observe animals from the corridor, reducing odor exposure and potential disease spread while deciding on interactions in the Meet and Greet play yard.
- Outdoor play and Meet and Greet yards are designed for safety, featuring vestibule gates, Coyote Rollers to prevent escape, synthetic turf, proper fencing, and drainage for easy disinfection and cleaning.



Changes to Kennels: Cats

- Cats will be in a designated quiet zone with individual cat suites and separate litter compartments.
- Stainless steel cages will be used for durability, easy cleaning, and mobility.
- The Surgical/Treatment Center will be strategically placed between adoptable and Isolation/PCD areas for a healthier environment and efficient use of space for staff, storage, and housing of recovering animals and preparation areas.



2024 Bond Program Proposal:

Dallas Animal Services New Animal Shelter and Adoption Center



Changes to Overall Finishes

- Overall finishes walls, floors, and ceilings will be designed for durability and a healthy environment.
- Acoustic panels and wall sound batts will be used for controlling loud sounds.
- Natural Daylighting systems will be implemented to improve circadian rhythm and reduce stress levels for all animals.
- Improved HVAC with 100% outside air in every animal room and work area, meeting standard recommendations for air exchanges per hour for dogs and cats.
- Digital Monument signs for improved way-finding throughout the site.



Changes to Outdoors

- Walking trails surrounding the facility; offering shaded and landscaped areas for fundraising locations, seating, play areas, and small fenced dog parks, leading to economic stimulus of the vicinity and surrounding area.
- Increased and sufficient parking for visitors, staff, and volunteers.
- Additional secured staff parking, Sallyport, and Loading Dock.
- Livestock Barn/Enclosures, Wildlife Building, and additional flexible spaces for handling hoarding and Suspected Animal Cruelty (SAC) cases.
- On-site backup generator for self-sustainability during outages or emergencies.



2024 Bond Program Proposal:

Dallas Animal Services New Animal Shelter and Adoption Center Conceptual Design



Dallas Animal Services Shelter & Adoption Center Conceptual Designs



2024 Bond Program Proposal:

Dallas Animal Services New Animal Shelter and Adoption Center Conceptual Design



2024 Bond Program Proposal:

Dallas Animal Services New Animal Shelter and Adoption Center Conceptual Design

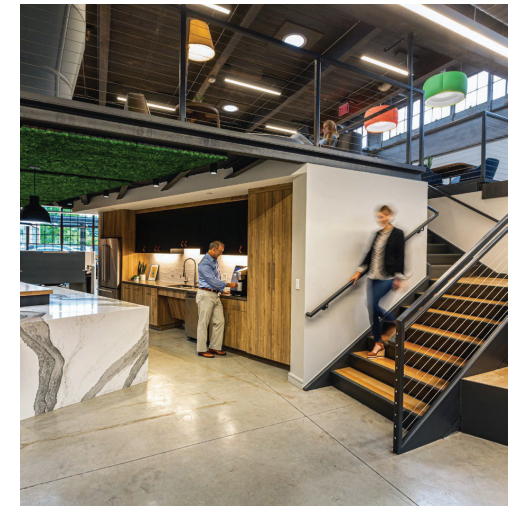


2024 Bond Program Proposal:

Meet the Quorum Team



- Located in Fort Worth and established in 1992, Quorum is a firm of 30 employees, with 4 principal positions.
- ***Quorum has completed over 250 municipal projects throughout Texas. Over 60 of those projects have been in municipal animal shelters & adoption centers.***



2024 Bond Program Proposal:

Meet the Quorum Team



Kim Dowdy-Hickman

• *Project Manager/Principal in Charge*

26 Years of Experience

Completed more than 60 Animal Shelter & Adoption Centers, Spay/Neuter Clinics

• Speaker for Animal Care Design at Texas Unites for Animals & TML



David G. Duman, AIA

• *Project Architect/Principal in Charge*

35 Years of Experience

Completed more than 300 municipal projects, including Animal Shelters & Adoption Centers

• APWA member for 25 years



Mario Valdez

• *Project Coordinator*

20 Years of Experience

Primary focus for over 14 years at Quorum has been on Animal Shelter & Adoption Centers, as well as Veterinarian Clinics



Karin Taylor, RID

• *Interior Designer/Principal*

14 Years of Experience

Known for creative design solutions

• Emphasizes client collaboration



2024 Bond Program Proposal:

Meet the Proposed Consultants



Ken Randall, PE

• *Electrical Engineer, BHB*

Quorum has worked with BHB for 30 years

38 Years of Experience

- Has worked with Quorum for 30 years
- Municipal project experience



Les Brown, PE, LEED AP

• *Mechanical Engineer, BHB*

Quorum has worked with BHB for 30 years

29 Years of Experience

- Has worked with Quorum for 30 years
- Known for solutions-oriented mechanical design



Renate L. Woods, PE

• *Structural Engineer, RL Woods & Associates*

Quorum has worked with RL Woods for 22 years

37 Years of Experience

- 30 years with RL Woods
- Known for a primary focus on design and construction administration of municipal projects



James 'Jim' DeOtte, PE, PRLS

• *Civil Engineer, James DeOtte Engineering, Inc.*

Quorum has worked with James DeOtte for 17 years

36 Years of Experience

- 15 years with JDEI
- Has experience in municipal animal shelters and service center facilities



2024 Bond Program Proposal:

Animal Shelters & Adoptions Centers Completed by Quorum Architects



Completed

Baytown Animal Services & Adoption Center
Belton Small Animal Clinic
Benbrook Animal Shelter
Bentonville Animal Shelter
Burleson Animal Shelter
Carrollton Animal Shelter & Adoption Center
Deer Park Animal Shelter
Fredericksberg Animal Shelter
Grapevine Animal Services
Greenville Animal Shelter
Hickory Creek Animal Shelter
Humane Tomorrow Rescue
Kaufman County Pet Adoption Center
Lake Worth Animal Shelter
Lewisville Animal Shelter & Adoption Center
Mesquite Animal Shelter
Midland Animal Shelter & Adoption Center

Mont Belvieu Animal Shelter
North Richland Hills Animal Adoption & Rescue Center
Odessa Animal Shelter
Pearland Animal Shelter & Adoption Center
Pflugerville Animal Shelter
Prairie Paws Animal Shelter and Adoption Center
Richardson Animal Shelter
Rockwall Animal Shelter
Seguin Animal Services Facility
St. Francis Veterinary Clinic
Tri-City Animal Shelter
Weatherford Animal Shelter & Vet Clinic
White Settlement Animal Shelter
Wichita Falls Animal Reclaim Facility

*Addition/
Renovation*

Allen Animal Shelter
The Bridge Homeless Shelter

Fort Worth Chuck Silox Animal Shelter
Patriot PAWS

*Assessment
of Needs*

League City Animal Shelter

San Marcos Animal Shelter

Sugarland Animal Shelter



2024 Bond Program Proposal:

Examples of a Modern-Day Adoption Center



Pearland Animal Shelter



Seguin Animal Shelter



Grapevine Animal Shelter



2024 Bond Program Proposal:

Examples of a Modern-Day Adoption Center



2024 Bond Program Proposal:

Examples of a Modern-Day Adoption Center



2024 Bond Program Proposal: Welcoming Spaces & Remarkable Experiences



2024 Bond Program Proposal:

Meet & Greet Spaces



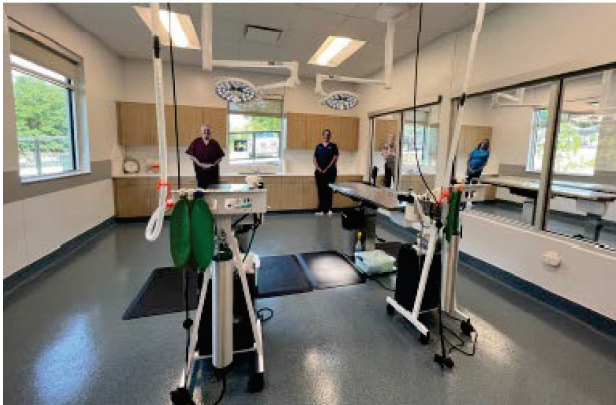
2024 Bond Program Proposal:

Animal Housing



2024 Bond Program Proposal:

Spay & Neuter Clinic/ Vet Clinic



2024 Bond Program Proposal:

New and Renovated Facilities in Texas



New Animal Shelters & Adoption Centers in the DFW Area

Opened:

1. **Fort Worth:** New Animal Shelter and Adoption Center (2021)
2. **Garland:** New Animal Shelter and Adoption Center (2022)
3. **Grapevine:** New Animal Shelter and Adoption Center (2021)
4. **Hurst:** New Animal and Adoption Center (2021)
5. **Kaufman County:** Pet Adoption Center (2022)
6. **Operation Kindness:** Expansion of animal capacity, medical, and vet clinic (2022)
7. **Weatherford/Parker County:** New Vet and Medical Center (2021)

In Design:

1. **Bedford:** New Animal Shelter and Adoption Center
2. **Carrollton:** Bond approved for expansion of animal capacity, administration, and a new vet clinic
3. **Dallas County Humane Society:** Renovations and additions to existing facility
4. **Denton:** Looking to build, renovate, or add to animal shelter and adoption center
5. **Ennis:** New animal shelter
6. **Irving:** Animal Shelter Expansion
7. **Lewisville:** presenting to Bond Committee for animal capacity, administration, and a new vet clinic
8. **Mansfield:** New Animal Shelter and Adoption Center
9. **Operation Kindness:** Renovation to Cat Rooms

New Animal Shelters & Adoption Centers Outside of the Metroplex

Opened:

1. **Baytown:** New Animal Shelter and Adoption Center (2022)
2. **Midland:** New Animal and Adoption Center (2021)
3. **Pearland:** New Animal Shelter and Adoption Center (2022)

In Design:

1. **Bexar County:** New facility in design
2. **Odessa:** Animal Shelter and Adoption Center to open 2023
3. **Williamson County:** Regional Animal Shelter in Master Planning for future additions



Operational Impact



- DAS remains focused on ensuring a **quality** facility for pets, staff, and the community. Our current facility does not allow for upward or outward expansion. A larger space allows for quality care, disease mitigation, flow, flex spacing, community engagement, and community services without increased staffing.
- A new facility will ensure **public safety** and accessibility is a priority. Investing in a larger space will provide societal benefits like increased hours of operation, as well as long term-cost savings through progressive infrastructure, including solar paneling and backup generators, that reduce regular maintenance.
- DAS envisions a bigger, better, and brighter facility that incorporates **flexibility**, **scalability**, and **adaptability**. An innovative design and management approach can help future-proof the facility by allowing room for the following:
 - Cruelty cases
 - Flex spaces
 - Wildlife interim accommodation
 - An on-site community clinic leased to our welfare partners

All of which can have positive impacts on the welfare of both humans and animals alike.



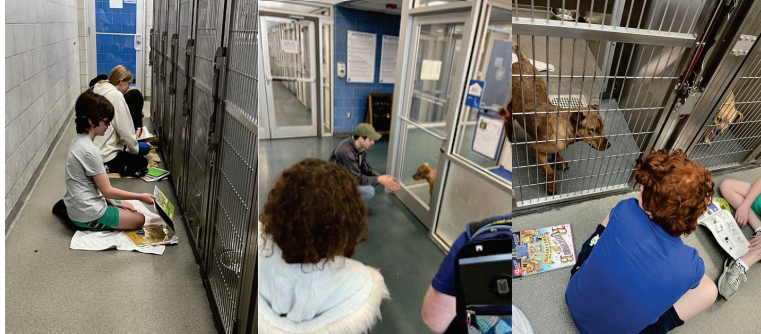
Economic Impact



- A new facility will ensure **revenue generation** through increased accessibility to placeable pets while acting as an **economic stimulant** based on location, public interest and foot traffic.
- DAS took in **19,202** pets in 2022 alone, and has partnered on loose, loose-owned, dangerous, and cruelty cases from all 14 districts in Dallas based on **community input**.
- The **cumulative needs** in animal welfare within the Dallas community is a **collective responsibility** and; more importantly, a **city priority** that extends beyond specific geographical boundaries and illustrates the need for a facility that keeps public safety in mind.
- **Innovative infrastructure** that maximizes flow and focuses on energy conservation through onsite backup generators and solar paneling will reduce costs and provide self-sufficiency to the shelter and its occupants in times of emergency.
- A Community Clinic occupied and operated by an animal welfare partner will be a leased space, giving money back to the City and offering **low-cost vaccines**, **spay-neutering**, and **TNR services** to the community.
- DAS' non-profit partner, Friends of DAS (FODAS), has leveraged funding opportunities in assisting with project exploration in the discovery phase. Should the new facility move forward to the design and construction phase, DAS will continue researching additional **grant opportunities** for fund-matching possibilities.



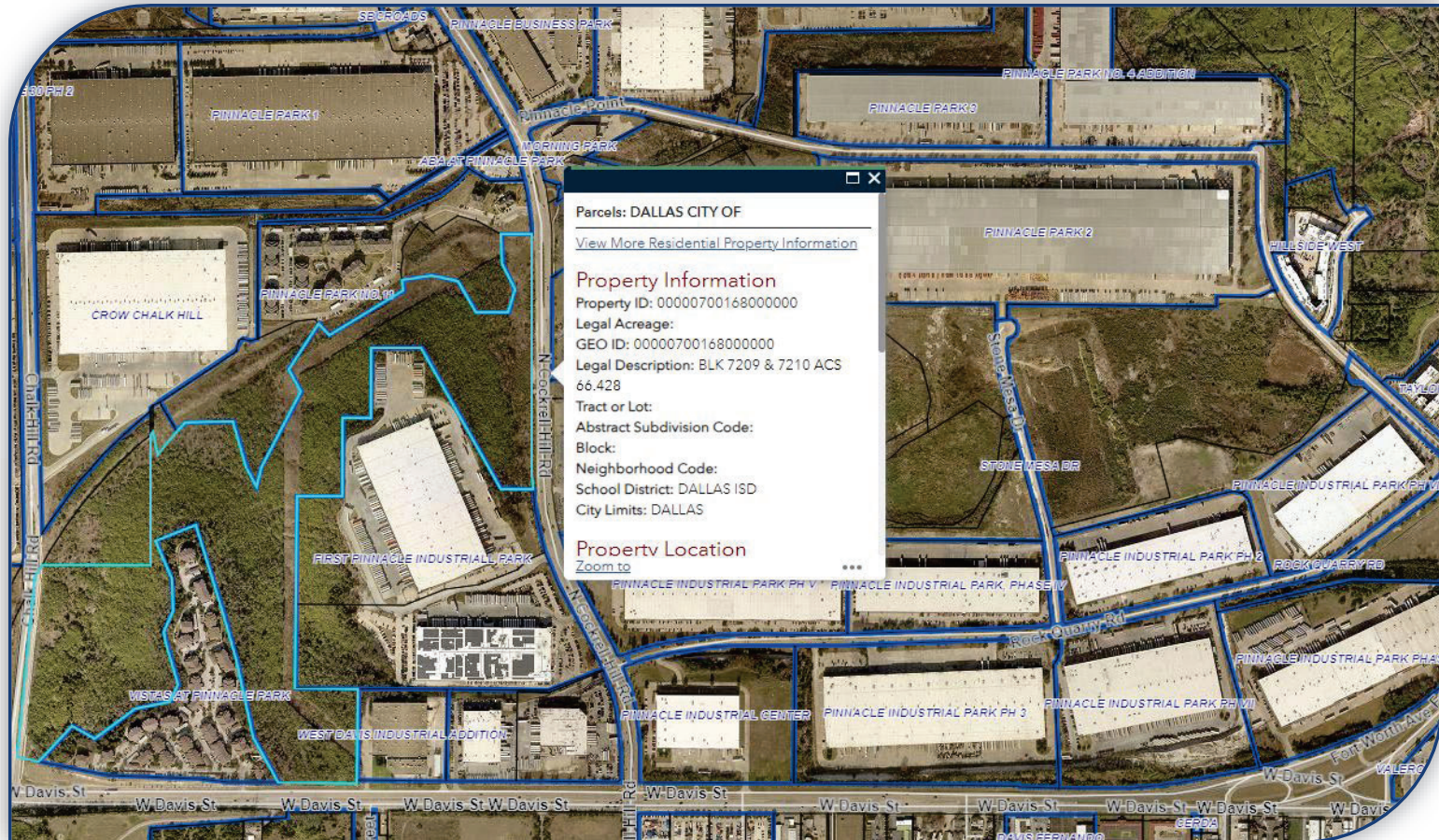
Community Impact



- Our current facility is at the end of its service life. A larger shelter will allow for more **equitable services** for residents in all districts, and at all economic levels. It will **reduce service requests** through spatial enhancements to allow increased engagement opportunities in person, lessening the total service request volume received through 311 partners and City Council office liaisons.
 - This will allow for **prioritized focus** on our BeDallas90 goal of compassionate care of animals and finding positive outcomes for placeable pets through innovative shelter operations and community engagement.
- **Dedicated engagement spaces** included in DAS' Master Plan meet the **Service Level Gap** and increase foot traffic through:
 - Community Programs
 - Information and Resource Center
 - Meet & Greet Areas
 - More Effective Animal Housing
 - Expanded Lost & Found Pet Platform
 - Spay/Neuter, TNR, & Low-Cost Vaccine Services
 - An Onsite Community Clinic Leased by Welfare Partners



Proposed Location



4555 W. Davis



Proposed Location



				
PROPOSED LOCATION	CITY OWNED	EQUITABLE	ACCESSIBLE	REVENUE GENERATION/ ECONOMIC STIMULATION
4555 W. Davis	✓	✓	✓	✓



Projected Costs

Dallas Animal Services New Shelter and Adoption Center



Opinion of Probable Cost as of August 2023 for All New Construction

Estimated Start of Construction, December 2025

Schematic design complete, some numbers are placeholders only. Assumes no stormwater detention since the entire site is mostly paved already and not increasing runoff.

Description	Cost
Site Development	\$14,751,140
New Animal Services Building	\$63,605,157
Sallyport, Livestock Building	\$1,231,785
Animal Care Equipment / Enclosures	\$7,128,829
(Contractor's General Conditions, OH & Fees are included above)	
Construction Sub total	\$86,716,911
Contingency (10%)	Sub Total \$8,671,691
CONSTRUCTION TOTAL	\$95,388,602
Minimum Owners' Project contingency (7.5% minimum)	\$7,154,145
Estimated and currently anticipated Soft Cost (To Be Determined by Owner)	\$12,032,353
PROJECT TOTAL	\$114,575,100

These estimate does not include land acquisition cost.

No assumptions for utilities have been included, until a site has been selected

Assumes no tap, utility, or permit fees \$120,000

PRELIMINARY Soft Costs (to be confirmed by Owner):

Permit and Impact Fees	\$0 no city fees
Architectural & Engineering	\$6,937,353 est
est special services (survey/plat)	\$87,500 est
Geotechnical & EA services	\$100,000 est
est CMT special inspections services	\$300,000 est
IT / Data Connectivity	\$500,000 placeholder
Owner's Security System / access control	\$500,000 placeholder
FF&E	\$3,600,000 placeholder
Regulatory (possible platting TAS/ADA)	\$7,500 estimated
Gas or Fiber service - TBD by site locaton/utilities	
Electrical service TBD by site locaton/utilities	

Soft Cost Subtotal (placeholder) \$12,032,353

Estimate Escalations

	Construction Cost	Est. Total Project Cost
12/1/2025	95,388,602	114,575,100
12/1/2026	104,927,462	126,032,610
12/1/2027	115,420,209	138,635,871
12/1/2028	126,962,229	152,499,458
12/1/2029	139,658,452	167,749,404
Based on 10% annual escalation		

(*) This conceptual information utilizes similar developments as placeholders where cost information is not yet available. These are general in nature to assist in planning and shall be refined as more site information and development information is obtained.



Questions?





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