Needs Assessment Study for

Smith County Animal Control

April 16, 2025

"Shelter Planners of America"®
A Division of FMD Architects

1000 Texan Trail, Suite 260, Grapevine, TX 76051 Phone (817) 265-8522 www.shelterplannersofAmerica.com

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1. PURPOSE AND SCOPE OF STUDY

The purpose of this Needs Assessment Study (Study) is for Shelter Planners of America (SPA) to provide information to the Smith County Animal Control (SCAC) that will guide them in regard to their future animal shelter facility needs.

The Study was authorized by Amber Greene, Department Head/Shelter Supervisor, on January 22, 2025 in accordance with SPA proposal dated January 17, 2025.

Information in this Study was developed from information provided by SCAC and observed during our on-site visit on February 11th and 12th, 2025. The Study provides a brief review of the existing facility, looks at people and animal levels, provides a proposed Building Space Program, provides site considerations, recommended features, discusses staffing, operating cost, and an Opinion of Probable Cost.

It should be understood this Study is the first step in planning a new shelter. The second step will be to develop the Conceptual Site Plan and Building Floor Plan based on the approved Building Program contained in this Study. The third and final step will be development of the working drawings and specifications for constructing your project.

The Needs Assessment meeting was held on February 12, 2025, at the Annex that lasted about 8 hours. The following were in attendance:

Name	Organization	Title
Amber Greene	SCAC	Shelter Supervisor
Anglec Reynolds	SCAC	Shelter Coordinator
Ed Nichols	Smith County Facility Sen.	Director
Jaye Latch	Smith County Purchasing	Director
Neal Franklin	Smith County	County Judge
John Moore	Smith County	County Commissioner - Precinct 2
Mike Barnard	SPA	Principal
Mark Moore	SPA	Principal (Virtually)
Diana Contreras	SPA	Job Captain (Virtually)
Alan Escoto	SPA	Job Captain (Virtually)
Kaitlyn Boullion	SPA	Administrative Assistant (Virtually)

2. REVIEW OF EXISTING FACILITY

General

The Shelter Supervisor is responsible for the operation of the existing shelter under the leadership of the Commissioners' Court. The present shelter was constructed in 2016, with no additional renovations. The shelter contains approximately 9,300 square feet of indoor space.

Front view of existing shelter (Staff Entry)

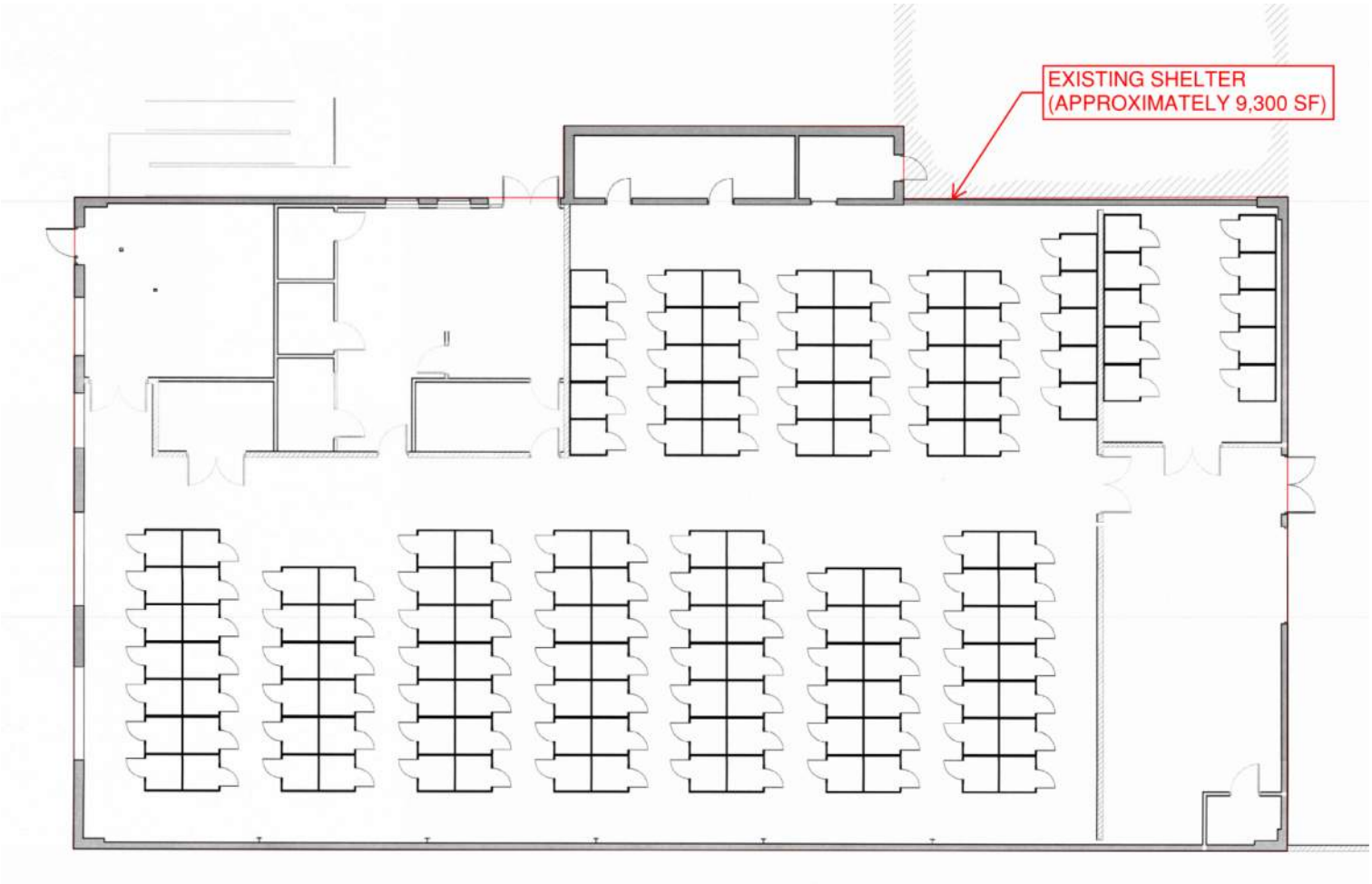
Back view of existing shelter

Side view of existing shelter

Side view of existing shelter (Public Entry)

The present shelter facility was built with materials and concepts that are of lower quality materials and finishes than today's modern shelters. 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.

It has already been determined that a new shelter is needed. Therefore, an extensive list of deficiencies has not been provided in this study.



Layout of Existing Building

3. PEOPLE AND ANIMAL LEVELS

The shelter serves the unincorporated portions of Smith County and does not serve the cities of Tyler and Lindale. This area has a total people population of approximately 129,552 for 2024. The number of animals received at the shelter in 2024 was approximately 713. This total is composed of approximately 701 dogs, 10 cats, and 2 other species. (98.3% dogs, 1.4% cats, and 0.3% others)

The 713 animals received at SCAC in 2024 is only 0.55% of the human population. Nationally, the number of animals normally received at local shelters annually is 2-3% of the human population. This means the number of animals received per year at SCAC is well below the range of the national average. While the number of animals received is below national averages there is still an animal over-population challenge.

Over the next 20 years, the population of the service area was interpolated to be projected to increase to approximately 162,982, a 25.8% 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 733 dogs, cats, and other species dispositioned at the shelter in 2024 the breakdown is as follows:

Adoption: approximately 445, or approximately 60.7%, are adopted or transferred. The number of adoptions is fair compared to many modern shelters that have adoption rates of 70-80% but improvements are still needed.

Returned to Owner: approximately 125, or approximately 17.1%, are returned to their owners. The number of returns to owners is average when compared to many modern shelters that have return to owner rates between 10-20%.

Euthanized: approximately 159, or about 21.7%, were euthanized which is higher than the range of many modern shelters that have rates of 10-20%. There is a strong push nationally to move to a 90% live release rate.

Died in Shelter: approximately 4, or about 0.5%, died in the shelter which is in the normal range.

Projected Animal Housing Need

Before we discuss the proposed animal housing for the new shelter, 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 shelters and holding more and more animals for longer periods. The following examples will help facilitate understanding:

1. In the first example, assume the shelter holds animals an average of ONE week each during a one-year period. During the year, 50 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 600 animals.

Now, assume you kept every animal for FOUR weeks (four times longer) during a one-year period. The same 50 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 600 animals. As you can clearly see, holding the animals longer, by itself, did not affect adoptions.

It is important that your shelter make 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 shelter houses about 60 animals available for adoption at all times. The same 50 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 600 adoptions in one year.

Now, assume the organization builds a shelter to house twice as many animals, holding about 120 animals at all times, how many will then be adopted? If all of the 50 visitors adopted, you would still adopt 600 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 shelter with the intention of adopting. **Holding animals longer and holding many more animals does not significantly increase adoptions.**

NOTE: (A shelter 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 shelter location, visibility of all animals, weekend and evening hours, web-site pet listings, an attractive welcoming shelter, 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 shelter 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.

Refer to Exhibit A that shows the summary of Current and Projected Animal Intake in Figure 1, Existing Average Length of Stay (ALS) in Figure 2, and the Projected Animal Housing Need based on ALS. This information is discussed in more detailed below.

Dog Housing Capacity

The existing shelter has a 61 day Average Length of Stay (ALS) for the approximate 701 dogs handled per year with the present dog housing capacity of 117. However, if the average monthly dog census of 59 is used instead of the current dog housing capacity, the Average Length of Stay (ALS) is 31 days.

For the new shelter, housing for 50 dogs is proposed, which results in an approximate 21 day ALS based on a 20-year planning horizon. We usually recommend planning based on a maximum 14 day average length of stay for dogs to avoid adverse effects of housing animals in shelters but 21 days is reasonable. Please refer to discussion starting on page 8 above that explains why excess lengths of stay do not really increase adoption.

The Building Space Program, both EXHIBIT B and EXHIBIT C, includes housing for 50 dogs which is a slight decrease over the existing shelter's average dog census. Refer to the Animal Housing section of the Building Space Program for the breakdown of the proposed Dog Housing.

Cats Housing Capacity

The existing shelter does not focus on cat intake and does not have existing cat housing currently. However, the new shelter will provide a small number of cages to serve the need for the shelter's current cat intake.

The Building Space Program, both EXHIBIT B and EXHBIT C, includes housing for 6 cats. Refer to the Animal Housing Section of the Building Space Program for the breakdown of the proposed cat housing.

Other Animal Species

For the new shelter, SCAC does not plan to dedicate any space for housing other animal species.

4. BUILDING SPACE PROGRAM

The Building Space Program is a detailed listing of each room or space proposed to accommodate SCAC'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. This study includes two Building Spaces Programs, one based on the needs discussed during the Needs Assessment meeting and one based on a reduced scope. The rooms of each Building Space Program 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.

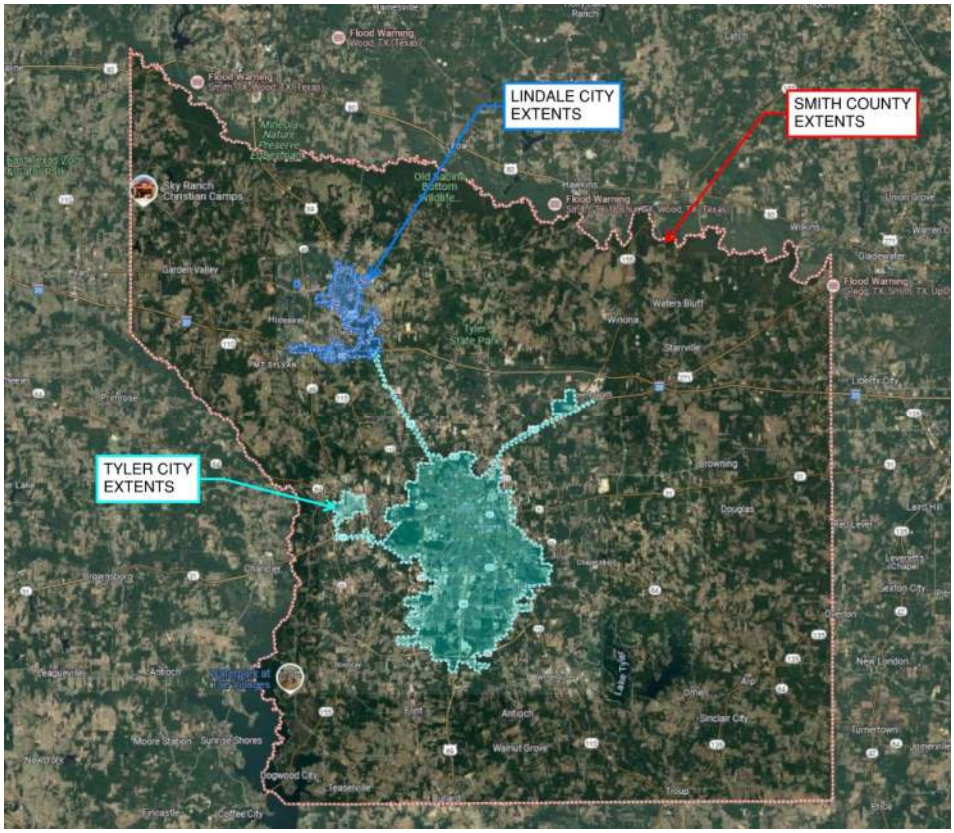
Refer to attached EXHIBIT B and EXHIBIT C both dated 4-16-25 for the Proposed Building Space Programs, both Option 1 and Option 2 (Reduced Scope).

5. SITE CONSIDERATIONS

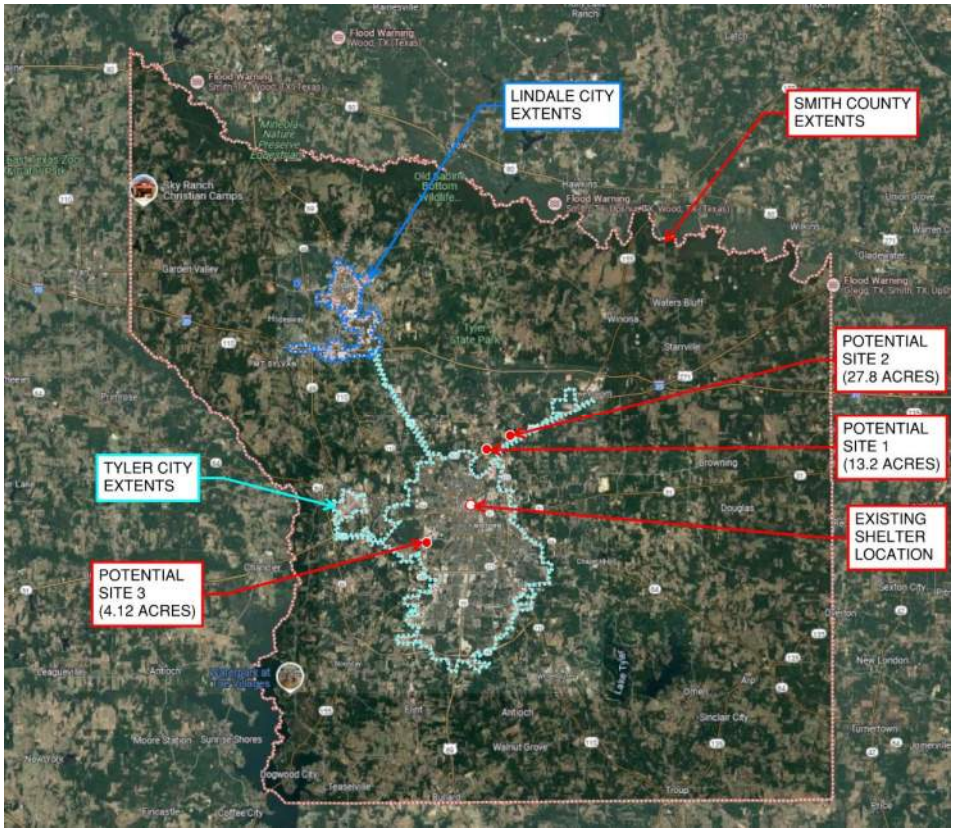
The qualifications of a site are very important for the special needs of the shelter. SCAC has asked us to examine three potential new sites for compliance to the following criteria:

A. Visibility: This is a very important concern for an animal shelter; however, it is most often overlooked. In the past, it was customary to locate shelters at out-of-the-way places on the least expensive properties like industrial areas or near sewage treatment plants or landfills. The theory was that if someone wanted to visit the shelter, they could call for directions to find it. Today it is recognized that locating shelters in high-visibility locations not only increases visitors and the number of pets adopted and returned to owners but also reduces the need for animal euthanasia and helps build public awareness and community goodwill. **A good location can increase adoption by 100%.** Coupled with an active adoption promotion program, this location and visibility factor can increase adoptions and reduce euthanasia. Visibility is a very important consideration when considering a new site.

B. Accessibility: It is important that the animal shelter be centrally located to the area it serves. If the shelter were located in a far corner of the jurisdiction, the driving time may be lengthy and people would be less likely to use the shelter. That long drive would mean people being less likely to come to look for lost pets or visit for adoptions. The service area is Smith County less the cities of Tyler and Lindale. Smith County alone is approximately 950 square miles; therefore, the travel distance can be significant to certain areas from any one location. The site should have good access on and off of a major freeway or arterial street. See the maps on next page.



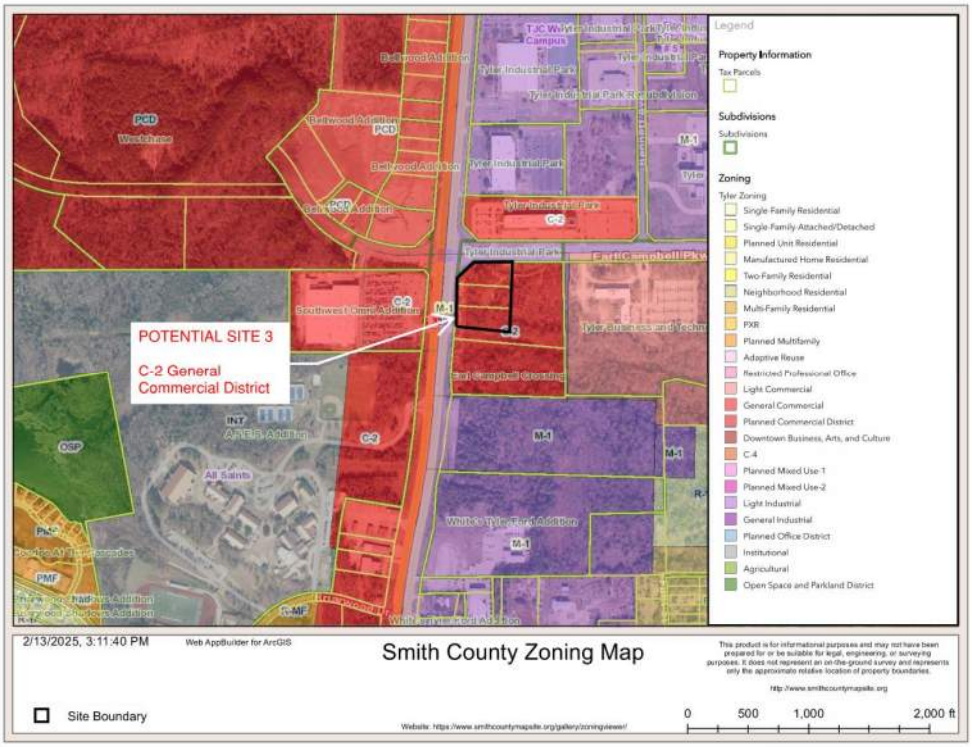
Map of Service Area



Map showing the Service Area, the location of existing shelter, and the three potential sites.

C. Suitability: It is very important to check the potential sites for the following:

1. Availability of utilities such as water, sewer, gas and electricity.
2. Zoning restrictions: Finding a new site with zoning that will allow an animal shelter "by right" can be a challenge. If a special use permit or zoning change is required, these have been a challenge in some cities. Potential Site 1 and Potential Site 2 do not have zoning requirements based on a cursory review. Potential Site 3 in an a "C-2 – General Commercial" zone where from a cursory review appears to not allow an animal shelter by right. A variance could be pursued with the City of Tyler to allow a shelter to be built if Potential Site 3 is chosen. Refer to zoning map of Potential Site 3 on next page.



Potential Site 3 - Zoning Map

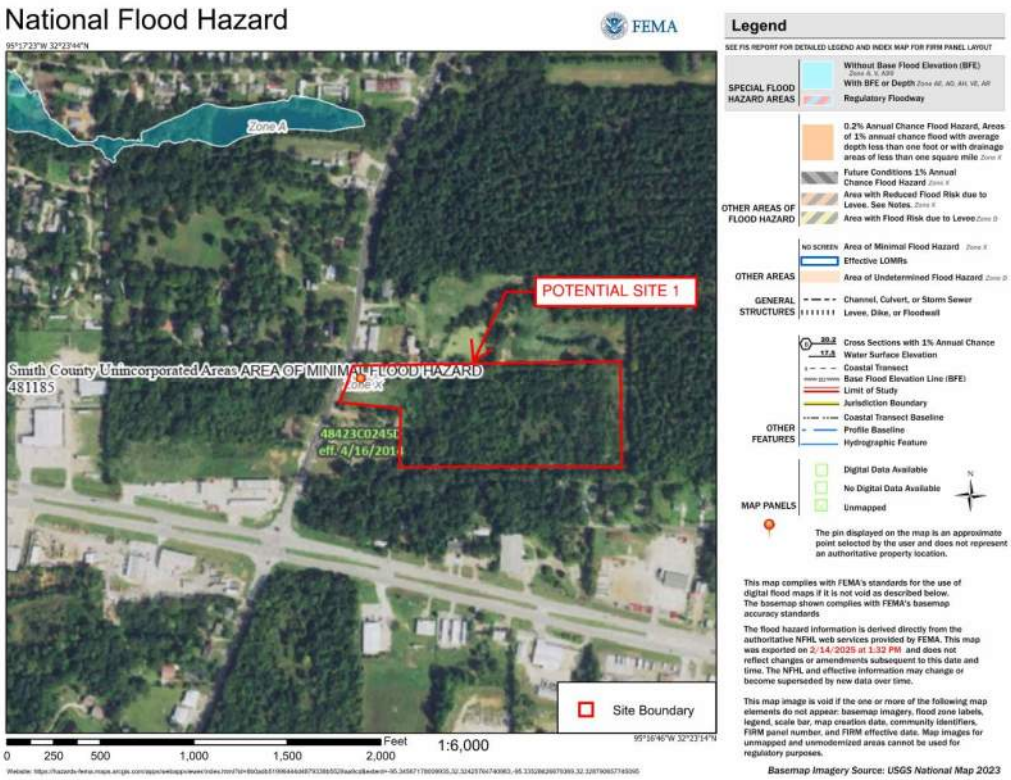
3. Easements, right-of-ways and setbacks: Each potential site should be carefully examined to make sure there are no restrictions that would prohibit the construction of the new animal shelter. Potential Site 1 and Potential Site 2 do not have setback requirements based on a cursory review. Potential Site 3 does have setback requirements based on a cursory review. See image below of setback requirements

based on a “C-2 – General Commercial” zoning classification and the City of Tyler’s Unified Development Code (UDC).

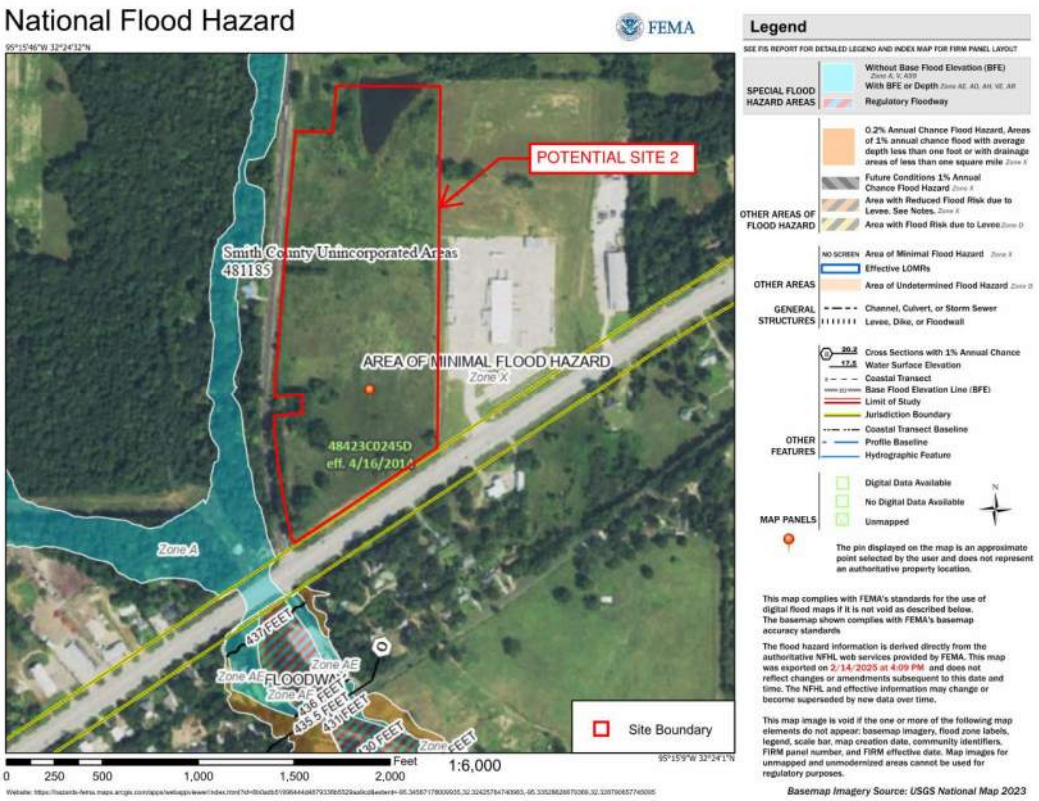
According to the Unified Development Code (UDC), the **“C-2”, General Commercial District** allows automobile garages and sales lots, hotels, restaurants, warehouses, offices, and retail establishments with outdoor display or storage of merchandise. The maximum building height allowed within the “C-2” District is three stories or 45 feet in height. The setback requirements are 10 feet in the front, 10 feet in the rear, zero feet on the interior side (10 feet if abuts a residential district) and 15 feet on the corner side. The minimum lot area is 14,000 square feet. Off-street parking for commercial-type uses is determined by the specific use proposed. Properties with a commercial designation are subject to UDC Development Standards such as landscaping and tree preservation, bufferyards, and sign regulations.

Setback Requirements based on Tyler’s Unified Development Code

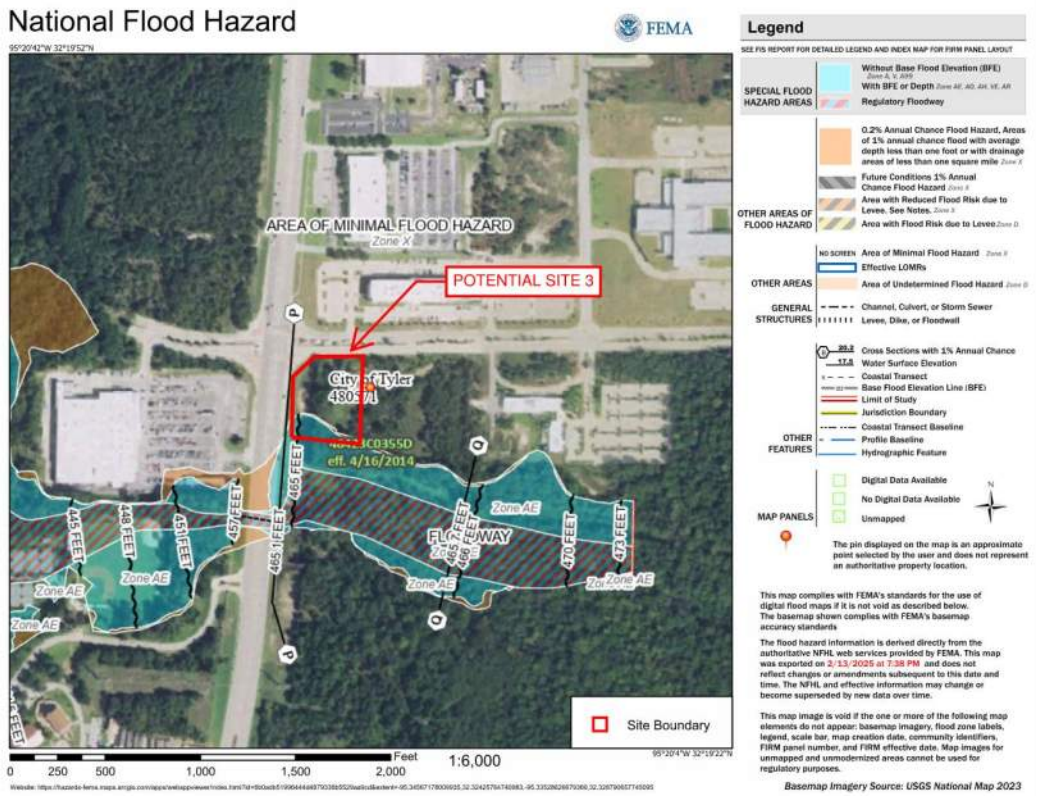
4. Excessive topography or drainage concerns: Each potential site should be examined to make sure the slope across the site will allow for proper drainage and there is a place to drain the water to. However, sites with excess slopes should be avoided if possible. Sites should be checked to confirm they are not in an area that floods. From a cursory review, Potential Site 1 and Potential Site 2 do not have flood concerns. However, Potential Site 3 does appear to have a flood plain concern on part of the site. Refer to maps below.



Potential Site 1 - Floodplain Map

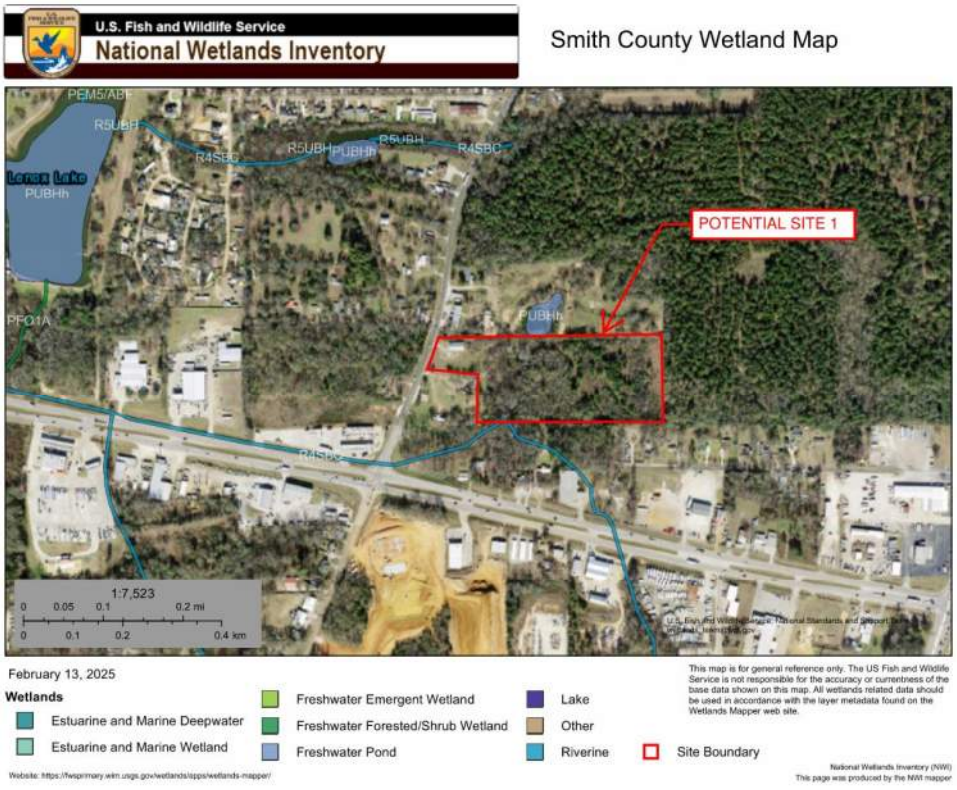


Potential Site 2 - Floodplain Map

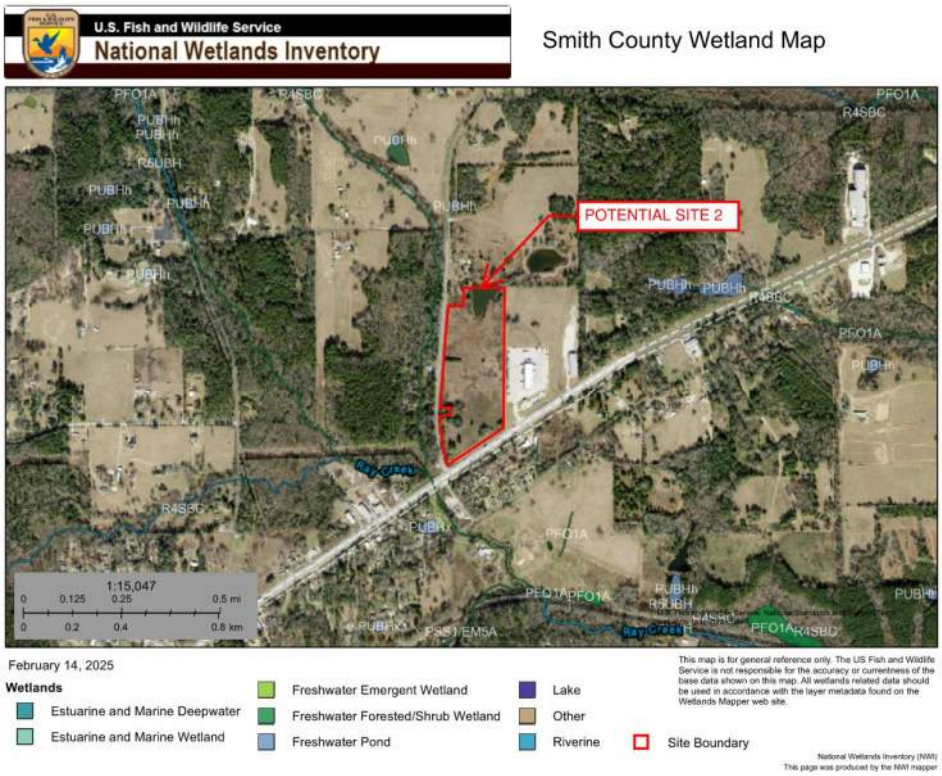


Potential Site 3 - Floodplain Map

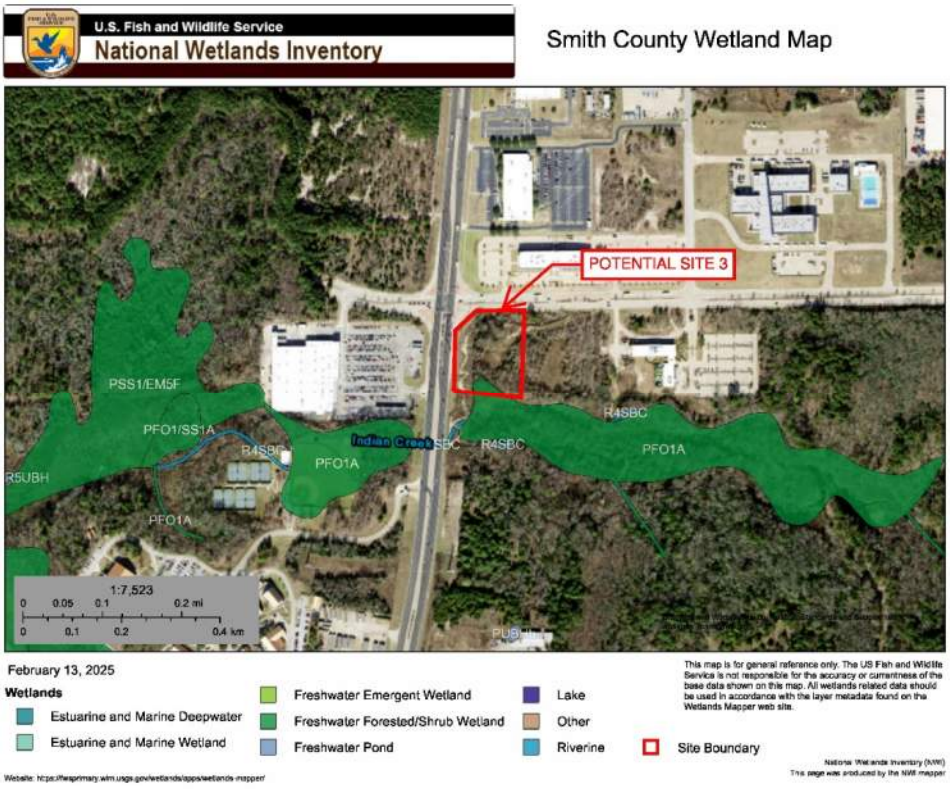
5. Check for wetland concerns: Each potential site should be examined to make sure it does not have any wetlands or if it does the remaining area is still sufficient for the proposed project. From a cursory review, Potential Site 1 and Potential Site 2 do not have wetlands concerns. However, Potential Site 3 does appear to have a wetlands concern on part of the site. Refer to maps



Potential Site 1 - Wetlands Map



Potential Site 2 - Wetlands Map



Potential Site 3 - Wetlands Map

6. A rectangular shape. Odd shapes can be used but may require acquiring more land due to inefficiency of the shape. Potential sites may need to be "test fit" to determine everything works before acquiring the property.

D. Parking: Adequate parking is very important for the success of an animal shelter. The parking needed for the shelter, based on function, is estimated as follows:

Public Visitors	20
Staff	7
Volunteers	Included in public
Foster Parking	0
ACO Vehicles	6
Total	**33**

Site 1 and 2 do not appear to have set parking requirements from our cursory review. For Site 3, the required parking for the new shelter for Smith County is based on the City of Tyler's Unified Development Code on parking requirements for General Office requiring 1 space per 375 SF. For the building size proposed in the Building Space Program – Option 1, the City of Tyler will require 33 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 shelter.

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. Shelter vehicles should be provided with simple to navigate routes with adequate turning radius and concealed from public view in a screened service yard.

E. Site Size: The new site needs to be approximately 2 to 3 acres minimum. This is based on a one-story building using indoor/outdoor kennels with surface parking for approximately 33 vehicles. This is assuming the site is relatively flat and rectangular in shape. If the site is an odd shape or has extensive slope, additional space may be required.

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

1. Three dog exercise yards
2. Two partially covered outdoor get acquainted yards
3. Outdoor walking trails
4. Future covered pavilion
5. One Dumpster

G. Summary: It should be noted that a detailed survey of each site have not been provided, therefore all comments included are only cursory. If SCAC decides to look for other sites, please allow SPA to review potential sites before purchasing to "test fit" and evaluate to the criteria provided.

The following chart provides a ranking of the three potential sites on a scale of 1 to 5 for each category discussed above based on our cursory review. The site with the highest score would be our recommendation for the site to use for the new shelter.

Category	Potential Site 1	Potential Site 2	Potential Site 3
Visibility	3	4	5
Accessibility	4	4	4
Zoning	5	5	1
Topography	4	4	4
Wetlands	5	5	2
Site Size	5	5	5
Site Shape	5	5	5
Total	**31**	**32**	**16**

6. RECOMMENDED FEATURES

A. Design Concept

An example of a welcoming new animal shelter by "Shelter Planners of America"

The shelter 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 shelter we recommend a one-story building. The structure would be a slab on grade, depending on the soil condition, with masonry and framed walls and sloped truss roof. 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 public areas, animal housing areas and staff work areas where possible.

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

1. Dog Housing – SPA presented several dog housing options to SCAC for consideration and they selected indoor/outdoor 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.

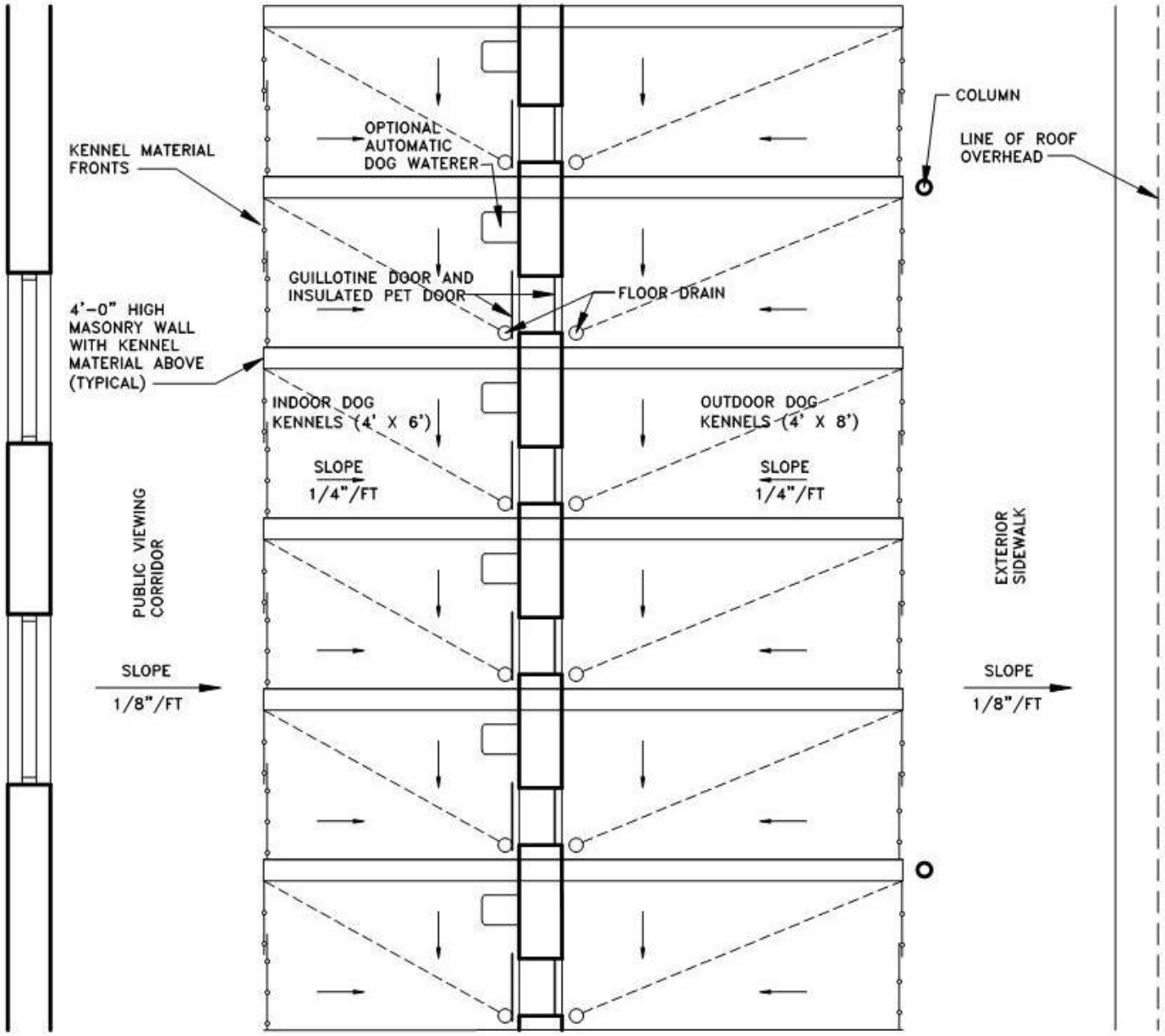


DIAGRAM OF INDOOR / OUTDOOR KENNELS (NOT TO SCALE)

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 outdoor portion of indoor/outdoor kennels

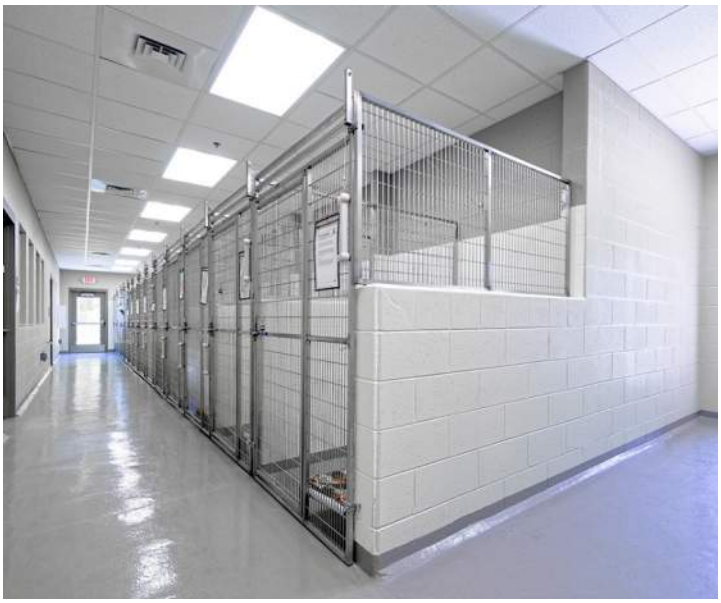


Photo of indoor portion of indoor/outdoor kennels

2. Puppy areas - Puppies are to be housed separately from the adult dogs for disease control. We recommend all puppies be housed in floor level pens. This is to prevent them from stepping out of an elevated cage with an open door, falling out of cages located several feet above the floor and possibly injuring themselves.

Puppies will have individual inside pens to hold litters of puppies separated from adult dogs.

3. 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.

B. Interior Features

Shelters 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 shelters of today are no longer just “warehouse structures” with cages lined down the walls.

Shelters 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 a shelter that is striving to present an attractive, welcoming image to the public.

An attractive, spacious, quiet front lobby is important in a shelter. This improves customer satisfaction and increases adoptions.

The goal is to make the shelter 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 shelter must house animals in the healthiest, least stressful manner possible.

Today, modern shelters 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 shelter. 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.

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 could 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 present animal shelter staff consists of the following staff positions:

	Position	Number of Staff		Accumulated Total
		Full Time	Part Time	
1	Supervisor	1		1
2	Shelter Coordinator	1		2
3	ACO	4		6
4	Kennel Tech	4		10

This staffing level is average compared to most shelters across the Country handling approximately the same number of animals and having similar adoption results.

In a new shelter 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 shelter to promote adoption.

SCAC is considering adding the following staff in the future:

	Position	Number of Future Staff		Accumulated Total
		Full Time	Part Time	
1	ACO Field Supervisor	1		1
2	Shelter Assistant	1		2
3	Vet		1	2.5

8. OPERATING COST

The present annual operating cost is $633,141. The average cost per animal handled is approximately $888 based on 713 animals. SCAC's operating cost is higher than the normal range. However, it should be noted that shelters with very small animal intake numbers, such as SCAC, often have a higher cost per animal.

The proposed new shelter will probably have a higher quality HVAC system than the present shelter and the cost of utilities may be higher than the existing shelter. However, the maintenance cost of a new building will be generally less than an older building. We anticipate the operating budget should be similar initially, but over time it is anticipated that the cost of operations will continue to increase as human population and animal intake increases.

9. OPINION OF PROBABLE COST

Construction cost of animal shelters 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 shelter, 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.

This study includes two Opinion of Probable Cost, one based on the need discussed during the Needs Assessment meeting and one based on a reduced scope. The Opinion of Probable Cost presented is based on actual costs of several good quality shelters we have designed. We have taken those costs and adjusted the cost for Dallas, TX in 2025 based on the R.S Means cost guide. Refer to EXHIBIT F for examples of shelters built around the country with the estimated cost per sf adjusted for Dallas, TX. Unfortunately, there is not construction cost data available specifically for Tyler, TX. It is possible the costs in Tyler could be lower but we are not certain. Also, occasionally we find a community that rallies behind the project and “in-kind” services are donated that reduces the cost. We recommend Smith County plan for the worst and hope for the best.

Please note that modern animal shelters are more like a combination of a hospital and a shopping mall than a warehouse or other industrial use. The cost of modern animal shelters 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 shelter 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 shelters have animal equipment that can add $30 to $45/SF on top of the cost of most buildings. Occasionally, the costs people hear about other animal shelters they do not know if this equipment is included in the price or not. For the estimate in this study we have included the animal equipment.

4. Animal shelters 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 shelters are more expensive than other buildings to reduce disease transmission.

6. The wall finishes in the animal housing portions of animal shelters 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 shelters 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 D and EXHIBIT E both dated 4-16-2025 for the two 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

SMITH COUNTY ANIMAL CONTROL

DATE: 4/16/25

FIGURE 1. EXISTING AND PROJECTED HUMAN POPULATION AND ANIMAL INTAKE

	2024 Human Population Estimate	2024 Actual Animal Intake	2024 Intake as a % of Population	2034 Human Population Estimate	2034 Projected Intake Ratio	2034 Projected Animal Intake	2044 Human Population Estimate	2044 Projected Intake Ratio	2044 Projected Animal Intake
Dogs		701	0.54%		0.54%	791		0.54%	882
Cats		10	0.01%		0.01%	11		0.01%	13
Other		2	0.00%		0.00%	2		0.00%	3
Total	129,552	713	0.55%	146,238	0.55%	805	162,982	0.55%	897

FIGURE 2. CURRENT AVERAGE LENGTH OF STAY (ALS)

Based on Existing Housing Spaces			
	2024 Actual Intake	Existing Housing Spaces	Current ALS
Dogs	701	117	61
Cats	10	0	N/A
Other	2	0	N/A
Total	713	117	

Based on Average Monthly Census			
	2024 Actual Intake	Existing Housing Spaces	Current ALS
Dogs	701	59	31
Cats	10	10	N/A
Other	2	2	N/A
Total	713	71	

FIGURE 3. 2034 AND 2044 PROJECTED ANIMAL HOUSING NEEDS

2034 (10-YEAR PROJECTION)			
	2034 Projected Animal Intake	Desired ALS	Number of Animals to be Housed
Dogs	791	23	50
Cats	11	N/A	6
Other	2	N/A	N/A
Total	805		56

2044 (20-YEAR PROJECTION)			
	2044 Projected Animal Intake	Desired ALS	Number of Animals to be Housed
Dogs	882	21	50
Cats	13	N/A	6
Other	3	N/A	N/A
Total	897		56

BUILDING SPACE PROGRAM - OPTION 1

SMITH COUNTY ANIMAL CONTROL

DATE: 4/16/25

Summary:	Interior	Exterior
A. Administrative	3,201	
B. Medical Clinic	1,066	
C. Animal Housing (Interior)	2,952	
D. Animal Housing (Exterior)		2,565
E. Animal Support Area (Interior)	1,713	
F. Animal Support Area (Exterior)		900
TOTAL SF	8,932	3,465
COMBINED SF	12,397	

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				250		250		Visitor seating for 6. Large screen TV.
2	Vestibule for Adoption Lobby	0				-		-		
3	Animal Admission Lobby	0				-		-		
4	Vestibule for Admissions Lobby	0				-		-		
5	Customer Service Counter (2 Customer Service Representatives at counter)	1				140		140		Space for 2 staff, 3 if possible.
6	Education Center (Multi-purpose Meeting Room)	1				500		500	Adjacent to Lobby for after-hours use, including use of toilet	Seating for 20 at training tables.
7	Meeting Room Storage	1				80		80	Adjacent to Meeting Room	To store tables and chairs when not in use and other materials to support meeting room.
8	Meeting Room Kitchen	0				80		-		
9	Public Toilets	2				60		120		One unisex. Verify code minimum.

SECTION A - ADMINISTRATIVE - Continued

	Room or Space	No. of Rooms			No. of People	SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
	OFFICES									
10	Future ACO Field Supervisor	1			1	100		100		
11	ACO Supervisor's Office	1			1	100		100		
12	ACO Group Office	1			4	50		200		
	OTHER ADMIN. SPACES									
13	Workroom	1				80		80	Customer Service Counter	Copy machine, 10' counter, 2 filing cabinets
14	Staff Breakroom	1				180		180	Consider access to outdoor space. Adjacent to Education Center if possible	Counter with sink, microwave, refrigerator, coffee maker, seating at table for 4, 10 Kennel Tech Lockers 1'x'1'x3'
15	Staff Locker Alcove	1				8		8		6 ACO Lockers for staff 1' x15"W x3'. Wider locker verify depth
16	Staff Toilets	2				60		120		Two unisex. Verify to comply with code.
17	Staff Shower Room	1				64		64		
18	Volunteer Breakroom	1				180		180		Counter with micowave, coffee maker, undercounter refrigertor, seating table for 4
19	Volunteer Check-In	1				50		50		Kiosk Computer for Check-In & name tags.
20	Volunteer Locker Alcove	1				10		10		10 lockers 1'X1'X3'
21	Mechanical/ Elec Room	1				150		150		
22	Data/Phone Closet	1				80		80		
23	Janitorial Closet	1				50		50		
	Subtotal:							**2,462**		
	Net to Gross SF Factor 30%:							739		
	Departmental Gross Area:							**3,201**		

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	0				-		-		
2	Medical Reception Desk - space for 1 staff total	0				-		-		
3	Public Toilet	0				-		-		
4	Exam Room	0				-		-		
5	Prep/Treatment Room	1				200		200		1 peninsula style wet exam tables, scrub sink
6	Pre-Op/Post-Op Holding	1				144		144		18 cages
7	Feral Cat Holding	0				-		-		
8	Surgery Room	1				120		120		Two surgery tables in each room, countertop along wall, space for 4 dogs to recover on floor (TBD), view windows to prep area.
9	Work Stations for Vet Techs	1			1	36		36		Vet Techs will share, 2 to serve public, 2 to serve Shelter
10	Laboratory/Pharmacy	1			1	100		100		Counter top approximately 12' long with sink and refrigerator
11	Medical Supply Room	1				80		80		
12	Clean Up Area	1				80		80		Countertop with sink, 2 autoclaves, pass-through from Surgery rooms if possible
13	Medical Laundry	1				60		60		Residential washer and dryer. This laundry is only for sterile drapes, surgical towels and similar items.
	Subtotal:							**820**		
	Net to Gross SF Factor 30%:							246		
	Departmental Gross Area:							**1,066**		

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 Dog Runs - Jumbo	4	2	4	6.0	x	6.0	36	30	264		See corresponding Exterior Run
2	Adoption Dog Runs - Standard	24	1	24	4.0	x	6.0	24	20.0	1,056		See corresponding Exterior Run
3	Stray Dog Runs - Jumbo	1	1	1	6.0	x	6.0	36	30	66		See corresponding Exterior Run
4	Stray Dog Runs - Standard	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
5	Nursing Mother Dogs - Jumbo	0	0	0	6.0	x	6.0	36	30	-		See corresponding Exterior Run
6	Medical Observation Dog Runs	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
7	Medical Isolation Dog Runs	0	0	0	4.0	x	6.0	24	20.0	-		See corresponding Exterior Run
8	Quarantine Dog Runs	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
9	Puppy Pens	3	2	6	4.0	x	4.0	16	25	123		See corresponding Exterior Run.
10	Transfer Dog Runs - Jumbo	0	0	0	6.0	x	6.0	36	30	-		See corresponding Exterior Run
11	Transfer Dog Runs - Standard	0	0	0	4.0	x	6.0	24	20	-		See corresponding Exterior Run
	TOTAL DOGS:			50								
12	Adoption Cat Room - Adult	4	1	4				5	12	68		Each cat is housed in a 2-compartment cage.
13	Adoption Cat Room - Kitten	0	0	0				5	12	-		
14	Cat Community Rooms (18 SF / cat Free Roam)	0	0	0	8.0	x	8.0	64		-	Lobby	
15	Stray Cat Room - Adult	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
16	Stray Cat Room - Feral	0	0	0				5	12	-		
17	Stray Cat Room - Kitten	0	0	0				5	12	-		
18	Nursing Mother Cats	0	0	0				5	12	-		
19	Medical Isolation Cats - Non-Viewable	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
20	Strict Medical Isolation Cats - Non-Viewable	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
21	Quarantine Cat Room - Viewable by public	2	1	2				5	12	34		Each cat is housed in a 2-compartment cage.
	TOTAL CATS:			6								
22	Other Animals	0	0	0				4	12	-		
									-	-		
								-	-	-		
	Subtotal:									**2,271**		
	Net to Gross SF Factor 30%:									681		
	Departmental Gross Area:									**2,952**		

SECTION D - ANIMAL HOUSING - OUTDOOR COVERED

	Room or Space	No. of Spaces			Size			SF of Each	SF of Walkway	Total SF	Adjacent to or Near	Equipment / Comments
1	Adoption Dog Runs - Jumbo	4			6.0	x	8.0	48	30	312		See corresponding Interior Run
2	Adoption Dog Runs - Standard	24			4.0	x	8.0	32	20.0	1,248		See corresponding Interior Run
3	Stray Dog Runs - Jumbo	1			6.0	x	8.0	48	30	78		See corresponding Interior Run
4	Stray Dog Runs - Standard	5			4.0	x	8.0	32	20.0	260		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	5			4.0	x	8.0	32	20.0	260		See corresponding Interior Run
7	Medical Isolation Dog Runs	-			4.0	x	8.0	32	20.0	-		See corresponding Interior Run
8	Dog Quarantine Runs	5			4.0	x	8.0	32	20.0	260		See corresponding Interior Run
9	Puppy Runs -	3			4.0	x	6.0	24	25	147		See corresponding Interior Run
10	Transfer Runs - Jumbo	-			6.0	x	8.0	48	30	-		See corresponding Interior Run
11	Transfer Runs - Standard	-			4.0	x	8.0	32	20	-		See corresponding Interior Run
12	Cat Sun Porch	-			8.0	x	8.0	64		-		See corresponding Interior Run
	Subtotal:									**2,565**		
	Departmental Gross Area:									**2,565**		

SECTION E - ANIMAL SUPPORT AREA - INTERIOR

	Room or Space	No. of Rooms				SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Intake Room	1				200		200	Near Admissions Lobby and Sally Port	Counter with sink, full-size refrigerator, scales, microscope, space for computer, space to photograph animals, exam table
2	Dog Intake Holding	1				108		108	Animal Receiving	Three 4'x4' pens
3	Cat Intake Holding	1				40		40	Animal Receiving	2 cat cages
4	Get Acquainted Rooms	2				80		160		Two for dogs
5	Animal Kitchen	1				120		120		Counter with 2-compartment sink, under-counter commercial dishwasher, and under-counter refrigerator
6	Food and Litter Storage	1				100		100		
7	Laundry	1				240		240		2 Commercial washers and 2 dryers with folding tables, shelves and space for carts.
8	Cleaning Equipment Room	1				80		80	Dogs	Cleaning supplies, space for janitor's sink, trash cans, Clinical Sink, etc.
9	Grooming Room	1				120		120		1 existing Grooming tub & 1 existing Grooming table
10	Workshop	0				-		-		
11	Euthanasia Room	0				-		-		Use Intake Room
12	Mechanical Room	1				150		150		
	Subtotal:							**1,318**		
	Net to Gross SF Factor 30%:							395		
	Departmental Gross Area:							**1,713**		

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 (1 spaces)	1				500		500		Drive thru design. Provide space for two chest freezer.
2	Animal Trap Storage	1				100		100		
3	Crate Storage	1				100		100		
4	General Storage	1				100		100		
5	Storage for Animal-Related Items	1				100		100		
	Subtotal:							**900**		
	Departmental Gross Area:							**900**		

BUILDING SPACE PROGRAM - OPTION 2

SMITH COUNTY ANIMAL CONTROL

DATE: 4/16/25

Summary:	Interior	Exterior
A. Administrative	1,966	
B. Medical Clinic	0	
C. Animal Housing (Interior)	2,952	
D. Animal Housing (Exterior)		2,169
E. Animal Support Area (Interior)	1,492	
F. Animal Support Area (Exterior)		0
TOTAL SF	6,410	2,169
COMBINED SF	8,579	

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				200		200		Visitor seating for 4. Large screen TV.
2	Vestibule for Adoption Lobby	0				-		-		
3	Animal Admission Lobby	0				-		-		
4	Vestibule for Admissions Lobby	0				-		-		
5	Customer Service Counter (2 Customer Service Representatives at counter)	1				140		140		Space for 2 staff, 3 if possible.
6	Education Center (Multi-purpose Meeting Room)	0				500		-	Adjacent to Lobby for after-hours use, including use of toilet	Seating for 20 at training tables.
7	Meeting Room Storage	0				80		-	Adjacent to Meeting Room	To store tables and chairs when not in use and other materials to support meeting room.
8	Meeting Room Kitchen	0				80		-		
9	Public Toilets	2				60		120		One unisex. Verify code minimum.

SECTION A - ADMINISTRATIVE - Continued

	Room or Space	No. of Rooms			No. of People	SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
	OFFICES									
10	Future ACO Field Supervisor	1			1	100		100		
11	ACO Supervisor's Office	1			1	100		100		
12	ACO Group Office	1			4	36		144		
	OTHER ADMIN. SPACES									
13	Workroom	1				80		80	Customer Service Counter	Copy machine, 10' counter, 2 filing cabinets
14	Staff Breakroom	1				180		180	Consider access to outdoor space. Adjacent to Education Center if possible	Counter with sink, microwave, refrigerator, coffee maker, seating at table for 4, 10 Kennel Tech Lockers 1'x'1'x3'
15	Staff Locker Alcove	1				8		8		6 ACO Lockers for staff 1' x15"W x3'. Wider locker verify depth
16	Staff Toilets	1				60		60		Two unisex. Verify to comply with code.
17	Staff Shower Room	0				64		-		
18	Volunteer Breakroom	1				180		180		Counter with micowave, coffee maker, undercounter refrigertor, seating table for 4, 10 lockers 1'x1'x3', check in area.
19	Volunteer Check-In	0				50		-		Use Volunteer Breakroom
20	Volunteer Locker Alcove	0				10		-		Use Volunteer Breakroom
21	Mechanical/ Elec Room	1				100		100		
22	Data/Phone Closet	1				50		50		
23	Janitorial Closet	1				50		50		
	Subtotal:							**1,512**		
	Net to Gross SF Factor 30%:							454		
	Departmental Gross Area:							**1,966**		

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	0				-		-		
2	Medical Reception Desk - space for 1 staff total	0				-		-		
3	Public Toilet	0				-		-		
4	Exam Room	0				-		-		
5	Prep/Treatment Room	0				200		-		1 peninsula style wet exam tables, scrub sink
6	Pre-Op/Post-Op Holding	0				144		-		18 cages
7	Feral Cat Holding	0				-		-		
8	Surgery Room	0				120		-		Two surgery tables in each room, countertop along wall, space for 4 dogs to recover on floor (TBD), view windows to prep area.
9	Work Stations for Vet Techs	0			1	36		-		Vet Techs will share, 2 to serve public, 2 to serve Shelter
10	Laboratory/Pharmacy	0			1	100		-		Counter top approximately 12' long with sink and refrigerator
11	Medical Supply Room	0				80		-		
12	Clean Up Area	0				80		-		Countertop with sink, 2 autoclaves, pass-through from Surgery rooms if possible
13	Medical Laundry	0				60		-		Residential washer and dryer. This laundry is only for sterile drapes, surgical towels and similar items.
	Subtotal:							-		
	Net to Gross SF Factor 30%:							-		
	Departmental Gross Area:							-		

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 Dog Runs - Jumbo	4	2	4	6.0	x	6.0	36	30	264		See corresponding Exterior Run
2	Adoption Dog Runs - Standard	24	1	24	4.0	x	6.0	24	20.0	1,056		See corresponding Exterior Run
3	Stray Dog Runs - Jumbo	1	1	1	6.0	x	6.0	36	30	66		See corresponding Exterior Run
4	Stray Dog Runs - Standard	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
5	Nursing Mother Dogs - Jumbo	0	0	0	6.0	x	6.0	36	30	-		
6	Medical Observation Dog Runs	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
7	Medical Isolation Dog Runs	0	0	0	4.0	x	6.0	24	20.0	-		
8	Quarantine Dog Runs	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
9	Puppy Pens	3	2	6	4.0	x	4.0	16	25	123		See corresponding Exterior Run.
10	Transfer Dog Runs - Jumbo	0	0	0	6.0	x	6.0	36	30	-		
11	Transfer Dog Runs - Standard	0	0	0	4.0	x	6.0	24	20	-		
	TOTAL DOGS:			50								
12	Adoption Cat Room - Adult	4	1	4				5	12	68		Each cat is housed in a 2-compartment cage.
13	Adoption Cat Room - Kitten	0	0	0				5	12	-		
14	Cat Community Rooms (18 SF / cat Free Roam)	0	0	0	8.0	x	8.0	64		-	Lobby	
15	Stray Cat Room - Adult	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
16	Stray Cat Room - Feral	0	0	0				5	12	-		
17	Stray Cat Room - Kitten	0	0	0				5	12	-		
18	Nursing Mother Cats	0	0	0				5	12	-		
19	Medical Isolation Cats - Non-Viewable	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
20	Strict Medical Isolation Cats - Non-Viewable	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
21	Quarantine Cat Room - Viewable by public	2	1	2				5	12	34		Each cat is housed in a 2-compartment cage.
	TOTAL CATS:			6								
22	Other Animals	0	0	0				4	12	-		
									-	-		
								-	-	-		
	Subtotal:									**2,271**		
	Net to Gross SF Factor 30%:									681		
	Departmental Gross Area:									**2,952**		

SECTION D - ANIMAL HOUSING - OUTDOOR COVERED

	Room or Space	No. of Spaces			Size			SF of Each	SF of Walkway	Total SF	Adjacent to or Near	Equipment / Comments
1	Adoption Dog Runs - Jumbo	4			6.0	x	6.0	36	30	264		See corresponding Interior Run
2	Adoption Dog Runs - Standard	24			4.0	x	6.0	24	20.0	1,056		See corresponding Interior Run
3	Stray Dog Runs - Jumbo	1			6.0	x	6.0	36	30	66		See corresponding Interior Run
4	Stray Dog Runs - Standard	5			4.0	x	6.0	24	20.0	220		See corresponding Interior Run
5	Nursing Mother Dog Runs - Jumbo	-			6.0	x	6.0	36	30	-		
6	Medical Observation Dog Runs	5			4.0	x	6.0	24	20.0	220		See corresponding Interior Run
7	Medical Isolation Dog Runs	-			4.0	x	6.0	24	20.0	-		
8	Dog Quarantine Runs	5			4.0	x	6.0	24	20.0	220		See corresponding Interior Run
9	Puppy Runs -	3			4.0	x	4.0	16	25	123		See corresponding Interior Run
10	Transfer Runs - Jumbo	-			6.0	x	6.0	36	30	-		
11	Transfer Runs - Standard	-			4.0	x	6.0	24	20	-		
12	Cat Sun Porch	-			8.0	x	8.0	64		-		
	Subtotal:									**2,169**		
	Departmental Gross Area:									**2,169**		

SECTION E - ANIMAL SUPPORT AREA - INTERIOR

	Room or Space	No. of Rooms				SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Intake Room	1				150		150	Near Admissions Lobby and Sally Port	Counter with sink, full-size refrigerator, scales, microscope, space for computer, space to photograph animals, exam table
2	Dog Intake Holding	1				108		108	Animal Receiving	Three 4'x4' pens
3	Cat Intake Holding	1				40		40	Animal Receiving	2 cat cages
4	Get Acquainted Rooms	1				80		80		Two for dogs
5	Animal Kitchen	1				100		100		Counter with 2-compartment sink, under-counter commercial dishwasher, and under-counter refrigerator
6	Food and Litter Storage	1				100		100		
7	Laundry	1				240		240		2 Commercial washers and 2 dryers with folding tables, shelves and space for carts.
8	Cleaning Equipment Room	1				80		80	Dogs	Cleaning supplies, space for janitor's sink, trash cans, Clinical Sink, etc.
9	Grooming Room	1				100		100		1 existing Grooming tub & 1 existing Grooming table
10	Workshop	0				-		-		
11	Euthanasia Room	0				-		-		Use Intake Room
12	Mechanical Room	1				150		150		
	Subtotal:							**1,148**		
	Net to Gross SF Factor 30%:							344		
	Departmental Gross Area:							**1,492**		

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 (1 spaces)	0				500		-		Drive thru design. Provide space for two chest freezer.
2	Animal Trap Storage	0				100		-		
3	Crate Storage	0				100		-		
4	General Storage	0				100		-		
5	Storage for Animal-Related Items	0				100		-		
	Subtotal:							-		
	Departmental Gross Area:							-		

EXHIBIT D

OPINION OF PROBABLE COST - OPTION 1

SMITH COUNTY ANIMAL CONTROL
DATE: 4/16/25

Based on New Construction on a New Site:

	2044
Fully Enclosed Space - SF :	**8,932**
Exterior Space - SF :	**3,465**
Total SF :	**12,397**

			LOW	HIGH
		New Construction Total SF	Total Cost at $347.00 Per SF	Total Cost at $427.00 Per SF
Fully Enclosed Space				
A Administrative Areas		3,201		
B Medical Clinic		1,066		
B Animal Housing - Interior		2,952		
C Animal Support Areas - Interior		1,713		
Subtotals:		8,932	$ 3,099,508	$ 3,814,092
				Total Cost at
			$242.90	$298.90
Exterior Space		Total SF	Per SF	Per SF
D Animal Housing - OUTDOOR COVERED		2,565		
E Animal Support Areas - Exterior - UNFINISHED SPACE		900		
Subtotals:		3,465	$ 841,649	$ 1,035,689
Building - Sub-Totals:		**12,397**	**$ 3,941,157**	**$ 4,849,781**
	Low High			
Site Work & Parking	10% 15%		$ 394,116	$ 727,467
Total Construction Cost			**$ 4,335,272**	**$ 5,577,248**
		Total Cost / SF	**$ 350**	**$ 450**

Consider Budgeting for the following:

Soft Costs (AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.)	15%		$ 650,291	$ 836,587
Contingency	5%		$ 249,278	$ 320,692
Escalation (1-year)	3%		$ 149,567	$ 192,415
Estimated Total Project Cost			**$ 5,384,408**	**$ 6,926,942**

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

EXHIBIT E

OPINION OF PROBABLE COST - OPTION 2 (REDUCED SCOPE)

SMITH COUNTY ANIMAL CONTROL
DATE: 4/16/25

Based on New Construction on a New Site:

	2044
Fully Enclosed Space - SF :	**6,410**
Exterior Space - SF :	**2,169**
Total SF :	**8,579**

	New Construction Total SF	LOW Total Cost at $344.00 Per SF	HIGH Total Cost at $423.00 Per SF
Fully Enclosed Space			
A Administrative Areas	1,966		
B Medical Clinic	-		
B Animal Housing - Interior	2,952		
C Animal Support Areas - Interior	1,492		
Subtotals:	6,410	$ 2,205,143	$ 2,711,557
Exterior Space	**Total SF**	**$240.80 Per SF**	**Total Cost at $296.10 Per SF**
D Animal Housing - OUTDOOR COVERED	2,169		
E Animal Support Areas - Exterior - UNFINISHED SPACE	-		
Subtotals:	2,169	$ 522,295	$ 642,241
Building - Sub-Totals:	**8,579**	**$ 2,727,438**	**$ 3,353,798**
Site Work & Parking (Low 10% High 15%)		$ 272,744	$ 503,070
Total Construction Cost		**$ 3,000,182**	**$ 3,856,867**
	Total Cost / SF	**$ 350**	**$ 450**

Consider Budgeting for the following:

Soft Costs (AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.)	15%	$ 450,027	$ 578,530
Contingency	5%	$ 172,510	$ 221,770
Escalation (1-year)	3%	$ 103,506	$ 133,062
Estimated Total Project Cost		**$ 3,726,226**	**$ 4,790,229**

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

EXHIBIT F

"Shelter Planners of America"

Arlington Animal Services
Arlington, TX

Project Information:

- Public Bid
- Project Delivery Method: CSP
- Type of Construction: Steel Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Glazed CMU divider walls. All kenneling is galvanized chain link
- HVAC System: 100% Outside Air for Animal Areas
- Project Size: 20,000 SF
- Site Size: 4 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2025, DALLAS, TX DOLLARS **$403/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.

"Shelter Planners of America"

Arlington Animal Services
Arlington, TX

Brown County Humane Society

Nashville, IN

Project Information:

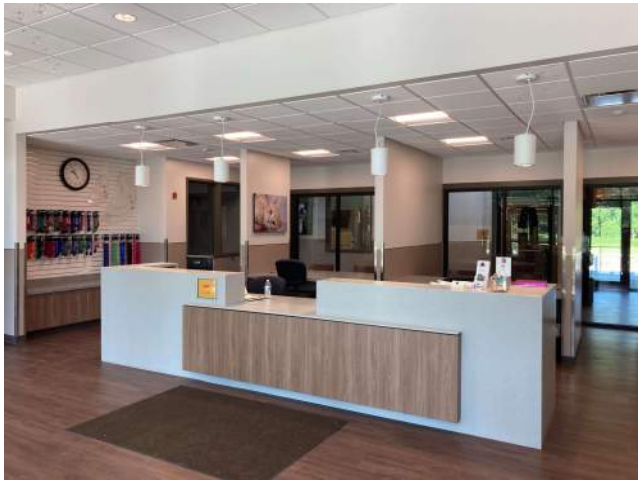
- Privately Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 10,082 SF
- Site Size: 6 acres
- Quality: Medium

PROBABLE CONSTRUCTION COST IN 2025, DALLAS, TX DOLLARS **$356/SF**

Brown County Humane Society is a non-profit animal shelter that serves Brown County, IN. The site is adjacent to a creek and most of it is in a floodplain, so the area where the new building and parking is located is filled to bring it up out of the flood plain. The facility is designed to house 24 Dogs and 46 Cats.

Brown County Humane Society

Nashville, IN



Marshall Texas Animal Shelter

Marshall, TX

Project Information:

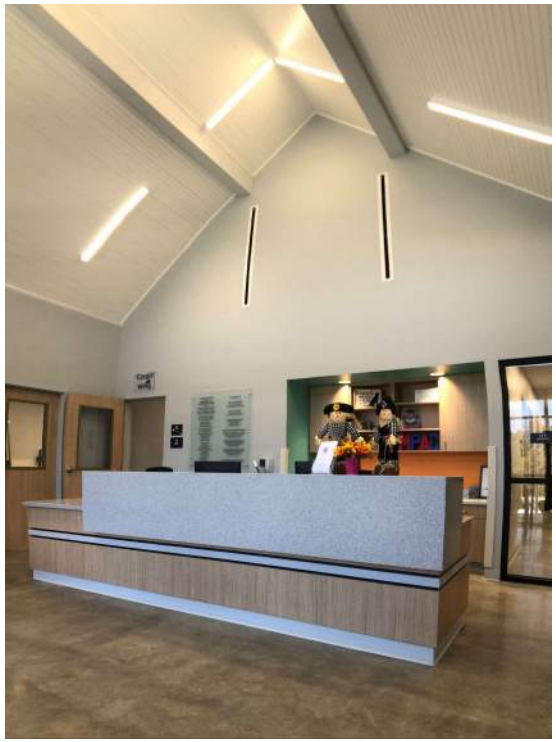
- Public Bid
- Project Delivery Method: Design-Build
- Type of Construction: Wood Frame front building and CMU walls in dog housing
- Dog Kenneling Material: CMU and Welded Stainless Steel kenneling
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 7,320 SF
- Site Size: 2.7 acres
- Quality: Medium

PROBABLE CONSTRUCTION COST IN 2025, DALLAS, TX DOLLARS **$342/SF**

This is a City owned facility that houses 31 Dogs and 32 Cats.

Marshall Texas Animal Shelter

Marshall, TX



Montgomery County Animal Adoption & Care Center
Christiansburg, VA

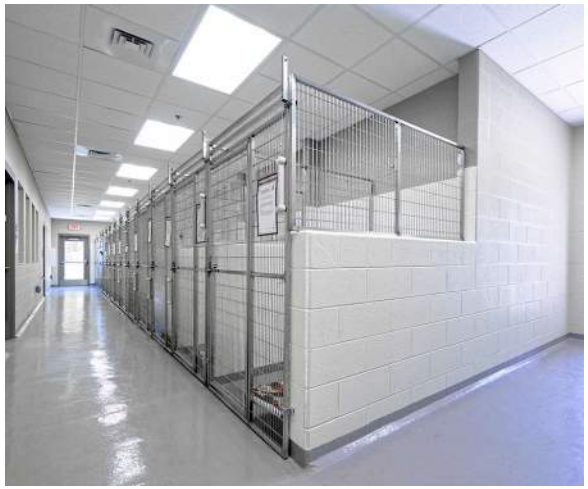
Project Information:

- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 16,733 SF
- Site Size: 3 acres
- Quality: High—Medium

PROBABLE CONSTRUCTION COST IN 2025, DALLAS, TX DOLLARS **$357/SF**

This is a County owned facility that will be operated by a local non-profit. The facility features a clinic for shelter animals that a local non-profit plans to also use for a high volume spay and neuter clinic. This facility is designed to house 69 Dogs and 64 Cats.

Montgomery County Animal Adoption & Care Center
Christiansburg, VA



Universal City Animal Care & Adoption Center

Universal City, TX

Project Information:

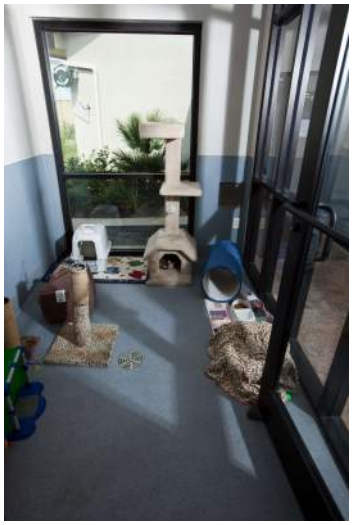
- Publicly Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Suspended Foundation on piers (expensive)
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Aluminum
- HVAC System: 50% outside air in Animal Area
- Project Size: 7,000 SF
- Site Size: 1.5 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2025, DALLAS, TX DOLLARS **$434/SF**

This is a City owned facility with a courtyard design. The facility features an animal receiving area, dog kennels, cat rooms, staff offices, laundry room, food storage and animal kitchen. The facility is designed to house 31 Dogs and 40 Cats.

Universal City Animal Care & Adoption Center

Universal City, TX



New Ingleside Animal Shelter
Ingleside, TX

Project Information:

- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Stainless Steel
- HVAC: Energy Recovery Ventilator Unit
- Project Size: 3,903 SF
- Site Size: 11.5 acres
- Quality: Medium

PROBABLE CONSTRUCTION COST IN 2025, DALLAS, TX DOLLARS **$463/SF**

The facility is designed to house 20 Dogs and 16 Cats.