

CITY OF GALLUP REGIONAL ANIMAL SHELTER



City Council Presentation
February 25, 2020



HUITT-ZOLLARS
ADVANCEDDESIGNSM

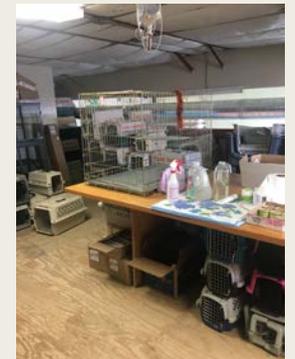
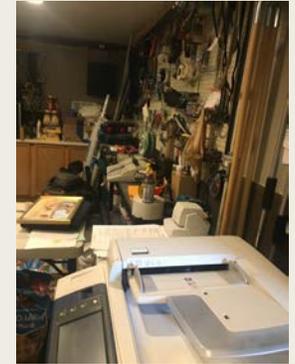
BACKGROUND

In 2019 the City of Gallup commissioned Hutt-Zollars to conduct site assessments on two sites and produce a programming and conceptual design report for the future City of Gallup Regional Animal Shelter.

The current shelter is located on Balok St. off of Highway 491. It shares the facility in conjunction with the Gallup-McKinley County Humane Society and is directly north of the local animal medical center.

Our team met several times with the Animal Shelter and City staff which provided valuable information on their operations and space needs.

Currently, the existing facility is antiquated and not adequately sized for the current volume of intake animals. There is no separation between 'sick' and 'well' animals, the current HVAC system is inadequate for the basis of design for animal shelter HVAC requirements and a critical item pointed out by staff, there is a severe lack of storage space in the existing facility.



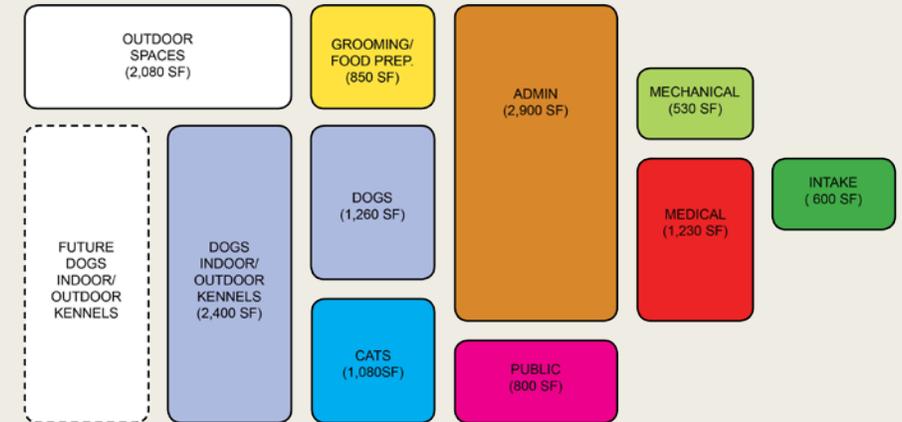
PROGRAMMING



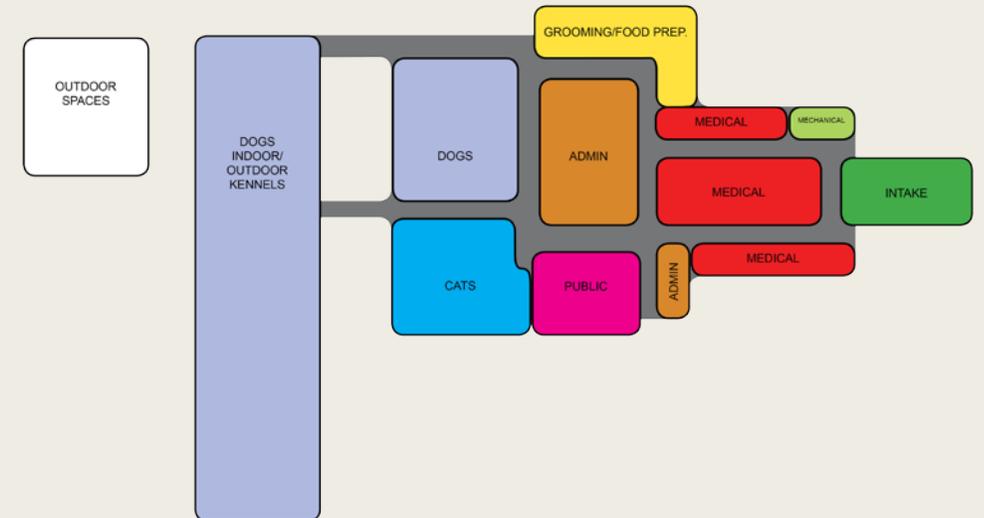
Program Components

GROUPS	ASSIGNED AREA
Public/Lobby	800
Administration	2,900
Animal Shelter (Cats & Dogs)	4,660
Medical	1,230
Intake	600
Service/Utility	530
TOTAL Net SF	10,720

Initial Program Grouping

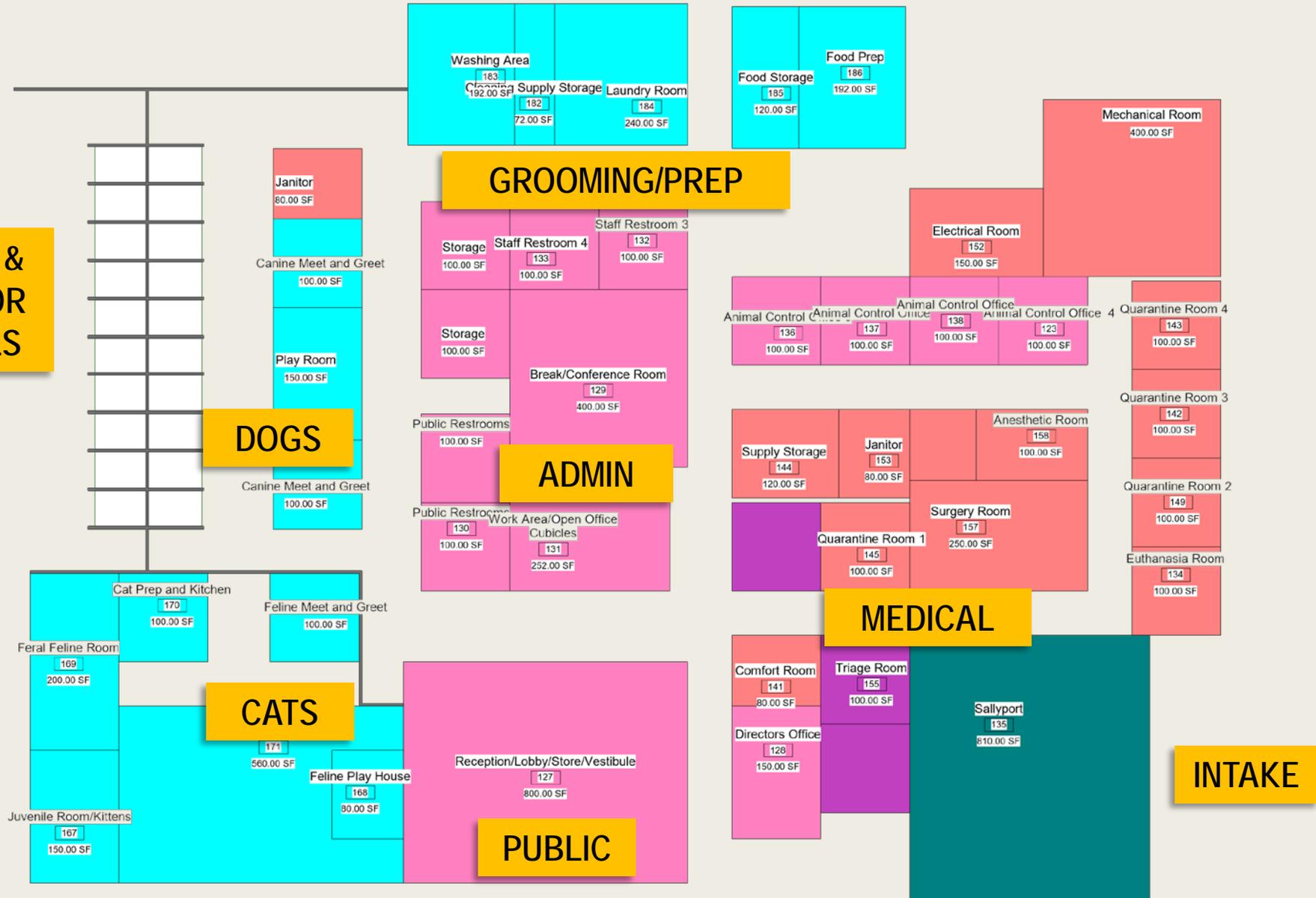


Refined Program Grouping



Spatial Organization

INDOOR & OUTDOOR KENNELS



GROOMING/PREP

DOGS

ADMIN

CATS

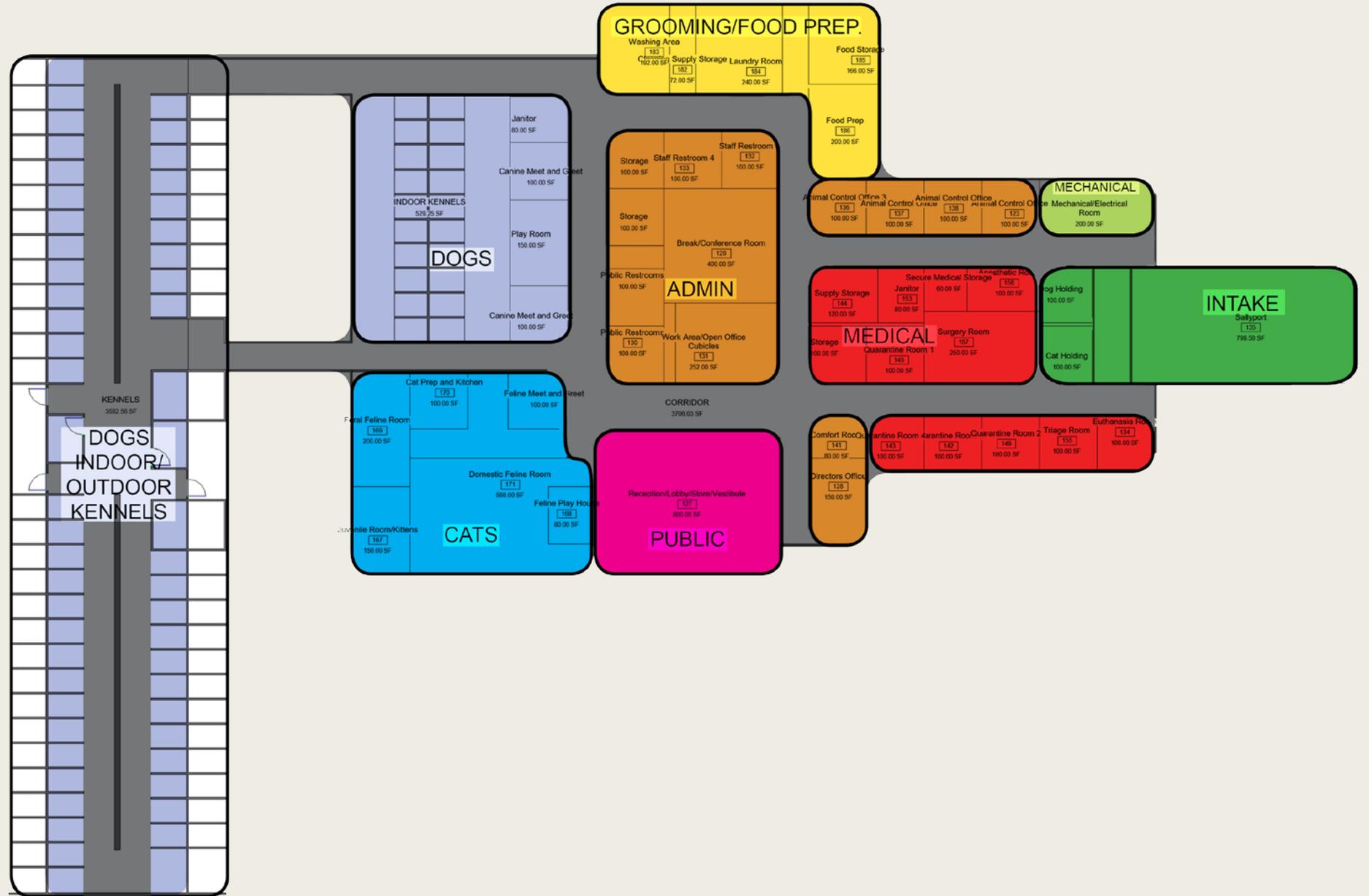
MEDICAL

PUBLIC

INTAKE

Program Grouping

OUTDOOR SPACES



Program Development

Dogs

HOLD/ISOLATION/QUARANTINE/ADOPTION – DOUBLE COMPARTMENT KENNELS

These can be indoor/outdoor or indoor/indoor kennels with a pass-through front to back or double stacked cages with a pass-through side to side

- The preference is for indoor/outdoor kennels when possible, however there may be a preference for small dog kennels to be indoor/indoor

General kennel size:

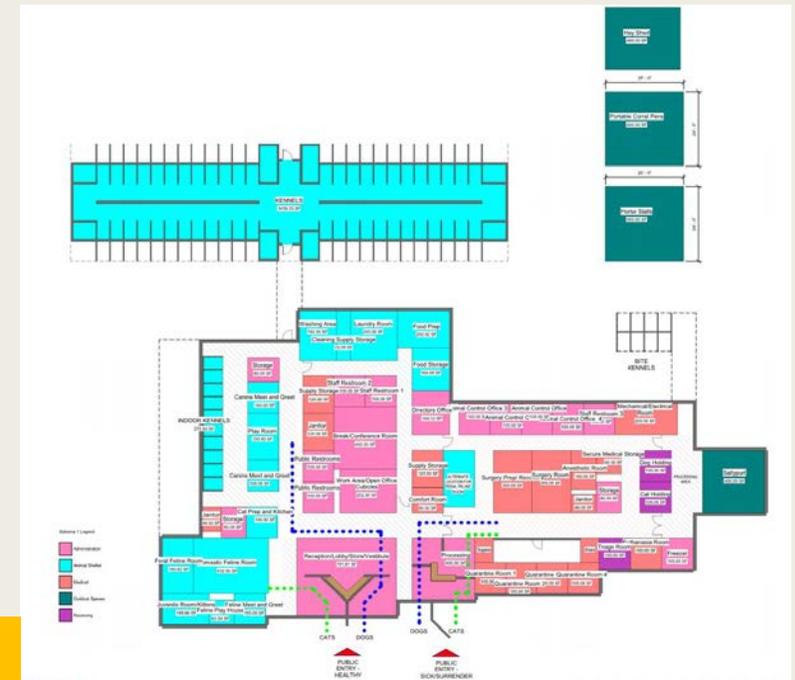
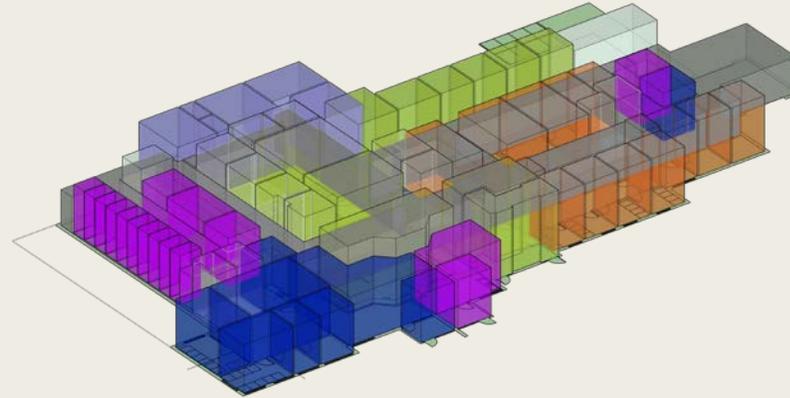
- 4' wide by 10-12 feet long divided by a guillotine door pass-through fits most dogs
- Always include a few kennels for giant breed dogs or co-housed dogs, mom and pups, etc.
- 6' wide x 10-12' long divided by a guillotine door pass through
- Ensure the guillotine door is big enough for giant breed dogs
- If it is expected that people will spend time with dogs within their kennels, increase the kennel width to accommodate this need (~5-6' wide or greater)

Small dog kennel -- Hold/Special Care/Isolation/Adoption (Ex: Chihuahua, some terriers and puppies)

- 3' wide by 6' long divided by a guillotine door pass-through
- Limited space for personnel to enter kennel

Small dog double stacked kennels - Hold/Special Care/Isolation/Adoption (small dogs/puppies) – recommend stainless steel

- 6' wide by 28" deep by 30" tall divided by a side-to-side pass-through



June 2019

Cats

HOUSING IN: HOLD/ISOLATION/SPECIAL CARE AND FOR OPEN SELECTION OPERATIONAL MODELS

Double compartment caging/condos – Our favorite are two 30" long by 28" deep by 28-30" high cages with a side to side pass-through between them with the units double stacked (we do not recommend triple stacking). These cage sizes can be found in laminate, stainless steel or fiberglass units. Not all will have a pass-through available if purchased new. Most older units that are still in good shape will be single cages, but both new and older cage units can be retrofitted to double compartment with a portal. Plastic, quiet latches and hinges can be ordered with new units and updated on older cages.

- Example: New 30" stainless steel cages that have had portals installed to make them double compartment



- Cage set-up when double compartment is side to side:

HOUSING IN CAT ADOPTION: PROVIDE A VARIETY OF HOUSING – CAGING, INDIVIDUAL ROOM, GROUP ROOM

Caging – Our Favorite is the Adoption Quad – Four 30" long by 28" deep by 28-30" high cages with pass through side to side and up to down. These are basically the same as the holding units but have an additional pass-through up to down, which provides more housing flexibility. It also works well to present cats at the eye level of the adopter when the double compartment is up to down.

- This example is a Shor-line laminate housing unit. Many manufactures make similar models.
- The open bar cage fronts allow room ventilation to easily enter the housing unit and are great for observation and adopter/cat interactions.

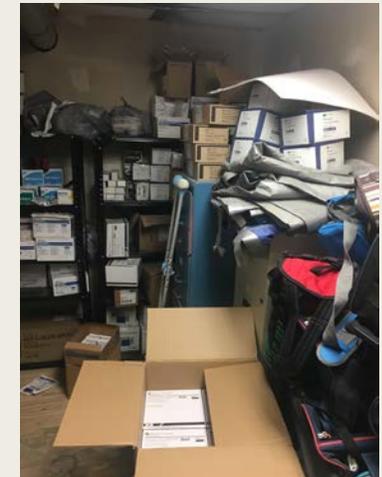


September 2019

Storage Areas

HAZMAT STORAGE	122 sf
SUPPLY STORAGE	71 sf
STORAGE	86 sf
ANESTHETIC ROOM	37 sf
SECURE MEDICAL STORAGE	32 sf
CLEANING SUPPLY STORAGE	63 sf
FOOD STORAGE	160 sf
FREEZER	91 sf
STORAGE	71 sf
RECORDS STORAGE	126 sf
WASTE	33 sf
CAT CRATES	75 sf
TRIAGE STORAGE	93 sf
STORAGE	35 sf
CAT STORAGE	93 sf
EXTERIOR CAGE STORAGE	133 sf

Total Storage Area Provided	1,321 sf
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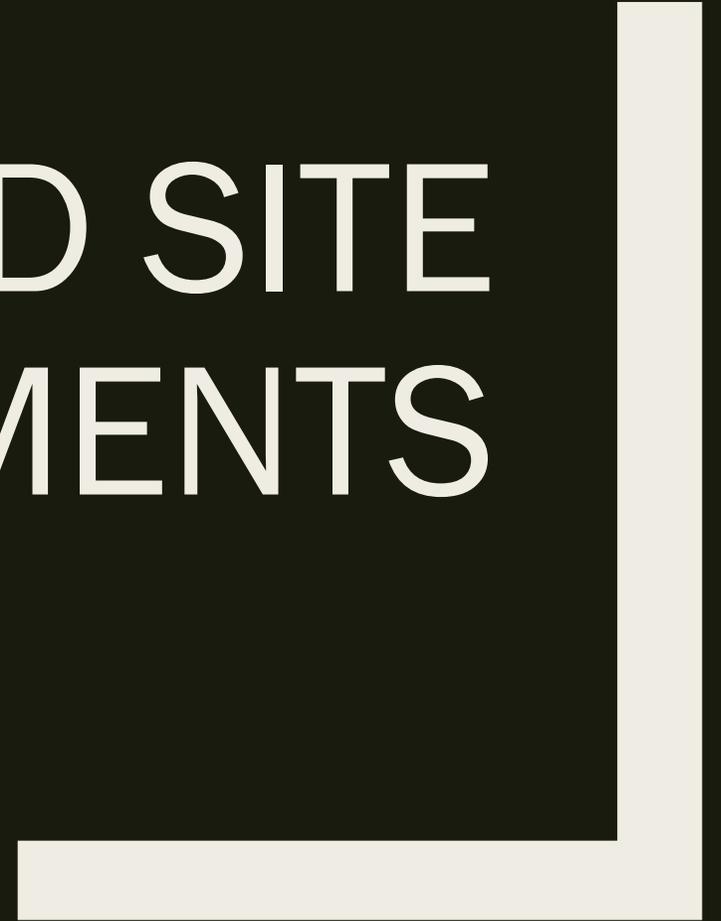


Conceptual Floor Plan:

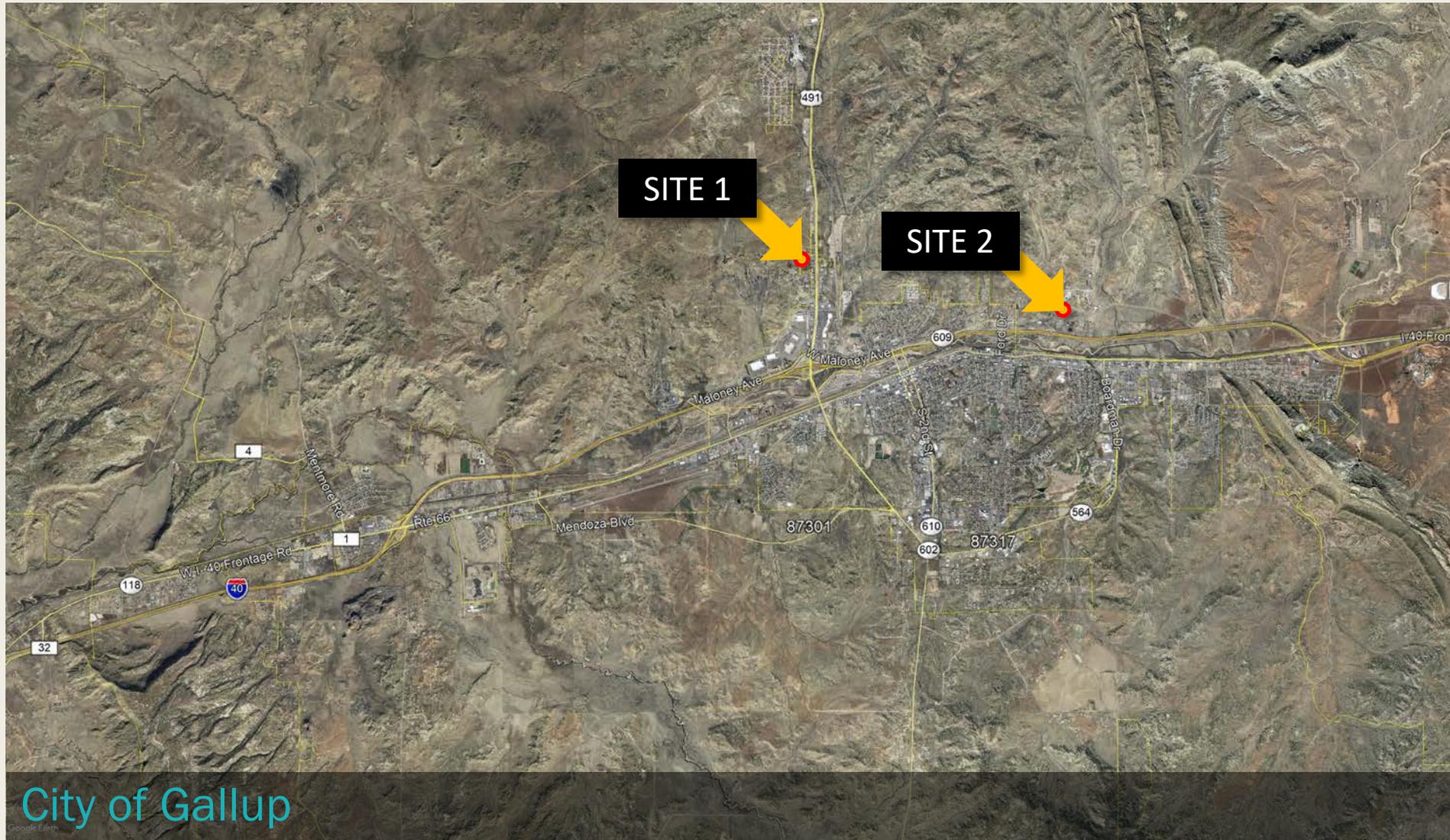


Floor Plan Area: 14,460 sf shown
15,888 budgeted

PROPOSED SITE ASSESSMENTS



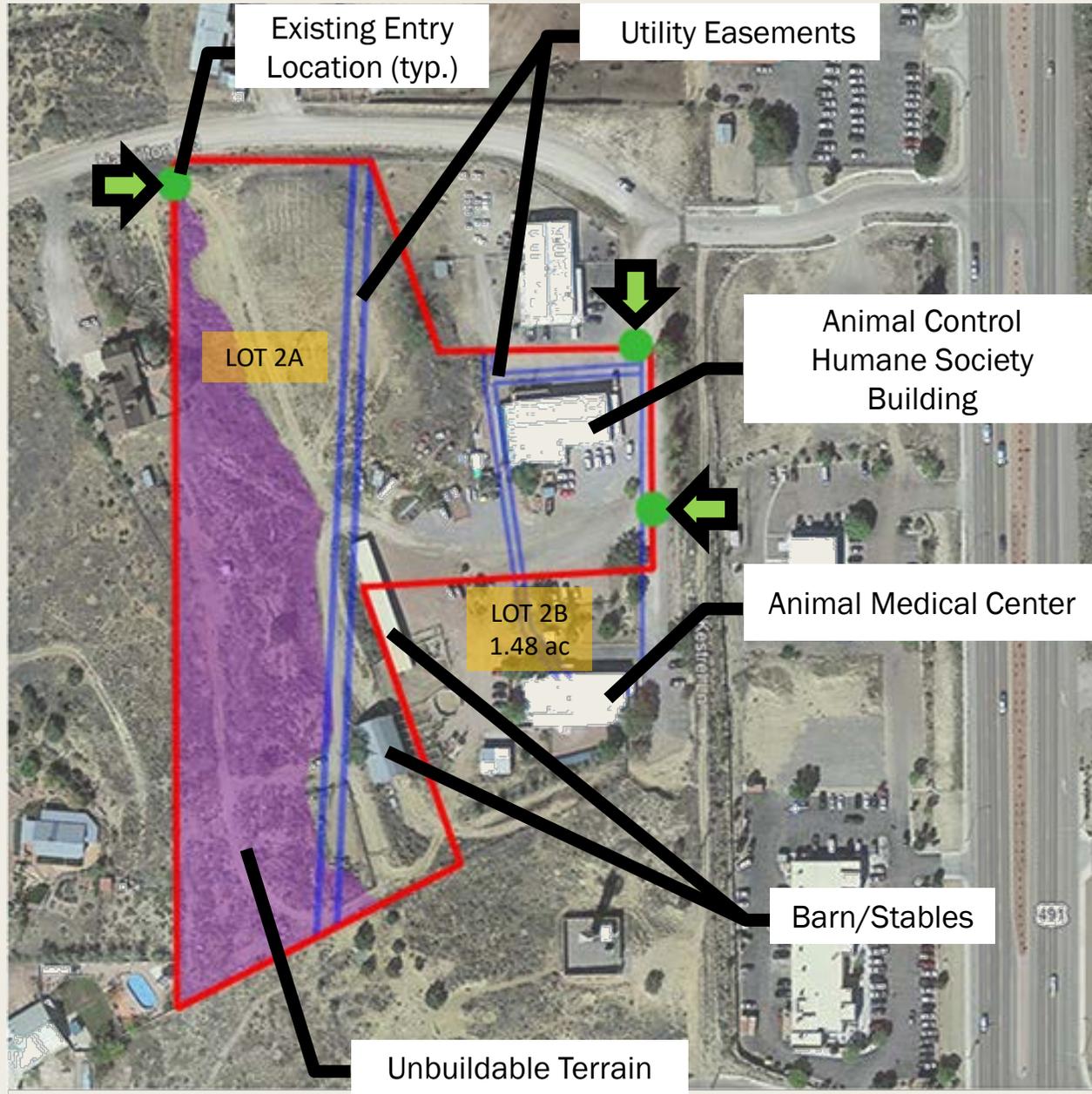
Proposed Site Locations



● **Site 1 Balok St.**
Existing Shelter

● **Site 2 Hasler Valley Rd**
Donated Land

Site 1 Balok St. – Existing Conditions



Site Area Lot 2A: 6.01 acres

Advantages

- Adjacent to Cedar Animal Medical Center
- Ample public access locations
- Buildable area is adequate for new facility
- Utilities available
- Public familiarity of existing animal services

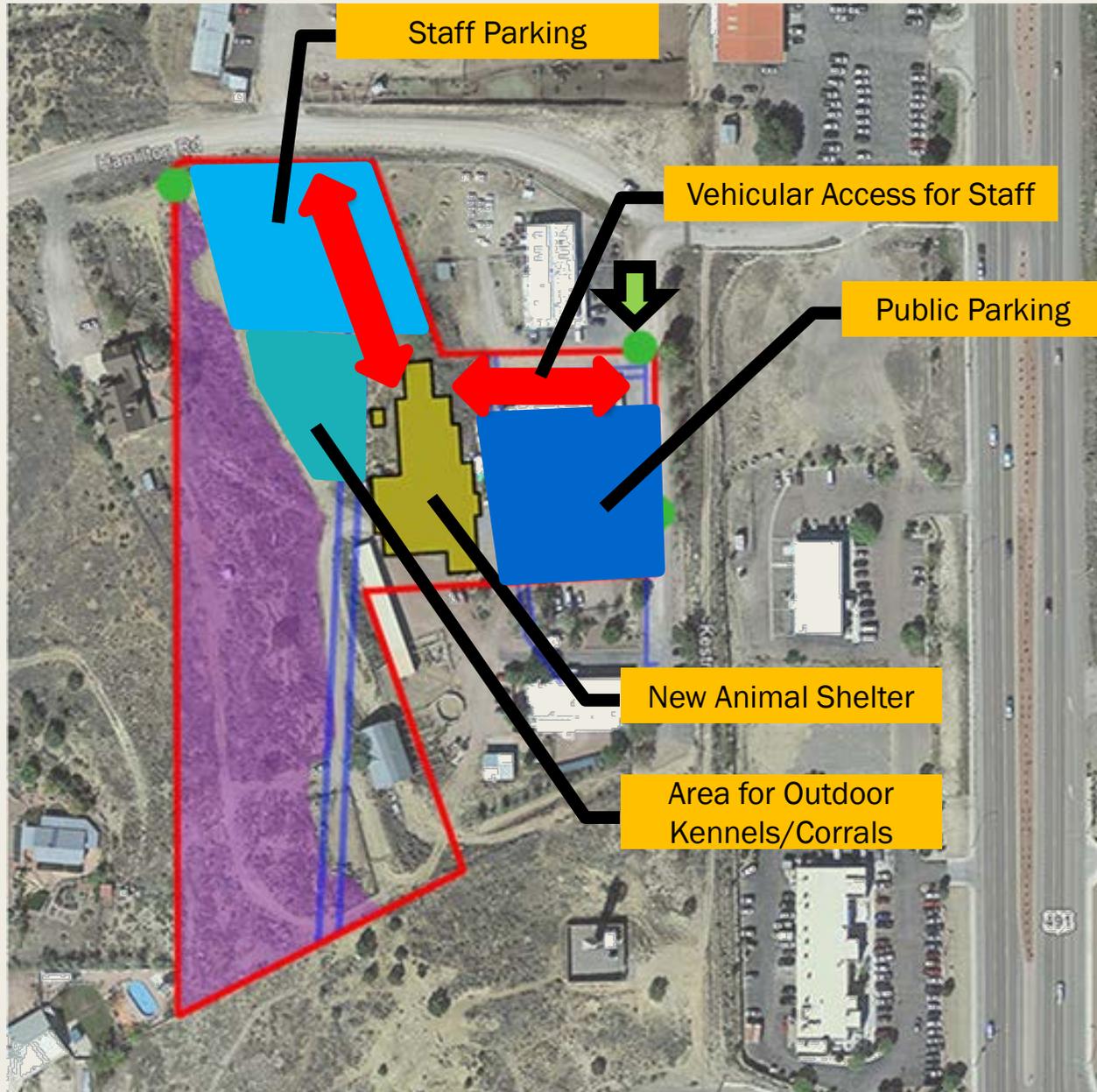
Disadvantages

- Utility easements divide site
 - No building allowed over an easement
- Approximately 40% of site is unbuildable due to steep terrain
- Unknown soils conditions
- Property would need to be purchased by City



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Site 1 Balok St. – Proposed Layout



Site Area Lot 2A: 6.01 acres

Advantages

- Ample public/staff parking areas
- Separated public/staff parking areas
- Adequate area for exterior animal shelter structures
- Good vehicular circulation for Animal Control Officers
- Adjacent to Cedar Animal Medical Center
- Ample public access locations
- Buildable area is adequate for new facility
- Public familiarity of existing animal services

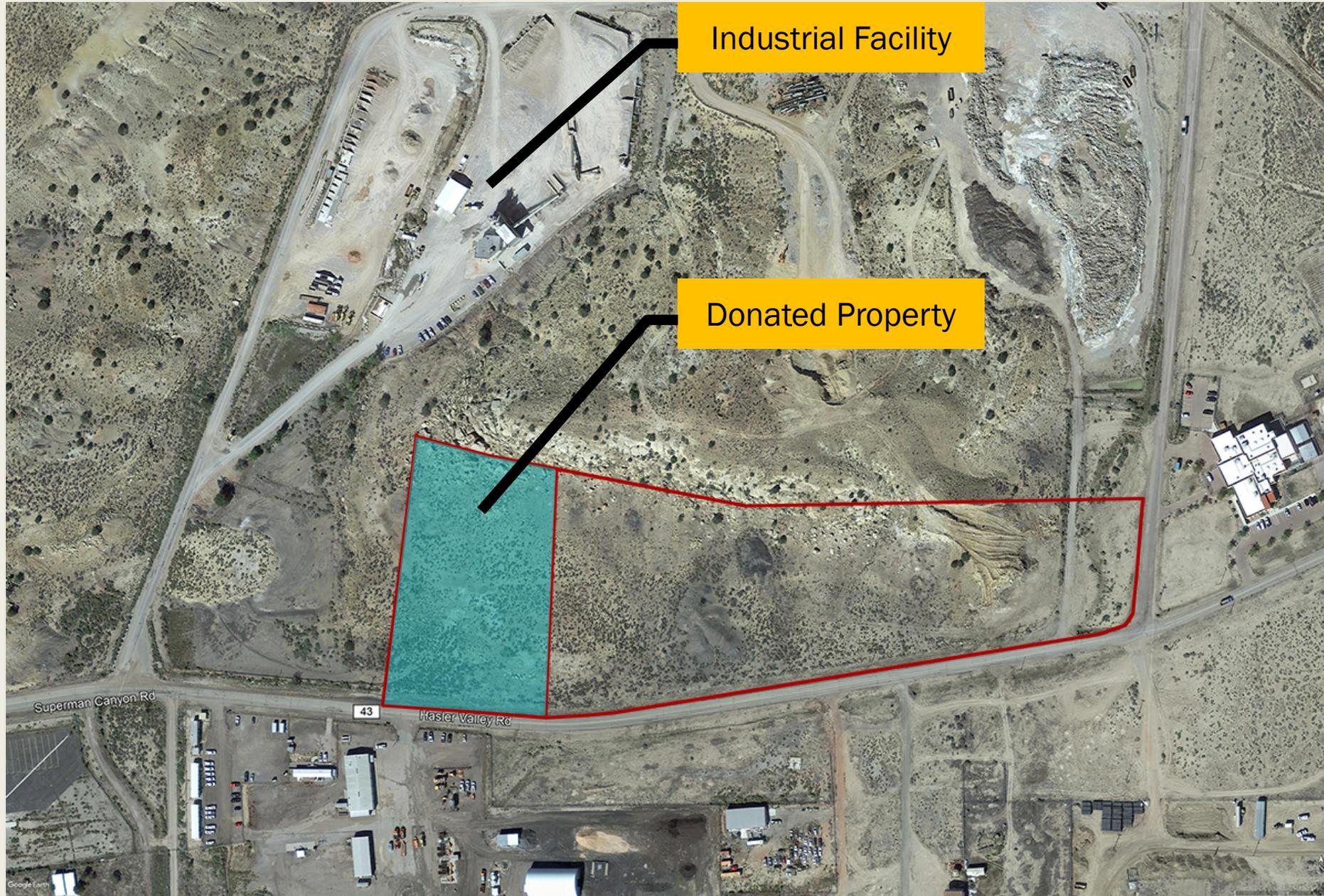
Disadvantages

- Phased construction necessary for parking due to existing Animal Control building location
- Construction disturbance during working hours
- Utility easements divide site
 - No building allowed over an easement
- Approximately 40% of site is unbuildable due to steep terrain
- Property would need to be purchased by City

 PROPERTY LINE
 UTILITY EASEMENTS

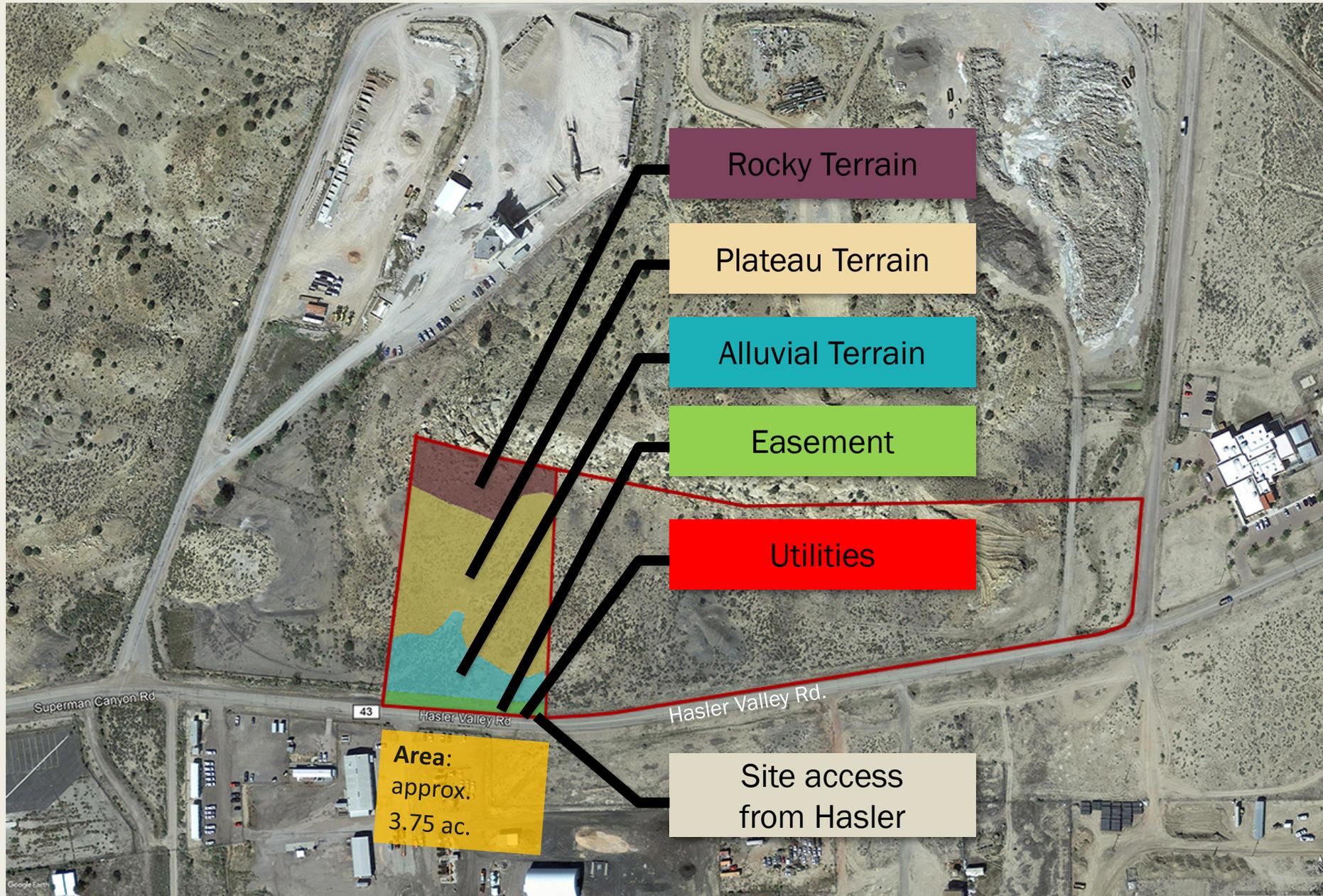
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Site 2 Hasler Valley Rd – Existing Conditions

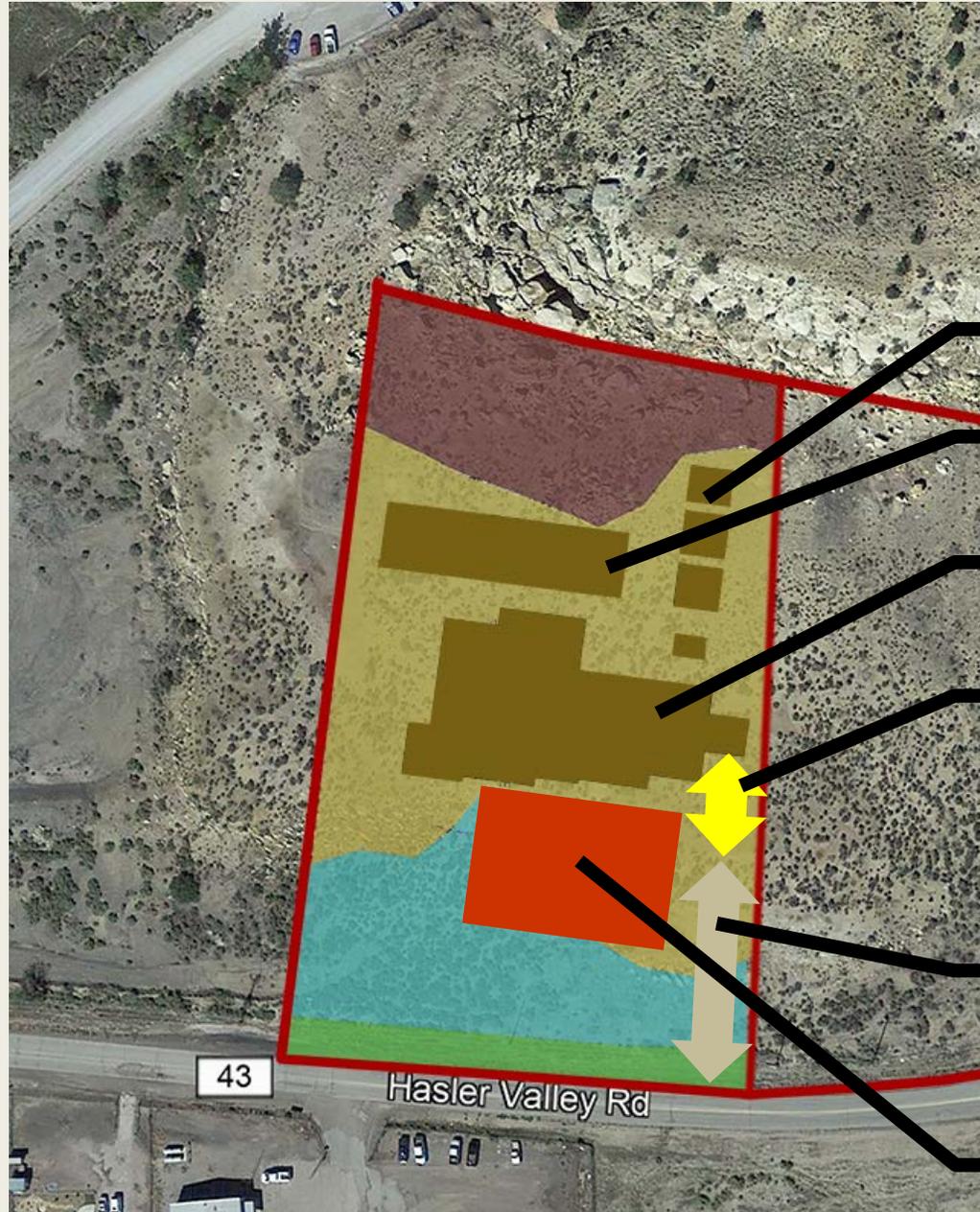


Site Area: approx. 3.75 acres

Site 2 Hasler Valley Rd – Existing Conditions



Site 2 Hasler Valley Rd – Proposed Layout



Site Area: approximately 3.75 acres

Advantages

- Property donated to City
- Utilities available from Hasler frontage
- Available area for exterior animal shelter structures
- Ample public access entry locations
- Buildable area is adequate for new facility
- Favorable building orientation

Disadvantages

- Shared parking areas between staff/public
- Unknown soils conditions
- Potential for rock excavation
- Approximately 20% of site is unbuildable due to steep, rocky terrain
- Potential lift station for water delivery

Corrals

Kennels

New Animal Shelter

Control Officer Access

Site Access

Shared Public/Staff Parking

COST COMPARISONS



PROJECTED FACILITY COST

FUNCTIONAL SPACES SUMMARY	
TOTAL BLDG NET SF	10,120
Building TARE Components	
Circulation (39.0%)	3,947
Structural (15%)	1,518
SUBTOTAL TARE SF	5,465
TOTAL GROSS SF	15,585

← BUILDING AREA = 15,888 SF

ESTIMATED TOTAL BUILDING COST	
Gross Square Footage	15,585
Estimated Building Cost/SF	\$325
SUBTOTAL BUILDING	\$5,065,060
General Contractor Markup (OH&P, Bonds 18%)	\$911,711
SUBTOTAL	\$5,976,771

← COST/SF = \$325

- Specialized Mechanical Systems
- Additional Plumbing Requirements
- Durable Materials
- Acoustical Treatment

Professional Services @ 8%	\$405,205
Survey and Geotech (allowance)	\$20,000
Materials Testing By Owner (allowance)	\$20,000
Permit Fees	
Plan Printing (allowance)	\$10,000
Estimated FF&E (\$35.00/sf)	\$545,468
Estimated Special Systems, Security, Surveill., etc. (\$10.00/sf)	\$155,848
SUBTOTAL PROJECT COSTS (SITE COSTS EXCLUDED)	\$1,156,521
ESTIMATED TOTAL PROJECT COST (SITE COST EXCLUDED)	\$7,133,292

← ESTIMATED EQUIPMENT COSTS



Site Cost Comparison

Site 1 - Balok St.

Site Development Costs:
(Equates to 10% of building costs)

\$516,373

Estimate Cost Includes:

- Sidewalks
- Parking
- Site access
- Utility Connections/Extensions
- Building Pad

Site Acquisition: **Purchase Required**

Land Value: **\$184,050**

Assessment History

Actual Value (2019)	\$195,754
Primary Taxable	\$85,251
Tax Area: 120 Mill Levy: 40.413	

Type	Actual	Assessed	Acres	SQFT
LAND	\$184,050	\$61,350	5.010	43560.000
BUILDING	\$11,704	\$3,901		8400.000

Balok St. Total Project Cost

Building Cost	\$5,976,771
<u>Balok St. Site Cost</u>	<u>\$ 516,373</u>
Building + Site	\$6,493,144
<u>Soft Costs</u>	<u>\$1,156,521</u>
Total Project Costs	\$7,649,665
<u>Plus Site Acquisition Cost</u>	<u>\$ 184,050</u>
TOTAL	\$7,833,715

Site Cost Comparison

Site 2 – Hasler Valley Rd.

Site Development Costs:

(Equates to 10% of building costs)

\$516,373

Additional Effort Cost Estimate Includes:

- Rock Removal \$134,000
 - Earthwork/Fill Material \$300,000
 - Import/export
 - Retaining Walls \$112,500
- SUBTOTAL \$546,500**

Site Acquisition Property Donated
Land Value \$125,690

Assessment History			
Actual Value (2019)			\$125,890
Primary Taxable			\$41,897
Tax Area: 120 Mill Levy: 40.413			
Type	Actual	Assessed	Acres
LAND	\$125,890	\$41,897	13.300

Hasler Valley Rd. Total Project Cost

Building Cost	\$5,976,771
Building Site Cost	\$ 516,373
<u>Hasler Valley Rd. Site Cost</u>	<u>\$ 546,500</u>
Building + Site	\$7,039,644
<u>Soft Costs</u>	<u>\$1,156,521</u>
Total Project Costs	\$8,196,165
<u>Minus Property Value</u>	<u>\$ 125,690</u>
ESTIMATED TOTAL	\$8,070,475

THANK YOU!



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