

Memo



To: Clay Pearson, City Manager

From: Chad Randall, Asst. Chief of Police – Support Bureau

CC: J.L. Spires, Chief of Police & R.J. Fraser, Assistant Chief of Police
- Operations

Date: January 23, 2019

Re: Justification of Need for a Replacement Animal Shelter

With approximately 900 visitors each month, the Shelter is one of the more visited buildings in the City. The existing Animal Shelter & Adoption Center was built in 1997 when the City population was under 30,000 residents. The Shelter has been expanded twice, once in 2005 (for office space) and again in 2011 (for kennel space) to its current size of 10,100 sq. ft. The Shelter is at or near 100% capacity for dogs and cats on most days, leading to instances requiring euthanasia for space. As has been documented in the Pearland Animal Shelter Needs Assessment & Feasibility Study performed by Quorum, the shelter lobby is cramped, there is limited storage, there is no sally port to prevent animal escapes, and medical space is multi-used for unintended purposes. The shelter *failed* an earlier pre-inspection by the State of Texas in 2018, but was able to come into compliance before the final inspection (the failure was for rat infestation and issues related to the building which have since been resolved/patched).

According to facilities, the shelter had 132 maintenance work orders in just the last 24 months. Plumbing is inadequate, HVAC systems are not designed to shelter standards, and electrical systems are at full capacity, there is no gen-set, very little public parking, constant roof leaks, and major foundational issues in the quarantine area. It is estimated 4 of 5 A/C units will reach end of life within 5 years (cost approximately \$40-60K) and foundation repairs may be exacerbated by signs of erosion on the area behind the building due to the proximity to the creek. **The City building needs to be replaced.**

The proposed Animal Shelter is conservative in design, set to meet requirements for a modern city and near-term demand. City staff met with Quorum designers and from the original proposal, shed thousands of square feet to reach the currently proposed size of 21,000 sq. ft. (about twice the size of the current facility, but designed to take us into the future). The new building dedicates about 1/3 of the space to public/office/administration/clinical and the other 2/3 to kennel/animal space. The proposed bond will permit the City to build a Shelter that properly represents the City to residents, without frills or unnecessary spaces.

The building of an animal shelter requires meeting Texas Administrative Code requirements on structural strength, electric power, storage, waste disposal, washrooms, heating, cooling, ventilation, and lighting. The building also takes into consideration HSUS (Humane Society of The United States) guidelines. In order to operate a safe and sanitary facility, modern Animal Shelters require the following features:

- Unique HVAC to achieve 100% outside air for all animal spaces to meet state requirements and industry standards for proper disease and odor control.
- Sound control to assist in preventing staff from having damaged hearing from loud kennels, as well as offer a quieter environment for the public to visit.
- Extensive and unique plumbing for wash down and disinfection systems, which improve cleaning efficiencies.
- Proper drain slopes installed in the foundation, ensures proper flow of fluids and reduces cross contamination of kennels.
- Impervious and durable flooring and wall materials constructed for harsh chemicals.
- Durable stainless steel cages and kennels to withstand years of abuse from aggressive animals. All must be designed to meet state requirements.
- Outdoor runs for every kennel to allow dogs' access to exterior for exercise and fresh air. This also permits more efficient cleaning.
- Quarantine and isolation areas.
- Commercial grade washers and dryers designed to be durable for staff and volunteers.
- Outdoor exercise and "Get-to-know" areas with synthetic turf that can be disinfected and provide a clean environment for residents wishing to adopt or foster.
- Stainless steel counters and cabinets for durability and easy disinfection.
- Natural daylighting provided to all animal rooms, this keeps animals in a proper circadian rhythm.

A new shelter will project a more adequate image to visitors and residents, improve Live Release percentages by giving staff more time to work with the public and volunteers to adopt/foster animals, create a cleaner/safer environment for the animals and staff, and provide a facility with reduced maintenance costs.

