



**Needs Assessment Study for
Vermilion County Animal Shelter**

DRAFT

August 8, 2024

**Michael Barnard – Architect
In association with Shelter Planners of America**



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1. PURPOSE AND SCOPE OF STUDY

The purpose of this Needs Assessment Study (Study) is to provide information to Vermilion County Department of Animal Regulation and Shelter (VCDAR) that will guide them in regard to their future animal shelter facility needs.

The Study was authorized by Kasey Snyder, Director and the Vermilion County Board, on November 1, 2023 in accordance SPA proposal dated October 30, 2023.

Information in this Study was developed from information provided by VCDAR and observed during our on-site visit on February 27 and 28, 2024. The Study provides a 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 Opinion of Probable Cost.

It should be understood this Study is the first step in planning a new shelter or an addition and renovation. 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 28, 2024, at the Vermilion County Administration Building that lasted about 8 hours. The following were in attendance:

<u>Name</u>	<u>Organization</u>	<u>Title</u>
Kevin Green	Vermilion County Board	Property Committee Chair
Kasey Snyder	Vermilion County Department of Animal Regulation	Director
Jimmy Nelson	Vermilion County Department of Animal Regulation	Shelter Supervisor
Kyle Richards	Vermilion County Maintenance	Supervisor
Dana Clary	Vermilion County Department of Animal Regulation	Accountant Payroll
Michael Barnard	Shelter Planners of America	President

There was also a wrap-up meeting held on February 28,2024 at 5:30pm at the Vermilion County Administration Building with the following in attendance:

<u>Name</u>	<u>Organization</u>	<u>Title</u>
Kasey Snyder	Vermilion County Department of Animal Regulation	Director
Tim McFadden	Vermilion County Board	Committee Chair
Larry Baughn	Vermilion County Board	Committee Chair
Brenna Atchison	Vermilion County Animal Shelter Foundation	Board Member
Kelsi Hurt	Vermilion County Department of Animal Regulation	Adoption Counselor
Lynn Porter	Vermilion County Department of Animal Regulation	Adoption Counselor
Grace Kielich	Vermilion County Department of Animal Regulation	Kennel Team Leader
Dana Clary	Vermilion County Department of Animal Regulation	Accountant Payroll
Michael Barnard	Shelter Planners of America	President

2. REVIEW OF EXISTING FACILITY

General

The Director is responsible for the operation of the existing shelter under the leadership of the Chairman of the Board of Directors. It is not known exactly when the present shelter was constructed, however, it may have been built around 1985. Additions were made in 1995. The shelter contains approximately 10,120 square feet of indoor space.



Front view of existing shelter

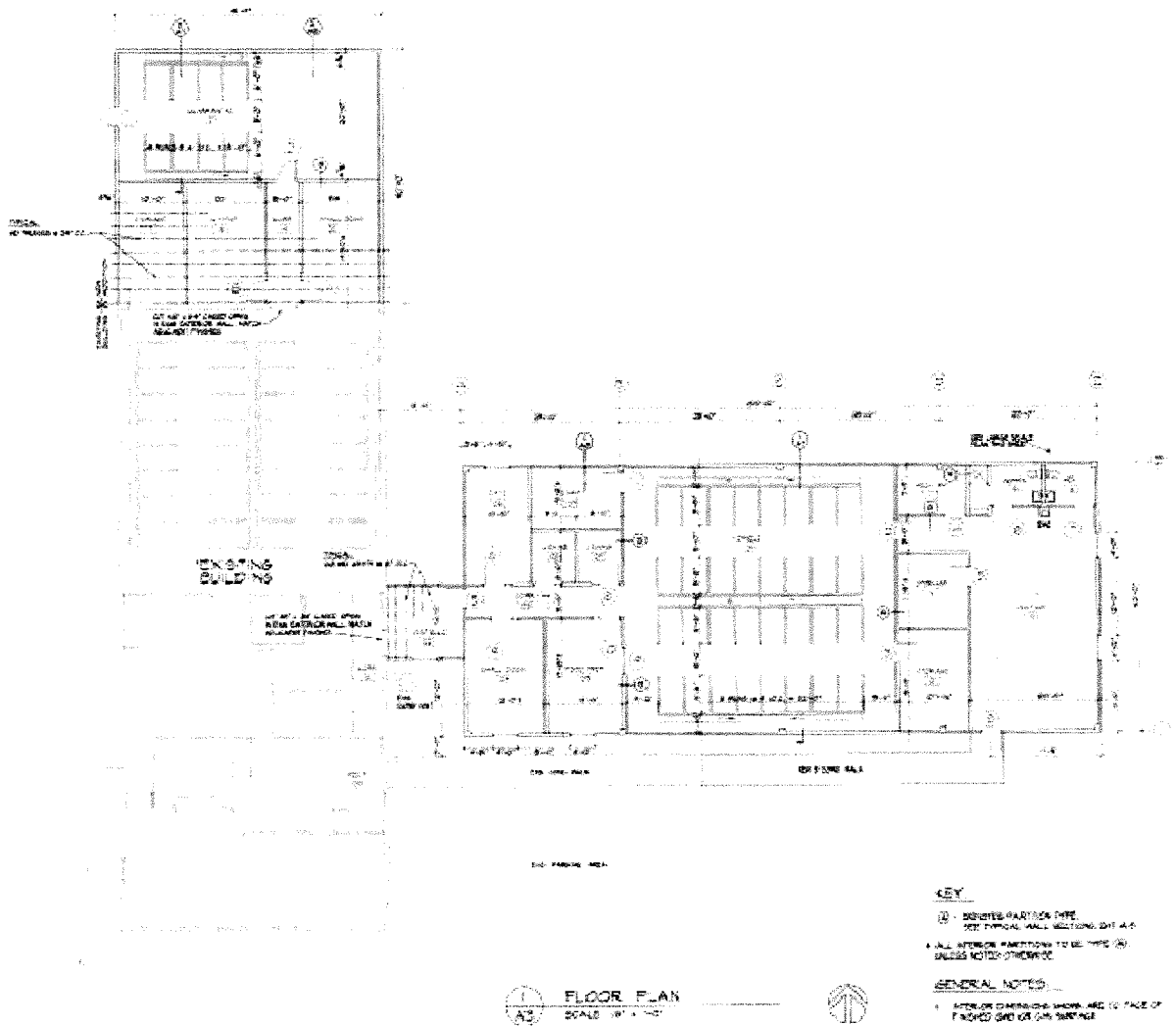


Front view of existing shelter



Rear of existing shelter

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.



Layout of Existing Building

The building lacks circulation and flow patterns for staff and public.

Administrative Areas

The shelter has two lobbies. Two lobbies is desirable to separate the happy experience of adopting an animal and the sad experience of surrendering an animal. However, the two Lobbies are completely separated and when visitors come in the wrong Lobby, it is inconvenient for visitors and staff to get them redirected to the proper location.



Adoption Lobby



Intake Lobby

Dog Housing

The existing shelter only provides each dog with a single compartment. This causes the staff to use more time moving all the dogs in order to clean the kennels every day. To provide proper humane housing, each dog should have two spaces. The Association of Shelter Veterinarians deems it necessary for dogs to have a primary enclosure for daily activity such as sitting, sleeping, and eating separate from where they defecate and urinate as a part of humane care. Most dogs will eliminate in a separate run away from their primary enclosure where their food, water and bedding is located.



The dog kennels only provide single compartment housing. Furthermore, the finish is peeling off in many locations



The ceiling in these dog kennels offers no sound absorption and the room is extremely loud



The dog kennels are arranged to where dogs are looking at each other across the aisle. This increases stress and barking.



Dogs are being housed in crates because the shelter is too small for the needs of the community



This trench drain configuration is basically open sewer in the building and difficult to clean and disinfect

Cat Housing



Cats are housed in stainless steel cages that are acceptable. Some have portholes to allow cats to have two spaces. However, some cat rooms have no natural light.

Support



HVAC units do not provide adequate fresh air and are exposed to view.



The ductwork is exposed to view and is rusted.



The HVAC system is exposed in the room



HVAC air device has dropped down from the ceiling



Ceiling system is missing tiles



Ceiling system is corroded and needs repair or replacement



Air vents are rusted and deteriorating



There are numerous areas in the building where there is no base material to seal the joint between the wall and the floor resulting in a condition that is difficult to clean and disinfect.



There is exposed unfinished wood in numerous locations that cannot be sanitized.



There are numerous locations where the walls are deteriorated and exposed and cannot be sanitized properly



Portions of the floor have exposed/unsealed concrete



Portions of the door frames are corroded and repair or replacement



Food is stored on bare wood shelving that cannot be disinfected



The downspout discharges water at the landing outside the backdoor of the dog kennels and water stands at the door landing after rain



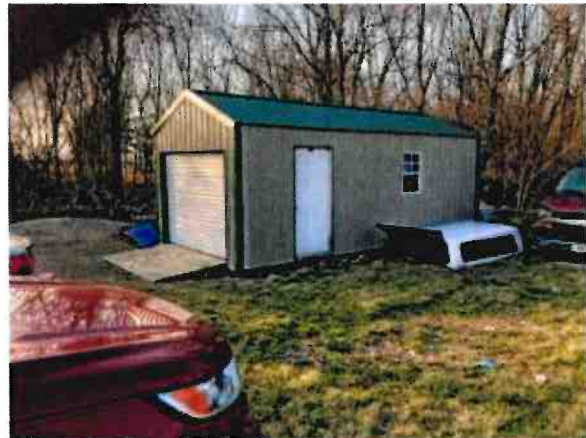
The Sally Port is not used to unload animals because it has been converted to the Laundry Room



Crates are stored outside which causes the plastic ones to deteriorate prematurely



The freezer to store animals that have been euthanized is way in the back of a storage shed and the wood floor is deteriorating



There are multiple storage sheds due to lack of storage in the building

SUMMARY

In summary, the existing shelter is too small for the community, lacks an education center and proper humane animal housing. Furthermore, it has significant deficiencies such as HVAC systems and proper separation of ill animals according to current best practice. In conclusion, the existing shelter should be replaced with a new shelter or expanded and renovated.

3. PEOPLE AND ANIMAL LEVELS

The shelter serves 20 out of 23 jurisdictions in Vermilion County. The population for these 20 jurisdictions is 71,956 for 2023.

The number of animals received at the shelter in 2023 was approximately 2,578. This total is composed of approximately 1,129 dogs, 1,371 cats, and 78 other species (44% dogs, 53% cats and 3% other species).

There are three other animal shelters that serves Vermilion County. But at the time of this Study, we only have received intake information from "HART" with an intake of 326 animals. The 2,578 animals received at the VCDAR shelter in 2023 is 3.6% of the human population. When the intake from HART is considered, the total number of animals received is approximately 2,904. This is 4.03% of the human population served. 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 the Vermilion County shelter is higher than the range of the national average.

Over the next 10 years, the population of Vermilion County is not projected to increase significantly.

Vermilion County Department of Animal Regulation (VCDAR) does not currently alter publicly owned animals or shelter animals. VCDAR sends some animals to the University of Illinois for spay/neuter services. In addition, they have three Veterinarians that regularly come and perform surgeries at a discounted price. The local government ordinances do not require pets to be spayed/neutered.

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 2,364 dogs and cats dispositioned at the shelter in 2023 the breakdown is as follows:

Adoption: approximately 1,722, or approximately 73%, are adopted or transferred. The number of adoptions is good compared to many modern shelters that have adoption rates of 70 – 80%.

Returned to Owner: approximately 261, or approximately 11%, are returned to their owners. The number of returns to owners is on the low end of average when compared to many modern shelters that have return to owner rates between 10-20%.

Euthanized: approximately 269, or about 11%, were euthanized which is on the lower average range of many modern shelters that have rates of 10–20%. However, there is a strong push nationally to move to a 90% live release rate.

Died in Shelter: approximately 112, or about 5%, die in the shelter which is higher than normal.

Projected Animal Housing Need

Before we discuss the proposed animal housing for a possible new shelter or possibly expanding and renovating the existing 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, 200 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 2,400 animals.

Now, assume you kept every animal for FOUR weeks (four times longer) during a one-year period. The same 200 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 2,400 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 200 animals available for adoption at all times. The same 200 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 2,400 adoptions in one year.

Now, assume the organization builds a shelter to house twice as many animals, holding about 400 animals at all times, how many will then be adopted? If all of the 200 visitors adopted, you would still adopt 2,400 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 overpopulation 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 and proposed animal housing along with the Average Length of Stay (ALS). This information is discussed in more detailed below.

Dog Housing Capacity

The existing shelter has a 23 day Average Length of Stay (ALS) for the approximate 1,129 dogs handled per year with the present dog housing capacity of 72.

For a new shelter or for an expanded and renovated shelter, housing for 84 dogs is proposed, which results in an approximate 27 day ALS. 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. Please refer to discussion starting on page 20 above that explains why excess lengths of stay do not really increase adoption.

The Building Space Program, EXHIBIT B, includes housing for 84 dogs which is an increase of 16% over the existing shelter. 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 has a 19.4 day Average Length of Stay (ALS) for the approximate 1,371 cats received per year with the present cat housing capacity of 73. Housing for 100 cats is proposed, which results in a 26.6 ALS. We usually recommend planning based on a maximum of 21 days average length of stay for cats to avoid adverse effects of housing animals in shelters. Please refer to the discussion starting on page 20 above that explains why excessive lengths of stay do not really increase adoption.

The Building Space Program EXHIBIT B includes housing for 100 cats which is an increase of 37% over the existing shelter. Refer to the Animal Housing Section of the Building Space Program for the breakdown of the proposed cat housing.

Other Animal Species

The shelter received approximately 78 other animals made up of a wide variety of species such as rabbits, hamsters, gerbils, guinea pigs, and some birds.

It is recommended that a separate room be provided to accommodate these animals. This room can also be used for a variety of uses over the life of the building.

4. BUILDING SPACE PROGRAM

The Building Space Program is a detailed listing of each room or space proposed to accommodate VCDARS needs. 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. The rooms 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.

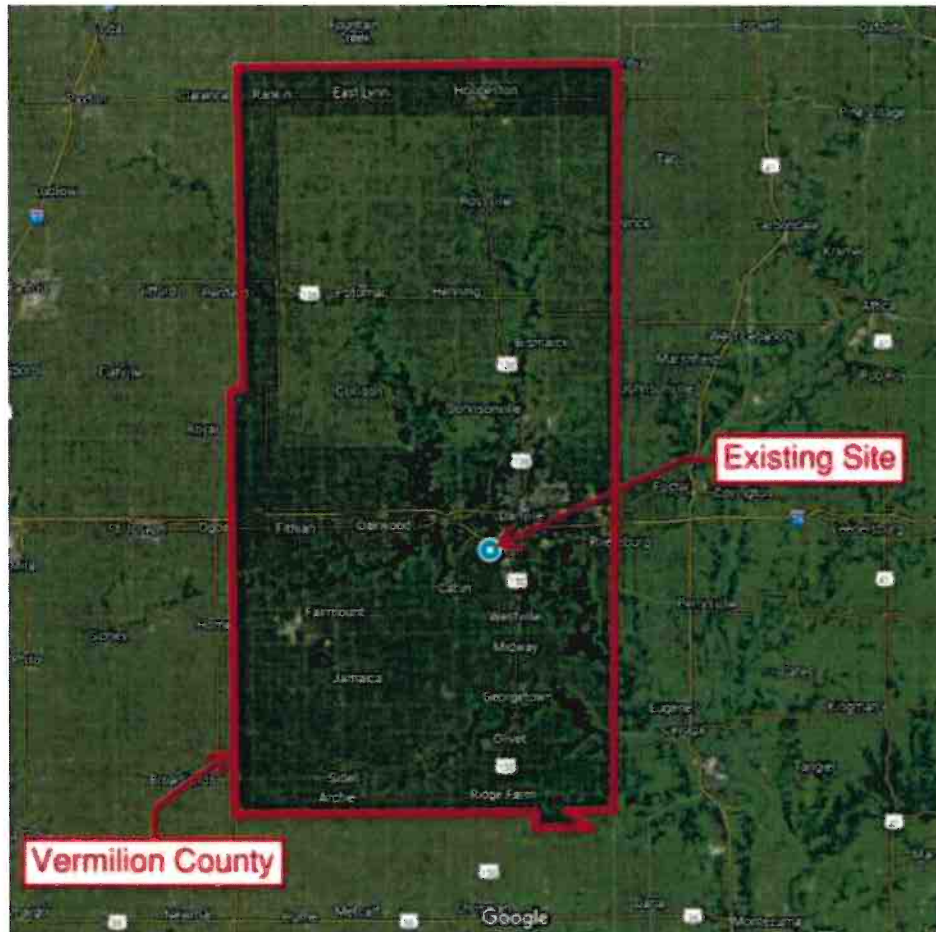
Refer to attached EXHIBIT B dated 7-2-24 for the Proposed Building Space Program.

5. SITE CONSIDERATIONS

The qualifications of a site are very important for the special needs of the shelter. Vermilion County Department of Animal Regulation and Shelter is considering building a new animal shelter or expanding and renovating the existing shelter at the existing site. If VCDAR decides to build a new shelter on a new site, the new site should be selected considering the following criteria. In case VCDAR decides to stay at the existing site, we evaluated the existing site 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. The existing site location is near an elementary school on a well-traveled road and seems reasonable.

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 of Vermilion County is approximately 901 square miles. Therefore, the travel distance can be significant to certain areas to any one location. The site has access on and off of Highway 74 and county Highway 7. The existing site appears to be relatively in the center of the county.



Map of Service Area and Location of the Existing Shelter

C. Suitability: If it is decided to relocate the shelter, it is very important to check potential sites for the following.

The existing site was checked for the following:

1. Availability of utilities such as water, sewer, gas and electricity. The existing site has utility services.
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. According to a phone call made to the city of Tilton, the zoning is classified “Public/Institutional.” In the code of ordinances an “animal shelter” is not allowed “by right.” However, under “Section 320-26” titled “Potential land use definitions” under “(14)(a)” reads “Examples of these land uses include commercial kennels.” We presume if VCDAR decides to stay at the existing site, they will be allowed to expand and renovate, but this will need to be verified by the Authority Having jurisdiction.

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. A detailed survey has been provided and so this can not be confirmed.
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. A detailed survey was not provided at the time of this study, however from our cursory review, it appears an expansion and renovation project could be accomplished.
5. Check for wetland concerns: Each potential site should be examined to make sure it does not have any wet lands or if it does the remaining area is still sufficient for the proposed project. From our cursory Review, according to the National Wetlands Inventory Map the building does not appear to be on wetlands. However, according to the National Wetlands Inventory Map the site appears to be near a "Riverine" wetland.



Wetland Map of Existing Site

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. A complete survey has not been provided at this time, so this cannot be confirmed. But based on the information provided to us, it appears preliminarily the shape of the existing site may be workable for an addition and renovation.

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	19
Volunteers	6
Foster Parking	1
ACO Vehicles	4
Trailers/special vehicles	0
Total	50

The required parking could not be found and will need to be verified with the Authority Having Jurisdiction. 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 existing site is approximately 6.57 acres and it is anticipated that this would be sufficient size for a possible addition and renovation of the existing shelter. If VCDAR decides to build a new shelter at a new site, we suggest they look for a site of 5 to 6 acres. Refer to the following site plan on following page:



Site Plan of Existing Shelter

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 with covered bench area for volunteers or staff
2. Two fenced outdoor get acquainted yards with some covered
3. Outdoor walking trails (use existing if VCDAR remains at the existing site)
4. Two livestock pens and fenced areas
5. One Dumpster
6. Delivery vehicle unloading area with receiving area for 8 wheelers/step vans, bobtail trucks, school buses

G. Summary: The existing site is an acceptable location, and it appears the existing shelter could be expanded and renovated. If VCDAR decides to look for other sites, please allow SPA to review potential sites before purchasing to “test fit” and evaluate to the criteria provided.

6. RECOMMENDED FEATURES

A. Design Concept



**An example of a welcoming new animal shelter by
"Shelter Planners of America"
of about the size needed for VCDAR**

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 or for the expanded and renovated 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 VCDAR for consideration, and they selected convertible kennels with optional overhead doors. 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.

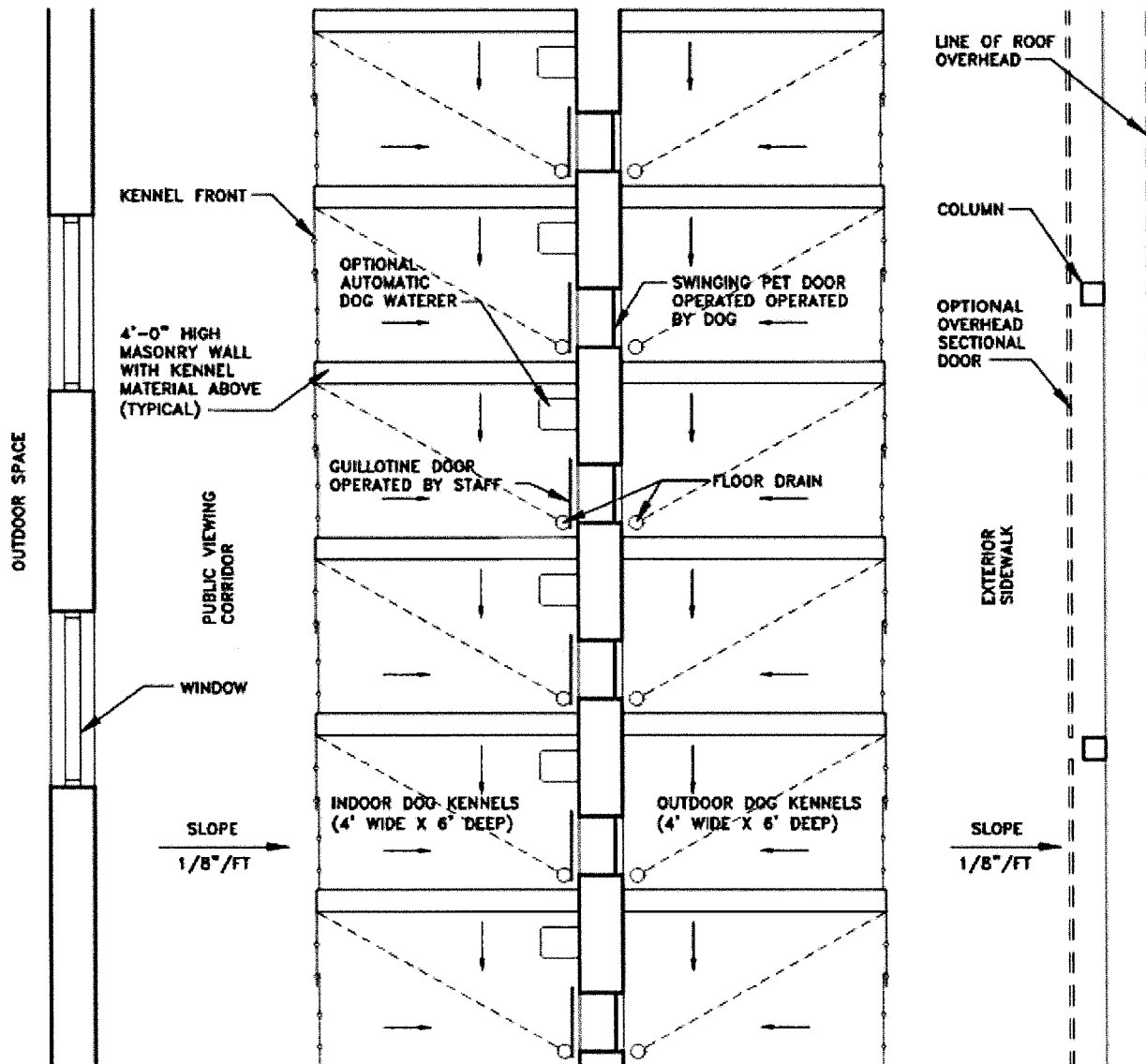


DIAGRAM OF CONVERTIBLE KENNELS (NOT TO SCALE)

The two-compartment kennel design will allow dogs to be kept safe and dry during the cleaning procedure by moving dogs to the other compartment. 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 convertible kennels with the doors open

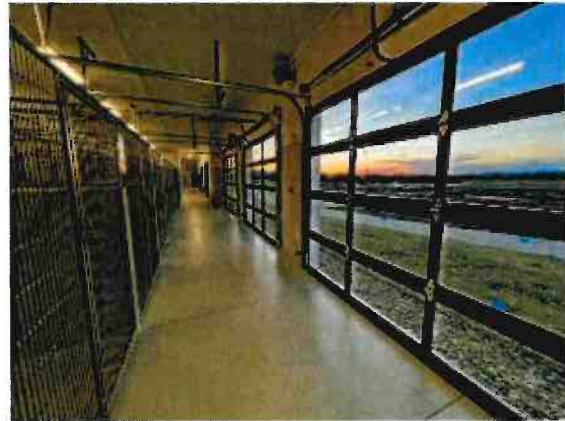


Photo of indoor portion of convertible kennels with the doors closed

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 as this increases their stress levels making them more susceptible to sickness and disease. Using two compartment housing 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.



Cat Community Room with free roam cats



Catio with free roam cats

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.



STONTEC

Decorative Flake Finish Flooring Systems

Dense, stain resistant, epoxy and urethane-based systems in an extensive range of flake finishes and color options. Popular with design teams for applications from pharma labs to university concourses. Perfect for quick installations.



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

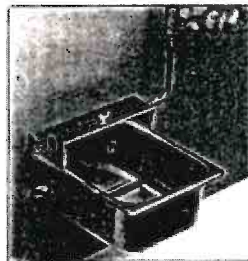
Shelter Planners of America uses special Guillotine doors with an insulated Pet door that prevents loss of heated or cooled air from the kennel.

MODEL 1200

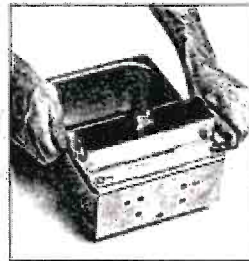
AUTOMATIC KENNEL WATERER

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.

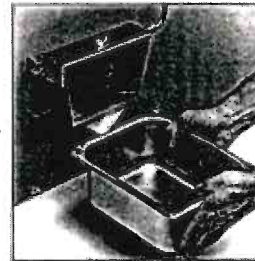
DRINKING BOWL CLEANS FAST AND EASY



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 will 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	Clerk/Payroll	1	1	1.5
2	Adoption Counselors	2		3.5
3	Adoption Manager	1		4.5
4	Animal Control Officer	4		8.5
5	Animal Control Dispatcher	1		9.5
6	Shelter Supervisor	1		10.5
7	Kennel Staff	13		23.5
8	DVM		2	24.5
9	Director	1		25.5

This staffing level is slightly above average compared to other shelters across the Country handling approximately the same number of animals and having similar adoption results. It should be noted that the staffing listed above is for 2024.

Also, in a new or expanded and renovated 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.

8. OPERATING COST

The annual operating cost for 2023 was \$824,869, not including utility costs that were not provided. The average cost per animal handled is approximately \$319 based on 2,578 animals. Nationally, animal shelter operational budgets run between \$350 and \$600 per animal. The Vermillion Animal Shelter operating cost is on the lower end of the normal range when considering allowance for the utility cost.

The proposed new shelter or expanded and renovated shelter will be larger than the present shelter and the cost of utilities will be higher than the existing shelter. We anticipate the operating budget should be increased somewhat to accommodate the increased utility costs and additional staff that will be needed.

Refer to the chart below for the breakdown of cost for each jurisdiction:

Jurisdiction	2023 Human Population	2023 % of Animal Intake to Human Population	2023 Animal Intake	2023 % of Total Intake	Prorated Cost per Jurisdiction
Danville	28206	5.07	1,427	55.43	\$ 457,224.89
Hoopeston	5210	0.84	44	1.71	\$ 14,105.26
Westville	3054	1.60	49	1.90	\$ 15,672.51
Georgetown	3144	2.51	79	3.06	\$ 25,240.99
Tilton	2660	3.50	92	3.61	\$ 29,777.77
Catlin	1905	1.21	23	0.89	\$ 7,341.33
Oakwood	1284	4.36	56	2.17	\$ 17,899.66
Rossville	1176	1.53	18	0.70	\$ 5,774.08
Ridge Farm	756	4.63	35	1.36	\$ 11,218.22
Potomac	666	2.55	17	0.66	\$ 5,444.14
Fairmount	595	2.52	15	0.58	\$ 4,784.24
Bismarck	565	4.07	23	0.89	\$ 7,341.33
Rankin	477	4.19	20	0.78	\$ 6,433.98
Sidell	490	0.61	3	0.12	\$ 989.84
Fithian	474	1.48	7	0.27	\$ 2,227.15
East Lynn	397	0.00	0	0.00	\$ -
Belgium	348	0.86	3	0.12	\$ 989.84
Allerton	255	0.00	0	0.00	\$ -
Alvan (Alvin)	226	5.75	13	0.50	\$ 4,124.35
Indianola	197	4.57	9	0.35	\$ 2,887.04
Henning	251	0.40	1	0.04	\$ 329.95
Muncie	149	0.00	0	0.00	\$ -
Armstrong	288	0.00	0	0.00	\$ -
Olivet	160	0.00	0	0.00	\$ -
Unincorporated Area of County	19023	2.29	644	24.86	\$ 205,062.43
Total	71,956	3.58	2,578	100.00	\$ 824,869.00

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.

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 Decatur, IL in 2024 based on the R.S Means cost guide. Refer to EXHIBIT X for examples of shelters built around the country with the estimated cost per sf adjusted for, Decatur, IL. Unfortunately, there is not construction cost data available specifically for Danville, IL. It is possible the costs in Danville 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 Vermillion 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 C dated 7-2-2024 for the Opinion of Probable Cost for an All New Shelter and Exhibit D dated 7-2-2024 for the Opinion of Probable Cost for an Expansion and Renovation. 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

VERMILION COUNTY ANIMAL SHELTER

Date: 7-2-24

FIGURE 1. EXISTING AND PROJECTED HUMAN POPULATION AND ANIMAL INTAKE

	2023 Human Population Estimate	2023 Actual Animal Intake	2023 Intake as a % of Population	2033 Human Population Estimate	2033 Projected Intake Ratio	2033 Projected Animal Intake	2043 Human Population Estimate	2043 Projected Intake Ratio	2043 Projected Animal Intake
Dogs		1,129	1.57%		1.57%	1,064		1.57%	1,006
Cats		1,371	1.91%		1.91%	1,293		1.91%	1,221
Other		78	0.11%		0.11%	74		0.11%	69
Total	71,956	2,578	3.58%	67,845	3.58%	2,431	64,105	3.58%	2,297

FIGURE 2. CURRENT AVERAGE LENGTH OF STAY (ALS)

Based on Existing Housing Spaces			
	2023 Actual Intake	Existing Housing Spaces	Current ALS
Dogs	1,129	72	23
Cats	1,371	73	19.4
Other	78	0	-
Total	2,578	145	

FIGURE 3. PROPOSED ANIMAL HOUSING NEEDS

	Projected Animal Intake	ALS	Number of Animals to be Housed
Dogs	1,129	27	84
Cats	1,371	28.6	100
Other	78	28	6
Total	2,578		190

**BUILDING SPACE PROGRAM
VERMILION COUNTY ANIMAL SHELTER**

DATE: 7/2/24

Summary:	Interior	Exterior
A. Administrative	4,293	
B. Medical Clinic	1,620	
C. Animal Housing (Interior)	6,734	
D. Animal Housing (Exterior)	3,409	4,122
E. Animal Support Area (Interior)		1,200
F. Animal Support Area (Exterior)		5,322
TOTAL SF	16,055	
COMBINED SF	21,377	

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	300	300	Some Cat housing on display from Adoption Lobby	Visitor seating for 10. Large screen TV. Sponsor Wall. Retail display shelf not required per Client.
2 Vestibule for Adoption Lobby	1	80	80		Visitor seating for 4, wall to separate from Adoption Lobby but provide a door to allow people to go to the other side in case they come in the wrong door.
3 Animal Control Lobby	1	150	150		
4 Vestibule for Admissions Lobby	1	80	80		Arrange counter to serve both the Adoption Lobby and the Animal Control Lobby. Space for 2 staff on Adoption side and 1 staff on the Animal Control side and yet be connected to conserve staff time.
5 Customer Service Counter (3 Customer Service Representatives at counter)	1	180	180		Semi-private space with desk where potential Adopters can fill out paperwork and then an Adoption Counselor can come speak with them.
6 Adoption Interview Space	2	80	160	Adjacent to Adoption Lobby	Semi-private space with desk for staff to meet with someone about surrender
7 Surrender Counseling Space	1	80	80	Adjacent to Animal Control Lobby	Seating for 30 in chairs or 16 at training tables. Used as indoor dog Behavior Training during the winter. This room is also used as "volunteer central"
8 Education Center (Multi-purpose Meeting Room)	1	450	450	Adjacent to Lobby for after-hours use, including use of toilet	Large enough to store all the tables and chairs when the room is used for dog behavior training in winter.
9 Education Center Storage	1	100	100	Adjacent to Education Center	Not required per client
10 Meeting Room Kitchen	0	80			One mens, one womens but can be used as unisex. Verify code minimum.
11 Public Toilets	2	60	120		

EXHIBIT B

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						
12 Director	1	1	100	100		Evidence locker/Built-in safe
13 Shelter Supervisor	1	1	100	100		
14 Group Office for Two	1	2	60	120		1 desk for Operations Manager 1 desk for Clerk / Payroll
15 ACO Supervisor's Office	1	1	100	100		1 desk for future Event Marketing Coordinator
16 ACO Group Office	1	4	60	240		1 desk for future Foster / Transfer Coordinator 1 desk for future Volunteer Coordinator
17 Group Office for Three	1	3	60	180		Copy machine, 3 filing cabinets Counter with sink, dishwasher, microwave, refrigerator, coffee maker, seating at table for 4, time clock
OTHER ADMIN. SPACES						
18 Workroom	1		100	100	near admin offices	
19 Staff Breakroom	1		150	150	Consider access to outdoor space	
20 Staff Locker Alcove	1		40	40	Alcove in a staff only corridor	20 Lockers for staff 1' x 1' x 6'
21 Staff Toilets	2		60	120	Near staff areas & medical clinic	Unisex is acceptable. Verify to comply with code.
22 Staff Shower Room	0		-	-		Not required per Client
23 Volunteer Lockers	1		24	24	Education Center	12 lockers 1'X1'X1'. Counter with sink and under-counter refrigerator.
24 Volunteer Breakroom	0		-	-		Not required per Client. Plan to use Education Center
25 Mechanical/ Elec Room	1		150	150		
26 Data/Phone Closet	1		40	40		
27 Janitorial Closet	1		50	50		
28 Donation Alcove	1		16	16	Adoption Lobby	Janitor sink, metal shelves for janitorial space to place donated items out of sight until sorted
29 Foster Storage	1		36	36	Adoption Lobby	shelves items distributed to Fosters such as litter, food, formula, crates
30 Storage for Give Away Program	1		36	36	Animal Control Lobby	shelves items distributed to divert surrender such as litter, food, formula, crates, leashes, bowls
Subtotal:				3,302		
Net to Gross SF Factor 30%:				991		
Departmental Gross Area:				4,293		

EXHIBIT B

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	1		150	150		open floor space for crates when people first bring their animal in the morning.
2	Medical Reception Desk (space for 1 staff)	1		80	80		
3	Prep/Treatment Room	1		200	200		1 peninsula style wet exam table, scrub sink, space for 4 dogs to recover on floor
4	Pre-Op/Post-Op Holding - Dogs	1		100	100		10 cages (4 large, 6 medium)
5	Pre-Op/Post-Op Holding - Cats	1		130	130		16 cages
6	Feral Cat Holding Alcove	1		30	30		widen corridor to sit 15 crates on the floor out of the way.
7	Surgery Room	1		240	240		Two surgery tables, Instrument Storage cabinet, space for 4 dogs to recover on floor (TBD), view windows to prep area and to dog and cat recovery
8	Work Stations for Vet Techs	2	2	36	72		Vet Techs and Vet will share 2 work stations
9	Laboratory / Pharmacy Alcove	1	1	84	84		Counter top approximately 15' long with sink. Includes controlled drug storage and medical refrigerator.
10	Medical Supply Room	1		80	80		shelving for all medical supplies
11	X-Ray Room	0		-	-		Not required per Client
12	Clean Up Area	1		80	80		Countertop with sink, 1 autoclave
13	Staff Toilet	0		-	-		Not required per Client
14	Medical Laundry	0		-	-		Not required per Client
	Subtotal:				1,246		
	Net to Gross SF Factor 30%:				374		
	Departmental Gross Area:				1,620		

EXHIBIT B

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	5	2	10	6.0 x 6.0	36	30	330		See corresponding Exterior Run
2 Adoption Dog Runs - Standard	32	1	32	4.0 x 6.0	24	20.0	1,408		See corresponding Exterior Run
3 Stray Dog Runs - Jumbo	2	1	2	6.0 x 6.0	36	30	132		See corresponding Exterior Run
4 Stray Dog Runs - Standard	18	1	18	4.0 x 6.0	24	20.0	792		See corresponding Exterior Run
5 Nursing Mother Dogs - Jumbo	0	1	0	6.0 x 6.0	36	30	-		See corresponding Exterior Run
6 Medical Observation Dog Runs	3	1	3	4.0 x 6.0	24	20.0	132		See corresponding Exterior Run
7 Medical Isolation Dog Runs	3	1	3	4.0 x 6.0	24	20.0	132		See corresponding Exterior Run
8 Quarantine Dog Runs	4	1	4	4.0 x 6.0	24	20.0	176		See corresponding Exterior Run
9 Puppy Pens	6	2	12	4.0 x 5.0	20	25	270		See corresponding Exterior Run
10 Transfer Dog Runs - Jumbo	0	2	0	6.0 x 6.0	36	30	-		See corresponding Exterior Run
11 Transfer Dog Runs - Standard	0	1	0	4.0 x 6.0	24	20	-		See corresponding Exterior Run
TOTAL DOGS:			84						
12 Adoption Cat Room - Adult	44	1	44		5	12	748		Each cat is housed in a 2-compartment cage.
13 Adoption Cat Room - Kitten	0		0						
14 Cat Community Rooms (18 SF / cat Free Room)	3	4	12	8.0 x 9.0	72		216	Lobby	
15 Stray Cat Room - Adult	4	1	4		5	12	68		Each cat is housed in a 2-compartment cage.
16 Stray Cat Room - Feral	16	1	16		5	12	272		
17 Stray Cat Room - Kitten	0		0		5	12	-		
18 Nursing Mother Cats	6	1	6		5	12	102		
19 Medical Observation Cats - Non-Viewable	6	1	6		5	12	102		Each cat is housed in a 2-compartment cage.
20 Medical Isolation Cats - Non-Viewable	6	1	6		5	12	102		Each cat is housed in a 2-compartment cage.
21 Quarantine Cat Room - Viewable by public	6	1	6		5	12	102		Each cat is housed in a 2-compartment cage.
TOTAL CATS:			100						
22 Other Animals	6	1	6		4	12	96		
Subtotal:							5,180		
Net to Gross SF Factor 30%:							1,554		
Departmental Gross Area:							6,734		

EXHIBIT B

SECTION D - ANIMAL HOUSING - OUTDOOR COVERED

Room or Space	No. of Spaces	Animals per Space	Size	SF of Each	SF of Walkway	Total SF	Adjacent to or Near	Equipment / Comments
1 Adoption Dog Runs - Jumbo	5	2	6.0 x 8.0	48	30	390		See corresponding Interior Run
2 Adoption Dog Runs - Standard	32	1	4.0 x 8.0	32	20	1,664		See corresponding Interior Run
3 Stray Dog Runs - Jumbo	2	1	6.0 x 8.0	48	30	156		See corresponding Interior Run
4 Stray Dog Runs - Standard	18	1	4.0 x 8.0	32	20	936		See corresponding Interior Run
5 Nursing Mother Dog Runs - Jumbo	-	1	6.0 x 8.0	48	30	-		See corresponding Interior Run
6 Medical Observation Dog Runs	3	1	4.0 x 8.0	32	20	156		See corresponding Interior Run
7 Medical Isolation Dog Runs	3	1	4.0 x 8.0	32	20	156		See corresponding Interior Run
8 Dog Quarantine Runs	4	1	4.0 x 8.0	32	20	208		See corresponding Interior Run
9 Puppy Runs -	6	2	4.0 x 6.0	24	20	264		See corresponding Interior Run
10 Transfer Runs - Jumbo	-	1	6.0 x 8.0	48	30	-		See corresponding Interior Run
11 Transfer Runs - Standard	-	2	4.0 x 8.0	32	20	-		See corresponding Interior Run
12 Puppy Sun Porch	1		8.0 x 8.0	64		64		See corresponding Interior Run
12 Cat Sun Porch	2		8.0 x 8.0	64		128		See corresponding Interior Run
Subtotal:						4,122		
Departmental Gross Area:						4,122		

EXHIBIT B

SECTION E - ANIMAL SUPPORT AREA - INTERIOR

Room or Space	No. of Rooms	SF of Each	Total SF	Adjacent to or Near	Equipment / Comments
1 Animal Receiving	1	200	200	Near Admissions Lobby and Sally Port	Counter with sink, under counter refrigerator, exam table, scales, microscope, space to photograph animals
2 Dog Intake Holding	1	144	144	Animal Receiving	four 3'x4' pens
3 Cat Intake Holding	1	64	64	Animal Receiving	8 cat cages
4 Get Acquainted Rooms	3	80	240		
5 Behavior Assessment & Training	1	600	600		Two for dogs and one for cats
7 Animal Kitchen	2	100	200	One near dogs, one near cats	Counter with 2-compartment sink, enrichment storage, commercial dishwasher, and under counter refrigerator, cats have litter pan utility sink
8 Food and Litter Storage	1	150			
9 Dog Laundry	1	240	240		2 Commercial washers and 2 dryers for dogs, with folding tables, shelves and space for carts. Enrichment storage.
9 Cat Laundry	1	150	150		1 residential washer and dryer for cats, enrichment storage.
10 Cleaning Equipment Room	3	80	240	Adoption dogs, stray dogs, medical dogs, cats	Cleaning supplies, pressure wash equipment, space for janitor's sink, trash cans, etc. Cat soiled utility sink and grooming
11 Grooming Room	1	100	100		1 Grooming tub, 2 Grooming dryers, 1 Grooming Table
12 Tool Room	1	64	64		Work bench for tools, shelves for supplies.
18 Euthanasia Room	1	150	150	Freezer	stainless steel counter with sink, dry exam table, drug storage
20 Post Euthanasia Holding	1	80	80		2 Chest type cooler for heads
21 Walk-in Freezer	0				Not required per client
22 Mechanical Room	1	150	150		
Subtotal:			2,622		
Net to Gross SF Factor 30%:			787		
Departmental Gross Area:			3,409		

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 desirable but back in is in kitchen and laundry spaces
2 Enrichment Storage	0				
3 Event Storage	1	100	100		
4 Trap Storage	1	100	100		
5 Crata Storage	1	100	100		
6 Storage for Animal-Related Items	1	400	400		
Subtotal:			1,200		
Departmental Gross Area:			1,200		

EXHIBIT C

OPTION 1 - ALL NEW SHELTER OPINION OF PROBABLE COST VERMILION COUNTY ANIMAL SHELTER DATE: 7-2-24

Based on New Construction on a New Site:

	2033
Fully Enclosed Space - SF :	16,055
Exterior Space - SF :	5,322
Total SF :	21,377

	New Construction Total SF	LOW	HIGH
		Total Cost at \$442.00 Per SF	Total Cost at \$517.00 Per SF
Fully Enclosed Space			
A Administrative Areas	4,293		
B Medical Clinic	1,620		
C Animal Housing - Interior	6,734		
D Animal Support Areas - Interior	3,409		
Subtotals:	16,055	\$ 7,096,159	\$ 8,300,258
Exterior Space	Total SF	\$309.40 Per SF	Total Cost at \$361.90 Per SF
E Animal Housing - OUTDOOR COVERED	4,122		
F Animal Support Areas - Exterior - UNFINISHED SPACE	1,200		
Subtotals:	5,322	\$ 1,646,627	\$ 1,926,032
Building - Sub-Totals:	21,377	\$ 8,742,786	\$ 10,226,290
Site Work & Parking	Low High 10% 15%	\$ 874,279	\$ 1,533,944
Total Construction Cost		\$ 9,617,064	\$ 11,760,234
	Total Cost / SF	\$ 450	\$ 550

Consider Budgeting for the following:

Soft Costs	15%		
(AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.)		\$ 1,442,560	\$ 1,764,035
Contingency	5%	\$ 552,981	\$ 676,213
Escalation - One Year	5%	\$ 580,630	\$ 710,024
Estimated Total Project Cost		\$ 12,193,235	\$ 14,910,506

*Note: 1. This does not include the cost of land.

2. Please note, the Opinion of Probable Cost provided is based on historical costs of other animal shelter projects, but the construction market is extremely unpredictable at this time.

EXHIBIT D

OPTION 2 - EXPANSION AND RENOVATION

OPINION OF PROBABLE COST

7/2/2024

Vermillion County Animal Regulation and Shelter

SPA Comm No. 1325

	SF	Low End		High End	
		Cost/SF	Cost	Cost/SF	Cost
A New Construction (AC Space)	7,135	\$434 /SF	\$ 3,096,590	\$495 /SF	\$ 3,531,825
B New Construction (Non-AC Space)	4,122	\$304 /SF	\$ 1,252,264	\$347 /SF	\$ 1,428,273
C Renovation of Existing Building (AC Space) - Heavy	8,920	\$289 /SF	\$ 2,580,850	\$330 /SF	\$ 2,943,600
D Renovation of Existing Building (Non-AC Space)	1,200	\$203 /SF	\$ 243,040	\$231 /SF	\$ 277,200
Total Building Area					
Building Cost - Sub-Total	21,377		\$ 7,172,744		\$ 8,180,898
Site Work & Parking			\$ 717,274		\$ 1,227,135
Total Construction Cost			\$ 7,890,018		\$ 9,408,033

Consider Budgeting for the following:

Soft Costs			\$ 1,183,503		\$ 1,411,205
AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.	15%				
Contingency	5%		\$ 35,864		\$ 61,357
Escalation - One Year	5%		\$ 455,469		\$ 544,030
Estimated Total Project Cost			\$ 9,564,854		\$ 11,424,624

EXHIBIT E

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 2024, DECATUR, IL DOLLARS \$465/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.

**Arlington Animal Services
Arlington, TX**



**Beaufort County Animal Services &
Hilton Head Humane Association
Beaufort County, SC**

Project Information:

- Publicly Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Project Size: 20,000 SF
- Site Size: 4 acres (extensive site work)
- Quality: High



PROBABLE CONSTRUCTION COST IN 2024, DECATUR, IL DOLLARS \$609/SF

This is a County owned facility that is Jointly Operated. The campus contains the County's Animal Control Department, the Hilton Head Humane Association's Adoption Center, and a large Spay-Neuter Clinic that performs over 7,500 surgeries per year, for not only the County shelter, but provides low cost services to the public. The facility houses 61 Dogs and 88 Cats.

**Beaufort County Animal Services &
Hilton Head Humane Association
Beaufort County, SC**



Lafayette Animal Shelter & Care Center Lafayette, LA



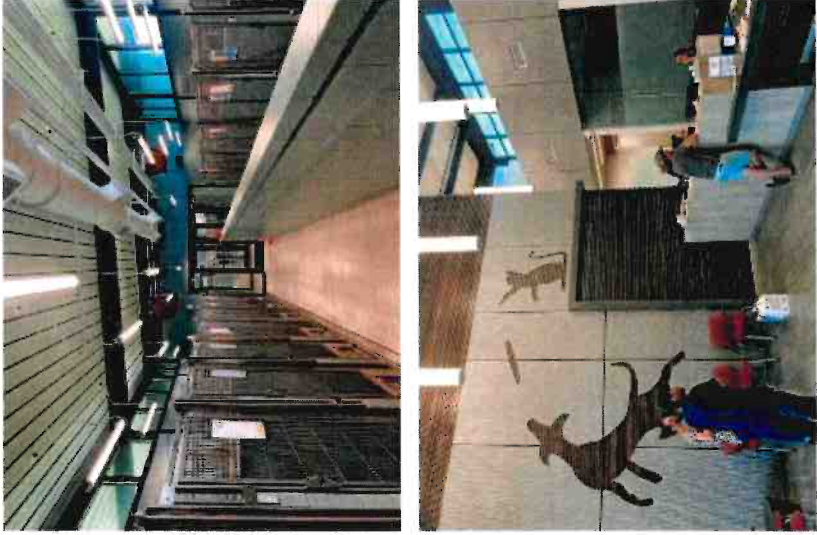
Project Information:

- Public Bid
- Project Delivery Method: CMAR
- Type of Construction: Steel frame
- Flooring Type in Dog Kennels: Sealed Concrete
- Dog Kenneling: welded stainless steel
- Countertops: Solid Surface
- Project Size: 21,400 SF
- Site Size: 4.5 acres
- Quality: High

PROBABLE CONSTRUCTION COST IN 2024, DECATUR, IL DOLLARS **\$537/SF**

The facility houses 96 Dogs and 80 Cats.

Lafayette Animal Shelter & Care Center
Lafayette, LA



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 2024, DECATUR, IL DOLLARS **\$411/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**



Springdale Animal Shelter- with Clinic and Education Center

Springdale, AR

Project Information:

- Public Bid
- Project Delivery Method: CMAR
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- Project Size: 12,780 SF
- Site Size: 3 acres
- Quality: High



PROBABLE CONSTRUCTION COST IN 2024, DECATUR, IL DOLLARS \$599/SF

Springdale Animal Services is owned and operated by the City of Springdale. This area is experiencing significant population growth. The facility is designed to house 76 Dogs and 72 Cats.

Springdale Animal Shelter
Springdale, AR



Tippecanoe County Animal Shelter Lafayette, IN



Project Information:

- Public Bid
- Project Delivery Method: Construction Manager-Advisor
- Type of Construction: Wood Frame
- Dog Kenneling Material: Welded Stainless Steel and Porcelain tile walls
- Flooring in Dog Kennels: Epoxy Resinous
- 100% of Outside Air for Animals
- Project Size: 16,062
- Site Size: less than 3 acres
- Quality: Medium/High
- All indoor/outdoor dog kennels with two-compartment housing.

PROBABLE CONSTRUCTION COST IN 2024, DECATUR, IL DOLLARS \$456/SF

The facility houses 68 Dogs and 157 Cats.

**Fort Bend County Animal Services
Rosenberg, TX**

Project Information:

- Public Bid
- Project Delivery Method: Design-Build
- Type of Construction: Pre-Engineered Metal Building
- Flooring Type in Dog Kennels: Sealed Concrete
- Dog Kenneling: Chainlink
- Countertops: Plastic Laminate
- HVAC System: Dog Kennels have heat and ventilation only, no air-conditioning
- Project Size: 5,500 SF
- Site Size: 0.25 acres
- Quality: Low



PROBABLE CONSTRUCTION COST IN 2024, DECATUR, IL DOLLARS \$291/SF*

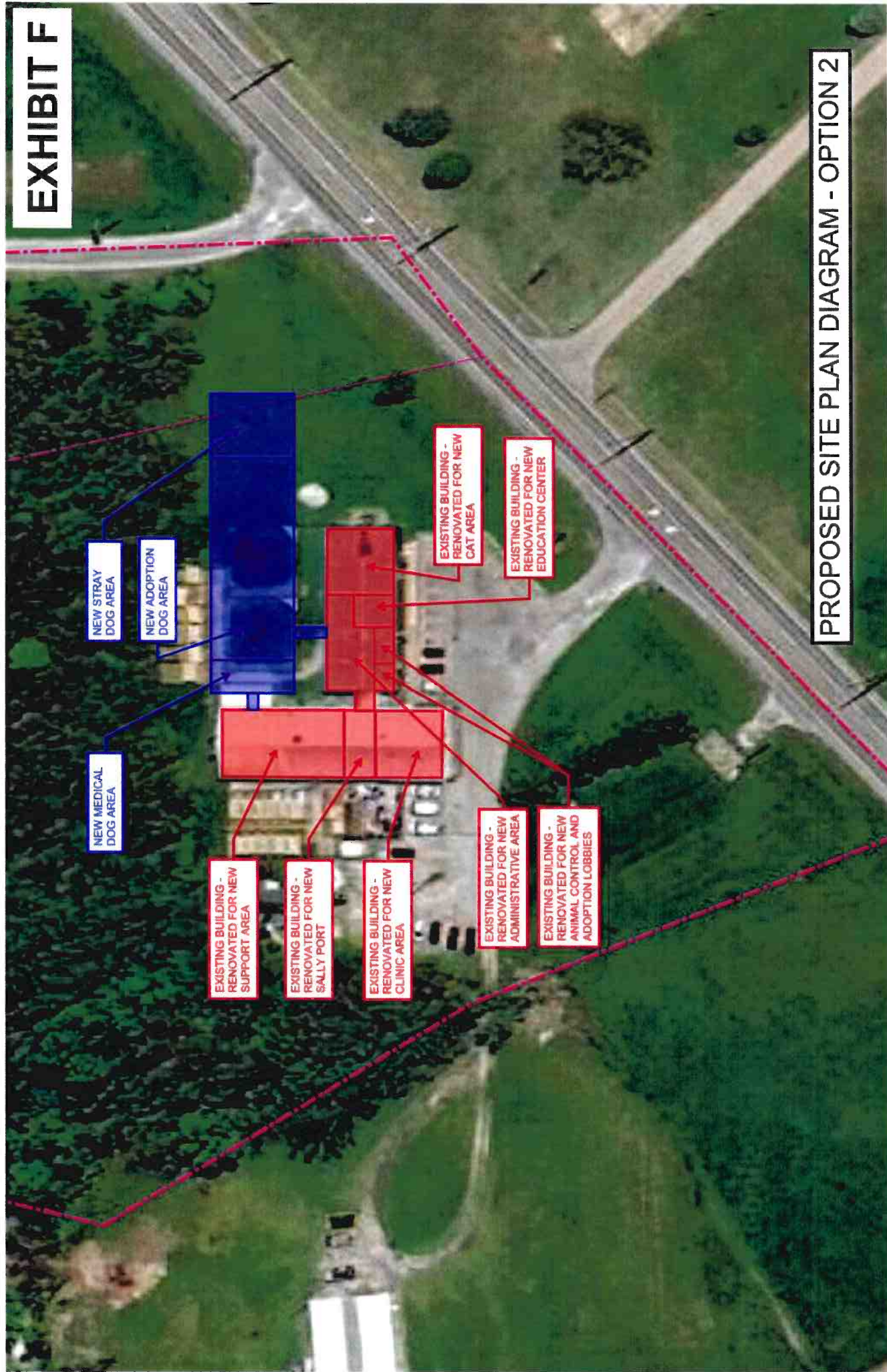
* 10% mark up is added to the construction cost since the Owner provided much of the sitework.

This is a County owned facility that was built on a tight budget and had to meet the local flood requirements since this site is in an area subject to flooding. The facility features ACO offices, a large conference room, and medical clinic. The facility is designed to house 38 Dogs and 12 Cats.

**Fort Bend County Animal Services
Rosenberg, TX**



EXHIBIT F



PROPOSED SITE PLAN DIAGRAM - OPTION 2

Email List for community needs assessment for the Vermilion County Animal Shelter:

1. _____

2. _____

3. _____

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13. _____