



Needs Assessment Study for Harnett County Animal Services

October 3, 2022



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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 Harnett County (HC) that will guide them in regard to their future facility needs.

The Study was authorized by Brent Trout, County Manager on July 5, 2022 in accordance SPA proposal dated June 1, 2022.

Information in this Study was developed from information provided by HC and observed during our on-site visit on August 8th and 9th, 2022. The Study provides a brief statement about the existing facility, looks at people and animal levels current and projected, 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 was held on August 8th and 9th, 2022, at Harnett County Offices that lasted about 6 hours. The following were in attendance:

<u>Name</u>	<u>Organization</u>	<u>Title</u>
Brent Trout	Harnett County Administration	County Manager
Coley Price	Harnett County Administration	Assistant County Manager
Kenneth Snipes	Harnett County Administration	Facilities Manager
Barry Blevins	Harnett County Animal Services	Director
Mike Barnard	Shelter Planners of America	President

There was also a separate presentation held with the County Commissioners on August 9th, 2022.

2. EVALUATION OF EXISTING FACILITIES

General

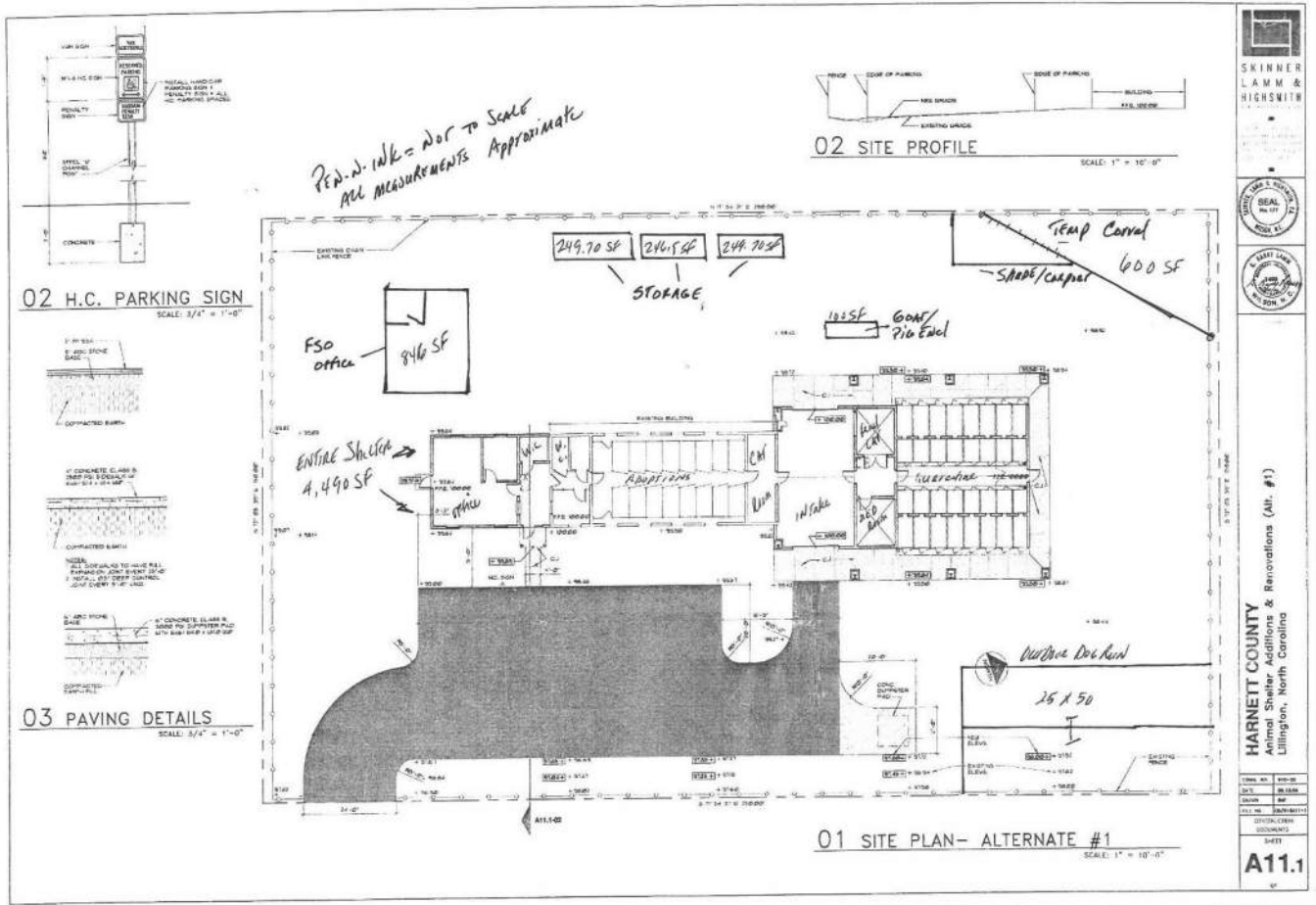
Harnett County Animal Services started in 1950. The Animal Services Manager is responsible for the operation of the existing shelter. The present shelter was constructed in 1985, renovations were made in 2004. The shelter contains approximately 8,032 square feet of indoor space, some storage sheds and some outdoor dog and livestock pens.



Front view of existing shelter



Back of existing shelter



Floor Plan 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.

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

3. PEOPLE AND ANIMAL LEVELS

The shelter serves Harnett County except for the City of Dunn with a total people population of approximately 140,896 for 2022. It should be noted that the HCAS had a different director running the shelter from the end of 2019 until approximately ¾'s through 2021. The intake was managed differently and therefore these years are not an accurate representation of the needs of the County. Because of this discrepancy, the 2022 intake is estimated based on the intake from January 1, 2022 to August 8, 2022. The estimate number of animals that will possibly be received at the shelter in 2022 to be approximately 3,128. This total is composed of approximately 1,322 dogs, 1,579 cats, and 227 other species. (43% dogs and 57% cats)

There is one other animal shelter in the County in the City of Dunn, but HCAS does not serve them. It should be noted the human population for Harnett County also includes the approximately 10,000 people in the City of Dunn.

Nationally, the number of animals normally received at local shelters annually is 2-3% of the human population. For Harnett County's 140,896 people this would translate into potentially 2,817 – 4,227 animals turned into the shelter. This means the number of animals we anticipate HCAS to receive this year should be within the range of the national average at 2.2% of the human population. While the number of animals received is within national averages there is a still animal over-population challenge.

Over the next 20 years, the population of Harnett County is projected to increase to approximately 176,491, a 25% 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.

As discussed on the previous page, the 2022 intake is estimated based on the intake from January 1, 2022 to August 8, 2022. The following estimated disposition is based on the disposition information we received from January 1, 2022 to August 8, 2022. If the shelter intakes 3,161 dogs and cats as predicted, the projected disposition is as follows:

(Please note the break down below does not represent full 2022 information and is only an estimation)

Adoption: approximately 2,568, or approximately, 81.24% are anticipated to be adopted. The number of adoptions is on a good trend compared to many modern shelters that have adoption rates of 70 – 80% but improvements are still needed.

Returned to Owner: approximately 104, or approximately 3.29%, are anticipated to be returned to their owners. The number of returns to owners is trending low when compared to many modern shelters that have return to owner rates between 10-20%.

Euthanized: approximately 483, or about 15.28%, are anticipated to be euthanized which trends in the average 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 6, or about 0.19%, are anticipated to die in the shelter which trends 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, 300 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 3,600 animals.

Now, assume you kept every animal for FOUR weeks (four times longer) during a one-year period. The same 300 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 3,600 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 100 animals available for adoption at all times. The same 300 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 3,600 adoptions in one year.

Now, assume the organization builds a shelter to house twice as many animals, holding about 200 animals at all times, how many will then be adopted? If all of the 300 visitors adopted, you would still adopt 3,600 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 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 9 day Average Length of Stay (ALS) for the approximate 1,322 dogs anticipated to be handled by the end of this year with the present dog housing capacity of 32.

For the new shelter, we propose that housing for 56 dogs be provided, which results in an approximate 14 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 8 above that explains why excess lengths of stay do not really increase adoption.

The Building Space Program, EXHIBIT B, includes housing for 56 dogs which is an increase of 75% over the existing shelter and results in a 14 day ALS. 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 9 day Average Length of Stay (ALS) for the approximate 1,579 cats anticipated to be handled by the end of this year with the present cat housing capacity of 38. We propose housing for 66 cats be provided, which results in a 14 ALS. We usually recommend planning based on a maximum of 14 days average length of stay for cats to avoid adverse effects of housing animals in shelters. Please refer to the discussion starting on page 8 above that explains why excessive lengths of stay do not really increase adoption.

The Building Space Program EXHIBIT B includes housing for 66 cats which is an increase of 74% over the existing shelter and results in a 14 day ALS. Refer to the Animal Housing Section of the Building Space Program for the breakdown of the proposed cat housing.

Other Animal Species

The shelter is anticipated to handle approximately 227 other animals by the end of this year made up of a wide variety of species such as rabbits, hamsters, gerbils, pigs, and horses.

HCAS has requested a separate room within the shelter with shelves and windows provided as well as 2 outdoor 15' x15' pens to accommodate these animals. This room can also be used for a variety of uses.

4. BUILDING SPACE PROGRAM

The Building Space Program is a detailed listing of each room or space proposed to accommodate HCAS needs based on a 10 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. 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.

Since Harnett County is in an area of rapid growth, we propose the County consider designing and constructing the project in phases. Phase 1 would accommodate a 10 year growth but be designed to where it could be easily added onto with a Phase 2 if the anticipated new population growth comes as expected.

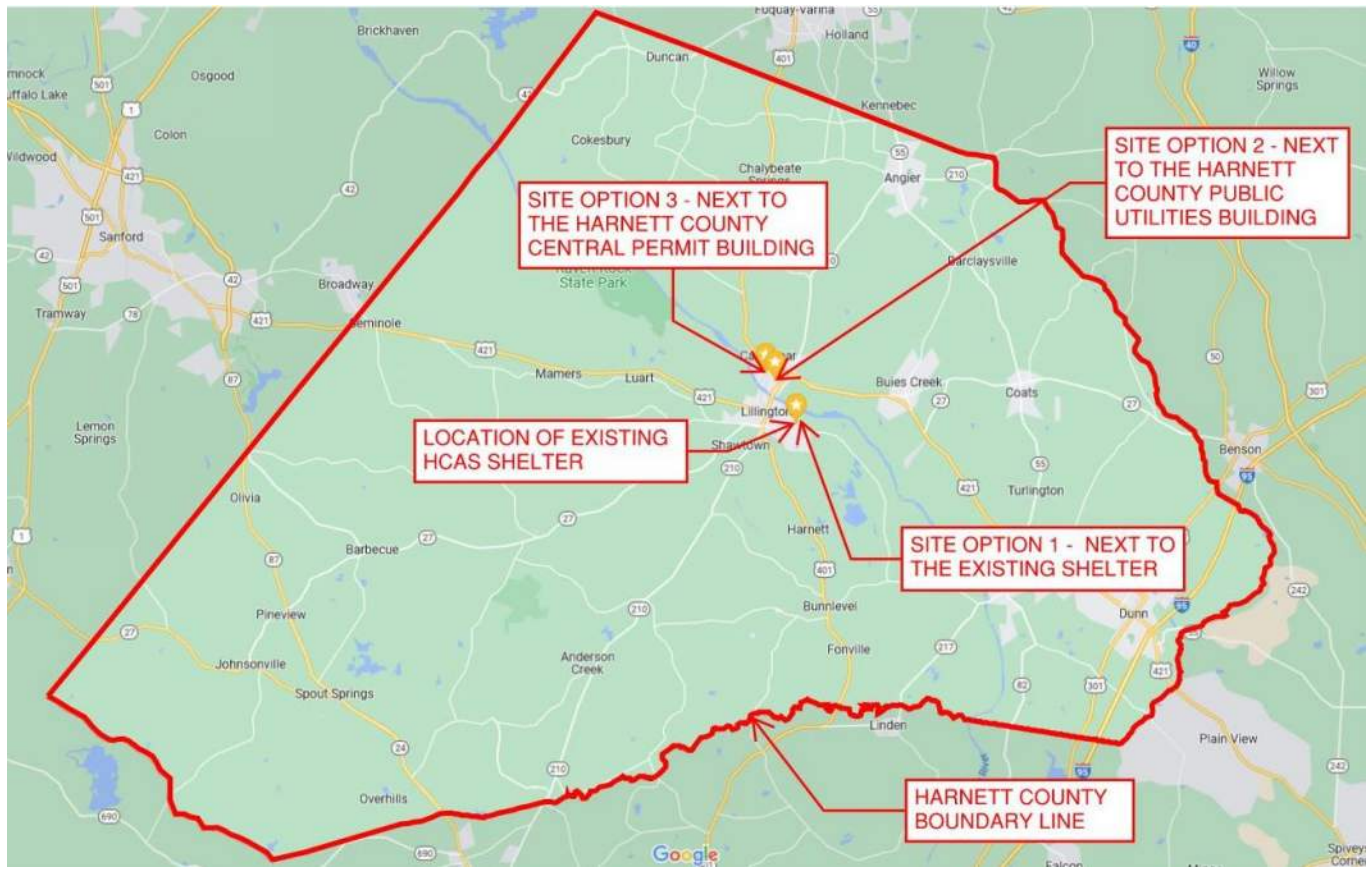
Refer to attached EXHIBIT B dated 10-3-2022 for the Proposed Building Space Program.

5. SITE CONSIDERATIONS

The qualifications of a site are very important for the special needs of the shelter. HCAS is considering moving to a new site. The proposed new sites for HCAS were examined for 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 Harnett County which is approximately 601 square miles; therefore, the travel distance can be significant to certain areas from any one location. The proposed new site should be relatively central to the service area. The site should have good access on and off of a major freeway or arterial street.



Map showing Harnett County, and the location of the existing shelter and three possible new site locations.

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.
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.
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.
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.

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	18
Staff	16
Volunteers	6
Foster Parking	2
ACO Vehicles	7 (includes 2 future)
Trailers/van	4
Total	53

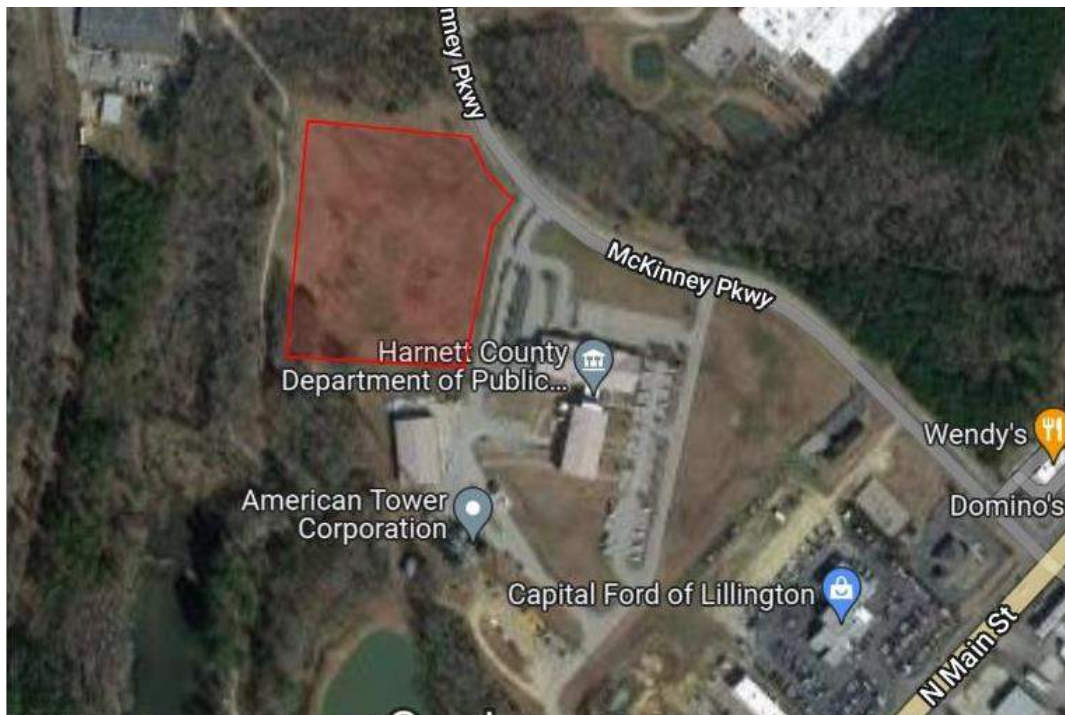
The City of Lillington required parking is 1 space per 500 sf based on All other Commercial and Entertainment Uses land use type. For the building size proposed in the Building Space Program, the City will require 30 parking spaces. However, sometimes a variance is required because the Authority Having 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.

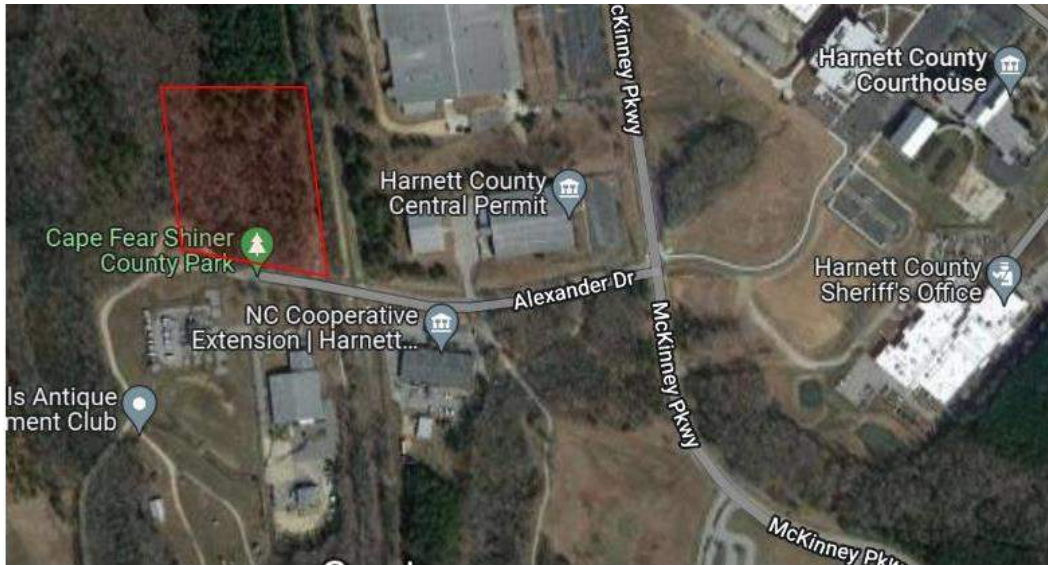
E. Site Size: The new site needs to be approximately 3 to 4 acres. This is based on a one story building of the size proposed in this study with surface parking for approximately 53 vehicles. This is assuming the site is relatively flat and rectangular in shape. If the site is an odd shape or has extensive slope, additional space may be required.



Site Plan of Site Option #1



Site Plan of Site Option #2



Site Plan of Site Option #3

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

1. Two dog exercise yards with covered bench area for volunteers or staff
2. Two outdoor covered get acquainted yards
3. Outdoor walking trails
4. 20' x 40' covered pavilion
5. Two livestock pens 15' x 15'

G. Summary:

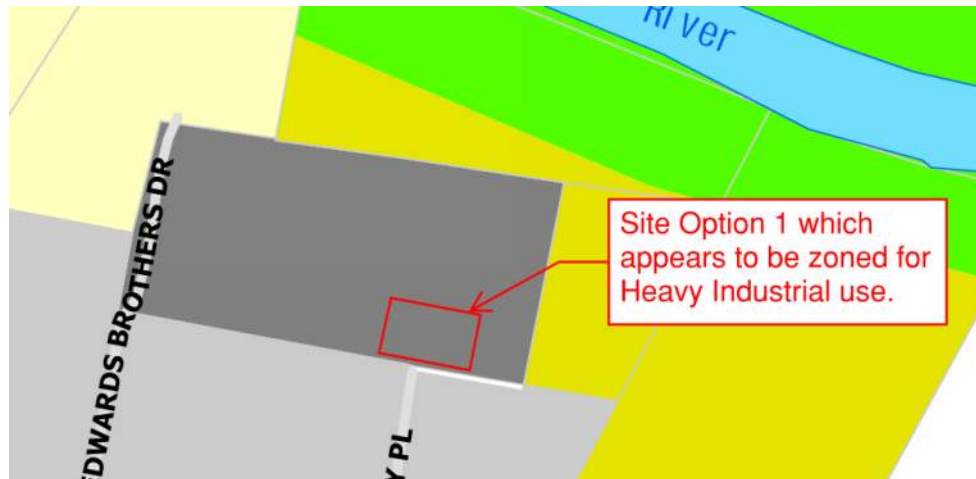
The chart below summarizes our very cursory rating of each site on a scale of 1 to 5, where 5 is best and 1 is poor. If HCAS decides to look for other sites, please use the criteria listed above in evaluating. Before purchasing a site, please allow SPA to prepare a “test fit” of the site and evaluate it in more detail.

Proposed Site	Description of Site	Visibility	Accessibility	Suitable Zoning	Site Size	Good Topography	Total
Site #1	Next to existing Animal Shelter	2	3	3*	5	4	17
Site #2	Next to Harnett County Public Utilities	4	4	1*	5	4	18
Site #3	Next to Harnett County Central Permitting	3	4	3*	5	3	18

*The zoning for Sites #1 and #3 appears to be heavy industrial. This zoning does not allow indoor kennels “by right” but does allow for outdoor kennels. This is peculiar and should be verified with the Authority Having Jurisdiction. Site #2 appears to be zoned for Office & Services and does not allow an animal shelter “by right”. Refer to the table on the next page showing land use for kennels and what zoning is permitted.

	RR	RS20	RS15	RS10	RMF	RMX	NMX	CB	O/S	NB	GB	LI	HI	FRO
G. AGRICULTURAL AND FORESTRY														
Community Gardens	P	P	P	P	P	P	P	P	P	P	P	-	-	P
Kennels (indoor)	P	-	-	-	-	-	P	-	-	P	P	P	-	-
Kennels (outdoor)	S	S	-	-	-	-	-	-	-	-	PS	P	P	-
Nurseries and Garden Centers	P	P	-	-	-	-	-	-	P	P	-	-	-	-
Produce Stands	PS	PS	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS

Use Table that shows that Kennels (indoor) are not permitted for Office & Services (O/S) and High Industrial (HI). However, Kennels (outdoor) is permitted in HI.



Zoning Map showing the zoning for Option 1



Zoning Map showing the zoning for Option 2 and Option 3

6. RECOMMENDED FEATURES

A. Design Concept



**An example of a welcoming new animal shelter by
“Shelter Planners of America”
of about the size needed HCAS**

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 all public areas, animal housing areas and staff work areas.

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 HCAS 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.

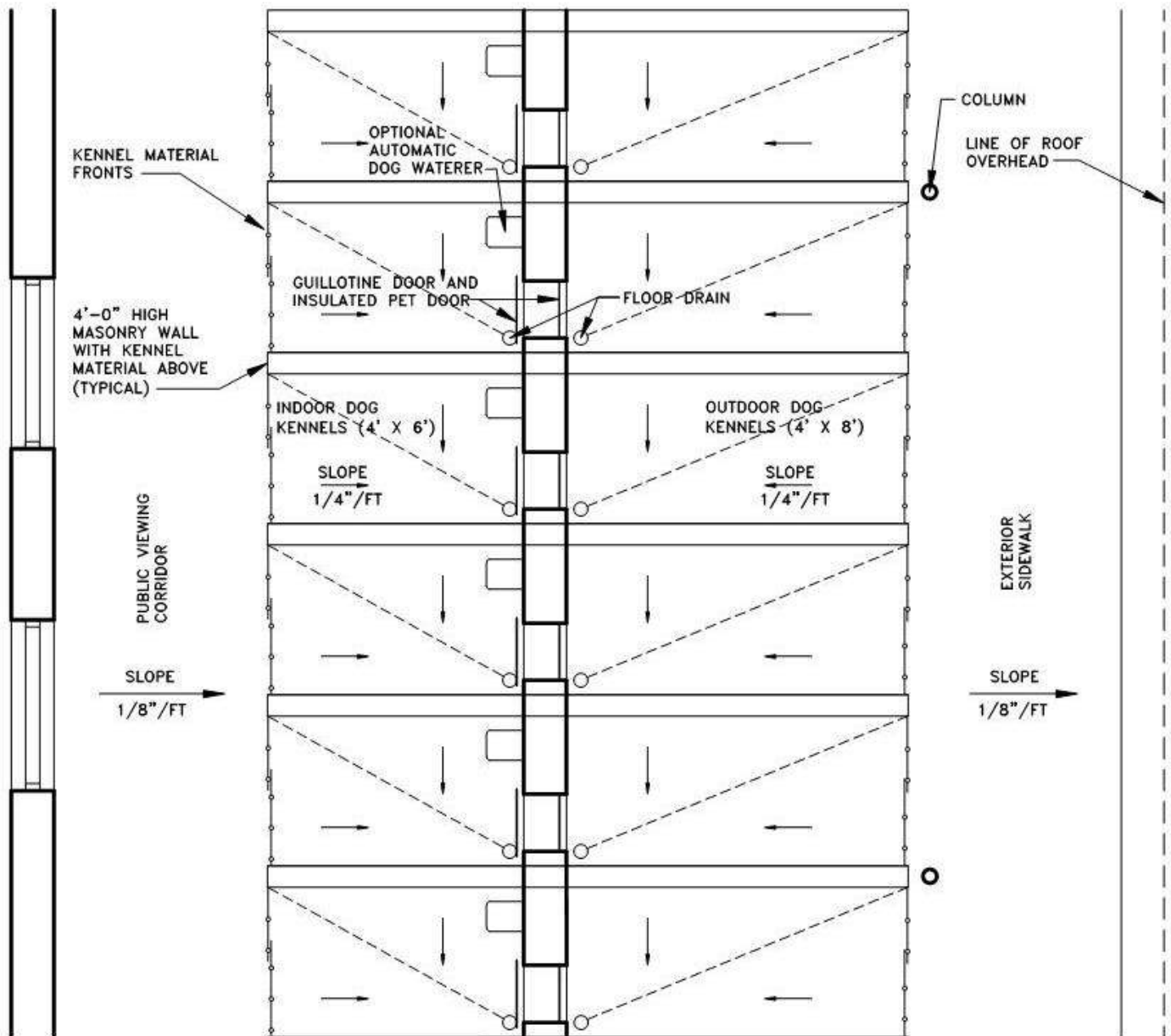


DIAGRAM OF INDOOR / OUTDOOR KENNELS (NOT TO SCALE)

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.



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.

Warmed floor areas in the front half of each dog run can be used during cooler seasons. This warmed spot is about 3' deep by the width of the run. The warmed area improves the animal's resistance to disease and allows the animal to be comfortable and quieter during the day. The warmed floor also helps speed the floors drying after wash down. These have also been used in the exterior runs to melt snow.

It should be noted that in recent years many shelters provide beds or blankets for each dog. Cleaning the beds and / or blankets is an expensive ongoing cost. These may not be needed if heated floors are provided. However, because the heated floors are invisible to the general public, some groups end up using blankets anyway to due to public pressure. Some have put up signs that read "our dogs sleep on heated floors"

7. STAFFING

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

	Position	Number of Staff		Accumulated Total
		Full Time	Part Time	
1	Animal Shelter Manager	1		1
2	Field Service Officers	3		4
3	Animal Shelter Attendants	3	1	7.5

This staffing level is below average compared to most shelters across the Country handling approximately the same number of animals and having similar adoption results. HCAS should plan increase the staff at the shelter. It should be noted they HCAS is planning to hire two additional Field Service Officers.

HCAS should consider the following staff for the proposed new shelter:

	Position	Number of Staff		Accumulated Total
		Full Time	Part Time	
1	Field Service Officers	2		2
2	Transport and Foster Coordinator	1		3
3	Community Outreach	1		4

Also, in 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.

8. OPERATION COST

The present annual operating cost is \$539,084. The average cost per animal handled is approximately \$172 based on the anticipated 3,128 animals HCAS is expected to receive in 2022. Nationally, animal shelter operational budgets run between \$250 and \$500 per animal. The HCAS operating cost is slightly lower than the normal range.

The proposed new shelter will be larger than the present shelter and the cost of utilities will 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 increased to accommodate the increased utility costs and the proposed additional staffing.

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 and 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 is based on actual costs of several good quality shelters we have designed. We have taken those costs and adjusted the cost for Raleigh, NC in 2022 based on the R.S Means cost guide. Refer to EXHIBIT D for examples of shelters built around the country with the estimated cost per sf adjusted for Raleigh, NC. Unfortunately, there is not construction cost data available specifically for Harnett County. It is possible the costs within the county 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 (Harnett 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 \$20 to \$30/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 10-3-2022 for the 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

HARNETT COUNTY ANIMAL SERVICES

FIGURE 1. EXISTING AND PROJECTED HUMAN POPULATION AND ANIMAL INTAKE

	2022 Human Population Estimate	2022 Estimated Animal Intake *	2022 Intake as a % of Population	2031 Human Population Estimate	2031 Projected Intake Ratio	2031 Projected Animal Intake	2041 Human Population Estimate	2041 Projected Intake Ratio	2041 Projected Animal Intake
Dogs		1,322	0.93%		0.93%	1,445		0.93%	1,639
Cats		1,579	1.11%		1.11%	1,726		1.11%	1,957
Other		227	0.16%		0.16%	248		0.16%	281
Total	142,370	3,128	2.20%	155,645	2.20%	3,420	176,491	2.20%	3,878

* The 2022 intake is estimated based on January 1, 2022 to August 8, 2022

FIGURE 2. CURRENT AVERAGE LENGTH OF STAY (ALS)

Based on Existing Housing Spaces			
	2022 Estimated Intake	Existing Housing Spaces	Current ALS
Dogs	1,322	32	9
Cats	1,579	38	9
Other	227	2	3
Total	3,128	72	

FIGURE 3. 2031 AND 2041 PROJECTED ANIMAL HOUSING NEEDS

2031 (10-YEAR PROJECTION)			
	2031 Projected Animal Intake	Desired ALS	Number of Animals to be Housed
Dogs	1,445	14	56
Cats	1,726	14	66
Other	248	14	10
Total	3,420		132

2041 (20-YEAR PROJECTION)			
	2041 Projected Animal Intake	Desired ALS	Number of Animals to be Housed
Dogs	1,639	14	63
Cats	1,957	14	75
Other	281	14	11
Total	3,878		149

BUILDING SPACE PROGRAM - 10 YEAR PROJECTION

HARNETT COUNTY ANIMAL SERVICES

DATE: 10-3-22

Summary:	Interior	Exterior
A. Administrative	3,325	
B. Medical Clinic	809	
C. Animal Housing (Interior)	5,497	
D. Animal Housing (Exterior)		2,282
E. Animal Support Area (Interior)	1,963	
F. Animal Support Area (Exterior)		1,100
TOTAL SF	11,594	3,382
COMBINED SF	14,976	

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		Visitor seating for 5. Approximate 10' wall for retail display shelves viewable from Customer Service Counter. Consider large screen TV.
2	Vestibule for Adoption Lobby	1				80		80		
3	Animal Admission Lobby	1				200		200		Visitor seating for 3, wall to separate from Adoption Lobby.
4	Vestibule for Admissions Lobby	1				80		80		
5	Customer Service Counter (3 Customer Service Representatives at counter)	1				180		180		Arrange counter to serve both the Adoption Lobby and the Animal Admission Lobby yet be connected to conserve staff time. Space for 2 staff at adoption Lobby and 1 at Admission Lobby.
6	Adoption Interview Space	0				64		-		Harnett County said they do not need these. Their adoption requirements are not really strict and therefore feel the SF is best used in other ways
7	Dangerous Dog Hearing (Multi-purpose Meeting Room)	1				280		280	Adjacent to Lobby for after-hours use, including use of toilet	Seating for 8 people sitting at 4 training tables pushed together like a conference table and a few other chairs along the wall. Counter with sink, undercounter refrigerator. This room can also be used as "volunteer central"
8	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.
9	Meeting Room Kitchen	1				80		80		Not required
10	Public Toilets	2				60		120		unisex is acceptable. Verify code minimum.

EXHIBIT B

SECTION A - ADMINISTRATIVE - Continued

	Room or Space	No. of Rooms			No. of People	SF of Each		Total SF	Adjacent to or Near	
	OFFICES									
11	Animal Services Manager	1			1	100		100		
12	Group Office	1			3	50		150		Desks for 3 staff.
13	ACO Supervisor's Office	1			1	100		100		
14	ACO Group Office	1			3	50		150		
	OTHER ADMIN. SPACES									
15	Workroom	1				100		100	behind front desk	Copy machine, 12' counter, 4 filing cabinets
16	Small Conference Room	0				100		-		Not included
17	Staff Breakroom	1				150		150	Consider access to outdoor space	Counter with sink, microwave, refrigerator, coffee maker, seating at table for 4
18	Staff Locker Alcove	1				16		16		16 Lockers for staff 1' x1' x3'
19	Staff Toilets	2				60		120		Unisex, Verify to comply with code.
20	Staff Shower Room	1				60		60		
21	Volunteer Check-In and Lockers	1				32		32		Kiosk Computer for Check-In & name tags.
22	Volunteer Breakroom	0				-		-		not needed. Use Dangerous Dog Hearing room
23	Give Away Storage	1				30		30	near Customer	
24	Mechanical/ Elec Room	1				150		150		
25	Data/Phone Closet	1				30		30		
26	Janitorial Closet	1				50		50		
Subtotal:								2,558		
Net to Gross SF Factor 30%:								767		
Departmental Gross Area:								3,325		

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	Prep/Treatment Room	1				250		250		1 peninsula style wet exam table. Space for 4 dogs to recover on floor (TBD)
2	Pre-Op/Post-Op Holding for Dogs	1				100		100		10 cages (6 large, 4 medium)
3	Pre-Op/Post-Op Holding for Cats	1				30		30		10 small
4	Surgery Room	1				120		120		Surgery tables, Instrument Storage cabinet, view windows to prep area.
5	Work Stations for Vet Techs	1			1	36		36		Counter and computer station
6	Pharmacy and Laboratory Alcove	1			1	36		36		Counter top approximately 12' long with sink and undercounter refrigerator
7	Clean Up Area	1				50		50		Countertop with sink, 1 autoclave
								-		
	Subtotal:							622		
	Net to Gross SF Factor 30%:							187		
	Departmental Gross Area:							809		

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	2	2	4	6.0	x	6.0	36	30	132		See corresponding Exterior Run
2	Adoption Dog Runs - Standard	28	1	28	5.0	x	6.0	30	25	1,540		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	9	1	9	5.0	x	6.0	30	25	495		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	2	1	2	5.0	x	6.0	30	25	110		See corresponding Exterior Run
7	Medical Isolation Dog Runs	2	1	2	5.0	x	6.0	30	25	110		See corresponding Exterior Run
8	Quarantine Dog Runs	7	1	7	5.0	x	6.0	30	25	385		See corresponding Exterior Run
9	Puppy Pens	3	2	3	3.0	x	5.0	15	25	120		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	5.0	x	6.0	30	25	-		See corresponding Exterior Run
	TOTAL DOGS:			56								
12	Adoption Cat Room - Adult	32	1	38				5	12	646		Each cat is housed in a 2-compartment cage.
13	Adoption Cat Room - Kitten	0		0								
14	Cat Community Rooms (15 SF / cat Free Roam)	1	4	4	8.0	x	8.0	64		64	Lobby	
15	Stray Cat Room - Adult	12	1	12				5	12	204		Each cat is housed in a 2-compartment cage.
16	Stray Cat Room - Feral	0		0				5	12	-		
16	Stray Cat Room - Kitten	0		0				5	12	-		
17	Nursing Mother Cats	0		0				5	12	-		
18	Medical Observation Cats - Non-Viewable	0	1	0				5	12	-		Each cat is housed in a 2-compartment cage.
19	Medical Isolation Cats - Non-Viewable	4	1	6				5	12	102		Each cat is housed in a 2-compartment cage.
20	Quarantine Cat Room - Viewable by public	4	1	6				5	12	102		Each cat is housed in a 2-compartment cage.
	TOTAL CATS:			66								
21	Other Animals	0	1	10				4	12	152		
									-	-		
								-	-	-		
Subtotal:										4,228		
Net to Gross SF Factor 30%:										1,268		
Departmental Gross Area:										5,497		

SECTION D - ANIMAL HOUSING - OUTDOOR COVERED

	Room or Space	No. of Spaces	Animals per Space		Size			SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Adoption Dog Runs - Jumbo	2	2		6.0	x	8.0	48		96		See corresponding Interior Run
2	Adoption Dog Runs - Standard	28	1		5.0	x	8.0	40		1,120		See corresponding Interior Run
3	Stray Dog Runs - Jumbo	1	1		6.0	x	8.0	48		48		See corresponding Interior Run
4	Stray Dog Runs - Standard	9	1		5.0	x	8.0	40		360		See corresponding Interior Run
5	Nursing Mother Dog Runs - Jumbo	-	1		6.0	x	8.0	48		-		See corresponding Interior Run
6	Medical Observation Dog Runs	2	1		5.0	x	8.0	40		80		See corresponding Interior Run
7	Medical Isolation Dog Runs	2	1		5.0	x	8.0	40		80		See corresponding Interior Run
8	Dog Quarantine Runs	7	1		5.0	x	8.0	40		280		See corresponding Interior Run
9	Puppy Runs -	3	2		5.0	x	6.0	30		90		See corresponding Interior Run
10	Transfer Runs - Jumbo	-	1		6.0	x	8.0	48		-		See corresponding Interior Run
11	Transfer Runs - Standard	-	2		5.0	x	8.0	40		-		See corresponding Interior Run
12	Cat Sun Porch	2			8.0	x	8.0	64		128		See corresponding Interior Run
Subtotal:										2,282		
Departmental Gross Area:										2,282		

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				250		250	Near Admissions Lobby and Sally Port	Counter with sink, refrigerator, scales, microscope, space to photograph animals, grooming tub
2	Dog Intake Holding	1				64		64	In Animal Receiving	Two 3'x4' pens
3	Cat Intake Holding	1				16		16	In Animal Receiving	2 cat cages
4	Get Acquainted Rooms	4				80		320		Two for dogs and none for cats
5	Animal Kitchen	1				120		120		Counter with 3-compartment sink, commercial dishwasher, shelving but no refrigerator required
6	Food and Litter Storage	1				200		200		
7	Laundry	1				140		140		2 residential washers and 2 residential dryers with folding tables, shelves and space for carts.
8	Cleaning Equipment Room	1				100		100	centrally located for	Cleaning supplies, pressure wash equipment, space for janitor's sink, trash cans, etc.
9	Grooming Room	0				120		-		Not required per Harnett County
10	Euthanasia Room	1				150		150	Freezer	Counter with sink, hydraulic exam table
11	Mechanical Room	1				150		150		
Subtotal:								1,510		
Net to Gross SF Factor 30%:								453		
Departmental Gross Area:								1,963		

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 not back in
2	Event Storage	1				100		100		
3	Trap and Crate Storage	1				100		100		
4	Storage for Animal-Related Items	1				400		400		
								-		
Subtotal:								1,100		
Departmental Gross Area:								1,100		

EXHIBIT C

OPINION OF PROBABLE COST - 10 YEAR PROJECTION

HARNETT COUNTY ANIMAL SERVICES

DATE: 10-3-22

Based on New Construction on a New Site:

	2031
Fully Enclosed Space - SF :	11,594
Exterior Space - SF :	3,382
Total SF :	14,976

		LOW	HIGH
Fully Enclosed Space	New Construction Total SF	Total Cost at \$312 Per SF	Total Cost at \$374 Per SF
A Administrative Areas	3,325		
B Medical Clinic	809		
C Animal Housing - Interior	5,497		
D Animal Support Areas - Interior	1,963		
Subtotals:	11,594	\$ 3,617,262	\$ 4,330,280
Exterior Space	Total SF	\$218 Per SF	Total Cost at \$261 Per SF
E Animal Housing - OUTDOOR COVERED	2,282		
F Animal Support Areas - Exterior - UNFINISHED SPACE	1,100		
Subtotals:	3,382	\$ 738,629	\$ 884,224
Building - Sub-Totals:	14,976	\$ 4,355,891	\$ 5,214,504
Site Work & Parking	Low High 10% 15%	\$ 435,589	\$ 782,176
Total Construction Cost		\$ 4,791,480	\$ 5,996,680
Total Cost / SF		\$ 320	\$ 400

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.)		\$ 718,722	\$ 899,502
Contingency	5%	\$ 275,510	\$ 344,809
Estimated Total Project Cost		\$ 5,785,712	\$ 7,240,991

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

EXHIBIT D - COST EXAMPLES OF OTHER SHELTERS



"Shelter Planners of America"

Arlington Animal Service Center Arlington, TX



Project Information:

- Publicly Bid
- Project Delivery Method: Competitive
- Type of Construction: Steel Frame and crawl space type foundation due to soil conditions
- Dog Kenneling Material: Chain-link
- Flooring in Dog Kennels: Epoxy Resinous
- 100% of Outside Air for Animals
- Project Size: 20,000 SF
- Site Size: 4 acres (limited size work)
- Quality: High
- All indoor dog kennels with single compartment housing which is not normally recommended.

PROBABLE CONSTRUCTION COST IN 2022, RALEIGH, NC DOLLARS **\$321/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 Service Center 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 2022, RALEIGH, NC DOLLARS **\$429/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



Brown County Humane Society Nashville, IN



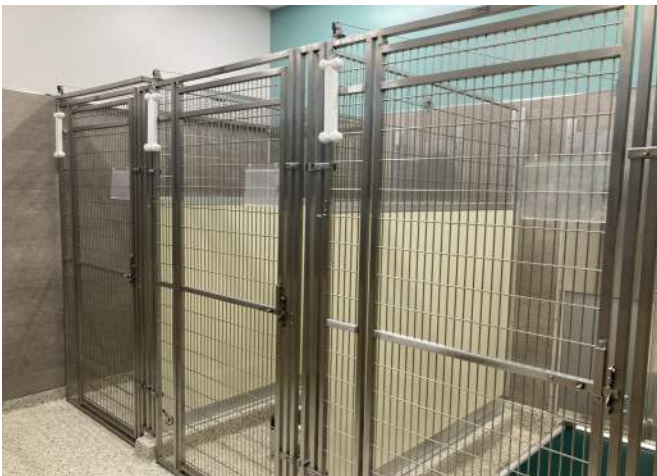
Project Information:

- 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 2022, RALEIGH, NC DOLLARS **\$293/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



Chatham County Animal Services Facility Pittsboro, NC



Project Information:

- Publicly Bid
- Project Delivery Method: CMAR
- Type of Construction: Steel Frame
- Dog Kenneling Material: Welded Stainless Steel
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Building Size: 15,600 including a 4,000 SF renovation.
- Developed Area: 3 acres
- Total Land Area: 10 acres
- All indoor Quick-Clean dog kennels
- Quality: High

PROBABLE CONSTRUCTION COST IN 2022, RALEIGH, NC 2022 DOLLARS **\$406/SF**

This is a County owned and operated animal shelter with housing for 40 dogs and 60 cats.

Chatham County Animal Services Facility Pittsboro, NC



Fort Bend County Animal Services Rosenberg, TX



Project Information:

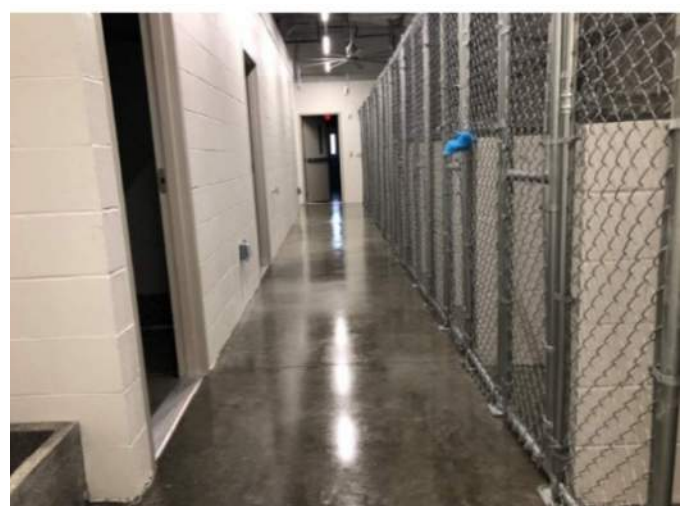
- Public Bid
- Project Delivery Method: Design-Build
- Type of Construction: Pre-Engineered Metal Building
- Flooring Type in Dog Kennels: Sealed Concrete
- Dog Kenneling: Chainlink
- Countertops: Plastic Laminate
- HVAC System: Dog Kennels have heat and ventilation only, no air-conditioning
- Project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

PROBABLE CONSTRUCTION COST IN 2022, RALEIGH, NC DOLLARS **\$210/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



Marshall Texas Animal Shelter Marshall, TX



Project Information:

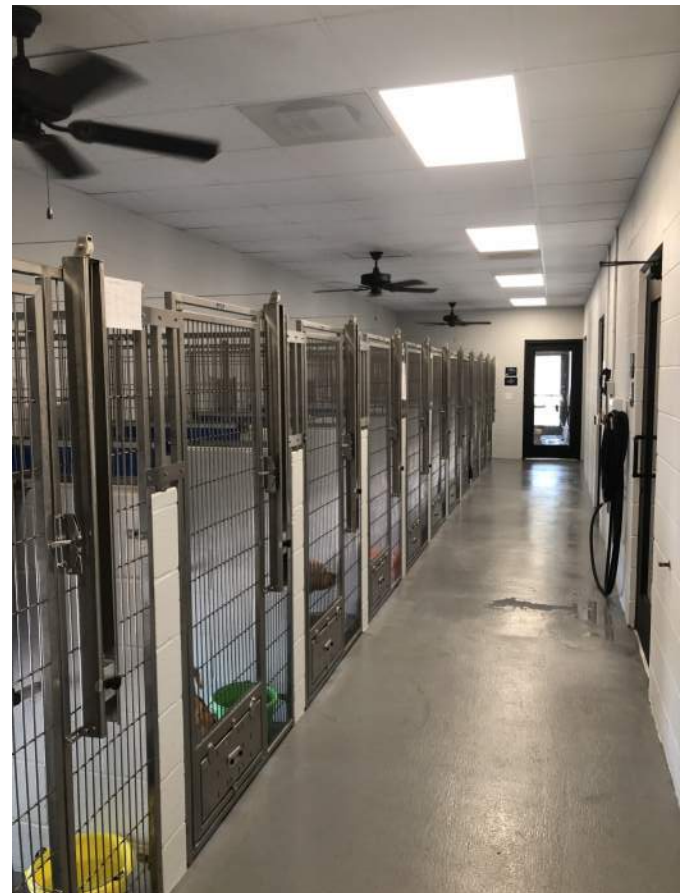
- Public Bid
- Project Delivery Method: Design-Build
- Type of Construction: Wood Frame front building and CMU walls in dog housing
- Dog Kenneling Material: CMU and Welded Stainless Steel kenneling
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: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

PROBABLE CONSTRUCTION COST IN 2022, RALEIGH, NC DOLLARS **\$277/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 2022, RALEIGH, NC DOLLARS **\$290/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



Shelby County Animal Shelter Sidney, OH



Project Information:

- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Welded Stainless Steel
- 100% outside air in animal housing area
- Project Size: 9,900 SF
- Site Size: 1.5 acres
- Quality: High—Medium

PROBABLE CONSTRUCTION COST IN 2022, RALEIGH, NC DOLLARS **\$321/SF**

This is a County owned facility that had support from Shelby County Animal Rescue Foundation called SCARF. The facility features a large “Welcome Center” and an Education Center. The facility is designed to house 48 Dogs and 24 Cats.

Shelby County Animal Shelter

Sidney, OH



Springdale Animal Shelter

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 2022, RALEIGH, NC DOLLARS **\$419/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



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 2022, RALEIGH, NC DOLLARS **\$353/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

