



# PALM BEACH COUNTY

CAPITAL IMPROVEMENTS DIVISION  
&  
DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF ANIMAL CARE & CONTROL

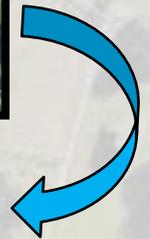
Project # 19201

**Animal Care and Control – Belvedere Road  
Campus Improvement**

# ACC FACILITY HISTORY

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- First facility located adjacent to airport in 1969
- 1989 – 1992 construction of new / existing ACC facility on approximately 14 acres
- 2006 – Planning for renovation began



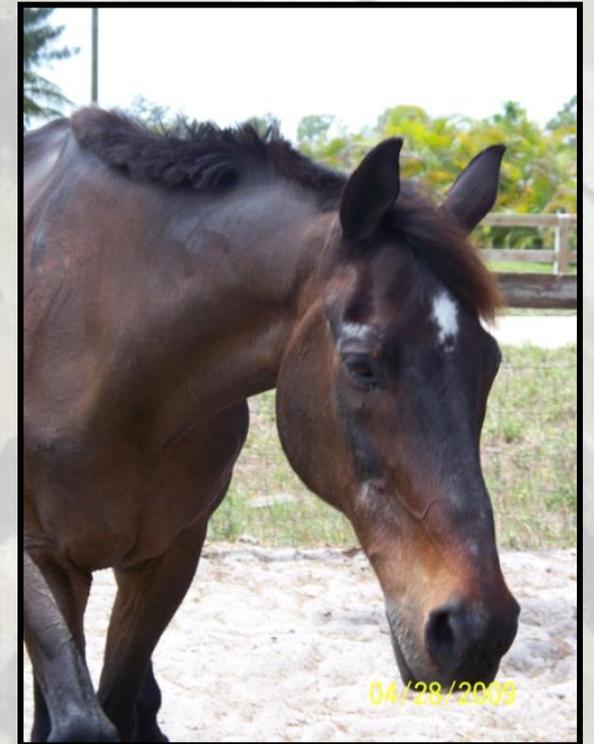
# ACC PROJECT HISTORY

- 2006 – BCC directed staff to move forward with a facility expansion project.
- 2007 – \$8,000,000 was identified as being required, however it was not based on any specific program or conceptual design.
- 2008 – Further efforts were placed on hold due to the economic recession.
- 2016 – A complete project estimate was completed. The IST budgeted amount is \$21,000,000.



# IST Funding

- Currently the IST funding for this project is \$21,000,000, which is comprised of :
  - \$6,000,000 FY19,
  - \$7,000,000 FY20, and
  - \$8,000,000 FY22.



# INFRASTRUCTURE SALES TAX PROJECT PLANNING

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## Elements included in the IST R/R/R Project Estimate

- An animal wellness center including a spay/neuter clinic, isolation holding for cats and dogs, sheltering for 20 additional dogs, and an administration area
- Renovation of approximately 60% of the existing building
- Cat area feature
- Added operations/maintenance spaces
- Site work including but not limited to parking, site lighting, and associated landscaping.



# COMMUNITY ADVOCACY

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Summer 2018 – Concerned parties inundated ACC and the BCC with requests for air-conditioning of the existing kennels or other forms of permanent relief of the high summer temperatures

Staff prepared a written brief to the BCC which:

- Recapped the temporary cooling options which were explored and implemented.
- Described the general approach to evaluating permanent cooling options, which likely would require the construction of new kennel buildings



# INFRASTRUCTURE SALES TAX PROJECT

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September 2018 BCC directed Staff to:

- Explore cost to provide A/C in the kennels with the framework of the \$21M IST project funding
- Modify the project to include A/C
- Bring back results of the evaluation in a future workshop.

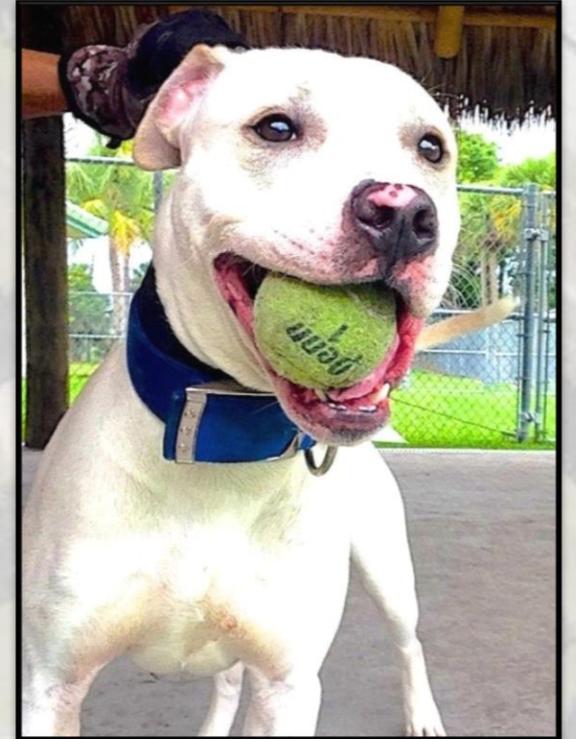


# INFRASTRUCTURE SALES TAX PROJECT – Cont.

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IST R/R/R Project - Since Sept. 2018 staff has further defined the project with a focus on:

- Renovations to improve overall functionality and flexibility of spaces
- Clinic to be centrally located to all functions without core circulation space going through the clinic
- Separation between key functions such as adaptations, euthanasia, and non-adoptables



# INFRASTRUCTURE SALES TAX PROJECT – Cont.

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Specifically included within the current \$21M budget scope:

- Addition of a 12,600 sf 2 story space for spay/neuter and administration
- A physically separated isolation holding area for cats and dogs within the existing spaces
- Addition of 3,600 sf for a cat area function including adoption and processing
- Addition of 7,400 sf for ACC field Operations
- Renovation of approximately 90% of the building including renewal/replacement of the existing building to accommodate a new more efficient clinic
- Infrastructure required for a temporary seasonal HVAC system



## INFRASTRUCTURE SALES TAX PROJECT – Cont.

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Neither the project scope from the 2007/2008 program, nor the 2016/2018 update, includes air-conditioning for the existing dog kennels. Further, staff could not recommend that “any funding be diverted away from essential needs” in order to introduce air-conditioning.

Due to overdue and pressing needs and the operational impact resulting from removal of any defined element, Staff developed alternative options for the introduction of A/C into the kennels as directed by the BCC.

Two options were brought forward for consideration, and were analyzed to determine the financial impact, which increase the one-time capital funding requirements by either \$5,000,000 (Option 1) or \$11,000,000 (Option 2).



# INFRASTRUCTURE SALES TAX PROJECT – Cont.

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## Upgrade Option 1

Option 1 includes:

- The same project features as previously identified as included within the \$21M IST Budget
- 1 new dog kennel with air-conditioning and renovation of the 3 existing dog kennels for permanent seasonal air-conditioning solution



# INFRASTRUCTURE SALES TAX PROJECT – Cont.

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## Upgrade Option 2

Option 2 includes:

- The same project features as previously identified as included within the \$21M IST budget
- 4 new indoor/outdoor year round air-conditioned kennel buildings to accommodate 48 kennels each
- The use of 2 existing kennel buildings for training, animal wellness and special events
- The use of 1 existing kennel building for storage of equipment, operating supplies and donations



## INFRASTRUCTURE SALES TAX PROJECT – Cont.

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January 2019 - BCC directed Staff to prepare a more in-depth programming study (Comparative Study) which:

- Validates/confirms the program/needs
- Specifically looks at opportunities, challenges and costs, including continuity of operations during construction
- Make a recommendation for either the construction of an entirely new facility on the existing site versus accomplishing the project via renovation and renewal or a combination of renovation, renewal and replacement



# INFRASTRUCTURE SALES TAX PROJECT – Cont.

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## The Comparative Study:

- Will be developed in conjunction with public input via targeted public outreach sessions which will be facilitated by the Consultant team.
- Will be evaluated by the County in order to determine the most appropriate solution (or some combination) to be used as the scope of the project to be designed and constructed.



# THE CONSULTING TEAM

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- The architectural design firm, PGAL Inc., was hired to complete an independent in-depth programming study (Comparative Study).
- PGAL Inc. is a local design firm experienced in the design of animal care facilities with offices located in Boca Raton.
- PGAL has partnered with specialty firms who will enhance and add focused expertise to the project. These firms include:
  - The design firm “Animal Arts, Inc.” a nationally renowned firm headquartered in Denver Colorado. Animal Arts specializes exclusively in designing animal care facilities.
  - The consulting firm “Humane Network” from Reno, Nevada. Humane Network will assess PBC Animal Care & Control Operations and make recommendations which focus on maximizing efficiencies and life saving results.
- Additionally, PGAL has assembled structural, mechanical, electrical, and civil engineering firms, as well as other consultants needed for a comprehensive team.



# THE CONSTRUCTION MANAGER

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- The construction management firm, Wharton-Smith, Inc. was selected to be the Construction Manager for the project
- Wharton-Smith is a construction management firm experienced with the construction of animal care facilities with offices located in Jupiter, FL.
- Wharton-Smith has partnered with the contractor Kirchman Construction Company of Stuart FL who is also experienced in the construction of animal care facilities.
- Contract negotiations are currently ongoing



# CURRENT AND FUTURE ACTIVITIES

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- ACC staff held a public outreach meeting on 7/24/19
- PGAL has commenced with the Comparative Study and is ongoing
- 1<sup>st</sup> (Separate) Charrettes for ACC Shelter, Field Operations, and Clinic groups to be held the week of Sept. 23
- Contract negotiations with Wharton-Smith are ongoing, anticipate contract and work order approval on Oct. 8
- 2<sup>nd</sup> Charrette (combined with all ACC areas) to be held the week of Oct 28
- Submit Comparative Study Options to the Construction Manager for cost estimating on Nov. 4
- Submit agenda item for BCC review and direction the week of Nov. 25
- BCC to consider new facility vs. R/R/R project on Dec. 17

