



# **Animal Services**

## **New Facility Planning Board Briefing**

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Department of Community Services

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Facilities & Property Management

Department of County Assets

September 24, 2024

# Budget Note



- [Animal Services Facility Replacement Project](#)
- Directs the Department of County Assets (DCA) to establish a project leadership team, in coordination with the Department of Community Services (DCS)
- Provide quarterly briefings to the Board
- Seek FAC-1 (administrative procedure) approval no later than March 31, 2025
- Bring forward options to finance a facility



# Background

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## What is Multnomah County Animal Services (MCAS)?

- Shelter
- Medical Center
- Code Enforcement
- Legal Hold Facility
- Emergency Responder
- Adoption Agency
- Human and Community Service



# Current Facility / Operational Impacts



- ***2016 audit found the facility to be obsolete and in need of replacement***
- Max capacity is reached as community needs increase
- Facility safety and security is a constant concern for both staff and animals
- Years of modifications to make the facility work as a shelter, compilation of trailer/mobile and off-site facilities
- Lack of adequate space affects all facets of operation
- No public transit, or safe pedestrian and bicycle access



# Need and Vision - Association of Shelter Veterinarians Guidelines



**Opportunities to address space and design challenges of current facility to meet critical industry standards**

- Adequate space and housing for essential programs
- Separate and appropriate housing areas for different species, predator/prey status, health status, and behavior, long-term animals
- Space to manage communicable disease



# Current Facility / ASV Guidelines



**Species: Stray Hold**  
**Location: Shelter - Main Hallway #**  
**Reptile**  
**Shelter: 5/7/2023**  
**Date Out: 5/14/2023**  
**Breed: Bearded Dragon Mix**



# Current Facility / ASV Guidelines



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## Inadequate space for animal quarantine

- Cat isolation is a former storage space without natural light
- No available separate space to quarantine dogs on site.



# Responding to Equity & Access Needs



## Community Accessibility

- Consideration to locate in an accessible location for county residents
- Considerations for pedestrian and public transit access

## Opportunity and space to maintain programs that help pet owners care for and retain their animals

- Progressive humane law enforcement and outreach
- Resources to prevent owner-surrendered animals



# Addressing Need and Vision - Strategic Plan



## MCAS Strategic Plan Community Survey Recommendations

- Comfortable and welcoming environment
- More land/green areas for animals, support for all species
- Larger medical facilities, quarantine areas, separation of louder and quieter areas to reduce stress in animals
- Dedicated spaces for community, staff, and volunteer activities



# Background - New Shelter Planning



**2016**

Board Resolution 2016-069: proceeds from sale of Edgefield property for new animal shelter

**2007**

Planning Report to develop new facility

**2019 - PRESENT**

Consultations and Planning

- Engaged with local design firm and Animal Care facility design specialists for programming and conceptual design work
- Consulted with animal welfare industry thought-leaders about services and programs for new facility
- Collected input from MCAS staff, volunteers and County leadership



# Programming and Conceptual Planning



Conceptual Image - Fulton County Animal Services by Animal Arts

- Aligned plan with animal care best practices
- Identified critical space needs *not available* at the current facility to meet industry guidelines
- Assessed program adjacencies for efficiency and animal welfare

# Programming and Conceptual Planning

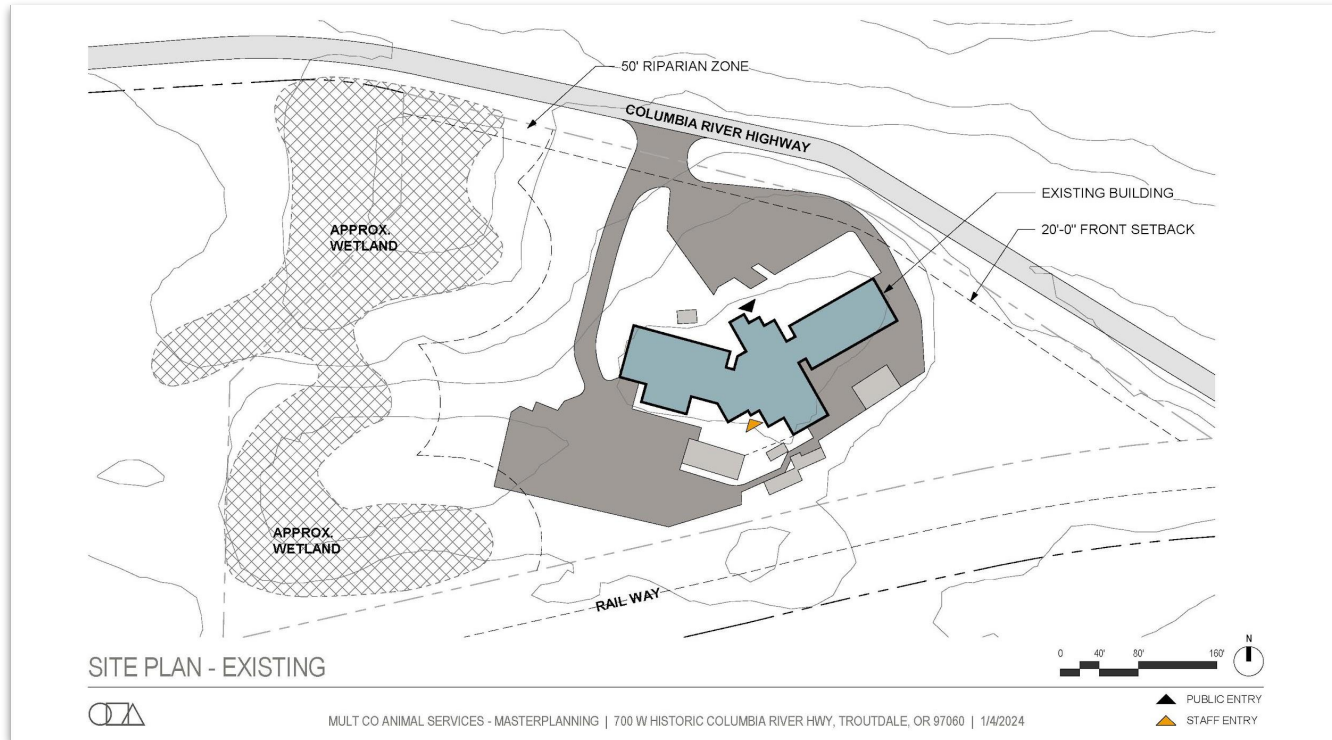


Conceptual Image - Denver Animal Shelter by Animal Arts

- Considerations of Public / Staff areas and access
  - Welcoming and easily accessible
  - Multiple entrances for different purposes (lost pets, adoption)
- Special considerations for security animal housing, infectious disease control and staff needs and welfare

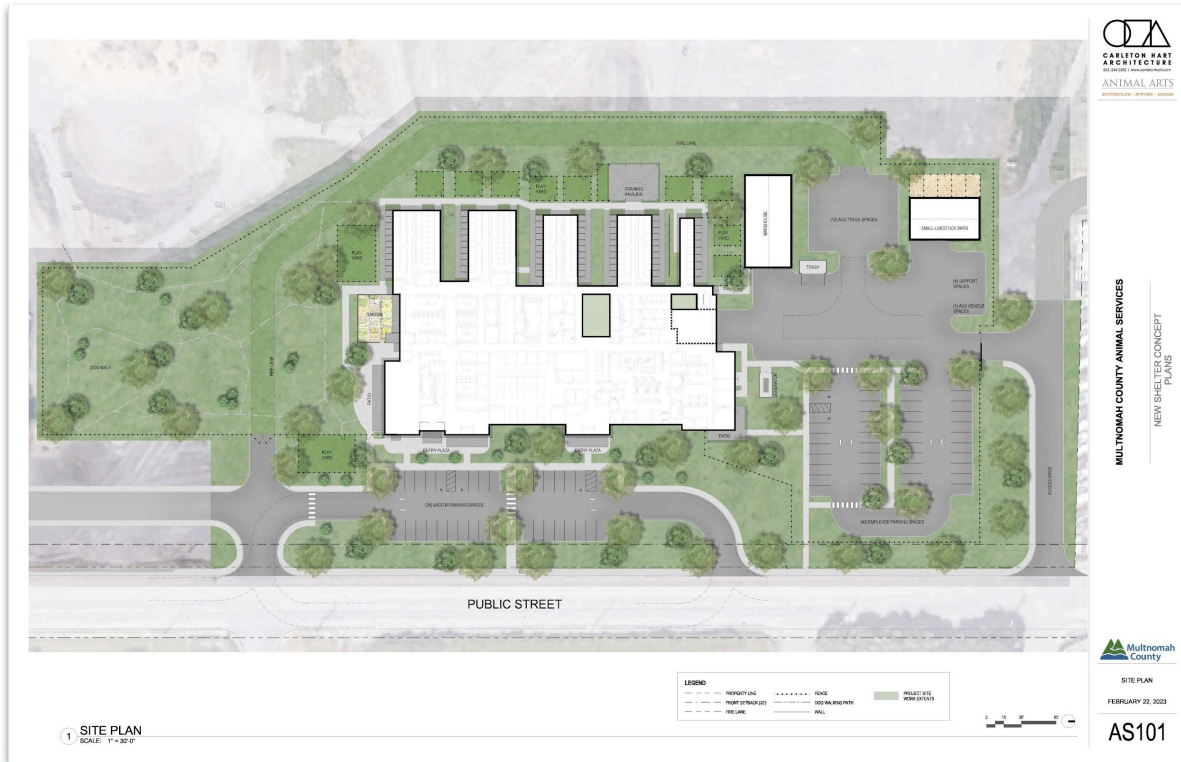


# Existing Facility

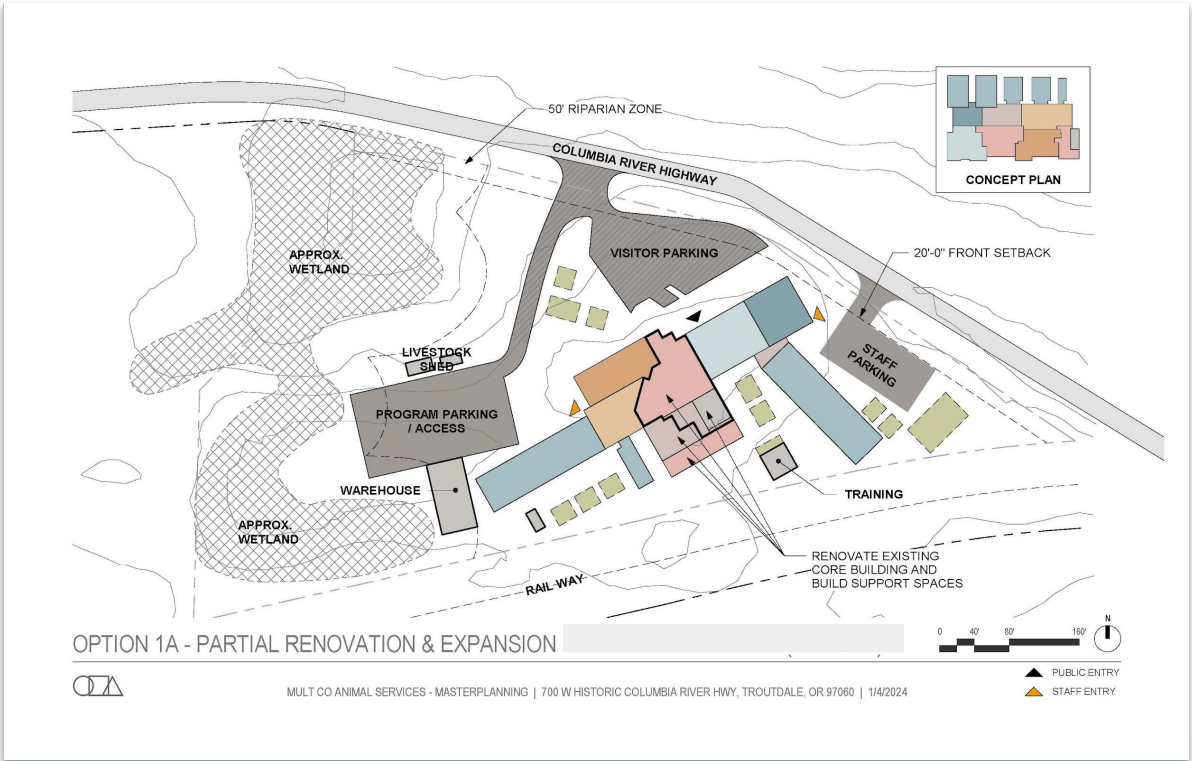




# New Construction - Conceptual Site Plan



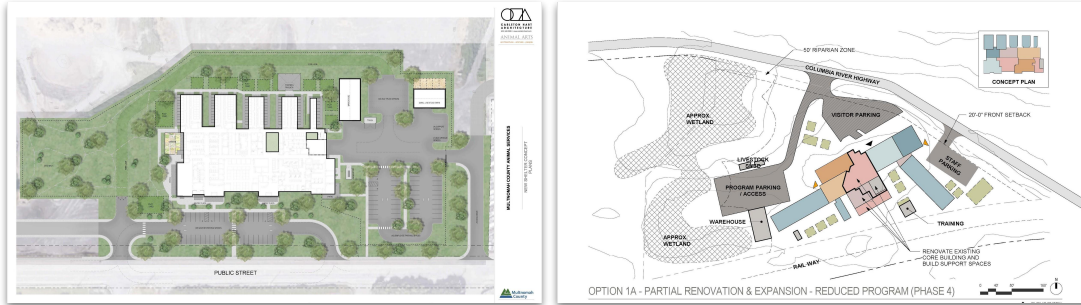
# Challenges to Existing Site & Location



# Program Comparisons



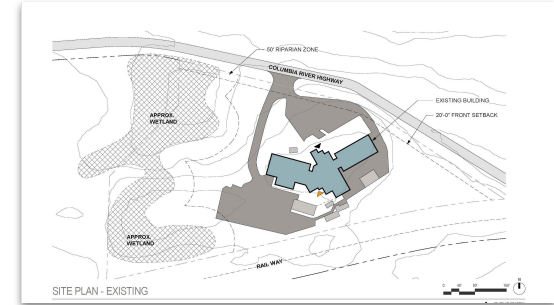
## CONCEPTUAL PROGRAM



**35,000 SF**

- 3,700 sf support structures
- Aligns with the defined and projected programmatic requirements
- Aligns with best practices

## EXISTING PROGRAM



**17,999 SF**

- 1,493 sf support structures
- Use of modular trailer and lease space for additional space



# Non-Housing, Public Space



## CONCEPTUAL PROGRAM 4,600 SF

- One large entry/lobby, or two distinct ones, to create space between Adoption and other services (e.g. Admissions, Lost Pets, Foster Medical)
- Large multi-functional Training room
- Indoor dog training space
- Dedicated spaces for adoption interviews and meet-and-greets



Existing Adoptions Entry and Waiting Area

## EXISTING PROGRAM 809 SF

- Only Entry/Lobby is undersized with single reception desk; waiting area is congested

### NO SPACE FOR:

- Trainings and outreach
- All-staff and community meetings
- Indoor dog training
- Adoption interviews or meet-and-greets



# Cat and Small Animal Housing



## CONCEPTUAL PROGRAM 3,500 SF

- Adequate sized housing units
- Adoption and intake separated
- Additional separation for observation and assessment



Existing Cat Housing

## EXISTING PROGRAM 1,088 SF

- All cats held in the same area
- Small animals are not in adequately sized housing
- Small animal housing in ad-hoc space, often spilling into adjacent areas and public corridors

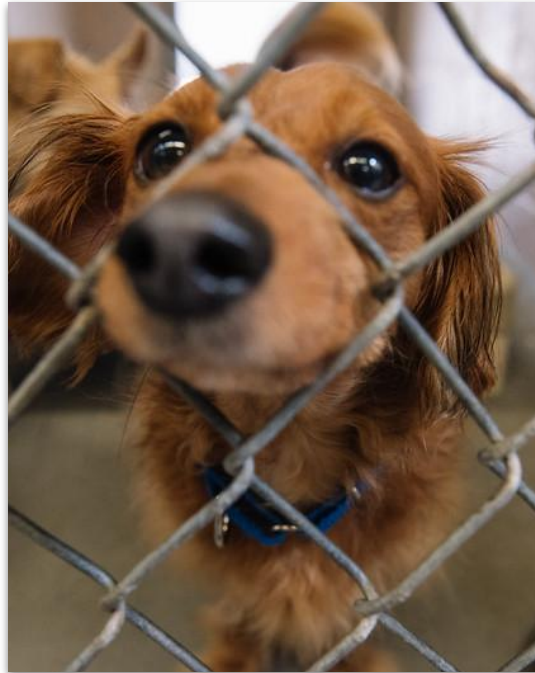


# Dog Housing



## CONCEPTUAL PROGRAM 9,200 SF

- Adequate sized housing units
- Separation of adoption and intake spaces and of observation and assessment spaces
- Configured for stress reduction and ease of cleaning
- Large exercise yards with more safety for animals and staff



Existing Dog Housing

## EXISTING PROGRAM 5,576 SF

- Current configuration is stress inducing, animals face each other in a long single corridor
- Large open area increases noise and odors
- Separation of intake and adoption with limited flexibility
- Outdoor runs face outdoor play yards or services areas, increasing stress



# Isolation Housing for Species & Disease



## CONCEPTUAL PROGRAM 1,300 SF

- Adequate number and sized hold spaces, species separation
- Meets industry standards
- Completely separated from other housing, with distinct food prep, sanitation, and relief areas
- Adjacent to medical for ease of observation and treatment



Existing Program Visual

## EXISTING PROGRAM 70 SF

- Does not meet standard set by the ASV
- No isolation for dogs and small animals and inadequate spaces for cat isolation
- Additional costs and risks by having to move sick animals to other facilities for isolation
- No distinct food or sanitation areas specific for isolation



# Shelter Medicine & Surgery



## CONCEPTUAL PROGRAM 3,600 SF

- A modern space with distinction for medical functions - prep, surgery, examination.
- Potential to expand medical operations and offer other services
- Distinct space for animal recovery and observation, medical staff work areas
- Better opportunity for staff recruitment and retention



Existing Medical Area

## EXISTING PROGRAM 807 SF

- 1 surgical table
- Multiple functions in the same space
- No distinct work area for staff
- No distinct area for recovery and observation
- Greatly undersized, x-ray equipment is located outside of medical in a storage area





# Staff & Administration



## CONCEPTUAL PROGRAM 7,000 SF

- Space that meets workplace standards
- Appropriate workstations and meeting spaces to support program/staff needs
- Adequately sized break, respite, locker, and shower facilities
- All staff in a central suite for programmatic cohesion, access, and equity



Existing space - adoptions counselors meet with public behind existing front counter in secured area

## EXISTING PROGRAM 5,067 SF

- No meeting rooms; no locations for private conversations
- Inadequate restrooms and break areas; no locker rooms or showers
- Staff are scattered throughout the building, trailers and off-site locations
- Staff spaces are accessed by passing through public spaces, limited security



# Program Support



## CONCEPTUAL PROGRAM 5,800 SF

- Adequately sized spaces to support the shelter population
- Separation of functions for sanitation and reduction of cross contamination
- Distinct areas by species and areas with necessary amenities for all services
- Storage warehouse is sized for populations and program needs



Existing Warehouse

## EXISTING PROGRAM 3,182 SF

- Areas are significantly undersized or missing altogether
- Many functions are in shared spaces with competing needs
- Laundry and dishwashing are in same room, with no physical separation for dirty/clean
- Many storage buildings on site due to lack of needed space



# Conceptual Estimate

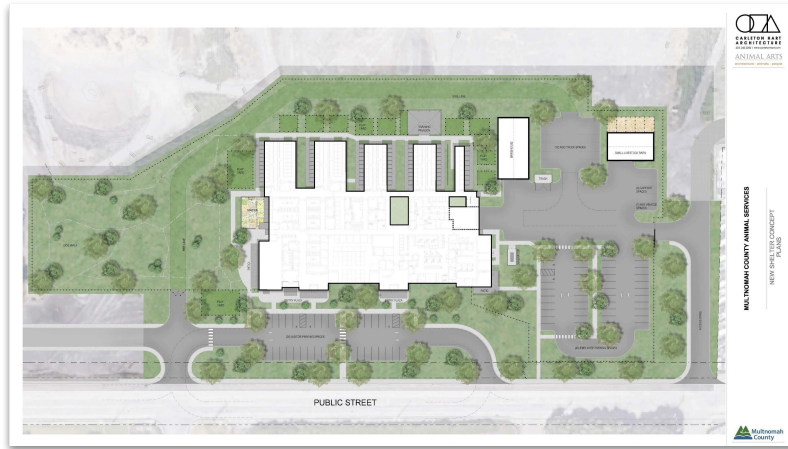


## CONCEPTUAL PROGRAM

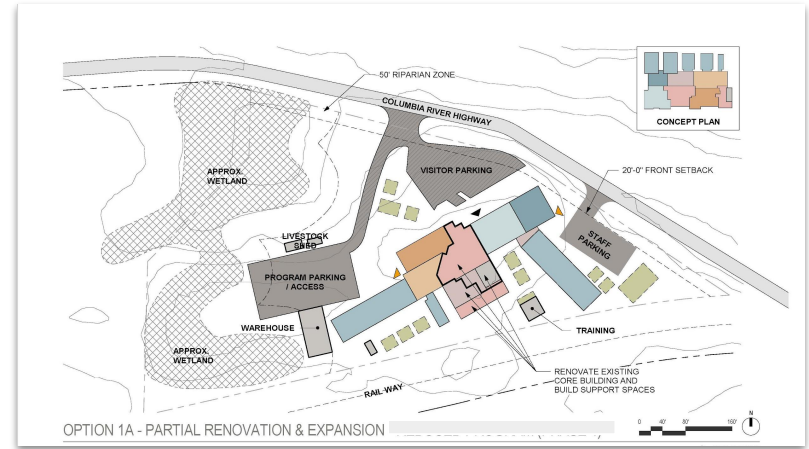
Cost Estimates:

\$53-58M (FY24)

\$60-65M (FY28)



Alternative site concept



Existing site concept



# Funding

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## Committed and Available Funds

Proceeds from Edgefield North Resolution 2016-09

- **Approximately \$200,000 spent to date, beginning in FY22**
- **Approximately \$3.5 million remaining which is in a dedicated capital project fund**





# Current and Next Steps

- **Quarterly Board Briefings**
- **Executive Stakeholder Committee**
  - Began monthly meetings on 9/12/24 to initially discuss siting options, program scope, community engagement, and to provide direction to the project team
- **Financing Committee**
  - Will begin meeting this week to discuss funding options and strategy
- **Siting Analysis**
  - Real estate firm assessing development opportunities across the County
  - Potential sites, including current site and Vance property, will be evaluated
- **Scope Determination of FAC-1**
  - Approval sought from Board by 3/31/25 for next phase of project

