A man wearing a dark polo shirt, khaki shorts, and a baseball cap is walking a small brown dog on a leash along a paved path. The path is bordered by a stone wall on the left and trees on the right. A large, semi-transparent dark rectangle is overlaid on the center of the image, containing white text. The background shows a modern building with a glass and metal facade.

**Bryan Animal Center
Feasibility Study
Workshop Presentation
March 27, 2018**

CONNOLLY
ARCHITECTS & CONSULTANTS

Presentation Agenda

- Brief History
- Donations
- 2017 BAC Facts
- Feasibility Study
- Existing Shelter Analysis
- Future Needs Assessment
- Building Layout
- Recommended Site
- Conceptual Design



Brief History

- circa 1980 to August 31, 2011: Brazos Animal Shelter (BAS)
- September 1, 2011: Bryan Animal Center (BAC) Opens
- May 2012: Animal Control Officers report to BAC and Bryan Animal Services is established

Donations

- Occasionally, engaged community members donate funds (e.g., programs, animal health care, and capital improvements)
- Special thanks to all donors!
 - Since 2014, the BAC has received over **\$200,000**
 - Program Enhancements/Improvements: K9 Enrichment Center, new roof, kennels, signage, Children's Museum display, and community outreach
- Feasibility study: possible donors can envision a long term plan
- FY2017: Feasibility Study Decision Package; Connolly Architects and Consultants selected

2017 BAC Facts

- 9,000 guest visit the facility
- largest pool of volunteers throughout the City, with 1,500 new volunteers applying this past year
- 5,000 volunteer hours
- animal intake of 2,191
- 581 RTO's: the number of pets the Animal Control Officers (ACO) returned to owners (RTO) in the field
- from 2012 to 2017, due to community outreach and programs along with RTO, reduced animal intake by 1,000 animals per year
- 42: weekend events attended for the year
- live animal count of 66%

A woman in a red hoodie and black cap is talking to a man in a blue jacket and cap who is holding a baby. The background is a plain wall with a door.

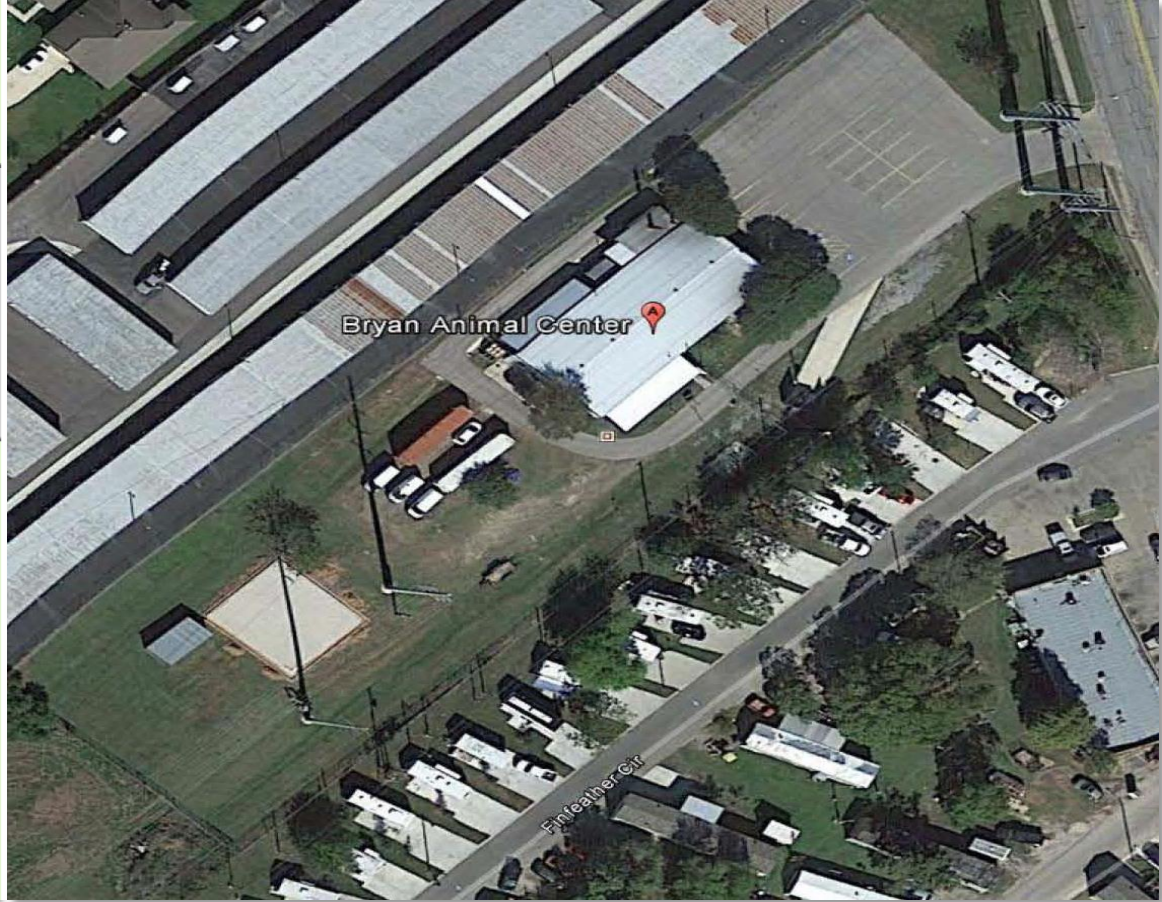
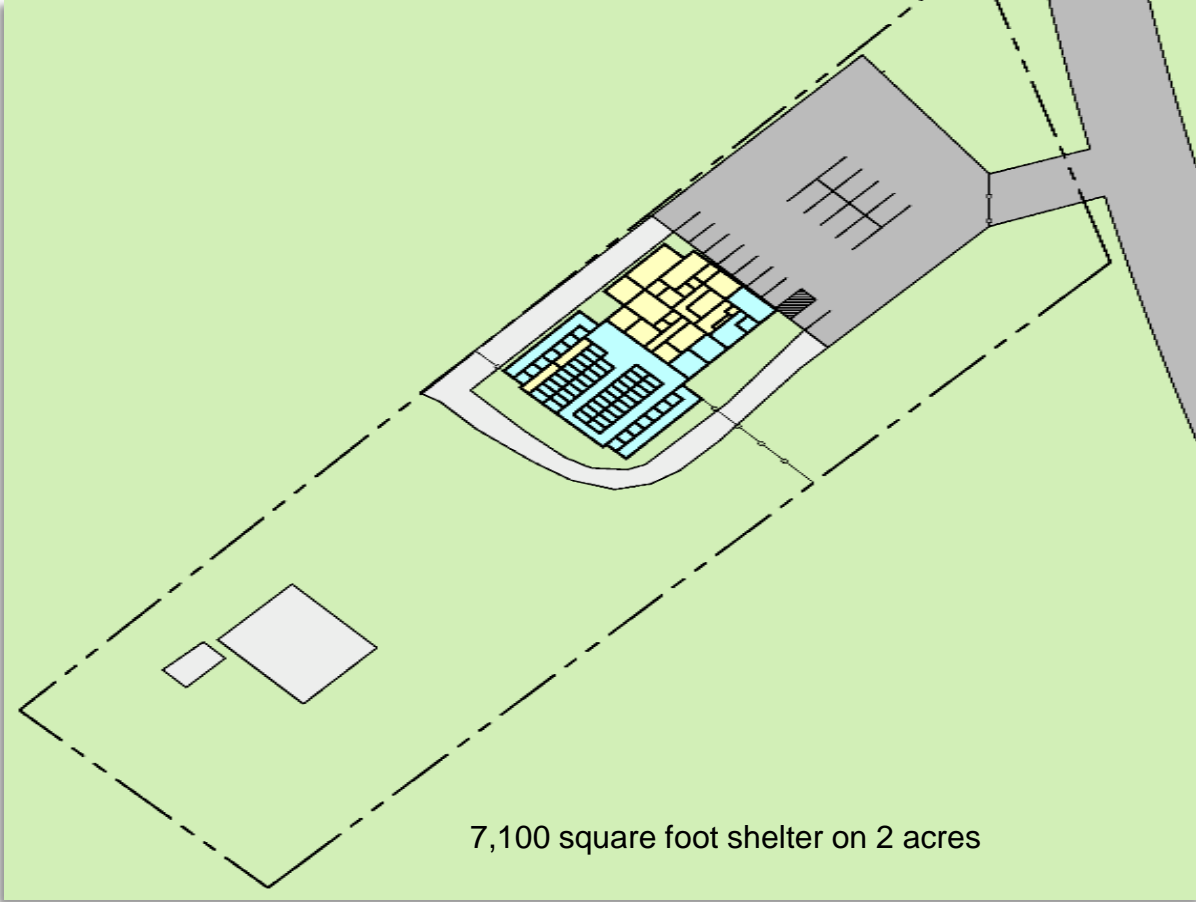
Feasibility Study

- Analyze and evaluate existing facility
- Determine needs for a future facility
- Review potential sites for a new facility
- Develop conceptual design for a new facility



Existing Shelter Analysis

Existing Site Plan



Existing Facility Problems

- More animal habitats are needed
- Spaces are used for multiple purposes, compromising their primary functions
- Many program needs do not have specifically designated space
- Rooms are used as passageways for unrelated functions
- Facility needs to improve accessibility
- Public access to animal habitats and comingled air creates potential for disease to spread



Future Needs Assessment

Habitat Capacities

	Current Capacity	Future Needs
Dog Intake	5	10
Dog Isolation	2	5
Dog Quarantine	5	10
Dog Holding	29	12
Dog Adoption		13
Puppy Adoption		10
Total Dog Habitats	41	60
Cat Isolation	6	10
Cat Quarantine	6	10
Cat Intake	8	30
Cat Holding	31	30
Cat Adoption		
Total Cat Habitats	51	80

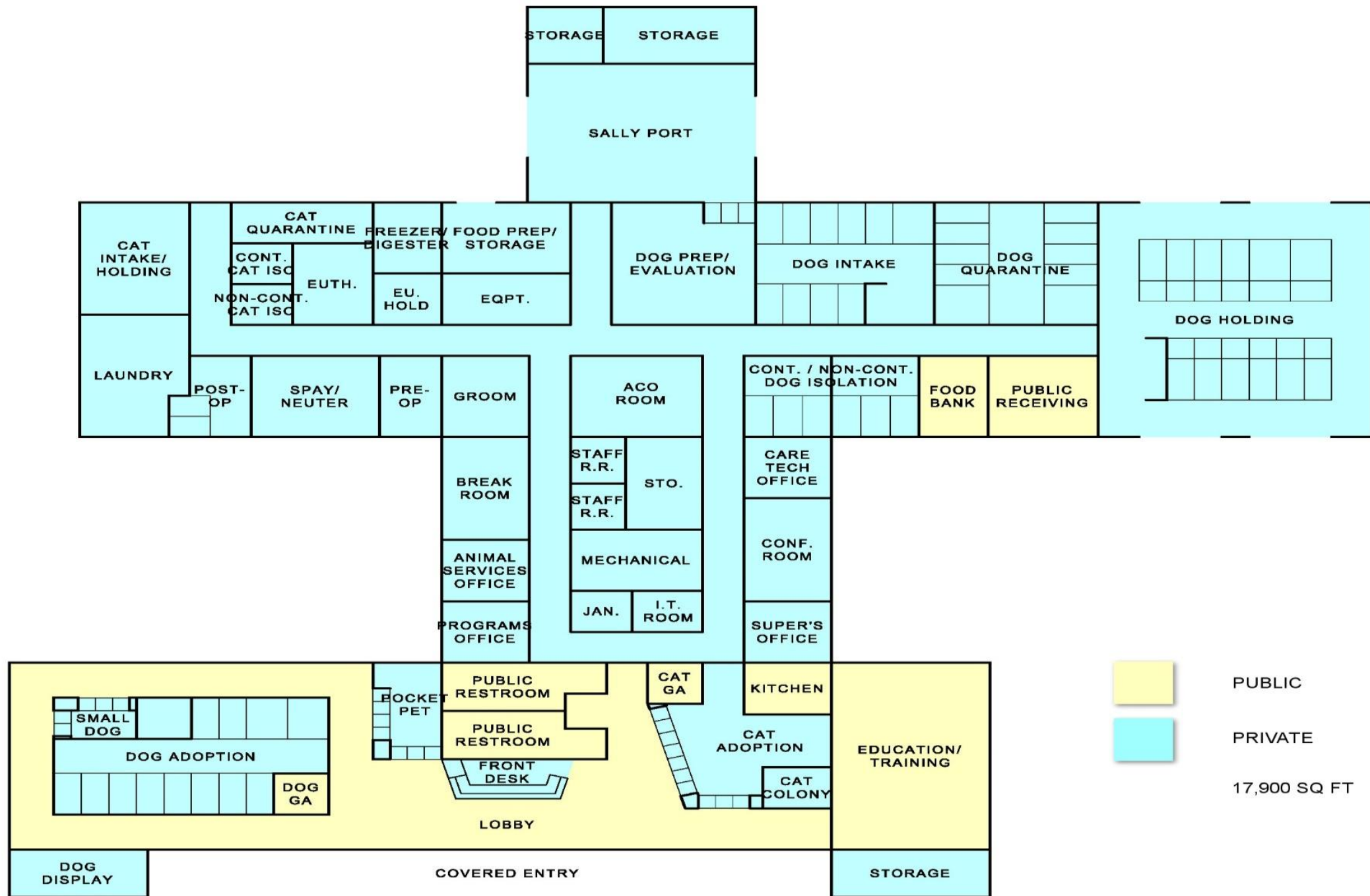


Sizing Factors

- Average 60/40 ratio of dog/cat intake varies greatly from month to month; both are sized to accommodate the larger percentage
- Intake during peak months is typically 40% over the monthly average
- The number of cat habitats is over-sized in light of the relatively small size, economy and flexibility of cages



Building Layout



BRYAN ANIMAL CENTER - PROPOSED BUILDING PROGRAM			
FUNCTION	HVAC SQ FT	NON- HVAC SQ	TOTAL SQ FT
ADOPTION SUBTOTAL	3,950		3,950
ANIMAL SERVICES	2,420	210	2,630
ADMINISTRATION	1,500		1,500
AUXILIARY	960	690	1,650
BACKSTAGE HABITATS	4,060		4,060
INTAKE & RENDERING	920	1,260	2,180
SUBTOTALS	13,810	2,160	15,970
CIRCULATION (12%)			1,910
GRAND TOTAL			17,880

Estimated Project Cost

17,880 sf @ \$350 psf = \$6,258,000



Recommended Site

Bryan

Steep Hollow

Bryan Animal Center

Veterans Park
and Athletic
Complex

College Station

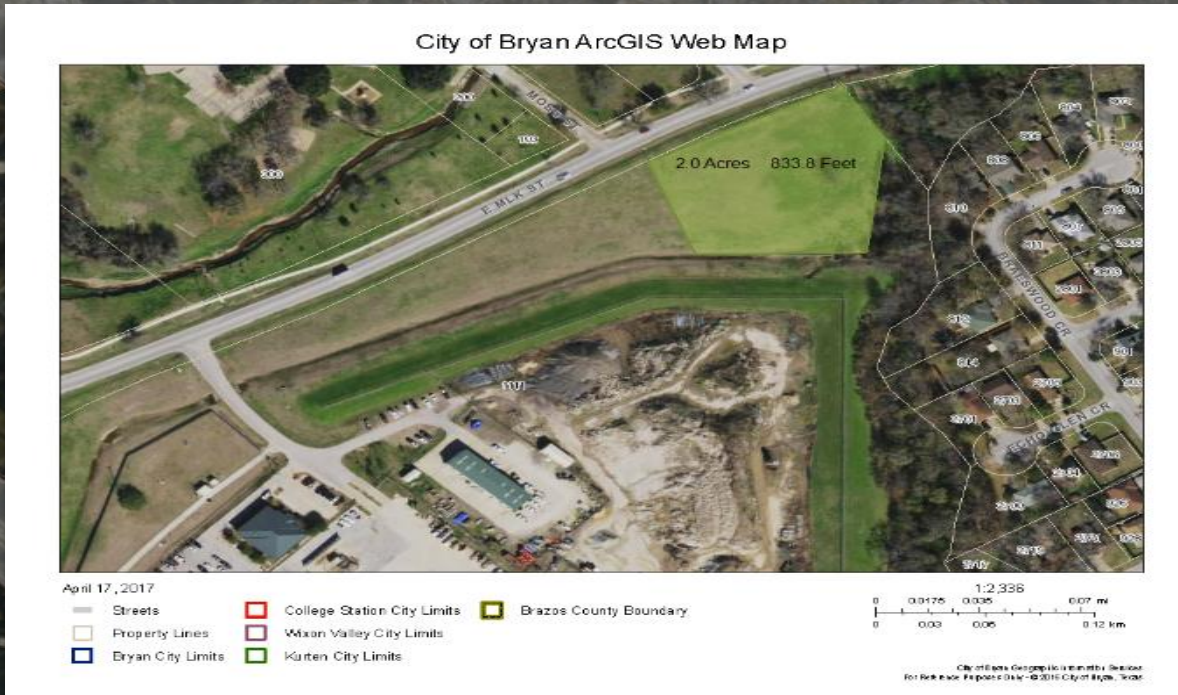
Lupe Tortilla

Kyle Field

Reed Arena

East MLK Street

- Area: 2.0+ acres
- Frontage: 340 ft
- Thoroughfare: 2-lane arterial
- Visibility: High; MLK is highly recognizable thoroughfare in city
- Accessibility: More central location; new curb cuts could be aligned with existing streets on MLK
- Utilities: Water, electricity and gas available
- Topography: 4' max above top of curb
- Pros: Room to expand or add accessory use; across from community park; easy access from freeway; no direct neighbors
- Cons: No nearby commercial uses



City of Bryan ArcGIS Web Map



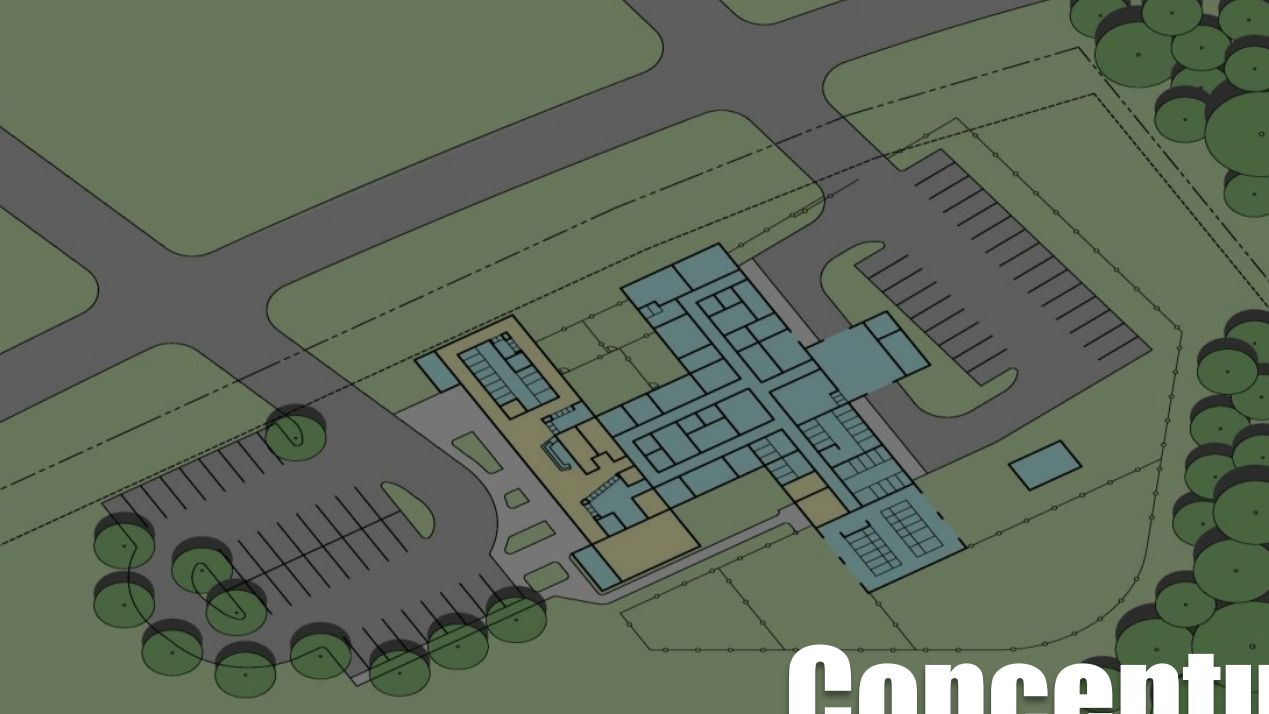
April 17, 2017

— Streets College Station City Limits Brazos County Boundary
 Property Lines Wixon Valley City Limits
 Bryan City Limits Katten City Limits

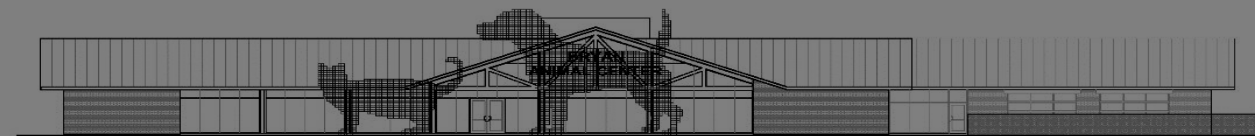
1:2,358
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 0 0.03 0.06 0.12 miles

City of Bryan Geographical Information System
 For Public Use - Prepared by City of Bryan, Texas © 2016 City of Bryan, Texas

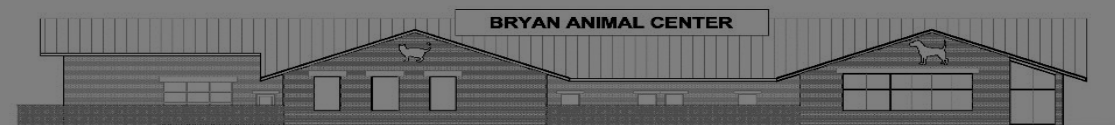
Site Analysis New City of Bryan Animal Center			
Features	MLK East	Option 2	Option 3
Area / Frontage	2.0+ acres / 340 ft	2.0 acres / 440 ft	1.9 acres / 150 ft
Thoroughfare	Two-lane arterial	Two-lane arterial	Divided four-lane highway
Visibility	High - MLK is highly recognizable thoroughfare in city	Medium - Half of frontage is on less traveled street	Low - High traffic, but building would be lower than curb and its view obstructed by substation
Accessibility	More central location; new curb cuts could be aligned w/ existing streets on MLK	More central location; frontage on three sides includes "Y" intersection	Less central location; divided highway allows access to eastbound traffic only
Utilities	Water, electricity and gas are available	Water, electricity and gas are available	Water, electricity and gas are available
Topography	Maximum 4' above top of curb	6' grade change along curb	Maximum 8' below top of curb
Positive	<ol style="list-style-type: none"> 1. Room to expand or add accessory use 2. Across from community park 3. Easy access from freeway 4. No direct neighbors 	<ol style="list-style-type: none"> 1. Room to expand or add accessory use 2. Easy access from freeway 3. Long street frontage 	<ol style="list-style-type: none"> 1. High traffic roadway 2. Mixture of commercial and residential uses nearby
Negative	<ol style="list-style-type: none"> 1. No nearby commercial uses 	<ol style="list-style-type: none"> 1. No nearby commercial uses 2. Service yard privacy is compromised by street frontage on 3 sides 	<ol style="list-style-type: none"> 1. High-speed traffic 2. Only accessible from one direction 3. Site slopes down from street
Recommendation	Most preferred site because of its area flexibility, privacy, visibility and convenience	Second-preferred site because of its lack of privacy and flexibility	Least appealing site because of visual detractor of the site's neighbor



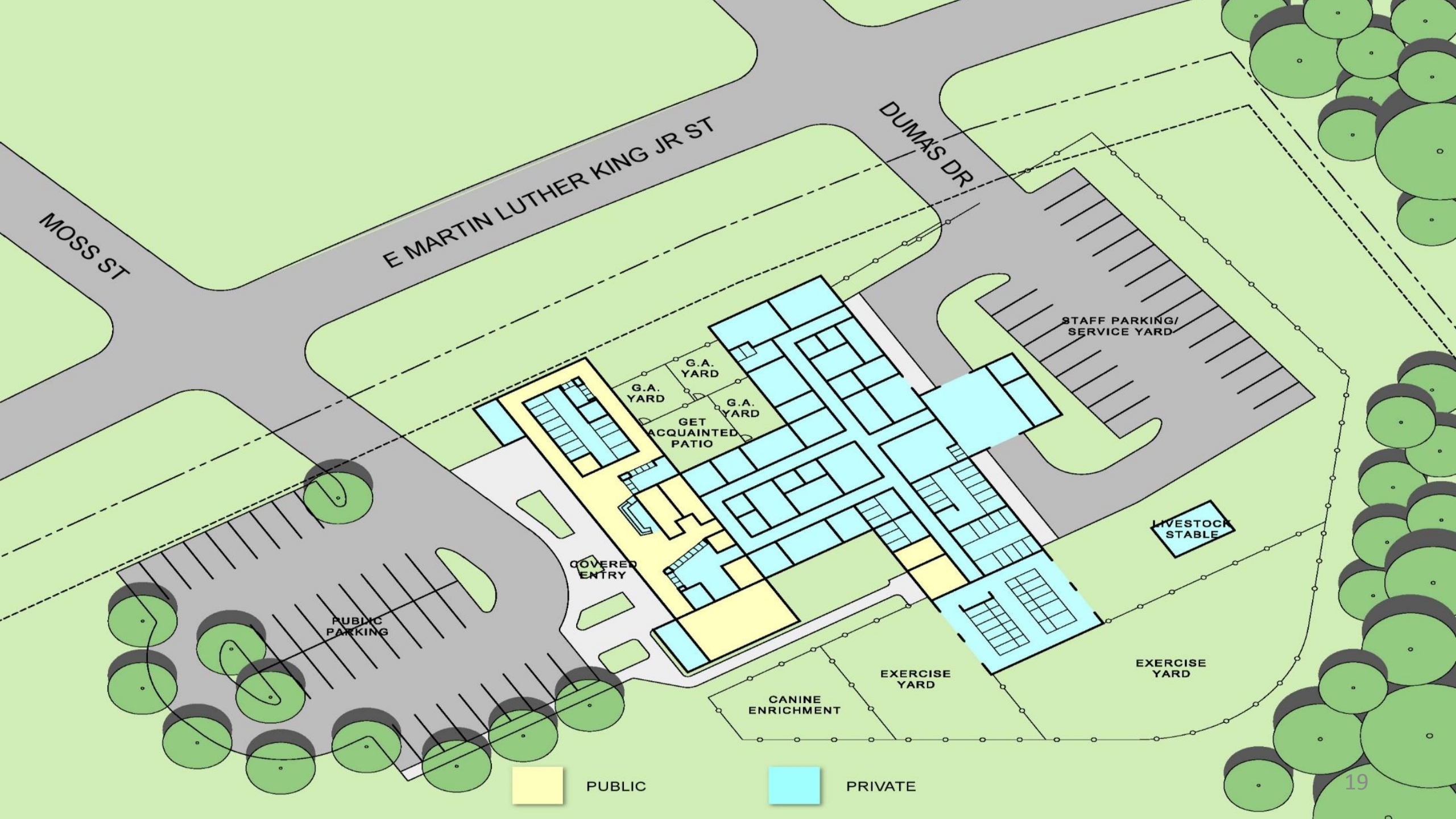
Conceptual Design

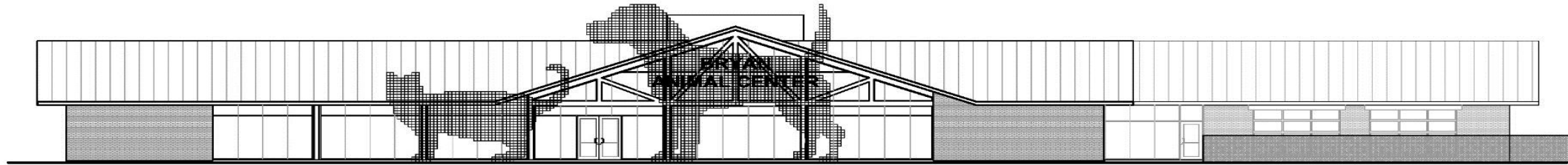


1 WEST BUILDING ELEVATION (FROM PUBLIC PARKING)

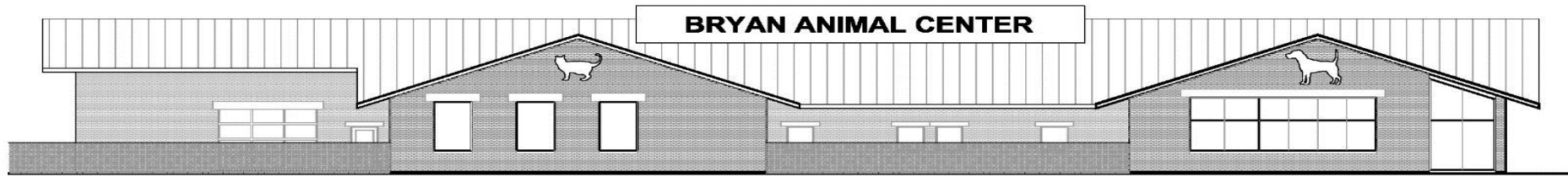


2 NORTH BUILDING ELEVATION (FROM E MLK JR ST)



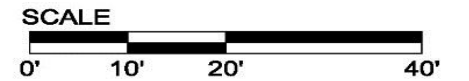


1 WEST BUILDING ELEVATION (FROM PUBLIC PARKING)



2 NORTH BUILDING ELEVATION (FROM E MLK JR ST)

SCHEMATIC BUILDING ELEVATIONS







Conclusion

Combined, this analysis, evaluation and assessment provides the necessary qualitative and quantitative guidelines to design a new Animal Center to meet the needs of the City of Bryan.



The new Bryan Animal Center is scheduled as a capital improvement project in 2022.