

**Professional Services Agreement with
Jackson & Ryan Architects for the Design and
Construction of the City's Animal Center
Second Regular
Agenda Item 7.A.**



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Tuesday, April 14, 2026

Presentation Agenda

- Brief history
- Key elements of agreement
- Fee breakdown and budget
- Who is Jackson & Ryan Architects?
- What's next?
- Questions?



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History

- Circa 1980 to August 31, 2011: Brazos Animal Shelter (BAS)
- September 1, 2011: Bryan Animal Center (BAC) Opens
- October 18, 2011: Animal Center Advisory Committee (ACAC) meets
- May 2012: Animal Control Officers report to BAC and Bryan Animal Services is established
- March 27, 2018 Workshop (Feasibility Study for a new Animal Center)
- September 5, 2023 Workshop (Animal Center Update)
- July 9, 2024 Workshop (CIP Presentation)
- December 10, 2024 Workshop (Animal Center Update with direction to move forward)
- FY26 Debt Issuance of \$7,430,000 for Animal Center



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History – Cont.

- **October 7, 2025: Request for Qualifications (RFQ) issued**
- **October 28, 2025: Thirteen (13) respondents to RFQ**
 - Narrowed to three (3) Respondents for oral presentations
 - Jackson & Ryan Architects of Houston selected

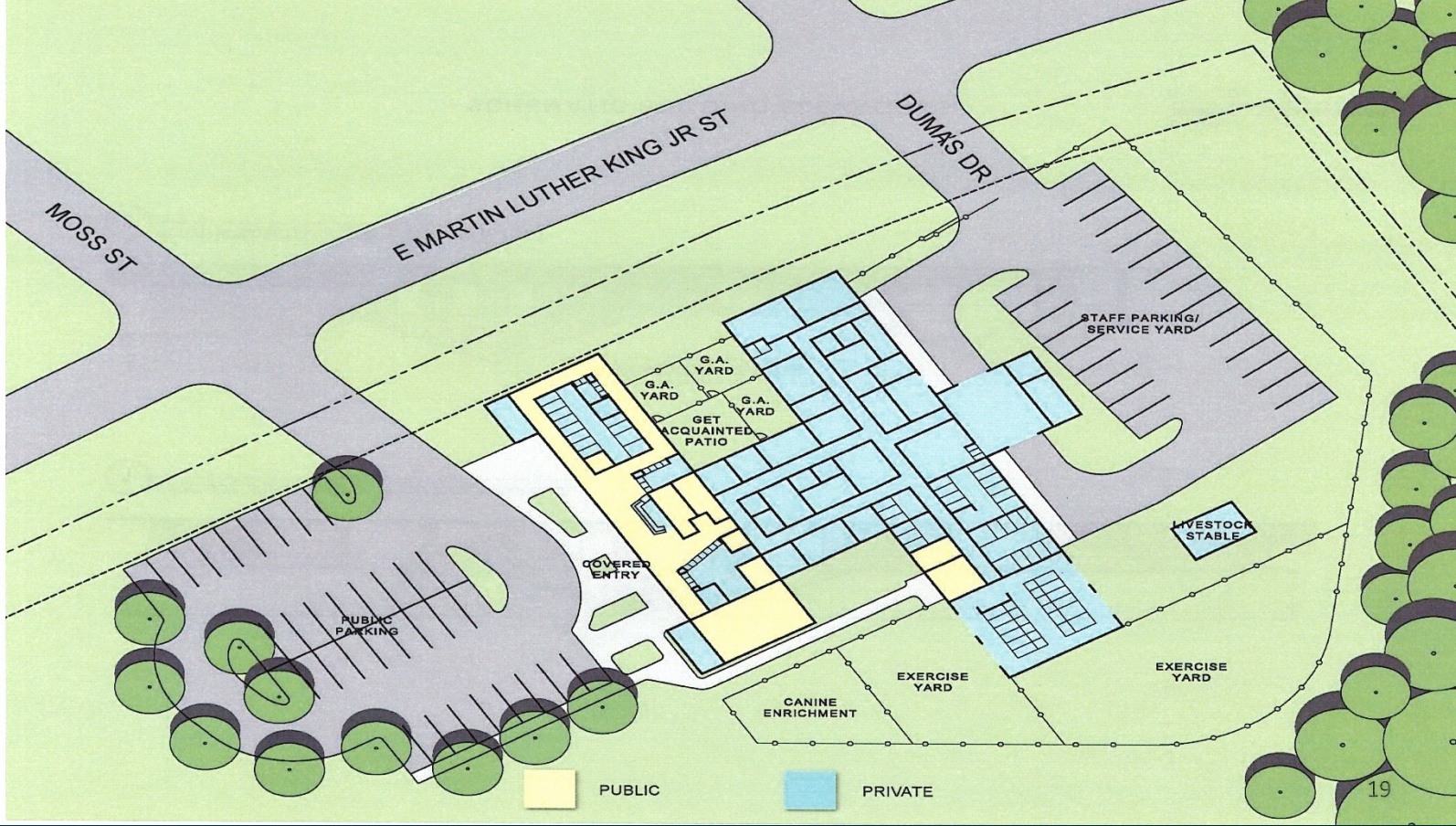


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2101 East Martin Luther King, Jr. Street



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- **Key elements of agreement that is being considered:**
 - **Basic Services:** Covers Schematic Design, Design Development, Construction Documents, Procurement, and Construction phases.
 - **Collaboration with the Construction Manager at Risk (CMAR):** The architect works alongside the CMAR to ensure the design meets the City's budget and schedule, particularly during the development of construction documents.
 - **Bidding /Procurement:** During the "Procurement Phase", the Architect will handle negotiated contracts common with CMAR, focusing on addenda and cost reconciliation.
 - **Construction Phase Responsibilities:** The architect administers the contract, reviews submittals, and issues certificates for payment, but does not dictate the CMAR's construction means or methods.
 - **Supplemental Services:** The agreement allows for defining unique tasks, such as extensive rendering or detailed cost modeling, which are not included in basic services.
- **Not-to-exceed amount if approved: \$525,000**



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Summary of Architects Fees:

Basic Services		Schematic Design	Design Documents	Construction Documents	Bidding Documents/ Negotiating Proposals	Construction Administration	TOTAL
J&RA		\$48,975.00	\$65,300.00	\$130,600.00	\$16,325.00	\$65,300.00	\$326,500.00
Structural		\$7,875.00	\$10,500.00	\$21,000.00	\$2,625.00	\$10,500.00	\$52,500.00
MEP		\$17,850.00	\$23,800.00	\$47,600.00	\$5,950.00	\$23,800.00	\$119,000.00
TOTAL		\$74,700.00	\$99,600.00	\$199,200.00	\$24,900.00	\$99,600.00	\$498,000.00
Additional Services							
FFE							\$12,100.00
TOTAL							\$510,100.00
Reimbursables							\$14,900.00
TOTAL							\$525,000.00



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- Budget for Construction

- \$7,430,000

- \$397,662 Donations

- \$7,827,662 Total Available Budget

- \$525,000 for Architectural Services

- \$7,302,665 Remaining**

- To cover the following: CMAR's fees, Civil Engineer, Utilities, Geotech, Furniture, Fixtures and Equipment (FF&E), Landscaping, Commissioning, Material Testing and Construction.

- Current projection: 10,000 - 11,000 square foot facility with emphasis on expandability.



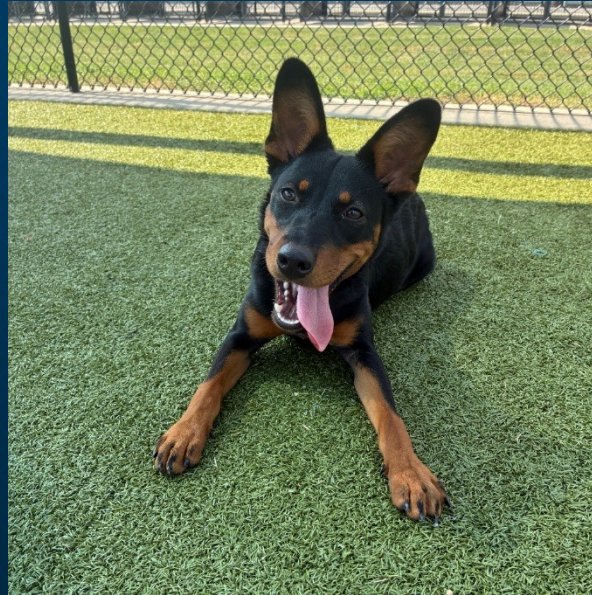
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Who is Jackson & Ryan Architects?

- Texas Firm located in Houston
 - Full Service Architecture Firm:
 - Animal Welfare
 - Civic
 - Education
 - Hospitality
 - Master Plans
 - Multifamily
 - Museums
 - Office
 - Religious
 - Sports



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Who is Jackson & Ryan Architects?

Jackson & Ryan's design philosophy for animal centers:

"Keeping animals healthy, safe, behaviorally sound and happy are our priorities when designing animal shelters. The rest falls into place. We have proven time after time that focusing on animals results in more adoptions and live-release rates, better staff efficiency, and joy-filled experiences for visitors."



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Who is Jackson & Ryan Architects?

- A few previous projects:

- Houston SPCA Campus for All Animals – Houston, Texas
- Galveston County Animal Resource Center – Galveston, Texas
- Austin Animal Center – Austin Texas
- Paul Jolly Center for Pet Adoptions – San Antonio, Texas
- Cedar Rapids Animal Care and Control – Cedar Rapids, Iowa
- DeKalb County Animal Services – Atlanta, Georgia
- SPCA of Texas – Dallas, Texas
- Houston BARC Adoption Center – Houston, Texas
- Tracy Animal Services – Tracy, California
- Iowa City Animal Care and Adoption Center – Iowa City, Iowa



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- What's Next?

- Jackson & Ryan to start in May 2026
- A Request for proposal (RFP) will be posted within the next 60 Days for a Construction Manager at Risk (CMAR).
- Staff will bring CMAR contract to Council for approval
- CMAR will start work with Jackson & Ryan during the Pre-Construction Phase (Schematic and Design Documents)



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Questions?



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