



# Linda McNatt Animal Care & Adoption Center

## 2023 Bond Project Update

April 7<sup>th</sup>, 2026  
ID 26-0386

# Agenda

---

- Update Council on project deliverables
  - 2023 Bond Scope
  - Current Budget
  - Construction Schedule
- Phasing Plan
- New Floor Plan
- Operations impacts





## Bond Project Major Goals

- ✓ Expand facility
- ✓ Reconfigure to enhance functionality
- ✓ Replace HVAC system

# Final Project Scope (Major)

---

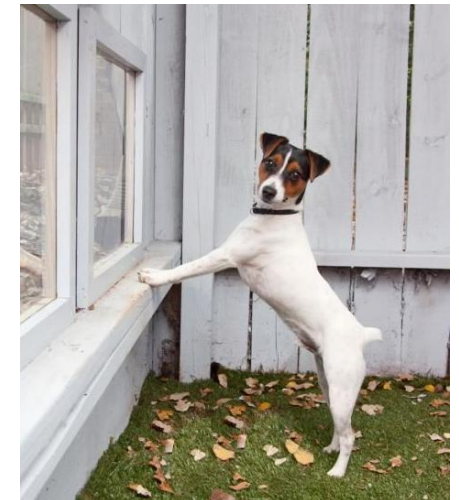
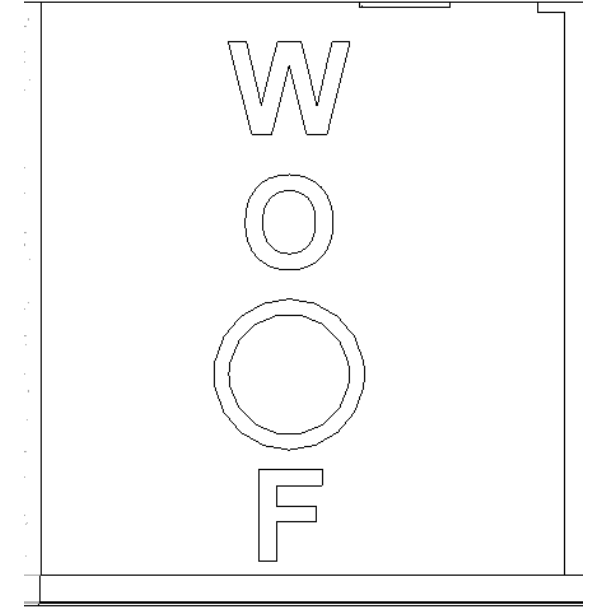
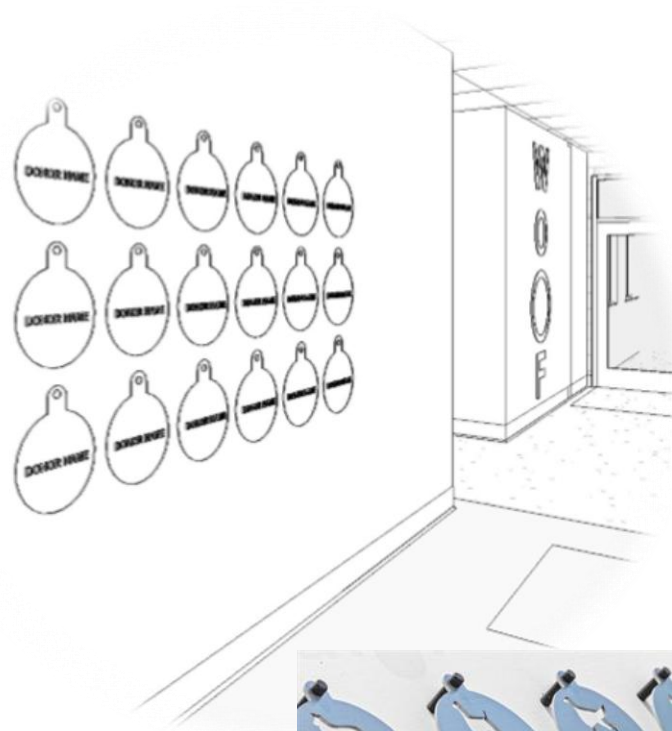
- Facility expanded by 10,000 SF, 18 additional parking spots, and 5 play yards
- Relocation of adoptable dogs from stray, isolation and quarantine animals
- Veterinary Clinic relocated and expanded to SW corner of building
- Add Aerapy system to HVAC for critical infection control, to improve air quality, eliminate odors and reduce maintenance costs



# Final Project Scope (Minor)

---

- Exercise yards created specifically for isolation and quarantine dogs
- Indoor/outdoor runs added to adoptable/stray dog areas
- Guillotine doors added to Isolation and quarantine areas for efficiency and disease mitigation
- Added area for exotic animals
- Added dedicated break room, volunteer area, and locker room with staff shower.



# Project Budget

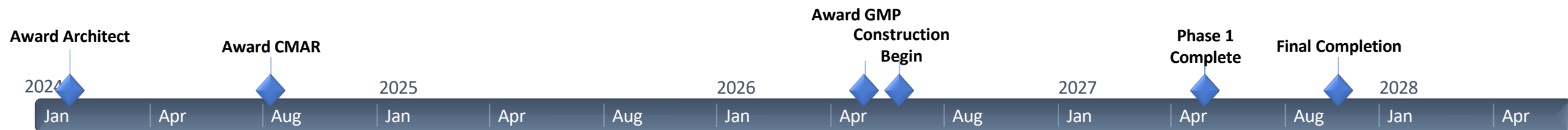
---

- 2023 Bond Program: \$15,850,000
- Additional Facilities CO's: \$4,500,000
  - Total: **\$20,350,000**
- Cost Breakdown
  - Construction Costs: \$17.05M
  - Soft Costs: \$3.30M



# Project Schedule

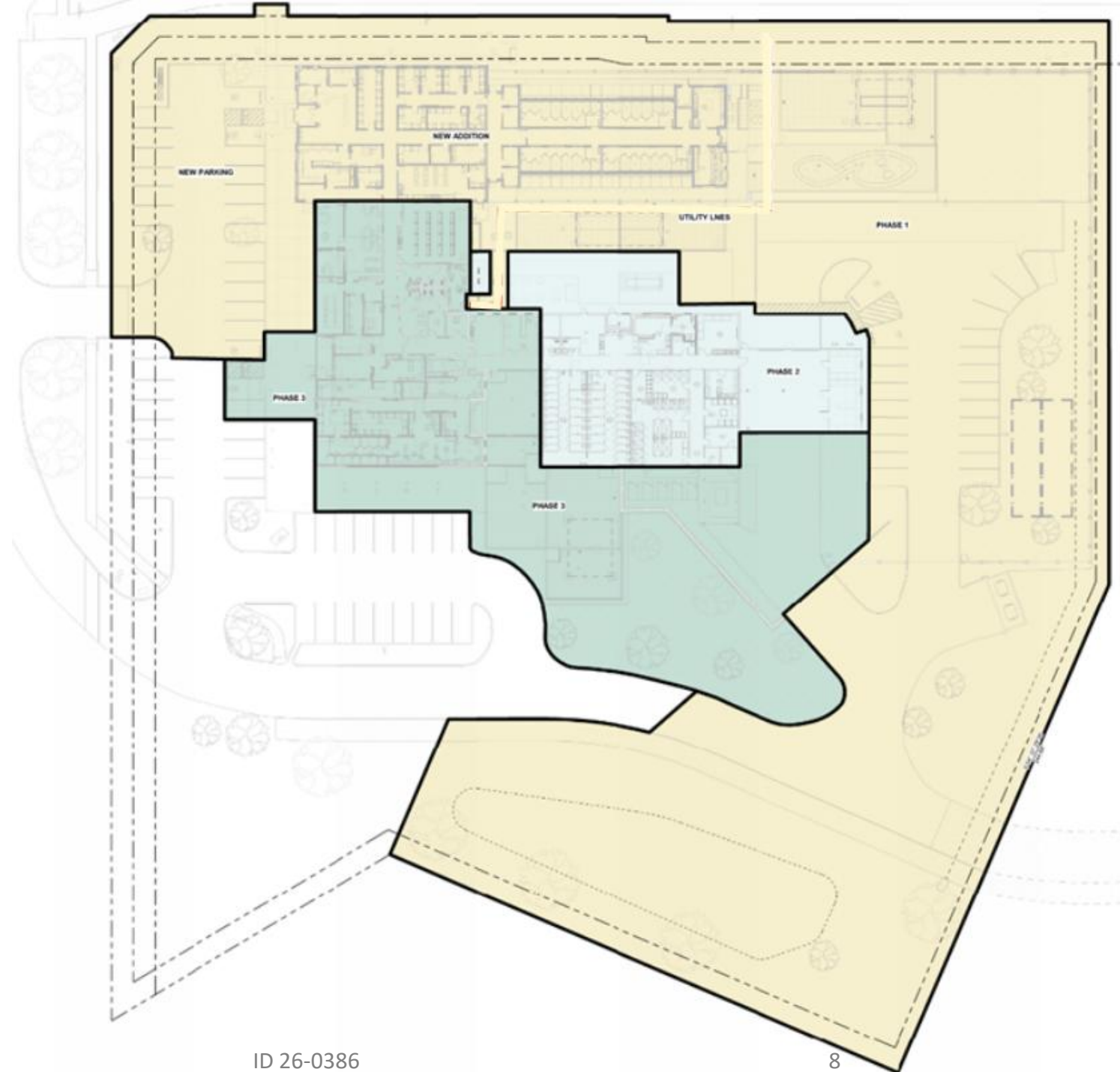
- Architect approved April 16<sup>th</sup>, 2024
- CMAR Pre-Con services approved August 20<sup>th</sup>, 2024
- Construction anticipated start May 2026
  - 12 Months Phase 1
  - 6 Months Phases 2 & 3
- Estimated completion November 2027



# Phasing Plan

---

- Phase 1 - Build Adoption addition, new parking and play yards
- Phase 2 - Renovate back of house areas
  - Added outdoor runs and kennel spacing
- Phase 3 - Build out clinic space and staff offices

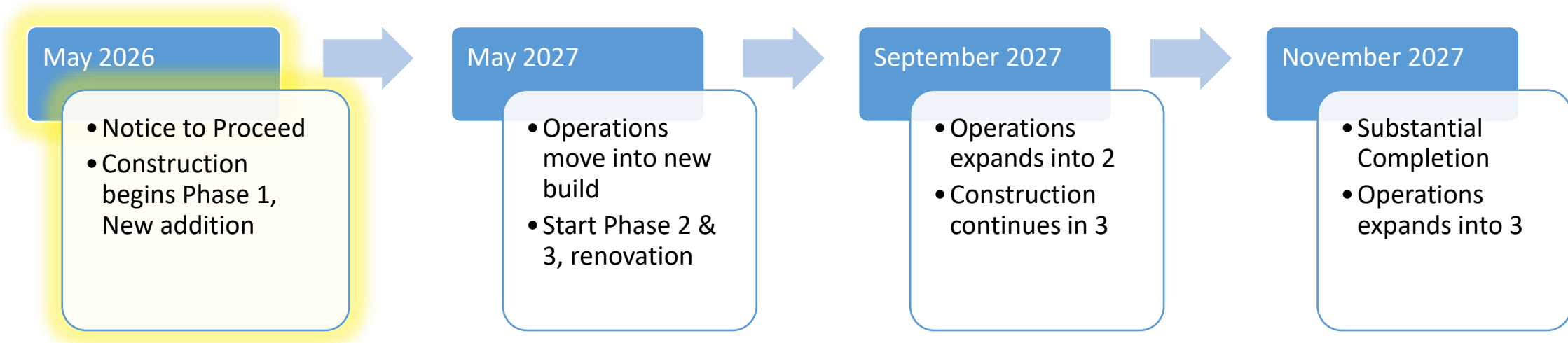


# Floor Plan



# Operational Impacts

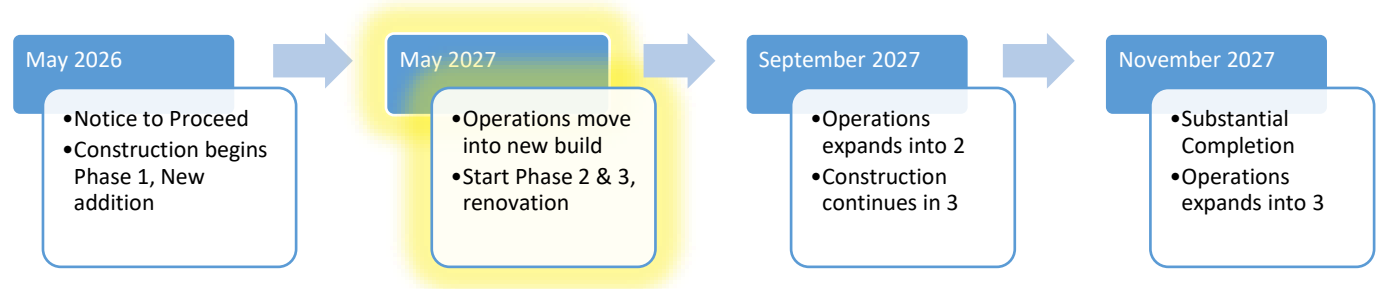
## Phase 1- May 2026 – May 2027



Core Service	Impact	Mitigation/Concerns
Animal Housing	Will lose access to large yard and runs used during cleaning	Relocation of temporary runs to open grass area

# Operational Impacts

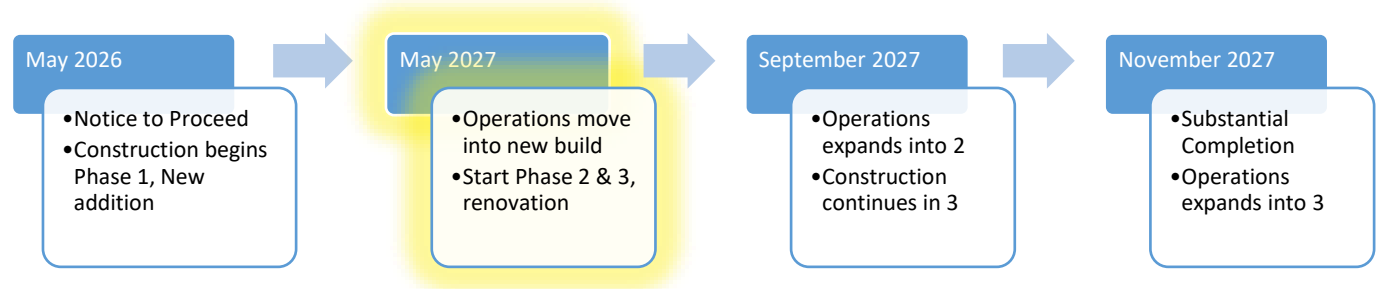
## Phase 2 & 3- May 2027- September 2027



Core Service	Impact	Mitigation/Concerns
Animal Housing	Shift animal housing entirely to new addition- will result in reduced capacity	<p><u>Dog Housing:</u> Divide new dog housing into 4 quadrants-temp capacities:</p> <ul style="list-style-type: none"> <li>•Adoption/Stray Hold: 16 (current 59)</li> <li>•Isolation: 9 (current 13)</li> <li>•Quarantine: 7 (current 6)</li> </ul> <p><u>Cat/Exotics Housing:</u> no modification needed 132 (current 138)</p> <p><u>Animal Intake:</u> Shift operations to new intake room</p>
Adoption, foster, and rescue placement of available animals	New addition provides planned lobby, front desk space to facilitate transactions, and visitation/ meet and greet space	N/A
Animal reclaims/return to owners that cannot be conducted in the field	New addition provides planned lobby, front desk space to facilitate returns and transactions.	N/A
Owner Surrender	Ability to intake owner surrender animals will be limited due to reduced capacity/space.	Will be ready to provide additional resources/support/options to community in lieu of intaking animal into the shelter

# Operational Impacts

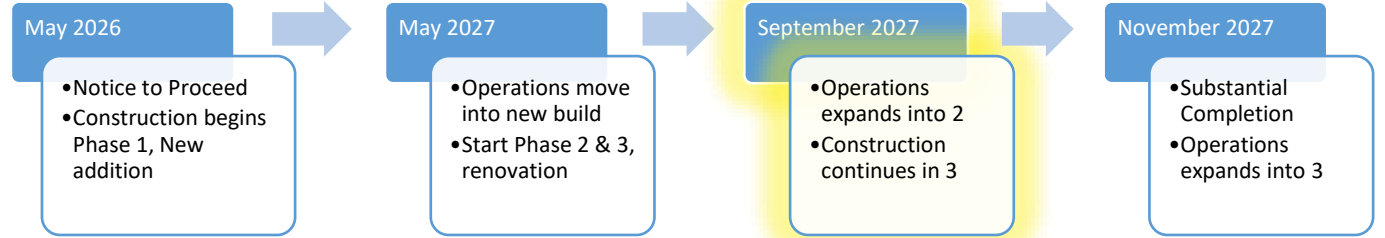
## Phase 2 & 3- May 2027- September 2027 Continued



Core Service	Impact	Mitigation/Concerns
Spay/neuter and medical evaluation and treatment of housed and foster to adopt animals	<ul style="list-style-type: none"> <li>•Clinic/Surgery Suite not available during this phase</li> <li>•Need designated space for intakes/exams/foster care</li> </ul>	<ul style="list-style-type: none"> <li>•Securing partnerships and contracts to provide services</li> <li>•Utilize new surrender exam area for some of these functions</li> </ul>
Quarantine of bite animals or an animal that has potentially exposed a person to rabies	Utilization of housing in new addition to use as quarantine	Need to ensure designated space meets state requirements
Humane euthanasia of animals	Possible utilization of new intake exam room	Need to ensure designated temporary space meets guidelines and provides for secure control of euthanasia drugs and log book
Disposal of dead animals	May not have access to incinerator or the ability to properly store deceased animals before cremation in walk in freezer	Possible utilization of landfill services via Solid Waste

# Operational Impacts

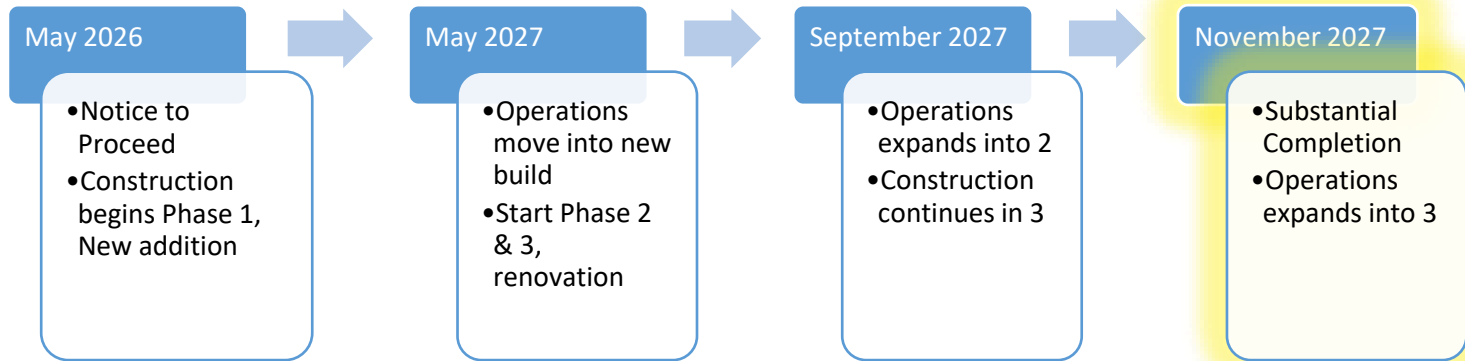
## Phase 3- September 2027 - November 2027



Core Service	Impact	Mitigation/Concerns
Spay/neuter and medical evaluation and treatment of housed and foster to adopt animals	<ul style="list-style-type: none"> <li>•Clinic/Surgery Suite not available during this phase</li> <li>•Need designated space for intakes/exams/foster care</li> </ul>	<ul style="list-style-type: none"> <li>•Securing partnerships and contracts to provide services</li> <li>•Utilize new surrender exam area for some of these functions</li> </ul>
Quarantine of bite animals or an animal that has potentially exposed a person to rabies	Utilization of housing in new addition to use as quarantine	Need to ensure designated space meets state requirements
Humane euthanasia of animals	Possible utilization of new intake exam room	Need to ensure designated temporary space meets guidelines and provides for secure control of euthanasia drugs and log book
Disposal of dead animals	May not have access to incinerator or the ability to properly store deceased animals before cremation in walk-in freezer	Possible utilization of landfill services via Solid Waste

# Operational Impacts

## Substantial Completion 2027 Resume Full Operations



# Questions?

---

