



PRINCE WILLIAM
COUNTY

Animal Shelter

Rebecca Horner, AICP, CZA

February 25, 2020

1

Background – Animal Shelter Update



February 18, 2020
Animal Shelter Update
Presented to the Board



March 6, 2020
Anticipate issuing
contract for Option C



March 11, 2020
Notice to proceed to be
issued for Option C

Prince William County is an Equal Opportunity Employer and
Contractor. Minorities and women are encouraged to apply.

2

Background – Option C

- As presented to the Board in September 2017, Option C was to include:
 - Welcoming lobby
 - Vet space and Animal Control Officer offices
 - Dedicated animal adoption, isolation, quarantine and recovery
 - Separate spaces for small mammals, birds and reptiles
 - Multipurpose room for staff and community enrichment
 - 106 double-sided cat kennels and 56 double-sided dog kennels
- Project Cost estimate (entire site cost): \$15.1m
- Construction cost estimate (building cost): \$10.1m
- Square Footage: Approx. 28,105 square feet (total construction area)
Approx. 28,000 square feet (interior building area)

3

Current Situation

- Interior Square Footage: 25,760 (schematic design projection: 28,119, a difference of 2,359 square feet)
- Meets all required industry guidelines/veterinary standards
- Does not include all equipment as requested by animal shelter staff; however, equipment provided meets industry requirements
- Constructed with durable materials to provide for safety and health of animals
- Does not include multiple small animal rooms
- There are sufficient funds in the existing project budget to award a construction contract, but not to fund all items necessary to complete the entire project.
- Unfunded work in an amount of \$1.1m, which includes demo of the existing building, paving, furniture and fixtures, relocation of out buildings, a new barn and additional funds for unforeseen change orders
- Items County plans to resolve with Current Situation:
 - Lack of separated small animal spaces
 - Reallocation of 500 square foot staff gym space and repurpose for programmatic space, such as small animal spaces and offices
 - Removal of incinerator-replacement and use existing incinerator or contract out incineration services as needed. Utilize this \$350,000 savings to add fixtures and equipment back into building

4

Animal Shelter - Option C

	As Proposed (2017)	Current Situation at Occupancy
Welcoming Lobby	Yes	Yes
Vet space and Animal Control Officer offices	Yes	Yes
Dedicated animal adoption, isolation, quarantine and recovery	Yes	Yes
Separate spaces for small mammals, birds and reptiles	Yes	Yes (once current configuration is redesigned to reallocate gym square footage to small animal space and office space)
Multipurpose room for staff and community enrichment	Yes	Yes
106 double-sided cat kennels and 56 double-sided dog kennels	Yes	Yes
Barn	Yes	No (deferred to a later date)
Square Footage (Interior)	28,000	25,760
Occupancy	Early 2020	Fall 2021
Future growth potential within building	Yes	No
Cost	\$15.1m	\$16.2m (at full buildout)
Furniture and fixtures	Yes	No (minimum requirements are met)

5

Animal Shelter – 9471 Manassas Drive Building

- County became aware of an existing building that could be utilized for the animal shelter:
 - Existing building is in bankruptcy and scheduled for auction February 27
 - Located in City of Manassas Park
 - Location is near the geographic center of Prince William County
 - 22,000 square feet, approximately
 - Building requires renovation to meet County needs
 - Can fit program within the building, however, County could maximize utilization of two buildings by renovating and using the existing shelter in combination with this option
 - Does not have enough space on site for the barn
 - Can renovate and occupy this building faster than occupation of Option C

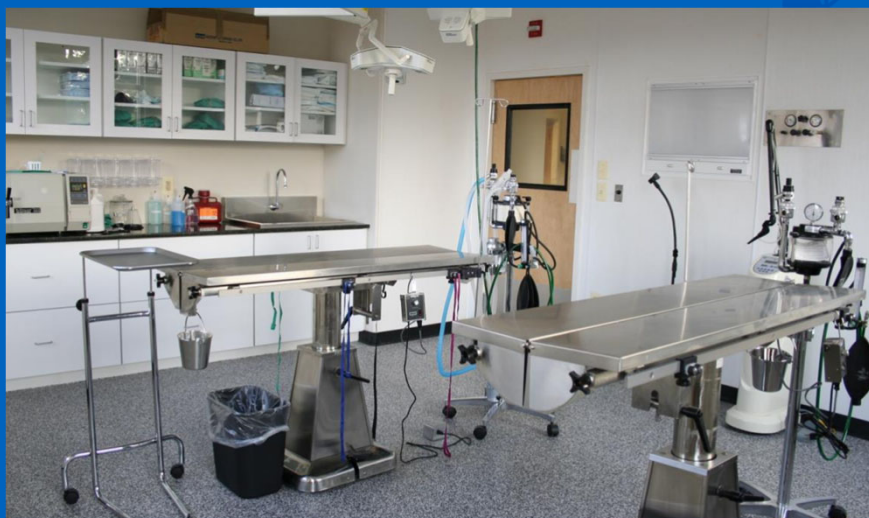
6

Animal Shelter – 9471 Manassas Drive Building



7

Animal Shelter – 9471 Manassas Drive Building



8

Animal Shelter – 9471 Manassas Drive Building



9

Animal Shelter – 9471 Manassas Drive Building



10

Animal Shelter – 9471 Manassas Drive Building



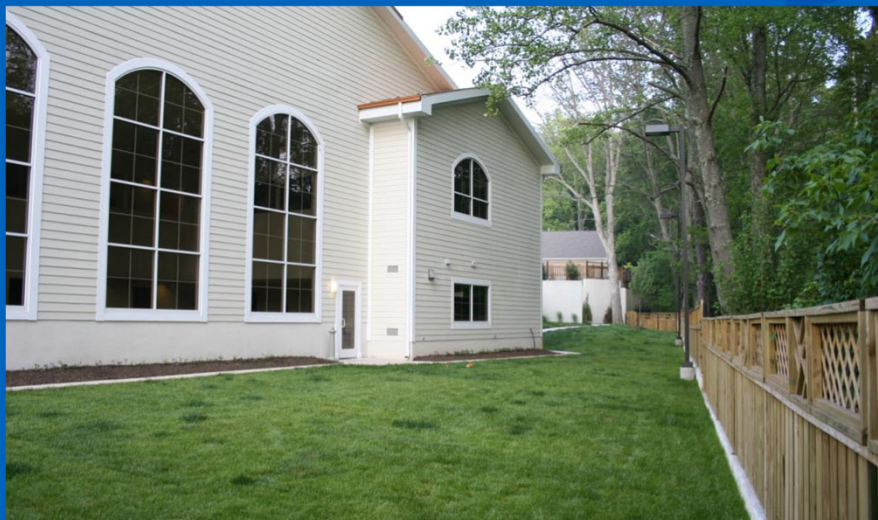
11

Animal Shelter – 9471 Manassas Drive Building



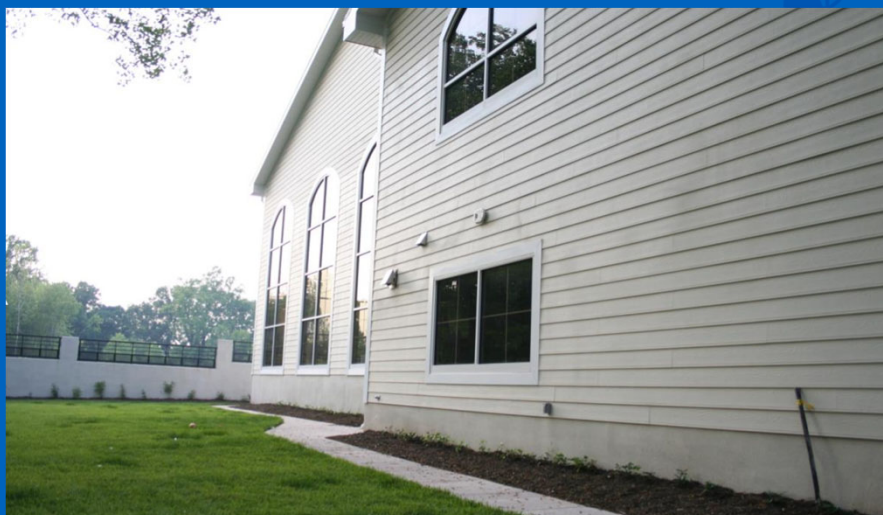
12

Animal Shelter – 9471 Manassas Drive Building



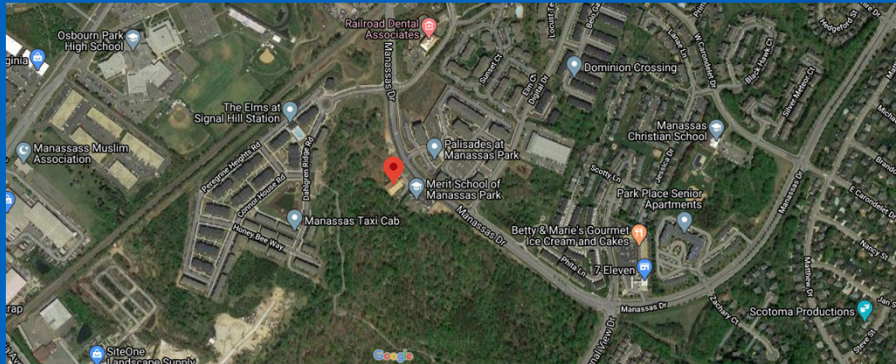
13

Animal Shelter – 9471 Manassas Drive Building



14

Animal Shelter – 9471 Manassas Drive Building



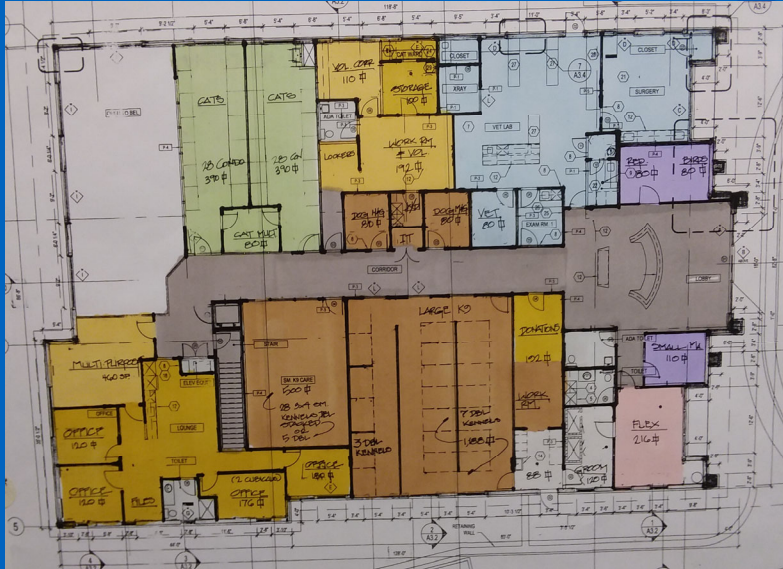
15

Animal Shelter – 9471 Manassas Drive Building



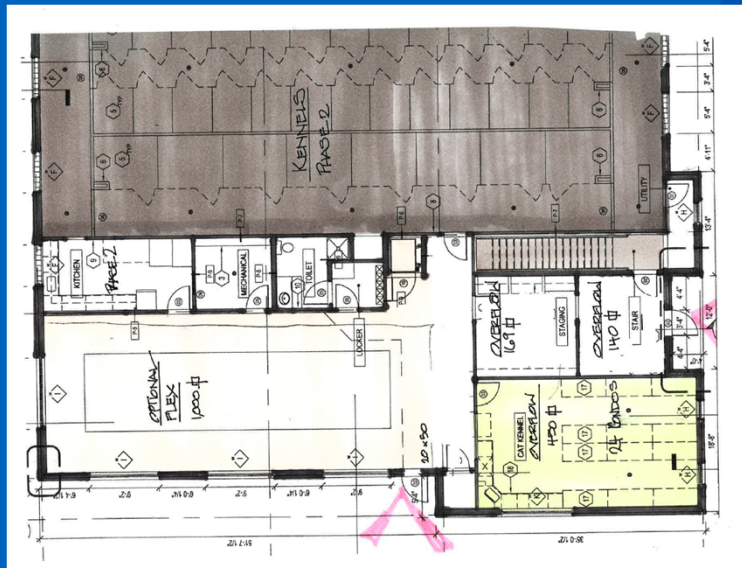
16

Animal Shelter – 9471 Manassas Drive Building Phase 1



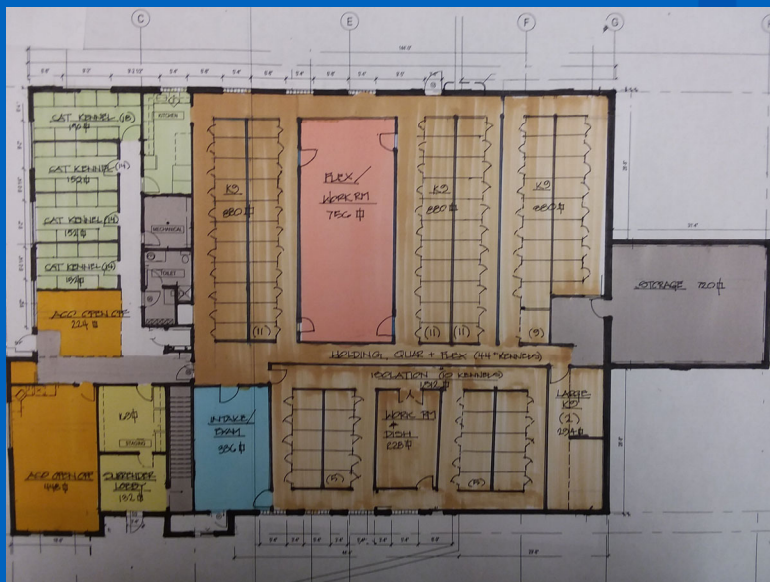
17

Animal Shelter – 9471 Manassas Drive Building Phase 2



18

Animal Shelter – 9471 Manassas Drive Building Phase 3



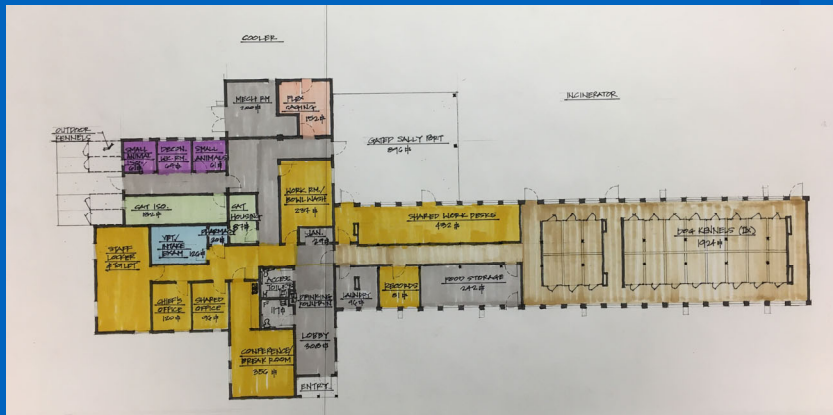
19

Animal Shelter – Additional Option “E”

Renovation of 9471 Manassas Drive Building & Existing Shelter					
	9471 Manassas Drive			Existing Animal Shelter	
	Phase 1	Phase 2	Phase 3		
Planning	\$ 20,000	n/a	\$ 5,000	n/a	
Design	\$ 250,000	n/a	\$ 50,000	\$ 50,000	
Construction					
• General Contractor	\$ 1,141,500	\$ 33,000	\$ 919,530	\$ 1,300,000	
• Permit Fees	\$ 5,000	n/a	\$ 2,000	\$ 5,000	
• 3 rd -party inspection	\$ 25,000	\$ 5,000	\$ 15,000	\$ 15,000	
• Cat Condos and Kennels	\$ 20,000	n/a	\$ 20,000	\$ 5,000	
Furniture, Fixtures & Equipment					
• Project Management	\$ 200,000	\$ 5,000	\$ 100,000	\$ 25,000	
• Police	\$ 256,250	\$ 0	\$ 256,250	\$ 260,100	
• Information Technology	\$ 150,000	n/a	\$ 50,000	\$ 25,000	
Project Management & Construction Management	\$ 200,000	n/a	\$ 150,000	\$ 75,000	
Project Contingency	\$ 120,690	\$ 2,580	\$ 78,692	\$ 90,000	
Total cost	\$ 2,388,440	\$ 45,580	\$ 1,646,472	\$ 1,850,100	\$ 5,930,592 (excludes land price)

20

Animal Shelter – Existing Shelter Option “E”



21

Animal Shelter – Current Options

Options	Option C	Option “E” (phased)
Welcoming Lobby	Yes	Yes
Vet space and Animal Control Officer offices	Yes	Yes
Dedicated animal adoption, isolation, quarantine and recovery	Yes	Yes
Separate spaces for small mammals, birds and reptiles	Yes	Yes
Multipurpose room for staff and community enrichment	Yes	Yes
Cat/Dog Kennels	106 cat kennels and 56 dog kennels	192 cat kennels and 80 dog kennels (81% more cat kennels and 42% more dog kennels than Option C)
Barn	No	Yes
Square Footage (Interior)	25,760	28,584
Occupancy	Fall 2021	Fall 2020, Spring 2021, Fall 2021
Growth potential within building	No	Yes
Cost	\$15.1m (\$16.2m at full buildout)	\$10m, approx., all-inclusive, at full buildout (62% less than the cost of Option C)
Operating Costs (not including staffing)	\$493k/annually, approx.	\$113k/ annually, approx. existing shelter \$429/annually, approx. renovated building in Manassas Park \$542k/annually, approx. for both buildings (10% increase in operational costs, annually)

22

Animal Shelter – Alternatives

Alternative 1

Continue with Current Situation with Option C

Finalize and execute construction contract with Taft construction company

Occupancy anticipated: Fall 2021

Alternative 2

Authorize the County to negotiate a land purchase with the building associated with Option “E”

If Board Selects Alternative 2: Next Steps

Revise plan to renovate existing shelter

Build barn on existing animal shelter property

Prepare renovation plans for new building associated with Option E

Occupancy anticipated: Phase 1 Fall 2020, phase 2 spring 2021, phase 3 fall 2021

23