

June 27, 2025

## **Animal Shelter & Adoption Center Needs Assessment For Expansion / Renovation for the City of Farmers Branch**

Quorum Architects, Inc. was retained by the City of Farmers Branch to perform a feasibility study and needs assessment of their current animal shelter. Quorum was commissioned not only to utilize our extensive experience with being the original architect of this facility, as well similar facilities, but also to meet with staff to gather their input. In addition, because every animal shelter has its own unique needs and issues, the current operations of the existing facility were observed and analyzed. Quorum then addressed ideas and concerns through facilitated site visit / meeting with the staff. Operational aspects such as animal housing and separation, people/animal flow of the facility, and playyard access.

After a walk-thru meeting with Farmer Branch staff was completed and analyzed, Quorum developed a comprehensive set of conceptual site and floor plans for an expansion to the existing 5,897 s.f. animal shelter and adoption center that was constructed in 2009. Quorum is proposing an addition of 1,055 s.f. and renovations to include:

- A cat friendly wing to allow cats an expanded quiet zone of the facility. These spaces will include rooms for Adoption, Stray/Hold and Kittens with modern stainless steel cat suites/cages.
- Free-Roaming Cat Play and Meet & Greet Room
- Provide healthier/safer environment for both staff, animals and visitors.
- Improve the overall flow of animals, staff and visitors.
- Improve work efficiency of staff.

The overall construction cost for the expansion and renovation to the animal shelter and adoption center for 2025 described in this Needs Assessment is approximately \$1.3 million. The total projection cost is \$1.8 million (includes a 10% project contingency and estimated project soft costs). The projected construction escalated cost is included in the Opinion of Probable Cost through the year of 2027. Each year shows a 6% escalation.

### **Existing Animal Shelter**

The City of Farmers Branch built its original animal shelter which is a pre-engineer metal building that is 1 5,897 square feet. The Animal Shelter & Adoption Center sits on Vally View Lane between the Justice Center and Brookhaven Community College in Farmers Branch. The shelter is located in a rural environment with low traffic. The original facility was designed to maximize the site with an outdoor playyard and parking for visitors and staff with a drive-thru Sallyport. This is a challenging site for future expansion needs.

### **Overall Facility Conditions:**

The overall facility is still in great shape. The animal housing style and need for additional animal spaces has continued to evolve. The cats and dogs are currently being housed adjacent to one another & in some cases, in the same room. This escalates the stress level of the animals. There are limited meet and greet spaces. Staff requested the overall flow of the facility be improved.

Outdoor Playyard currently has synthetic turf that looks like it has met its life expectancy. The playyard has limited access from the building. The outdoor runs are currently located adjacent to the building.

## **Recommendation for Expansion & Renovations:**

In order to meet the needs of staff and the expectation for services desired by the public, Quorum Architects recommend that the City of Farmers Branch follow the lead of many successful animal shelters and adoption facilities improved animal separation and housing.

This newly proposed expansion will tie into the original design of the facility with similar masonry and overall finishes. The design will flood the new cat rooms with natural daylighting to all for improved circadian rhythm to animals. This will assist in the overall health of the animals. All finishes in the animal rooms will be similar to existing spaces with epoxy floors and coved bases and ceramic / porcelain tiled walls and epoxy painted ceilings. All windows/door frames will be clear anodized aluminum to withstand chemicals and abuse.

All of the animals will be housed in a cage or kennel that meets state requirements and industry health recommendations for proper size and will consist of materials that are easily sanitized. The intent is to provide natural daylighting with windows or Solatubes/skylights in every room housing animals. Dogs and cats will have extra room to play compared to their existing facility. Cats will have cages with multiple compartments to separate living area from the food and litter area.

The public will be able to view the cats lounging on shelves within the cage through a tempered glass front.

## **Projected Cost**

This report identifies approximately 1,055 square feet +/- for the expansion and renovations to the animal control and adoption facility. Buildings such as this require unique HVAC for proper disease and odor control, sound control, extensive and unique plumbing for wash down and disinfection systems, impervious and durable flooring and wall materials constructed for harsh environments, and durable stainless-steel cages designed to withstand years of abuse from aggressive dogs being held for multiple days. They also require outdoor exercise areas and Get-to-Know areas with synthetic turf that can be disinfected for playing with the animals for adoption.

The combination and expense of such areas, equipment, and materials is generally unmatched in most normal municipal buildings. The level of quality and materials used for our opinion of probable construction cost is the same as is commonly used in many municipal animal control facilities that are expected to last 40 years or longer. The level of materials, finishes and furnishing, along with the smaller scale of this project has an impact on the overall construction cost. When developing an opinion of probable construction cost for this project we evaluated a number of factors in addition to those listed above, and arrived at approximately \$1.3. Construction costs have been aggressively climbing the past few years, and it appears that in our current economy, we expect to continue to see construction prices escalate annually. We anticipate that a 6% annual increase would be a reasonable expectation at this point or approximately \$80,000 for each year. Additionally, when calculating project costs, Owners shall consider soft costs for other items such as professional design fees, geotechnical reports, survey and material testing fees, IT and data, security, and access control, electric, gas, fiber services, regulatory fees, and fixtures, furniture, and equipment or FFE. For this project (in 2025), these soft costs were estimated to be approximately \$300,000. When added together for a "Project Cost" with a 10% project contingency, the amount totals \$1.8 million.

**Farmers Branch Animal Shelter & Adoption Center**

Opinion of Probable Cost - June 13, 2025

**Conceptual Design**

|          | <b>Description</b>  | <b>Cost</b>        |
|----------|---|--------------------|
| <b>1</b> | <b>CAT ROOMS / OFFICE EXPANSION</b>   |                    |
|          | Expansion (1,055 sf)  | \$810,000          |
|          | *Exterior to match existing masonry with mod-bit roof   |                    |
|          | *Floors - LVT at corridor/storage/office.   |                    |
|          | *Ceilings - 2'x2' at corridor/stg/office. Painted Gyp Bd at all other rooms   |                    |
|          | *Walls - Cat Rooms - Ceramic / Porcelain Tile, All other Rooms - Painted Gyp Bd   |                    |
|          | *Doors - FRP doors to Cat Rooms, Alum Storefront Frames/Glass - Cat Play Rooms, Plam Door - Office  |                    |
|          | *Sink - 20" Sq stainless steel sinks  |                    |
|          | *Cat Cages - Stainless steel Cat Suites   |                    |
|          | *Millwork - Plam with solid surface window sills  |                    |
|          | Design Contingency (10%)  | \$81,000           |
| <b>2</b> | <b>DOG ROOMS (SMALL ROOMS) - No Work</b>  |                    |
|          | Design Contingency (10%)  | \$0                |
| <b>3</b> | <b>HVAC</b>   |                    |
|          | Existing QAU is being replaced this year by CoFB and therefore, cost indicated is only to extend ducts to Cat room. We will still likely need a supplemental unit with certain air requirements. No design is complete, so the estimate is only a placeholder at this time. - This is a placeholder | \$40,000           |
|          | Design Contingency (10%)  | \$4,000            |
| <b>4</b> | <b>NEW GENERATOR - No Work</b>  |                    |
|          | *New generator / electrical - panel upgrades TBD  | \$0                |
|          | Design Contingency (10%)  | \$0                |
| <b>5</b> | <b>PLAYYARD / OUTDOOR RUNS UPDATES - No Work</b>  |                    |
|          | *New synthetic turf   | \$0                |
|          | Design Contingency (10%)  | \$0                |
| <b>6</b> | <b>EXPANDED PAVEMENT / PARKING - No Work</b>  |                    |
|          | Added (8) parking staff spaces  | \$0                |
|          | Design Contingency (10%)  | \$0                |
|          | Contractor General Conditions and OH  | \$200,000          |
|          | Construction Sub total  | \$1,135,000        |
|          | Contractor fee and profit (15%)   | \$170,250          |
|          | Contractor Bonds & Insurance  | \$25,000           |
|          | <b>CONSTRUCTION TOTAL</b>   | <b>\$1,305,250</b> |
|          | Minimum Owners' Construction contingency (10% minimum)  | \$130,525          |
|          | Estimated and currently anticipated Soft Cost (To Be Confirmed)   | \$369,050          |
|          | <b>PROJECT TOTAL 2025 (should be escalated to 2026 or beyond)</b>   | <b>\$1,804,825</b> |
|          | (Owner shall consider an annual escalation cost for bidding beyond 2025 - assume 6-8% annually)   |                    |

Assumes no tap, utility, or permit fees

**PRELIMINARY Soft Costs (to be confirmed by Owner):**

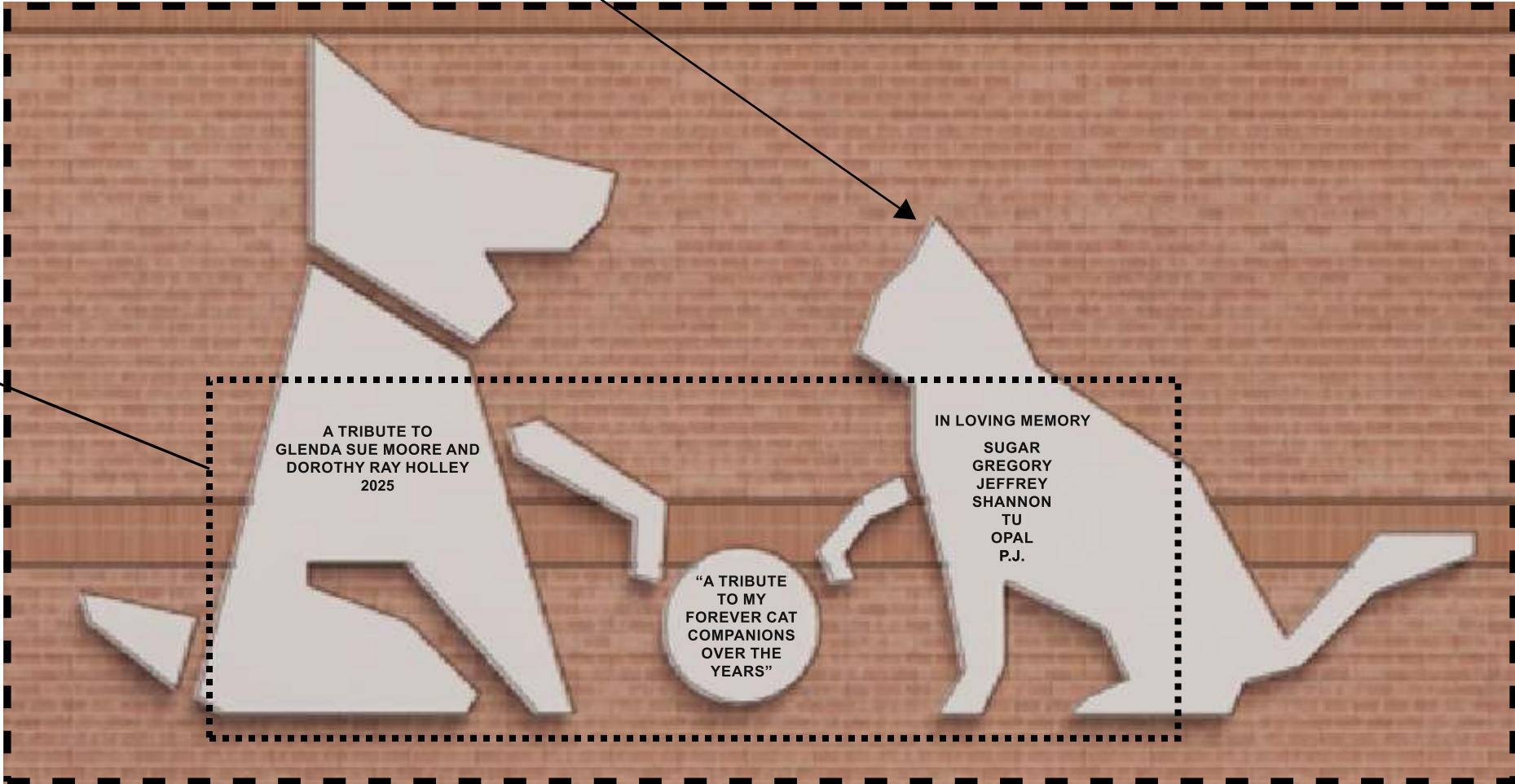
|  |                      |
|--|----------------------|
| Permit and Impact Fees                       | \$0 no city fee:     |
| est. Architectural & Engineering (contract)  | \$182,735 est        |
| est special services (civil, landscape, etc) | \$26,105 est         |
| est Project Manager (4%)                     | \$52,210 est         |
| est Geotechnical services                    | \$8,000 est          |
| est CMT services                             | \$20,000 est         |
| IT / Data Connectivity                       | \$25,000 placeholder |
| Owner's Security / access control syst.      | \$25,000 placeholder |
| FF&E   | \$30,000 placeholder |
| <b>Soft Cost Subtotal (placeholder)</b>      | <b>\$369,050</b>     |

(\*) This conceptual information utilizes similar projects as placeholders. These are general in nature to assist in planning and shall be refined as more site information and development information is obtained. Based on final design, bid and commodity market, and availability of materials and labor, actual construction costs may vary from those indicated herein. The Architect has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs that may be provided are based on the information known to Architect at the current time and represent only the Architect's judgment as a design professional familiar with the construction industry. The Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs



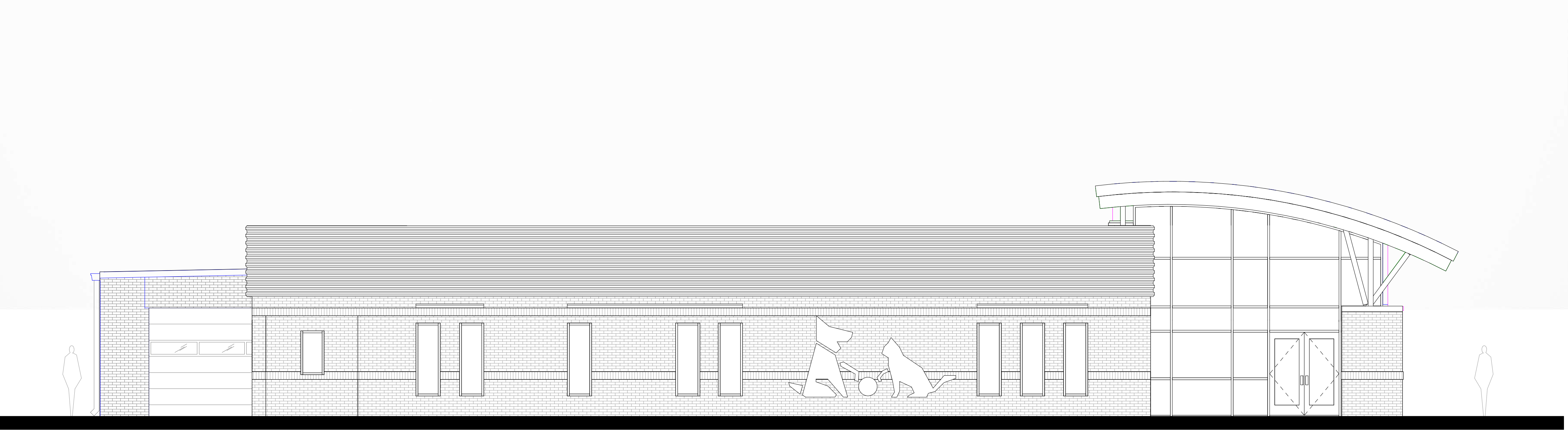
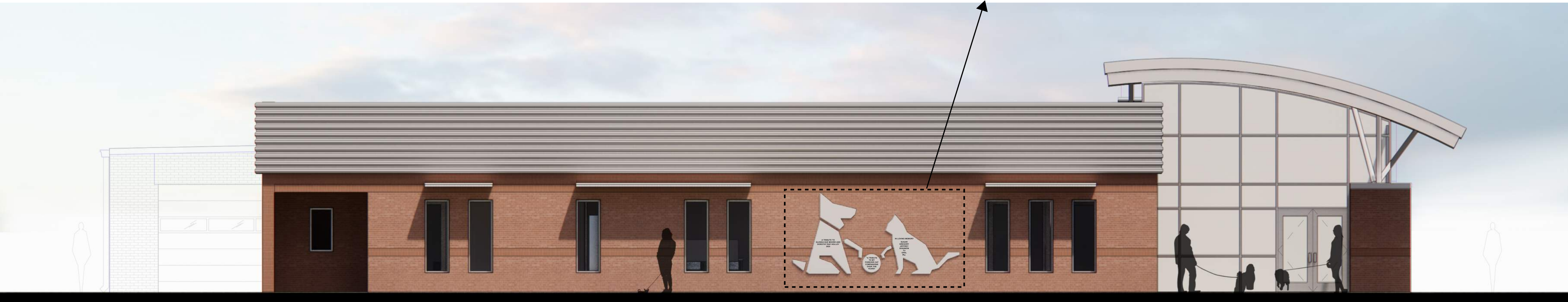


BRASS PLAQUE WITH TRIBUTE TO GLENDA SUE MOORE AND DOROTHY RAY HOLLEY.



EXTERIOR MATERIALS

- BRICK - MATCH EXISTING
- METAK PANEL - MATCH EXISTING
- ART TO BE BACK LIT



0 4' 8' 12'  
Scale: 3/16" = 1'-0"

CONCEPT EXTERIOR ELEVATION

CONCEPT EXTERIOR ELEVATION- ADDITION & RENOVATION  
FARMERS BRANCH - NEW ANIMAL ADOPTION CENTER  
3727 Valley View Ln, Farmers Branch, TX 75244

THIS DOCUMENT ISSUED 08/06/2024  
IS FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORITY OF  
DAVID DUMAN, AIA. TEXAS REGISTRATION #14305.  
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**BUILDING**

**EXISTING BUILDING SF** = 5,897  
**NEW ADDITION SF** = 1,055

**TOTAL SF** = 6952

**PARKING**

**EXISTING:**  
**VISITORS** = 07  
**STAFF** = 06

**TOTAL** = 13



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Fort Worth, TX 76104  
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**CONCEPT FLOOR PLAN - ADDITION & RENOVATION**  
**FARMERS BRANCH - NEW ANIMAL ADOPTION CENTER**

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ANIMAL CAPACITY

EXISTING:  
**DOGS**  
ADOPTION - 10  
STRAY / IMPOUND - 08  
QUARANTINE - 04  
ISOLATION - 03  
SMALL DOGS - 12  
FREE ROAM DOGS - 02

TOTAL = 39

EXISTING:  
**CATS**  
ADOPTION - 14  
QUARANTINE - 06  
ISOLATION - 06  
CAT PLAY - 04

TOTAL = 30

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ARCHITECTURE · INTERIOR DESIGN

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A-101



0 4' 8' 16'  
Scale: 1/8" = 1'-0"





ANIMAL CAPACITY

EXISTING:  
**DOGS**  
ADOPTION - 10  
STRAY / IMPOUND - 08  
QUARANTINE - 04  
ISOLATION - 03  
SMALL DOGS - 12  
FREE ROAM DOGS - 02

TOTAL = 39

EXISTING:  
**CATS**  
ADOPTION - 14  
QUARANTINE - 06  
ISOLATION - 06  
CAT PLAY - 04

TOTAL = 30

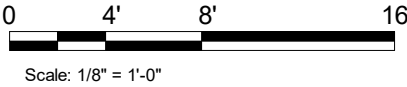
NEW  
**CATS**  
ADOPTION - 18  
STRAY / IMPOUND - 06  
CAT GTK - 02  
ISOLATION - 06  
CAT PLAY - 02  
KITTEN 06

TOTAL = 40

CONCEPT FLOOR PLAN - ADDITION & RENOVATION  
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FARMERS  
BRANCH

A-103