

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
Citrus County Courthouse
Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

AGENDA

April 13, 2021 9:00 AM

Scott Carnahan, Chair, District 4 Ronald E. Kitchen Jr., 1st Vice Chair, District 2 Ruthie Davis Schlabach, 2nd Vice Chair, District 3 Jeff Kinnard D.C., Commissioner District 1 Holly L. Davis, Commissioner, District 5	Angela Vick, Clerk of the Circuit Court Charles R. Oliver, County Administrator Denise A. Dymond Lyn, County Attorney
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MISSION

Citrus County Government is a value-driven organization dedicated to responsive citizen service by providing quality programs, services and facilities to build a strong community and promote the best quality of life for our citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed.

The Board gives citizens multiple opportunities for **PUBLIC INPUT**. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request.

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, TTY (352) 527-5312 at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. WORKSHOP DISCUSS POTENTIAL ANIMAL SHELTER

B.1. Workshop to Discuss Potential New Animal Shelter

Conduct a Workshop to discuss the new Animal Shelter design and costs on April 13, 2021 at 9:00AM.

C. OPEN TO THE PUBLIC

D. UPCOMING MEETINGS

- | |
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| 1. Regular Meeting: April 13, 2021 at 1:00 PM , Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450 |
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E. ADJOURN



AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Workshop to Discuss Potential New Animal Shelter
AGENDA DATE:	April 13, 2021

BRIEF OVERVIEW:

On September 22, 2020, the Board approved staff to conduct a preliminary needs assessment, feasibility, and cost study for the construction of a new Animal Shelter. Bacon Group, Inc. Architecture has conducted a space and needs assessment, developed a conceptual floor plan and an estimate of probable costs for construction and operation of a new shelter.

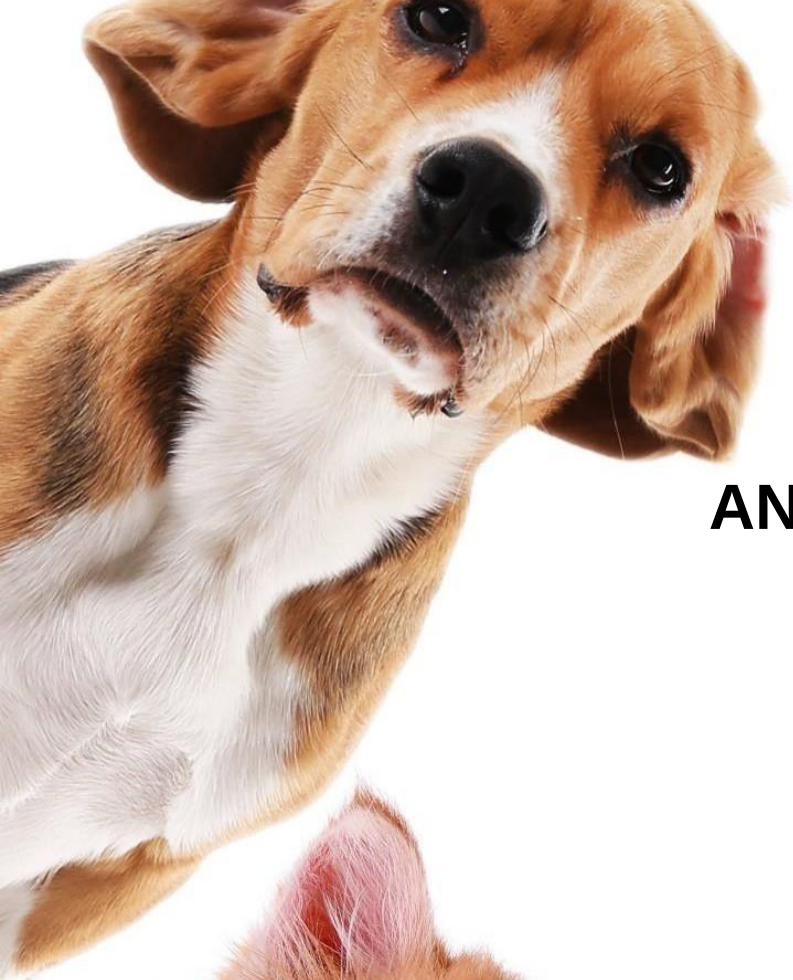
The Architect from Bacon Group, Inc., will be presenting the Animal Shelter Programming and Conceptual Design, cost estimates, and options.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0

RECOMMENDED ACTION:

Conduct a Workshop to discuss the new Animal Shelter design and costs on April 13, 2021 at 9:00AM.



ANIMAL SHELTER PROGRAMMING & CONCEPTUAL DESIGN REVIEW



+





Bacon Experience with Animal Care Projects

- Over 180 animal care and veterinary projects in 30 states, Canada, and Taiwan
- 56 Animal Control and 65 Humane Sheltering projects
- 35 Veterinary specific projects
- 39+ design workshops presented to animal care industry groups
- 34 published articles and project profiles
- 18 design awards



Citrus County Animal Services Shelter – Current



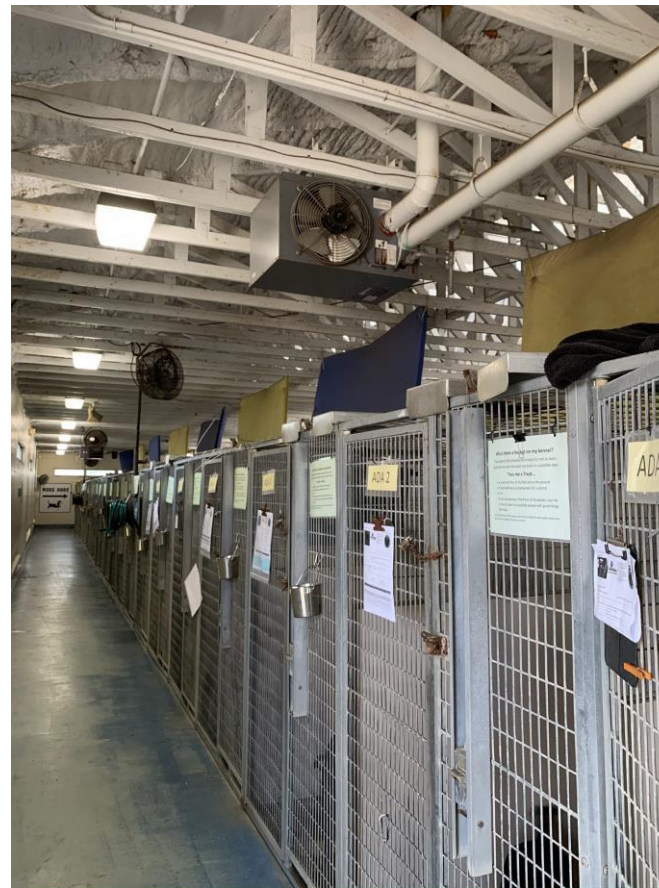
- Crowded conditions
- Exposed wood trusses
- Expose flex ducts

Citrus County Animal Services Shelter – Current



(Left photo)

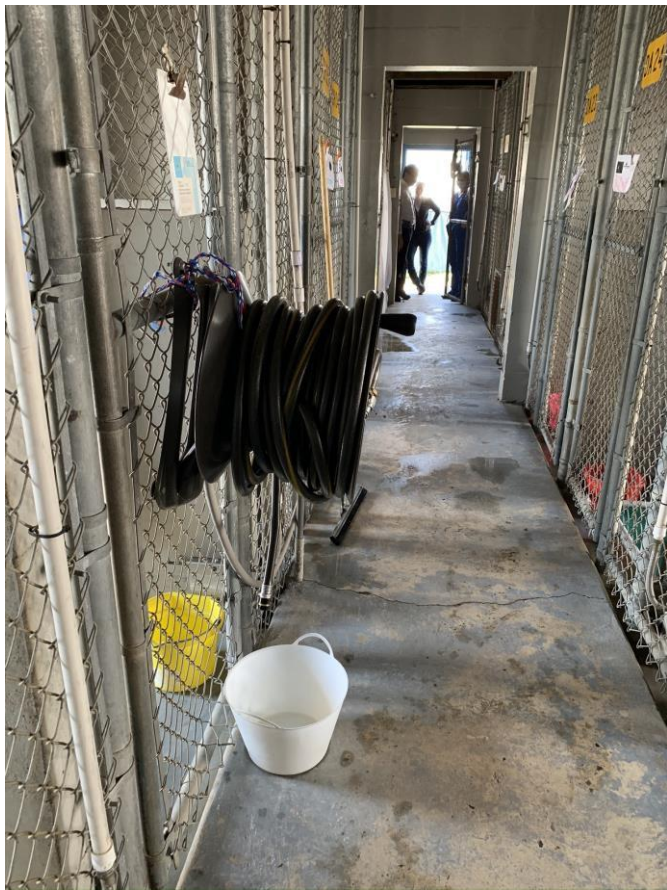
- Exposed block on top of wall
- Floor surface deteriorated



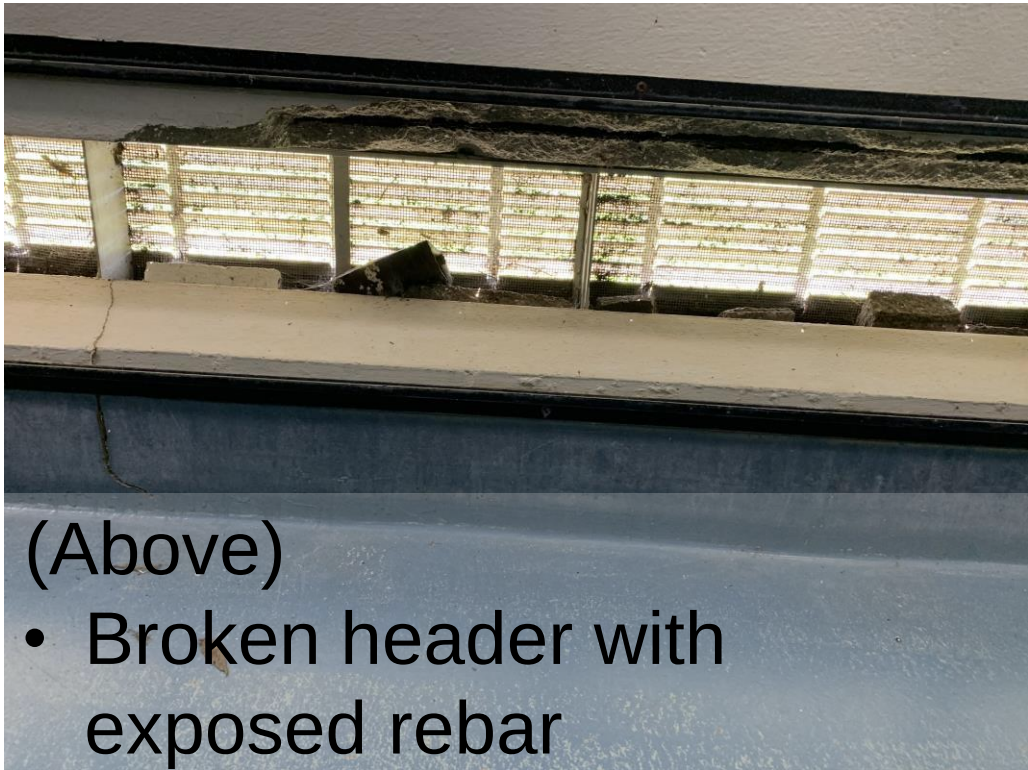
(Right photo)

- Exposed wood trusses
- Lack of acoustic control

Citrus County Animal Services Shelter – Current

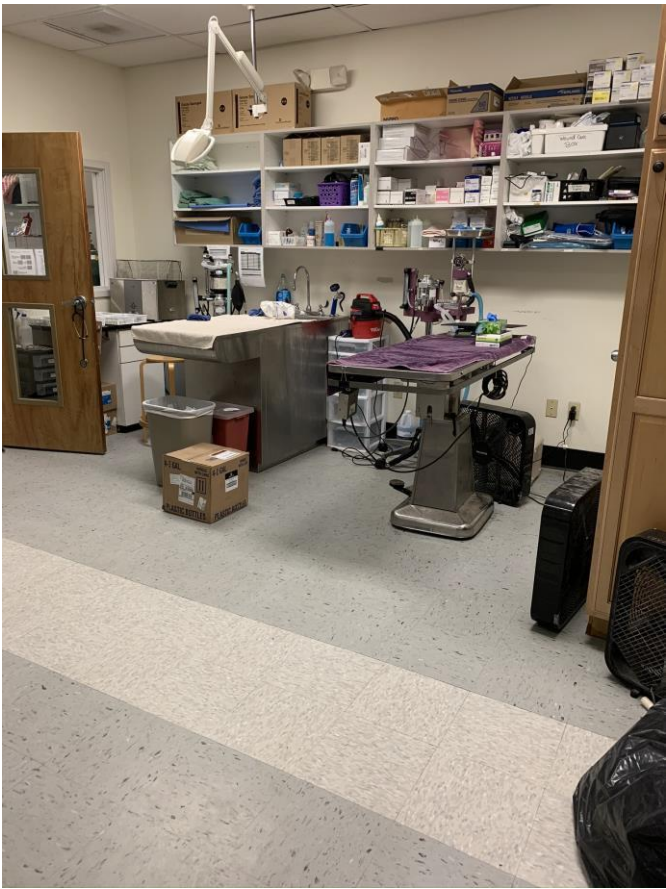


- (Left)
- Hose reel location not ADA / OSHA
 - Galvanized fencing



- (Above)
- Broken header with exposed rebar
 - Dirt and debris in louvers

Citrus County Animal Services Shelter – Current



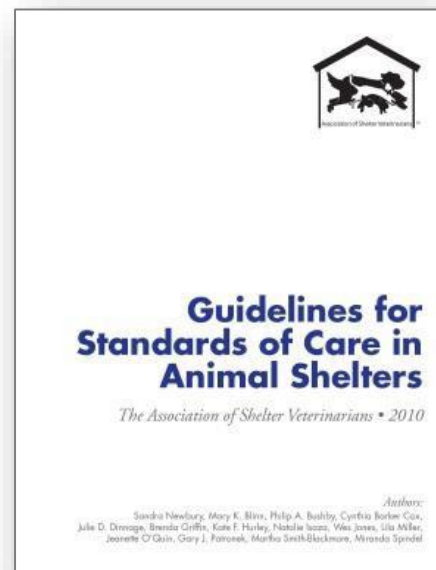
- (Left)
- Inadequate ventilation and air-balance in surgery suite



- (Above)
- Exposed batt insulation due to flooding

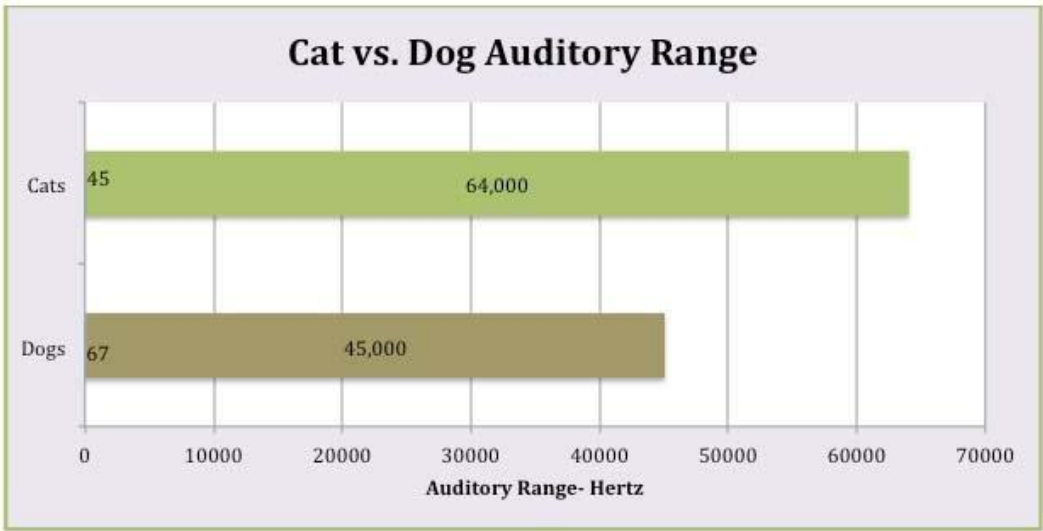
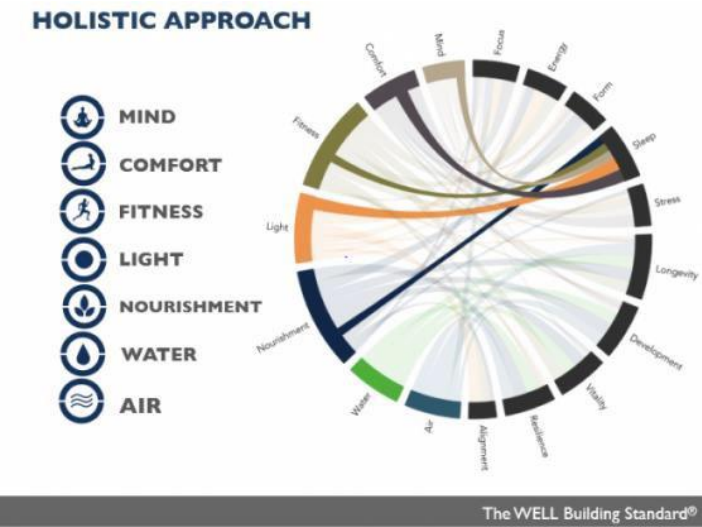
Standards / Guidelines / Codes for Animal Housing Design

- *ASVs' Guidelines for Standards of Care in Animal Shelters* design recommendations
- *Shelter Care Checklists: Putting ASV Guidelines Into Action* (ASPCApro publication)
- NFPA© 150
- USDA / APHIS / Animal Welfare Act
- Applicable Florida statutes
- Citrus County Ordinance 14-49
- Other recommendations
 - HSUS, NACA, etc.



Holistically Designed Spaces for People and Animals

- WELL Building concepts
 - Promote whole health
- Fear FreeSM concepts
 - Reduces Fear, Anxiety, and Stress (FAS scale)
- Foster the Human-Animal Bond



Quality of
finishes
effect
maintenance
costs and
longevity of
the facility.

Lower Cost Materials, Finishes & Equipment	Higher Cost Materials, Finishes & Equipment
Painted epoxy block walls	Structural glazed block walls
Sealed concrete floors in animal housing, wet areas	Resinous flooring in animal housing, wet areas and/or in public areas
Sealed concrete floors / VCT in public areas	Porcelain tile in public spaces
Cat housing: Standard aluminum or stainless steel cages	Cat housing: Two story cat condo system
Dog housing: chain link kenneling (side, tops, doors)	Dog housing: Stainless steel kenneling system
Individual 6": drains in back of kennel	Individual covered, trench drains with cleaning spray nozzles
No or limited acoustical control measures	Acoustical plaster / high NRC ceiling system
Regular hoses and reels for cleaning	Power assisted spray wash / wet vacuum cleaning system
Laminated cabinets on wood base	Solid surface tops w/ cabinets on concrete base
Basic lighting package in kennels	Moisture / impact resistant lights in kennels

Process

- Program & design for today + future
- Goal of the project
- Housing numbers calculations
- Flexible & adaptable design



Determine Animal Housing

Factors Considered

- Census, trends, and future shelter intake
- Mandated holding period (if applicable)
- Length of Stay (LOS)
- Classification of animals
- Flow capacity vs. physical holding capacity
- Housing Quality and Capacity for Care
- Management and wellness practices



Floor Plan

Color Coded Floor Plan

- Public Spaces
- Feline / Small Animal Housing
- Canine Housing
- Administrative Spaces
- Medical
- Animal / Facility Support
- Animal Support Circulation

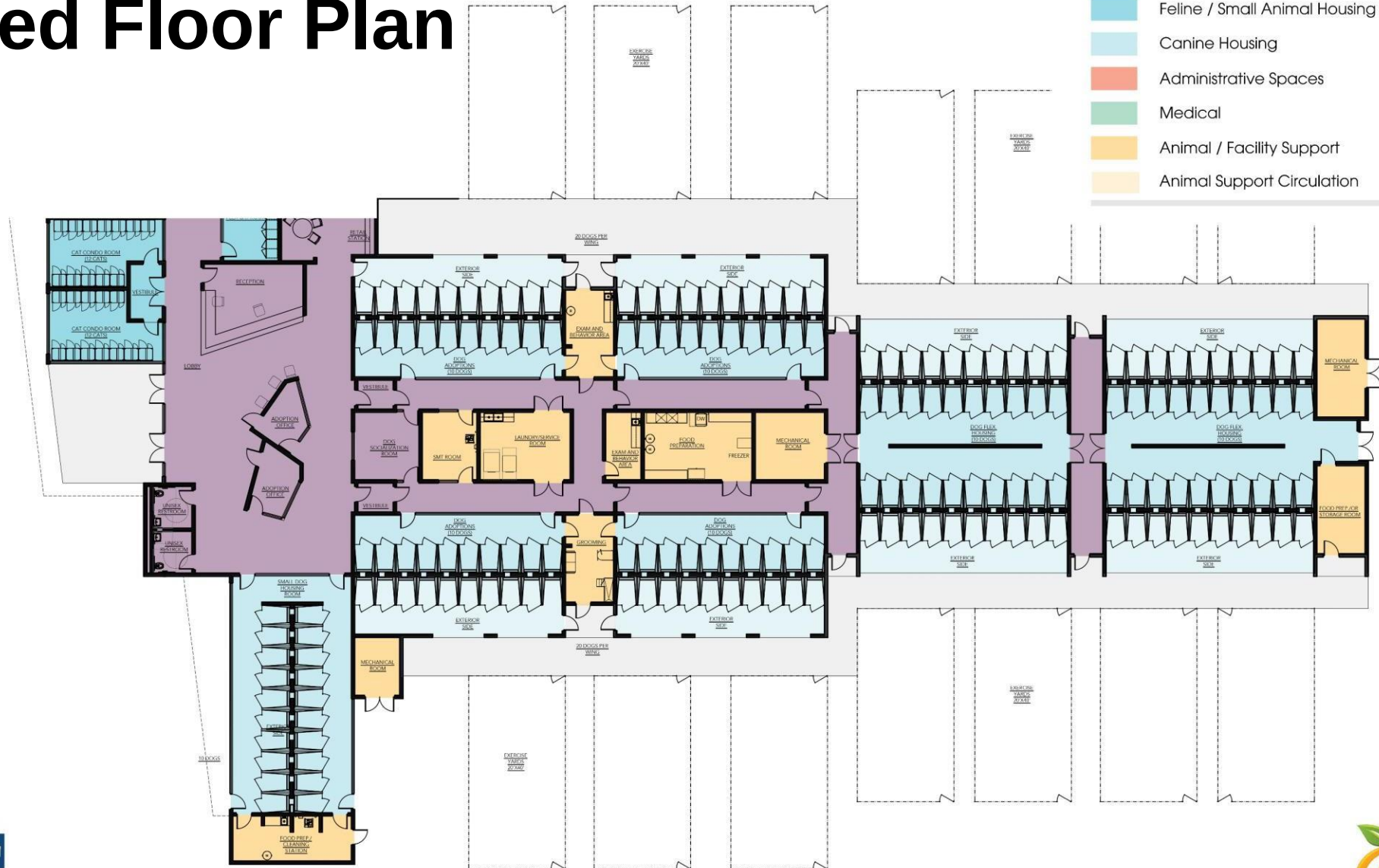


Enlarged Floor Plan

Color Coded Floor Plan

B.1.a

- Public Spaces
- Feline / Small Animal Housing
- Canine Housing
- Administrative Spaces
- Medical
- Animal / Facility Support
- Animal Support Circulation



BACON GROUP, INC.

2641 SUNSET POINT RD., CLEARWATER, FL 33759, PH: 727-725-0111



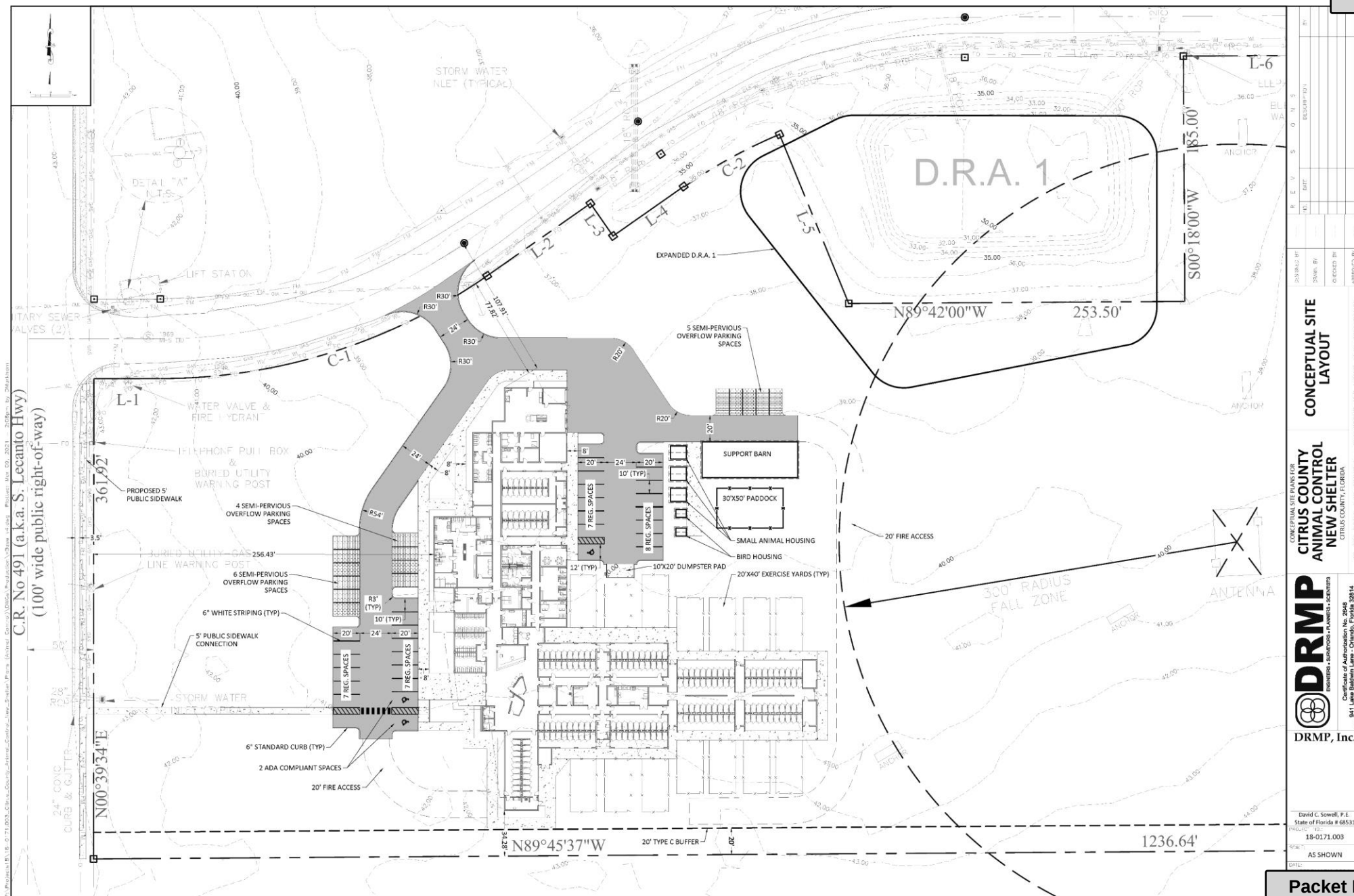
Packet Pg. 17

Attachment: 1-Citrus County Animal ServicesWrkShpFINAL rev-20210406 (12672 :

Color Coded Floor Plan

-
- The floor plan is divided into several color-coded sections:
- Emergency Department (Red):** Located on the right side, featuring a Triage Office, Euthanasia room, and Bulk Food Storage.
 - Medical Suite (Blue):** Located in the center, featuring a Cat Room, Mechanical Room, and various medical rooms.
 - Surgical Suite (Green):** Located on the left side, featuring a Surgical Suite, Operating Room, and various support rooms.
 - Support Areas (Yellow/Orange):** Located at the bottom, featuring a Cafeteria, Kitchen, and various storage areas.
 - Administrative Offices (Pink/Orange):** Located on the right side, featuring a Reception area, various offices, and a staff lounge.
- The plan also includes a large central corridor and several smaller rooms for various purposes, including a laundry room, a storage room, and a staff lounge.

Site Plan



Aerial



DRMP

DRMP, Inc.

David C. Sowell, P.E.

State of Florida # 68531

PROJECT NO. 18-0171.003

DATE: FEBRUARY, 2021

DRAWING: FIGURE 1

CONCEPTUAL SITE PLAN FOR
CITRUS COUNTY
ANIMAL SHELTER
NEW SHELTER
CITRUS COUNTY, FLORIDA

CONCEPTUAL SITE LAYOUT

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED BY: _____
CHECKED BY: _____
DRAWN BY: _____
DESIGNED BY: _____

Attachment: 1-Citrus County Animal ServicesWrkShpFINAL rev-20210406 (12672 :

Annual Operational Costs - Utilities

2019 TOTAL PAID EXPENSE	
City of Inverness	\$14,428.94
Central FL Gas	\$241.68
SECO	\$24,361.31

2020 TOTAL PAID EXPENSE	
City of Inverness	\$11,607.00
Central FL Gas	\$371.84
SECO	\$20,977.00

2021 ANTICIPATED EXPENSES TO DATE	
City of Inverness	\$11,290.92
Central FL Gas	\$1,381.80
SECO	\$21,838.92



Projected Annual Operational Costs - Utilities

NEW ANIMAL SERVICES FACILITY PROJECTED OPERATIONAL COSTS	
CITRUS COUNTY UTILITIES	\$8,245 - \$10,000
CENTRAL FL GAS	\$1,400 - \$1,500
WREC	
-DEMAND METHOD	\$17,000 – \$22,000
vs.	
-SIMILAR SIZED PROJECT (JACKSONVILLE HUMANE SOCIETY)	\$15,208 – \$20,000

Staffing

CITRUS COUNTY ANIMAL SERVICES STAFFING			
Position Title	Current	Additional	Needed at Move-in
Director	1		1
Chief Veterinarian	1		1
Veterinary Technician	2	1	3
Foster and Rescue Specialist	1		1
Customer Services Representative*	3	1 - 2	4 - 5
Accountant	1		1
Animal Care Technician**	9	4	13
Operations Supervisor	1		1
TOTAL PAID STAFF	19	6 - 7	25 - 26
Volunteer Staff - 30 active and 50+ seasonally active			
* Volunteer staff may assume Customer Service duties as needed and advisable.			
** Goal is 6 Animal Care Technicians scheduled daily to meet the capacity for care requirements.			

Additional Staff Needed

CITRUS COUNTY ANIMAL SERVICES ADDITIONAL PAID STAFFING NEEDS IN SPECIFIC POSITIONS				
Specific Position Titles	Current	Additional	Annual Salary + Benefits <i>Per Person</i> in this Position	Extended Cost Range for Additional Positions
Veterinary Technician	2	1	\$44,302	\$44,302
Customer Services Representative	3	1 - 2	\$38,444	\$38,444 - \$76,888
Animal Care Technician	9	4	\$35,125	\$140,500
TOTAL CURRENT / ADDITIONAL	14	6 - 7	---	\$223,246 - \$261,690

Operational Cost Savings Estimate with Power Assisted Kennel Cleaning System

SMT SAVINGS vs. TRADITIONAL HOSE APPLICATION*		
Daily Cost to Clean Kennels		
<u>SMT Pressure Cleaner</u>		<u>Garden Hose</u>
\$43.27		\$130.98
DAILY SAVINGS		\$175.43
ANNUAL SAVINGS		\$64,033.18

*Please refer to handout for detail.

Space Tabulation

FUNCTION SPACE (ROOMS)	FINAL ADJACENCY PLAN (SF)
Administrative Spaces	844.3
Public Spaces	3,300.5
Staff Spaces	972.5
In-Processing / Field Operations / Investigators	2,624.9
Canine Housing	15,613.7
Feline Housing	2,081.2
Animal Care Spaces	428.8
Clinic	2,278.7
Facility Support Spaces	336.0
Sub-total	28,480.6
Circulation	2,275.2
Wall Area	2,657.0
Building Grand Total	33,412.8

Soft Costs Estimate

SERVICES FOR DESIGN AND CONSTRUCTION	ESTIMATED AMOUNT
Basic Services: Design, Construction Documents, Permitting, Bidding	
- Site / Civil Engineering (including Survey, Geotech, Environmental, Photometrics)	\$165,000
- Architecture (including structural, mechanical, electrical, plumbing and fire protection, landscape architecture)*	\$585,000
CA by Design Team (Post Design Services) Construction Observation (site and building)	\$200,000
CA / CEI / Testing (site and building and includes basic HVAC commissioning)	\$175,000
Permit Fees	\$40,000
TOTAL ESTIMATED SOFT COSTS	\$1,165,000

*Calculated using FL Dept. of Management Services A/E Fee Calculator, Complexity B – more than average complexity

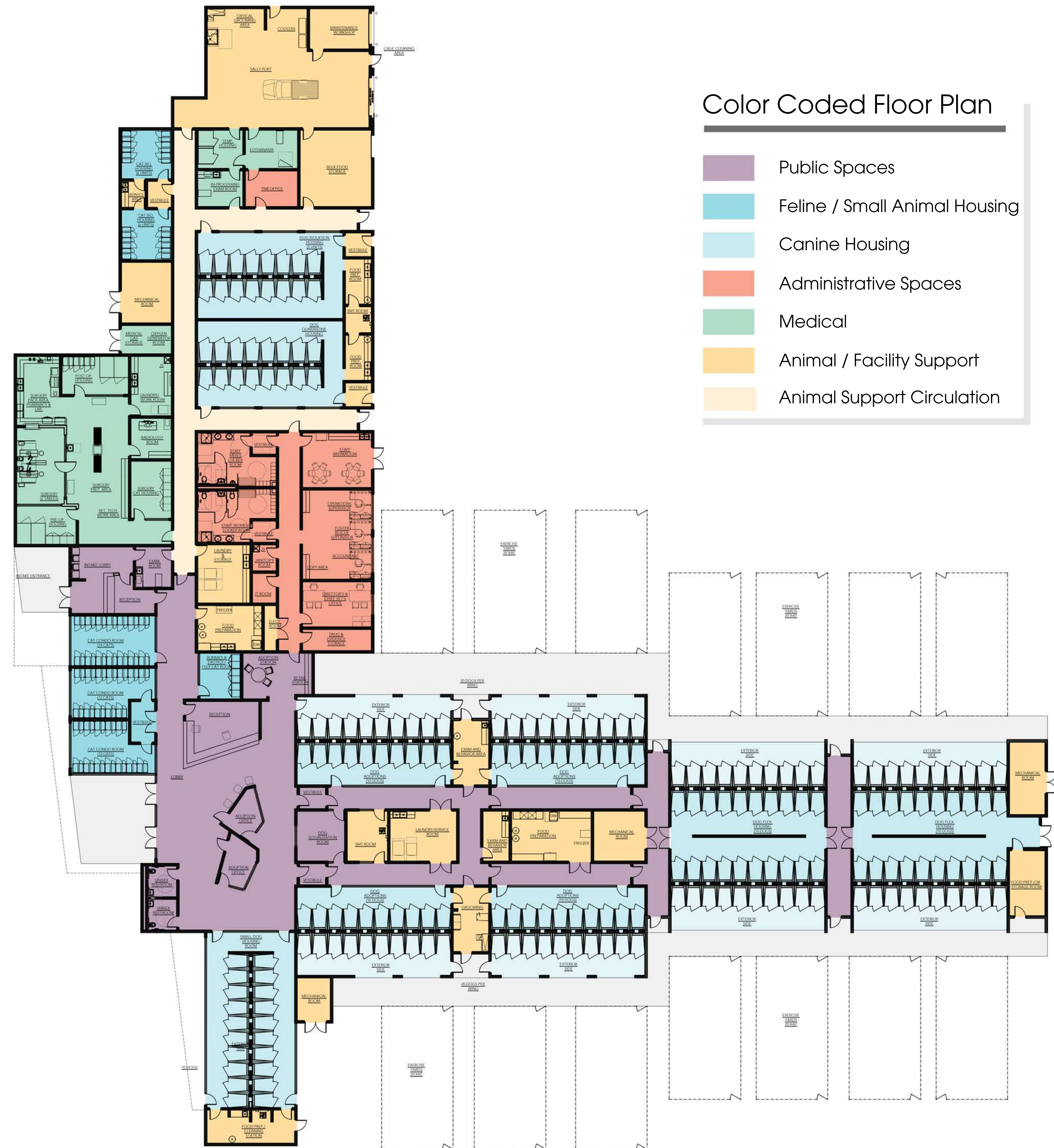
Construction + Soft Cost Estimate Summary

PRELIMINARY OPINION OF CONSTRUCTION COST + SOFT COST FOR THE NEW ANIMAL SERVICES FACILITY	
Items	Estimated Cost
<u>Building & Site Construction*</u>	
- Total Building Construction	
Non-Conditioned Interior Canine Housing	\$9,170,000
Large & Small Animal Facilities Construction	225,000
- Site Construction	1,005,941
Sub-total Building & Site Construction	\$10,400,941
- Soft Costs (A/E Design, Post Design / CA, CA / CEI / Testing)	1,165,000
Total Construction + Soft Cost Estimate	\$11,565,941

*Refer to Building & Site Construction Cost details on spreadsheet handouts.

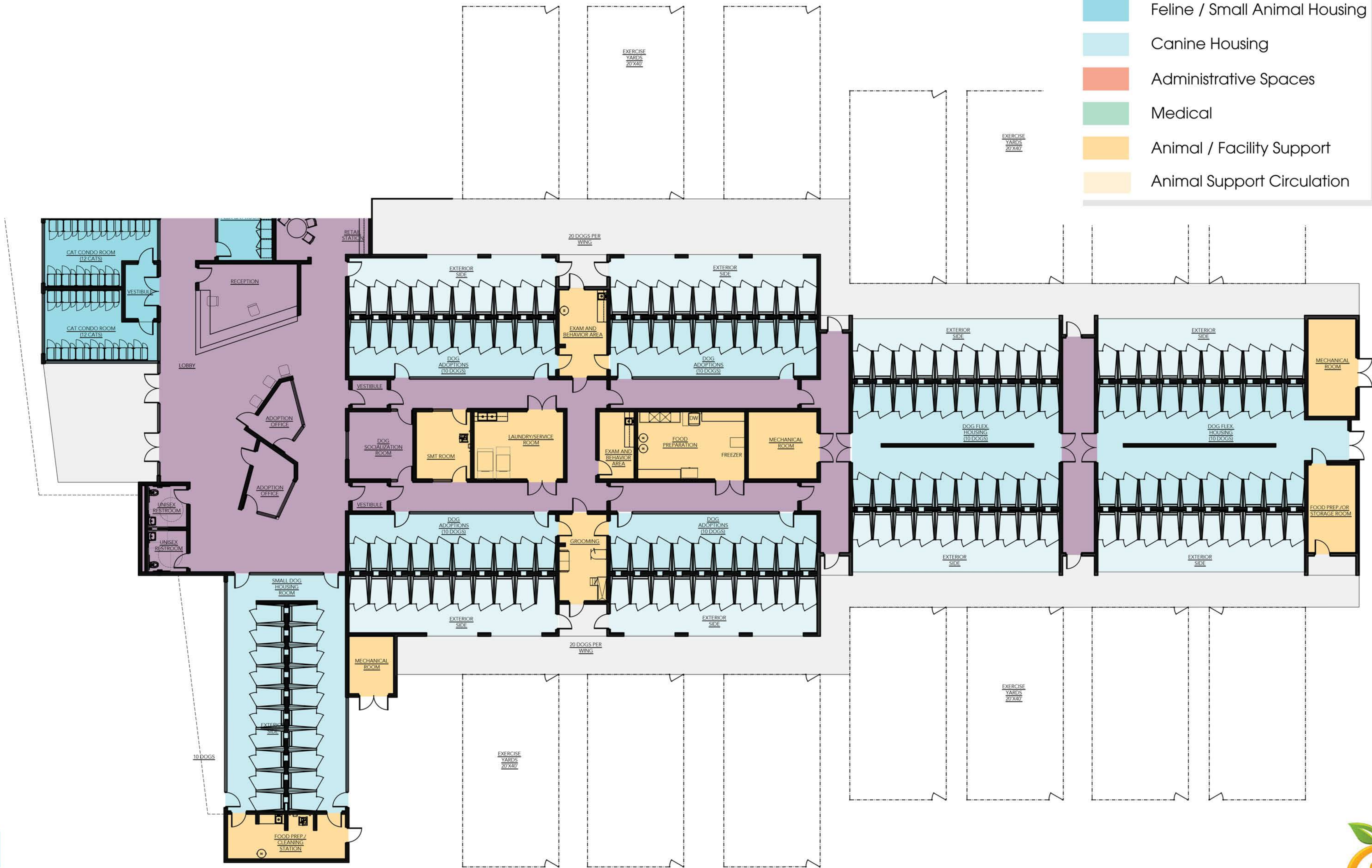


Questions?



Color Coded Floor Plan

- Public Spaces
- Feline / Small Animal Housing
- Canine Housing
- Administrative Spaces
- Medical
- Animal / Facility Support
- Animal Support Circulation





Color Coded Floor Plan

- Public Spaces
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Citrus County Animal Services
Area Tabulations

ROOMS	INITIAL POR AREA	REVISED ADJACENCY PLAN	FINAL ADJACENCY PLAN	REMARKS
<u>Administrative Spaces</u>				
Director's / Chief Veterinarian's Office	224.0	244.9	244.9	
Work Stations	404.2	483.4	483.4	3 work stations
Operations Supervisor				
Foster/Rescue Manager				
Accountant				
Copy Area				
Drug and Evidence Storage	181.3	116.0	116.0	
Sub-Total:	809.5	844.3	844.3	
<u>Public Spaces</u>				
Main Lobby	2,890.6	2,798.1	2,395.0	
Reception	130.0	322.7	330.0	
Public Restrooms				
Men's Restroom	69.3	69.3	69.4	
Women's Restroom	69.3	69.3	69.4	
Adoption Stations	363.8	145.1	186.1	4 each Reduced to 1 area
Adoption Offices	148.3	158.9	194.6	2 rooms
Education Court Lobby	252.1	0.0	0.0	Space deleted from program
Multi-purpose Classroom	879.3	0.0	0.0	Space deleted from program
Food Service	179.8			
Table & Chair Storage Room	204.4			
Retail Area		60.0	56.0	
Sub-Total:	5,186.9	3,623.4	3,300.5	
<u>Staff Spaces</u>				
Staff Restrooms				
Vestibule	39.9	39.9	40.0	
Women's Restroom	273.6	273.6	273.6	with shower
Vestibule	39.9	39.9	40.0	
Men's Restroom	273.6	273.6	273.6	with shower
Break room	400.0	296.0	296.4	
Custodial Services	112.1	48.9	48.9	
Sub-Total:	1,139.1	971.9	972.5	
<u>In Processing / Field Operations / Investigators</u>				
Intake Lobby	479.7	314.3	229.4	
Reception	180.0	130.1	131.3	
Grief Room / Consultation	135.9	0.0	0.0	Space deleted from program
Unisex Restroom	80.0	80.4	0.0	Space deleted from program
Private intake Office - 2 office	226.6	0.0	0.0	Each office - 113.3sf Space deleted from program
Exam. Room - 2 each	226.6	113.3	113.4	Each exam room - 113.3sf 1 room deleted from program
Intake Temporary Holding	234.2	0.0	0.0	Space deleted from program
Sally Port	1,092.4	1,239.2	1,048.8	Cost will be adjusted by 75% due to roofed but not conditioned
Critical Grooming area	170.3	179.7	200.0	
Maintenance Workshop	220.1	210.6	188.9	
Euthanasia Room / Euthanasia Holding	361.8	156.4	158.0	
Intake Temporary Holding	312.3	135.1	136.4	
Cooler Area	113.3	72.0	136.0	
In-Processing Exam Room	126.8	128.7	136.0	
Dishwash/Laundry/Gen. Storage Room / Bathing Room	184.8	0.0	0.0	Space deleted from program
Grooming Room	146.7	0.0	0.0	Space deleted from program
TNR office	145.9	146.7	146.7	
Sub-Total:	4,437.4	2,906.5	2,624.9	

Attachment: 3-Space Tab_20210413 (12672 : Workshop to Discuss Potential New Animal Shelter)

Citrus County Animal Services
Area Tabulations

ROOMS	INITIAL POR AREA	REVISED ADJACENCY PLAN	FINAL ADJACENCY PLAN	REMARKS
Canine Housing				
Canine Adoption Larger Dogs - Wing 1 (40 total dogs)				Two sides of the wing
Indoor area - conditioned	2,260.8	0.0		Taken as conditioned space
Outdoor area - ventilated	2,262.5	2,379.1	4,239.6	Cost will be adjusted by 75% due to roofed but not conditioned
Vestibules		88.0	88.0	
Laundry	359.3	336.0	261.3	1 laundry for both wings
Dog Socialization Room	140.0	186.6	186.6	
Food Prep.	298.6	359.2	186.6	1 Food Prep room for both wings
Exam and Behavior Room No. 1	102.6	180.0	180.0	
Exam and Behavior Room No. 2	193.4	102.6	102.6	
SMT - Kennel Cleaning Equipment	140.0	158.6	158.6	
Mechanical Room	219.3	200.7	200.7	Cost will be adjusted by 75% due to roofed but not conditioned
Circulation	1,510.2	1,229.3	1,110.3	Internal circulation area for wing 1
Canine Adoption Larger Dogs - Wing 2 (40 total dogs)				Two sides of the wing
Indoor area - conditioned	2,263.4	2,408.0		
Outdoor area - ventilated	2,263.0	2,420.3	4,606.2	Cost will be adjusted by 75% due to roofed but not conditioned
Food Prep. Room		216.0	182.7	
Grooming Room			180.0	
Mechanical Room	219.3	215.9	203.3	Cost will be adjusted by 75% due to roofed but not conditioned
Circulation	1,345.0	1,283.0		Internal circulation area for wing 2
Puppy/Small Dog Holding	1,638.1	1,323.7	1,204.0	
Food Prep. / cleaning Room			229.4	
Dog Quarantine Housing	728.4	978.2	976.0	Five dogs
Dog Isolation Housing	728.4	978.2	976.0	Five dogs
Service Areas	205.4	185.0	190.2	Two per Dog Quarantine/Isolation housing
Vestibules	97.8	97.8	97.8	Two per Dog Quarantine/Isolation housing
Kennel Cleaning Room	53.8	53.8	53.8	
Sub-Total:	17,029.3	15,380.0	15,613.7	
Feline Housing				
Feline Adoption	644.5	927.9	907.6	2 rooms for a total of 20+ cats/3 rooms for 38 cats
Vestibule	83.1	83.1	75.6	
Cat Colony Cat Porch	223.7	0.0	0.0	
Cat Isolation Housing	373.3	387.3	387.3	Two rooms total area for 12 cat condo's
Service Areas	88.0	48.9	48.9	Two per Cat Iso housing - now one for both housing rooms
Vestibules	97.8	48.9	48.9	Two per Cat Iso housing - now one for both housing rooms
Cat Food Prep. Room	248.9	228.0	228.0	
General Laundry / Storage	217.7	239.5	239.5	
Exotic & Bunny or Flex cat Housing	196.5	162.4	145.4	
Sub-Total:	2,173.5	2,126.0	2,081.2	
Animal Care Spaces				
Bulk Food Storage	305.0	426.7	428.8	
Chemical Storage / Maintenance Storage	235.2	44.0	0.0	
General Storage Room	143.0	554.7	0.0	
Sub-Total:	683.2	1,025.4	428.8	

Citrus County Animal Services
Area Tabulations

ROOMS	INITIAL POR AREA	REVISED ADJACENCY PLAN	FINAL ADJACENCY PLAN	REMARKS
Clinic				
Chief Veterinarian's Office	136.0	0.0	0.0	Combined with Director's Office
Surgery Prep. Area	938.5	828.2	758.8	
Surgery Pack area/Pharmacy/Lab Area	230.9	248.0	248.0	
Radiology	136.0	128.4	128.4	
Surgery Room	426.7	337.8	284.4	4 tables w/ surgery lights - 1 room preferred Now 3 tables
Laundry/Food Prep. Room	234.2	188.9	188.9	Reduced to 3 tables
Pre-op Holding Room	170.6	177.8	177.8	
Post-op Holding	206.3	199.1	199.1	
Surgery Cat Housing		136.0	181.3	
Surgery Holding		151.1	0.0	Deleted from plan program
Medical Gas Room/Oxygen Generator Room	104.0	53.8	112.0	
Surgery Storage Room	98.2	102.7	0.0	Deleted from plan program
Sub-Total:	2,681.4	2,551.8	2,278.7	
Facility Support Spaces				
Mechanical Rooms	335.6	412.4	238.1	Cost will be adjusted by 75% due to roofed but not conditioned
Electrical / Telecom Rooms	235.0	97.9	97.9	
Emergency Generators				
Sub-Total:	570.6	510.3	336.0	
Sub-Total:	34,710.9	29,939.6	28,480.6	
Circulation:	2,776.9	2,671.1	2,275.2	
Wall Area:	5,644.6	3,739.2	2,657.0	
Building Grand Total:	43,132.4	36,349.9	33,412.8	

Attachment: 3-Space Tab_20210413 (12672 : Workshop to Discuss Potential New Animal Shelter)

SMT Savings vs. Traditional Hose Applications

Number of Kennels:	106
Cost per Gallon City Water	\$0.003
Cost per Gallon Sewer Charge	\$0.003
Number of cleanings per day	2

Chemical Application

Seconds Per Chemical	10
Dilution Ratio of Chemical (Ounces per Gallon)	4.00
Cost of Chemical per Gal	\$35.00

Rinse

Seconds per Kennel	20
--------------------	----

SMT Pressure Cleaner GPM	2.2	Garden Hose GPM	6.66
Total Gallons of Water Output	116.60		352.98
Total Chemical Applied in Ounces - 128oz./gallon	155.47		470.64
Total Cost of Water	\$0.36		\$1.10
Total Cost of Sewage	\$0.39		\$1.19
Total Cost of Wash Chemical	\$42.51		\$128.69
Daily Cost to clean kennels	\$43.27		\$130.98

Daily Savings

\$175.43

Annual Savings

\$64,033.18

Engineers Estimate of Probable Cost
Citrus County Animal Control Facility

3/11/2021

Item	Quantity	Unit of Measure	Unit Price	Total Price
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00
Clearing/Grubbing	3.5	AC	\$ 7,500.00	\$ 26,250.00
MOT	1	LS	\$ 5,000.00	\$ 5,000.00
Silt Fence/Tree Protection	2,780	LF	\$ 4.00	\$ 11,120.00
Regular Excavation	6,200	CY	\$ 12.00	\$ 74,400.00
Earthwork and Grading	1	LS	\$ 15,000.00	\$ 15,000.00
Curbing	886	LF	\$ 20.00	\$ 17,720.00
Concrete	15,331	SF	\$ 6.50	\$ 99,651.50
Asphalt (includes base)	2,980	SY	\$ 40.00	\$ 119,200.00
Signing/Marking	1	LS	\$ 8,000.00	\$ 8,000.00
Storm Sewer Inlet/manhole	8	EA	\$ 6,000.00	\$ 48,000.00
Storm Sewer Pipe	1,000	LF	\$ 60.00	\$ 60,000.00
Potable Water Pipe	480	LF	\$ 20.00	\$ 9,600.00
Potable Backflow	1	EA	\$ 4,000.00	\$ 4,000.00
Fire Pipe	480	LF	\$ 40.00	\$ 19,200.00
Fire Backflow	1	EA	\$ 7,500.00	\$ 7,500.00
Fire Hydrant	1	EA	\$ 6,000.00	\$ 6,000.00
Sanitary Sewer Pipe	280	LF	\$ 25.00	\$ 7,000.00
Sanitary Sewer Connect	1	EA	\$ 10,000.00	\$ 10,000.00
Light Pole+Fixture	9	EA	\$ 5,000.00	\$ 45,000.00
Site Electric	1	LS	\$ 30,000.00	\$ 30,000.00
Perimeter Fence	1,000	LF	\$ 20.00	\$ 20,000.00
Landscape/Irrigation	1	LS	\$ 30,000.00	\$ 30,000.00
Sod/Seed	35,000	SF	\$ 1.50	\$ 52,500.00
Subtotal				\$ 745,141.50
35% Contingency+Overhead+Profit				\$ 260,799.53
Total Estimate*				\$ 1,005,941.03

*This estimate is based on a conceptual site plan and is subject to -50% to +100% variability.

Attachment: 5-20210311_Estimate of Probable Cost-Site (12672 : Workshop to Discuss Potential New Animal Shelter)



***Preliminary Opinion of Construction
Cost for the New Facility
Citrus County Animal Services***

Estimate Summary

Bacon Group, Inc.

Project: Programming and Conceptual Design for Citrus County Animal
Services

4/13/2021

Items			
Building and Site Construction			
Total Building Construction		\$9,170,000.00	
Large & Small Animal Facilities		\$225,000.00	
Site Construction		\$1,005,941.03	
Total Construction Estimate		\$10,400,941.03	



**Preliminary Opinion of Construction
Cost for the New Facility
Citrus County Animal Services**

Bacon Group, Inc.

Project: Programming and Conceptual Design for Citrus County Animal Services

4/13/2021

New Facility Construction

Non-Conditioned Interior Canine Housing

Items	Quantity	Unit	Material	Line Total
PUBLIC SPACES				
Lobby and Reception Area	2,725.0	S.F.	\$300.00	\$817,500.00
Adoption Stations	186.1	S.F.	\$225.00	\$41,872.50
Adoption Offices	194.6	S.F.	\$250.00	\$48,650.00
Retail Area	56.0	S.F.	\$275.00	\$15,400.00
Men's Restrooms	69.4	S.F.	\$250.00	\$17,350.00
Women's Restrooms	69.4	S.F.	\$250.00	\$17,350.00
Subtotal Lobby / Public Spaces	3,300.5	S.F.	\$290.87	\$958,122.50
			Say	\$960,000.00
ADMINISTRATIVE SPACES				
Director's / Chief Veterinarian's Office	244.90	S.F.	\$250.00	\$61,225.00
Work Station Space	483.40	S.F.	\$250.00	\$120,850.00
Operations Supervisor				
Foster / Rescue Manager				
Accountant				
Copy Area				
Drug & Evidence Storage	116.00	S.F.	\$250.00	\$29,000.00
Sub-total Administrative Spaces	844.3	S.F.	\$250.03	\$211,075.00
			Say	\$211,100.00
FELINE HOUSING				
Cat Adoption Rooms (3 rooms for 38 cats)	907.6	S.F.	\$275.00	\$249,590.00
Vestibule	75.6	S.F.	\$275.00	\$20,790.00
Cat Isolation Housing	387.3	S.F.	\$275.00	\$106,507.50
Cat Housing service area	48.9	S.F.	\$250.00	\$12,225.00
Cat Housing Vestibules	48.9	S.F.	\$250.00	\$12,225.00
Cat Food Prep. Room	228.0	S.F.	\$275.00	\$62,700.00
General Laundry Room	239.5	S.F.	\$275.00	\$65,862.50
Exotics and Bunny or Flex Cat Housing Room	145.4	S.F.	\$250.00	\$36,350.00
Sub-total Feline Housing	2,081.2	S.F.	\$272.08	\$566,250.00
			Say	\$566,250.00
CANINE HOUSING				
Dog Adoption Wings - Larger Dogs - Wing 1 (40 dogs total and included walkways in front)				
Outdoor area - non-conditioned	4,239.6	S.F.	\$280.00	\$1,187,088.00
Vestibules - conditioned	88.0	S.F.	\$250.00	\$22,000.00
Laundry	261.3	S.F.	\$275.00	\$71,857.50
Dog Socialization Room	186.6	S.F.	\$250.00	\$46,650.00
Food Prep. Room	186.6	S.F.	\$275.00	\$51,315.00
Examination and Behavior Room No. 1	180.0	S.F.	\$250.00	\$45,000.00
Examination and Behavior Room No. 2	102.6	S.F.	\$250.00	\$25,650.00
SMT - Kennel Cleaning Equipment Room	158.6	S.F.	\$250.00	\$39,650.00
Mechanical Room	200.7	S.F.	\$225.00	\$45,157.50
Circulation Wing 1	1,110.3	S.F.	\$275.00	\$305,332.50
Dog Adoption Wings - Larger Dogs - Wing 2 (40 dogs total and included walkways in front)				
Outdoor area - non-conditioned	4,606.2	S.F.	\$280.00	\$1,289,736.00
Food Prep. Room	182.7	S.F.	\$275.00	\$50,242.50
Grooming Room	180.0	S.F.	\$250.00	\$45,000.00
Mechanical Room	203.3	S.F.	\$225.00	\$45,742.50

Attachment: 6-Cost Opinion 20210413 Final (12672 : Workshop to Discuss Potential New Animal Shelter)

Items	Quantity	Unit	Material	Line Total
Puppy/Small Dog Holding	1,204.0	S.F.	\$275.00	\$331,100.00
Food Prep. / Cleaning Room	229.4	S.F.	\$275.00	\$63,085.00
Dog Quarantine Housing	976.0	S.F.	\$275.00	\$268,400.00
Dog Isolation Housing	976.0	S.F.	\$275.00	\$268,400.00
Service Area	190.2	S.F.	\$275.00	\$52,305.00
Vestibules	97.8	S.F.	\$250.00	\$24,450.00
Kennel Cleaning Equipment Room	53.8	S.F.	\$250.00	\$13,450.00
Subtotal Canine Housing	15,613.7		\$275.40	\$4,291,611.50
			Say	\$4,300,000.00
SURGERY CENTER				
Surgery Suite - 3 table total	284.4	S.F.	\$325.00	\$92,430.00
Surgery Prep. Area	758.8	S.F.	\$325.00	\$246,610.00
Surgery Pack Area, Pharmacy & Lab.	248.0	S.F.	\$325.00	\$80,600.00
Pre. Op. Holding Room	177.8	S.F.	\$275.00	\$48,895.00
Post Op. Holding Room	199.1	S.F.	\$275.00	\$54,752.50
Surgery Cat Holding Room	181.3	S.F.	\$275.00	\$49,857.50
Radiology Room	128.4	S.F.	\$300.00	\$38,520.00
Laundry / Food Prep. Room	188.9	S.F.	\$250.00	\$47,225.00
Medical Gas Room	112.0	S.F.	\$250.00	\$28,000.00
Subtotal Surgery Center	2,278.7		\$301.49	\$686,890.00
			Say	\$687,000.00
STAFF SPACES				
Staff Breakroom	296.4	S.F.	\$250.00	\$74,100.00
Staff Women's Restroom Vestibule	40.0	S.F.	\$225.00	\$9,000.00
Staff Women's Restroom	273.6	S.F.	\$275.00	\$75,240.00
Staff Men's Restroom Vestibule	40.0	S.F.	\$225.00	\$9,000.00
Staff Men's Restroom	273.6	S.F.	\$275.00	\$75,240.00
Custodial Services	48.9	S.F.	\$225.00	\$11,002.50
Subtotal Staff Spaces	972.5		\$260.77	\$253,582.50
			Say	\$253,600.00
ANIMAL CARE SPACES				
Bulk Food Storage	428.8	S.F.	\$250.00	\$107,200.00
Subtotal Animal Care Spaces	428.8		\$250.00	\$107,200.00
			Say	\$107,200.00
INTAKE PROCESSING				
Intake Lobby	229.4	S.F.	\$275.00	\$63,085.00
Reception Area	131.3	S.F.	\$275.00	\$36,107.50
Exam. Room	113.4	S.F.	\$250.00	\$28,350.00
Sally Port	1,048.8	S.F.	\$225.00	\$235,980.00
Critical Grooming Area	200.0	S.F.	\$250.00	\$50,000.00
Maintenance Workshop	188.9	S.F.	\$250.00	\$47,225.00
Euthanasia Room / Euthanasia Holding	158.0	S.F.	\$275.00	\$43,450.00
Intake Temporary Holding	136.4	S.F.	\$275.00	\$37,510.00
Cooler Area	136.0	S.F.	\$250.00	\$34,000.00
In-processing Exam. Room	136.0	S.F.	\$275.00	\$37,400.00
TNR Office	146.7	S.F.	\$250.00	\$36,675.00
Subtotal Intake	2,624.9		\$247.63	\$649,782.50
			Say	\$650,000.00

Attachment: 6-Cost Opinion 20210413 Final (12672 : Workshop to Discuss Potential New Animal Shelter)

Items	Quantity	Unit	Material	Line Total
FACILITY SUPPORT SPACES				
Mechanical Rooms	238.1	S.F.	\$225.00	\$53,572.50
Electrical / Telecom Rooms	97.9	S.F.	\$250.00	\$24,475.00
Emergency Generator				TBD
Subtotal Animal Care Spaces	336.0		\$232.14	\$78,047.50
			Say	\$78,000.00
Subtotal Circulation & Walls	4,932.2	S.F.	\$275.00	\$1,356,355.00
			Say	\$1,356,500.00
Total Construction Estimate	33,412.8	S.F.		\$9,169,650.00
			Say	\$9,170,000.00
Average Cost per Square Foot				\$274.45
			Say	\$275.00



Bacon Group, Inc.

Project: Programming and Conceptual Design for Citrus County Animal Services

4/13/2021

Items		Line Total
Horse Barn and Paddock		
Barn Facility		\$125,000.00
Paddock		\$25,000.00
Sub-total Horse Barn and Paddock		\$150,000.00
	Say	\$150,000.00
Small Animal Housing (pigs, etc.)		
Structures and enclosures		\$50,000.00
Subtotal Small Animal Housing		\$50,000.00
	Say	\$50,000.00
Bird Housing (chickens, etc.)		
Structures and enclosures		\$25,000.00
Subtotal Bird Housing		\$25,000.00
	Say	\$25,000.00
Total Construction Estimate		\$225,000.00
	Say	\$225,000.00

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