



JUNE 13, 2023

CITY OF ANGLETON – NEW ANIMAL SERVICE CENTER FEASIBILITY ASSESSMENT UPDATE

MCLEMORE LƯƠNG

Agenda

- 1) Existing Building Assessment
 - History
 - Site Walk / Observations
- 2) Program Verification
 - Room Data Sheets
 - Square Foot Allocations
 - Blocking Exercise
- 3) Plan Studies
 - Space Plan
 - Site Plan Test Fits
 - Phasing
- 4) Conceptual Budget
 - What's it cost
 - Comparables
- 5) Next Steps



Existing Facility Assessment

History

- Pre-engineered metal building, built in 1992
- Originally built for public works maintenance storage until 2008
- Currently functions as animal services facility
- Current program is as follows:
 - 20 dog kennels
 - 35 cat kennels
 - 3 cat adoption rooms
 - Cat isolation room
 - Dog isolation room
 - Intake room
 - Recently renovated admin space
 - 1 Office
 - 1 Restroom
 - Surgery / IT /Storage room



Existing Facility Assessment

Site Walk / Observations

- Walked the facility with Brenda, Chief Dahlstrom, and Jeff and Hector from public works:
- Identify Building issues vs. Animal services deficiencies
- Observed building Issues
 - Recently renovated lobby adoption and admin areas
 - Ada code issues
 - Faulty trench drain system
 - No pee trap to block sewer gasses
 - Structural patch jobs
 - Rusting and detreating primary structural elements
 - Rain event water intrusion
 - HVAC System inadequate and not to code
 - Insulation detreating and not to code
 - No fire sprinkler system
 - Holes in exterior face due to rusting



Program Verification

Room Data Sheets

- Engaged with department heads of Police and Animal Services to complete room data sheets
- Documents in detail the requirements of each space within the facility
- Used for cost estimation and square foot allocations

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Project Name	City of Angleton Animal Service Center Feasibility Study	Room Name	Reception
Client Name	City of Angleton	Room Number	
Building Name	Animal Control Facility	Department	
Building Address			
Project Phase	Future Programming		
Prepared By Client			
Prepared by MLA	Ryan McLemore		

General

General Room Description C
 Functional Relationships L
 Space Data A
 Description of Activities In
 Special Access Notes

Environment

Lighting T
 HVAC T
 Acoustics N
 Safety T
 Blinds T

Services

Electrical T
 Data N
 Security C
 Plumbing N
 Fire System N

Finishes

Room N
 Doors T
 Windows N

Equipment / Millwork

AV N
 Equipment N
 Appliance A
 Furniture D
 Boards T
 Millwork B
 Countertop T
 Animal Housing T

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Project Name	City of Angleton Animal Service Center Feasibility Study	Room Name	Staff Offices
Client Name	City of Angleton	Room Number	
Building Name	Animal Control Facility	Department	
Building Address			
Project Phase	Future Programming		
Prepared By Client			
Prepared by MLA	Ryan McLemore		

General

General Room Description Pt
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Environment

Lighting T
 HVAC T
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 Blinds T

Services

Electrical T
 Data N
 Security N
 Plumbing N
 Fire System N

Finishes

Room N
 Doors T
 Windows N

Equipment / Millwork

AV N
 Equipment N
 Appliance A
 Furniture D
 Boards T
 Millwork B
 Countertop T
 Animal Housing T

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Project Name	City of Angleton Animal Service Center Feasibility Study	Room Name	Lobby
Client Name	City of Angleton	Room Number	
Building Name	Animal Control Facility	Department	
Building Address			
Project Phase	Future Programming		
Prepared By Client			
Prepared by MLA	Ryan McLemore		

General

General Room Description Waiting area for the public
 Functional Relationships public restrooms, adoption areas, janitor's closet
 Space Data Area (SF) Ceiling Height (FT) # of Occupants 8 to 10 Hours / Shift
 Description of Activities Public check-ins and customer service area with seating
 Special Access Notes

Environment

Lighting	Type	Artificial	Controls	Individual Control	CRI	Normal	Task	No
HVAC	Type	Standard HVAC	Pressure			Specific Temperature Range		
Acoustics	Type		STC / ICC Specific Requirements					
Safety	Type	Video Surveillance						
Blinds	Type	Sunshade	Controls	Manual				

Services

Electrical	Type		Outlets	Yes	Location	Wall		
Data	Notes	VoIP	No	Tele	No	UPS	Conduit Only	
Security	Notes	CCTV		Access Control		Public Address	Yes	
Plumbing	Notes	Sink	No	Floor	No	Eye	No	Trench
Fire System	Notes	Type	Alarm					

Finishes

Room	Floor	Stained Concrete	Ceiling	Acoustical	Walls	Gypsum Paint	Base	Concrete Curb
Doors	Notes	Higher STC rating for ceiling panels (noise reduction)						
Windows	Type	Full Glass	Hardware	Door Lever	Security	Card Reader		

Equipment / Millwork

AV	Electrical		Mount		Display		Speakers	Yes
Equipment	EQ1	Trash Can	EQ2		EQ3		EQ4	
Appliance	AP1	Sanitizer Dispenser	AP2		AP3		AP4	
Furniture	Desk		Table	Coffee Table	Storage		Storage	
Boards	Notes	bar top table and stools, metal legs cushion chairs						
Millwork	Base	No	Upper	No	Open	No	Lock	No
Countertop	Type							
Animal Housing	Type		Isolation					

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Program Verification

Square Foot Allocations

- Derived from room data sheets
- Net sf.
- Add on Factors
- Approximately 14,000 sf. for full build out
- Multi-purpose room
 - Can be used for trainings and other activities
 - Seats 20 - 25 people
- Desired dog kennel counts (5' x 8' and 4' x 2'8")
 - 50 kennels with indoor and outdoor access
 - 4 - 6 isolation kennels
 - 20 - 30 stray hold kennels
 - 2 - 4 recovery kennels
- Desired cat kennel counts (3' x 3' unit stacks 3 - 4 high)
 - 56 kennels
 - 20 isolation kennels
 - 10 - 20 stray hold kennels
 - 6 - 8 recovery kennels

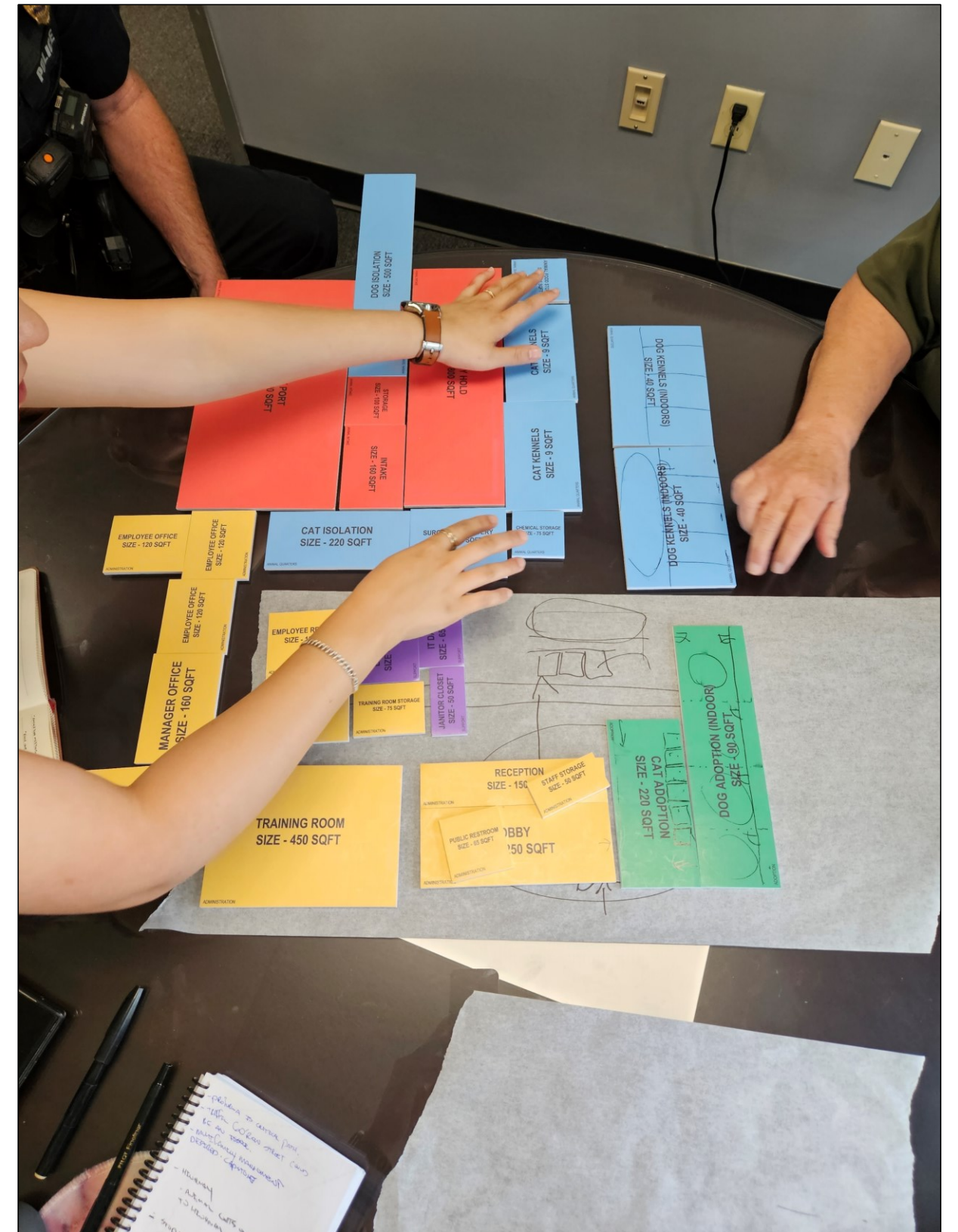
MCLMORE LUONG		A.M.D.G. 6/1/23			
Project Name	City of Angleton				
Client Name	City of Angleton				
Building Name					
Building Address	Angleton, Texas				
Project Phase	Program Analysis				
Prepared By Client					
Prepared by MLA	Ryan McLemore				
Departments	Comments	Existing SF	Qty	Area	Total
Gross Multiplier					3,667
Gross Multiplier					3,667
Gross Multiplier Total					3,667
Animal Control					
Administration					
IT Data	server location		1	75	75
Employee RR	1M, 1F, shower and 5 lockers (for hung clothes) in ea. w/ small bench		2	120	240
Employee Office	seating for employee and two guests		3	120	360
Manager Office	manager has printer and space for small meeting		1	170	170
Training Room	seating for 20-25 people, storage for foldable furniture, one large tv, lobby adjacent		1	450	450
Break Room	seating for 6 and 3 lounge seats, small kitchen, adjacent to training		1	220	220
Janitor Closet	mop sink, close to reception, supplies		1	50	50
Staff Storage	file cabinets and printer supplies close to reception		1	100	100
Electrical	(blank)		1	120	120
Training Room Storage	seating for 20-25 people, storage for foldable furniture, one large tv, lobby adjacent		1	65	65
Administration Total			13	1490	1,850
Animal Quarters					
Dog Kennels	(50) 5x8, Interior / Exterior Kennels. w/ Trench Drain		50	40	2,000
Cat Kennels	(56)open glass, 3x3x3or4 cat condos, sink w/ millwork		1	800	800
Dog Isolation	8 kennels, 4-6 no nose-nose contact, cmu walls, indiv FDs, nat light, sink		1	1300	1,300
Cat Isolation	(20)ss kennel, close to dog iso, sink w/ millwork, ss counter, FD		1	250	250
Animal Food Storage	15 50# bags, 18 30# bags, 90 cans soft food, mini fridge, open shelving		1	120	120
Chemical Storage	mop sink, sanitary supplies, no FD, open shelving racks		1	50	50
Wash Tub Area	Shore-Line Pet Products, grooming table adjacent		1	100	100
Laundry	(blank)		1	100	100
Surgery Room	6x3 sst. table and cabinets for medicine		1	150	150
Recovery Room Cats	(9) Kennels , sink		1	120	120
Recovery Room Dogs	(3) Kennels, sink		1	150	150
Animal Quarters Total			60	3180	5,140
Animal Intake					
Sally Port	12x12 rollup door, 2 trucks		1	1100	1,100
Intake	floor inset weight scale, eye wash, desk, 3x6 sst exam table		1	200	200
Walk-in Freezer	mfr		1	48	48
Dog Stray Hold	30 large kennels, Sink w/ millwork		1	550	550
Cat Stray Hold	15 cat condos, FD, Sink w/ millwork		1	220	220
Sallyport Storage	ss c-top w/ sink and kennel, 2x door vacc stor, catch pole, adjacent to lobby		1	150	150
Animal Intake Total			6	2268	2,268
Entry					
Reception	transaction window		1	170	170
Public RR	concrete flooring, tile wall		1	80	80
Lobby	furniture to seat 8-10, view to adoption space		1	250	250
Entry Total			3	500	500



Program Verification

Blocking Exercise

- Derived from space allocation spread sheet
- Hands on Collaborative Design Process

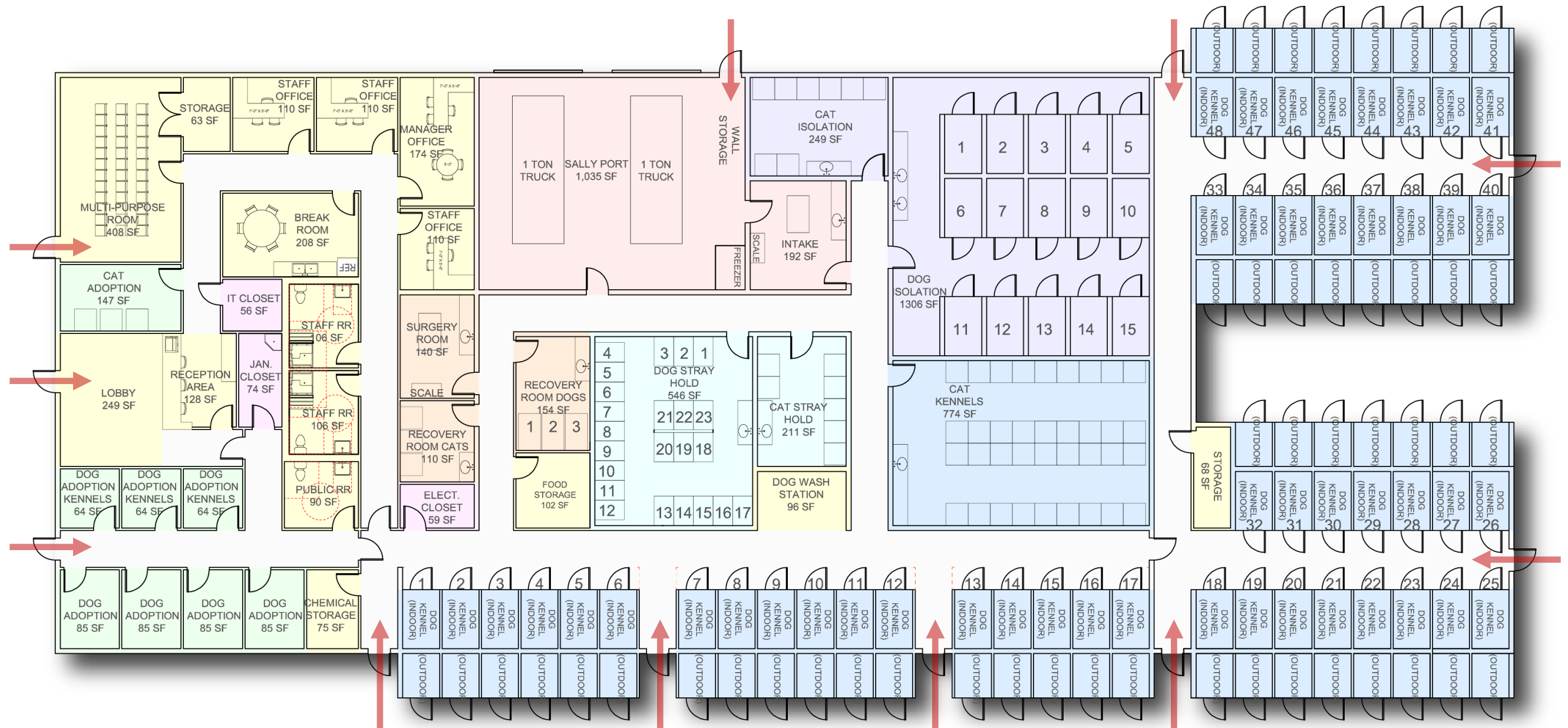


Plan Studies

Space Plan

LEGEND

- ADMINISTRATION
- SUPPORT
- ANIMAL INTAKE
- MEDICAL AREAS
- ADOPTION SPACES
- KENNEL AREAS
- STRAY HOLD
- ISOLATION



PROPOSED FLOOR PLAN

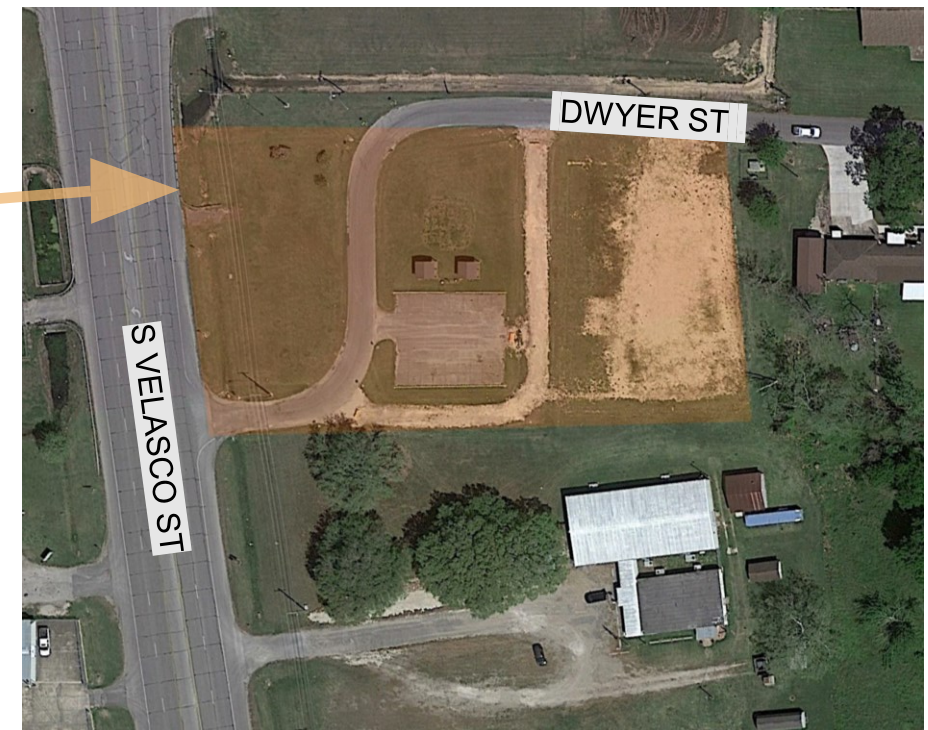
APPROX. BUILDING SIZE - 14,000 SF

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NOT TO SCALE

June 13, 2023





SITE PLAN FACILITY SQUARE FOOTAGES

- EXISTING SITE - APPROX 0.922 AC
- NEW FACILITY - APPROX 2.167 AC
- NEW FACILITY - APPROX 1.920 AC

SITE PLAN TEST FIT FACILITY LOCATIONS

- EXISTING FACILITY - 525 S. ANDERSON ST
- NEW FACILITY - 535 S. ANDERSON ST
- NEW FACILITY - INTERSECTION DWYER ST AND S. VELASCO ST

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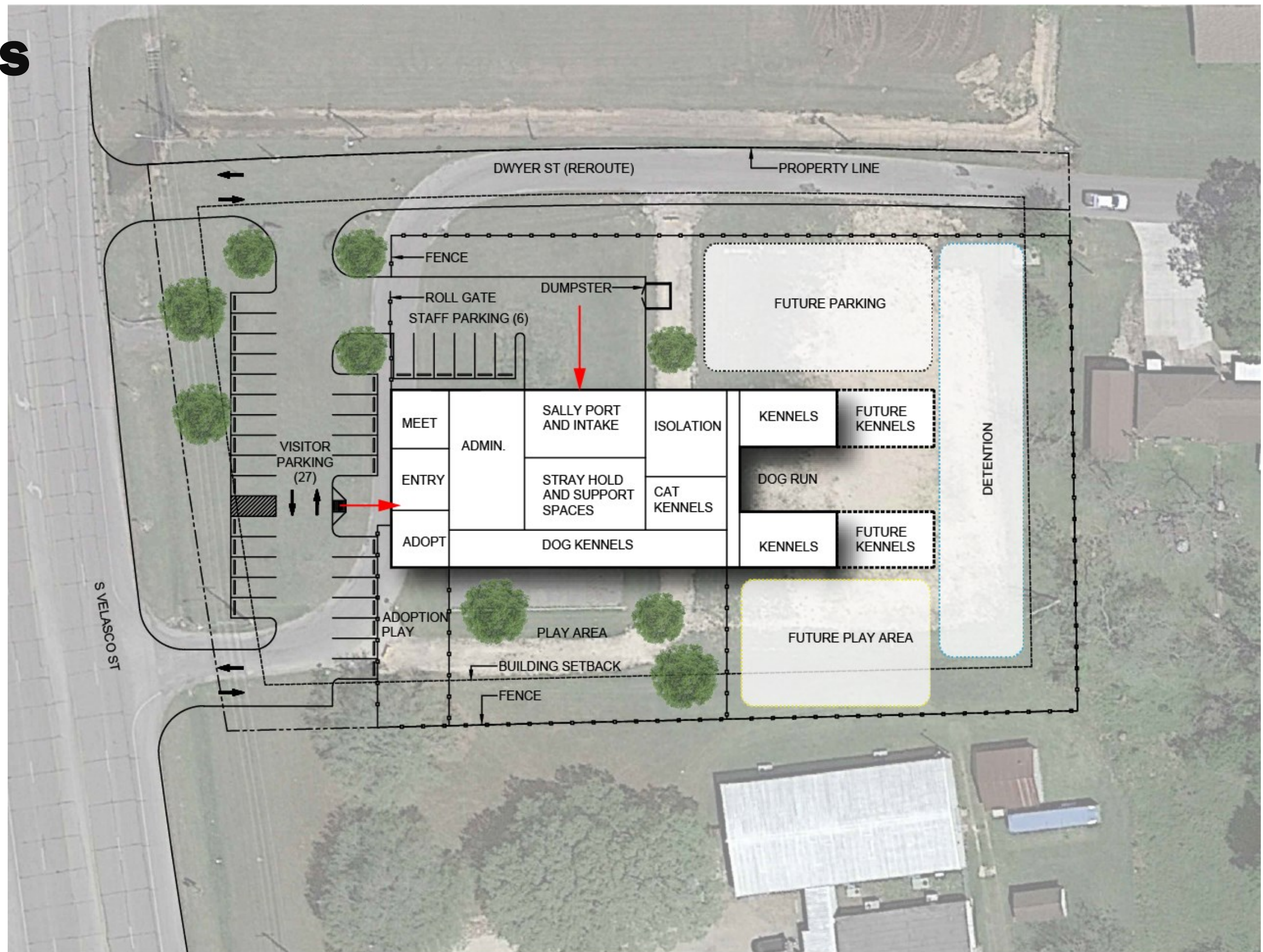
NOT TO SCALE

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Plan Studies

- Approx 1.920 AC
- New entry off Dwyer
- New residential neighbors



SITE PLAN TEST FIT – OPTION 1

NEW FACILITY – INTERSECTION DWYER ST AND S. VELASCO ST

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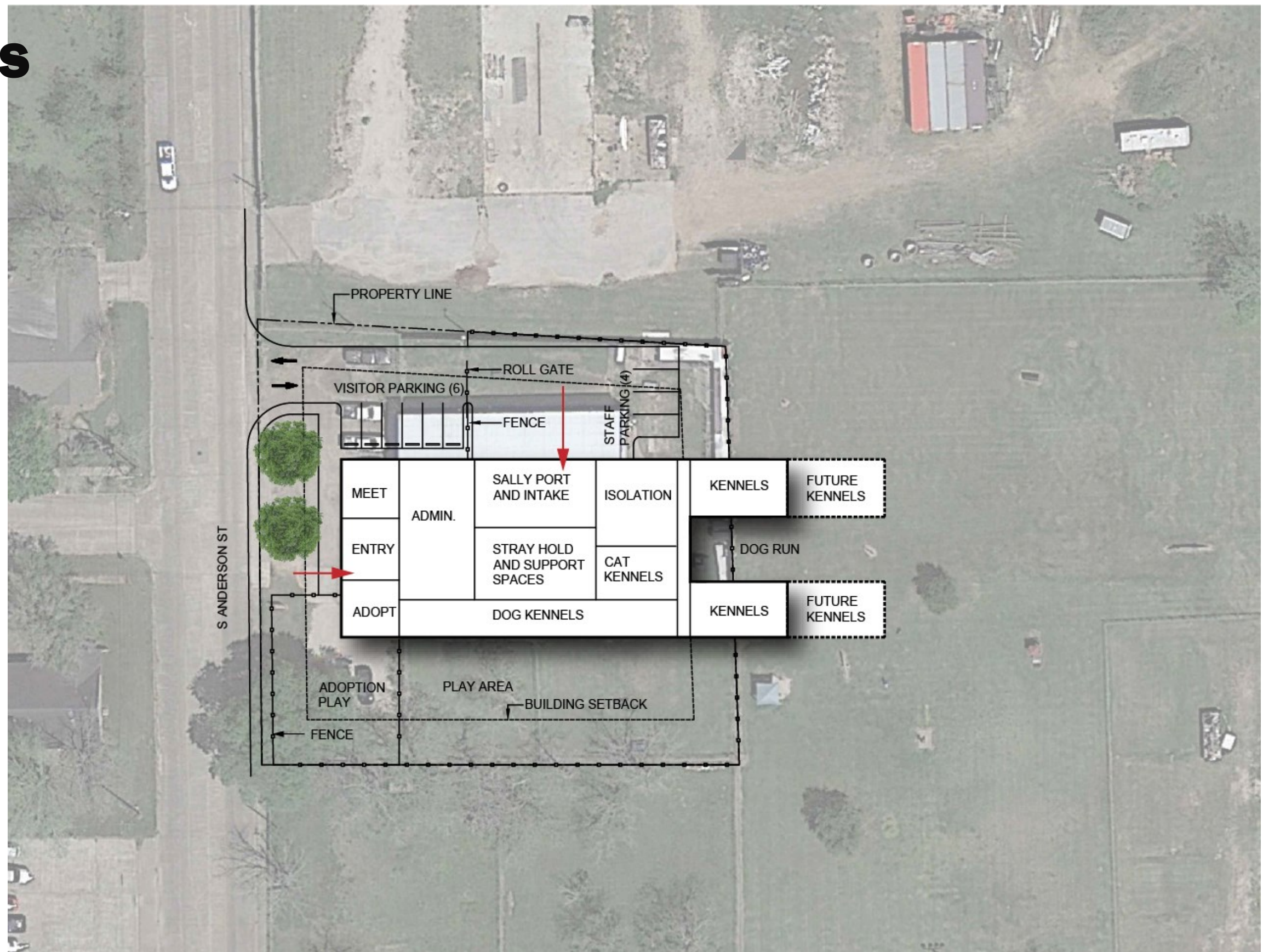
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Plan Studies

- Approx 0.922 AC
- Demolish existing and build new
- Relocation of current operations required



SITE PLAN TEST FIT – OPTION 2

NEW FACILITY ON EXISTING SITE – 525 S. ANDERSON ST

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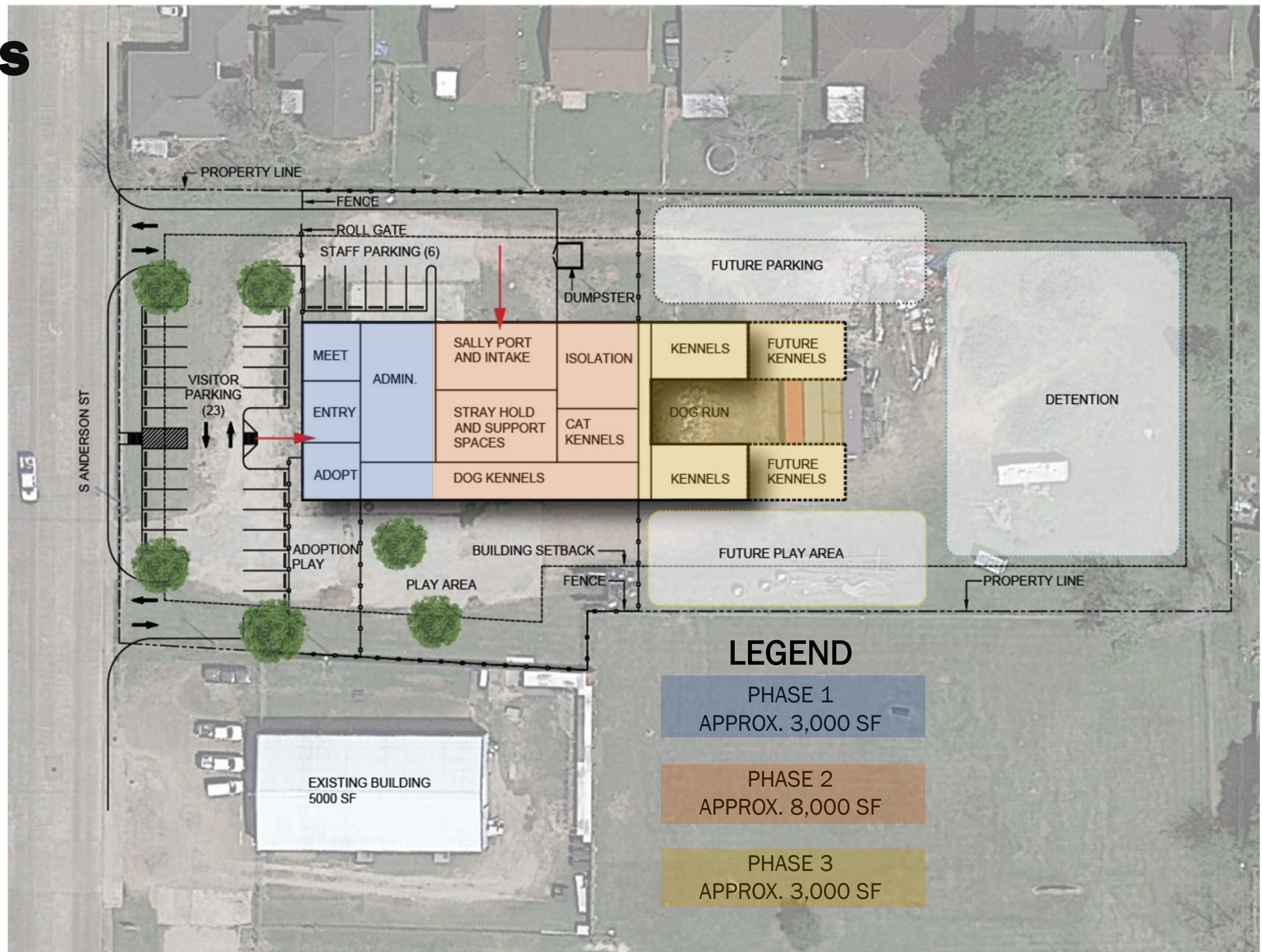
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Plan Studies

- Approx 2.167 AC
- Move operations in phases into new facility
- Ample room for future expansion



SITE PLAN TEST FIT – OPTION 3

NEW FACILITY IN PHASES – 535 S. ANDERSON ST

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Plan Studies

- Current building and new building will be in use in initial phases
- Existing building to be demolished and rebuilt in future phases
- Possible area for future city development

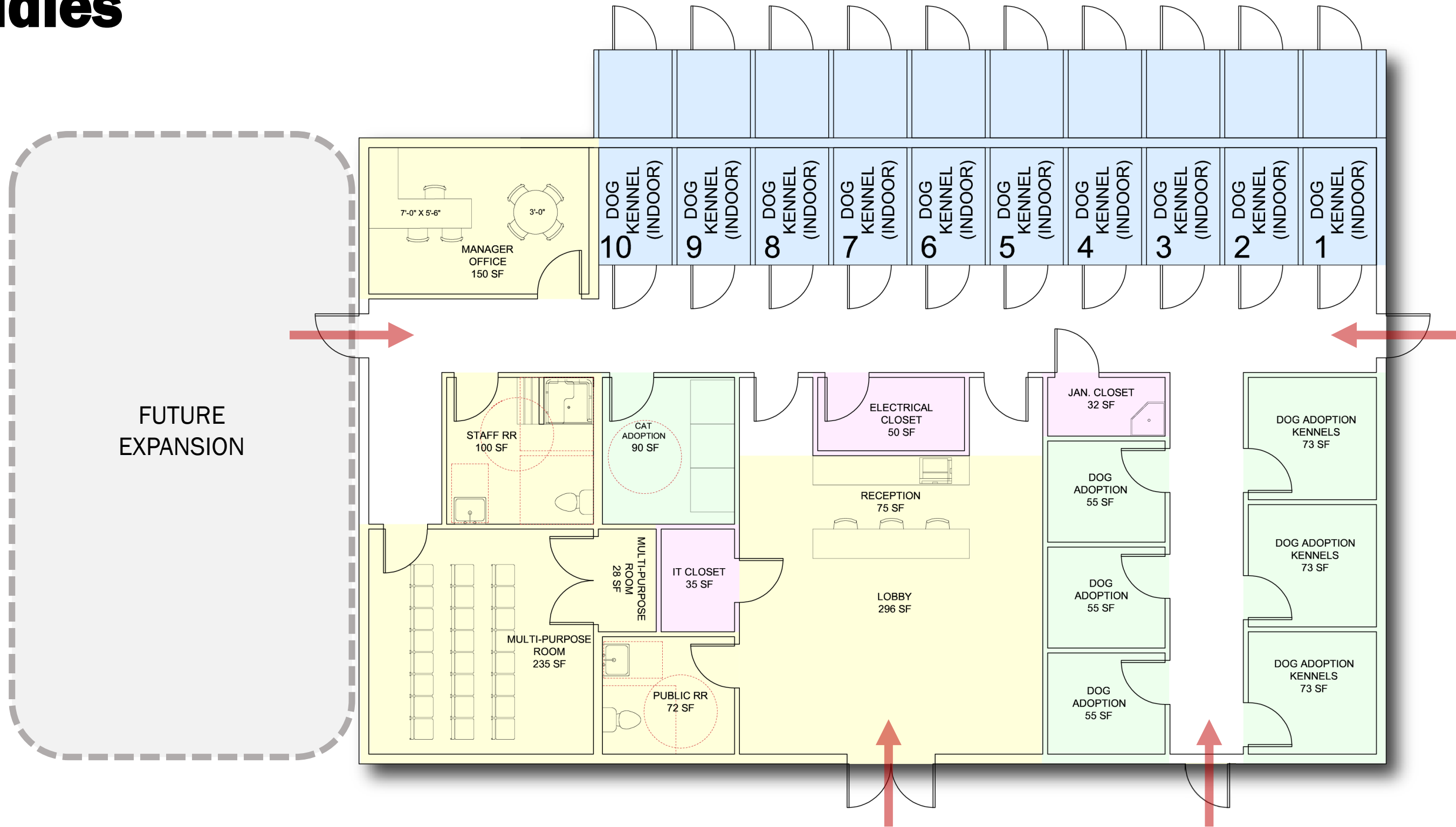


Plan Studies

Space Plan

LEGEND

- ADMINISTRATION
- SUPPORT
- ADOPTION SPACES
- KENNEL AREAS



PROPOSED FLOOR PLAN – PHASE 1

APPROX. BUILDING SIZE – 3,000 SF

CITY OF ANGLETON – ANIMAL SERVICE CENTER

NOT TO SCALE

June 13, 2023



Conceptual Budget

Whats it cost

- **Full Build**
 - 14,000 sf. @ \$500 sf. =approx. \$7M
- **Phased Approach**
 - PHASE 1
 - 3,000 sf. @ \$500 sf. =approx. \$1.5M
 - Later Phases.....

Comparables

- **City of Baytown**
 - Built in 2020
 - 12, 000 sf. @ \$440 sf. = approx. 5.3M
- **City of Pearland**
 - Built in 2019
 - 21,000 sf. @ \$474 sf. = approx. 9.95M
- **City of Lake Jackson**
 - Bid in 2023
 - 13,500 sf. @ \$480 sf. = approx. 6.5M



Next steps.....

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