



Levy County Board of County Commissioners
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To: The Board of County Commissioners
From: Mary-Ellen Harper, County Manager
Date: December 2, 2025
Subject: Animal Services Facility

Commissioners,
The Levy County Animal Services Strategic Planning Workshop was held on November 19, 2024. The Board of County Commissioners (BoCC) formally approved the plan on December 10, 2024.

The following is Goal 3.3 from the Animal Services Strategic Plan.

Goal 3.3	Solicit public input on renovating or building new kennels and administrative offices.
Objectives	<p>3.3.1 Publicly share the actual costs of renovating the existing Animal Services Facilities and also the costs of building new Animal Services Facilities to meet both current and anticipated needs.</p> <p>3.3.2 Develop an online survey to solicit public input about renovating the existing Animal Services or building new Animal Services Facilities.</p> <p>3.3.3 Conduct a workshop to share the results of the online survey and to allow in-person community input about renovating the existing Animal Services or building new Animal Services Facilities.</p> <p>3.3.4 Present a recommendation to the Board of County Commissioners about renovating the existing Animal Services or building new Animal Services Facilities.</p> <p>Outcome: The Board of County Commissioners will receive public input before deciding on renovating or building new Animal Services Facilities.</p>



Commissioners
Charlie Kennedy, Vice Chair, District 1
Rock Meeks, District 2
Desiree Mills, District 3
Tim Hodge, Chair, District 4
Johnny Hiers, District 5

New Facility Construction

Animal Services Manager Brandy Cannon and I met with Walker Architects to tour the current facility and discuss anticipated needs. They provided the following project summary:

Levy County Animal Services Facility – Preliminary Scope and Cost Summary

- Building Size: ~15,500 square feet (single story)
- Estimated Cost: ~\$8.0–8.5 million (total project cost including sitework, utilities, mechanical, electrical and plumbing systems, and equipment)
- Construction Type: Hardened Category 5-rated concrete and steel structure for long-term resilience and hurricane protection
- Site: Approximately 3–5 acres, allowing for future expansion and separate public and service access

Key Program Elements

- Canine Housing: 40–50 indoor/outdoor double-sided kennels, shaded exercise yards, secure play areas, and dog bathing stations
- Feline Housing: 12–15 portalized cages, socialization room, and separate isolation area
- Medical & Intake Suite: Intake room, treatment area, surgery suite, recovery/ICU, and isolation spaces for disease control
- Public & Administration Areas: Public adoption lobby, meet & greet rooms, administrative offices, and restrooms
- Support Areas: Laundry, food prep, janitorial spaces, waste management, and mechanical/electrical rooms
- Design Standards: Aligned with current Association of Shelter Veterinarians (ASV), National Animal Care & Control Association (NACA) guidelines, and ASPCA Resource Guide recommendations.

Design Fee Range

A full architectural and engineering design package (schematic design through construction documents) typically runs 8%–10% of total construction cost. For an \$8M facility, the professional design cost would range from \$600,000–\$800,000 depending on the final scope and delivery method.

If the County prefers to start with conceptual design only (site planning, program validation, and preliminary cost modeling), that effort would be approximately \$50,000–\$100,000.

Recommendation to Renovate Current Facility

The front half of the Animal Services Office Building was partially renovated last year when it was determined that the walls and ceilings were infested with animal carcasses and feces. Considering the investment that the BoCC has recently made in the building, Animal Services Manager Brandy Cannon, Facilities Manager Doug Partin, and I believe that the remainder facility can be renovated for approximately \$110,000 and will adequately serve the community. Recent changes to the design of the new cell at the landfill have created a larger buffer between landfill operations and the kennels making this a more viable option than originally anticipated.

The list of recommended renovations is below. Construction of the operating room and prep room would allow Animal Services to offer a community spay / neuter program.

Renovation	Estimated Cost
Roof	\$7,125
Kennel Fencing	\$21,500
Guillotine Doors	\$4,650
New Play Area	\$9,250
Air Conditioner	\$15,000
Painting	\$7,500
Construct operating room, prep room, quarantine room and cat room	\$38,000
Contingency	\$6,975
Total	\$110,000

Considering the significant cost of a new building, I am requesting the BoCC to consider renovating the remainder of the current Animal Services Facility. A total of \$150,000 was budgeted in 2025 for this purpose. Only \$17,115 was spent, and therefore the project has a remaining balance of \$132,885 sitting in reserves that can be re-appropriated for this purpose. If the Board approves this request, a budget amendment would be presented to the BoCC at the next meeting.