

COLLIN COUNTY HUMANE SOCIETY

ARCHITECTURAL PROGRAM - Draft

Thursday, December 23, 2010

Revised January 5, 2011

Revised February 1, 2011

Revised March 9, 2011

Revised April 1, 2011

Revised May 16, 2011

Hinojosa, Architecture & Interiors

6116 N. Central Expressway, Suite 806

Dallas, Tx. 75206

EXECUTIVE SUMMARY

This draft architectural program outlines the needs for the future Collin County Humane Society at a site that is To Be Determined. The purpose of this program report is to provide a comprehensive survey of needs for the new space. In addition, this program will be used when the design phase begins, and the following information is used as a guideline for the new facility.

CLIENTS VISION FOR THE NEW FACILITY

Innovative design

It's more than a shelter, it's an experience

Adopt, Groom, Board, Play... the new "shelter" concept

CCHS, Redefining the word Shelter

The shelter is a transitional housing station for dogs in the CCHS program that are ready for adoption; thereby increasing the number of dogs that CCHS can save! CCHS will remain a primarily foster based adoption program. The dogs will rotate through the adoption facility and will not remain on site longer than 30 days. After the 30 days are up, the dogs will transfer back through foster care, and will continue to attend adoption events until they are adopted.

With the new facility also comes the expansion plans to add a Cat Wing to CCHS! The shelter will house a Cat Colony that allows the cats to freely play, nap and sunbathe in a safe, sanitary and adoption friendly environment.

OVERALL PROPOSED SIZE OF FACILITY

10,000 SF

ACTUAL SIZE OF FACILITY

10,156 Sq.Ft.

Does not include Sally Port sq.ft.

Building Construction

Concrete walls with Steel Frame - acceptable solution

Brick Veneer or Stucco on Steel Frame - acceptable solution

Pre-engineered metal building - acceptable solution

Tilt wall building with exposed concrete panels - not preferred

Tilt wall building with added materials for aesthetics - acceptable solution

Wood framed with wood roof trusses - not preferred

Client's comments - It sounds like the tilt wall with exposed concrete (TWEC) and wood frame construction (FC) are the least desirable for this project. The TWEC for lack of aesthetic appeal and FC for lack of durability.

CURRENT PROGRAM AREAS

Public Areas

Program Areas	Quantity	Proposed Sq. Footage	Actual Footage	Sq. Room Size (Dimensions)	Ammenities/Requirements
Reception Lobby	1	400 sq.ft.	847 sq.ft.	27'-0" x 30'-7"	Reception Desk - 2 workstations for adoption and boarding Seating for 20 people
Retail Area	1		Included	Included	Either on the wall or in a counter under glass for CCHS products/supplies
Restrooms	2	200 sq.ft.	358 sq.ft.	9'-6" x 17'-10"	Provide what is required by code.
Hallways/Circulation		15% of total USF	1032 sq. ft.	6'-0" Wide	Provide larger sized halways with durable materials
Architectural Elements		5% of total SF	440 sq.ft.	Included	Includes exterior and interior walls

Administrative/Support Spaces

Program Areas	Quantity	Proposed Sq. Footage	Actual Footage	Sq. Room Size (Dimensions)	Ammenities/Requirements
Office	1	200 sq.ft.	172 sq.ft.	10'-0" x 16'-1"	1 Workstation, 1 Printer/Copier, Filing Cabinets
Central Laundry Room	1	200 sq.ft.	209 sq.ft.	12'-3" x 16'-1"	2 Washers, 2 Dryers, 1 hand sink
Central Storage Room	1	350 sq.ft.	323 sq.ft.	17'-6" x 17'-7"	Heavy Duty Shelving
Multi-function Room	1	500 sq.ft.	497 sq.ft.	26'-7" x 18'-0"	Seating for 20, White Boards, 1 Television
Kitchen (includes storage)	1	150 sq.ft.	140 sq. ft.	16'-3" x 8'-0"	1 Refrigerator, 1 Dishwasher, 1 Double Bowl sink, 1 Microwave, Wet and Recycle Trash
Sally Port (not included in building s.f.)	1		911 sq.ft.	31'-0" x 29'-5"	Provide safe and secure area to bring dogs and cats into facility.
Crate Storage	1		176 sq.ft.	12'-8" x 14'-8"	Provide storage area for crates to be located when not in use.
Storage	1		50 sq.ft.	4'-0" x 10'-11"	General Storage for Facility
Central Clean Room	1		55 sq.ft.	4'-0" x 12'-0"	Central Cleaning Room equipment storage
AV Rooms	1		36 sq.ft.	3'-4" x 9'-2"	Storage for Audio Visual Equipment
Electrical	1		80 sq.ft.	7'-10" x 9'-4"	Electrical equipment
IDF Closet	1		45 sq.ft.	5'-0" x 7'-10"	Telephone and sound system storage room
Fire Riser Room	1		20 sq.ft.	4'-0" x 4'-0"	Fire Sprinkler controls shall be located in this room if required by code.

Animal Holding Area

Program Areas	Quantity	Proposed Sq. Footage	Actual Footage	Sq. Room Size (Dimensions)	Amenities/Requirements
Dog Adoption Suites	34	2100 sq.ft.	1870 sq. ft.	4'-0" x 5'-6" each	1. Individual Adoption Suites - design suites so that dog can stay in the room during cleaning or provide alternate holding area for housing during cleaning. 2. Plan for drainage within each housing unit so that fluids from the sanitation process will not run into central or common areas within group housing units 3. Allow public restricted access into housing units. 4. Provide front and rear access to housing units to allow interaction with the public 5. Provide adequate sound attenuation and background music 6. Recommend Central Cleaning System 7. Get Acquainted area for future adopters to interact with the dog in a controlled environment
Dog Hold	1		144 sq. ft.	7'-6" x 17'-10"	
Get Acquainted	2		150 sq.ft. (75 sq.ft. each)	7'-2" x 9'-7"	
Dog Boarding Suites	28	2100 sq.ft.	1620 sq.ft.	Suite sizes varies 4'-0" x 6'-0" 6'-0" x 6'-0" 6'-0" x 8'-6"	1. Individual Adoption Suites - design suites so that dog can stay in the room during cleaning or provide alternate holding area for housing during cleaning. 2. Plan for drainage within each housing unit so that fluids from the sanitation process will not run into central or common areas within group housing units 3. Provide adequate sound attenuation and background music 4. Recommend Central Cleaning System
Dog Hold	1		150 sq.ft.	8'-0" x 18'-1"	
Dog Adoption Suite (off reception)	4 4 x 6 each	300 sq.ft.	249 sq.ft.	249 sq.ft.	1. Individual Adoption Suites - design suites so that dog can stay in the room during cleaning or provide alternate holding area for housing during cleaning. 2. Plan for drainage within each housing unit so that fluids from the sanitation process will not run into central or common areas within group housing units 3. Provide adequate sound attenuation and background music 4. Recommend Central Cleaning System
Isolation/Quarantine Room	4	300 sq.ft.	320 sq.ft.	13'-0" x 23'-2" 4'-0" x 6'-0" kennels	1. Individual Kennels - design kennels so that dog can stay in the room during cleaning 2. Plan for drainage within each housing unit so that fluids from the sanitation process will not run into central or common areas within group housing units 3. Provide adequate sound attenuation and background music 4. Recommend Central Cleaning System
Exterior Runs			243 sq.ft.	9'-4" x 23'-0"	
Cat Room	4 Individual		162 sq.ft.	2'-6" x 5'-0" each	1. Plan cat housing so that rooms are adequately sized to allow a minimum of 11sq.ft. of floor space for individual cats and 18sq.ft. for cats housed in groups. 2. Isolate cats from the dogs so that they have no interaction (visual or audible) This will help to reduce stress on cats. 2. Provide group housing for cats that enjoy the company of other cats and are likely to stay longer. 3. Provide a quiet hiding place, a soft resting area, and opportunities to be elevated in each cat enclosure 4. Ideally, provide some sort of barrier between food and litter in order to help keep food areas clean
Cat Condos	4 group		336 sq.ft.	5'-6" x 6'-6" each	
Cat Get Acquainted Room	1		52 sq.ft.	6'-2" x 7'-6"	

Animal Support Areas

Program Areas	Quantity	Proposed Sq. Footage	Actual Footage	Sq. Room Size (Dimensions)	Ammenities/Requirements
Central Grooming	1	200 sq.ft.	200 sq.ft.	12'-1" x 16'-1"	2 Grooming tables, 1 bathing tub, grooming station, leash hitch, hand sink, tool rack Shop Vac, Laundry cart, surface mounted paper towel dispenser,
Central Dietary	1		231 sq.ft.	12'-3" x 17'-10"	Food storage and dishwashing area
Dog Play Yards	5		To Be Determined	To Be Determined	1. Design outdoor play areas to be readily disinfected and prevent direct contact with dogs in other play areas 2. If dogs will be combined into play groups, designate play areas that will correspond with housing unit groupings so that dogs can move through the shelter as cohorts. 3. Limiting the dog interaction for dogs that will be short stay will help to limit the disease spread.

PHASE 2 PROGRAM AREAS

Program Areas	Quantity	Sq. Footage	Sq. Footage	Ammenities/Requirements
Clinic				Provide the ability to offer a spay/neuter clinic and a general animal clinic
Exam rooms				This will support the clinic, and will be used for exams of dogs and cats that require medical attention or for spay/neuter.
Pharmacy				This will support the clinic and be the primary location for dog and cat medication.
Surgery Suite				Provide the ability to offer spay/neuter and other medical related surgeries
X-Ray				Support the clinic and surgery suite.

QUESTIONS

1. Will CCHS intake animals other than dogs and cats? At this time, we only plan to take in dogs and cats.
2. What program areas would be considered Phase 2? Phase 2 would involve the areas under the "Additional Programs to Consider" along w/ more offices and more space for the dogs. (Expanding the cat colony would probably be difficult)
3. How many staff members will the shelter require? Staff members required...that is a good question! I would say min of 6 and up to 12 at this stage/phase.
4. What is the intended cleaning method for the facility? (Central Cleaning System, Mop and Bucket?) Central cleaning system would be ideal for the dog runs. Mop and Bucket for the other areas.
5. Will there be an onsite veterinarian? No Vet at this time. All sick animals are in foster care or taken to the vet. Phase 2, would involve a Vet.
6. Disease control will need to be considered when space planning the facility? While there should not be any sick pets at the facility, it will likely happen. So yes, having a good traffic plan to help facilitate the dog park, grooming, boarding, and adoption areas will be need to help control/limit exposure.