

# **Review of Current Conditions at the Iredell County Animal Shelter FY 2007- 2008**

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1. Inadequate Septic Capacity: the current septic tank is pumped 1-2 times a week due to frequent cleaning of animal kennels and inadequate septic tank capacity. It is not known when sewer lines will be run along Twin Oaks Road. If the current facility were expanded it would require the connection to the city sewer system at an estimated cost of \$225,000.00 to \$275,000.00
2. Inadequate Temperature Control: Current state regulations for animal shelter facilities that house animals indoors require a temperature range between 50°F and 85°F. There are times during the summer months when staff is not able to adequately maintain ambient air temperature below 85°F. The current building was originally built for a storage/garage when the landfill operated at this location. The current building is not insulated which would make it very difficult to heat and cool in a cost-effective manner. In addition, providing temperature control and adequate ventilation (see below) would likely require installing all new mechanical equipment.
3. Inadequate Ventilation: Ventilation is lacking in key areas such as the sick room, euthanasia room, and kennel areas. Fresh air is important not only to prevent the spread of airborne diseases but also to help with odor control.
4. Interior Water Damage: Water is seeping into other rooms in the shelter due to the frequent washing of kennel areas and the ongoing deterioration of the concrete block that supports the kennel floor. This leads to a situation where an ever-present odor exists because the wastewater from the kennels has penetrated into the sub-floor and into other parts of the building. It appears that the only way to permanently address this issue would be to remove the existing floor and install a new floor once the substrate was removed or dried out adequately.
5. Mold & Mildew Problems: Mold and mildew is difficult to control due to the continual dampness and water seepage. The actions listed in items #2 - 4 above should help address this problem.
6. Poor Functionality: As the shelter's programs have expanded over time, the work and public spaces have become less functional. There is not adequate room for staff, the public, and volunteers to do business. There is also a lack of adequate storage space for food, equipment, and departmental supplies. Possible solutions would be an addition and extensive renovations to the existing facility, or building a new facility at another location.

7. Lack of Space for Expansion: At present, Animal Control is faced with inadequate space for expansion of the main office, kennels, a larger sick room, a larger euthanasia room, and other rooms for growing programs such as pet adoption, rabies clinics, and low-cost spay/neuter. Expansion of the existing facility would require abandonment of the existing septic system and connection to the city sewer as described above. This would make the cost of expansion prohibitive. In addition there could possibly be some environmental issue with disturbing the soil due to methane migration and possible other contamination from when the facility served as a maintenance area for the landfill equipment.
8. Methane Migration: Due to the shelter's proximity to the old landfill, there have been occasions when methane gas has migrated to the back of the Animal Shelter property. While efforts are underway that should alleviate this problem, it will be a concern as long as the shelter remains in its present location.

In staff's opinion, and considering the current issues and the potential cost associated with the expansion/renovations of the existing facility, it would be a more efficient use of county funds to build a new animal shelter in another location. Facility Services could use the existing building for storage with minor renovations and cost. The existing building is approximately 13,000 sf and is well suited to storage. If the county were to construct a new pre-engineered metal storage building for Facility Services of this size it would probably run around \$20.00 to \$25.00 per. sf. which equates to approximately \$260,000.00 to \$325,000.00. ***Based upon the information that is available, staff believes it is in the long-term interest of the county to build a new animal shelter and the use the old shelter as storage for Facility Services.***