



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, MARCH 23, 2026
5:00 PM
ELOY CITY COUNCIL CHAMBERS**

**For a
WORK SESSION**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Unscheduled Public Appearances**
- V. Discussion Items**
 - A. Presentation and Discussion on the City of Eloy Animal Shelter Needs Assessment and Animal Control Study
- VI. Adjournment**

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE:
www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR "REASONABLY ANTICIPATED ATTENDANCE."

A handwritten signature in black ink that reads "Celine A. Kidwell".

Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: V.A.

Date: 3/23/2026

Date submitted:
03/20/2026

Action: Formal

**Subject: Presentation and Discussion
on the City of Eloy Animal Shelter
Needs Assessment and Animal
Control Study**

Date requested:
3/23/2026

TO: Mayor and City Council

FROM: Brian Jerome, Captain

RECOMMENDATION:

No recommendation as this item is for informational and discussion purposes.

DISCUSSION:

FISCAL IMPACT:

None at this time.

Approved as to Form:



Stephen R. Cooper, City Attorney

Presentation of Needs Assessment Study



The City of Eloy, Arizona Animal Shelter 3/23/26



A Division of FMD Architects

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Agenda

- **Introduction**
- **Animal Shelter Design Goals**
- **Findings of Needs Assessment Study**
- **Questions**



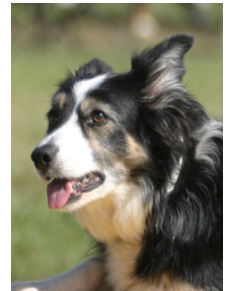
A Division of FMD Architects



“Shelter Planners of America”

A Division of FMD Architects

- Most experienced animal shelter design firm in the nation
- Over 30 Years of Experience - Nationwide
- Experience with more than 750 animal shelter groups
- Only firm with actual animal shelter operation experience



Shelter Design Goals

- 1. Our goal is to create your facility utilizing the best practices in humane animal care.**
- 2. Reduce stress in animals through better separation and flow, sound proofing, comfortable kennels and cages and natural light.**



Shelter Design Goals

3. Prevent disease by having medical isolation and quarantine areas, enhanced HVAC systems, proper drainage, high quality cleaning equipment and quality laundry and grooming facilities.



Shelter Design Goals

4. Create a warm and welcoming facility for the public to visit with good sound proofing, natural light, color, odor control, private get-acquainted rooms, landscaping.



Shelter Design Goals

5. Allow more opportunities for socialization between people and animals through animal Get Acquainted rooms, outdoor walks, cat condos, and community cat rooms.



Shelter Design Goals

6. Focus on education and prevention through an environment filled with useful information, an education and training center for humane education, and spay/neuter program.



Shelter Design Goals

7. Create a pleasant and effective work space for staff with sufficient office space and storage, conference rooms, file storage, adoption interview rooms, employee break room, proper flow, easy to clean, etc.



Needs Assessment Study

- 1. Purpose and Scope of Study***
- 2. People and Animal Levels***
- 3. Building Space Program***
- 4. Site Considerations***
- 5. Recommended Features***
- 6. Staffing***
- 7. Operating Cost***
- 8. Opinion of Probable Cost***



People and Animal Levels

- **People population approximately 12,192 for 2024.**
- **Animals received at PCAC in 2024 was 314.**
- **Of the 2024 animals received in 2024, the 314 was composed of 215 dogs and 99 cats (68.4% dogs and 31.6% cats).**
- **Nationally, the animal intake is normally 2-3% of the human population.**
- **For the city of Eloy, the animal intake is 2.58% of the human population.**
- **Over the next 20 years, the population is projected to increase by 100.1% to approximately 24,400.**

Disposition of Animals in 2024

Adopted or transferred- 173 or approx. 75.22%

National Norm - 60 to 70%

Returned to Owner- 39 or approx. 16.96%

National Norm- 10 to 20%

Euthanized- 13 or approx. 5.65%

National Norm- 20 to 40%

However, there is a strong push nationally to reach 90% Live Release Rate

Died in Shelter- 5 or approx. 2.17%

Projected Animal Capacity

	2024 Human Population Estimate	2024 Actual Animal Intake	2024 Intake as a % of Population	2034 Human Population Estimate	2034 Projected Intake Ratio	2034 Projected Animal Intake	2044 Human Population Estimate	2044 Projected Intake Ratio	2044 Projected Animal Intake
Dogs		215	1.76%		1.76%	317		1.76%	430
Cats		99	0.81%		0.81%	146		0.81%	198
Other		0	0.00%		0.00%	-		0.00%	-
Total	12,192	314	2.58%	18,000	2.58%	464	24,400	2.58%	628

Based upon information from the Needs Assessment meeting discussion

	2024 Actual Intake	Existing Housing Spaces	Estimated Current ALS
Dogs	215	N/A	21
Cats	99	N/A	21
Other	0	0	0
Total	314	0	

Housing Capacity

Current: Dogs – 0 Proposed: Dogs – 32
 Cats – 0 Cats – 18

Average Length of Stay (ALS)

Current:

Dogs – 21 Days Estimated
 Cats – 21 Days Estimated

Proposed:

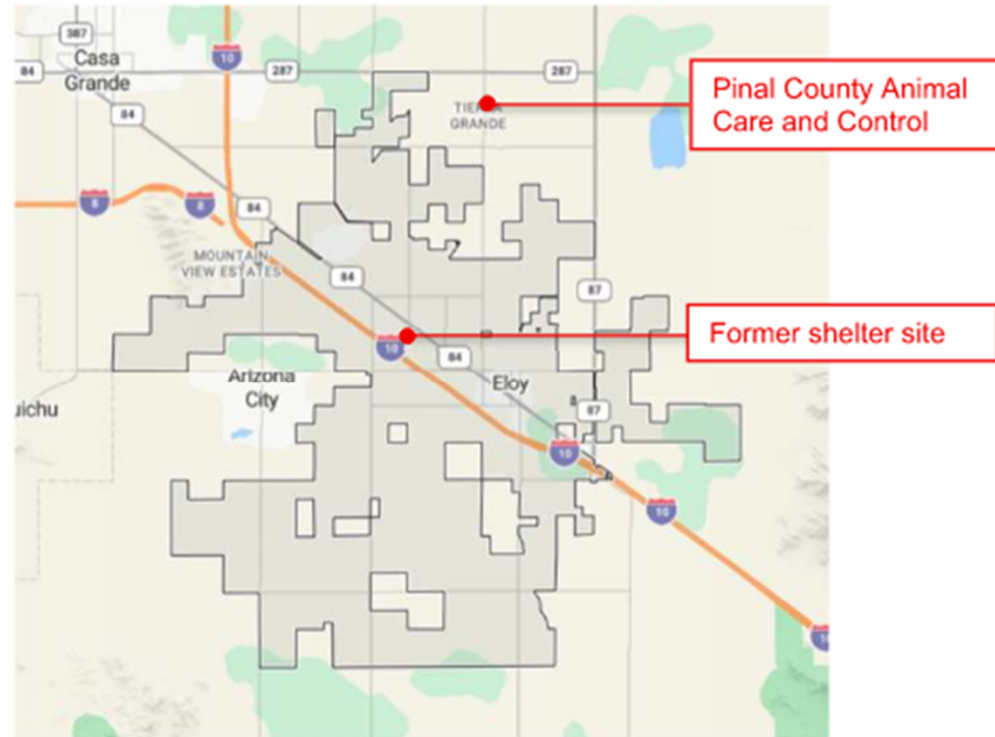
Dogs – 27 Days
 Cats – 33 Days

Building Space Program – 20 Year Planning Horizon

Summary:	Interior	Exterior
A. Administrative	3,223	
B. Medical Clinic	1,108	
C. Animal Housing (Interior)	2,210	
D. Animal Housing (Exterior)		880
E. Animal Support Area (Interior)	1,771	
F. Animal Support Area (Exterior)		1,020
TOTAL SF	8,311	1,900
COMBINED SF	10,211	

Site Considerations

- **Visibility**
- **Accessibility**
- **Suitability**
- **Parking**
- **Site Size**



The City of Eloy previously operated their own animal control and care center to serve the area before contracting with PCAC. While the building is still standing, it is not being considered for reuse. The city is considering utilizing this site for the construction of the new shelter, but no official decision has been made as of the writing of this study.

Staffing

Eloy should consider the following staff at a minimum for the proposed new shelter:

	Position	Number of Staff		Accumulated Total
		Full Time	Part Time	
1	Animal Control Manager	1		1
2	Adoption Specialist	1		2
3	Kennel Tech	1		3
4	Administrative Assistant	1		4
5	Animal Control Officer (Field Staff)	2		6
	Total	6		6

The above staff is based upon a M-F daytime only schedule. To better serve the community and offer more opportunities for animals to be adopted, we would recommend increasing staffing to allow for some evening and weekend hours as well. In addition to the above, Eloy would have part-time medical services of a Veterinarian and Vet-Tech by contract services. Also, in a new shelter that is a more pleasant environment, it should be possible to have a successful volunteer program. Volunteers can help with a wide variety of activities at the shelter to promote adoption.

Staffing

Total Annual Cost (hiring at midpoint) \$413,419

Total Annual Cost (hiring at minimum) \$344,516

Hiring Method	Title	Base Rate	FTEs	Annual	Payroll Tax	Benefits	Total Cost
Hired at midpoint	Administrative Assistant	\$24.36	1	\$50,675	\$5,067	\$16,216	\$71,958
	Adoption Specialist	\$19.09	1	\$39,705	\$3,971	\$12,706	\$56,381
	Animal Control Manager	\$29.61	1	\$61,596	\$6,160	\$19,711	\$87,466
	Animal Control Officer	\$24.36	2	\$101,350	\$10,135	\$32,432	\$143,917
	Kennel Technician	\$18.18	1	\$37,814	\$3,781	\$12,101	\$53,696
Hired at minimum	Administrative Assistant	\$20.30	1	\$42,229	\$4,223	\$13,513	\$59,965
	Adoption Specialist	\$15.91	1	\$33,088	\$3,309	\$10,588	\$46,984
	Animal Control Manager	\$24.68	1	\$51,330	\$5,133	\$16,426	\$72,888
	Animal Control Officer	\$20.30	2	\$84,458	\$8,446	\$27,027	\$119,931
	Kennel Technician	\$15.15	1	\$31,512	\$3,151	\$10,084	\$44,747

* Payroll taxes include Employer Social Security (6.20%), Employer Medicare (1.45%), FUTA (federal unemployment), SUTA (state unemployment), Workers' compensation (often grouped with payroll taxes or statutory costs).

** Benefits (32%) include health, dental, vision, retirement, paid leave, life and disability insurance, wellness programs, EAPs, and tuition assistance.

WAGE MARKET REVIEW AND GRADE ASSIGNMENT

Title	10th	50th	90th	Pay Grade	Min	Mid	Max
Administrative Assistant	\$39,427	\$48,178	\$57,219	107	\$20.30	\$24.36	\$28.42
Adoption Specialist	\$33,949	\$39,755	\$46,834	102	\$15.91	\$19.09	\$22.27
Animal Control Manager	\$50,379	\$61,645	\$74,369	111	\$24.68	\$29.61	\$34.55
Animal Control Officer	\$41,572	\$49,840	\$58,695	107	\$20.30	\$24.36	\$28.42
Kennel Technician	\$32,218	\$38,209	\$45,021	101	\$15.15	\$18.18	\$21.21

Operation Costs

- **Minimum Cost for PCAC in 2024 was \$75,000**
314 animals = \$238.85 per animal
- **Maximum Cost for PCAC in 2024 was \$150,000**
314 animals = \$477.71 per animal

Needs Assessment National Norm= \$350 to \$600 per animal

**Based on updated data, the national norm
has increased to \$400-700.**

Opinion of Probable Cost

		LOW	HIGH
Fully Enclosed Space	New Construction Total SF	Total Cost at \$313.00 Per SF	Total Cost at \$391.00 Per SF
A Administrative Areas	3,223		
B Medical Clinic	1,108		
C Animal Housing - Interior	2,210		
D Animal Support Areas - Interior	1,771		
Subtotals:	8,311	\$ 2,601,312	\$ 3,249,562
Exterior Space	Total SF	\$219.10 Per SF	Total Cost at \$273.70 Per SF
E Animal Housing - OUTDOOR COVERED	880		
F Animal Support Areas - Exterior - UNFINISHED SPACE	1,020		
Subtotals:	1,900	\$ 416,290	\$ 520,030
Building - Sub-Totals:	10,211	\$ 3,017,602	\$ 3,769,592
Site Work & Parking	Low High 10% 15%	\$ 301,760	\$ 565,439
Total Construction Cost		\$ 3,319,362	\$ 4,335,031
	Total Cost / SF	\$ 325	\$ 425

	2044
Fully Enclosed Space - SF :	8,311
Exterior Space - SF :	1,900
Total SF :	10,211

- Does not include the cost of land
- These are 2025 dollars and construction costs are rising

Consider Budgeting for the following:

Soft Costs (AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.)	15%	\$ 497,904	\$ 650,255
Contingency	5%	\$ 190,863	\$ 249,264
Escalation (1-year)	3%	\$ 114,518	\$ 149,559
Estimated Total Project Cost		\$ 4,122,647	\$ 5,384,108

QUESTIONS?



ELOY
ARIZONA

**Needs Assessment Study for
The City of Eloy Animal Shelter**

30130 W Houser Road
Eloy, Arizona

~~August 26, 2025~~

Revised March 19, 2026



1000 Texan Trail, Suite 260, Grapevine, TX 76051 Phone (817) 265-8522 www.shelterplannersofAmerica.com

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<i>Exhibit B - Building Space Program</i>	<i>6 pages</i>
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1. PURPOSE AND SCOPE OF STUDY

The purpose of this Needs Assessment Study (Study) is for Shelter Planners of America (SPA) to provide information to the City of Eloy (Eloy) that will guide them regarding their future animal shelter facility needs.

The Study was authorized by Brian Jerome, Police Captain, on January 11, 2025, in accordance SPA proposal dated January 11, 2025.

Information in this Study was developed from information provided by Eloy and observed during our on-site visit on July 1, 2025. The Study looks at people and animal levels, provides a proposed Building Space Program, provides site considerations, recommended features, discusses staffing, operating cost, and Opinion of Probable Cost.

It should be understood this Study is the first step in planning a new shelter. The second step will be to develop the Conceptual Site Plan and Building Floor Plan based on the approved Building Program contained in this Study. The third and final step will be development of the working drawings and specifications for constructing your project.

The Needs Assessment meeting was held on July 1, 2025, at the Eloy Police Department Conference Room. The following were in attendance:

<u>Name</u>	<u>Organization</u>	<u>Title</u>
Tricia Wilcox	Eloy	Support Services Supervisor
Byron Gwaltney	Eloy	Field Services Commander
Brian Jerome	Eloy	Police Captain
Tracy Cantrell	SPOA	Sr. Animal Care Consultant
Alan Escoto	SPOA (virtually)	Project Manager

2. PEOPLE AND ANIMAL LEVELS

The City of Eloy is situated in Pinal County and has a total people population of approximately 18,992 per 2024 data. This population number includes a fluctuating prison population of roughly 6,800 +/-, which brings the un-incarcerated population for 2024 down to approx. 12,192 people. The shelter currently serving the City of Eloy is run by Pinal County Animal Care and Control (PCAC) and serves Eloy as well as other jurisdictions. The data utilized for this study has been extracted from the total shelter statistics and specific to those services contracted only with Eloy.

The number of animals received at the shelter from Eloy in 2024 was approximately 314 based upon discussions during the needs assessment meeting. This total is composed of approximately 215 dogs and 99 cats (68.4% dogs and 31.6% cats). The 314 animals received is 2.58% of the 12,192 human population.

Nationally, the number of animals normally received at local shelters annually is 2-3% of the human population. This means the number of animals received per year at the Eloy shelter is within the range of the national average.

Over the next 20 years, the population of Eloy is projected to increase to approximately 31,400, or 24,400, less a presumed 7,000 prison population, a 100.1% increase.

Regarding the pet population, more extensive preventative programs including low cost and subsidized spay/neuter procedures, public education promoting responsible pet ownership, and developing progressive ordinances is part of the solution to reducing unwanted and stray animals. The underlying overpopulation of pets is caused by irresponsible pet ownership and uncontrolled breeding of pets. Although animal overpopulation is beginning to come down nationwide due to remedial programs, it can be countered by increasing human population and continued irresponsible pet ownership.

Of the 230 reported dogs and cats dispositioned at the shelter in 2024 the breakdown is as follows:

Adoption: approximately 173, or approximately 75.22%, are adopted or transferred. The number of adoptions is good compared to many modern shelters that have adoption rates of 70-80% but improvements are still needed.

Returned to Owner: approximately 39, or approximately 16.96%, are returned to their owners. The number of returns to owners is average when compared to many modern shelters that have return to owner rates between 10-20%.

Euthanized: approximately 13, or about 5.65%, were euthanized which is below the range of many modern shelters that have rates of 10-20%. There is a strong push nationally to move to a 90% live release rate, and it is positive to see Eloy receiving services above this level already.

Died in Shelter: approximately 5, or about 2.17%, died in the shelter which is in the normal range.

Projected Animal Housing Need

Before we discuss the proposed animal housing for a new shelter we want to discuss an important question.

“Will Holding More Animals for Longer Periods of Time Increase the Number of Animals Adopted?”

“If we hold more animals for longer times won’t more be adopted?” The two following examples can help individuals understand this frequently misunderstood question. Before we examine the questions however, we want to emphasize the importance of all healthy animals being provided a reasonable stay. As long as animals are emotionally and physically healthy, and kennels are not overcrowded, it is reasonable to extend their stay. However, dogs should not be kenneled so long that it adversely affects their behavior, causing neurotic behavior such as pacing, spinning and aggression.

This issue often becomes confusing for many people when trying to understand the value (or lack thereof) of building bigger shelters and holding more and more animals for longer periods. The following examples will help facilitate understanding:

1. In the first example, assume the shelter holds animals an average of ONE week each during a one-year period. During the year, 25 people (or pet rescue groups) visit per month with the intention to adopt a pet. How many animals could be adopted in that year? If every visitor adopted, you would adopt 300 animals.

Now, assume you kept every animal for FOUR weeks (four times longer) during a one-year period. The same 25 people per month visited with the intention to adopt a pet. How many animals could be adopted in a year? If every visitor adopted, you would still adopt 300 animals. As you can clearly see, holding the animals longer, by itself, did not affect adoptions.



It is important that your shelter make an informed decision of how many animals to hold at any given time and how long to hold each animal to provide the best opportunity for adoption and have humane treatment.

2. In this second example the shelter houses about 30 animals available for adoption at all times. The same 25 people visit per month with the intention to adopt a pet. How many will be adopted in one year? If every visitor adopts, you will have 300 adoptions in one year.

Now, assume the organization builds a shelter to house twice as many animals, holding about 60 animals at all times, how many will then be adopted? If all of the 25 visitors adopted, you would still adopt 300 animals. As you can see, holding twice as many animals does not affect the number adopted.

The conclusion of these two examples is simply this: The only factor that truly affects the number of animals you adopt is the number of people (or rescue groups) who visit the shelter with the intention of adopting. **Holding animals longer and holding many more animals does not significantly increase adoptions.**

NOTE: (A shelter may hold an animal an extended period of time and finally get it adopted, but other animals are being euthanized to allow that one animal the space to stay longer. This is the scenario that causes people to think incorrectly, “If we could just hold all animals longer, they would all eventually be adopted”.)

TO INCREASE ADOPTIONS, YOU MUST INCREASE THE NUMBER OF VISITORS (WHO WANT TO ADOPT). This is done through a good visible shelter location, visibility of all animals, weekend and evening hours, web-site pet listings, an attractive welcoming shelter, well-groomed and healthy animals, friendly staff, adoption requirements that are not too restrictive, reasonably low adoption fees, promotion of adoptions in all local media, special adoption events, the help of rescue groups and transfer programs.

The more effective approach an animal shelter can take rather than warehousing animals is to help get all pets in their service area spayed or neutered and educate their community about responsible pet ownership. This will eventually solve the pet overpopulation problem in a community. A community simply cannot “shelter their way” out of an animal overpopulation problem.

Refer to Exhibit A that shows the summary of Current and Projected Animal Intake in Figure 1, Existing Average Length of Stay (ALS) in Figure 2, and the Projected Animal Housing Need based on ALS in Figure 3. This information is discussed in more detailed below.

Dog Housing Capacity

It was discussed during the needs assessment meeting that there is an estimated 21-day Average Length of Stay (ALS) for the approximate 215 dogs handled per year.

For the new shelter, housing for 32 dogs is proposed. This number was determined based upon an unmet need for stray pickups resulting in a higher housing need than the current 20-year planning horizon shows. There is still a desire to maintain a 21-day ALS, however, housing for 32 dogs would result in a 27-day ALS based on the known projected intake. We usually recommend planning based on a maximum 14-day average length of stay for dogs to avoid adverse effects of housing animals in shelters but understand that is not always possible to plan for. Please refer to discussion starting on page 6 above that explains why excess lengths of stay do not really increase adoption.

The Building Space Program, EXHIBIT B, includes housing for 32 dogs. Refer to the Animal Housing section of the Building Space Program for the breakdown of the proposed Dog Housing.

Cat Housing Capacity

Housing for 18 cats has been proposed. This number was determined based on the estimated unmet need for stray pickups resulting in a higher need than the current 20-year planning horizon. It is still desired to maintain the estimated 21-day ALS for cats, however, housing for 18 cats would result in a 33-day ALS based on the known projected intake. We usually recommend planning based on a maximum of 14-day ALS for cats to avoid adverse effects of housing animals in shelters but understand that is not always possible to plan for. Please refer to the discussion starting on page 6 above that explains why excessive lengths of stay do not really increase adoption.

The Building Space Program EXHIBIT B includes housing for 18 cats. Refer to the Animal Housing Section of the Building Space Program for the breakdown of the proposed cat housing.

Other Animal Species

Other animals are not being included in this need assessment study.

3. BUILDING SPACE PROGRAM

The Building Space Program is a detailed listing of each room or space proposed to accommodate Eloy's needs based on a 20-year planning horizon and as discussed at the needs assessment meeting. The net area of each room or space is listed. Net area is defined as the inside dimensions of the space but does not include the wall thickness and corridors. The quantity of each type of room or space is also listed. The rooms are sub-divided into major groupings such as Administrative, Medical, Animal Housing, Animal support areas. The net area totals are listed at the bottom of each section and then a grossing factor is applied to the net area. The grossing factor projects the estimated SF needed to accommodate the wall thickness, corridors and any other unidentified space. This helps to determine the total SF needed. The total SF is critical to developing an Opinion of Probable Cost.

Refer to attached EXHIBIT B dated 3-19-26 for the Proposed Building Space Program.

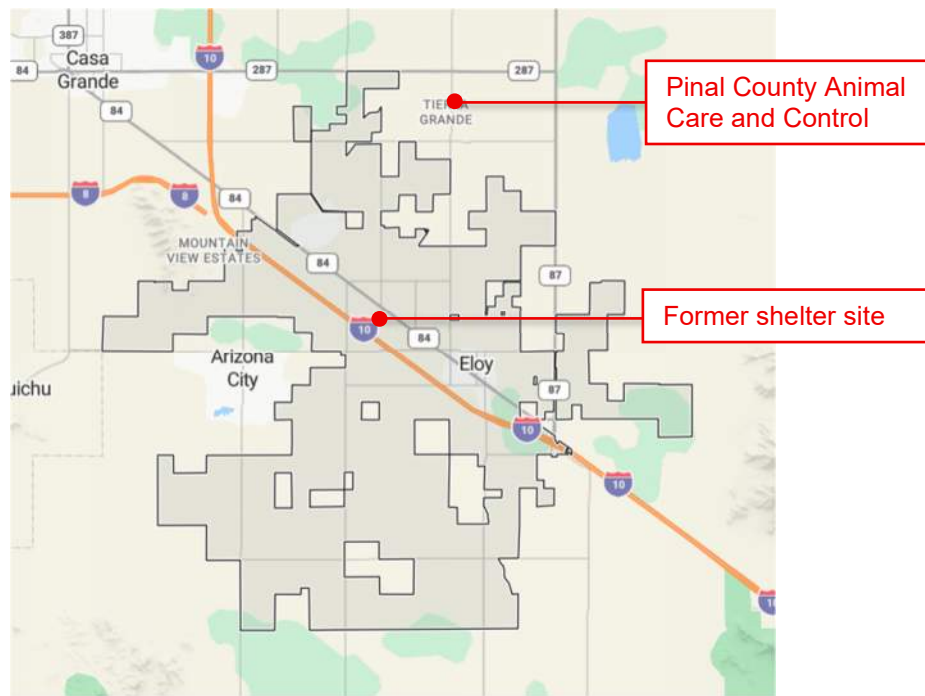
4. SITE CONSIDERATIONS

The City of Eloy previously operated their own animal control and care center to serve the area prior to contracting with PCAC. The old animal control building is no longer being operated and is not being considered for re-use, but the building is still standing, and the property is still owned by the city. The city is considering utilizing this site for the construction of a new shelter, but no official decision has been made as of the writing of this study.

The qualifications of a site are very important for the special needs of the shelter. Whatever site is selected for Eloy's Animal Shelter should be examined for compliance with the following criteria:

A. Visibility: This is a very important concern for an animal shelter; however, it is most often overlooked. In the past, it was customary to locate shelters at out-of-the-way places on the least expensive properties like industrial areas or near sewage treatment plants or landfills. The theory was that if someone wanted to visit the shelter, they could call for directions to find it. Today it is recognized that locating shelters in high-visibility locations not only increases visitors and the number of pets adopted and returned to owners, but also reduces the need for animal euthanasia and helps build public awareness and community goodwill. **A good location can increase adoption by 100%.** Coupled with an active adoption promotion program, this location and visibility factor can increase adoptions and reduce euthanasia.

B. Accessibility: It is important that the animal shelter be centrally located in the area it serves. If the shelter were located in a far corner of the jurisdiction, the driving time may be lengthy, and people would be less likely to use the shelter. That long drive would mean people being less likely to come to look for lost pets or visit for adoptions.



C. Suitability:

1. Availability of utilities such as water, sewer, gas and electricity.
2. Zoning restrictions: Finding a new site with zoning that will allow an animal shelter “by right” can be a challenge. If a special use permit or zoning change is required, these have been a challenge in some cities.
3. Easements, rights-of-way and setbacks: Each potential site should be carefully examined to make sure there are no restrictions that would prohibit the construction of the new animal shelter.
4. Excessive topography or drainage concerns: Each potential site should be examined to make sure the slope across the site will allow for proper drainage and there is a place to drain the water to. However, sites with excess slopes should be avoided if possible. Sites should be checked to confirm they are not in an area that floods.
5. Check for wetland concerns: Each potential site should be examined to make sure it does not have any wetlands or if it does the remaining area is still sufficient for the proposed project.
6. A rectangular shape. Odd shapes can be used but may require acquiring more land

due to inefficiency of the shape. Potential sites may need to be “test fit” to determine everything works before acquiring the property.

D. Parking: Adequate parking is very important for the success of an animal shelter. The parking needed for the shelter, based on function, is estimated as follows:

Public/Foster Visitors	18
Staff/Volunteers	8
ACO Vehicles	2
Trailers/special vehicles	0
Total	28

The City of Eloy required parking is 34 spaces based on Business Occupancies requiring 1 space per 300 SF and a building of 10,000 SF. For the building size proposed in the Building Space Program of approximately 8,300 interior SF, the city will require 28 parking spaces. Sometimes a variance is required because the Authority Having Jurisdiction’s required parking is not appropriate to the needs of an animal shelter, however, the above spaces seem appropriate to accommodate higher-volume adoption times for the public. If larger adoption events are being considered, this number should be studied for potential increase.

Parking should be arranged to provide good visible parking for visitors and located for easy access to the main entrance. Staff parking should be separate and located to the side near a separate staff entrance. Shelter vehicles should be provided with simple to navigate routes with adequate turning radius and concealed from public view in a screened service yard.

E. Site Size: Eloy’s previously operated shelter shares a site with the City’s water booster station. This existing site is approximately 1.95 acres, however, only approximately 0.52 acres was dedicated to the shelter. The site for the new building would need to be a minimum of 1 acre and more ideally 1 ½ to 2 acres. This is based on a one-story building using indoor/outdoor kennels with surface parking for

approximately 28 vehicles. This is assuming the site is relatively flat and rectangular in shape. If the site is an odd shape or has extensive slope, additional space may be required.



G. Other Outdoor Features: Space for designated areas for outdoor features is also important when considering the site. The following items are requested.

1. Two exercise yards for dogs; one for large dogs and one for small dogs
2. One covered outdoor get acquainted yard
3. Storage for equipment
4. One Dumpster
5. Delivery vehicle unloading area for step vans and bobtail trucks.

H. Summary: From a cursory review, the site of Eloy's previously operated shelter does not appear to be large enough to fit the size of building required for the new shelter. If Eloy decides to look for other sites, please allow SPA to review potential sites before purchasing to "test fit" and evaluate to the criteria provided.

5. RECOMMENDED FEATURES

A. Design Concept



Examples of welcoming new animal shelters by “Shelter Planners of America” of about the size needed for Eloy, AZ

The shelter should have low-maintenance, heavy-duty materials. The interior should be brightly lighted and open with pleasing colors and pleasant public spaces. Animal housing areas should provide as much health protection, safety and comfort as possible with today’s new materials and designs.

For the new shelter we recommend a one-story building. The structure would be a slab on grade, depending on the soil condition, with masonry and framed walls and sloped truss roof. The exterior should avoid an institutional look, preferring a human scale and welcoming feel. It should be compatible with the community, match the aesthetic of the existing police station, and be attractive and inviting to the public. Natural lighting should be provided to public areas, animal housing areas and staff work areas where possible.

Attractive landscaping will be very important to the appearance of the shelter. We recommend that an extensive landscaping plan be a part of the building project.

1. Dog Housing – SPA presented several dog housing options to Eloy for consideration and they selected indoor/outdoor kennels with a covered outdoor walkway. It is important that each dog has two spaces: a primary enclosure where their food, water, and bedding is located and a secondary space where they can eliminate away from their primary enclosure, allowing them to live in their normal behaviors. The indoor portion of the kennel will allow the dogs to be comfortable both the summer and winter.

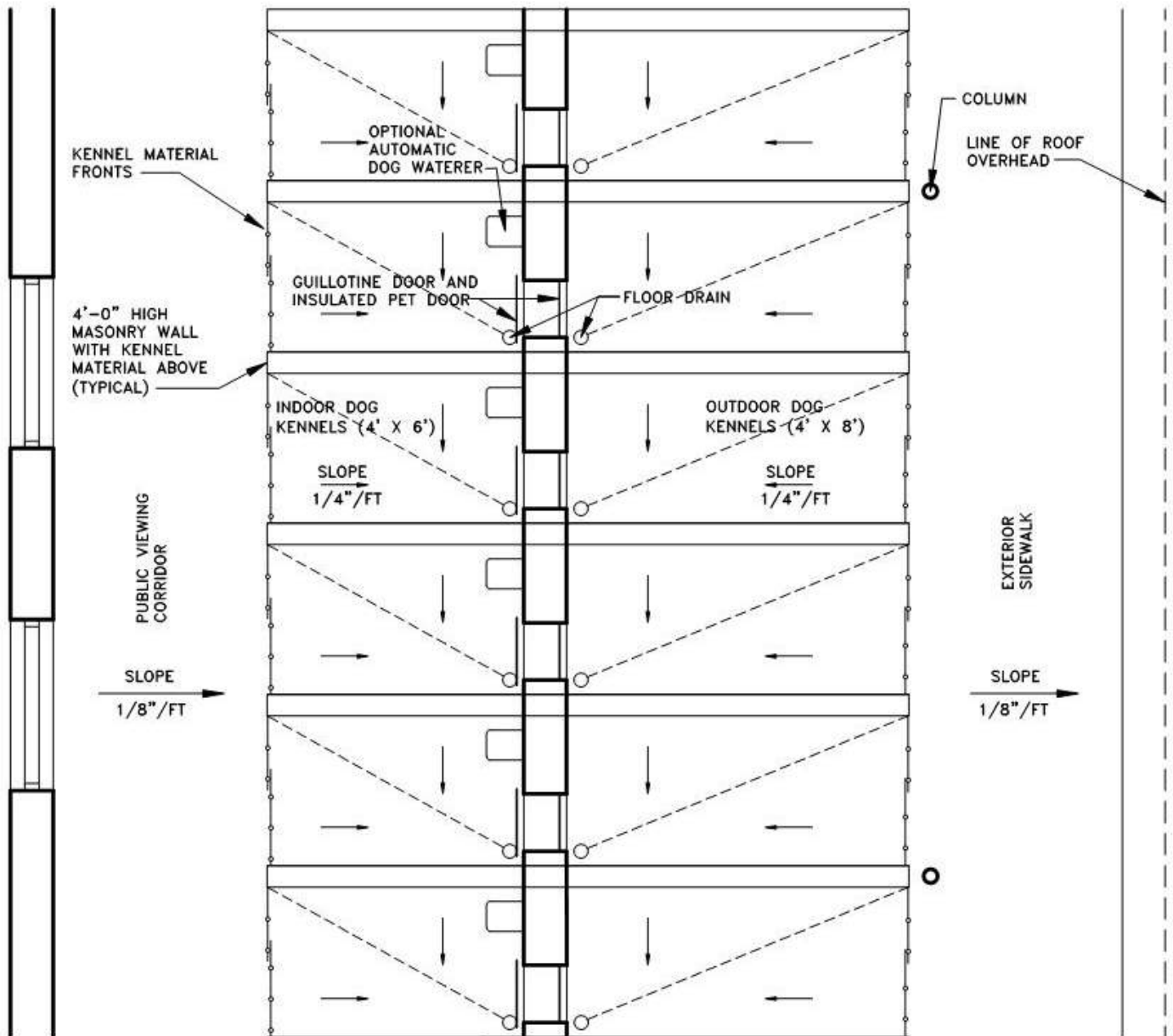


DIAGRAM OF INDOOR/OUTDOOR KENNELS (NOT TO SCALE)

The two-compartment kennel design will allow dogs to be kept safe and dry during the cleaning procedure by moving dogs to the covered outside run. This allows for efficient daily cleaning. Floors will be sloped to individual drains thereby eliminating trench drains which are difficult to clean and can cause cross contamination.

There should be special sound control materials used in the design to keep the noise level down. Dog Kennels should be arranged where dogs are not looking at each other across the aisle which can cause stress and increase barking.



Photo of outdoor portion of indoor/outdoor kennels

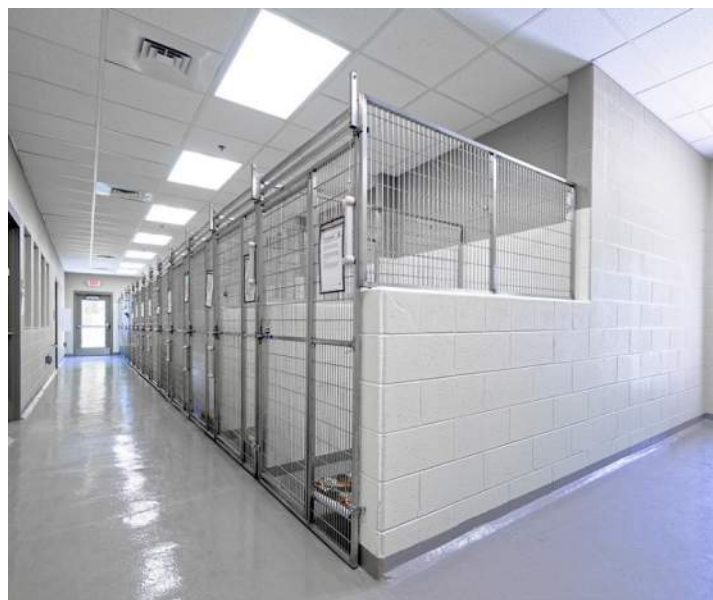


Photo of indoor portion of indoor/outdoor kennels

2. Puppy areas - Puppies are to be housed separately from the adult dogs for disease control. We recommend all puppies be housed in floor level pens. This is to prevent them from stepping out of an elevated cage with an open door, falling out of cages located several feet above the floor and possibly injuring themselves. Indoor-indoor two-compartment housing has been requested for the puppy areas.



Puppies will have individual inside pens to hold litters of puppies separated from adult dogs.

3. Cat Housing

SPA recommends two compartment housing for cats which is consistent with recommendations of the Association of Shelter Veterinarians. This allows the cat cages to be spot cleaned on one side while the cat is in the other compartment. This eliminates the need to move the cats out of their cages for cleaning. This reduces the potential transfer of disease and reduces stress for the cats.



Mason Cat Towers



Shor-line Stainless Steel Cat Suite



Shor-line "Comfort Suite" with individual exhaust in each litterbox.



Cat Community Room with free roam cats



Catio with free roam cats

B. Interior Features

Shelters built in the past did not have the advantage of using many of the new innovative materials and equipment available only in recent years. Animal shelters of today are no longer just “warehouse structures” with cages lined down the walls.

Shelters are very specialized buildings which are more like hospitals and shopping malls than warehouses in construction.

A high level of quality is needed if the facility is to be able to keep animals healthy and to hold up under heavy wear. This is especially important for a shelter that is striving to present an attractive, welcoming image to the public.



An attractive, spacious, quiet front lobby is important in a shelter. This improves customer satisfaction and increases adoptions.

The goal is to make the shelter a place where employees feel positive and the public enjoys visiting for pet adoption, pet retrieval, pet owner education and other animal services. Most importantly, the shelter must house animals in the healthiest, least stressful manner possible.

Today, modern shelters are designed to include central washing equipment, automatic animal watering systems, individual kennel floor drains, fresh air with heat exchangers

for economy, heated kennel floors, noise control systems and long-lasting, easily disinfected wall and floor finishes.

Special equipment can be utilized in a new shelter. During the preparation of the construction drawings and specifications in Step 3 we will review with you all of the details and choices that are available including performances, features, pros & cons, and the cost implications of the various options. Some of the equipment and finishes are pictured below.



STONTEC

Decorative Flake Finish Flooring Systems

Dense, stain resistant, epoxy and urethane-based systems in an extensive range of flake finishes and color options. Popular with design teams for applications from pharma labs to university concourses. Perfect for quick installations.



The special epoxy on kennel floor finish comes in an attractive array of earth tone colors to make kennels cheerful and bright. It also halts bacteria growth.



BiteGuard KennelPlex™ Commercial Dog Doors



Featuring Two
Energy Efficient
Designs:

**Single Panel
Top Swing**
and
**Dual Panel
Saloon Style**
Kennel Doors



Versatility for all types of installations

Models engineered for the requirements of professional kennels worldwide

Shelter Planners of America uses special Guillotine doors with an insulated Pet door that prevents loss of heated or cooled air from the kennel.

MODEL 1200 AUTOMATIC KENNEL WATERER

Provides a constant supply of fresh water. Eliminates the time-consuming task of refilling water bowls. Saves on the expense of replacing damaged water bowls. Conserves water.

DRINKING BOWL CLEANS FAST AND EASY



1. A quick 1/4 turn of optional water line valve shuts off water flow.



2. Slide latch bar with thumb to release the stainless steel drinking bowl.



3. The drinking bowl disconnects from the wall bracket and lifts out from under the float valve. Takes less than 10 seconds.

Each dog Kennel is equipped with an automatic waterer so that dogs always have fresh water available with no staff time required refilling bowls.



Attractive Kennels with bright lighting levels, epoxy floor finishes and sound absorbing ceilings make quiet, inviting public spaces.



Professional grooming tub that animals can be walked into through a swinging door.

C. Heating, Ventilating, Air Conditioning (HVAC)

Heating, ventilating and air conditioning systems must be designed to provide clean, odor free and uncontaminated air throughout all animal housing areas. This is essential to control the spread of air borne disease.

The HVAC system will be custom designed to provide a high volume of fresh air to kennels with a specific number of air changes per hour at the proper temperature and humidity range. The system will be designed to provide ceiling air supply above public walkways with a ceiling exhaust above dog runs opposite each supply providing the best odor control for the visiting public and staff.

Additionally, the systems will be fitted with heat exchangers to recapture energy before it is exhausted. This helps keep utility bills as low as possible. There could also be supplemental roof mounted exhaust fans (with separate switches on timers, with red lights) to pull out moist air during and immediately following kennel cleaning.

The facility should be served by multiple, separate, smaller HVAC systems, each to serve a portion of the facility. This smaller equipment is less expensive to install and service and if a system fails, you still have portions of the building heated and cooled until the system is repaired. Animals can be doubled up until repairs are made. The administrative areas are on a separate air system to prevent odors from entering the staff areas.

6. STAFFING

The present animal shelter staff dedicated to Eloy by PCAC consists of the following staff positions:

	Position	Number of Staff		Accumulated Total
		Full Time	Part Time	
1	Animal Control Officer Supervisor	0		0
2	Animal Control Officer	1		1

PCAC utilizes many more positions to operate their shelter. It has also been reported that PCAC has been unable to keep up with demand of stray dog pick-ups in the city limits with the current dedicated staffing.

Eloy should consider the following staff at a minimum for the proposed new shelter:

	Position	Number of Staff		Accumulated Total
		Full Time	Part Time	
1	Animal Control Manager	1		1
2	Adoption Specialist	1		2
3	Kennel Tech	1		3
4	Administrative Assistant	1		4
5	Animal Control Officer (Field Staff)	2		6
	Total	6		6

The above staff is based upon a M-F daytime only schedule. To better serve the community and offer more opportunities for animals to be adopted, we would recommend increasing staffing to allow for some evening and weekend hours as well. In addition to the above, Eloy would have part-time medical services of a Veterinarian and Vet-Tech by contract services. Also, in a new shelter that is a more pleasant environment, it should be possible to have a successful volunteer program. Volunteers can help with a wide variety of activities at the shelter to promote adoption.

7. OPERATING COST

The present annual operating cost paid to PCAC is \$75,000 but could be as high as \$150,000, not including an additional \$25,000 that goes towards medical services, if PCAC was able to achieve full staffing. The current average cost per animal handled is approximately \$238.85 based on 314 animals but could go up to \$477.71 at a \$150,000 operating cost. Nationally, animal shelter operational budgets run between \$350 and \$600 per animal, but we have been seeing increases of this amount since COVID. The Eloy Animal Shelter operating cost is currently much lower than the normal range. It should be noted that a shelter with very small animal intake numbers often has a much higher cost per animal. Eloy is currently receiving economies of scale that would not be realized in a stand-alone shelter.

Additionally, the current PCAC shelter facility may have operating cost increases for maintenance and utilities that are not impacting Eloy directly based upon the in-place service contract. With a city-owned property, all maintenance, repairs and utilities would be 100% funded by city dollars.

The operating budget will need to be increased significantly to run a city-operated shelter. We understand the city is aware of this and studying alternatives and options. We would recommend the numbers in these studies be updated to 2025 staffing and operational data as we have continued to see increases over the last several years.

8. OPINION OF PROBABLE COST

Construction cost of animal shelters vary significantly, based on the national economy, the region of the country they are constructed in, when they are constructed, the individual market factors at that time and the method of project delivery. Other important factors are the size of the shelter, the site conditions such as soil and topography, quality of finishes and materials, HVAC systems included and the quality of animal equipment. Since detailed design drawings and engineering have not been prepared at this time, only estimated costs can be presented.

The Opinion of Probable Cost presented is based on actual costs of several good quality shelters we have designed. We have taken those costs and adjusted the cost for Tucson, AZ in 2025 based on the R.S Means cost guide, then provided an adjustment for newer energy codes and building code requirements that continue to increase the cost of construction. Refer to EXHIBIT D for examples of shelters built around the country with the estimated cost per sf adjusted for Eloy, AZ. We recommend Eloy plan for the worst and hope for the best.

Please note that modern animal shelters are more like a combination of a hospital and a shopping mall than a warehouse or other industrial use. The cost of modern animal shelters often surprises people because the cost is actually more than many buildings they may be familiar with. The following are some reasons for this:

1. Animal shelter foundations are complicated because there will be slopes within the animal housing areas to drains and this requires additional labor beyond most buildings like schools or office buildings.
2. The floor finishes in animal housing areas are perhaps 3 times the cost of typical carpet or other floor finishes in most buildings.
3. Animal shelters have animal equipment that can add \$40 to \$60/SF on top of the cost of most buildings. Occasionally, the costs people hear about other animal shelters they do not know if this equipment is included in the price or not. For the estimate in this study we have included the animal equipment.

4. Animal shelters have more walls per SF than most any other building type. For example, dog kennels walls are usually 4 feet to 6 feet apart whereas classrooms in schools are more like 20 feet apart.

5. The Heating, Ventilation and Air-Conditioning (HVAC) systems in the animal housing portions of animal shelters are more expensive than other buildings to reduce disease transmission.

6. The wall finishes in the animal housing portions of animal shelters need to be a non-porous and durable finish to prevent disease transmission and to stand up to the daily washing. Glazed structural tile is a common material but costs significantly more than other materials.

7. Sound control within animal shelters is generally more cost than many building types due to the dogs barking. This requires the walls being extended to the roof deck to prevent sound transmission to other areas and this requires sound absorption materials that cost more than normal materials.

Refer to Exhibit C dated 3-19-2026 for the Opinion of Probable Cost. We have included Construction Costs including Site Work as well as for soft costs and contingency that should be considered. Please note, the cost of land is not included.

EXHIBIT A

ELOY POLICE DEPARTMENT

DATE: ~~August 26, 2025~~ REVISED March 19, 2026

FIGURE 1. EXISTING AND PROJECTED HUMAN POPULATION AND ANIMAL INTAKE

	2024 Human Population Estimate	2024 Actual Animal Intake	2024 Intake as a % of Population	2034 Human Population Estimate	2034 Projected Intake Ratio	2034 Projected Animal Intake	2044 Human Population Estimate	2044 Projected Intake Ratio	2044 Projected Animal Intake
Dogs		215	1.76%		1.76%	317		1.76%	430
Cats		99	0.81%		0.81%	146		0.81%	198
Other		0	0.00%		0.00%	-		0.00%	-
Total	12,192	314	2.58%	18,000	2.58%	464	24,400	2.58%	628

FIGURE 2. CURRENT AVERAGE LENGTH OF STAY (ALS)

Based upon information from the Needs Assessment meeting discussion			
	2024 Actual Intake	Existing Housing Spaces	Estimated Current ALS
Dogs	215	N/A	21
Cats	99	N/A	21
Other	0	0	0
Total	314	0	

FIGURE 3. 2034 AND 2044 PROJECTED ANIMAL HOUSING NEEDS

2044 (20-YEAR PROJECTION) - KNOWN NEED			
	2044 Projected Animal Intake	Desired ALS	Number of Animals to be Housed
Dogs	430	21	24
Cats	198	21	12
Other	-	-	0
Total	628		36

2044 (20-YEAR PROJECTION) - INCLUDING HOUSING FOR UNMET NEED			
	2044 Projected Animal Intake	Resulting ALS	Number of Animals to be Housed
Dogs	430	27	32
Cats	198	33	18
Other	-	-	0
Total	628		50

BUILDING SPACE PROGRAM - 20 YEAR PROJECTION

ELOY POLICE DEPARTMENT

DATE: August 26, 2025 REVISED March 19, 2026

Summary:	Interior	Exterior
A. Administrative	3,223	
B. Medical Clinic	1,108	
C. Animal Housing (Interior)	2,210	
D. Animal Housing (Exterior)		880
E. Animal Support Area (Interior)	1,771	
F. Animal Support Area (Exterior)		1,020
TOTAL SF	8,311	1,900
COMBINED SF	10,211	

SECTION A - ADMINISTRATIVE

	Room or Space	No. of Rooms				SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
	PUBLIC AREAS									
1	Adoption Lobby	1				250		250		Visitor seating for 4. Approximate 15' wall for retail display shelves viewable from Customer Service Counter. Consider large screen TV.
2	Vestibule for Adoption Lobby	1				80		80		
3	Animal Admission Lobby	1				150		150		Visitor seating for 2, wall to separate from Adoption Lobby.
4	Vestibule for Admissions Lobby	1				80		80		
5	Customer Service Counter (2 Customer Service Representatives at counter)	1				140		140		Arrange counter to serve both the Adoption Lobby and the Animal Admission Lobby. Space for 1 staff at each Lobby and yet be connected to conserve staff time.
6	Retail Space	1				20		20		6ft retail counter.
7	Adoption Interview Space	1				64		64	Adjacent to Adoption Lobby	Glass cubicles with small table where potential Adopters can fill out paperwork and then an Adoption Counselor can come
8	Multi-purpose Meeting Room	1				500		500	Adjacent to Lobby for after-hours use, including use of toilet	Seating for 12 at tables, built-in AV system.
9	Meeting Room Storage	1				80		80	Adjacent to Meeting Room	To store tables and chairs when not in use and other materials to support meeting room.
10	Meeting Room Kitchen	0						-		Not Required per client. Use Staff Breakroom
11	Public Toilets	2				60		120		Unisex. Verify code minimum.

SECTION A - ADMINISTRATIVE - Continued

	Room or Space	No. of Rooms		No. of People	SF of Each	Total SF	Adjacent to or Near	Equipment / Comments
	OFFICES							
12	Shelter Manager's Office	1		1	100	100		
13	ACO Group Office	1		2	48	96		
14	Kennel Tech Group Office	1		2	48	96		
15	Volunteer Workstation	1		1	48	48	Adjacent to Adoption Lobby	
	OTHER ADMIN. SPACES							
16	Workroom	1			80	80		Copy machine, 8' counter, 2 filing cabinets
17	Small Conference Room	0				-		Use Multi-Purpose Meeting Room.
18	Donation Storage	1			25	25	Adjacent to Adoption Lobby	
19	Staff Breakroom	1			180	180	Adjacent to Multi-Purpose Meeting Room	Counter with sink, microwave, refrigerator, coffee maker, seating at table for 4.
20	Staff Locker Alcove	1			8	8		8 lockers 1'x1'x3'.
21	Staff Toilets	1			80	80		Unisex; verify code minimum; include shower.
22	Staff Shower Room	0				-		Provide in staff toilet.
23	Volunteer Locker Alcove	1			2	2		6 lockers 1'x1'x1'.
24	Volunteer Breakroom	0				-		Not required per client. Will use Staff Breakroom.
25	Storage Room for Office Area	0				-		
26	Mechanical/ Elec Room	1			150	150		
27	Data/Phone Closet	1			80	80		
28	Janitorial Closet	1			50	50		
	Subtotal:					2,479		
	Net to Gross SF Factor 30%:					744		
	Departmental Gross Area:					3,223		

SECTION B - MEDICAL CLINIC

	Room or Space	No. of Rooms		No. of People	SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
7	Exam Room	0			100		-		
9	Prep/Treatment Room	1			300		300		1 peninsula style exam/treatment table, scrub sink, provide under-counter Refrigerator and drug safe. This space will double ad their animal intake room.
11	Pre-Op/Post-Op Holding - Dogs	1			100		100		6 cages and 1 runs 4'x5'
13	Pre-Op/Post-Op Holding - Cats	1			48		48		6 cages
14	Feral Cat Holding	0					-		Provide 2-compartment housing.
16	Surgery Room	1			120		120		One surgery table, space for 4 dogs to recover on floor, view windows to prep area.
17	Work Stations for Vet Techs	1		1	36		36		Space for 1 Vet Tech.
18	Laboratory Alcove	0		1	100		-		
19	Pharmacy Room	0		1	120		-		
20	Medical Supply Room	1			48		48		
21	X-Ray Room	0					-		
22	Clean Up Area	1			80		80		Countertop with sink, 2 autoclaves, pass-through from Surgery rooms if possible
23	Staff Toilet	1			60		60		Unisex type
24	Medical Laundry	1			60		60		Residential washer and dryer. This laundry is only for sterile drapes, surgical towels and similar items.
Subtotal:							852		
Net to Gross SF Factor 30%:							256		
Departmental Gross Area:							1,108		

SECTION C - ANIMAL HOUSING - INTERIOR

	Room or Space	No. of Spaces	Animals per Space	Animals to be Housed	Size		SF of Each	SF of Walkway	Total SF	Adjacent to or Near	Equipment / Comments	
1	Adoption Dog Runs - Jumbo	4	2	8	6.0	x	6.0	36	30	264		See corresponding Exterior Run
2	Adoption Dog Runs - Standard	8	1	8	4.0	x	6.0	24	20.0	352		See corresponding Exterior Run
3	Stray Dog Runs - Jumbo	1	1	1	6.0	x	6.0	36	30	66		See corresponding Exterior Run
4	Stray Dog Runs - Standard	5	1	5	4.0	x	6.0	24	20.0	220		See corresponding Exterior Run
5	Nursing Mother Dogs - Jumbo	2	1	2	6.0	x	6.0	36	30	132		See corresponding Exterior Run
6	Medical Observation Dog Runs	2	1	2	4.0	x	6.0	24	20.0	88		See corresponding Exterior Run
7	Medical Isolation Dog Runs	0	1	0	4.0	x	6.0	24	20.0	-		See corresponding Exterior Run
8	Quarantine Dog Runs	2	1	2	4.0	x	6.0	24	20.0	88		See corresponding Exterior Run
9	Puppy Pens	2	2	4	5.0	x	8.0	40	50.0	180		Indoor Back-to-Back configuration.
10	Transfer Dog Runs - Jumbo	0	2	0	6.0	x	6.0	36	30	-		See corresponding Exterior Run
11	Transfer Dog Runs - Standard	0	1	0	4.0	x	6.0	24	20	-		See corresponding Exterior Run
	TOTAL DOGS:			32								
12	Adoption Cat Room - Adult	4	1	4				5	12	68		Each cat is housed in a 2-compartment cage.
13	Adoption Cat Room - Kitten	0	0	0								
14	Cat Community Rooms (18 SF / cat Free Room)	1	4	4	8.0	x	9.0	72		72	Lobby	
15	Stray Cat Room - Adult	2	1	2				5	12	34		Each cat is housed in a 2-compartment cage.
16	Stray Cat Room - Feral	6	1	6				5	12	102		
16	Stray Cat Room - Kitten	0	0	0				5	12	-		
17	Nursing Mother Cats	0	0	0				5	12	-		
18	Medical Observation Cats - Non-Viewable	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
19	Medical Isolation Cats - Non-Viewable	0	0	0				5	12	-		Each cat is housed in a 2-compartment cage.
20	Quarantine Cat Room - Viewable by public	2	1	2				5	12	34		Each cat is housed in a 2-compartment cage.
	TOTAL CATS:			18								
21	Other Animals	0	0	0				4	12	-		
								-	-	-		
								-	-	-		
Subtotal:									1,700			
Net to Gross SF Factor 30%:									510			
Departmental Gross Area:									2,210			

SECTION E - ANIMAL SUPPORT AREA - INTERIOR

	Room or Space	No. of Rooms			SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Animal Receiving	0			200		-	Near Admissions Lobby and Sally Port	Use Prep Room in Clinic as Animal Receiving. Provide eye wash and grooming tub.
2	Dog Intake Holding	1			72		72	Animal Receiving	Two 4'x4' pens
3	Cat Intake Holding	1			40		40	Animal Receiving	2 cat cages
4	Get Acquainted Rooms	2			80		160		One for dogs and one for cats
6	Inddor Play Room/ Flex Space	1			200		200		
7	Animal Kitchen	1			100		100		Counter with 2-compartment sink, commercial dishwasher, and refrigerator
8	Food and Litter Storage	1			150		150		
10	Laundry	1			160		160		1 Commercial washers and 1 dryers with folding tables, shelves, enrichment storage and space for carts.
11	Cleaning Equipment Room	1			80		80	Adoption dogs, stray dogs, medical dogs, cats	Cleaning supplies, pressure wash equipment, space for janitor's sink, trash cans, etc.
12	Grooming Room	1			100		100	Adjacent to Prep/Intake Room	Provide 1 grooming tub, 1 grooming table and dryer cage
13	Euthanasia Room	1			150		150	Freezer	Counter with sink, hydraulic exam table, chest freezer
17	Mechanical Room	1			150		150		
Subtotal:							1,362		
Net to Gross SF Factor 30%:							409		
Departmental Gross Area:							1,771		

SECTION F - ANIMAL SUPPORT AREA - UNFINISHED SPACE

	Room or Space	No. of Rooms			SF of Each		Total SF	Adjacent to or Near	Equipment / Comments
1	Enclosed Sally Port (1 spaces)	1			500		500		Drive thru design desirable but back in is acceptable
2	Workshop	1			120		120		Work bench for tools, shelves for supplies, workstation for one person.
3	Event Storage	1			100		100		
4	Trap Storage	1			100		100		
5	Crate Storage	1			100		100		
6	Storage for Animal-Related Items	1			100		100		
Subtotal:							1,020		
Departmental Gross Area:							1,020		

EXHIBIT C

OPINION OF PROBABLE COST - 20 YEAR PROJECTION

ELOY POLICE DEPARTMENT

DATE: ~~August 26, 2025~~ REVISED March 19, 2026

Based on New Construction on a New Site:

	2044
Fully Enclosed Space - SF :	8,311
Exterior Space - SF :	1,900
Total SF :	10,211

		LOW	HIGH
Fully Enclosed Space	New Construction Total SF	Total Cost at \$313.00 Per SF	Total Cost at \$391.00 Per SF
A Administrative Areas	3,223		
B Medical Clinic	1,108		
C Animal Housing - Interior	2,210		
D Animal Support Areas - Interior	1,771		
Subtotals:	8,311	\$ 2,601,312	\$ 3,249,562
Exterior Space	Total SF	\$219.10 Per SF	Total Cost at \$273.70 Per SF
E Animal Housing - OUTDOOR COVERED	880		
F Animal Support Areas - Exterior - UNFINISHED SPACE	1,020		
Subtotals:	1,900	\$ 416,290	\$ 520,030
Building - Sub-Totals:	10,211	\$ 3,017,602	\$ 3,769,592
Site Work & Parking	Low High 10% 15%	\$ 301,760	\$ 565,439
Total Construction Cost		\$ 3,319,362	\$ 4,335,031
	Total Cost / SF	\$ 325	\$ 425

Consider Budgeting for the following:

Soft Costs	15%		
(AE Fees, Civil Engineering, Surveying, Soil Tests, Construction Materials Testing, Air Balancing, Furnishing, Loose Equipment, Computers & Phone System, etc.)		\$ 497,904	\$ 650,255
Contingency	5%	\$ 190,863	\$ 249,264
Escalation (1-year)	3%	\$ 114,518	\$ 149,559
Estimated Total Project Cost		\$ 4,122,647	\$ 5,384,108

*Note: 1. This does not include the cost of land.

2. Please note, the Opinion of Probable Cost provided is based on historical costs of other animal shelter projects, but the construction market is extremely unpredictable at this time.

EXHIBIT D



Humane Society of Southern Arizona

Tucson, AZ

Project Information:

- Private Bid
- Project Delivery Method: CMAR
- Type of Construction: Steel Frame
- Dog Kenneling Material: Chain-link
- Flooring in Dog Kennels: Polished and Densified Concrete
- HVAC System: 100% of Outside Air for Animals
- Project Building Size: 36,834 SF
- Developed Area 4.59 acres
- Total Land Area: 5.28
- All indoor/outdoor Kennels
- Quality: Medium



PROBABLE CONSTRUCTION COST IN 2025, TUSCON, AZ DOLLARS **\$292/SF**

This is a privately owned and operated animal shelter with housing for 117 dogs and 74 cats. This facility also features a full medical clinic and a large educational center.

Humane Society of Southern Arizona Tucson, AZ





Brown County Humane Society

Nashville, IN

Project Information:

- Privately Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 10,082 SF
- Site Size: 6 acres
- Quality: Medium



PROBABLE CONSTRUCTION COST IN 2025, TUSCON, AZ DOLLARS **\$368/SF**

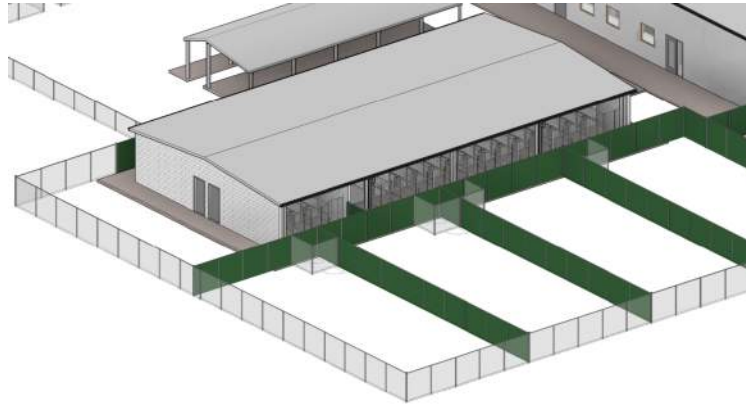
Brown County Humane Society is a non-profit animal shelter that serves Brown County, IN. The site is adjacent to a creek and most of it is in a floodplain, so the area where the new building and parking is located is filled to bring it up out of the flood plain. The facility is designed to house 24 Dogs and 46 Cats.



Brown County Humane Society Nashville, IN



Cleveland-Bolivar County Animal Shelter - New Dog Building Cleveland, MS



Project Information:

- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Pre-engineered
- Flooring in Dog Kennels: Sealed Concrete
- Dog Kenneling: Kennel fronts are galvanized chain-link and isolation panels are fiberglass reinforced panels.
- HVAC System: Dog kennels have heat and ventilation only, no air-conditioning
- Project Size: 3,472 SF
- Site Size: 5.56 acres
- Quality: Low

PROBABLE CONSTRUCTION COST IN 2025, TUSCON, AZ DOLLARS **\$272/SF**

Cleveland—Bolivar County Animal Shelter is owned and operated by the City of Cleveland and the animal shelter serves the cities of Cleveland, Shelby, Marigold, Boyle, plus the unincorporated parts of Bolivar County. The New Dog Building houses 33 dogs.



Marshall Texas Animal Shelter

Marshall, TX



Project Information:

- Public Bid
- Project Delivery Method: Design-Build
- Type of Construction: Wood Frame front building and CMU walls in dog housing
- Dog Kenneling Material: CMU and Welded Stainless Steel kenneling
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 7,320 SF
- Site Size: 2.7 acres
- Quality: Medium

PROBABLE CONSTRUCTION COST IN 2025, TUSCON, AZ DOLLARS **\$354/SF**

This is a City owned facility that houses 31 Dogs and 32 Cats.

Marshall Texas Animal Shelter Marshall, TX





Straydog Inc.

Eustace, TX

Project Information:

- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood-Framed
- Flooring Type in Dog Kennels: Sealed Concrete
- Dog Kenneling: Chainlink
- Countertops: Solid Surface
- HVAC System: Dog Kennels have heat and ventilation only, no air-conditioning
- Project Size: 5,844 SF
- Site Size: 19.56 acres
- Quality: Low

PROBABLE CONSTRUCTION COST IN 2025, TUSCON, AZ DOLLARS **\$337/SF***

*10% mark up is added to the construction cost since the Owner provided much of the sitework.

The facility is designed to house 40 Dogs.

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