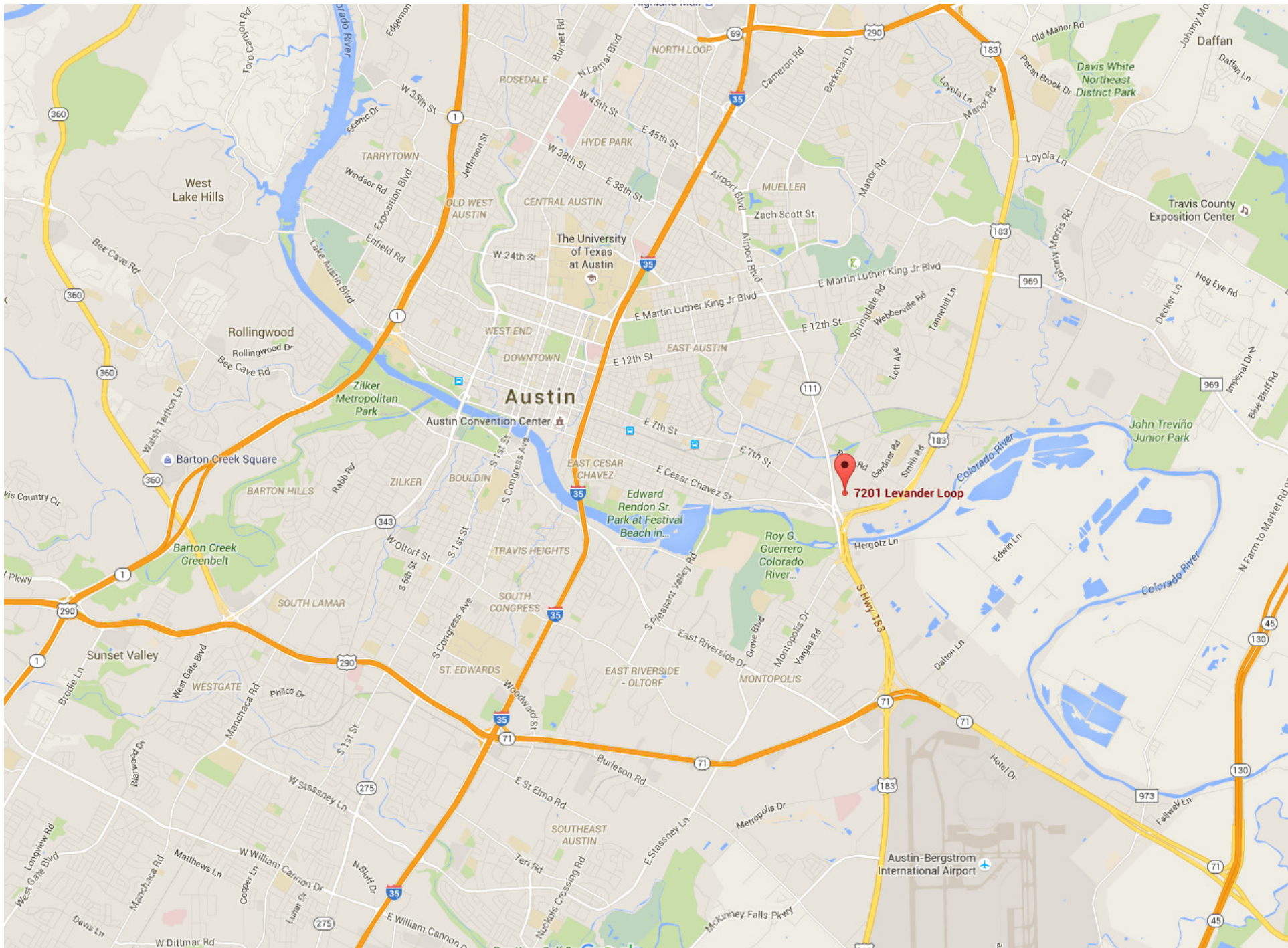


# Animal Center Kennel Addition and Campus Infrastructure Improvements

May 24, 2016







Airport Blvd

Ed Bluestein Blvd

Gardner Rd

Future Expansion

## Campus History

- City of Austin completed campus acquisition process in 2002 from the State of Texas
- It housed the Texas School for the Deaf from late 1950s to 2000
- 44 acres campus with existing classroom buildings, dorm buildings, admin building and gymnasium
- Four buildings were renovated from 2002 to 2005 for Health Department offices
- In 2006, Animal Center received funding for a new Animal Center at this site (Animal Center was a part of the Health Department at the time)
- New Animal Center construction was completed in November of 2011
- No kill ordinance was passed during construction of Animal Center creating a need for kennel space
- Six acres of land at the north east corner was reserved for affordable housing project with access on Gardner Road and this project is in public input process phase
- Loop Road has frequent flooding issues and the entire campus has storm drainage problems
- The proposed project description is described on the next page



# **Animal Center Kennel Addition and Campus Infrastructure Improvements at 7201 Levander Loop**

## **Project Scope**

- Reconstruct the existing loop road & improve signage
- Add new parking for employees and visitors
- Add a new kennel building in the secured area for kennel buildings.
- New play yards for dogs
- Address all storm drain issues including water going under the existing Health buildings
- New sidewalks, landscape and irrigation as required by Code
- Incorporate AIPP artwork around campus to attract visitors

## **Project Budget**

- Construction Cost Estimate with contingency - \$5 M
- Design-Builder Cost \$1.5M

## **Project Schedule**

- City Council Approval of Design-Build Delivery method
- City Council Approval of Design-Builder, June 2015
- Estimate City Council Approval for construction phase Services, June 2016
- Estimated Construction Start, October 2016
- Estimated Construction Completion, November 2017

















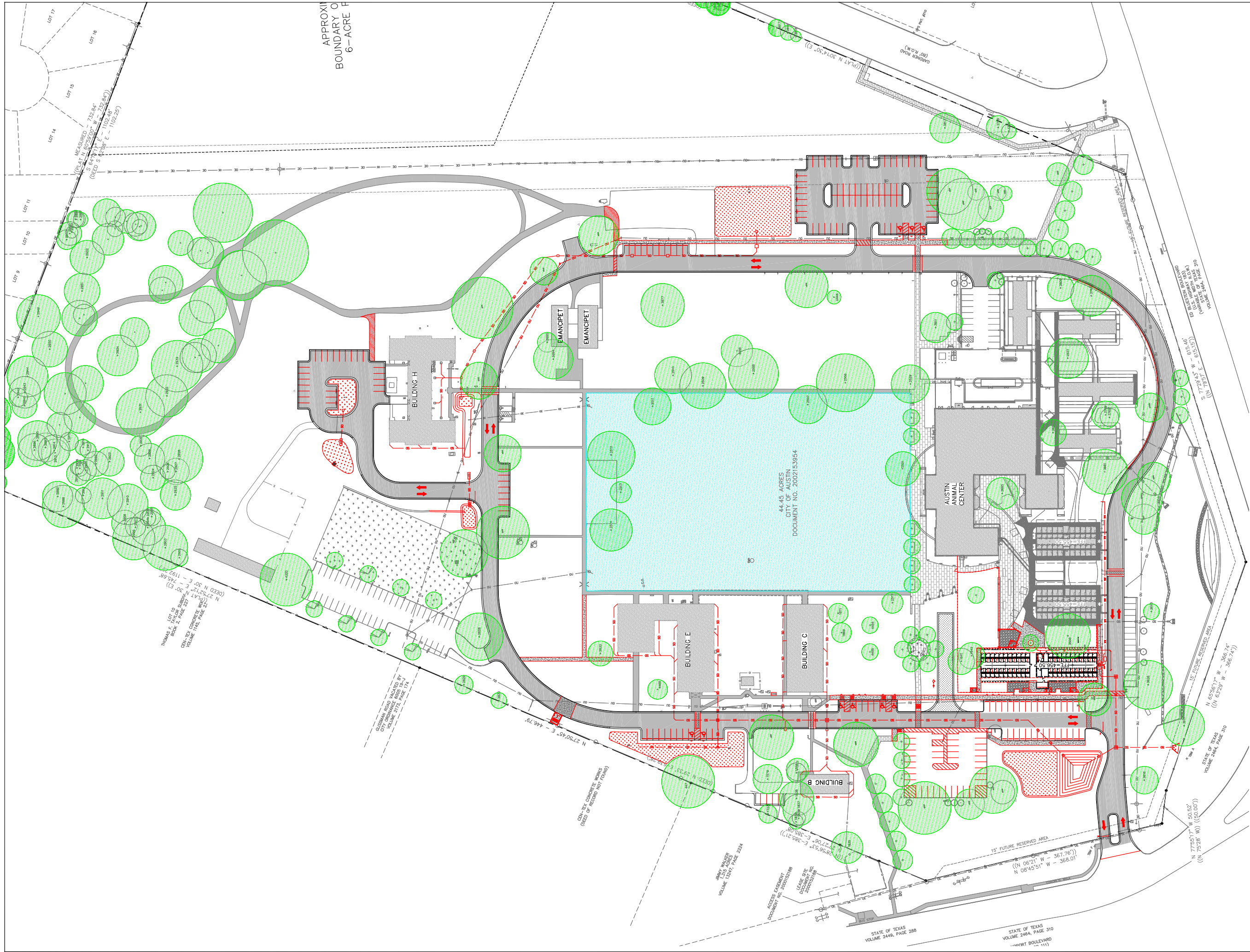












JACKSON & RYAN ARCHITECTS  
2370 RICE BOULEVARD, HOUSTON, TEXAS 77005

CIVIL ENGINEER  
DAVCAR Engineering  
1010 Land Creek Cove, Suite 200  
Austin, TX 78746

LANDSCAPE ARCHITECT  
Garcia Design  
11500 Metric Blvd. Building 1, Suite 150  
Austin, TX 78758

GENERAL CONTRACTOR  
SpanGlass  
1111 Smith Road  
Austin, TX 78721

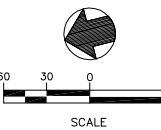
**PRELIMINARY**

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04/11/2016

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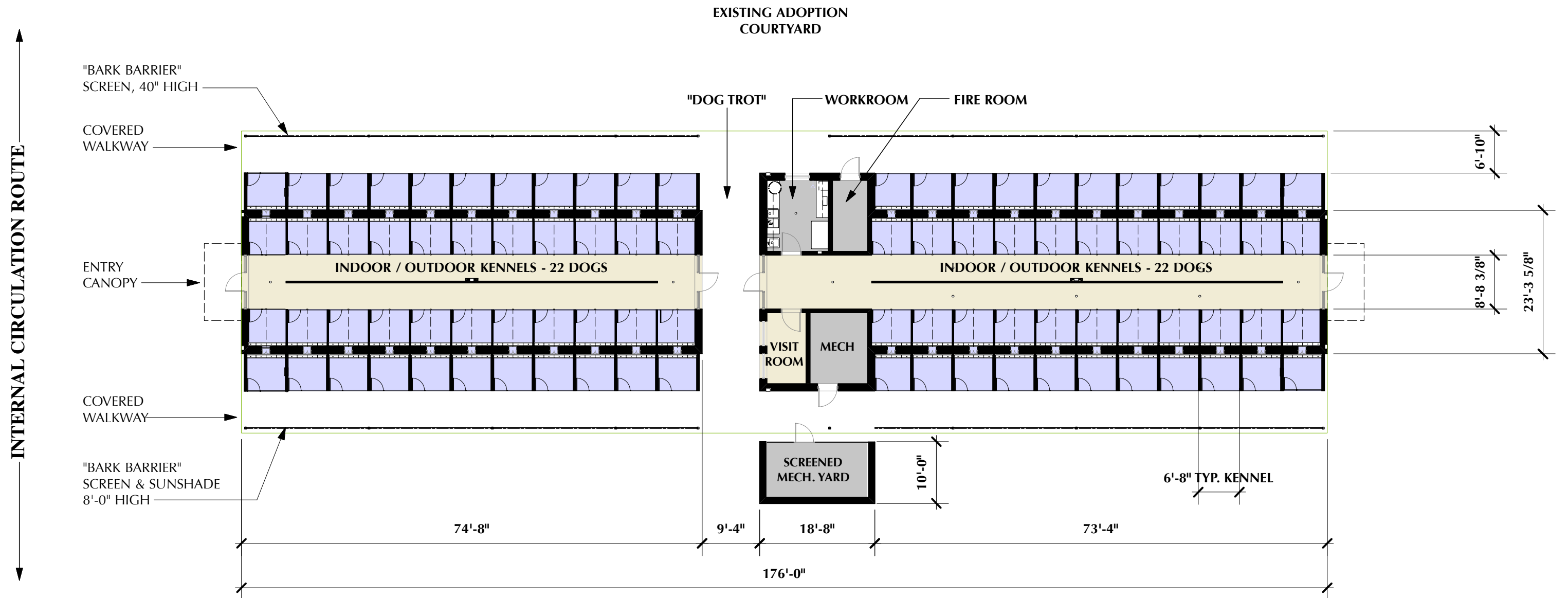
DAVCAR ENGINEERING  
REGISTRATION NO. F-3357  
SCHEMATIC DESIGN

**HHSD & AUSTIN ANIMAL CENTER  
INFRASTRUCTURE IMPROVEMENTS**



**SITE PLAN  
EXHIBIT**





NEW DOG KENNEL FLOOR PLAN

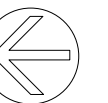
## CITY of AUSTIN

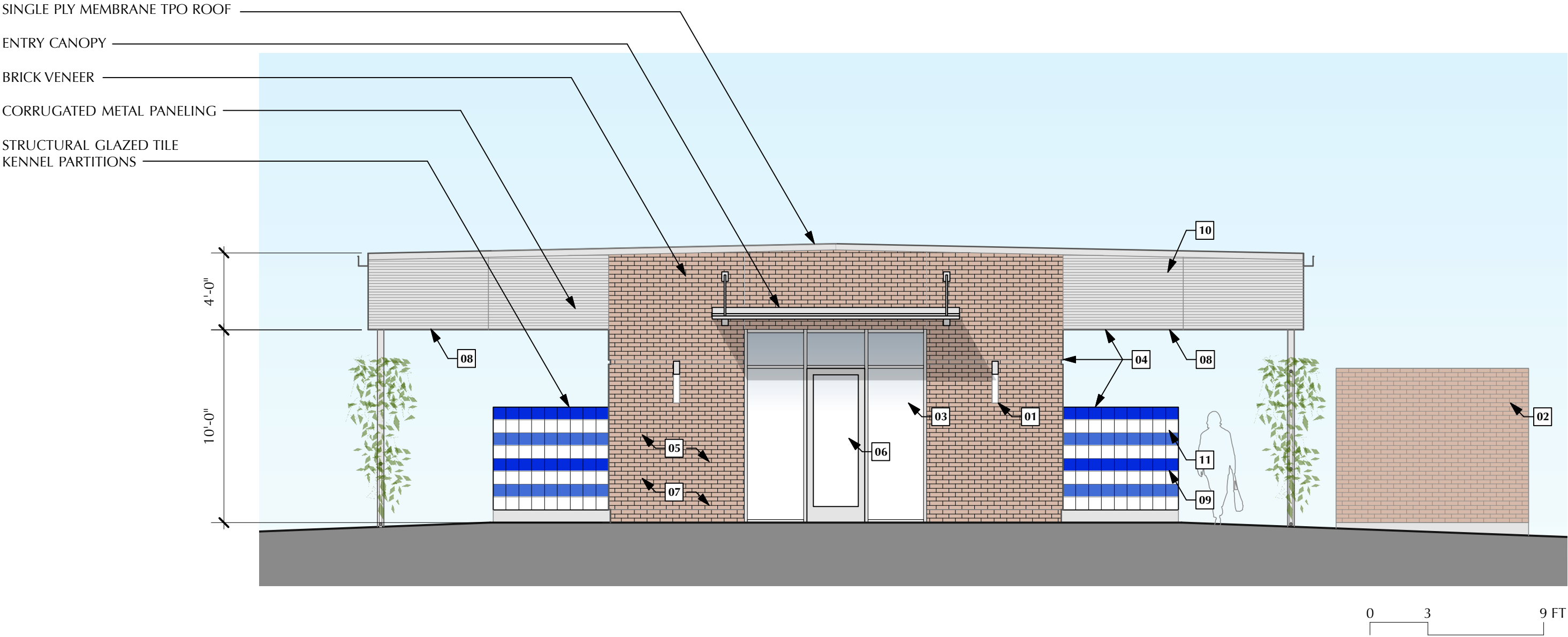
Health and Human Services Department  
**Austin Animal Center Kennel Addition &  
 Campus Infrastructure Improvements Design-Build**  
 7201 Levander Loop Austin, Texas 78702

**Design Commission • April 15, 2016**  
 SpawGlass & JACKSON & RYAN ARCHITECTS

These documents are incomplete and may not be used for regulatory approval, permit, or construction.  
 Martha Seng 8678

0 8 16 FT





NEW DOG KENNEL NORTH ELEVATION  
FACES INTERNAL CIRCULATION ROUTE

CITY of AUSTIN  
Health and Human Services Department  
**Austin Animal Center Kennel Addition &  
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Martha Seng 8678

SUBCHAPTER E DESIGN STANDARDS & MIXED USE

ARTICLE 2.5 EXTERIOR LIGHTING

01 2.5.2.B. FULLY SHIELDED FULL CUTOFF SCONCES

ARTICLE 2.6 SCREENING OF EQUIPMENT

02 HVAC MATERIALS SCREENED BY MASONRY WALL

ARTICLE 3 BUILDING DESIGN STANDARDS

3.2 GLAZING AND FACADE RELIEF REQUIREMENTS

03 3.2.2.A.1.: GLAZING = 40% OF FACADE BELOW 10'  
GLAZING VISIBLE TRANSMITTANCE = 0.6

3.3 OPTIONS TO IMPROVE BUILDING DESIGN

04 BASE POINT #1: FACADE ARTICULATION: CHANGES IN PLANE OF  
MATERIAL, COLOR, TEXTURE

05 POINT #2 FOR USE OF CONCRETE BLOCK GREATER THAN 25%  
REQUIRES SECOND POINT: BUILDING MATERIALS USE OF BRICK

URBAN DESIGN GUIDELINES

06 MULTIPLE ENTRANCE #1 OF 4  
LOCAL CHARACTER:

07 RE-USE OF SALVAGED 1961 CAMPUS BRICKS

08 LOCAL CLIMATE RESPONSE: SHADED, COVERED WALKWAYS

09 UNIQUE CHARACTER OF SHELTER:  
COLORFUL STRUCTURAL GLAZED TILE

10 QUALITY CONSTRUCTION:  
MASONRY & GALVANIZED STEEL

11 HUMAN SCALE: COLORFUL KENNEL WALLS AT EYE LEVEL

BRICK VENEER

SINGLE PLY MEMBRANE TPO ROOF

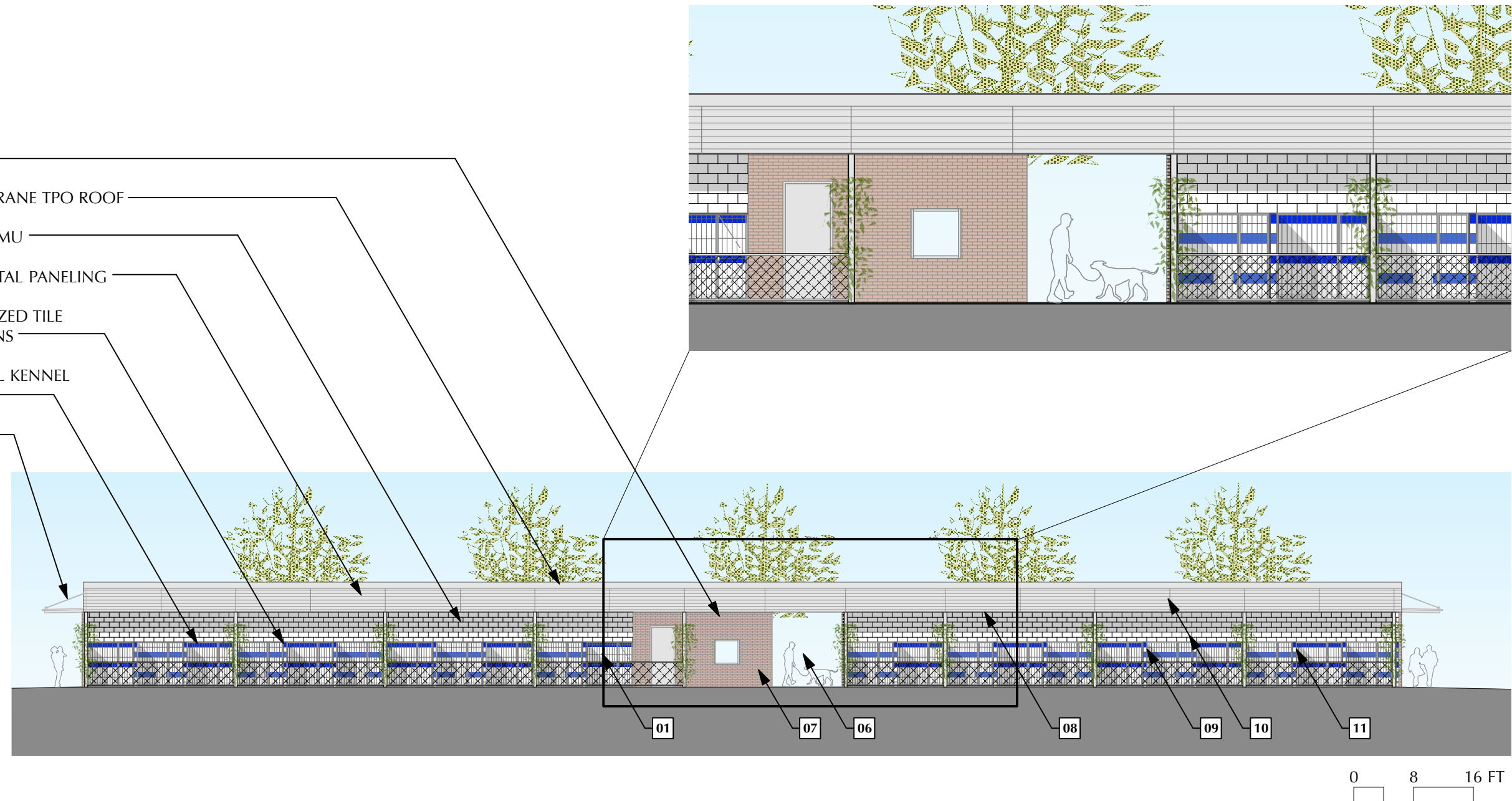
EPOXY PAINTED CMU

CORRUGATED METAL PANELING

STRUCTURAL GLAZED TILE  
KENNEL PARTITIONS

GALVANIZED STEEL KENNEL  
GATES

ENTRY CANOPY



## NEW DOG KENNEL EAST ELEVATION WEST ELEVATION OPPOSITE HAND

### CITY of AUSTIN

Health and Human Services Department  
**Austin Animal Center Kennel Addition &  
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Martha Seng 8678

### SUBCHAPTER E DESIGN STANDARDS & MIXED USE

#### ARTICLE 3 BUILDING DESIGN STANDARDS

##### 3.2 GLAZING AND FACADE RELIEF REQUIREMENTS

- 01** 3.2.2.C FACADE RELIEF:  
MINIMUM 25% FACADE RELIEF ACHIEVED THROUGH  
FRAMED KENNEL GATES

### URBAN DESIGN GUIDELINES

- 06** MULTIPLE ENTRANCE #2, #3 OF 4  
LOCAL CHARACTER:  
**07** RE-USE OF SALVAGED 1961 CAMPUS BRICKS  
**08** LOCAL CLIMATE RESPONSE: SHADED, COVERED WALKWAYS  
**09** UNIQUE CHARACTER OF SHELTER:  
COLORFUL STRUCTURAL GLAZED TILE  
**10** QUALITY CONSTRUCTION:  
MASONRY & GALVANIZED STEEL  
**11** HUMAN SCALE: COLORFUL KENNEL WALLS AT EYE LEVEL

## **Kennel Building Information**

Adoption Kennels - indoors and outdoors

Designed to have housing for 88 dogs

Group housing is encouraged

A visit room for getting to know the animal

Bite guard transfer doors

Acoustical insulation at ceiling

Structural glazed tile walls and epoxy floors

Human scale, colorful and playful

Multiple entries for the building

Shaded sidewalks for visitors & staff

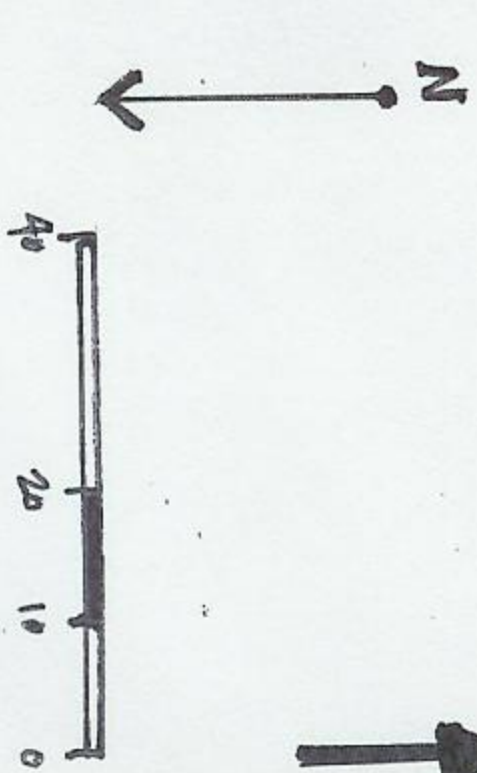
Divider wall to calm the dogs



## **Major Sustainability Features for Animal Center and Campus**

- Trails and Bicycle Racks
- Electric Charge Stations
- Preservation of Trees
- Rain Gardens
- Storm Water Management for water quality
- Pervious asphalt pavement
- Recycled asphalt pavement
- Native Landscapes
- Reclaimed water for Irrigation
- Promotion of Health Initiatives
- Tie in the new kennel with existing fenced yard
- Reuse of Bricks from Demolished Buildings at Campus
- Reduction of Urban Heat Island Effect
- Natural Light and Views
- Energy Conservation using efficient lighting, controls, and energy recovery
- Use of Regional and Recycled Materials
- Healthy Indoor Environment
- Green Power
- Construction Waste Management
- Commissioning of systems
- Enhanced Refrigerant Management





NEW POLICE

→ DOG YARD CONCEPT SKETCH. 01.21.2016.

