



## Comanche County Pet Resource Center Business Plan

# Comanche County Pet Resource Center Business Plan



**Transforming The Way Our Community Cares for Pets and Their People**

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# Comanche County Pet Resource Center Business Plan

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## Comanche County Pet Resource Center Business Plan

### ***Executive Summary***

Much has changed since our local animal shelters were designed and built to house, care for and rehome animals in need. Currently there are 4 government funded animal shelters located in Comanche County (Lawton, Cache, Geronimo and Elgin). Our community views the care and welfare of companion animals as a priority.

**Live release rates at our local shelters have dropped significantly from an average of 91% in January of 2021 down to 71% as of April 2023.**

This sad fact has been very well publicized by local animal control organizations and has been a driving factor in the profound response by the public to demand for better treatment and outcomes for live release rates (as opposed to higher euthanasia rates).

We believe that the community is aware of the need for a new facility that will have the capacity to care for and rehome the large number of animals in need within Comanche County. For several years there was a proposal for a new adoption facility to be built to assist with adoptions through Lawton Animal Welfare. That proposal never made it to the approval process.

**It is time to develop and fund a facility to support the animals in need throughout Comanche County. This issue is becoming critical for the many animals who go through the county shelter system and never make it out alive, simply due to the lack of space requirements.**

Comanche County is fortunate to not have had a natural disaster occur where masses of companion animals need to be evacuated and housed for extended periods, but it is only a matter of time. Poor conditions of aging shelters have grown to an unsustainable level and will not be able to house or care for animals in need following a disaster or other significant emergency event.

Comanche County and City governments have been great partners with non-profit animal rescue organizations, especially in recent years. We call upon you to be partners with us in this tremendous, desperately needed project to ensure a bright future for our animals and their people.

We know this is a large request, but a new pet resource center has been discussed and needed for years. We can raise money on our own for a new pet resource center or let local government fund one in its entirety. Both will fall short of today's standard of care. However, as partners, we can build a pet resource center the community of Comanche County can be proud of, and one that will enhance the lives of our companion animals for many years.

### ***What Does "No Kill" Mean To Us?***

Over the past several decades the phrase "no kill" has come with a verity of definitions. The phrase "no kill" is not a term to describe individual shelters or organizations. "No kill" is a term that has a specific definition and should apply to our entire county. It simply means that there is a difference between euthanasia, death, kill and execution. No kill means that no animal loses its life simply because it entered a shelter. There will always be a need for euthanasia for those who are suffering, death for those who are not responding to treatment and execution for those that have been demonstrated to be unsafe to live in the community. No kill is a term used to eliminate the unnecessary killing for companion animals who find themselves within our shelter system.



## Comanche County Pet Resource Center Business Plan

### *Mission*

The Pet Resource Center has the mission *to promote and provide the resources, education and programs needed to eliminate the unnecessary killing of companion animals*. This business plan outlines what will be needed to provide humane and excellent care to the animals who come through the Adoption Center doors, and to obtain and maintain the goal of making Comanche County a “no kill” county.

*The Pet Resource Center will not replace existing county owned/operated shelters, but assist these shelters with housing, caring for and adopting animals in need.*

*Pet Resource Center services will include:*

- Care of animals who need shelter, medical care and adoption
- Special needs care such as neonate companion animals, emergency medical care
- Ongoing low-cost medical care (such as vaccinations, spay/neuter programs) provided by an on-staff veterinarian, veterinary staff and an on-site veterinary facility
- Programs designed to keep pets at home and out of shelters
- Employment opportunities for qualified applicants
- Internship opportunities for upcoming graduates and high school work programs
- Internships and special working opportunities for new veterinary graduates
- On-going community training programs that include animal handling, basic obedience, and animal care
- Community education programs such as the importance of spaying/neutering your animals
- Community involvement opportunities such as a dog park, dog walking paths and enrichment programs
- Spay/neuter/release program
- Evacuation center for emergency animal evacuations in the event of disaster or significant emergencies
- Comanche County Shelter give back program- funds that are generated more than the adoption center needs/budget will be donated back to local animal shelters





# Comanche County Pet Resource Center Business Plan

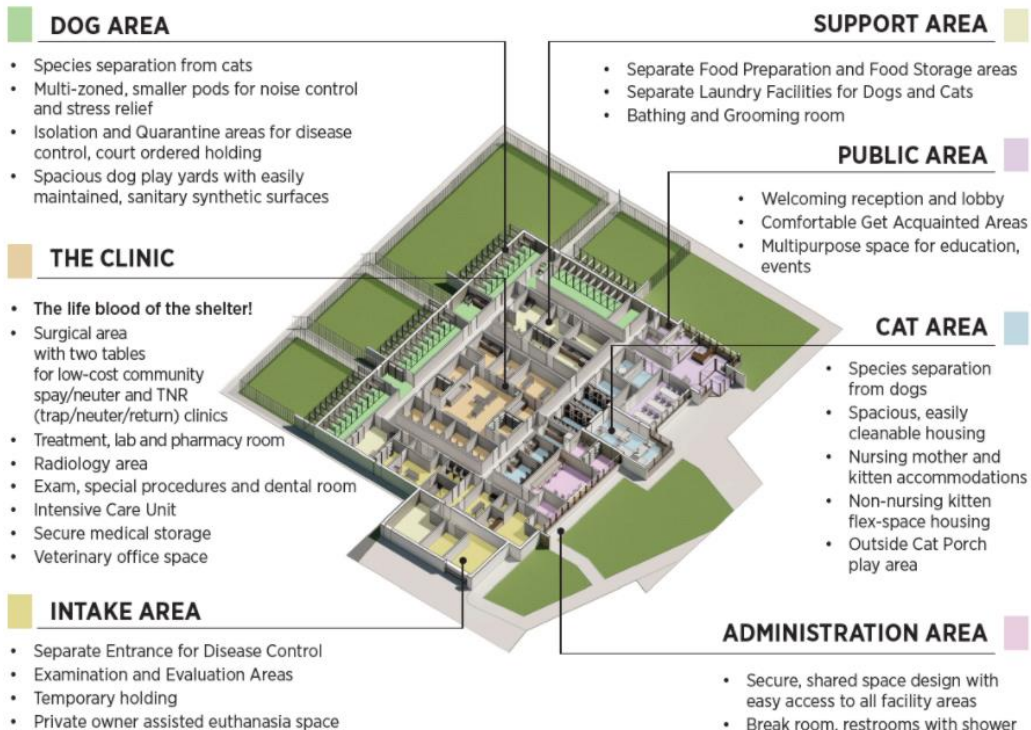
## Vision

The Pet Resource Center will be developed with a focus on the care and adoption of animals in need throughout Comanche County. This includes shelter for dogs, cats and small companion animals. The facility will have the capacity to house 40 dogs and 50 cats/small animals in state-of-the-art containment kennels and cages.

One of the primary focus points in developing a new Pet Resource Center will be the ability to sanitize the animal housing areas, as well as play yards and greeting areas.

Other elements of the facility will include:

- A veterinary facility to administer spay/neuter and basic surgery/veterinary care
- Quarantine areas for dogs and cats
- Adoption areas that are cage free
- Outdoor play yards for dogs
- Outdoor “cattios” for cats
- Enrichment programs and areas for dogs and cats to play and be out of cages when supervised
- Laundry and storage areas
- Air systems that isolate air flow out of quarantine areas





## Comanche County Pet Resource Center Business Plan

### *The Pet Resource Center*

The facility would be designed to provide safe and healthy care to the animals who are sheltered at the Pet Resource Center. The facility has been designed using materials which are easily and effectively sanitized to reduce spread of infectious disease. The animals will be housed separately from other species to ensure minimal stress to the animals in our care. Noise reducing materials will also be used to help with loud barking and other distractive sounds.

Other benefits include:

- Open areas where the animals can have fresh air and sunlight
- Air exchange units to control the spread of infectious diseases
- The facility will be a welcoming establishment where the community enjoys coming to the center and attending community events
- The facility will be in the middle of town for easy public access
- Storage areas that are designed to eliminate vermin and other infestations
- Dedicated laundry areas for dogs and cats
- Dedicated food storage and preparation area
- Separate entry and exit areas
- Separate intake areas to minimize the chance of spreading disease
- Quarantine areas for cats and dogs

### *Animal Enrichment*

The facility has been designed to provide space for enrichment programs for all the animals in our care. These areas will include:

- Outside play areas for group play and socialization
- Outdoor individual dog runs attached to internal kennels so dogs have access to the outside as required
- Open areas for cats to socialize and interact with potential adopters. These areas will be enclosed with glass and have natural sunlight for the cats to enjoy
- Enrichment programs such as:
  - Dogs Playing For Life
  - Animal evaluation areas for training and teaching socialization to dogs who are struggling with dog aggression or reactivity
- Dog walking paths and dog parks that are open to the public and can be used for meet and greets with the dogs and potential adopters



Most shelters do not have the facilities to allow for their animals to get out of their cages on a regular basis, if at all. Many dogs and cats stay in their cages until they are adopted or euthanized. This can cause extreme mental strain, particularly on large breed dogs. They are also forced to eliminate in their "living" area. Often left to stand in it until it can be cleaned up. Not only is this humiliating for the animal, but also spreads disease.



## Comanche County Pet Resource Center Business Plan

### *Veterinary Services*

The veterinary clinic will be the heart and soul of the facility. Benefits of having an on-site veterinary clinic include:

- Administering vaccines to all animals on intake, reducing the probability of spreading infectious disease
- On-site spay/neuter days to ensure animals in our care can be adopted out quickly
- Emergency medical care for stray or abandoned pets
- Neonate clinic to care for kittens and puppies who need 24 hour care
- The clinic will have a separate treatment room, pharmacy and x-ray area.
- Low-cost medical care for qualified community members

### *Pet Support Programs*

The Pet Resource Center provides policies, tools, and training to create meaningful change, reducing shelter intake and housing most pets in homes. Pet services include:

- Lost pet reunification
- Pet Support services such as housing, medical and behavior support, as well as food and supplies to keep the animal-human family together
- Self- rehoming to keep animals out of shelters and into new homes
- Intake programs to bring in adoptable pets and keep pets out of shelters

### *Education Center*

The facility would be available to utilize for educating the community about animal care and adoption. These education events can be taught or facilitated by local experts or staff/volunteers associated with the rescue/shelter organization. Education events may include:

- The importance of spaying or neutering your pet
- Fostering an animal in your home
- Basic care and needs of your pet
- Basic training demonstrations and the importance of training your pet
- Volunteer opportunities
- Getting your animal past stressful events, such as fireworks and storms
- Microchip events



## Comanche County Pet Resource Center Business Plan

### *Community Service*

While there are many ways that the community could benefit from having an animal shelter/training center, some benefits may include adding to the workforce, providing a safe place for stray or endangered animals to be housed instead of abandoned, providing a disease-free facility to house and care for animals, a disaster resilient facility for animal housing during times of evacuation or other emergency events.

Other ways that the community may benefit from the training facility include:

- Less abandoned and stray pets
- Volunteer work
- Providing jobs
- Education veterinary clinic for Veterinary interns, as overseen by a full-time veterinarian
- Community service requirements
- Providing community education
- Providing community events and workshops
- Community dog park
- Community dog walking paths

### *Adoption Center*

The Adoption Center will be a place where community members can come and not only view and interact with the animals in our care, but a place where the community might enjoy coming to the adoption center. Current animal shelters in the county are old, smelly, loud, not clean and hard to view and see the animals interact together.

The Adoption Center will be a place where families can come and visit animals, events such as reading to the animals and play days can be scheduled.

Families can come and walk their dogs on the walking paths and play in the dog park, picnic tables and eating areas can be established on the grounds.

The Adoption Center will be in a location that is easy for people to find and in a clean, safe part of town.





## Comanche County Pet Resource Center Business Plan

### Existing Conditions

#### *Comanche County Animal Welfare*

Animal shelters located in Comanche County are older establishments that are vastly inadequate in providing proper care and shelter for animals in need. Compared to today's standards, they are nearly uninhabitable.

#### *Comanche County Shelters*

The existing shelters do not have the capacity to handle the number of animals that are entering the facilities. Cache, Elgin and Geronimo shelters have less than 10 kennels to house incoming animals for their respective cities. Lawton Animal Welfare is a larger facility and has a reputation for being a "no kill" shelter but has outgrown the capacity to keep up with all the animals that are being surrendered to the facility. By city ordinance, city funded shelters must take in animals in need, even if there is no space for them. This means that animals are euthanized simply because there is no space to house them.

Comanche County shelter staff are turning away animals in need that are coming in from unincorporated areas, because there is no space for them and no other County resources available for community members who live in unincorporated areas. This leads to several animals being dumped and abandoned by owners who feel they have no other options, and even worse, feel that the animal will have a better chance at survival outside and not in a shelter system.

The belief that animals will do better abandoned than in a shelter environment must be changed. The suffering these animals endure after being abandoned is appalling. Rescue organizations and paid shelter staff spend hundreds of hours trying to capture scared and abandoned animals, then spend thousands of dollars getting the animal healthy again, if they are lucky enough to survive.

There is little designated veterinary care at shelters in Comanche County. Local veterinarians are attempting to assist but are overwhelmed within their own businesses and don't have the time to care for shelter animals along with keeping their businesses running.

This has become a major impact on getting animals ready for adoption. One shelter went from adopting out 200 animals a month to 50 animals a month. All due to not having the capacity to spay/neuter and medically care for the animals in the shelters.

Dogs and cats are housed next to each other in loud and unsanitary conditions. Overcrowding has become a major issue causing the spread of disease. Many animals are ill and are adopted out sick.

There are no areas for play groups or for getting dogs out for socialization and out-of-kennel time. Some shelters have volunteers who walk the dogs, but most days, the dogs are in their kennels. This is especially difficult for the larger breed dogs and can lead to severe behavior problems.

Paint is peeling over porous and leaking concrete block. Chain-link fencing is rusted and broken. Kennel dog doors are antiquated and not functioning properly allowing for extreme energy inefficiency and utility costs. Drainage is slow at best and fluid backup in kennels and the shelter is common.

There are several areas used for storage that are not ideal for access, efficiency, vermin control, or dedicated to specific storage needs.



## Comanche County Pet Resource Center Business Plan

### Existing Conditions

#### Lawton Animal Shelter Statistics- 2023

Month	Starting Number	Intake	Owner Surrender	Rescue Pulls	Return to Owner	Adoptions	Euthanasia
January 2022	118	255	57	33	25	115	43
February	92	280	54	35	42	115	43
March	116	42	79	81	53	76	87
April	136	464	76	51	49	107	72
May	215	491	51	95	39	74	132
June	217	434	93	73	54	93	142
July	187	420	23	27	55	54	162
August	183	423	77	68	76	51	172
September	146	412	51	89	32	67	138
October	149	432	58	18	22	95	176
November	139	318	47	18	44	55	125
January 2023	112	347	62	32	35	59	119
February	174	191	46	31	46	90	136
March	149	373	58	14	33	94	155
April	171	399	43	43	32	88	155

*Source: Lawton Animal Welfare Facebook Page*

### Managing Outbreak – The ability to control disease

The capacity to care for animals is challenged in so many ways. Nothing strikes fear in the hearts of staff and volunteers like the prospect of an infectious disease outbreak. With no room to spare, isolating or quarantining sick animals can be a nearly impossible task. Steps to control the spread of illness can sometimes seem futile when the number of animals is already surpassing capacity. Reality hit hard when a number of dogs became ill last year. The only way to manage the outbreak was to stop the movement of dogs within the local shelters and find new ways to manage intakes in other areas. Access to that building was limited to one or two staff. Because there was no real space to isolate sick dogs, it took almost two months to stop the spread and return to regular intake procedures.



## Comanche County Pet Resource Center Business Plan

### Rescue organizations and foster programs

Throughout its history, Comanche County has cared for tens of thousands of animals, each with a story. Originally designed to merely shelter animals, each current building's capacity has been surpassed by the vision of space, intended to provide for the physical and mental well-being of the animals who pass through its doors. Over the last decade, the surrounding communities have grown and the impact of stray, abandoned and surrendered pets has placed an enormous strain on animal welfare workers and animal care facilities. This includes local veterinarians and other animal welfare organizations who are tasked with caring for abandoned or stray animals.

There is also a large increase in demand for support for community members who are unable to pay for the continued care or medical needs of their companion animals. This demand is being met through private funding by rescue organizations, veterinarians, and public donations. This practice cannot be maintained for much longer. Volunteer care givers are exhausted, overwhelmed and overworked. This has led to a major decrease in volunteers and foster families who once stepped up to care for and find a home for animals in need.

Animal welfare employees are also exhausted and overwhelmed. Many of our working staff have left the field of animal care, leaving a marked absence in support for animal care at our local shelters. While the conditions of the shelters are hard on the animals staying there, the conditions are as difficult if not more so on the working staff. High euthanasia rates and poor sanitary conditions in the shelters lead to workers being depressed and burned out. The suicide rate in animal welfare and caregivers raises every year.

Much of the success of animal adoptions and operational support for Comanche County Animal Welfare is provided by several privately owned and funded "rescue" organizations. These organizations are foster based and will take in animals from local shelters to make more space for incoming animals and to provide care for animals who need additional care, such as nursing mothers. Local rescue organizations are seeing less and less volunteering from the public. There are a few dedicated volunteers who house most animals who need out of the shelter. These volunteers are also overburdened and exhausted.

When our volunteer and foster families no longer have the capacity to bring animals from the shelter system into their homes, those animals will not make it out of the shelter system. There simply is nowhere for them to go. Our foster volunteers are becoming hesitant to bring in animals from the shelter because of the number of animals who are being infected with kennel cough and other infectious diseases that is passed to their personal pets.

The community is at a breaking point with the need for more affective animal care. The community cares. The community is passionate about animal care. It's time to give the community an option to support a new animal care facility. A facility and animal care that benefits the animals, the caregivers, and the community we support.



## Comanche County Pet Resource Center Business Plan

### *Moving Forward*

Enabling Companionship, Extending Compassion and Expanding Care  
Comanche County Pet Resource Center



The Comanche County Pet Resource Center will enhance the ability to temporarily shelter homeless dogs and cats while improving the chances each animal will move quickly into a suitable permanent home. A guiding principle in design was a facility that would meet short-term housing needs, while maximizing the ability of staff to improve adoptability.

The Pet Resource Center will assume housing for 40 dogs with flexible space. Cats are significantly underserved by current housing space. The Pet Resource Center will increase to 50 units for adults and nursing kittens, with non-nursing kittens housed as needed in flexible cages in multi-purpose areas with the ability to be stored when not in use.

Six priorities were used to begin developing a design for the Pet Resource Center. They include improving:

- 1 - The adoptability of animals.
- 2 - Adoption attractiveness for the public.
- 3 - Ability to expand spay/neuter services.
- 4 - Longevity of the Pet Resource Center investment.
- 5 - Flexibility in use of facility spaces.
- 6 - Operating efficiency.



## Comanche County Pet Resource Center Business Plan

### ENABLING COMPANIONSHIP, EXTENDING COMPASSION AND EXPANDING CARE Six Priorities

1. *Improving the adoptability of animals* –The key to adoptability is a design that supports improvements in the physical and behavioral health of the dogs and cats in our care. The Pet Resource Center will act as an animal health facility, which is expected to directly reduce the length of animal stays, increase the number of healthy animals in the community, and maximize our live release rate. The following design components included are critical to the health of shelter animals:
  - a. *Adequate size of enclosure for each animal* – Approximately 75 sq. ft. per dog and at least 9 sq. ft. per cat. Each animal will be housed so that the elimination area is separated from food and sleeping areas and a hiding place is provided.
  - b. *Noise control* – Noise is a major stressor for both dogs and cats and stress is a major contributor to both physical and behavioral health problems. Dogs will be housed in groups of 10 or less and kennels will have noise baffling elements. Cats will be housed in a quiet area and shielded from the noise of dogs.
  - c. *Contamination Control* – With a population of many transient animals, it is important that healthy animals not contact animals with unknown health status or those known to be carriers of infectious diseases. To preserve health, animals known to be healthy will not share space with animals entering the facility. Animals will be housed in small groups with isolated air exchanges and safe disposal of contaminated cleaning water. Intake and clinic areas will have their own isolated air and water disposal systems. Systems for disinfecting animal areas will be easy to use and keep contaminated effluent from reentering animal areas.
  - d. *Adequate veterinary space and facilities* – The new facility will have a veterinary clinic that is sufficient to care for the regular medical needs of animals in our care
  - e. *Adequate facilities for behavioral assessment and socialization* – For adopters to have a good and lasting adoption experience, it is necessary for staff to know whether the animals, particularly dogs, are suitable for particular placements, such as with children. Having adequate locations for assessment and socialization is a key element in improving both adoptability and the reputation for providing sound animals to the public.
  - f. *Animal access to sunlight and fresh air* – Each animal area will allow both dogs and cats to have some way to have visual stimulation and access to sunlight and fresh air, while still controlling excessive noise and any cross-contamination. Such areas are also perfect places to allow potential adopters to see available animals in a non-cage setting.



## Comanche County Pet Resource Center Business Plan

### ENABLING COMPANIONSHIP, EXTENDING COMPASSION AND EXPANDING CARE SIX PRIORITIES

2. *Improving adoption attractiveness for the public* – The new shelter will be attractive to the public and accessible. More adopters will come to the shelter to view available animals. The new shelter will provide public space education, and outdoor public dog walk and family meeting areas. Meet-and-greet spaces will ensure the best fit possible between potential adopters and animals.
3. *Improving the ability to expand spay/neuter services* – Spay/neuter is the only humane solution to community overpopulation of dogs and cats. The design accommodates two surgery tables and has flexible-use areas that allow staging, surgery, and recovery of TNR cats, where sanitation and care can be better managed by veterinary staff and volunteers.
4. *Improving longevity of shelter investment* – Animals and disinfecting chemicals are hard on shelter materials. Investment in more durable materials will save required renovation costs later by preventing early degradation in the ability to guard animal health or shelter attractiveness to potential adopters.
5. *Improving flexibility in use of shelter spaces* – The number of animals in the facility can be highly variable. Sporadic hoarding cases, court proceedings, kitten season, TNR days, natural disasters, and special adoption events are the types of occurrences that can cause temporary, but large, variations in animal populations. Therefore, a major design consideration was having flexibility in how spaces could be used at any given time. Thus, animal housing “pods” can be isolated and used to house different categories of animals (dogs or cats, healthy or sick, young or old) and can even be shut-down in periods of low numbers. During peak animal numbers, areas such as the community room and sally port can be used for temporary housing space. This approach allowed the design to be targeted to average population numbers rather than built for peak periods.
6. *Improving operating efficiency* – The design options will be evaluated with an eye toward not only energy efficiency, but also considered staff efficiency in the flow of work through the facility





# Comanche County Pet Resource Center Business Plan

## ENABLING COMPANIONSHIP, EXTENDING COMPASSION AND EXPANDING CARE Floor Plan

### FLOOR PLAN





## Comanche County Pet Resource Center Business Plan

### ENABLING COMPANIONSHIP, EXTENDING COMPASSION AND EXPANDING CARE *Sample Facilities*



**Porter County, IN**  
[www.porterco.org/index.aspx?NID=925](http://www.porterco.org/index.aspx?NID=925)  
\$3.25MM / \$2.25MM public funding



**Kalamazoo, MI**  
[www.mlive.com/news/kalamazoo/index.ssf/2017/12/new\\_animal\\_shelter\\_cost\\_drops.html](http://www.mlive.com/news/kalamazoo/index.ssf/2017/12/new_animal_shelter_cost_drops.html)  
\$4.7MM / \$4.7MM public funding



**El Cajon, CA**  
[www.ci.el-cajon.ca.us/your-government/departments/public-works/project-updates/animal-shelter-update](http://www.ci.el-cajon.ca.us/your-government/departments/public-works/project-updates/animal-shelter-update)  
\$9.3MM / \$9.3MM public funding (*special sales tax*)



**Greenwood, SC**  
[www.gwdhumanesociety.org/humane-society-of-greenwood/new-animal-shelter/](http://www.gwdhumanesociety.org/humane-society-of-greenwood/new-animal-shelter/)  
\$3.1MM / \$2MM public funding





# Comanche County Pet Resource Center Business Plan

## Fund Raising Naming Opportunities

<b>Name the Facility (1-2 million)</b>
Purchase of building and property
<b>Grand Champion Honors (\$100,000- \$500,000)</b>
Cat Porch (\$500,000)
Dog Walk Path (\$500,000)
Public Dog Play Space (\$350,000)
S/N Clinic and Medical Center (\$300,000)
Adoption Lobby (\$150,000)
Community Education and Multipurpose Room (\$100,000)
<b>Perfect Partners Honors (\$50,000)</b>
Adoption Dog Yard
Adoption Dog Yard
Reception Area
Outdoor Meet and Greet Area
<b>Best in Show (\$25,000)</b>
Dog Adoption Kennel Area
Dog Adoption Kennel Area
Cat Adoption Room
Cat Adoption Room
Transitional Dog Yard
Transitional Dog Yard
<b>Cat Honors (\$15,000)</b>
Cat Free Roam Room
Intake Exam Room
Cat Handling Room
Cat Isolation Room
Cat Neonate and Nursing Room
<b>Dog Honors (\$15,000)</b>
Dog Meet and Greet Room
Dog Meet and Greet Room
Transitional Dog Kennel Area
Animal Display Room
Isolation Dog Room
Neonate and Nursing Room



## Comanche County Pet Resource Center Business Plan

### Immediate Needs Assessment

A focus on education and pet services programs to keep pets in homes and out of shelters

- 1) *Pet Education Services*
  - Currently there are very few resources for educating the community about caring for pets and the importance of spaying/neutering your pet
- 2) *Community programs to enhance keeping pets at home and out of shelters-* Animals coming into the shelter system are not immediately vaccinated for infectious disease, such as parvo or kennel cough. The shelter system is rampant with infectious disease. Infected animals are either adopted out sick, are on hold to see if they overcome the illness or are euthanized
- 3) *Teaching foster families to care for illness at home so that some of the less ill animals can get out of the shelter system sooner*
- 4) *Enhance the program to care for neonates.* Most neonates are euthanized when they enter the shelter system. This is particularly true for kittens. An average of 1000 kittens are euthanized every year.
- 5) *Marketing and finding easy ways to get adoptable animals in front of potential adopters-* This would be a great area for volunteers to be more active and effective within the shelter system.
- 6) *Effective use of volunteers-* The volunteer programs at the shelters are lacking and do not provide effective use of volunteer skills. Most volunteers are only allowed to walk the dogs, even though there are many volunteers with great experience in doing other things within the shelter.
- 7) *Enhance the foster programs-* Fostering and getting animals out of the shelter system is the only way that we can effectively achieve our goal of a no kill county
- 8) *Behavioral enrichment programs for large breed dogs-* There are multiple programs that define ways to enrich and provide stimulating environments to large breed dogs and other animals. Attempts to start such programs (such as Dogs Playing For Life) have been denied by shelter management.



## Comanche County Pet Resource Center Business Plan

### IMMEDIATE NEEDS

Quick Fix Priorities – Immediate Needs

**Our goal:** One year to “no kill” status in Comanche County

Strategy- *Use existing information to develop “immediate need” programs until the facility can be built and operational. To be successful, we must be able to partner with the community, county shelter management staff, local rescue organizations and county/city government.*

Quick Fix Goals:

- 1) Develop community education materials to keep pets at home
- 2) Improve community pet support programs
- 3) Enhance pet foster program
- 4) Improve the use of qualified volunteers in all areas of operations, including administration and animal care
- 5) Develop low cost veterinary care program

### Operational Strategy

- 1) Develop community education materials to encourage owners to keep pets at home.
  - a. Self-paced, on-line training programs
  - b. Community instructor led training programs
  - c. Community lead dog training workshops to help stop unwanted behavior
- 2) Improve community pet support programs
  - a. Engage local businesses in participating in pet support programs
  - b. More social media coverage to encourage communities to engage in pet support programs (including local news)
  - c. Develop pet pantries and blessing boxes for donation of pet supplies
- 3) Develop programs and technology to make fostering more streamlined for potential foster families
  - a. Develop operational protocols and guidelines
  - b. Develop working social media platform to communicate necessary information to fosters
  - c. Develop online scheduling process for veterinary care
  - d. Develop effective training manual and training opportunities for fosters
  - e. Develop online system to track foster animal information “real time”
- 4) Improve the use of qualified volunteers in all areas of operations, including administration and animal care
  - a. Develop a well-rounded volunteer program that uses volunteer expertise such as:
    - i. Medical care and infectious disease control
    - ii. Animal handling and care
    - iii. Running programs such as “Dogs Playing For Life”
    - iv. Program development and enhancement
    - v. Maintenance and care of the facility (painting, minor repairs, etc.)
    - vi. Administrative work
- 5) Develop and implement low-cost veterinary services
  - a. Develop low-cost veterinary services to include spay/neuter programs



# Comanche County Pet Resource Center Business Plan

## IMMEDIATE NEEDS

### *Financial Needs For Short-Term Success*

It is understood that designing, funding and building the Pet Resource Center will take several years. While the Pet Resource Center is being developed, community education and pet service programs can be developed to support keeping pets out of shelters, which will be an on-going goal of the Pet Resource Center. Community support and education will be one of the main functions of the Pet Resource Center, and with the right support, we can start that now. The animals can't wait.

Immediate Need	Comments
Procure a space for community education and public adoption events	Space can be an existing building, storefront, or warehouse type structure. Should have a curbside appeal with windows and natural lighting. Space would need to have basic utilities such as water, power, air conditioning/heat and restrooms Idea space would have land for developing a dog park and walking path prior to building the actual facility
Develop community education materials to encourage owners to keep pets at home.	Development of on-line, self-paced education materials, develop flyers and materials to educate the public on how to keep your companion animal at home
Improve pet services programs to include temporary housing, food and supplies	Develop programs to encourage pets and owners staying together and keeping pets from entering shelter systems. This will include programs to help the homeless and veteran populations with keeping pets with them and receiving proper care.
Improve the use of qualified volunteers in all areas of operations, including administration and community programs	Develop operational procedures and training manuals so volunteers can get more involved in pet service and community programs
Bring back trap/spay/neuter/return program	Enables feral cat trapping and spay/neuter, then release to the area where they were found. This practice greatly reduces the kitten/cat population in the county
Develop and implement low-cost veterinary care for families in need	This will include funding for mobile spay/neuter clinics, low-cost vaccination clinics and emergency medicine services for the community



## Comanche County Pet Resource Center Business Plan

### ***Long-Term Strategy***

#### Long-term Strategy- Long Term Needs

- 1) Find and purchase a building/location
- 2) Develop dog park and dog walking path on land adjacent to future facility
- 3) Hire a qualified contractor who has experience in building animal shelters and care centers
- 4) Determine needs for successful operations of facility
- 5) Develop operational standard of operations documents
- 6) Begin design and build of new facility
- 7) Prioritize what part of the facility should be operational first
- 8) Begin build out
- 9) Hire staff
- 10) Finalize building for move in
- 11) Move in
- 12) Operational



## Comanche County Pet Resource Center Business Plan

### The Building- Our Vision

The facility would be built to house 40 dogs and 50 cats. The building will also include a veterinary hospital, meet and greet areas, play yards, outside dog runs, isolation areas, quarantine areas, a neonate center open areas for cat housing and viewing, a disaster assistance area and community education center.

We estimate that the building should be 15,000 square feet to meet our needs. This would be the building plan only. Floor plans are included in this proposal.





## Comanche County Pet Resource Center Business Plan

### The Future Pet Resource Center

#### The Parking Lot and Grounds- Our Vision

The grounds area will be built to include walking paths, a dog park, picnic areas and parking space. The goal is to make the adoption center a place where people enjoy visiting, there is a well taken care of and managed dog park and dog walking paths. Also picnic areas and shade trees for family gatherings.



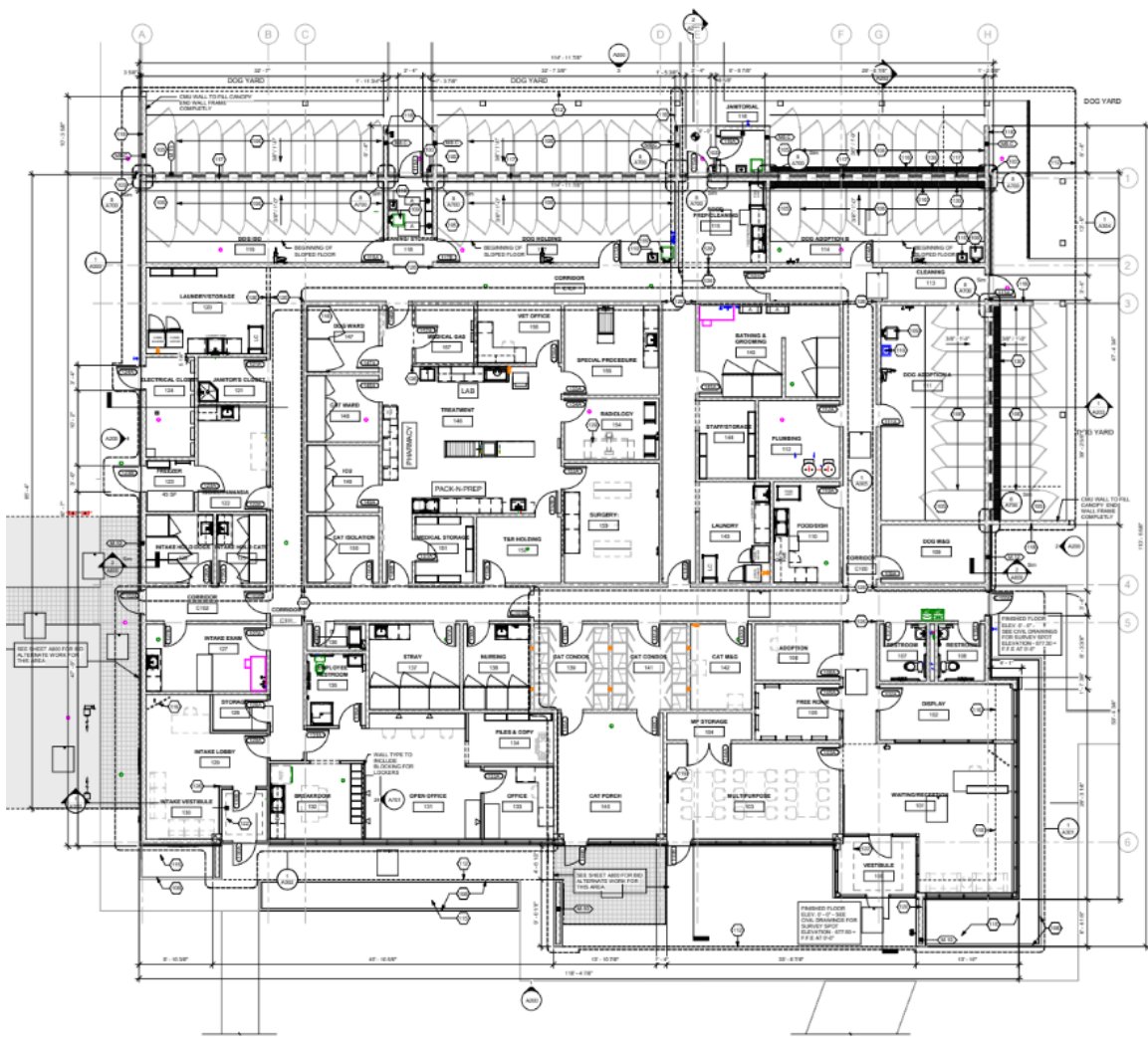


# Comanche County Pet Resource Center Business Plan

## The Future Pet Resource Center

### The Adoption Center

Sample floor plan including veterinary clinic, cat and dog holding areas, quarantine and isolation areas, separate laundry areas, neonatal clinic and public education areas. Also extra space for erecting pop-up shelter for times of animal evacuation and emergency housing.







## Comanche County Pet Resource Center Business Plan

### The Future Pet Resource Center Dog Kennel and Play Areas

This will be a critical part of the Pet Resource Center and is lacking in every shelter in Comanche County. Open play yards will allow for dogs to exercise and learn to exist in play groups around other dogs. This area will also be used for potential adopters to interact with adoptable dogs.

This area can also be used to kennel companion animals in times of mass evacuation or disasters





# Comanche County Pet Resource Center Business Plan

## The Future Pet Resource Center Sample Financial Layout

This estimate is for a facility that is outlined in this business plan. Exact financial numbers will not be known until hiring a contractor is approved. This is for guidelines only.

		Low Per SF	High Per SF	Low Subtotal		High Subtotal	Notes
<b>SHELL AND SITE</b>							
GENERAL CONTRACTOR, GC'S	12,640	\$45.05	\$56	\$569,414	to	\$708,085.44	
DEMOLITION	0	0	0	\$-	to	\$-	
SITE WORK	0			see below	to	see below	
2. Clearing				\$5,520	to	\$6,624	
3. Grading				\$131,321	to	\$157,585	
4a. Paving: Concrete				\$39,576	to	\$47,491	
4b. Paving: Bituminuos				\$109,622	to	\$131,547	
4c. Paving: Other				\$1,600	to	\$1,920	
5a. Site Structures: Retaining Walls				\$51,600	to	\$61,920	
5b. Site Structures: Head walls, Flumes, etc.				\$21,300	to	\$25,560	
6a. Landscape Development: Walkways				\$24,899	to	\$29,878	
6b. Landscape Development: Fencing				\$39,300	to	\$47,160	
6c. Landscape Development: Lawns				\$60,200	to	\$72,240	
6d. Landscape Development: Plantings				\$5,000	to	\$6,000	
B-1 Storm Drainage				\$41,000	to	\$49,200	
B-3 Water Systems				\$33,350	to	\$40,020	
Sanitary Sewers				\$67,500	to	\$81,000	
Water Service				\$57,400	to	\$68,880	
Site Electrical Service				\$60,000	to	\$80,000	
Site Work Subtotal		\$749,188	\$907,025				
BUILDING SHELL	12,640	\$53.01	\$63	\$670,043	to	\$796,442.72	
<b>INTERIORS</b>							
INTERIOR FRAMING	12,640	\$7.96	\$10	\$100,629	to	\$126,400.00	
INTERIOR FINISHES	12,640	\$22.04	\$25	\$278,571	to	\$316,613.59	
WINDOWS AND DOORS	12,640	\$13.98	\$15	\$176,715	to	\$190,213.59	
NOISE CONTROL, CEILINGS	12,640	\$5.05	\$6	\$63,814	to	\$76,085.44	
MILLWORK, WOODS, PLASTICS	12,640	\$9.03	\$10	\$114,128	to	\$126,400.00	
FLOORING	12,640	\$10.97	\$13	\$138,672	to	\$164,442.72	
<b>MEP</b>							
HVAC	12,640	\$35.05	\$45	\$443,014	to	\$569,413.59	
PLUMBING	12,640	\$17.96	\$22	\$227,029	to	\$278,570.87	
ELECTRICAL	12,640	\$17.96	\$25	\$227,029	to	\$316,613.59	
SECURITY SYSTEM	12,640	\$3.01	\$4	\$38,043	to	\$50,314.56	
FIRE ALARM	12,640	\$3.01	\$4	\$38,043	to	\$50,314.56	
FIRE SPRINKLER	12,640	\$5.05	\$6	\$63,814	to	\$76,085.44	
<b>FFE (FURNISHING FIXTURES &amp; EQUIPMENT)</b>							
HUMAN FURNISHINGS ALLOWANCE				\$50,000	to	\$100,000.00	
ANIMAL EQUIPMENT & ENCLOSURES	148	1800	2100	\$266,400	to	\$310,800.00	50 Dog, 48 Cat, 42 Holding, 8 Grooming
<b>GRAND TOTAL CONSTRUCTION COST</b>							
				<b>\$4,214,543</b>	to	<b>\$5,163,822</b>	
<b>Soft Cost</b>							
Design Fees (Arch/Struct/MEP/Civil/LA)		8% of	Construction	\$337,163		\$413,106	\$56,000 of this work completed by Design Team 2017
Permits, Inspections and Printing				\$100,000		\$136,000	
Geotechnical Exploration GEM Engineering				\$7,200		\$7,200	Work completed 2017
Additional Property Survey HMB				\$4,640		\$4,640	Work completed 2017
Commissioning Agent Budget Paladin				\$30,950		\$30,950	
<b>GRAND GRAND TOTAL</b>							
				<b>\$4,694,496</b>		<b>\$5,755,717</b>	