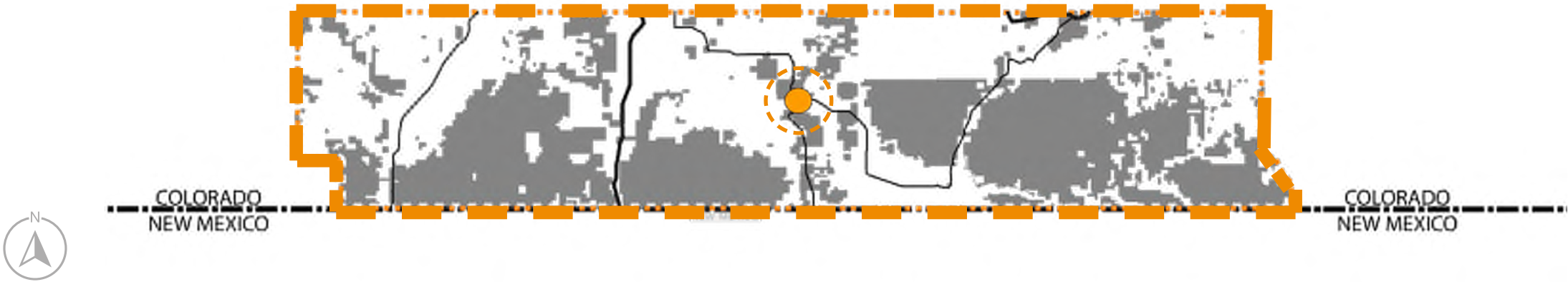


2.0 LOCATION



- ① ANIMAL CONTROL
- ② SKY UTE FAIRGROUNDS
- ③ CONSTRUCTION SERVICES DIVISION AND QUONSET
- ④ IGNACIO ELEMENTARY SCHOOL



2.1 EXISTING CONDITIONS

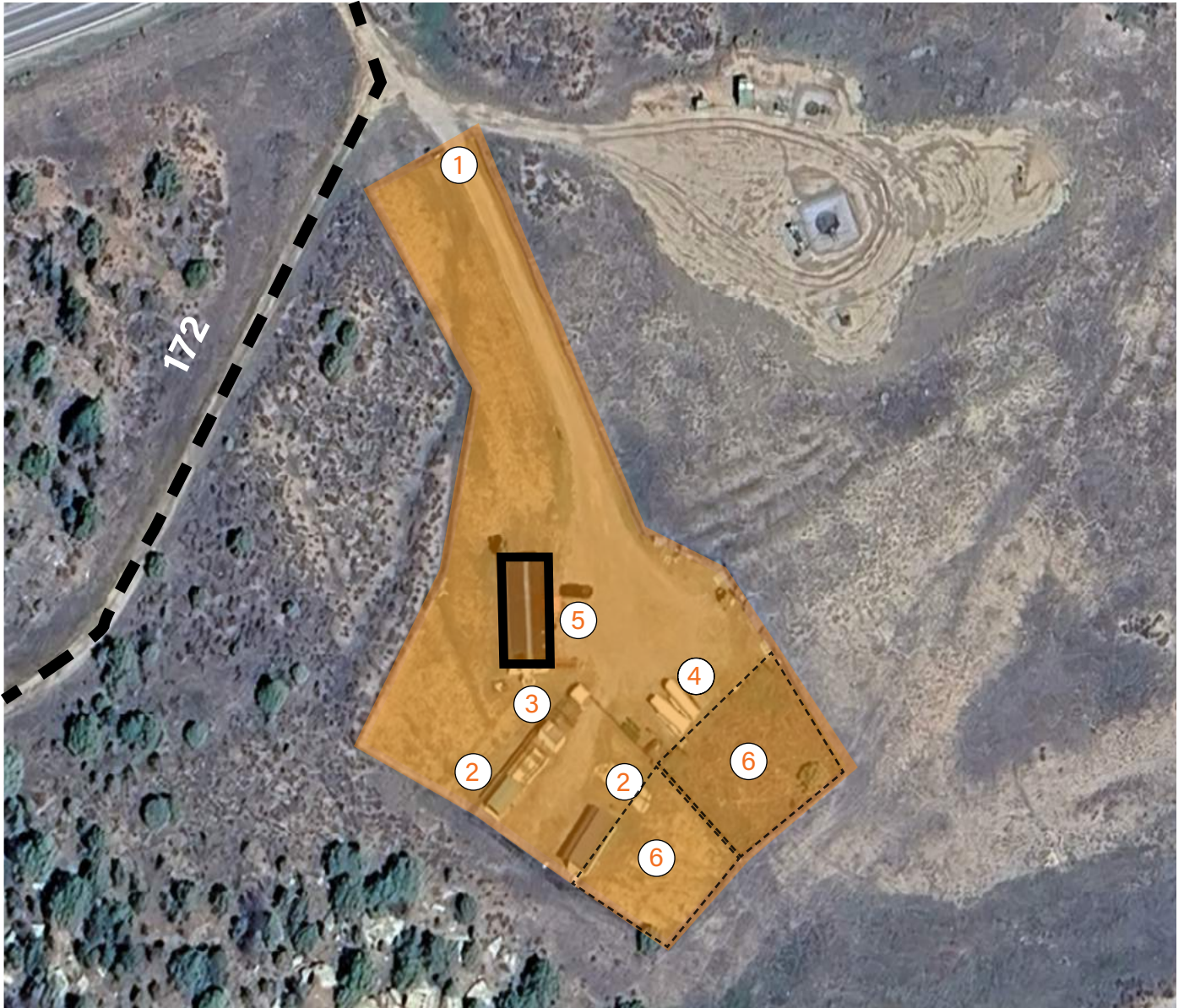
Facility Overview

The Animal Control team and operations are a part of the Southern Ute Indian Tribe’s Natural Resource Enforcement Division, a division of the Department of Justice and Regulatory Department. The mission of the Animal Control Program within Natural Resource Enforcement is the following:

- To provide for the safety, welfare, and control of pet animals and livestock on the reservation.
- To protect the health, safety, and welfare of the inhabitants of the Southern Ute Indian Tribe.
- To protect property, pets, animals, and livestock from abuse, neglect, or disease.

The Animal Control Program is a self-sufficient program that, in addition to sheltering animals, provides free vaccine clinics for the community. The program is a no-kill shelter and will remain as such moving forward. Animals are sent to La Plata shelter for adoption. The Animal Control Program serves both tribal lands and the greater Ignacio area. The shelter houses dogs, cats, horses and cattle.

- Site Overview:
 - ① Entry to Site
 - ② Outdoor Kennels
 - ③ Storage Sheds
 - ④ Trailers
 - ⑤ Building with Offices and Small Kennels
 - ⑥ Livestock Pens



SITE PLAN

Existing Site & Circulation

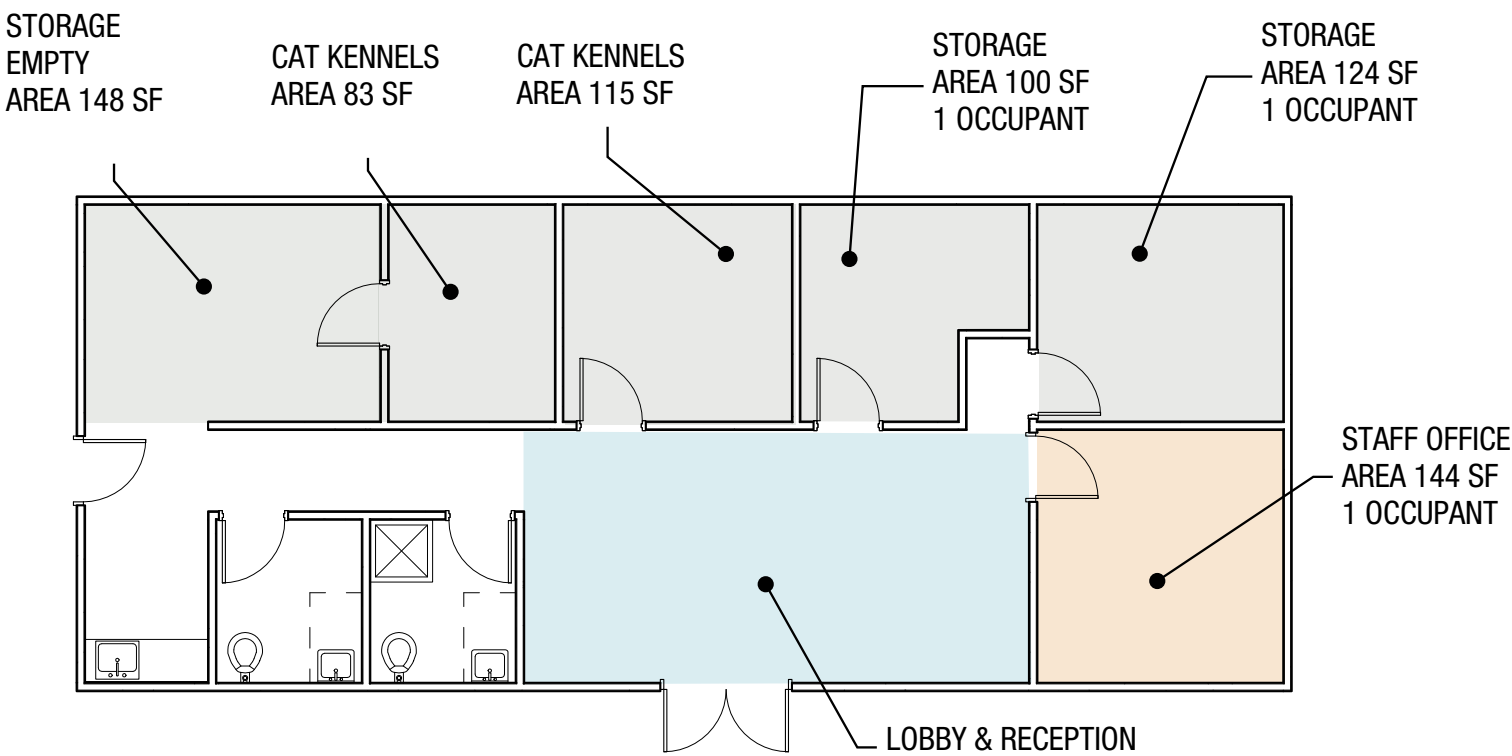
- | | |
|---|-------------------|
|  | EXISTING BUILDING |
|  | EXISTING ROADS |
|  | EXISTING SITE |

2.2 EXISTING CONDITIONS

General Observations

Located in a remote area of the Southern Ute Indian Tribe's campus, the Animal Control facility is housed in a modular building which has outlasted its expected lifespan. The building was converted with minimal alteration into the Animal Control Facility which has limited it from fulfilling its full purpose. The facility contains several offices and small animal kennels. Dog kennels are located outside in a covered shed-type building. The existing building area is approximately 1,500 sf. Several needs and challenges were identified during the team's site visit:

- 1. Aged modular construction reaching the end of its useful life
- 2. Exterior kennel space only, interior kennel space for larger animals required per PACFA Standards and ASV Guidelines
- 3. Need additional kennel space for quantity of animals
- 4. Lack of office space for staff
- 5. Lack of locker rooms and shower area
- 6. Lack of positive waiting room experience.
- 7. Lack of space for potential growth.
- 8. Lack of dedicated Break Room.
- 9. Lack of dedicated cat space
- 10. Lack of dedicated area for puppies per regulation.
- 11. Lack of space required for examining animals
- 12. No enclosed area for animal drop-off
- 13. Building construction type and materials lack durability & clean-ability
- 14. Lack of secured food storage area
- 15. Several MEP systems are approaching end of their lifespans



FLOOR PLAN

2.2 EXISTING CONDITIONS

Existing Site Photos



OUTDOOR OVERFLOW DOG KENNELS



OUTDOOR STORAGE SHED



STAFF OFFICE



OUTDOOR DOG KENNELS



OUTDOOR STORAGE SHEDS



SMALL ANIMAL KENNELS & STORAGE

2.3 FACILITY IMPOUND UTILIZATION

2019

2019 Jan		Cats-2	Dogs-4	Livestock-3	
2019 Feb		Cats-2	Dogs-10		
2019 March		Cats-8	Dogs-20		
2019 April		Cats-14	Dogs-6		
2019 May		Cats-9	Dogs-9		
2019 June		Cats-1	Dogs-14		
2019 July		Cats-7	Dogs-7		
2019 August		Cats-0	Dogs-13		
2019 September		Cats-12	Dogs-7		
2019 October		Cats-3	Dogs-5		
2019 November		Cats-3	Dogs-10		
2019 December		Cats-2	Dogs-5		
		Total of Cats=63			
		Total of Dogs=110			
		Total Livestock (Horse)=3			
		Grand Total=176			

2021

2021 Jan		Cats-2	Dogs-1		
2021 Feb		Cats-1	Dogs-10		
2021 March		Cats-0	Dogs-6		
2021 April		Cats-13	Dogs-1		
2021 May		Cats-3	Dogs-2		
2021 June		Cats-2	Dogs-12	Livestock-1	
2021 July		Cats-12	Dogs-7		
2021 August		Cats-7	Dogs-16		
2021 September		Cats-7	Dogs-9		
2021 October		Cats-17	Dogs-5		
2021 November		Cats-0	Dogs-9		
2021 December		Cats-0	Dogs-26		
		Total of Cats=64			
		Total of Dogs=104			
		Total of Livestock (Horse)=1			
		Grand Total=169			

2023

2023 Jan		Cats-6	Dogs-4
2023 Feb		Cats-1	Dogs-3
2023 March		Cats-5	Dogs-12
2023 April		Cats-1	Dogs-6
2023 May		Cats-10	Dogs-7
2023 June		Cats-5	Dogs-8
2023 July		Cats-0	Dogs-7
2023 August		Cats-12	Dogs-17
2023 September		Cats-0	Dogs-9
2023 October		Cats-3	Dogs-5
2023 November		Cats-1	Dogs-7
2023 December		Cats-0	Dogs-4
		Total of Cats=44	
		Total of Dogs=79	
		Grand Total=123	

Dog Intake from 2019-2024 Overview:

Over 10 dogs = 14 times over the 6-year period

Over 15 dogs = 4 times over the 6-year period

Over 20 dogs = 1 time over the 6-year period

The average dog population is 7 for 2019-2024**

****Kennel Capacity Planning Statement:**

Based on an analysis of average intake rates and anticipated fluctuations, a total of ten kennels has been determined to be the optimal quantity to meet operational needs. This number not only accommodates the typical daily intake but also provides a buffer to manage occasional surges in animal admissions, ensuring continued efficiency and animal welfare without exceeding capacity.

2020

2020 Jan		Cats-0	Dogs-6		
2020 Feb		Cats-5	Dogs-3		
2020 March		Cats-7	Dogs-1		
2020 April		Cats-1	Dogs-6		
2020 May		Cats-0	Dogs-5		
2020 June		Cats-1	Dogs-2		
2020 July		Cats-4	Dogs-2	Livestock-2	
2020 August		Cats-10	Dogs-6		
2020 September		Cats-9	Dogs-8		
2020 October		Cats-0	Dogs-2		
2020 November		Cats-0	Dogs-5		
2020 December		Cats-1	Dogs-2		
		Total of Cats=30			
		Total of Dogs=47			
		Total of Livestock (Horse)=2			
		Grand Total=79			

2022

2022 Jan		Cats-1	Dogs-8		
2022 Feb		Cats-4	Dogs-8		
2022 March		Cats-5	Dogs-12		
2022 April		Cats-1	Dogs-13		
2022 May		Cats-0	Dogs-8		
2022 June		Cats-6	Dogs-4		
2022 July		Cats-0	Dogs-6	Livestock-31	
2022 August		Cats-4	Dogs-5		
2022 September		Cats-3	Dogs-4		
2022 October		Cats-17	Dogs-7		
2022 November		Cats-0	Dogs-3		
2022 December		Cats-0	Dogs-1		
		Total of Cats=41			
		Total of Dogs=79			
		Total of Livestock(Cows)=31			
		Grand Total=151			

2024

2024 Jan		Cats-5	Dogs-16
2024 Feb		Cats-0	Dogs-4
2024 March		Cats-3	Dogs-4
2024 April		Cats-0	Dogs-5
2024 May		Cats-5	Dogs-5
2024 June		Cats-5	Dogs-8
2024 July		Cats-0	Dogs-0
2024 August		Cats-2	Dogs-4
2024 September		Cats-2	Dogs-8
2024 October		Cats-0	Dogs-4
2024 November		Cats-2	Dogs-1
2024 December		Cats-0	Dogs-0
		Total of Cats=24	
		Total of Dogs=59	
		Grand Total=83	

Cat Intake from 2019-2024 Overview:

Over 10 cats = 9 times over the 6-year period

Over 15 cats = 2 times over the 6-year period

Over 20 cats = none over the 6-year period

The average cat population is 5 for 2019-2024

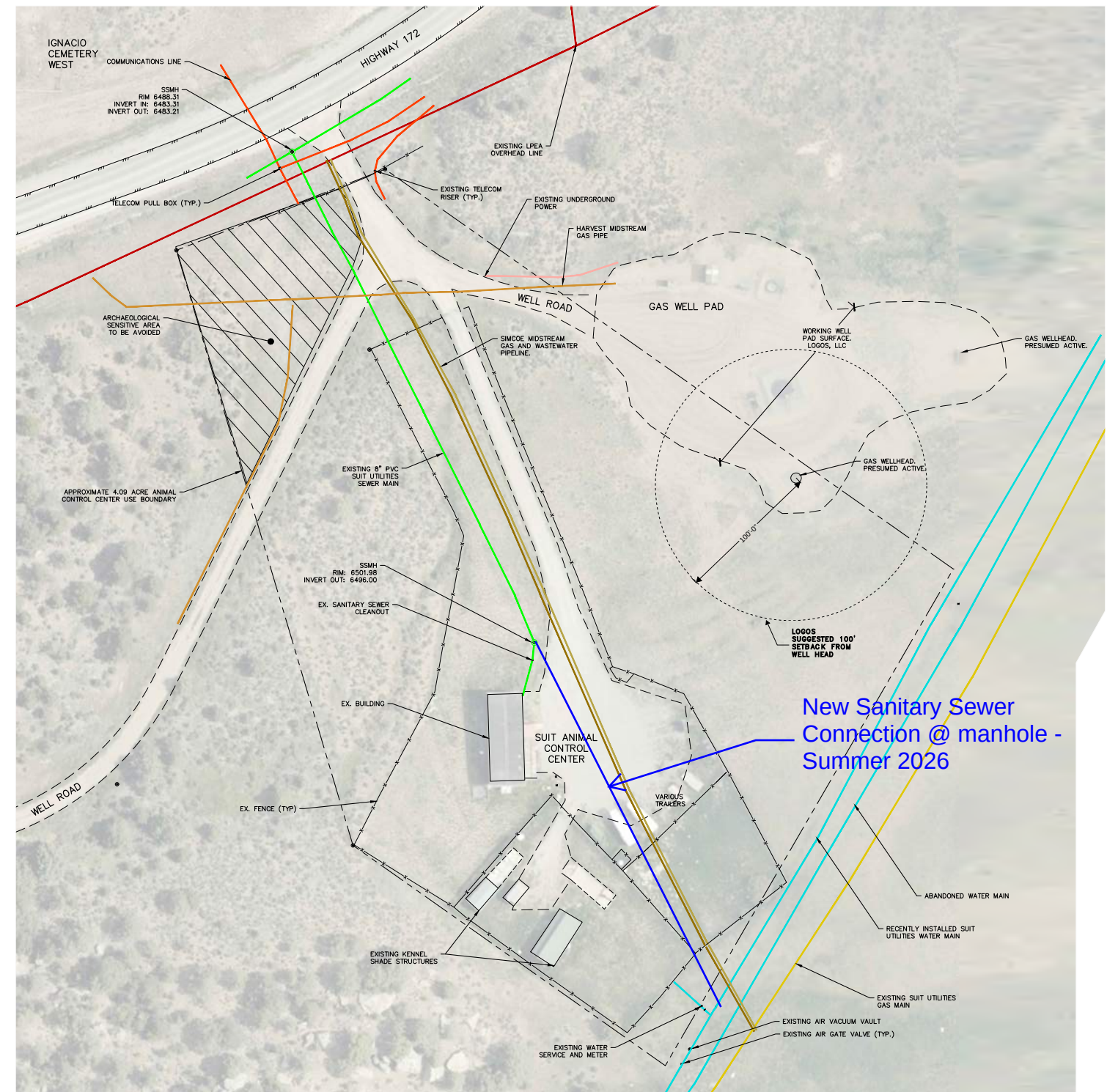
2.4 SITE ANALYSIS

SUMMARY

This narrative outlines the existing conditions and construction challenges of the site to be used for a future SUIT Animal control building. Background data for this feasibility assessment was obtained through historical topographic, utility, and boundary surveys. The background data gathered is supplemented by information gathered from SUIT Utilities GIS datasets, review of as-built plans from archives, review geotechnical reports from archives, and site inspection visits.

EXISTING SITE DESCRIPTION

The 4.09-acre animal control site is situated off State Highway 172, south of Ignacio. The existing site is adjacent to active gas lines and an active well pad. Existing structures sit on the edge of a 200 feet setback from the existing working well pad surface. Along with constraints imposed by the working well setback, there are also SIMCOE wastewater and gas lines running through the site, following the existing gravel driveway running northwest to southeast. Presumptively, there is a 50-foot easement along the centerline of the working pipes. The site also contains an archaeologically sensitive area that is to be avoided in the northwest corner. The existing building's sewer conveys wastewater into a manhole on site. The existing building receives water from a recently replaced SUIT utilities water line to the south of the property line, where the meter and water service line have recently been reconnected. Sewer, water, fiber optic, and gas service extensions will all connect to the new facility without necessitating new main extensions. The existing building utilities are adequately size to temporarily remain active during construction of the new facility. The existing services including domestic water, sanitary sewer, power will need to be demolished and/or capped with the demolition of the existing building for long term use of the new facility. The existing soil surrounding the site is lean clay with sand and gravel and drainage around the site relies solely on surface grading and infiltration.



3.1 PROGRAM

FUNCTIONAL SPACE PROGRAM COMPONENTS

		Existing Program			
Area					Area Total
Animal Space Program					1,544
Outdoor Animal Functions					-
Staff/Administration					1,750
Building Infrastructure					470
TOTAL NET SQUARE (SQ.) FEET (FT.)					3,764
NSF - DEPT. GROSS SQ. FT. Grossing Factor					1.3
TOTAL DEPT. GROSS SQ. FT.					4,893
DGSF - BLDG Grossing Factor					1.1
TOTAL BLDG SQ. FT.					5,383

Existing bldg = 58 x 24 (approx. 1,400 sf)

DEFINITIONS:	
DEPT. = DEPARTMENT	
BLDG = BUILDING	
NSF = NET SQAURE FOOTAGE	Includes usable, occupied space required for the program fuction, it excludes structural elements like walls
DGSF = DEPARTMENT GROSS SQUARE FOOTAGE FACTOR	A multiplier used to convert departmental net square feet (DNSF) into Departmental Gross Square Feet (DGSF) during the pre-design phase of a construction project. This factor accounts for the non-usable spaces within a department, such as internal walls, partitions, and intradepartmental circulation, which are not part of the net functional space but are still part of the department's footprint
DGSF - BLDG GSF FACTOR = GROSS SQUARE FOOTAGE FACTOR	The total area of a building, measured from the outside of the exterior walls, and includes all interior space included electrical, mechanical, IT rooms, hallways
TOTAL BLDG GSF = TOTAL BLDG GROSS SQUARE FOOTAGE	The total area of a building

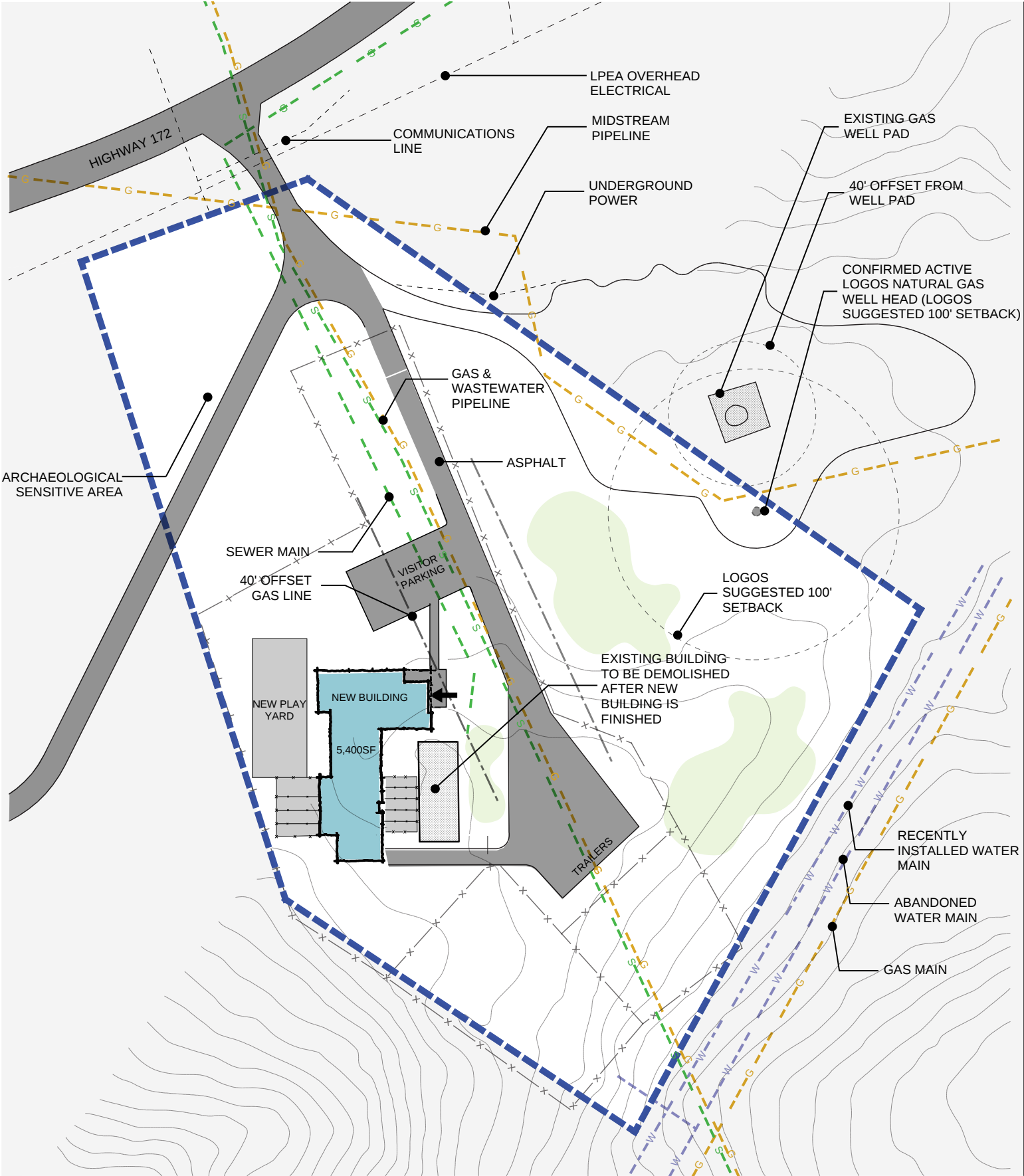
3.1 PROGRAM

EXISTING PROGRAM (continued)							
	Department Area		Qty	NSF/Room	Total NSF	Area Total	COMMENTS
	Animal Space Program					1,544	
		Puppy Room	1	200	200		Requirement per ASV and PACFA
		Cat Room	1	250	250		w/ playpen and cat trees; 10-20 cats includes playroom
		Dog Kennels	10	32	320		4x8 kennels - 8-10 based on current #'s
		Isolation/Quarantine rooms	2	80	160		one each for dogs & cats
		Food & Animal Supply Storage	1	150	150		dry/canned foods, leashes, harnesses, toys
		Small play areas	1	200	200		one for dogs
		Food prep room	1	100	100		prep meals, store bowls etc, cleaning sink
		Animal Cleaning area	1	100	100		washing, bathing, drying
		Laundry Room	1	64	64		washer dryer and storage
	Staff/Administration					1,750	
		Waiting Area & Lobby	1	180	180		welcoming space, 4 - 6 guests
		Reception (2 staff) w/ printer	1	250	250		1.5 FTE current. 2 FTE projected
		Animal Control Officers	1	120	120		2 Full-time Staff - shared - 2 work station
		Vaccine Room	1	100	100		Referigerator for vaccines/rabbies shots
		Breakroom/Lockers	1	200	200		6-8 lockers, uniform storage
		Staff Restroom	2	100	200		with shower & changing
		Custodial Room	1	50	50		Janitor Sink, Storage
		Sally Port	1	600	600		30 x 20 (garage doors both sides)
		General Storage	1	50	50		
	Building Infrastructure					470	
		Electrical Room	1	120	120		Electrical panel locations
		Telecommunication Room	1	100	100		IT, Security, Telephone panel locations
		Mechanical/HVAC	1	250	250		Water heater, boiler, sprinkler, etc
	Outdoor Animal Functions					-	
		Dog play yard	1	-	-		60 x 80 (fenced)
		Small play yard	1	-	-		15 x 20 (aggressive dogs, fenced)
		Large yard for horses & cattle	1	-	-		Use fairgrounds
		Open Barn for Horses/Cattle	1	-	-		Use fairgrounds
		General/Outdoor storage	1	-	-		outdoor shed 10x10
		Feed & Hay Storage Shed	1	-	-		at the fairgrounds
	TOTAL Net Square Feet (NSF)				3,764	3,764	**

Legend

** Total Net Square Feet includes usable, occupied space required for the program fuction, it excludes structural elements like walls thickness, columns, shafts, hallways/circulation and mechanical/electrical/IT rooms, etc. Departmental Factors and Gross Square Feet factors are used to estimate total building area required. See Summary.

3.3 CONCEPTUAL SITE PLAN OPTION 2



3.8 GRADING & SITE UTILITIES REPORT

Site Improvements and Feasibility

This project's primary limitations are the constraints posed by the existing gas infrastructure and the setbacks that come with it. Assuming the gas well setback is applicable on SUIT land, around half of the site is available for a new building.

The location of underground gas infrastructure around the site has been confirmed through survey. Site demolition will be limited to removing the existing sheds, concrete pads, and fencing for the current outdoor kennels.

General grading improvements surrounding the proposed building may produce excess earthen material, which could be reused elsewhere on site to reduce steep grades at proposed outdoor play areas.

Roof drains can be used to convey storm water away from the proposed building to infiltration depressions equipped with native plants and permeable soil. Vehicular access is available through the current gravel driveway, which will be improved with a asphalt parking lot and driveway extension to a sally port.

