

Task Order for Professional Services

Task Order RP.A0325051 made on this 4th day of November, 2025, BETWEEN CLARK COUNTY, NEVADA, hereinafter referred to as "COUNTY", and Tate Snyder Kimsey Architects, Ltd., located in Henderson, NV, hereinafter referred to as "CONSULTANT" for the following PROJECT:

Clark County is currently contracted with The Animal Foundation (TAF), located at 655 N. Mojave Road, Las Vegas, NV 89101. TAF serves as the regional animal intake facility for all Southern Nevada jurisdictions, including Clark County Animal Protection Services. Due to continuous overcrowding and shared facility constraints, Clark County intends to develop an additional animal shelter to support regional animal welfare needs.

The proposed Clark County Animal Shelter will provide critical relief to TAF by increasing capacity and improving service delivery for Animal Protection and Code Enforcement operations. The project aims to create a single, efficient, and community-oriented facility that enhances public services, promotes interdepartmental coordination, and ensures a humane, safe environment for animals, staff, and visitors. The new facility will be operated by a selected end user.

Clark County's Animal Protection Services and Code Enforcement is planned on occupying the site. A separate building for Clark County's operations should be considered during design. The determination if the design consultant shall continue with the design will be contingent on the project budget.

Service Category:

This project falls under the Service Category: 4-New/Construction Management at Risk (CMAR)

Design Notice to Proceed

This Task Order authorizes your firm to proceed with Design Services for this project only upon the issuance of a valid Purchase Order (PO).

The specific deliverables and related requirements are detailed in the exhibits.

Initial Information

Unless otherwise provided in Exhibit A to this Task Order Authorization. This Task Order Authorization is based on the information set forth below including the Attachments and Exhibits.

Clark County Needs Assessment Report, by Animal Arts, dated October 3, 2025

The Professional Services specifically set forth in this Task Order Authorization shall be deemed to be Basic Services and/or Supplemental Services for the purposes under this Task Order Authorization and shall not require additional compensation.

Task Order for Professional Services

COUNTY and the CONSULTANT may rely on the Initial Information (Exhibit A). Both parties, however, recognize that such information may materially change, and in that event, the COUNTY and the CONSULTANT shall appropriately adjust the schedule. Their CONSULTANT'S services and the CONSULTANT'S compensation. The COUNTY shall adjust the COUNYT'S budget for the Cost of the Work and the COUNTY'S anticipated design and construction milestones as necessary to accommodate material change in the Initial Information.

Basic Services under this Task Order Authorization

The CONSULTANT'S services under this Task Order are described herein and in Exhibit B - Basic Services.

Supplemental Services under this Task Order

The CONSULTANT'S Services under this Task Order are described: As identified in Exhibit A

Additional Services under this Task Order

The CONSULTANT'S services under this Task Order are described Exhibit C - Additional Services,

Date of Commencement, Substantial Completion, and Project Close-Out

Unless otherwise provided in an exhibit to this Task Order Authorization the COUNTY'S anticipated dates for commencement of construction and substantial completion of the work are set forth below:

GMP Package to CMAR:	December 3, 2026
Commencement of Construction date:	January 11, 2027
Substantial Completion date:	June 30, 2028
Owner's Final Completion date:	September 30, 2028

Project Fee

OWNER agrees to pay CONSULTANT for the performance of Professional Services described in the Task Order Authorization and attached exhibits for the not to exceed fee amount of **\$3,560,000.00**. The OWNER'S obligation to pay CONSULTANT cannot exceed the fixed fee amount, unless modified in subsequent Additional Services (Exhibit C) as authorized by OWNER. It is expressly understood that the entire work described in this Task Order Authorization and attached exhibits must be completed by the CONSULTANT and it shall be the CONSULTANT'S responsibility to ensure that hours and tasks are properly budgeted, so the entire Project is completed for the said fixed Project Fee.

Task Order for Professional Services

Compensation

For Basic Services and Supplemental Services described in this Task Order Authorization, the COUNTY will compensate the CONSULTANT as indicated in Exhibit D, Compensation.

For Additional Services described in Exhibit C, Additional Services for Task Order, the CONSULTANT shall be compensated in accordance with the Master Service Agreement.

Insurance

In addition to the insurance requirements in the Master Service Agreement, the CONSULTANT shall carry the following types of insurance

N/A

Party Representatives

The COUNTY identifies the following representative in accordance with the Master Service Agreement.

Monica Tate, Principal Program Analyst
500 Grand Central Parkway, 4th Floor
Las Vegas, Nevada 89155
702.455.2771
Monica.Tate@clarkcountynv.gov

The CONSULTANT identifies the following representative in accordance with the Master Service Agreement.

Jason Andoscia, Managing Principal
314 S water street
Henderson , NV 89015
702.456.3000 – Jason.Andoscia@tska.com

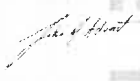
Attachments and Exhibits

The following exhibits, if any, are incorporated herein for reference:

- Task Order RP.A0325051
- Exhibit A – Initial Information for Task Order
- Exhibit B – Scope of Consultants Basic Services
- Exhibit C – Additional Services
- Exhibit D – Compensation
- Exhibit E – Digital Data
- Attachment A - Clark County Needs Assessment Report, by Animal Arts, dated October 3, 2025

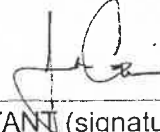
Task Order for Professional Services

This Task Order entered into as of the day and year first written above.

 Digitally signed by John Advent
DN: cn=John Advent,
o=County of San Diego, ou=County of San Diego,
email=jadvent@clerkcounty.net,
c=US,
Date: 2025.12.01 17:27:40-0800

COUNTY (Signature)

John Advent, RPM Dep. Director



CONSULTANT (signature)

Jason Andoscia, Managing Principal


Sarah Schaerrer (Dec 24, 2025 10:34:16 PST)

COUNTY (Signature)

Jessica Colvin, Chief Financial Officer

COUNTY (signature)

Sarah Schaerrer, Deputy Attorney

RPM DCA/CPC initials MT

Exhibit A - INITIAL INFORMATION

COUNTY'S Program for the subject Project:

New Animal Shelter, APNs 16329101005, 16329101006, 16329101007, and 16329101013.

Clark County is currently contracted with The Animal Foundation (TAF), located at 655 N. Mojave Road, Las Vegas, NV 89101. TAF serves as the regional animal intake facility for all Southern Nevada jurisdictions, including Clark County Animal Protection Services. Due to continuous overcrowding and shared facility constraints, Clark County intends to develop an additional animal shelter to support regional animal welfare needs.

The proposed Clark County Animal Shelter will provide critical relief to TAF by increasing capacity and improving service delivery for Animal Protection and Code Enforcement operations. The project aims to create a single, efficient, and community-oriented facility that enhances public services, promotes interdepartmental coordination, and ensures a humane, safe environment for animals, staff, and visitors. The new facility will be operated by a selected end user.

Clark County's Animal Protection Services and Code Enforcement is planned on occupying the site. A separate building for Clark County's operations should be considered during design. The determination if the design consultant shall continue with the design will be contingent on the project budget.

- The design objectives include
- Develop a cohesive campus integrating shelter and administrative functions.
- Create a design that reflects Clark County's commitment to animal welfare and public service.
- Incorporate sustainable, energy-efficient, and low-maintenance building systems.
- Address site grading, drainage, and environmental considerations consistent with County and regional standards.
- Ensure future expandability of both building and site infrastructure.

Projects physical characteristics:

Project Site

- Total Area: Approximately 25.83 acres across four parcels, to be combined into a single parcel.
- Location: Bounded by the 215 Beltway and the Spanish Hills Community Association.
- Contextual Design Considerations:
- Minimize noise and odor impacts to neighboring residential areas.
- Design to accommodate public, employee, and operational access needs.
- Incorporate secure parking and site circulation for staff, visitors, and animal transport.

Facility Program Summary

Main Shelter Building

Based on the Animal Arts Clark County Needs Assessment Report (October 3, 2025), the primary shelter facility is anticipated to be approximately 42,157 square feet, designed to house:

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Consultant: TSK Architects

Exhibit A - INITIAL INFORMATION

- 74 cats
- 92 dogs
- Temporary holding areas for medical, quarantine, and treatment functions

Animal Housing Requirements

Dog Housing:

- Double-sided, raised kennel units.
- Capacity for current and future expansion.
- Dedicated quarantine area.

Cat Housing:

- Simple, durable kennel layout modeled after the NSPCA.
- Separate cat quarantine area.

Other Animals:

- Flexible accommodation for small mammals, birds, reptiles, fish, and exotic species.
- Dedicated permanent housing area for exotic animals (potentially in partnership with other jurisdictions).
- Exterior barn stalls located to the rear of the building, separate from the main structure.

Functional Spaces

Public & Administrative Areas:

- Public counter/reception and adoption area.
- Office space for County staff.
- Vendor staff area, including:
 - One private office for a supervisor/manager.
 - Open cubicle workspace with power and data connections.
- Multipurpose room with flexible partitions to support training, events, and emergency kennel holding functions.

Support Spaces:

- Staff breakroom.
- Laundry facilities.
- Veterinary suite (including surgical and treatment functions).
- Cleaning and maintenance storage.
- Animal food storage (non-public distribution).
- Walk-in refrigerator for large-volume animal food, with shelving.

Building Design Considerations

- Drop ceilings in all areas except kennel zones.
- Emphasis on adaptable and efficient layout to support both daily operations and emergency surges.
- Durable, easy-to-clean finishes suitable for high-moisture and biosecurity-sensitive environments.

Exhibit A - INITIAL INFORMATION

Exterior and Site Improvements

- Drive-through sally port and enclosed garage.
- Covered wash and storage area.
- All required on-site and off-site improvements per Authority Having Jurisdiction (AHJ).
- Secure, access-controlled employee parking.
- Optional: Small dog park (budget permitting), featuring:
 - Artificial turf with shade sails, misting systems, and proper drainage for hygiene and maintenance.

Administrative Services Building (Optional Component)

- A detached 12,000-square-foot Administrative Services Building is to be considered as part of the master plan. Inclusion of this structure will depend on initial cost estimates and overall project budget feasibility.
- Public Areas:
 - Lobby and public waiting area.
 - Public restrooms.
 - Public hearing room (approx. 16' x 20').
- Administrative Areas:
 - Conference room.
 - Breakroom.
 - Senior management offices.
 - Open workstation area.
- Enclosed dispatch room (approx. 36' x 17').

COUNTY'S budget for the Cost of the Work: \$31,000,000

COUNTY'S anticipated design and construction milestone dates: (indicates Contractual Dates)**

** Schedule for the performance of the CONSULTANTS services: 10 calendar days from date TO (this is 10 days from the TO date do NOT add an actual date)

Description	Days	Date
Anticipated Preliminary evaluation of the COUNTY'S Project, if any:		1/26/2026
** Owner's Anticipated Schematic Design Phase milestone date, if any: (assuming the design Task Order Authorization is approved by the January 20, 2026, BCC meeting).	80	4/16/2026
** Anticipated Submittal to Land Use / Plan Review:	15	4/30/2026
RFP for Preconstruction CMAR date	7	5/7/2026
Owner's Anticipated Design Development Phase milestone date, if any:	99	8/6/2026
Owner's Anticipated Construction Document Phase milestone date, if any:	85	10/29/2026
** Permit submission to AHJ milestone dates, if any:	16	11/13/2026
**GMP Package to CMAR	21	12/3/2026
Owner's Anticipated Construction Commencement date:	40	1/11/2027
** Substantial Completion date(s):	537	6/30/2028
Owner's Anticipated Final Completion date:	90	9/30/2028

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Consultant: TSK Architects

Exhibit A - INITIAL INFORMATION

Other milestone dates:

Survey – TBD

Soils Report – TBD

The anticipated procurement and delivery method for the project is Construction Manager At Risk Guaranteed Maximum Price.

The COUNTY'S anticipated Sustainable Objective for the Project is:

The owner's anticipated sustainable objective for the project is to create or renovate facilities that prioritize environmental stewardship, energy efficiency, and sustainable resource use. The goal is to integrate green building practices, reduce the carbon footprint, and ensure long-term sustainability using eco-friendly materials, energy-efficient systems, water conservation measures, and designs that promote accessibility, health, and well-being for occupants and the community.

COUNTY identifies the following representative as follows:

Project Manager: Monica Tate

Manager: Dan Rakers, Manager

County Departments in addition to COUNTY'S representative, who may review the CONSULTANT'S deliverables to the OWNER are as follows:

Real Property Management – Operations Facilities

Real Property Management – House Keeping

Real Property Management - Energy

Administrative Services – Animal Protection Services & Code Enforcement

COUNTY shall retain the following consultants and/or vendors:

Geotechnical Engineer – TBD

Building Envelope – TBD

Furniture Systems – Facilities

CONSULTANT identifies the following representative as follows:

Principal Architect: Wendy Sun, Principal in Charge

Project Manager: Derrick Takara, Project Manager

Construction Administration Manager: Mike Basham, Construction Observer

Procure Administrator: Dina Johnson, Lead Construction Services Administrator

PO No.: TBD

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Consultant: TSK Architects

Exhibit A - INITIAL INFORMATION

Accounting Administrator: Nora Mintcheva, Project Accountant

CONSULTANT shall retain the consultants identified below:

Consultants retained under Basic Services:

**Provide Business Designation Group (BDG) information for each consultant - MBE, WBE, PBE, SBE, VET, DVET or ESB*

Landscape Architect: LAGE Design – Cecilia Schafner, PLA, SITES AP [WBE, SBE]

Website: <https://lagedesigninc.com/>

Civil Engineer: GCW – Bob Murnane, PE [N/A]

Website: <http://www.gcwengineering.com>

Structural Engineer: Walter P Moore – Ken Zarembski, PE, SE [N/A]

Website: <https://www.walterpmoore.com/>

Mechanical Engineer: NV5 – Manny Galvez, PE [N/A]

Website: <https://www.nv5.com/>

Electrical Engineer: NV5 – Manny Galvez, PE [N/A]

Website: <https://www.nv5.com/>

Cost Estimator: OCMI – Marielle Lugay [N/A]

Website: <https://www.ocmi.com/>

Additional Consultants retained:

Animal Facility Consultant]: Animal Arts – Sarah Boman, AIA, NCARB [N/A]

Website: <https://www.animalarts.com/>

Other Initial Information on which this Task Order is based:

Attachment 1 – Clark County Needs Assessment Report, by Animal Arts, dated October 3, 2025

Design Progress Meetings –Bi-weekly

Pre-Construction Progress Meetings –Bi-weekly

Construction Progress Meetings – Weekly

Close Out Meetings – Weekly

PO No.: TBD

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Consultant: TSK Architects

Exhibit B
SCOPE OF CONSULTANTS BASIC

The CONSULTANTS Basic Services consist of those described below and include usual and customary architectural, landscape architecture, structural, mechanical, and electrical engineering services. Services not set forth below are Supplemental Services or Additional Services.

The CONSULTANT shall not be responsible for COUNTY's directive or substitution made or given without the CONSULTANT'S written approval.

I. General

- a. CONSULTANT shall review the program and other information furnished by the COUNTY, and shall review and be familiar with laws, codes, and regulations applicable to the CONSULTANTS services.
- b. CONSULTANT shall manage the CONSULTANTS services, consult with the COUNTY and End-User, research applicable design criteria, attend and facilitate Project Meetings (Design, Pre-Construction, Construction and Closeout), communicate with members of the Project team, and report progress to the COUNTY on a regular basis as requested time to time by the COUNTY.
- c. CONSULTANT shall utilize the COUNTY'S project management platform; ProCore.
- d. CONSULTANT shall coordinate its services with those services provided by the COUNTY and COUNTY's consultants. The CONSULTANT shall be entitled to rely on the accuracy and completeness of the services and information furnished by the COUNTY and COUNTY's consultants. The CONSULTANT shall provide prompt written notice to the COUNTY if and when the CONSULTANT becomes aware of any error, omission, or inconsistency in such services or information.
- e. The CONSULTANT shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the project. The CONSULTANT shall properly and timely respond to applicable design requirements imposed by those authorities and entities.
- f. The CONSULTANT shall assist the COUNTY in connection with the COUNTY'S responsibility for filing documents required for the approval of those authorities and entities.
- g. CONSULTANT shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the COUNTYS program, schedule, and budget for the COST of the Work. The COUNTY may obtain more advanced sustainable design services as a Supplemental Service or Additional Service.
- h. CONSULTANT shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthesis, in developing a design for the Project that is consistent with the COUNTYS program, schedule, and budget for the Cost of the Work.
- i. CONSULTANT shall submit to the COUNTY an estimate of the Cost of the Work. The CONSULTANT and its consultants shall participate in the value engineering review meetings with the COUNTY, as deemed necessary to bring the Project back within the COUNTY's budget for the Cost of the Work.

Exhibit B
SCOPE OF CONSULTANTS BASIC

- j. CONSULTANT shall prepare a preliminary evaluation, as necessary, of the COUNTY's program, schedule, budget for Cost of Work, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The CONSULTANT shall notify the COUNTY of any inconsistencies discovered in the information, and other information or consulting services that may be reasonably needed for the Project.
- k. CONSULTANT shall present its preliminary evaluation to the COUNTY and shall discuss with the COUNTY alternative approaches to design and construction of the Project, if necessary. The CONSULTANT shall reach an understanding with the COUNTY regarding the requirements of the Project.
- l. Based on the Project requirements agreed upon with the COUNTY, the CONSULTANT shall prepare and present, for the COUNTY's written approval, a preliminary design illustrating the scale and relationship of the Project components, as necessary to the requirements of the PROJECT.

II. Project Schedule

- a. The COUNTY has provided the COUNTY's anticipated design and construction milestone dates to the CONSULTANT. Within ten (10) calendar days of the Task Order, the CONSULTANT shall submit for the written approval of the COUNTY a schedule for the performance of the CONSULTANTS services to meet the COUNTY's milestone dates. The schedule initially shall include the anticipated dates for the commencement of construction and for Substantial Completion of the Work set forth in Exhibit A - Initial Information for Task Order. The schedule shall include allowances for periods of time required for review by the COUNTY, for the performance of the COUNTY'S consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the COUNTY, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the CONSULTANT or COUNTY. With the prior written approval of the COUNTY, the CONSULTANT shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.
- b. The CONSULTANT will utilize the COUNTY's established Baseline Schedule template structure to assure adequate planning, scheduling, and reporting during execution of the design and related activities so they may be executed in an orderly and expeditious manner to meet the COUNTY'S milestone dates set forth in Exhibit A - Initial Information for Task Order.
- c. The CONSUTANT shall provide monthly updates, which may coincide with monthly progress invoices, for actualized dates for activities that have started and/or completed, expected completion dates for activities in progress, and proposed durations and sequence for the remaining activities in the Project Schedule. The Project Schedule Update shall reflect CONSULTANT'S plan for completing the remaining work described in the Task Order.
- d. Periodic review of the performance of the CONSULTANTS services to comply with the Owner's milestone dates.

Exhibit B
SCOPE OF CONSULTANTS BASIC

III. Progress Meetings

- a. The CONSULTANT shall conduct weekly or bi-weekly progress meetings set forth in Exhibit A - Initial Information for Task Order. Progress meetings are intended to keep the project on schedule, to review progress, and to solve or avert potential problems. Minutes of the meetings will be recorded on the COUNTY'S ProCore platform and will be distributed to the attendees by the end of the next business day. Revisions or corrections are to be re-distributed within two working days of receiving request(s) for correction. Participants at progress meetings will be familiar with Project and authorized to conclude matters relating to the Work.
- b. CONSULTANT shall present and discuss the design progress since the last design meeting; be able to explain where each activity is in relation to the CONSULTANT's approved schedule for the performance of the services, whether on time or ahead or behind schedule; determine how the activities behind schedule will be expedited; secure commitments from parties involved to do so; discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the approved schedule.
- c. The general agenda of these progress meetings are to discuss items of significance, including, but not limited to the following:
 - i. Review and correct or approve minutes of previous progress meeting.
 - ii. Review other items of significance that could affect progress.
 - iii. Review current status and 30 calendar day work plan.
 - iv. Review of near-term deliverables.
 - v. Include other topics for discussion as appropriate to status the Project.
 - vi. Initiate whatever actions are necessary to resolve impediments to adherence of the Project schedule.

IV. Pre-Design Activities

- a. Assist the Owner in developing the project's:
 - i. Program
 - ii. Goals & Objectives
 - iii. Physical & Technical Characteristics
 - Key Component Performance Specifications
 - Technical and Management Concepts
 - iv. Scope of Work
 - Design Narratives
 - Design Concept(s)
 - v. Estimated Budget
 - vi. Procurement Schedule

V. Entitlement/Land Use Phase Services

- a. This phase will be completed by a separate Task Order, as necessary, by either the CONSULTANT or by COUNTY's CONSULTANT.
- b. Work Product: The work product(s) required by this phase of work include but are not limited to the following:
 - i. Results of analysis and research
 - ii. Preliminary development plan and cost estimate
 - iii. Land use submittals, applications and approvals

Exhibit B
SCOPE OF CONSULTANTS BASIC

VI. Schematic Design Phase Services

- a. Based on the COUNTY'S approval of the preliminary design, the CONSULTANT shall prepare Schematic Design Documents for the COUNTY's written approval. The Schematic Design Documents shall consist of drawings and other documents including:
 - i. A site plan, if necessary,
 - ii. Preliminary building plans, sections, and elevations
 - iii. Combination of study models, sketches and digital representations, if applicable,
 - iv. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in a design narrative.
- b. Specification Narrative and Outline for anticipated CSI Master Format Divisions.
- c. Estimate of the Cost of the Work
- d. This will be accomplished by submission of 15% Plan set to COUNTY's Representative
- e. Unless indicated otherwise in the Task Order.

VII. Design Development Phase Services

- a. Based on the COUNTY'S approval of the Schematic Design Documents, and on the COUNTY's written authorization of any adjustments in the Project requirements or the budget for the Costs of the Work, the CONSULTANT shall prepare Design Development Documents for the COUNTY'S written approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including:
 - i. Site plan, if applicable,
 - ii. Plans, sections, elevations, typical construction details
 - iii. Diagrammatic layouts of building systems to fix and describe the size and character of the Project as to the architectural, structural, mechanical, electrical systems and other appropriate elements.
 - iv. Outline specifications that identify major materials and systems and establish, in general, their quality levels.
 - v. Manufacturer's cut sheets for all architectural finish materials, both interior and exterior; including samples for significant interior and exterior materials.
 - vi. Manufacturer's cut sheets for all lighting and plumbing fixtures and trim.
 - vii. Equipment schedules with sizing information, one-line diagrams, trunk utility sizes for all mechanical, electrical and fire protection systems, and preliminary sizing for all typical structural components.
- b. Specification draft(s) for major components, materials, and equipment.
 - i. Submission of Specifications should indicate progression in the development of the specifications.
- c. Submit update to the estimate of the Cost of the Work within 10 calendar days of submission of Plan set submission.
- d. This will be accomplished in one submission: 30% set to COUNTY's Representative.
- e. Unless indicated otherwise in the Task Order.
- f. CONSULTANT shall submit the Design Development Documents to the COUNTY, advise the COUNTY of any adjustments to the estimate of the Cost of the Work, and request the COUNTY's written approval. As necessary or appropriate, the CONSULTANT and its consultants shall participate in value engineering review

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meetings with the COUNTY.

VIII. Construction Documents Phase Services

- a. Based on the COUNTY'S approval of the Design Development Documents, and on the COUNTY's written authorization of any adjustments in the Project requirements or the budget for the Cost of the Work, the CONSULTANT shall prepare Construction Documents for the COUNTY'S written approval. The Construction Documents shall illustrate and describe the development of the approved Design Development Documents and shall consist of:
 - i. Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work.
 - ii. Final Version of Project Specifications developed to articulate the COUNTY's desired product, quality, performance, characteristic, and warranty requirements.
- b. This will be accomplished in two separate submissions of: and 60% and 95% plant set(s) to COUNTY's Representative and submission to Authority having Jurisdiction, with written approval by COUNTY
- c. The COUNTY and CONSULTANT acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the CONSULTANT shall review.
- d. CONSULTANT shall incorporate the design requirements of governmental authorities having jurisdictions over the Project into the Construction Documents.
- e. CONSULTANT shall submit the Construction Documents to the COUNTY, advise the COUNTY of any adjustments to the estimate of the Cost of the Work.

IX. Procurement Phase Services

- a. Following the COUNTY'S approval of the Construction Documents, the COUNTY will incorporate them into the Bidding Documents used by the COUNTY to advertise for bid. The CONSULTANT shall assist the COUNTY, if and to the extent requested by the COUNTY, in confirming the responsiveness of bids and/or determining the successful bid.

X. Competitive Bidding

- a. Bidding Documents shall consist of the Bidding Documents, bidding requirements and the proposed Contract Document.
- b. CONSULTANT shall assist the COUNTY in bidding the Project by:
 - i. Attend and participate in a pre-bid conference and job walk for prospective bidders; and
 - ii. Preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents, with the written approval of the COUNTY, for distribution to all prospective bidders in the form of addenda through the COUNTY'S platform.
 - iii. The CONSULTANT shall, prior to the Contractor's Notice to Proceed, correct, revise, update and/or modify the Bidding Documents, as necessary, to reflect all bid addenda revisions and clarifications. CONSULTANT shall provide electronic pdf files of

Exhibit B
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- Construction Sets to match the revised approved building plans.
- c. COUNTY will provide electronic copies of the final project manual to CONSULTANT.

Exhibit B
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XI. Submittals

- a. The CONSULTANT shall review the contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The CONSULTANT's actions in reviewing submittals shall be taken in accordance with the approval submittal schedule or in the absence of an approved submittal schedule with reasonable promptness while allowing sufficient time in the CONSULTANTS professional judgment to permit adequate review.
- b. CONSULTANT shall review and approve or take other appropriate action upon the contractor's submittals such as shop drawings product data and samples but only for the limited purposes of checking for conformance with information given and the design concept expressed in the contract documents review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions quantities and installation or performance of equipment or systems which are the contractors responsibility.
- c. The CONSULTANT shall provide prompt written notice to the COUNTY however if the CONSULTANT becomes aware of any error, omission or inconsistency in such submittals or information the CONSULTANT's review shall not constitute approval of safety precautions or construction means methods techniques sequences or procedures the design consultants approval of a specific item shall not indicate approval of any assembly of which the item is a component.
- d. If the contract documents specifically require the contractor to provide professional design services or certifications by design professional related to systems, materials, or equipment, the consultant shall specify the appropriate performance and design criteria that such services must satisfy. The consultant shall review and take appropriate action on shop drawings and other submittals related to the work designed or certified by the contractor's design professional, provided that submittals bear such professional's seal and signature when submitted to the CONSULTANT. The CONSULTANT'S review shall be for limited purposes of checking for conformance with the information given and the design concept expressed in the contract documents. The CONSULTANT shall be entitled to rely on the adequacy and accuracy of the services, certifications, and approvals performed or provided by such professionals.
- e. The CONSULTANT shall review and respond to requests for information about the contract documents. Requests for information shall include, at a minimum, a detailed written statement that indicates the specified drawings or specifications in need of clarification and the nature of the clarification requested. The CONSULTANT'S response to such request shall be made in writing within any time limit agreed upon, or otherwise with reasonable promptness. If appropriate, and with the COUNTY's prior written approval, the consultant shall prepare and issue supplemental drawings and specifications in response to the request for information.
- f. CONSULTANT shall maintain the record of submittals and copies of submittals supplied by the contractor in accordance with the requirements of the contract documents.

XII. Construction Administrative Phase Services

- a. CONSULTANT shall provide administration of the Contract between the COUNTY and the Contractor as set forth below and In the General Conditions of the Contract for

Exhibit B
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- Construction, as modified by the COUNTY.
- b. CONSULTANT shall advise and consult with the COUNTY during the Construction Phase.
 - c. The CONSULTANT shall review all Submittals required in the Contract Documents.
 - d. The CONSULTANT shall administer all Construction Progress Meetings and record and distribute all meeting minutes.
 - e. The CONSULTANT shall have authority to act on behalf of the COUNTY only to the extent provided in this AGREEMENT.
 - f. The CONSULTANT shall review the schedule of values submitted by the Contractor to assure that the Contract Sum is allocated properly to the various portions of the Work. The schedule of values shall be in such a form and supported by such data to substantiate its accuracy as the CONSULTANT and the COUNTY may require. This Schedule, if and when approved by the CONSULTANT and the COUNTY in writing, shall be used as a basis for reviewing the Contractor's Applications for Payment.
 - g. The CONSULTANT shall visit the site at a minimum of once per week, may coincide with the scheduled progress meeting, or as appropriate to the stage of construction or as otherwise agreed by COUNTY and CONSULTANT in writing; however, the taking, production and distribution of the progress meeting minutes shall be the responsibility of the CONSULTANT. The site visits are to familiarize CONSULTANT with the progress and quality of the Work completed and to determine in general if the Work is being performed in a manner that when completed will be in accordance with the Contract Documents. On the basis of the on-site observations, CONSULTANT shall keep COUNTY informed of the progress and quality of Work and shall inform COUNTY of errors and omissions in the Work. Each site visit shall be accompanied with a Site Observation Report within one day of the site visit.
 - h. The CONSULTANT shall prepare change orders and construction change directives, with supporting documentation and data as deemed necessary by CONSULTANT for OWNER'S approval and execution in accordance with the Contract Documents, subject to the current unencumbered appropriations of the Project, and may authorize minor changes in the Work not involving an adjustment in the contract sum or an extension of the contract time and which are not inconsistent with the intent of the Contract Documents.
 - i. CONSULTANT shall also review change order costs and make recommendations to COUNTY, sign change orders, and issue responses to Request(s) for Information (RFI).
 - j. The CONSULTANT shall interpret and decide matters concerning performance of the Construction Contractor under the requirements of the Contract Documents on request of COUNTY. CONSULTANT'S response to such requests shall be made with reasonable promptness and within time limits agreed upon.
 - k. Interpretations and decisions of CONSULTANT shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, CONSULTANT, shall not show partiality toward any party.
 - l. The CONSULTANT shall render written decisions within a reasonable time, but not to exceed seven (7) calendar days on all claims, disputes or other matters in question, including those relating to the execution or progress of the Work as provided in the Contract Documents.
 - m. The CONSULTANT shall be responsible for the CONSULTANTS negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for,

Exhibit B
SCOPE OF CONSULTANTS BASIC

- acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.
- n. The CONSULTANT shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, nor shall the CONSULTANT be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents.
 - o. The CONSULTANT'S responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the CONSULTANT issues, with the written approval of the COUNTY, the final Certification of Payment.

XIII. Evaluations of the Work

- a. CONSULTANT and its consultants shall each visit the site and otherwise at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the portion of Work completed, and to determine, in general, if the Work observed is being performed in accordance with the Contract Documents. However, the CONSULTANT shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the CONSULTANT shall keep the COUNTY informed about the progress and quality of the portions of Work completed and promptly report in writing to the COUNTY known deviations from the Contract Documents, known deviations from the most recent construction schedule submitted by the Contractor and defects and deficiencies observed in the Work.
- b. CONSULTANT has the authority and responsibility to reject Work that does not conform to the Contract Documents. Whenever the CONSULTANT considers it necessary or advisable, the CONSULTANT shall have the authority and responsibility to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether the Work is fabricated, installed or completed. However, neither this authority of the CONSULTANT nor a decision made in good faith either to exercise or not exercise such authority shall give rise to a duty or responsibility of the CONSULTANT to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.
- c. CONSULTANT shall interpret matters concerning performance under, and requirements of, the Contract Documents on written request of either the COUNTY or the Contractor. The CONSULTANT's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.
- d. Interpretations of the CONSULTANTS shall be consistent with the intent or, and reasonably inferable from, the Contract Documents and shall be in writing or in a form of drawings. When making such interpretations, the CONSULTANT shall endeavor to secure faithful performance by both the COUNTY and Contractor, shall not show impartiality to either, and shall not be liable for results of interpretations rendered reasonably in the CONSULTANTS professional judgement and in good faith.
- e. Upon substantial completion of the Project, or if COUNTY elects to occupy the Project or any portion thereof prior to the final completion of the Work by the Construction Contractor, upon 48 hours' notice by COUNTY, both CONSULTANT and its consultants

Exhibit B
SCOPE OF CONSULTANTS BASIC

shall assist in conducting an on-site observation of the Project with the COUNTY, the Construction Contractor and both CONSULTANT and it's consultants shall assist in the preparation of a Punch List, report to COUNTY, listing all deficiencies and repairs. CONSULTANT shall attend a follow-up on-site observation, which shall be conducted to confirm that all deficiencies and repairs were corrected.

XIV. Certifications for Payment to Contractor

- a. CONSULTANT shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The CONSULTANT's certification for payment shall constitute a representation to the COUNTY, based in the CONSULTANT's evaluation of the Work as indicated above and on the data comprising the Contractor's Application for Payment, that, to the best of the CONSULTANTS knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with Contract Documents up Substantial Completion, results of subsequent tests and inspections, correction of minor deviations from the Contract Documents prior to completion, and specific qualifications expressed in writing to the COUNTY by the CONSULTANT.
- b. The issuance of a certificate for payment shall not be representation that the consultant has made exhaustive or continuous on-site inspections to check the quality or quantity of the work reviewed construction means methods techniques sequences or procedures reviewed copies of requisitions received from the subcontractors and suppliers and other data requested by the COUNTY to substantiate the contractors right to payment or ascertain how or for what purposes the contractor has used money previously paid on an account of the contract sum.
- c. Consultant shall maintain a record of applications and certificates for payment.

XV. Changes in the Work

- a. CONSULTANT may order minor changes in the work that are consistent with the intent of the contract documents and do not involve an adjustment to the contracts or an extension of the contract time. The CONSULTANT shall review with the COUNTY and all other changes in the work proposed by the contractor and advise the COUNTY regarding their scope, cost, and any adjustment in time. The CONSULTANT shall prepare change orders and construction change directives for the COUNTY's written approval and execution in accordance with the contract documents.
- b. Consultant shall maintain records relative to changes in the work.

XVI. Project Completion

- a. Consultant shall conduct inspections to determine the actual date or dates of substantial completion and the date of the final completion; issue certificates of substantial completion; forward to the COUNTY, for the COUNTYs review and records, written warranties and related documents required by the contract documents and received from the contractor; and with the COUNTY'S prior written approval, issue a final certificate for payment based upon the final inspection indicating that the work

Exhibit B
SCOPE OF CONSULTANTS BASIC

- complies with the requirements of the contract documents.
- b. CONSULTANT'S inspections to be conducted with the COUNTY to check conformance of the work with the requirements of the contract documents and to verify the accuracy and completeness of the list submitted by the contractor of work completed or corrected.
 - c. When substantial completion has been achieved, the CONSULTANT shall inform the COUNTY about the balance of the contract sum remaining to be paid the contractor, including the amount to be retained from the contract sum, if any, for final completion or correction of the work.
 - d. The CONSULTANT shall forward to the COUNTY the following information received from the contractor; consent of security or securities if any, to reduction in or partial release of retainage or making final payment; affidavits, receipts, releases, and waivers of liens, or bonds indemnifying the COUNTY against liens; and any other documentation required of the contractor under the contract documents.
 - e. Upon request of the COUNTY, and prior to the expiration of one year from the date substantial completion, the CONSULTANT shall, without additional compensation, conduct a minimum of two meetings with the COUNTY and the end-user to review the facility operations and performance as well as participate in the one-year warranty walk.

XVII. Definitions

- a. Basic Services - Consists of those described Exhibit B – Scope of CONSULTANTS Basic Services and include usual and customary architectural, landscape, structural, mechanical, and electrical engineering services.
- b. Supplemental Services – Services outside of the usual and customary architectural, landscape architecture, structural, mechanical, and electrical engineering services, such as, but not limited to Civil Engineering services, Utility Location activity, Geotechnical services, Acoustical design services, Building Envelope services, etc. However, Supplemental Services provided by CONSULTANT as indicated in the Task Order are to be performed consistent with Basic Services for the compensation set forth in
- c. Additional Services - Services identified by either COUNTY or CONSULTANT after the execution of the Task Order.
- d. Progress Meetings - Weekly or bi-weekly meetings intended to keep the project on schedule, review progress, and resolve or avert potential problems.
- e. Contract Documents – Construction Contract, General Conditions, Technical Specifications, Drawings, and if applicable, the Addenda or other Modifications made to the aforementioned documents.
- f. Cost of The Work - The amount COUNTY has budgeted for the project Construction cost.
- g. Contract Sum - The amount of the Purchase Order for the Work awarded to the General Contractor for Construction.
- h. Project Schedule - COUNTY's anticipated design and construction milestone dates.
- i. Procore – Construction project management software.

Exhibit B
SCOPE OF CONSULTANTS BASIC

Exhibit C - Additional

If there are services listed below, the CONSULTANT shall provide them as an Additional Service as the CONSULTANT'S responsibility, and the COUNTY shall compensate the CONSULTANT for the Additional Service Fee set forth herein and as provided in the Master Service Agreement and an appropriate adjustment in the CONSULTANT'S schedule.

Additional Services

The CONSULTANT may provide Additional Services after execution of this Task Order without invalidating this Task Order Authorization. Except for services required due to the fault of the CONSULTANT.

Upon recognizing the need to perform the following Additional Services, the CONSULTANT shall notify the OWNER with reasonable promptness and explain the facts and circumstances given rise to the need. The CONSULTANT shall not proceed to provide the following Additional Services until the CONSULTANT receives the OWNER'S written authorization.

Description of Additional Services

Each Additional Service identified is the CONSULTANT'S responsibility as indicated below:

Compensation:

Proposed fee from CONSULTANT for work to be completed by CONSULTANT shall be as indicated below:

1. Item one Fee:
2. Item two Fee:
3. Item two Fee:
4. Item two Fee:

Proposed fee from CONSULTANT'S consultant for work to be completed by it's consultant shall be pursuant to the Master Service Agreement *(For Additional Services of sub-consultant(s), the OWNER will compensate the CONSULTANT a multiple of one and one tenth (1.10) times the amounts billed to the CONSULTANT for such service.)*.

1. Item one Fee:
2. Item two Fee:
3. Item two Fee:
4. Item two Fee:

PO No.:
Task Order RP.A0325051
Consultant Name: TSK Architects

Exhibit C - Additional

Total Additional Service Fee \$

Adjustment to Schedule:

Permit submission to AHJ milestone:

Bid Package to Purchasing and Contracts:

Construction Commencement date:

Substantial Completion date:

Project Close-Out date:

This Additional Services entered into as of: _____

COUNTY (Signature)

Dan Rakers, RPM D&C Manager

CONSULTANT (signature)

*COUNTY (Signature)

Jessica Colvin, Chief Financial Officer

*COUNTY (Signature)

Sarah Schaerrer, Deputy District Attorney

* denotes signatures are required for individual Task Order for additional Fees in excess of 20% (twenty percent) of original Task Order Authorization.

PO No.:
Task Order RP.A0325051
Consultant Name: TSK Architects

Exhibit D – Compensation

Basic Services

Schematic Design Phase (15% Progress Set submission)	\$387,292.80
Design Development Phase (30% Progress Set submission)	\$645,488.00
Construction Document Phase	\$1,387,799.20
60% Progress set submission	\$806,860.00
95% Progress set submission	\$484,116.00
Permit set(s) submission	\$96,823.20
GMP/PRE-Construction	\$64,548.80
Construction Phase	\$742,311.20
Contractor's Submittal Review	\$161,372.00
Weekly Construction Progress Meetings	\$161,372.00
Construction Progress Observation Reports	\$161,372.00
Construction Administration	\$161,372.00
Project Close-Out Administration	\$96,823.20
Total Fees for Basic Services	<u>\$3,227,440.00</u>

Supplemental Services:

Entitlement/Land Use Phase	\$10,000.00
Submission to AHJ	\$5,000.00
Public Meetings	\$5,000.00
Permit set(s) submission	\$0.00
Civil Improvement Plans	\$12,000.00
First submission to Public Works	\$5,000.00
Second submission to Public Works	\$3,000.00
Bid Bond form completion	\$2,000.00
Final Mylar Signature completion	\$2,000.00
Boundary Survey	\$9,350.00
Topographical Survey	\$16,850.00
Drainage Study	\$29,280.00

Exhibit D – Compensation

Water Network Analysis	\$6,880.00
Recorded documents	\$4,200.00
Geotechnical Services	N.I.C (By Owner)
Testing at boring sites	N/A
Geotechnical Reports	N/A
Update Reports (X)	N/A
30-day load study of electrical system capacity	N/A*
Qualified electrician w/PPE as necessary	N/A
Sub-surface Utility Engineering	\$20,000.00
Extended Project Representation/Administration	\$70,000.00*
Cost Estimate	\$74,000.00
30% Estimated Cost of Construction	\$20,000.00
60% Estimated Cost of Construction	\$19,000.00
90% Estimated Cost of Construction	\$19,000.00
Estimated Cost of Construction (Additional)	\$16,000.00
Reimbursable Expenses (Animal Arts One site visit during DD and one during CA. Two people per visit)	\$10,000.00*
Allowance	\$70,000.00*
<u>Total Fees for Supplemental Services</u>	<u>\$332,560.00</u>
<u>Total Fees For Task Order</u>	<u>\$3,560,000.00</u>
<u>Additional Services</u>	
Additional Services #1 dated 11.04.2025	\$0.00
Additional Services #2 dated 11.04.2025	\$0.00
<u>Total Fees for Additional Services</u>	<u>\$0.00</u>
<u>Total Professional Services Fees on Purchase Order</u>	<u>\$3,560,000.00</u>

Exhibit D – Compensation

* denoted to be authorized by OWNER

^ denoted to be authorized by OWNER and billed hourly

*** All invoices shall be formatted in such a manner that is consistent with Exhibit D, Compensation, and to indicate previously amount billed, current amount billed, and remaining amount to bill ***

Exhibit E – Digital Data

The CONSULTANT shall furnish or otherwise provide Digital Data for the Instruments of Service for the Task Order for which the Digital Data is produced.

The COUNTY may rely on the Digital Data provided by the CONSULTANT to accurately represent the Instruments of Service for the Task Order in which it was created. COUNTY acknowledges that the CONSULTANT is the copyright owner of the Digital Data and has provided COUNTY permission to utilize the Digital Data.

The CONSULTANT does not convey any ownership right to the Digital Data EXCEPT for the exclusive right for the COUNTY to maintain and plan for additions/renovations of the site, building, or amenities for which the Digital Data is provided.

Transmission of Digital Data

Digital Data is solely transmitted for the COUNTY'S information and COUNTY acknowledges that use of the Digital Data will be at the sole risk of the COUNTY.

Minimum requirements for Digital Data:

1. Site Plans
 - Property/Boundary lines
 - Buildings, parking lot(s), hardscape, walls and fences, site amenities and signage locations (interpretative, monument, mileage markers) mechanical yards and major equipment
 - Offsite and On-site utilities and easements
 - Grading topography
2. Landscape Plans
 - Landscape materials
 - Irrigation mains, laterals, and valves, booster pump, fertilizer injector
3. Plans
 - Building layout with doors and windows, exterior awnings, etc and ceiling plans with lights, tiles and return supply grills
 - Roof plans to include Roof drain locations, parapet walls, HVAC elements, screen walls
4. Elevations
 - Overall elevations with doors, windows, features, and identifying features
5. Building Sections
 - Overall building sections that show walls, floors, ceilings, and roof along with structural components

Definitions

Digital Data - Line work for construction documents provided in a two-dimensional format, AutoCad.

Instruments Of Service - The collection of documents, drawings, specifications, calculations, and other tangible materials produced by CONSULTANT for the Task Order which convey the intent and technical details of a design. Such as, Drawings, sketches, specifications, and calculations providing a comprehensive overview, technical quality standards, installation methods, performance requirements, and compliance with regulatory codes and standards.

Clark County

Needs Assessment Report

October 3, 2025



ANIMAL ARTS

architecture • animals • people

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1 Executive Summary

On July 28, 2025, Sarah Boman and Bryan Peters of Animal Arts hosted a Needs Assessment Workshop with Clark County Animal Services to evaluate the existing contracted shelter facility and make recommendations regarding new facilities to serve the county now and into the future. The following report documents the analysis conducted prior to the workshop, an overall review of the existing facilities, discussions at the workshop, and the recommendations for the new facility.

After analyzing animal intake and outcome trends, as well as the programs Clark County would like to provide, Animal Arts recommends the following:

42,157 sf	Gross Building Area
23,841 sf	Total Covered Exterior
37,848 sf	Total Uncovered Exterior
6 Acre	Min Site Size

This facility would house 74 cats and 92 dogs. Additional spaces for temporary holding (unloading, medical, etc.) are not included in this count.

Dog Housing	88
Puppy Housing	6
Cat Housing	30
Kitten Housing	24
Total Animals	148

Recognizing that the Animal Foundation facility is currently over capacity, we recommend exploring options for temporarily relieving the strain on that shelter from the large numbers of dogs. Coupling a small facility with public veterinary care can help prevent intake and reduce the need to transfer dogs in shelter for medical care.

2 Background Information

Clark County Animal Services (CCAS) provides essential animal control services to the county's residents. CCAS contracts with The Animal Foundation currently, striving towards achieving best operational practices for maintaining animal health and welfare, serving the community, and saving animal lives. Clark County Animal Services currently offers the following programs (many contracted through the nonprofit The Animal Foundation):

- Animal Control Services
- Stray Holding
- Owner Relinquishments (scheduled when possible)
- Court-Ordered Holds
- Cruelty Investigations
- Adoption Services
- Medical Care
- Spay and Neuter Services for In-House Animals
- Foster Programs
- Community Outreach and Education
- TNR Programs

In addition to the above programs, CCAS would like to be able to offer limited spay/neuter and low-cost veterinary care to the public in a facility of their own.

The impediments to future progress now lie with the Animal Foundation's facility size and operational capacity. The current facility is constantly at or above animal housing capacity, and the size of the facility with the amount of incoming animals strains the Animal Foundation's operations.

Clark County Animal Services would like to have a facility of their own to better handle Animal Control services and be able to handle the increasing intakes while staying within capacity for care. A new facility, in a different location, would allow CCAS to achieve this success, and encourage volunteers and adopters to visit from different parts of the county.

3 Assessment of Existing Facility

Overview

The Animal Foundation (TAF) is one of the largest shelters in the United States. It is located at 655 N Mojave Road, Las Vegas, Nevada just a few miles north of downtown Las Vegas. The facility spans around eight acres and is equipped to care for thousands of animals each year. TAF is a non-profit organization with a mission to provide shelter, care, and adoption services to homeless animals in the community.

TAF facility has a capacity to **house up to 350** animals at a time, including dogs, cats, rabbits, and other miscellaneous animals in covered outdoor enclosures. The shelter offers services like spay/neuter,

vaccinations, microchipping, and general veterinary care. TAF also hosts adoption events and has a well-structured program to help reduce the number of animals entering the shelter, including education on responsible pet ownership and pet retention programs.

Approach and Entry

The Animal Foundation's entries are visually pleasing and easy to find. The adoption lobby space is generous and inviting with nice graphics and information; however, the intake lobby felt cramped with a lot of activity in a small space. This lobby is often stressful for the people and animals using it, which is especially challenging with limited room and limited separation of visitors.



Adoption lobby – nice and inviting.



Intake lobby – darker, difficult circulation with limited separation.

The biggest challenge for this location is the number of animals and visitors, so these lobbies often get overcrowded, specifically the intake lobby with both the public and animal control services in the same space. The spaces could also benefit from more noise reduction for better acoustics. Additional functions, like fostering, also occur in the adoption lobby. This poses challenges during busy hours and the circulation to take animals out is not ideal.



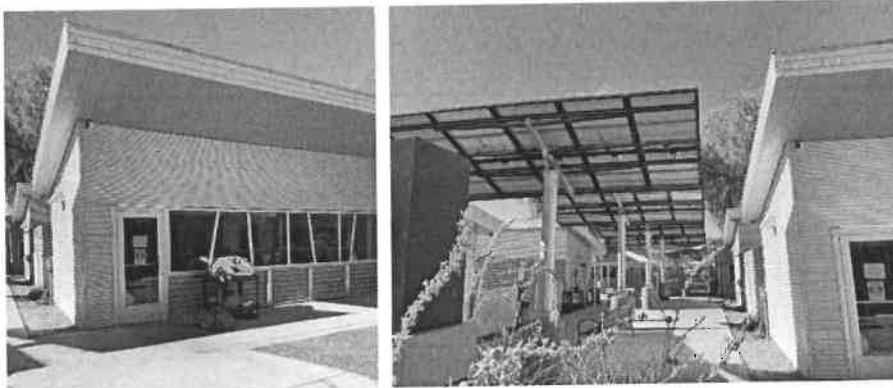
The foster window in the adoption lobby is too small to handle the number of fosters coming in.

A separate lobby in the dog zone serves as a hub for engaging with staff for meet and greets closer to the dog zone. However, this seems to pose challenges for the staff—additional workstations were added in the space but the customer service line to meet dogs can still be long.

Animal Spaces

Dogs

Adoptable dogs are housed in indoor/outdoor pavilions, with an outdoor walk required from the adoption lobby.



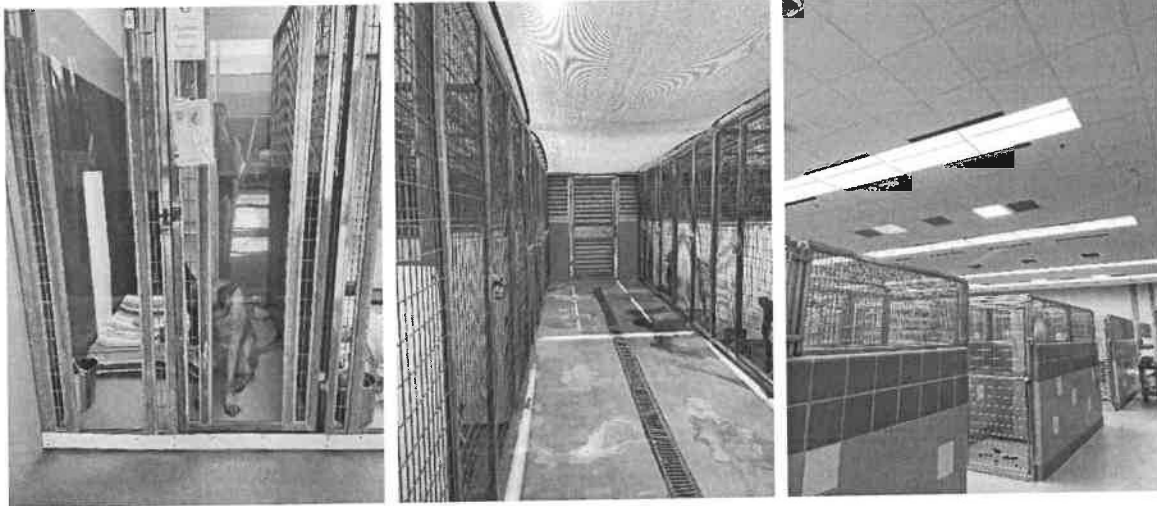
Pavilion exteriors.

Positives include:

- Good shade over the outdoor spaces between the different pavilions.
- Smaller number of dogs per pavilion.

Some challenges:

- Overall number of pavilions is high, with some being much closer than others. This leads to dogs closer to the lobby being seen, and often dogs in the pavilions further away not getting seen before people decide to leave.
- Maintenance of each pavilion structure is more difficult than it would be for one larger building.
- Dogs face each other in outdoor areas between pavilions, which are very close together.
- Outdoor materials appear difficult to clean.
- Old kennel runs, not up to best practices standards.



Pavilion indoor/outdoor areas.

Shelter dog holding rooms.

Dog holding spaces in the shelter building within the facility are all indoor/indoor runs with glazed block walls between. However, these rooms hold far too many dogs per room, leading to loud spaces and more highly stressed dogs. This also impedes staff safety due to the need to move dogs past a large number of other dogs.

Outdoor yards are utilized for meet and greets, as well as enrichment. Shade structures were added, but these may be inadequate during the hottest months of the year.



Outdoor shaded dog yards.

Cats and Small Mammals

The cat and small mammal spaces were calm and easy to navigate to and from. They mainly had mobile cat and rabbit housing condos on wheels for flexibility. While flexibility can be beneficial in some areas, mobile cages pose challenges for retrieving cats who become loose in a room.



Cat condos.



Rabbit housing.

These rooms could have had slightly better ventilation, as the rooms had heavy odors, but this could also have been due to cleaning in progress during the assessment visit.

Positives from both dog and cat housing:

- Resinous flooring throughout the entire facility which is best for cleaning in all rooms and continuous flow between rooms.
- Color schemes are bright and inviting.

Public Spaces

The multipurpose room was well positioned to serve a range of functions for TAF. An operable partition provides flexibility for multiple uses.



Multipurpose room.



Lots of open seating.

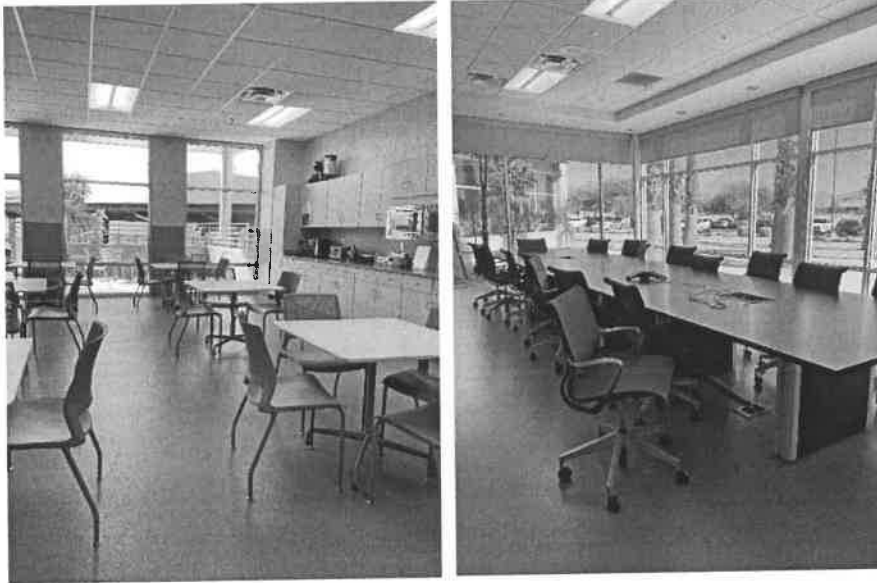
The circulation space for the public was very spacious and inviting, and the facility provided lots of different spaces for the public.

Staff Work and Support Zones



Laundry and enrichment support spaces.

The staff like the amount of support space provided; it was beneficial to have different spaces for each need rather than one large room that could get cramped and messy.



Staff break room and the conference room.

The staff also really enjoy the large break room and meeting space, noting that this is something important to have at the new facility.

4 Workshop Notes

On July 28, 2025, Animal Arts conducted a workshop with the Clark County Animal Services, which was attended by county staff and an outside advisor. Detailed notes from the workshop are in Appendix: Workshop Notes.

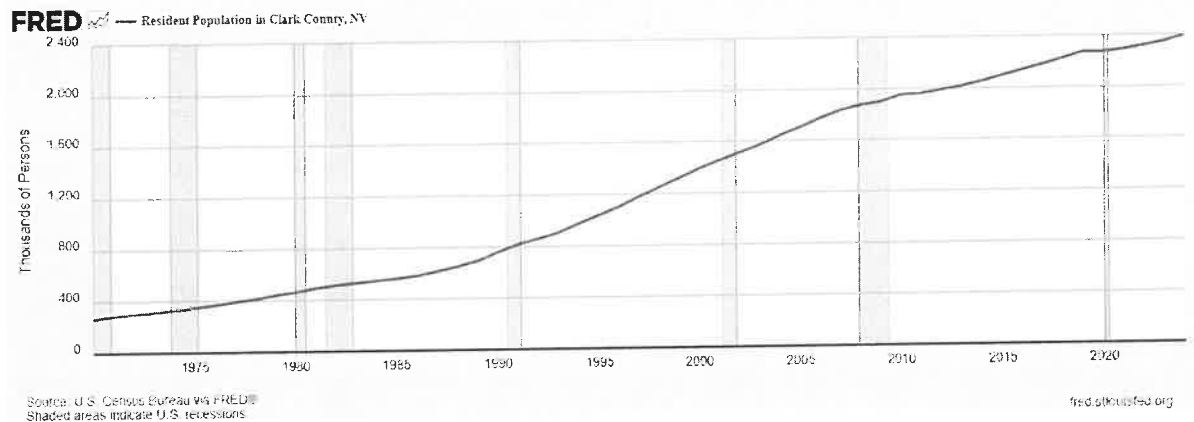
5 Overview of Statistics

The first step before a workshop is to review data to look for trends in intakes and outcomes for animals. We work together with our clients to build on positive trends, and to design around strategic goals. Based on these trend projections we can design facilities to last an organization several decades into the future. The detailed presentation on Clark County's animal data can be found in Appendix: Workshop Presentation.

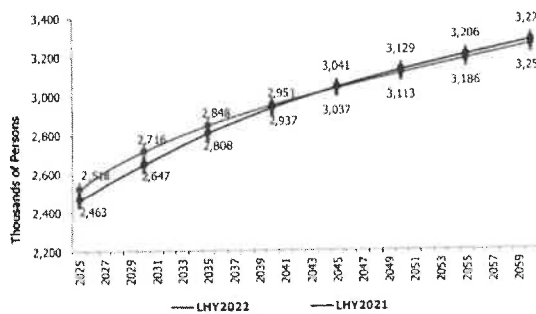
Demographics

Below we have included some helpful statistics from Clark County that support trends and design ideas going forward.

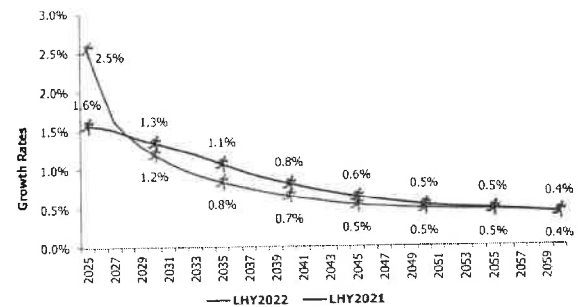
Clark County's human population has been growing steadily, with more rapid growth since 1990.



1 Clark County Population Growth¹



2 Clark County Projected Population Growth



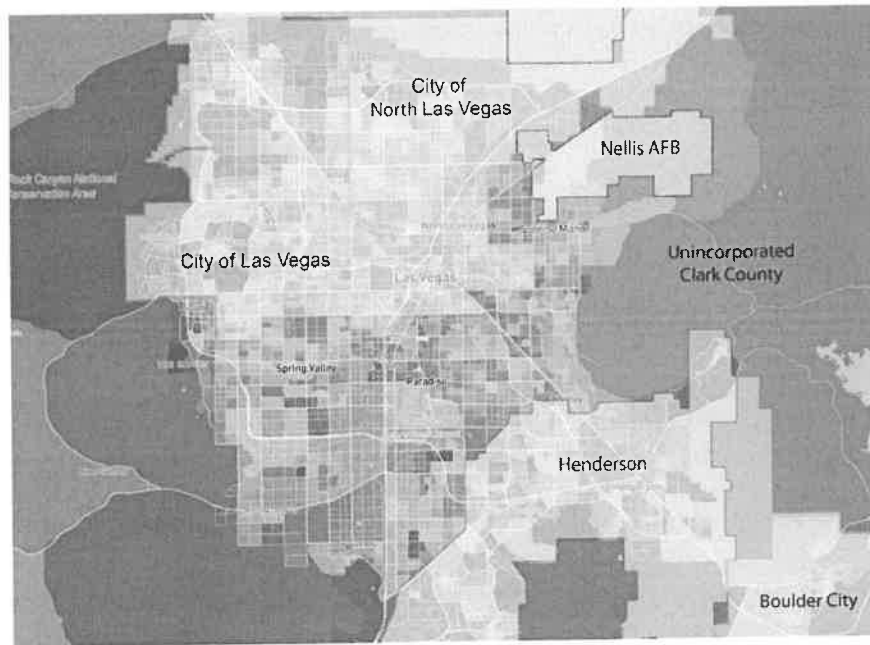
3 Clark County Population Growth Rate²

Based on recent numbers, Clark County projections show a decline in population growth over the next 30 years. It is difficult to tell how much the numbers are being influenced by post-Covid trends, which typically show a decline in population growth in counties with larger cities.³

¹ [Clark County Resident Population Trends](#)

² [2025 CBER Population Forecasts](#)

³ [Upward Population Trends - Article](#)

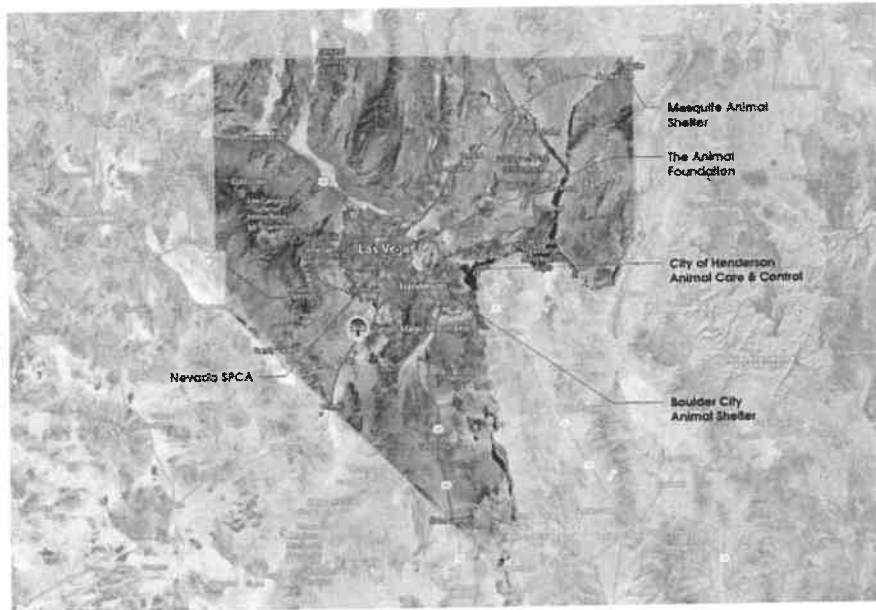


4 Clark County Income Demographics⁴

Northwest and southwest neighborhoods around Las Vegas show the highest average income ranges, with the northeast and southeast showing the lowest income ranges. Within Clark County, the central and eastern areas may have the highest need for services. On past projects, Animal Arts has not seen a correlation between income and the zip codes of adopters.

⁴ Clark County Household Income Map

When considering new locations of animal shelters and public resources, it can be useful to understand where existing facilities are located within a geographic area.



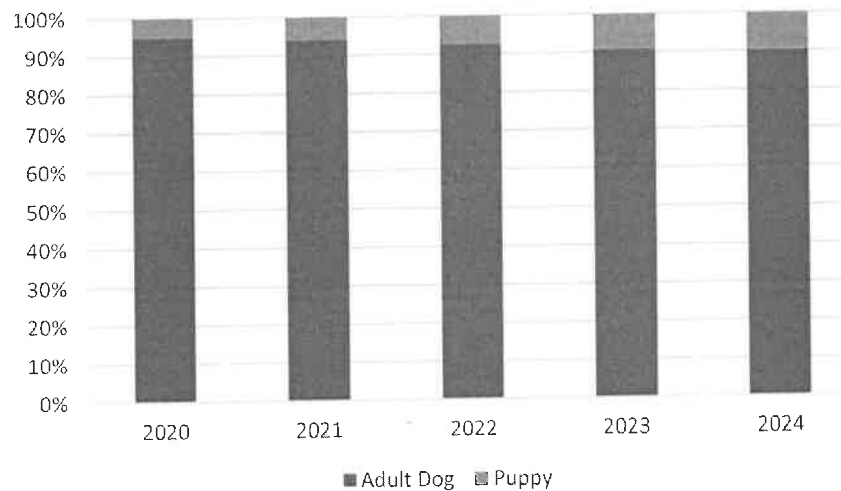
5 Clark County Shelters Map

Currently, there are limited options in the northwest (outside of Clark County), as well as the southwest.

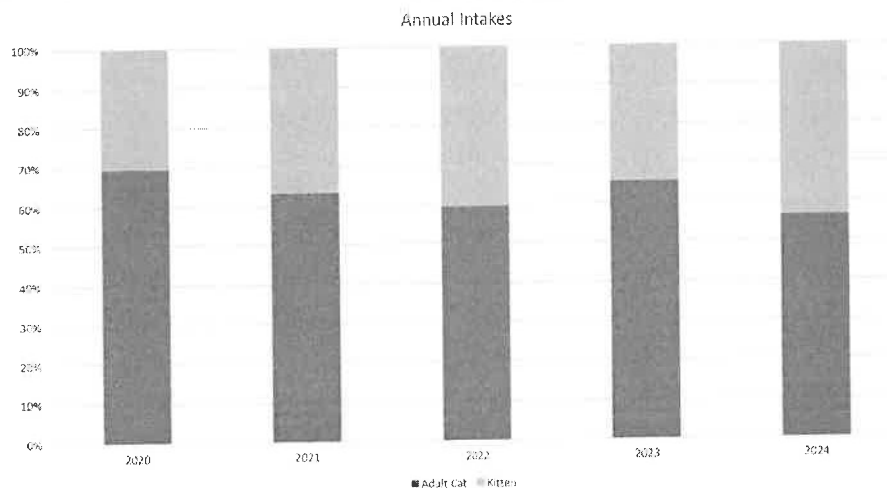
Intakes

Clark County has had an increase in animal intakes over time, especially in the past three years with puppies and kittens. This trend has more to do with veterinary services within the county than it does with changes in human population. Typically, increases in puppies and kittens indicate a lack of spay/neuter services and Trap/Neuter/Return (TNR).

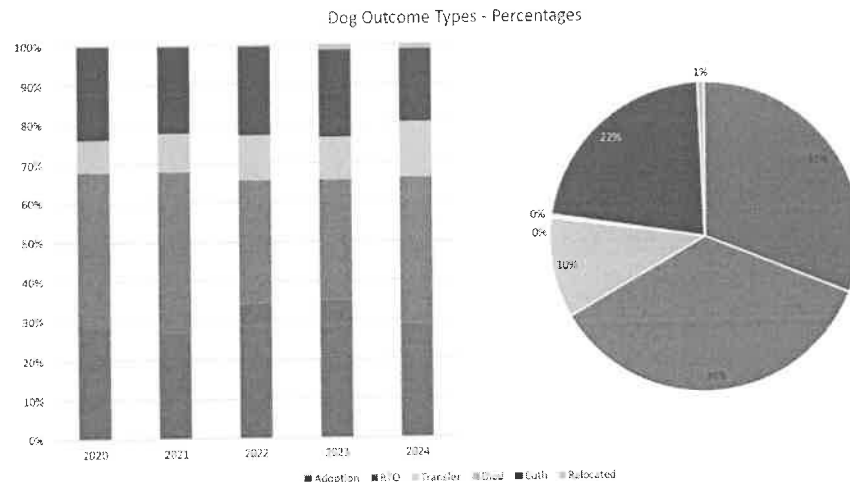
Clark Co. Intakes: Dogs by Age



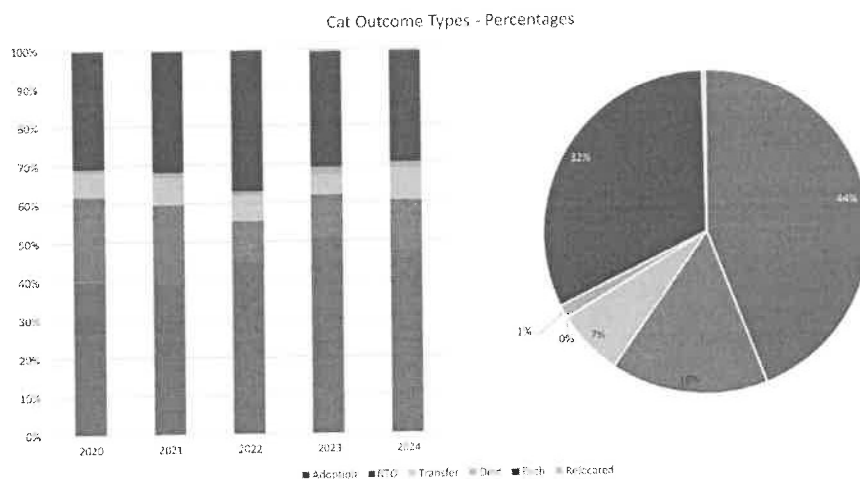
Clark Co. Intakes: Cats by Age



Clark Co. Dog Outcomes



Clark Co. Cat Outcomes



Adoption outcomes show a positive trend for dogs with less euthanasia and a slight increase in adoptions. However, both dog and cat euthanasia numbers are higher than best practices, unless owner-requested euthanasia is provided as a public veterinary service.

With cats and kittens, reduced stress, limiting the spread of disease with well-designed facilities, and reducing length of stay in shelter through robust adoption (or foster) programs, can help reduce the number of animals that become ill. One of the focuses of the design for a new facility would be to optimize cat isolation housing for more challenging to treat cases and longer-term care stays.

6 Calculating Animal Capacity Requirements

We examined the animal capacity required at CCAS to right size the new facility. Too much capacity means animals are likely to stay longer and too little capacity can result in overcrowding. Animal capacity is calculated using the following:

- Annual intakes.
- Current average length of stay.
- Peak factors, which illustrate the highest monthly peaks of intakes compared to the average.

Animal shelters should be built for peak capacity, as it is considered unacceptable based on the current knowledge of animal health to crowd animals. The number of animal housing units required can be calculated based on the following equation:

$$\begin{array}{ccccccc} \text{Average Daily} & & \text{Average} & & \text{Animals in} & & \text{Peak} \\ \text{Intakes} & & \text{Length of} & & \text{Shelter per} & & \text{Factor} \\ & \times & \text{Stay} & = & \text{Day} & \times & \\ & & & & & & = \text{Animal Housing} \\ & & & & & & \text{Required} \end{array}$$

Animal Housing Requirements – All of Clark County

	YEARLY INTAKES	ADJUSTMENT				BASE	PEAK	REQUIRED
Animal	(2020-24 Avg)	FACTOR	ADJUSTED DAILY INTAKE	AVG LOS	CAPACITY	FACTOR	CAPACITY	
Adult Dog	15,030	1	15,030	41.2	7.7	34	1.41	444
Puppies	1,242	1	1,242	3.4	7.4	8	1.41	35
Adult Cats	5,548	1	5,548	15.2	7.7	25	1.48	172
Kittens	3,422	1	3,422	9.4	12	19	1.48	166
TOTAL	22,509				11			651

The county expressed a desire for the new facility to accommodate a third of their total intakes to ensure a future-proof shelter, especially if there is room for growth on site.

Animal Housing Requirements – Based on 1/3 of The Animal Foundation's Intakes

Animal	YEARLY INTAKES (2020-24 Avg)	ADJUSTMENT FACTOR	ADJUSTED DAILY INTAKE		AVG LOS	BASE CAPACITY	PEAK FACTOR	REQUIRED CAPACITY
Adult Dog	2,458	1.1	2,702	7.4	7.7	57	1.28	73
Puppies	237	1.1	261	0.7	7.4	5	1.66	9
Adult Cats	780	1.1	858	2.4	7.7	18	1.31	24
Kittens	374	1.1	412	1.1	12	13	1.75	24
TOTAL	3,473							128

7 Program of Spaces

Bldg	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
PUBLIC SPACES									
1	Vestibule		1	8 x 10	80	133%	106		
1	Reception Desks	Zone in lobby	1	8 x 10	80	133%	106		
1	Retail Store/Flex	Shelves needed	1	6 x 8	48	133%	64		
1	Lobby		1	18 x 20	360	115%	414		
1	Counseling Nook/Room		2	8 x 10	160	135%	216		
1	Storage	Adoption packets/supplies	1	8 x 10	80	133%	106		
1	Real Life/Feature	Indoor/	2	8 x 10	160	135%	216		
1		Outdoor	2	8 x 8		150%		192	
	Subtotal				968		1,229	192	0
1	Multipurpose Room	Divided; counter w/ sink	2	30 x 30	1,800	115%	2,070		
1		Patio/Yard	1	30 x 20	600	100%			600
1	Event Storage		1	8 x 15	120	133%	160		
1	Table & Chair Storage	Room classroom setup	2	8 x 15	240	133%	319		
1	Kitchenette	Counter in MP room	0	8 x 15	0	133%	0		
1	Janitor's Closet		1	6 x 6	36	133%	48		
	Subtotal				2,796		2,597	0	600
1	Public Restrooms	Unisex	2	8 x 8	128	135%	173		
1	Public Restrooms	M/F multi-stall	2	10 x 18	360	135%	486		
1	Janitor's Closet		1	4 x 8	32	135%	43		
1	Covered Loading/Unloading	Food pantry; quick service	4	12 x 18	864	115%		994	
1	Public/Vol Parking	Minimum	50	9 x 18		115%		9,315	
	Subtotal				1,384		702	10,309	0

bldg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
Admissions/Reclaim	1 Reception Desk (Admin/Reclaim)	2 people	1	8 x 10	80	135%	108		
	1 Lobby		1	14 x 18	252	115%	290		
	1 Food Pantry	Use main food pantry storage	0	8 x 8	0	133%	0		
	1 Intake Counseling/Exam	Flex with veterinary	2	10 x 10	200	133%	266		
Admissions/Reclaim	2 Citations Desk		1	6 x 8	48	133%	64		
	2 Citations Waiting	Zone off to the side	1	10 x 14	140	133%	186		
	2 Admin Hearing Room	15 people max	1	14 x 20	280	133%	372		
	Subtotal				1,000		1,286	0	0
Foster	1 Reception Desks	Check-out kiosk/zone for day fosters	1	4 x 6	24	135%	32		
	1 Lobby	Waiting for vet rechecks/take home	1	10 x 14	140	135%	189		
	1 Staging Nook	For cats/kittens about to go out	2	2.5 x 5	25	200%	50		
	1 Supply Closet		1	10 x 10	100	133%	133		
Public Veterinary	1 Drop Off		2	10 x 20	400	100%	400		
	1 Exam Rooms	Use veterinary	0	10 x 10	0	133%	0		
	Subtotal				689		404	400	0
Public Veterinary	1 Reception Desk	2 people for busy times	1	8 x 10	80	133%	106		
	1 Lobby		1	12 x 14	168	133%	223		
	1 Clinic Supervisor	Public clinic/customer services Supervision too	1	8 x 10	80	135%	108		
	1 ORE Room	Outside entrance/exit	1	10 x 12	120	133%	160		
Public Veterinary	1 Outdoor Exam		1	10 x 12	120	133%	160		
	1 Exam Rooms	Flex with intake/reclaim	2	10 x 10	200	133%	266		
	Subtotal				768		863	160	0
	TOTAL				7,605		7,082	11060	600

bdg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
DOG SPACES									
		8 Dogs Per Pod	6 Pods						
1	Adopt Runs	Indoor/Indoor	16	5 x 10	800	350%	2,800		
1	Adopt Runs - Small Dog/Puppies	Indoor/Indoor	6	4 x 9	216	300%	648		
1	Outdoor Play Yard	Half covered	2	30 x 40		100%		1200	1200
1	Adopt Runs	Indoor/	24	5 x 6	720	350%	2,520		
1		Outdoor	24	5 x 6	720	200%	1440		
1	Real Life/Feature	Indoor/	0	8 x 10	0	300%	0		
1		Outdoor	0	8 x 8		150%		0	
1	Adoption Counseling Nook		2	4 x 6	48	135%	65		
1	Get Acquainted	Flex as indoor enrichment	2	10 x 12	240	135%	324		
1	Get Acquainted Yard	Access to parking	2	15 x 15		150%		675	
1	Food Prep/Work Room	Includes clean laundry storage	1	14 x 16	224	135%	302		
1	Janitor's Closet		3	6 x 8	144	135%	194		
	Subtotal				3,112		6,854	3315	1200
		8 Dogs Per Pod	4 Pods						
1	Flex Runs	Indoor/Indoor	8	5 x 10	400	300%	1,200		
1	Outdoor Play Yard	Half covered	2	30 x 40		100%		1200	1200
1	Flex Runs	Indoor/	24	5 x 6	720	300%	2,160		
1		Outdoor	24	5 x 6		200%		720	
1	Outdoor Play Yard	Half covered	2	30 x 40		100%		1200	1200
1	Outdoor Play Yard - Small	Covered	4	16 x 20		100%		1280	
1	Low-Stim Dog Rooms	Indoor/	2	8 x 8	128	165%	211		
1		Outdoor	2	8 x 8		200%		256	

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CAT SPACES						
		8	Cats per room	3	Rooms	
Front of House	1	Cat Condos	Double-stack	8	2.5 x 5	100
	1	Kitten Condos	Double-stack; cat-sized	4	2.5 x 5	50
	1	Cat Colonies – Social Cats		0	6 x 8	0
	1	Get Acquainted	Nooks in Cat Condo Rooms	2	6 x 6	72
	1	Adoption Counseling nook		1	4 x 6	24
	1	Cat Kennels	Assume 2 cats per	4	6 x 6	144
1		Catios/Porches	4	6 x 6	100%	
						144

ANIMAL ARTS

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bldg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
1	Food Prep/Work Room		1	10 x 14	140	135%	189		
1	Janitor's Closet		1	6 x 8	48	135%	65		
	Subtotal				578		1,160	144	0
8 Cats per room									
1	Community Cat Holding	Working Cat Program	2	6 x 6	72	275%	198		
1	Catios/Porches		2	6 x 6		100%		72	
1	Court Hold Cat Condos	Double-stack	2	2.5 x 5	25	300%	75		
1	Food Prep/Work Room		0	10 x 10	0	135%	0		
1	Jani		1	6 x 8	48	135%	65		
1	Cat Isolation Condos		2	2.5 x 5	25	200%	50		
1	Cat Isolation Vestibule	Sink; PPE; prep; w/D	1	10 x 10	100	135%	135		
1	Cat Isolation Condos - Ringworm		2	2.5 x 5	25	200%	50		
1	Cat Isolation Vestibule -								
1	Ringworm	Bathing; W/D	1	10 x 12	120	135%	162		
1	Kitten Nursery	3 per condo	4	2.5 x 5	50	350%	175		
	Subtotal				465	20	910	72	0
TOTAL					1,043		2,070	216	0

OTHER ANIMAL SPACES

1	FOH Misc. Animal Room		1	10 x 12	120	135%	162		
1	Flex Runs		2	6 x 8	96	350%	336		
		Separate predator/prey rooms							
1	BOH Misc. Animal Room		2	10 x 10	200	135%	270		
1	Barn Stalls		4	12 x 12	576	175%		1008	

ANIMAL ARTS

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bldg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
1	Paddock		4	12 x 12	576	100%			576
1	Pasture		0	50 x 80	0	100%			
TOTAL					1,568		768	1008	576
VETERINARY SPACES									
1	Dog Sick Isolation Runs	2 rooms	8	5 x 9	360	300%	1,080		
1		Iso Yard	1	10 x 15		100%		150	
1	Dog Isolation Vestibule		1	8 x 10	80	135%	108		
1	Iso Janitor's Closet		1	6 x 8	48	135%	65		
1	Parvo Runs		2	5 x 5	50	250%	125		
Subtotal					538		1,378	150	0
1	Dog Sx Hold - Runs		4	5 x 5	100	175%	175		
1	Dog Sx Hold - Cages	Stacked 2 high; smaller on top	5	2.5 x 5	63	250%	156		
1	Cat Sx Hold	Stacked 2 high	6	2.5 x 3	45	250%	113		
Subtotal					208		444	0	0
1	Pharmacy		1	8 x 10	80	135%	108		
1	Lab	Counter zone	1	6 x 8	48	135%	65		
1	Pack Prep/Laundry		1	8 x 10	80	135%	108		
1	Clinic Storage		1	8 x 8	64	135%	86		
1	Surgery - Spay/Neuter	2 table	2	16 x 18	576	135%	778		
1	Surgery - Specialty	1 table	0	14 x 14	0	135%	0		
1	Induction		2	10 x 12	240	165%	396		
1	Treatment		2	10 x 12	240	165%	396		
1	Workstations		2	4 x 4	32	133%	43		

bldg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
1	Beach (Dog)	Floor recovery; increase to 4x4 if enclosed	6	3 x 3	54	133%	72		
1	Beach (Cat)	Counter Recovery	1	3 x 8	24	133%	32		
1	Dental	1 table	1	12 x 12	144	133%	192		
1	X-ray		1	9 x 10	90	133%	120		
1	Clinic Janitor's Closet (Main)		1	6 x 8	48	133%	64		
1	O2 Closet	Exterior access	1	6 x 8	48	133%	64		
1	Grooming	1 tub room; close to vet	1	12 x 14	168	135%	227		
	Subtotal				1,936		2,749	0	0
1	Vet Office	Shared; 2 max at once	1	10 x 10	100	133%	133		
1	Medical Supervisor		1	8 x 10	80	133%	106		
1	Snack Nook		1	4 x 8	32	133%	43		
1	Restroom		1	8 x 8	64	133%	85		
1	BOH Intake Exam Room		1	10 x 12	120	133%	160		
	Subtotal				396		527	0	0
1	Dog Sx Hold - Runs		2	4 x 5	40	165%	66		
1	Dog Sx Hold - Cages	Stacked 2 high	4	2.5 x 5	50	200%	100		
1	Cat Sx Hold	Stacked 2 high	6	2.5 x 3	45	200%	90		
1	Cat TNR Hold	Easy exterior access; 3 rows shelves for traps	1	8 x 10	80	200%	160		
1	High-Volume S/N	Use vel core	0	16 x 18	0	133%	0		
1	Induction	Use vel core	0	10 x 12	0	133%	0		
	Subtotal				215		416	0	0
	TOTAL				3,293		5,513	150	0

Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
STAFF SPACES								
1 Director Office		1	10 x 12	120	133%	160		
1 Flex Offices	Managers from other locations to drop in?	2	8 x 10	160	133%	213		
	Operations Manager							
	Foster Manager							
1 Office - 1 Person	Volunteer Manager	4	8 x 10	320	133%	426		
1 Adoption Supervisor	Shelter Manager	1	8 x 8	64	175%	112		
1 Adoption Coordinator	Also at front desk and in dog/cat zone	2	6 x 6	72	175%	126		
1 Foster Coordinators		4	6 x 6	144	133%	192		
	Shared office; assume some work in animal zone/prep rooms	1	12 x 14	168	133%	223		
1 Animal Care Techs	Adjacent to call center or lobby	1	8 x 8	64	133%	85		
1 Intake Coordinator		8	6 x 6	288	175%	504		
1 Call Center Workstations	6-7 now, plan for growth	1	8 x 10	80	133%	106		
1 Code Manager	Nook	1	8 x 8	64	133%	85		
1 Copy/Supply	Check-in, lockers	1	12 x 14	168	133%	223		
1 Volunteer Office	With Multipurpose	0	8 x 8	0	133%	0		
1 Event Storage		1	14 x 18	252	133%	335		
1 Conference Room								
1 Staff Break Room		1	16 x 18	288	133%	383		
1 Support	Patio	1	14 x 16	224	133%		298	
1 Staff Quiet/Nursing Room	UC fridge and sink ideal	1	8 x 8	64	133%	85		

bldg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
1	Locker Rooms		1	10 x 16	160	133%	213		
1	Restrooms		2	8 x 8	128	133%	170		
1	Unisex RR w/ shower		1	8 x 10	80	133%	106		
2	Code Enforcement Manager		1	8 x 10	80	133%	106		
2	Supervisor Workstations	6 Code Enforcement, 1 Office Services	7	8 x 8	448	175%	784		
2	Code Enforcement Specialists		5	6 x 6	180	175%	315		
2	Specialists & Assistants	Sr. Office, Office Specialist, Assistant	15	6 x 6	540	175%	945		
2	Dispatch		12	6 x 6	432	175%	756		
2	Dispatch - Leadership	1 Supervisor & 2 Senior	3	8 x 8	192	175%	336		
1	Supply Storage	Near vehicles	1	12 x 18	216	133%	287		
2	Office - 1 Person	Manager	1	8 x 10	80	133%	106		
2	Supervisor Workstations	Supervisors	6	8 x 8	384	175%	672		
2	Senior ACO		4	8 x 8	256	175%	448		
2	Specialists	1 Admin; 2 Office	3	6 x 6	108	175%	189		
2	Customer Service Assistant		2	6 x 6	72	175%	126		
2	Clerical Assistant		2	6 x 6	72	175%	126		
2	Field Team Room	Stand up meeting zone; ACO workstations	1	16 x 20	320	133%	426		
TOTAL					6,288		9,370	298	0

SUPPORT SPACES

Utility	1	Mechanical	1	14 x 16	224	115%	258		
	1	Electrical	1	10 x 12	120	133%	160		

bldg.	Room	Notes	#	Size	Net (sf)	Load	Gross (sf)	Covered Ext. (sf)	Uncovered Ext. (sf)
1	Fire Riser Room		1	8 x 8	64	133%	85		
1	IT Room		1	8 x 10	80	133%	106		
1	Necropsy	Cooler in room	1	12 x 14	168	135%	227		
1	Photo		1	10 x 12	120	135%	162		
1	Behavior Assessment - Dog		1	10 x 14	140	135%	189		
1	Yard		1	20 x 20	400	135%		540	
1	Cooler - Specimens		1	3 x 6	18	133%		24	
1	Freezer		1	8 x 10	80	133%		106	
1	Enrichment Prep		1	12 x 14	168	133%	223		
1	Central Dishwash		1	14 x 16	224	133%	298		
1	Shelter Supplies	Food storage separate	1	12 x 16	192	133%	255		
1	Food Bank		1	16 x 18	288	115%	331		
1	General Storage		1	20 x 30	600	115%	690		
1	Laundry	2 sets stackable commercial	1	16 x 18	288	115%	331		
B	Vertical Circulation - Stairs		2	14 x 20	560	135%	756		
B	Vertical Circulation - Elevator	Includes sf for machine room	1	10 x 14	140	135%	189		
1	Temp Holding Kennels	2 rooms	12	4 x 5	240	300%	720		
1	Temp Holding Cats		1	8 x 10	80	133%	106		
1	Garage	Tub for bathing if req. (decontamination)	1	20 x 30	600	110%	660		
1	Truck Wash	Cage wash too	1	16 x 40	640	110%		704	
1	Field Truck Parking		6	10 x 20	1,200	110%			1,320
1	Trailer Parking		3	10 x 20	600	110%		660	
1	Staff Parking		112	9 x 18	18,144	175%			31,752
TOTAL					25,378		5,747	2,034	33,072

8 Adjacencies

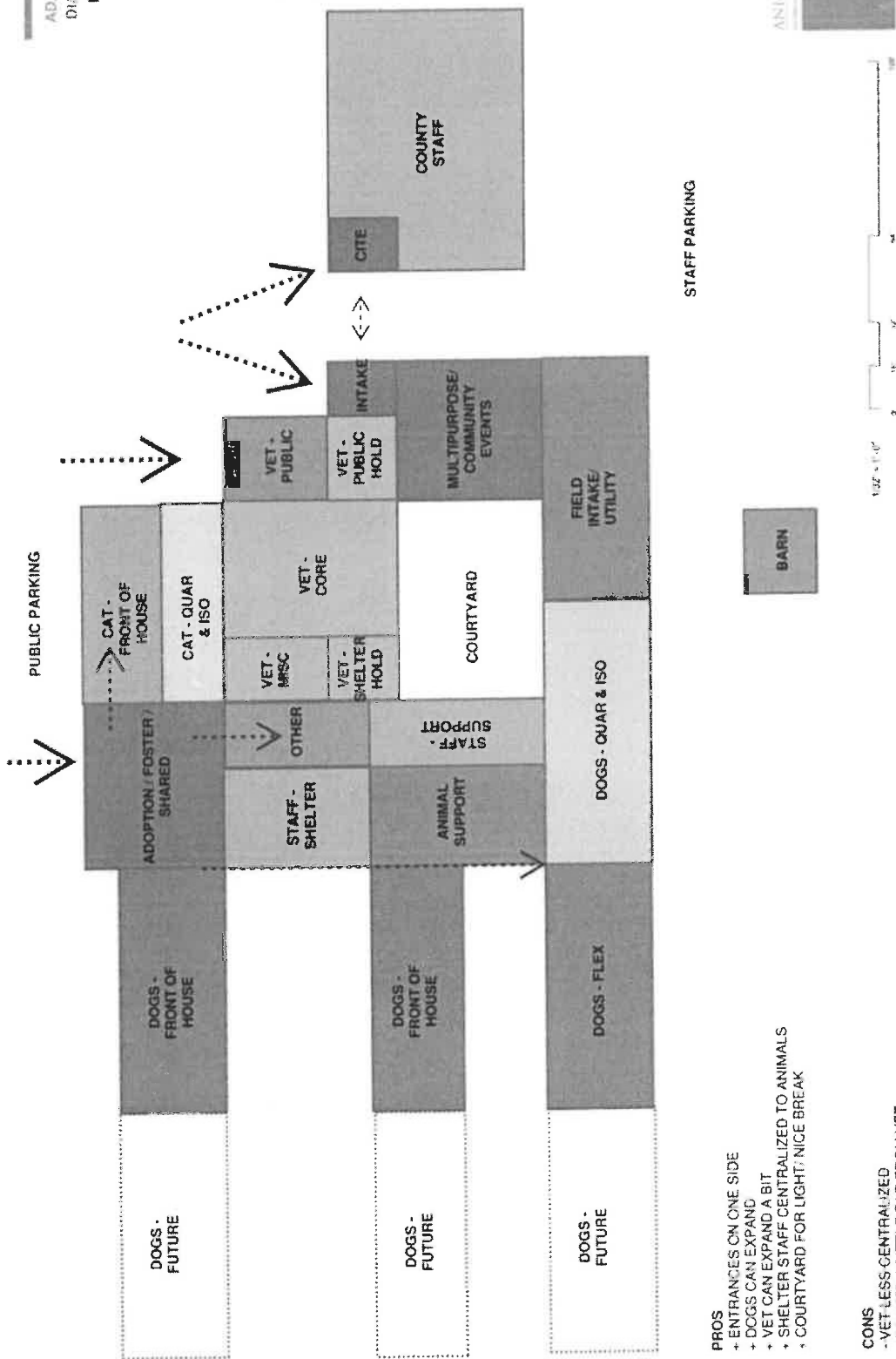
Through several virtual meetings, we developed an adjacency diagram documenting the desired connectivity of different program elements. Due to the high number of indoor/outdoor dogs, these diagrams take into account the arrangement of the outdoor dog housing which drives the building envelope. Priorities for Clark County are:

- Locating county staff in a separate building.
- Back-of-house circulation between public and field intake.
- Centralized veterinary clinic.
- Separation of dogs and cats.
- Dogs in wings to allow for future growth in capacity.
- A courtyard for staff break spaces away from animals and to provide natural light.

The selected adjacency diagram can be found below.

Clark County Animal Shelter

09/11/2025



- PROS**
- + ENTRANCES ON ONE SIDE
 - + DOGS CAN EXPAND
 - + VET CAN EXPAND A BIT
 - + SHELTER STAFF CENTRALIZED TO ANIMALS
 - + COURTYARD FOR LIGHT, NICE BREAK

- CONS**
- VET LESS CENTRALIZED
 - FOSTER A LITTLE FAR FROM VET

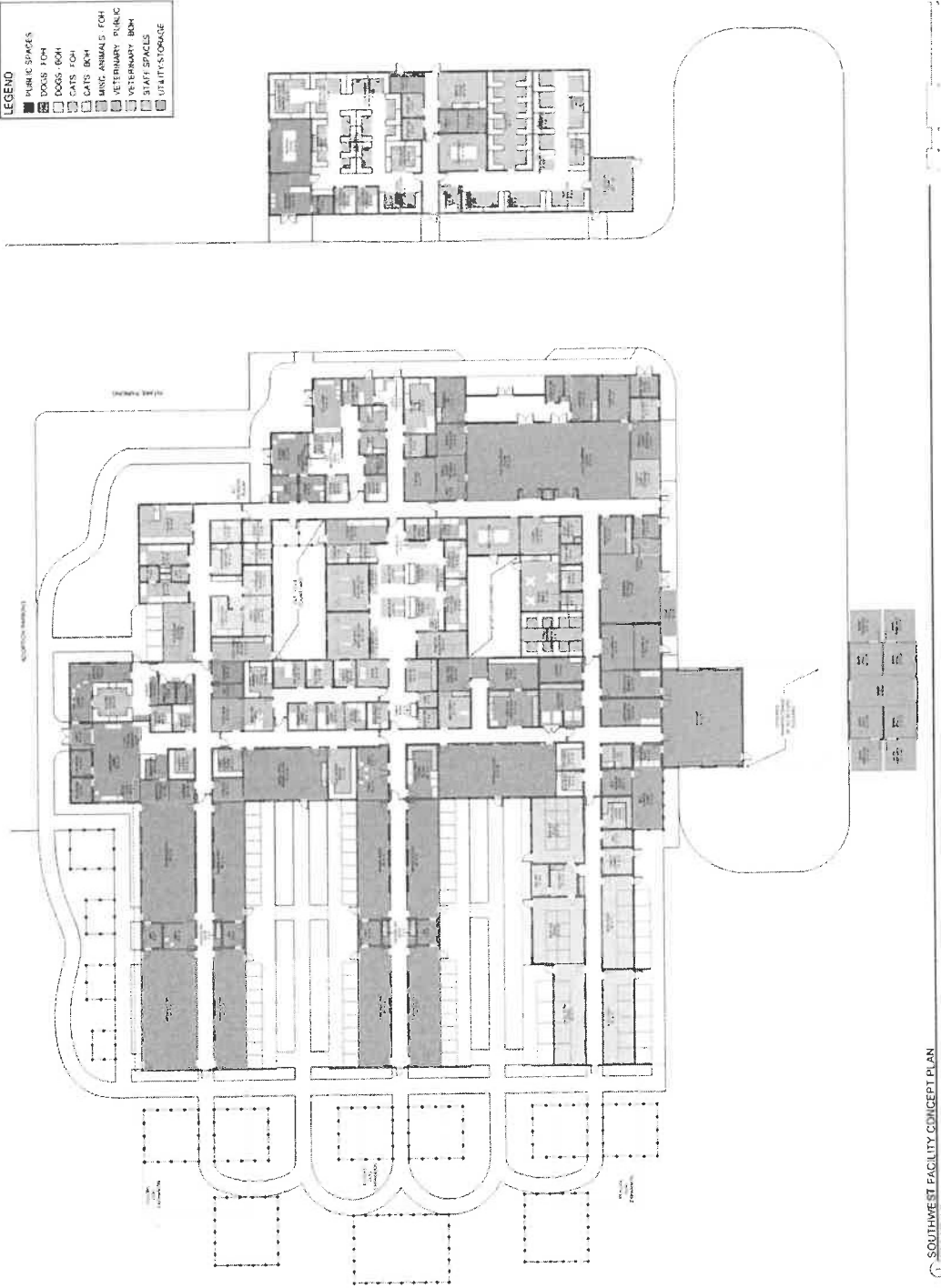
9 Concept Plan

The proposed concept plan can be found below. This plan is based off the adjacency diagram above, as well as detailed conversation with the Clark County team.

County staff would be located in a separate building, if financially feasible. However, if it's desired to leave the staff at their current location, a citation meeting room would need to be included in the main building scope.

**SOUTHWEST
FACILITY
CONCEPT
PLAN**

- LEGEND**
- PUBLIC SPACES
 - DOGS FOH
 - DOGS BOH
 - CATS FOH
 - CATS BOH
 - MISC ANIMALS FOH
 - MISC ANIMALS BOH
 - VETERINARY PUBLIC
 - VETERINARY BOH
 - STAFF SPACES
 - UTILITY/STORAGE



Clark County Animal Shelter
10/3/2025



SOUTHWEST FACILITY CONCEPT PLAN

10 Budget Recommendations

Budget Considerations

Below are some reasons why animal shelters are more expensive than one might expect.

Designing for Sanitation

Shelters must provide a clean and sanitary environment for the health of animals. Unlike human hospitals where patients are protected by footwear, animals are in direct contact with the floors and walls of housing and circulation spaces. Sanitation systems are expensive because they involve skilled trades and significant infrastructure. A well-designed shelter has:

- Floor drains in every animal housing enclosure, as well as in the aisles outside the enclosures.
- Thickened concrete slabs to incorporate drainage systems.
- Hoses and disinfectant mixing stations throughout housing areas.
- Waterproof floor and wall systems. This is extremely important to prevent degradation of finishes and to extend the lifespan of the shelter.
- Commercial-grade dishwashers for sanitizing bowls and equipment.
- Commercial-grade washing machines for sanitizing laundry.
- Sag-resistant ceilings to withstand humid conditions during cleaning.
- Doors and interior window openings that are durable enough to be cleaned with water and disinfected.

Designing for Healthy Air

Just as floors, walls, and equipment must be sanitary, the air that the animals breathe must be clean and free of pathogens and odors. Odors are indicative of unhealthy air quality, and so animal shelters are typically designed to prevent noticeable odor in the air. An odor-free environment also creates a more positive experience for visitors and staff. Animal shelters employ these strategies to maintain healthy and odor-free environments:

- Enhanced air changes.
- Greater dilution with outside air.
- Air pressurization strategies to prevent contaminated air from flowing through the shelter from one space to another.
- Energy recovery strategies to recover the energy lost by moving more air.
- Greater levels of filtration to catch dust and animal hair.

Designing for Lighting and Power

Buildings such as shelters that have larger mechanical systems also need more electrical capacity to run these systems. Shelters contain equipment such as commercial laundry equipment that require dedicated power. Shelters also must be lit brightly and evenly for good cleaning, the safety of the animals and staff, and to promote adoptions. Given current energy codes, shelters must be designed with highly efficient lighting systems to afford the illumination levels that are needed. This equates to more expensive lighting selections.

Durability and Use

The only building type that receives more daily, difficult use than an animal shelter is a correctional facility. Unlike schools, shelters are used 24 hours per day by the animals. Unlike hospitals, shelters are cleaned with a hose and water. Shelters are used daily by staff, volunteers, the public, and animals, and therefore they must be durable enough to withstand the unpredictable use patterns of this combined group. To last for years, shelters typically have:

- Specialized doors and hardware.
- Wall protection to prevent damage from carts and leashes.
- Tempered glass in interior openings to prevent breakage.
- Flooring that holds up to cart traffic and dog claws.
- Higher performance paints and finishes for easy cleaning.

Importance of Well-Built Shelters

Animal shelter organizations do not have many opportunities to build buildings. Therefore, shelters should be designed to protect important investments and to maintain functional, efficient, and healthy operations for decades to come. Good shelter buildings may cost more money in the short term, but they reduce long-term operational expenses. A great shelter building supports the work that staff and volunteers do to provide humane and compassionate care for the animals, to control disease, and to keep the public safe.

Current ground-up animal shelter construction costs are around \$800 to \$1,100 per square foot (2024 pricing). Additionally, project costs should include an FF&E (fixtures, furnishings, and equipment) allowance which typically equals 13% of the hard costs on these project types, due to the animal housing and veterinary equipment.

11 Recommended Next Steps

Clark County can make a large impact on animal care in the Las Vegas metro area through providing additional animal housing capacity and veterinary services. Next steps for the county include identifying a future site, confirming if county offices will be co-located at the new shelter, and issuing a request for proposal for construction documents.

1 Appendix: Agenda

Animal Arts arrives prior evening

Day 1: July 28th

Time	Session	Location/Notes
8:00 – 9:30	Tour Animal Foundation	655 N. Mojave Rd. Las Vegas NV 89101
9:30 – 10:00	Drive/ setup	
10:00 – 11:00	Trends in Animal Sheltering	500 S. Grand Central Parkway, 4th Floor Real Property Management; Sage Brush Conference Room 4070B
11:00 – 12:00	Adoptions	
12:00 – 12:30	Foster and Volunteer	
12:30 – 1:00	Lunch Break	
1:00 – 1:45	Intake and Pet Resources	
1:45 – 2:45	Animal Intake/Outcome trends + first pass at capacity	
2:45 – 3:00	Break	
3:00 – 4:00	Animal Care: Food Prep, Laundry, Enrichment	
4:00 – 5:00	Veterinary: Public and Shelter Overflow	
5:00	Wrap Up	

Day 2: July 29th

Time	Session	Location/Notes
8:00 – 8:15	Setup	
8:15 – 9:00	Admin Needs: Marketing Development Facilities Finance	500 S. Grand Central Parkway, 4th Floor Real Property Management; Sage Brush Conference Room 4070B
9:00 – 9:45	Community Engagement: Events, Education, etc.	
9:45 – 10:30	Field Services/Dispatch	
10:30 – 10:45	Break	
10:45 – 11:45	Visioning and List of Spaces	
11:45 – 12:00	Wrap Up	
12:00 pm	Animal Arts Departs	

2 Appendix: Workshop Presentation



1



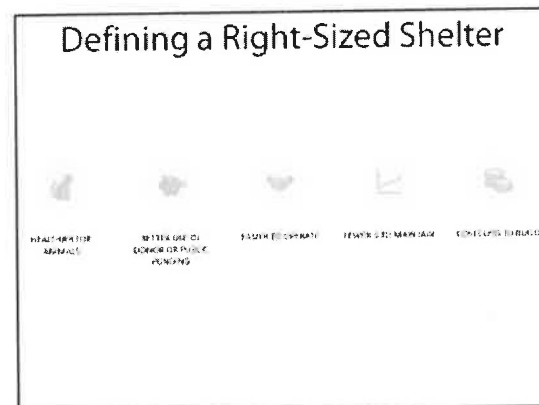
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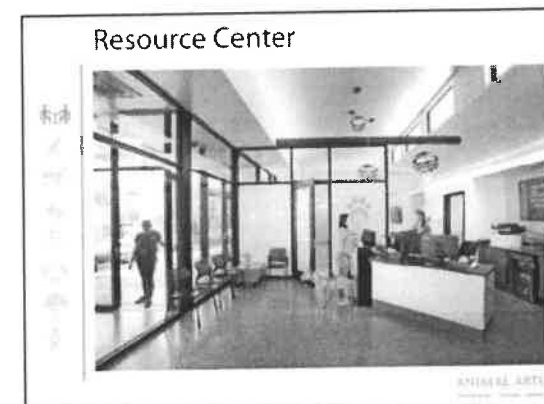
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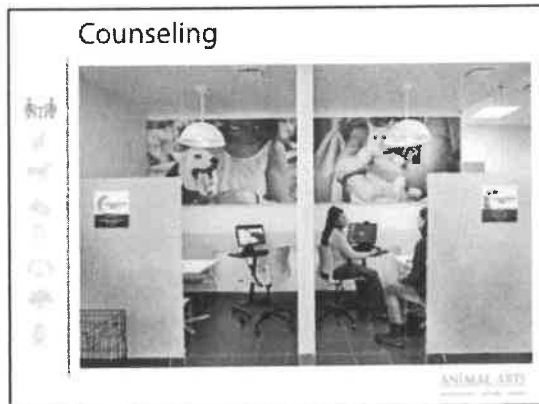
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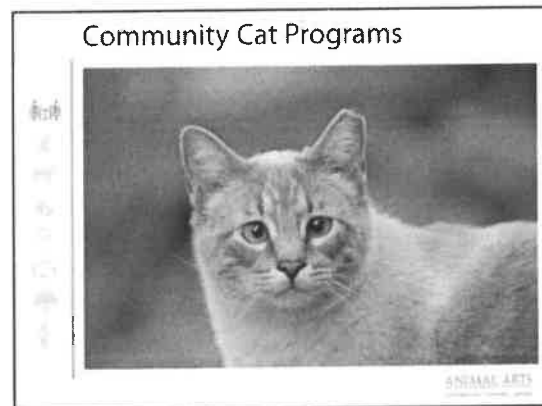
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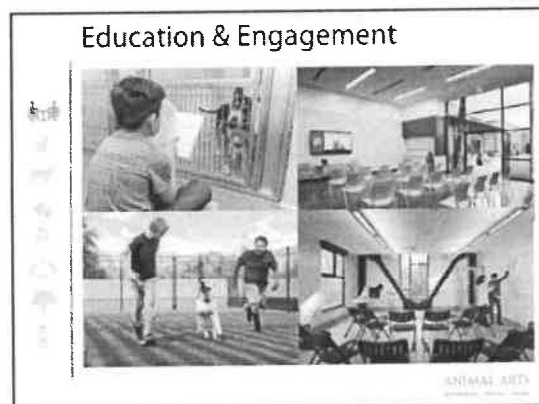
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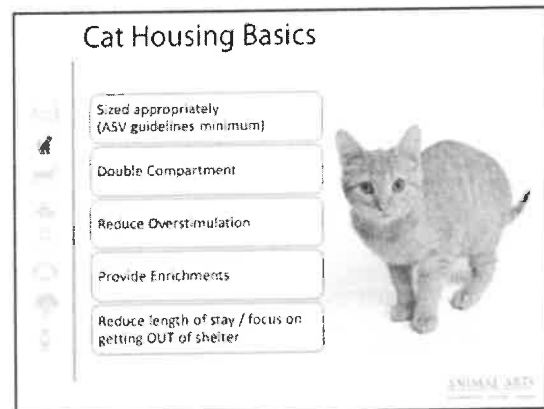
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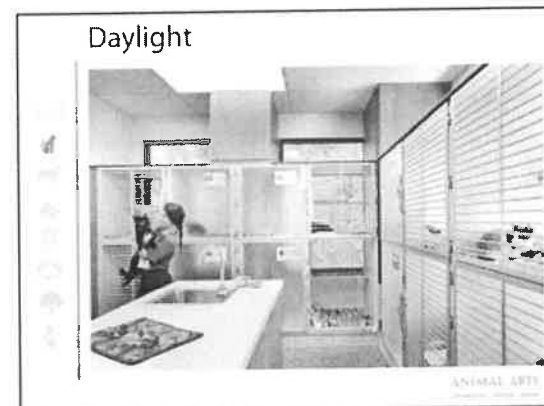
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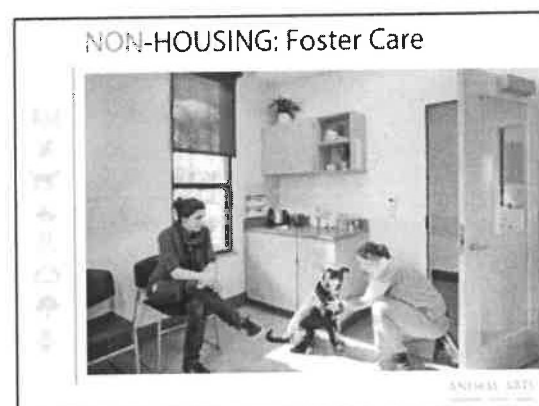
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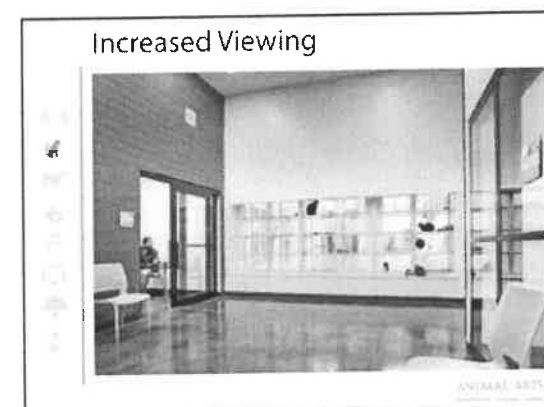
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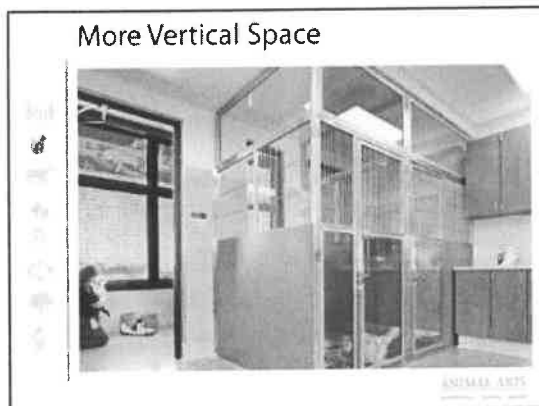
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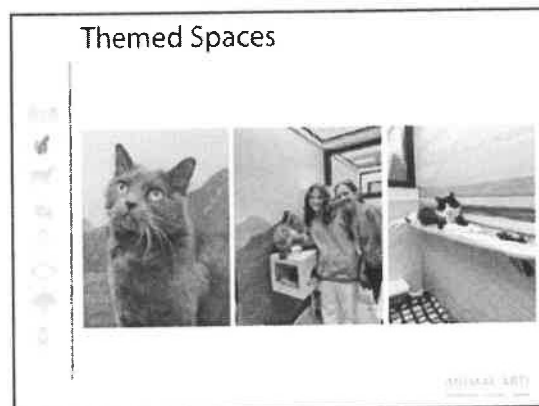


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Dog Housing Basics

- Sized appropriately
- Double Compartment
- Access to Outside
- Reduce Overstimulation
- Provide Enrichments
- Housing is DURABLE
- Reduce length of stay

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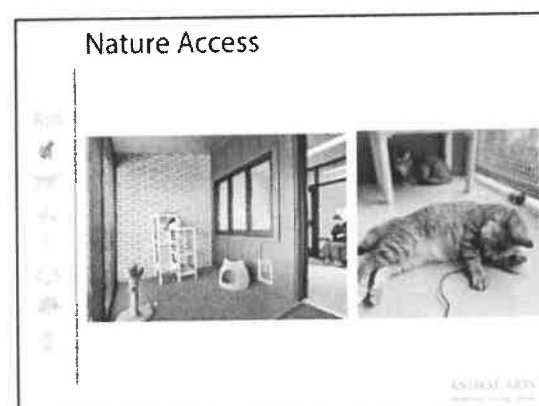


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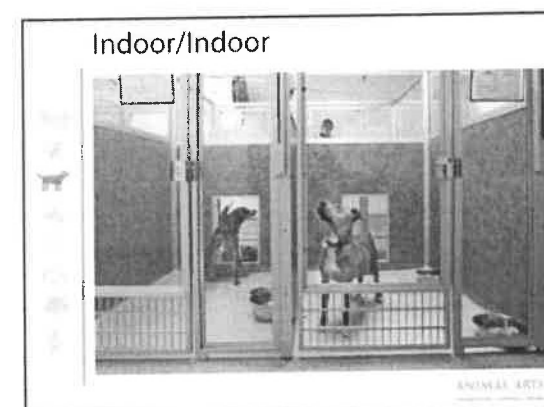
General Rules

- Dogs staying longer need larger housing.
- Dogs in indoor/outdoor runs need larger housing.
- Larger dogs need larger housing.
- Wider is better.
- Small dogs also need double compartment housing.

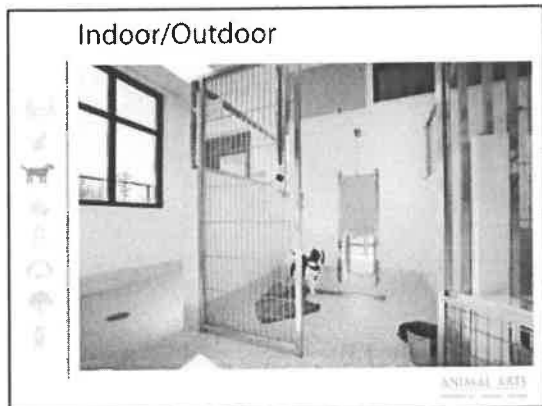
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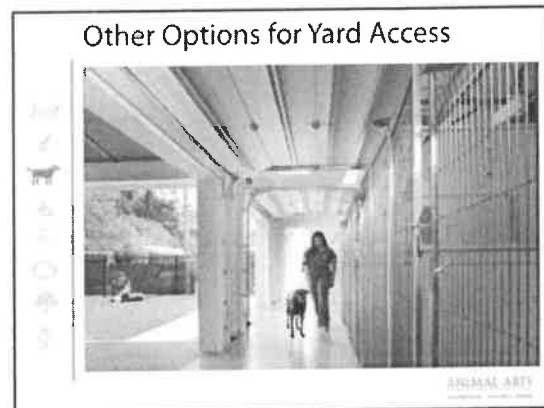
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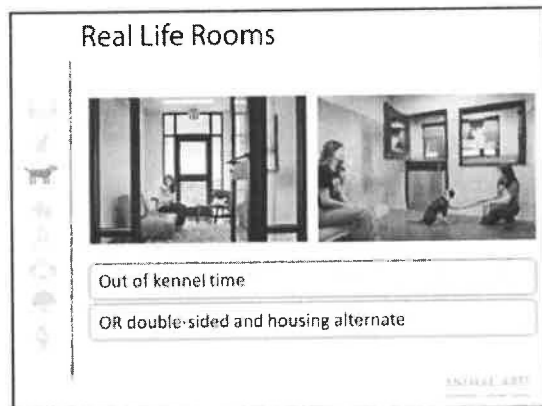
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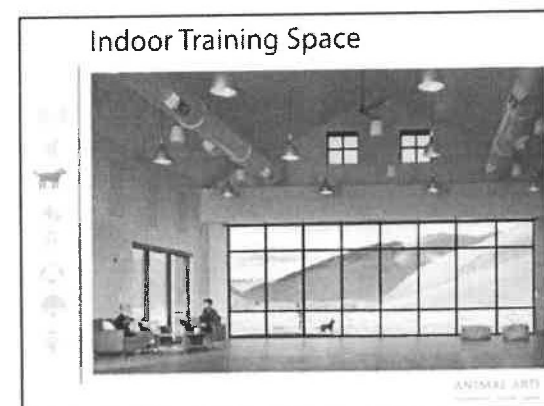
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Other Animals



Needs vary considerably by species and LOS

New ASV guidelines for rabbits

	Minkies	Mountain bunnies	Extensive plots (10 and 12 plots)
Minimum space	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)
Minimum space	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)
Minimum space	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)
Minimum space	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)	20 sq ft (1.9 m ²)

ANIMALS ARE

Flexible Indoor Housing

Rabbit Housing

Flexible Outdoor Housing

ANNAAL ARTS

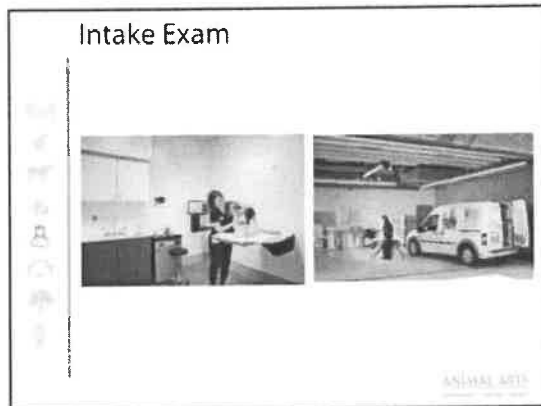
Large Animal Housing

ANIMAL ARTS
ANIMAL ARTS

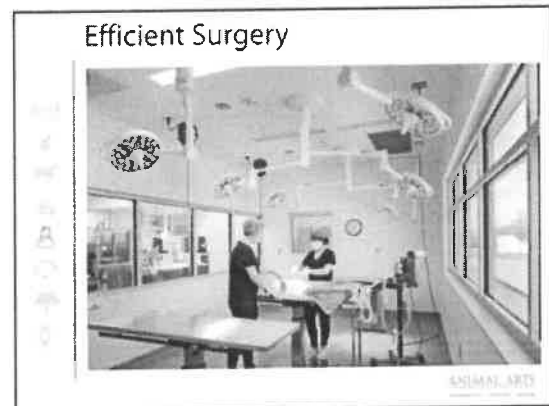
Defining Facility Functions

-  People and Pets
-  Dogs
-  Veterinary Care
-  Staff Needs
-  Site & Utility Needs

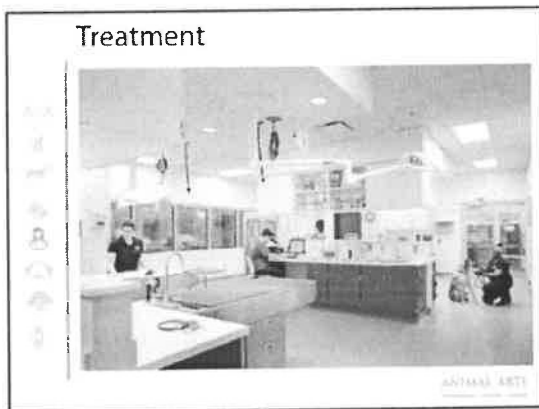
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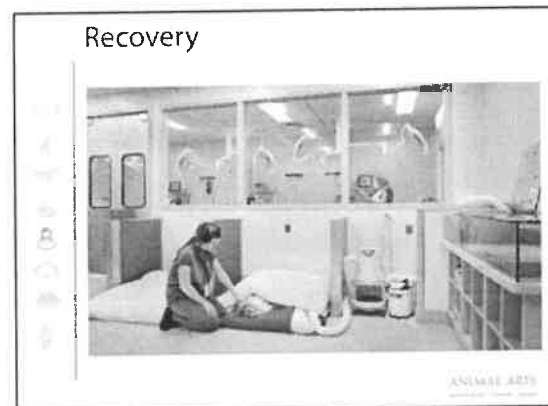
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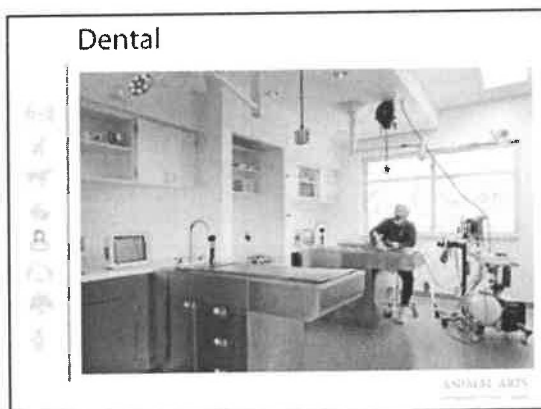
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Easy Sanitizing



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Organized Storage



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Endless Laundry



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Public-Facing



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Easy Unloading

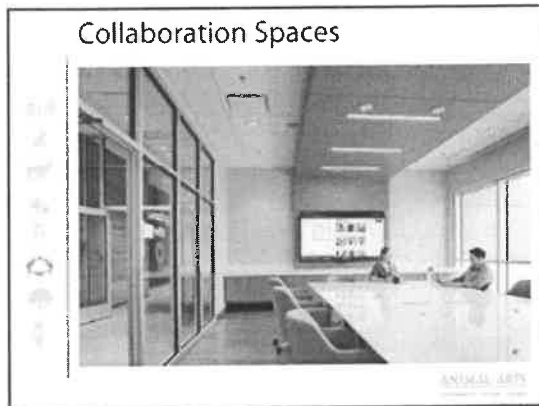


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Work Spaces



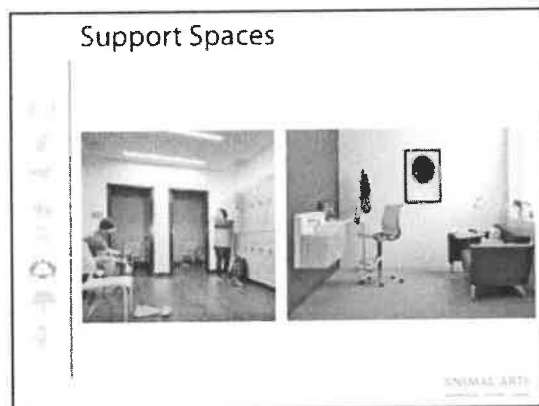
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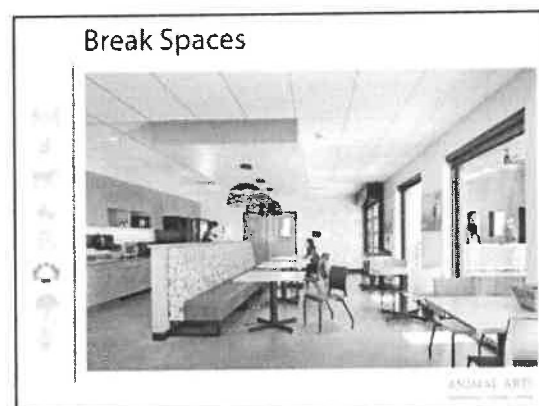
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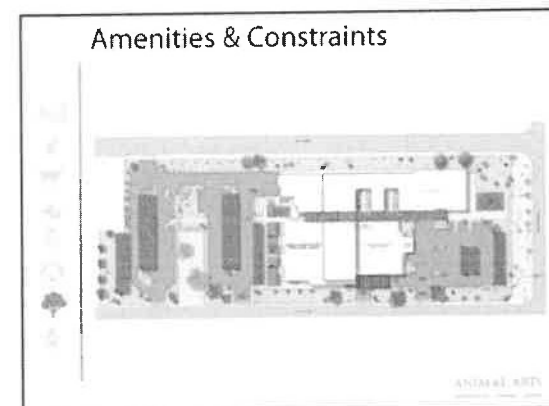
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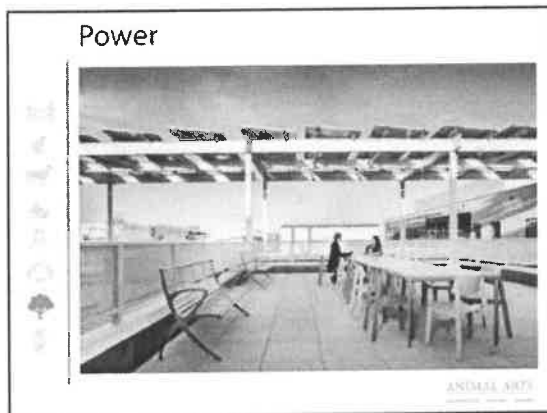
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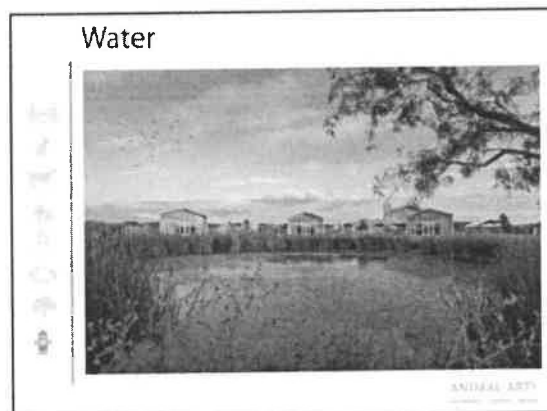
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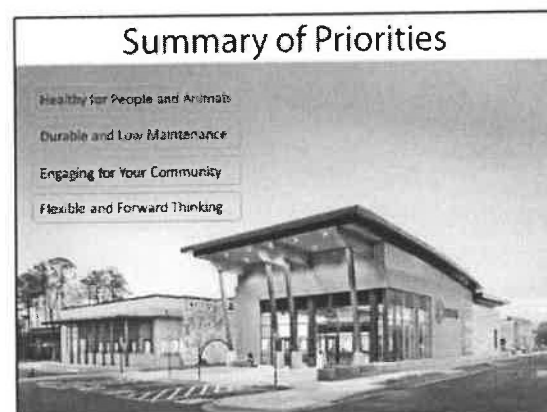
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Trends Presentation

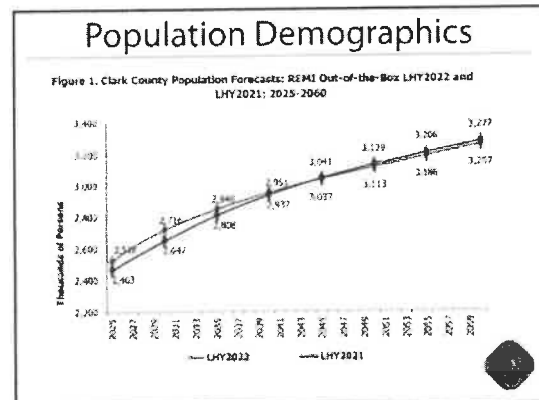
CLARK COUNTY

- Clark County Population Demographics & Trends
- Trends in Animal Intakes & Outcomes
- Animal capacity

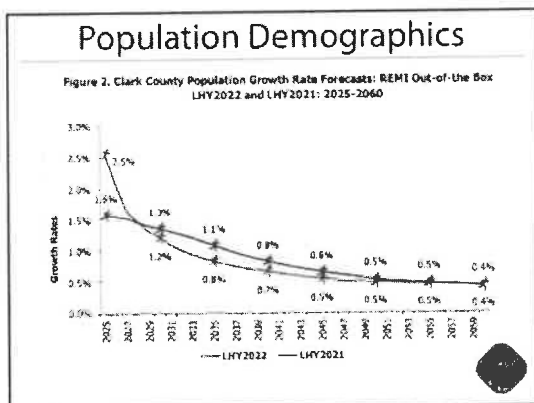


ANIMAL ARTS
architecture • interiors • people

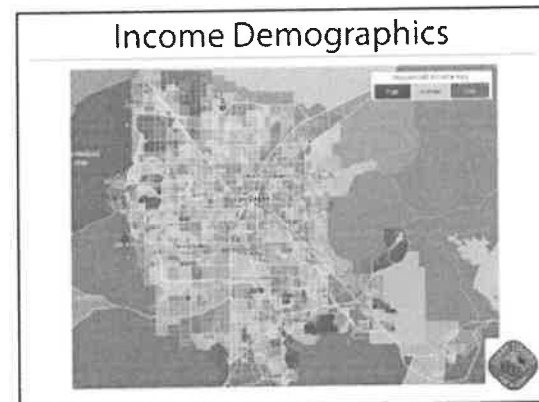
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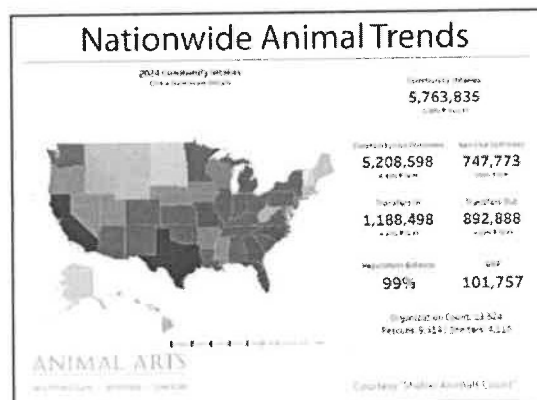
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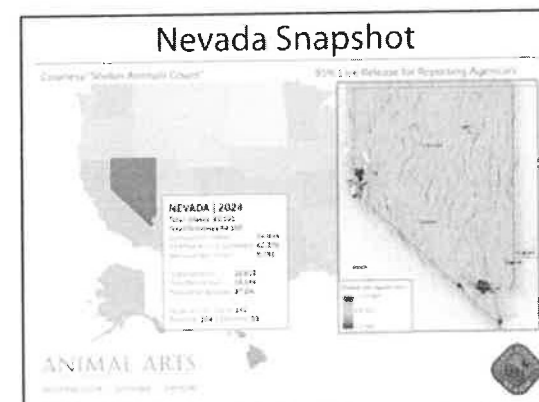
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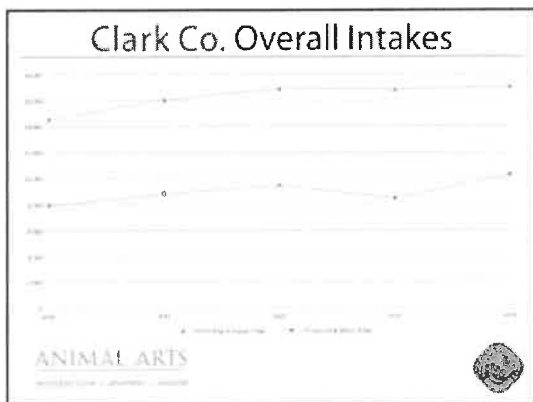
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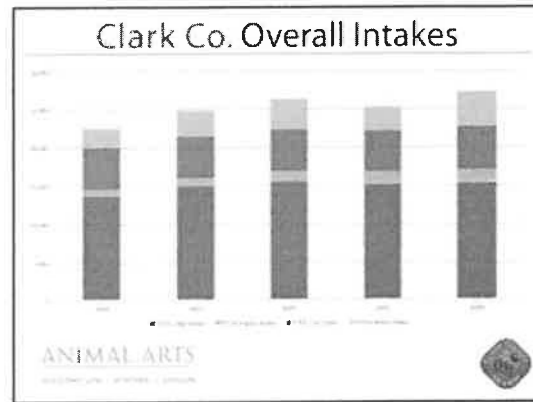
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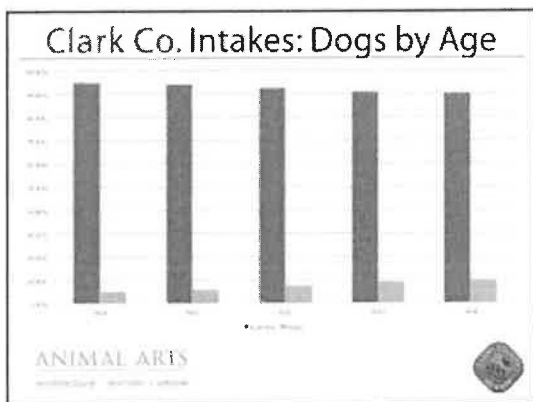
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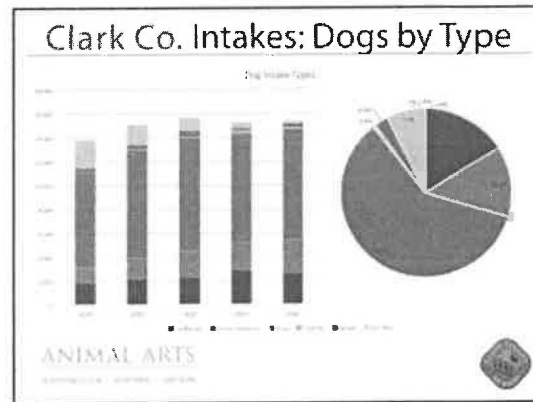
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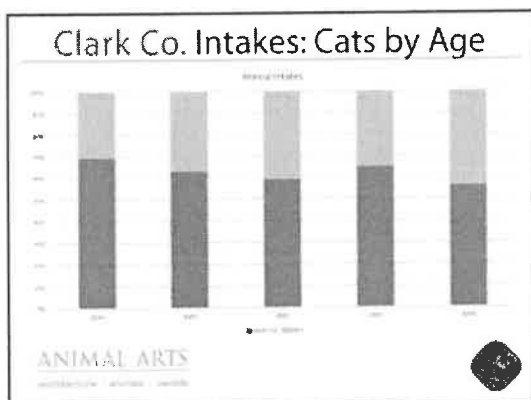
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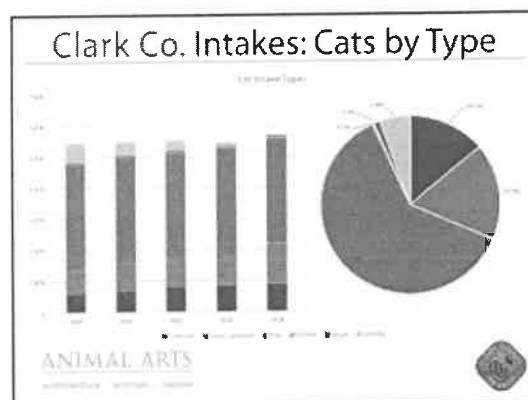
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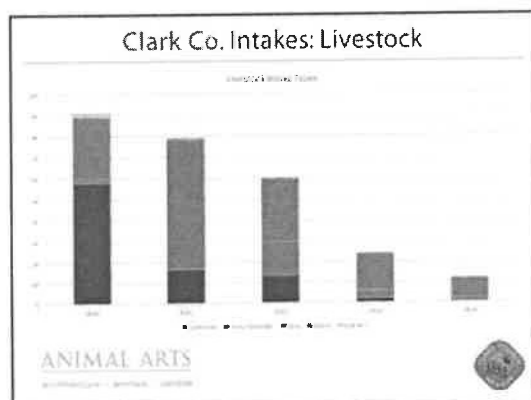
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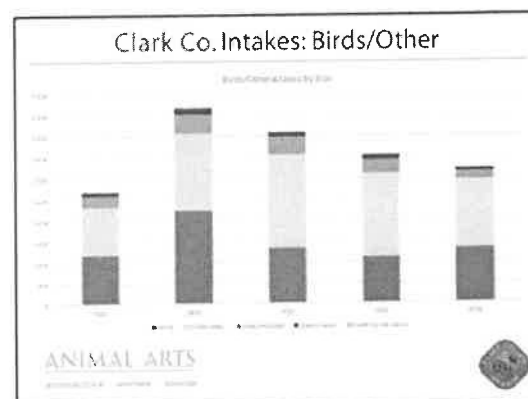
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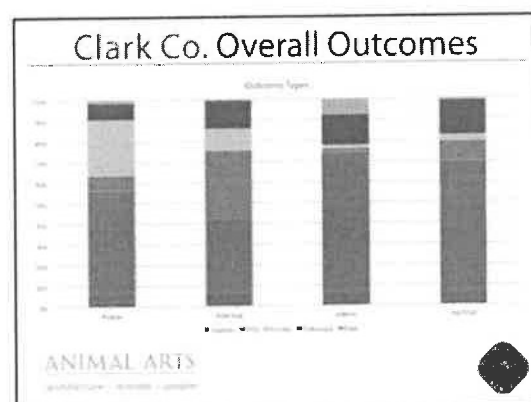
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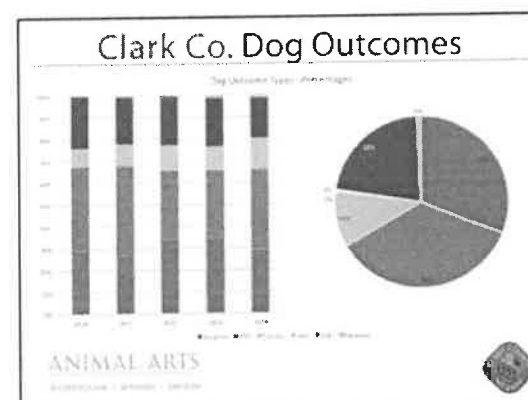
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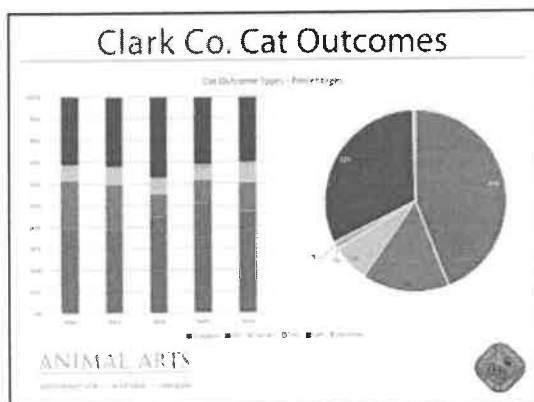
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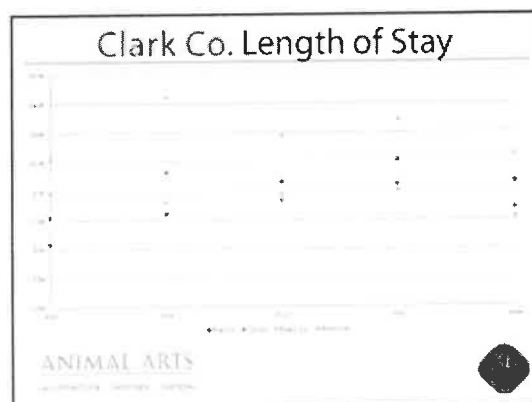
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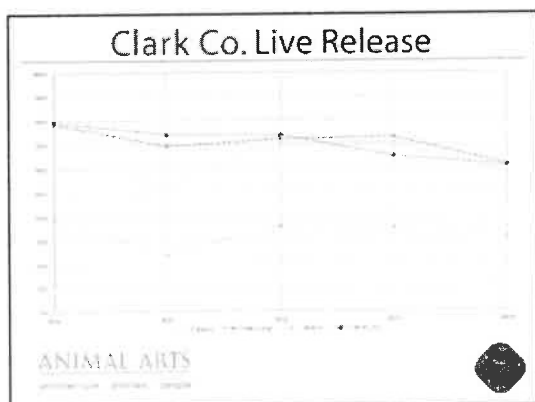
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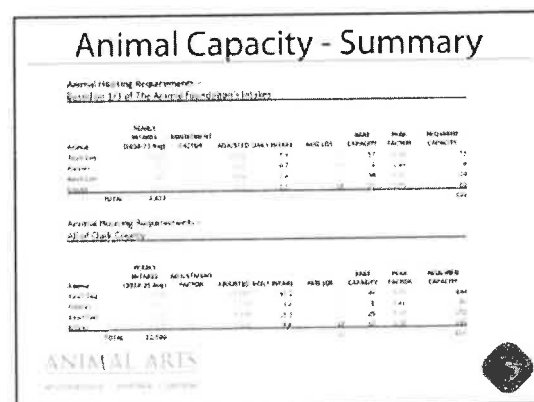
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3 Appendix: Workshop Notes

Expanded Vet Services

There was an enthusiastic interest in expanding the veterinary services offered to the community in the form of shelter medicine and spay/neuter services. Based on data from The Animal Foundation, intakes in puppies and kittens had risen by a significant amount over the last five years, partially due to spay/neuter programs slowing down during Covid. Expanding spay/neuter services within a new facility would hopefully decrease intakes of puppies and kittens and lower the number of animals in each shelter to be under capacity. This ties directly to the need for expanded TNR programs for cats. The new facility would also provide basic services such as dental, vaccinations, and amputations, and maybe provide opportunities for veterinary students.

Staff Spaces

Currently, with the county contracting out shelter services to The Animal Foundation, animal services and animal control offices are located at different county buildings far from the shelter. The goal at the new facility would be to move both the county animal services staff, code enforcement, and the animal control officers to this new facility. A centralized facility would help different departments be closer to the facility functions they serve. This would likely include a variety of offices, small meeting rooms, and some larger spaces for hearings and gatherings. Additionally, the staff currently enjoy the large break room and outdoor break space at The Animal Foundation and would like to see something similar at the new facility. Along with moving the departments, an adequate amount of parking would be needed to support the number of cars/trucks on site each day.

Utilizing Technology

The current flow of adoptions at The Animal Foundation seems unorganized and slower than it could be, leading to fewer dogs getting highlighted/viewed and adoption process for the animals being slower. The staff would like to see the new facility have a better website to showcase adoptable animals, as well as mobile adoption stations to expedite the adoption process. It was discussed that needing an appointment to view specific animals isn't ideal and backs up a line of people, so somehow allowing people to view the animals and more easily interact with them without an appointment process would be ideal. The staff liked the idea of also having mobile kiosks around the shelter to showcase the animals up for adoption and provide more information.

Foster/Volunteer Services

Fosters and volunteers are some of the most important people in the shelter, so providing good spaces for them is a must. The current facility presents some challenges, in that the foster spaces were not easy to navigate to, not well staffed, and didn't provide enough information to make it easy on the fosters. At the new facility, it was discussed that it would be great if there was a specific lobby for fosters and volunteers, which could provide more information on training and available foster animals while they wait in line. Also, if there was enough staff support to get the animals to the fosters more quickly and control the large number of volunteers to avoid staff standing around not doing anything, then more animals could receive care each day. Providing enough parking for foster pickup/drop-offs near the foster lobby is also desirable.

Flow of Intakes for ACOs

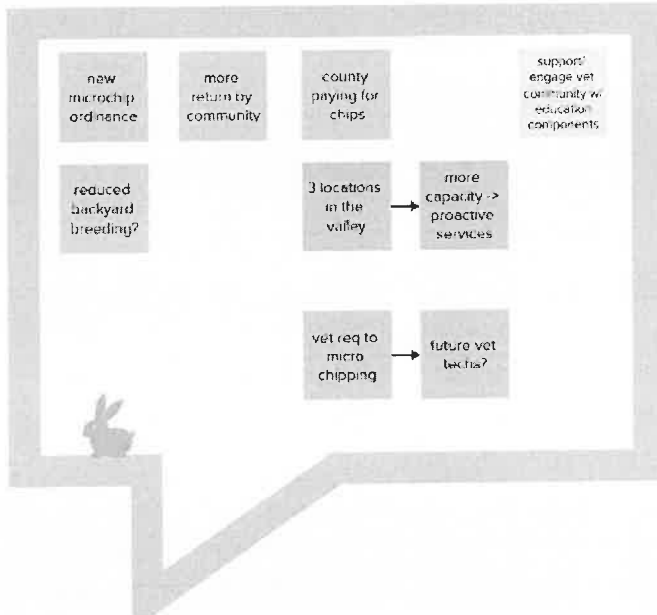
Animal control services would like to see a better flow when they bring in dogs and cats into the garage/sallyport and place them into holding. The paths of travel at The Animal Foundation are too far and too crowded for the officers to bring in bite dogs that need to be directed into runs quickly. If the new facility could locate intake/receiving spaces closer to holding/euthanasia spaces to make the path of travel for the officers shorter it would help alleviate some stress.

Overflow/East Location

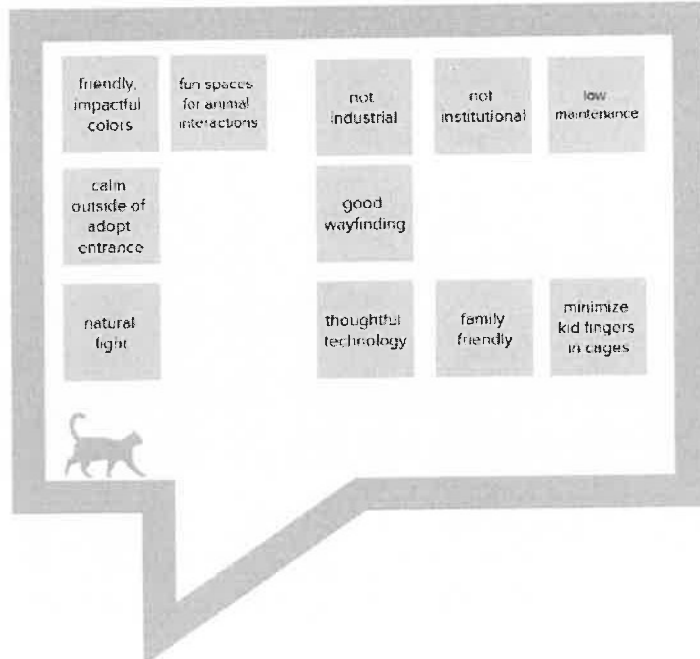
It was discussed that it might become important to have a facility in the east that could handle emergency veterinary care and provide capacity relief to The Animal Foundation. Clark County lacks more veterinary services in the east than in the southwest where the proposed new shelter is to be built, so considering a third location could help provide low-cost spay/neuter services to a larger population. Difficulties would include finding a vendor for this smaller facility and whether to make it semi-permanent. This facility could also house longer length-of-stay dogs, and more holding cases to allow more adoption space to open up at the other shelters.

4 Appendix: Imagery Boards

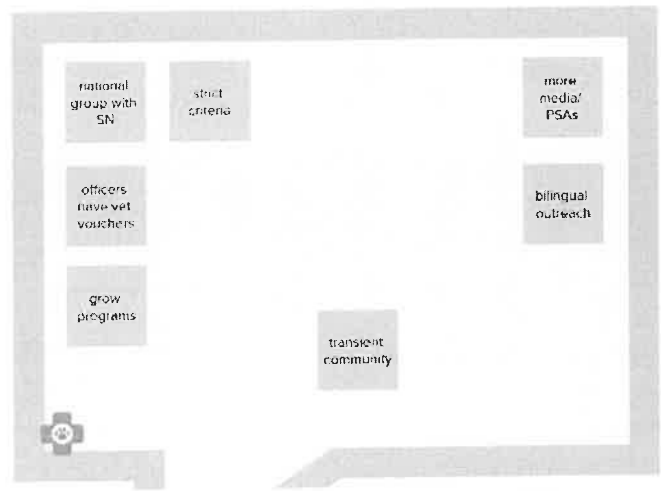
What will animal care look like in 10 years?



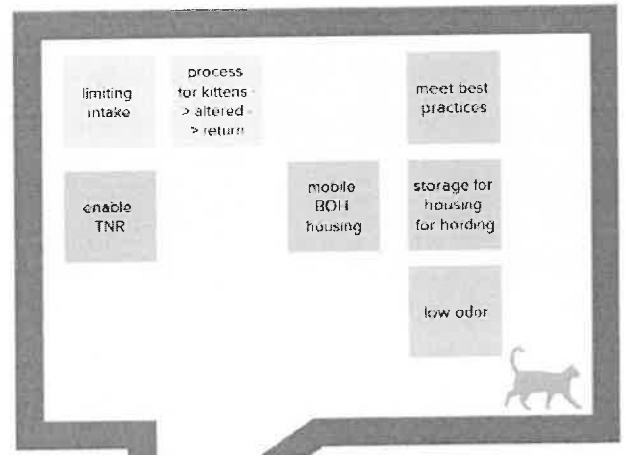
How should your facility reflect and welcome your community?



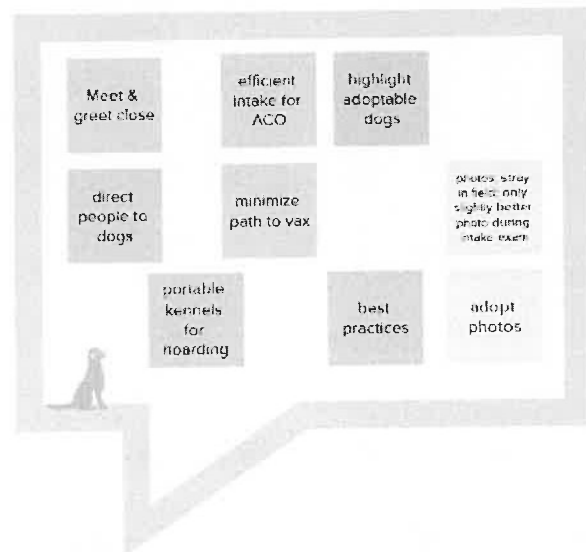
What current factors are influencing the future of animal care, for good and bad?

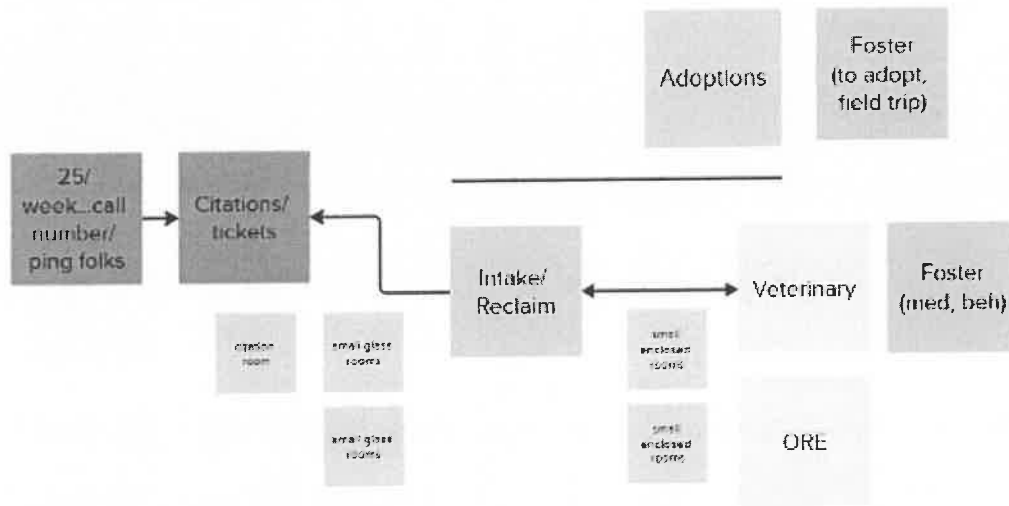


What would you like to see for cats?

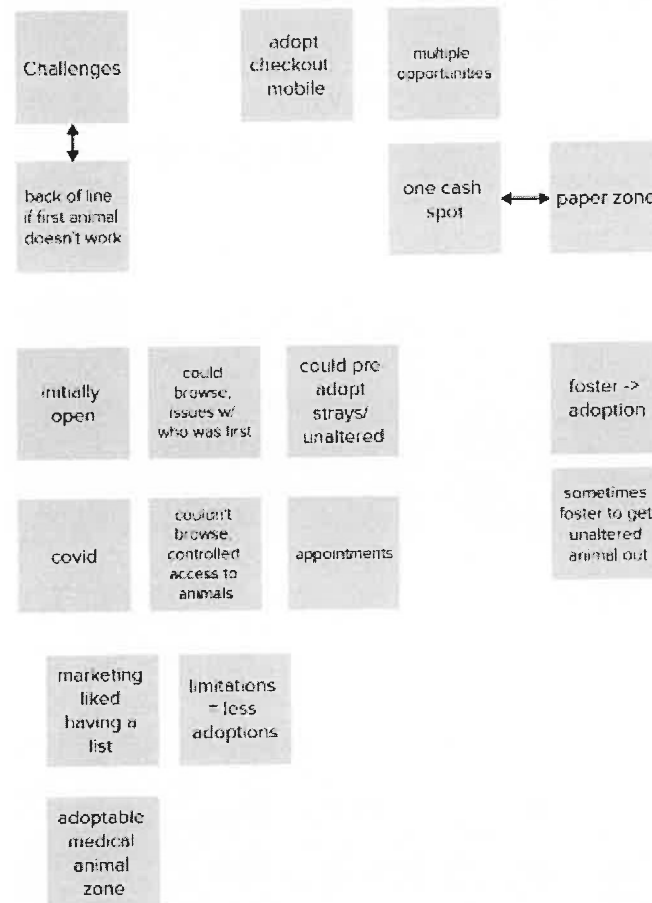


What would you like to see for dogs?





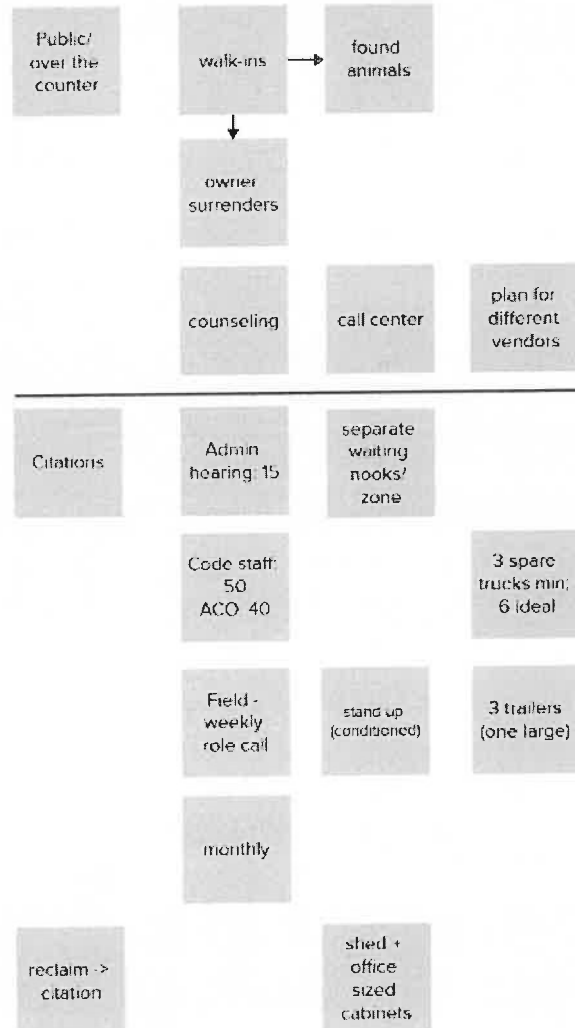
Adoptions



Foster/ Volunteer



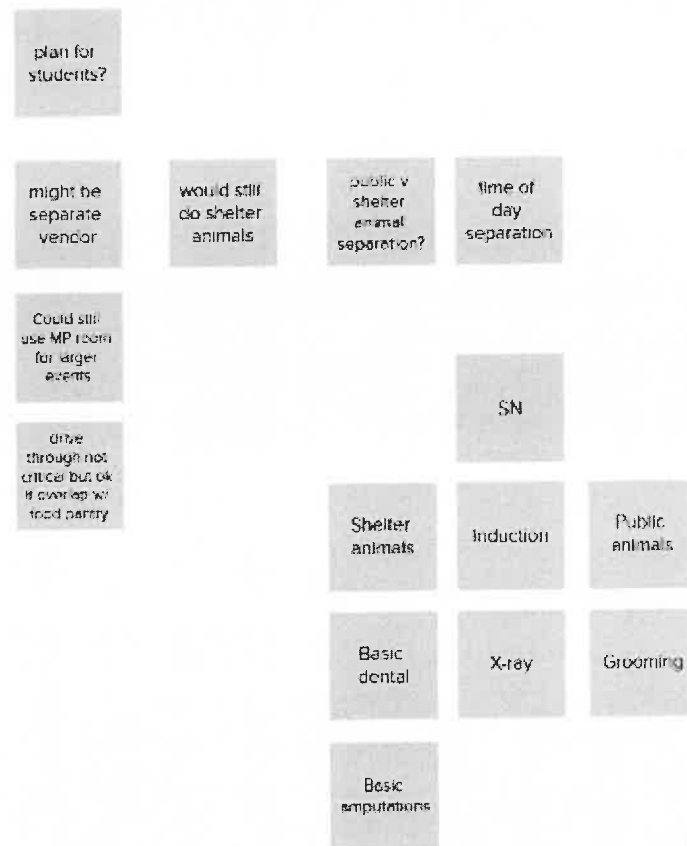
Intake/ PRC



Animal Care



Veterinary



Overflow location

