



2026 Bond Program Proposal

Austin Animal Services | November 2025

CRITICAL SERVICES

City of Austin Public Health Committee Meeting Backup November 5, 2025

IMPORTANCE OF FACILITIES DEVELOPMENT AT AAS

Austin Animal Services (AAS) provides critical services for residents and the animals in the City of Austin and Travis County. Services range from resources and education to public intake for lost and homeless pets.

Reimagining the shelter as it stands means **more room for emergencies and assistance for people in need.**

Without the project, AAS will continue to struggle to keep up with rising need and populations.



City Strategic Plan

File ID: 25-2259

CH. 5.2 - Percent increase in spay/neuter surgeries for all pets

CH 5.3 - Percent decrease of days when Austin Animal Center ran at or above the capacity of kennels

Infrastructure

Improves existing infrastructure by utilizing the current shelter footprint.

Regulation & Requirements

AAS is COA's Animal Control Authority & rabies control authority per **state regulations**.

AAS enforces **local ordinances** regarding animal welfare while working with Travis County and Travis County Sheriff's Office.

Community Impact

Supports the AAS Strategic Plan which was informed by **2,041 resident surveys, 40 volunteers and 94 staff** in listening sessions, **11 community partners**, and more.

STRATEGIC PLAN

OUR WAY FORWARD



Humane Care

Well maintained facilities and high quality of life for animals

Spay & Neuter

Improve and increase services for public health

Open Intake

Space and capacity to accept animals from the public

Live Release

More positive outcomes for animals in the shelter system

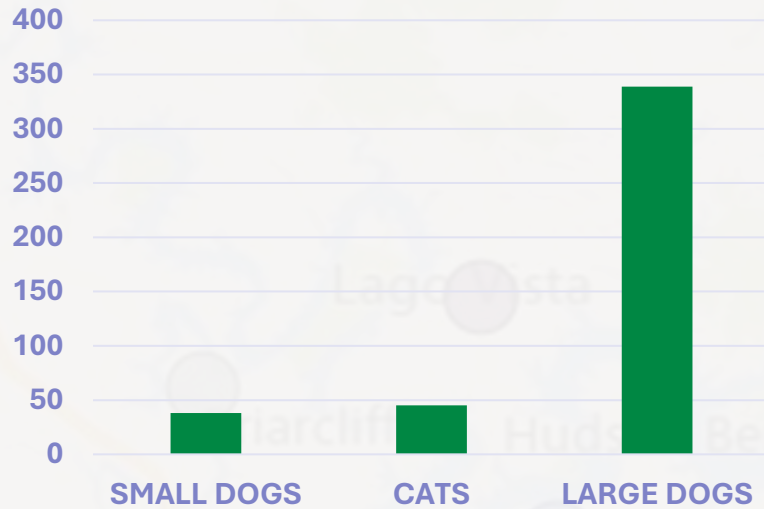
Health & Safety

Proactive resources and education for communities

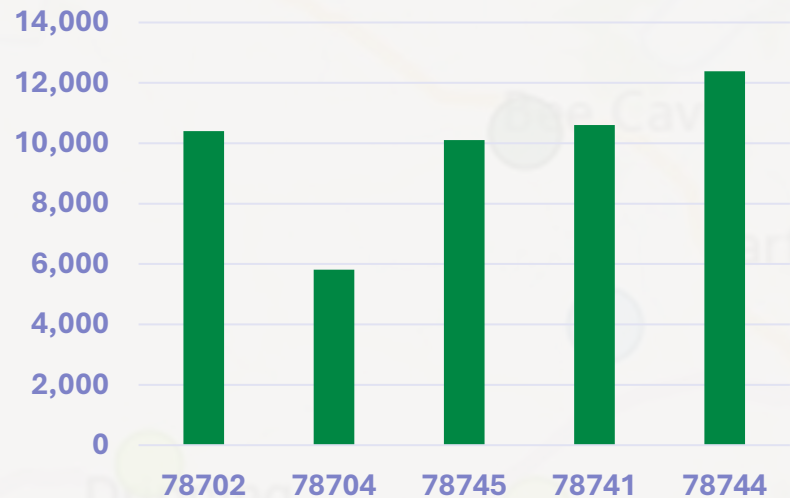
Staff & Volunteers

Training and retention of dedicated staff and volunteers

DAYS OVER CAPACITY (FY24)



INTAKE BY ZIPCODE



Since opening at the Betty Dunkerley campus, Animal Services has had over **236,001 animals** enter the shelter.

With just **one location**, AAS has served historically underserved communities and their animals while maintaining a live outcome rate of 90% or above.

AAS helps alleviate socioeconomic disparities by providing invaluable services for pet owners.

236,001

Total Intakes

Opened in 2012.

Final design not informed by
No Kill shelter policy.



131 non-public kennels (medical, holding, and rabies quarantine).

69 public kennels for cats, including six group rooms.

87 kennel capacity as litters are often housed in a kennel.



234 kennel capacity for medium/large dogs if all large suites house at least **two animals.**

37 public kennels for small dogs, originally designed to house cats.



190 public kennels for medium/large dogs.

There are only **two surgical tables** for all surgeries performed at the shelter.

9,768 spay/neuter surgeries have been performed on these **two tables** since FY24



Every bowl, dish, Kong, etc. goes through the same **low-capacity dishwasher**.



The "dish room" is a repurposed **utility closet** in the vet services area.

BETTY DUNKERLEY CAMPUS

A PLAN FOR THE FUTURE

A multi-phase vision connecting 2026 Bond shovel-ready projects with AAS's long-term facility expansion strategy.



SHOVEL-READY PROJECTS

MASTER SITE PLAN



1. **Veterinary Clinic** – 5,500 SF: Surgery, isolation, recovery, lab, pharmacy
2. **Cat Ward** – 6,000 SF: Relocated to low-stress area with enrichment
3. **Dog Behavior Kennel** – 5,000 SF: Training, rehabilitation, adoptability support
4. **Back-of-House Upgrades:** HVAC modernization, water system, LED lighting
 - Laundry Facility – 1,000 SF: Industrial-grade washers/dryers, sanitation
 - Dishwashing & Storage: Commercial dish system, storage racks, efficiency

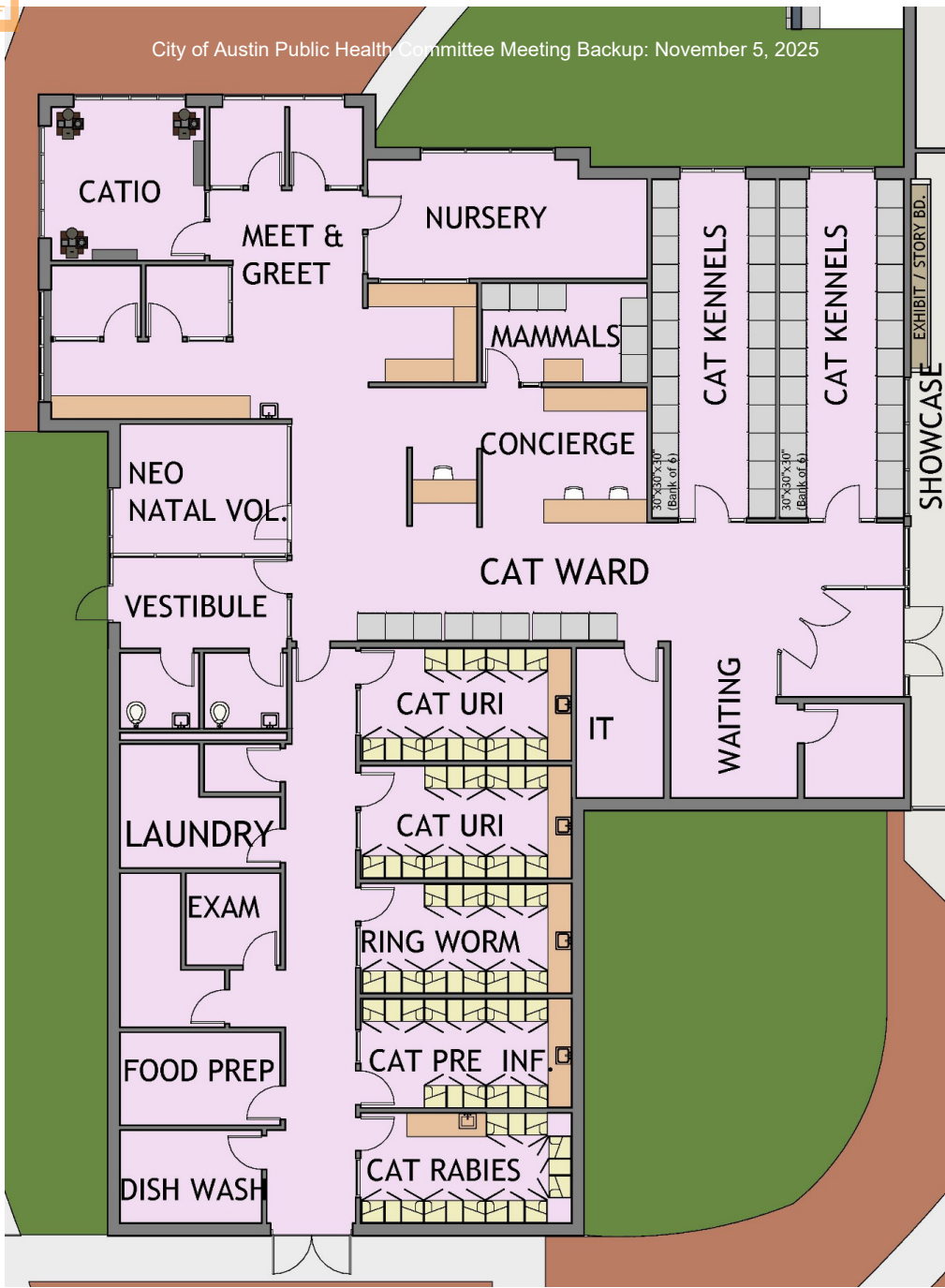
2026 Bond investments are shovel-ready projects identified in the AAS Master Site Plan — essential for addressing urgent capacity, health, and safety needs today.



VETERINARY CLINIC

5,500 SF





CAT WARD

6,000 SF





New Kennel Run

Repurposed APH
Building for
Behavior Team

DOG BEHAVIOR KENNEL

5,000 SF

item 2







STORAGE WAREHOUSE



ENCLOSED PLAY-YARD





CRITERIA SUMMARY

CRITERIA	RESPONSE	KEY BENEFIT
Addresses Local, State, or Federal Requirements	Yes	Projects align with public health, animal welfare, and safety codes
Uses or Improves City-Owned Infrastructure	Yes	Renovates and expands Austin Animal Services' existing shelter campus

PROJECT COMPONENT	STRATEGIC (8 PTS)	CRITICAL (8 PTS)	COMMUNITY (20 PTS)	EFFICIENCY (20 PTS)	TIMELINESS (24 PTS)	CLIMATE (20 PTS)	TOTAL (100)
Veterinary Clinic – 5,500 SF	8	8	20	19	24	19	98
Cat Ward – 6,000 SF	8	7	20	18	24	18	95
Dog Behavior Kennel – 5,000 SF	7	7	19	18	23	18	92
Laundry Facility – 1,000 SF	6	7	18	20	22	17	90
Dishwashing & Storage Area	6	6	18	19	22	17	88
Back-of-House Renovation & Upgrades	8	8	19	19	24	19	97
Overall Average	7.2	7.2	19	18.8	23.2	18	93.3

BUDGET ESTIMATE

TOTAL PROJECT



Austin Animal Services (Animal Center)	Construction Cost (6yr. Escl. Built-in)			Soft Cost (6yr. Escl. Built-in)				Total Cost Per Sqft	FFE Cost	TOTAL PROJECT BUDGET ESTIMATE
	Constr. Cost	SQFT	FY25 4Q Cost Per Sqft	Soft Cost	SQFT	FY25 4Q Cost Per Sqft	Total Project Cost	Cost Per Sqft	FFE Cost	
Veterinary Clinic	\$4,367,000	5,500	\$794	\$4,148,650	5,500	\$754	\$8,515,650	\$1,548	\$500,000	\$9,015,650
Cat Ward	\$3,750,000	6,000	\$625	\$3,562,500	6,000	\$594	\$7,312,500	\$1,219	\$325,000	\$7,637,500
Behavior Dog Kennel (48 Kennels)	\$4,250,000	5,000	\$850	\$4,037,500	5,000	\$808	\$8,287,500	\$1,658	\$10,000	\$8,297,500
Back-of-House Upgrades	\$5,996,898	14,500	\$414	\$5,697,053	14,500	\$393	\$11,693,950	\$806	\$250,000	\$11,943,950
Laundry Facility	\$854,000	1,400	\$610	\$811,300	1,400	\$580	\$1,665,300	\$1,190	\$160,000	\$1,825,300
Dishwashing and Storage	\$618,000	1,200	\$515	\$587,100	1,200	\$489	\$1,205,100	\$1,004	\$75,000	\$1,280,100
SUBTOTALS	\$19,835,898	33,600	\$762	\$18,844,103	33,600	\$723	\$38,680,000	\$1,485	\$1,320,000	\$40,000,000
								TOTAL PROJECT BUDGET ESTIMATE		\$40,000,000



Austin

Questions?

ROLANDO FERNANDEZ, JR.

INTERIM DIRECTOR OF ANIMAL SERVICES

Rolando.Fernandez@austintexas.gov

JASON GARZA

ASSISTANT DIRECTOR OF ANIMAL SERVICES

Jason.Garza@austintexas.gov