

# Tailtopia :

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Proposed Facility for the Cochise County Animal Shelter

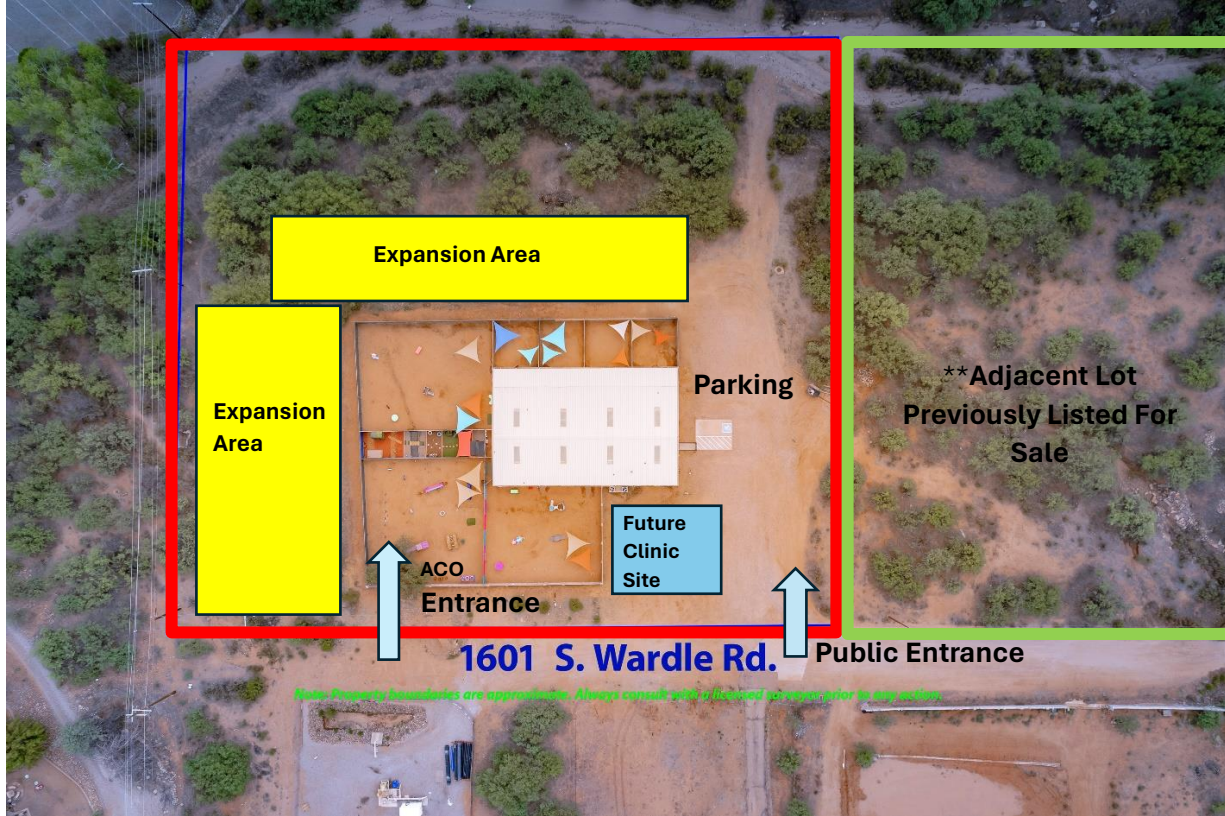
Tailtopia

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## **Item One : Facility Overview**

The facility could be immediately adapted to work as a fully functional shelter. Small improvements can easily be made over time to cater to the county's specific needs. The facility was built in 2017 and is ideally located in central Sierra Vista just off Hwy 92. The county would be able to easily accommodate pet adoptions as well as volunteers who wish to assist with petcare, adoptions, rehabilitation, and shelter operations. The special use permit for the facility is conveyed with the property. All equipment and inventory convey. Well priced at 1.5 million.

- Lot Size: 2.29 acres
- 5,700 sq/ft covered area
- Separate ventilation system to lessen cross-contamination of holding/quarantine pets and adoptable pets.
- Multiple exercise yards, sensory garden, and agility yard for dogs. Multiple secure locations for meet and greets.
- All dog housing areas are equipped with an in-floor drain system.
- Includes an office, kitchen/break room, and a large lobby that can be divided for additional enclosed office or exam spaces
- Camera and climate systems that can be monitored remotely.
- Sally Port at all building entrances
- County vehicle parking in the rear with security fencing to safely unload pets into a quarantine area
- Additional land to house livestock or to add to the facility in the future.
- Lots of outdoor places to safely walk and socialize dogs
- 24 runs indoor/outdoor covered runs separated by a guillotine door
- 2 large free-standing kennels, several small dog playpens for overflow or to highlight a dog, multiple collapsible kennels, 24 additional heavy-duty kennels that are movable and have a divider that can split them in half to make 48, and 2 extra heavy-duty hard plastic sided kennel.
- Automatic water bowls for dogs and elevated Kurunda cots
- The cat room is separate. Currently has 8 Mason cat condos with a separate litter box area for fractious cats
- All outdoor fenced areas are connected to the building and allow animals to be moved to different locations without worry of escape.
- pet washing station and a grooming station that could be converted into a medical procedure room
  
- Fully equipped with wishy wash, pressure washers, cleaning supplies, computer, washer/dryer, bowls, litterboxes, kaivac and much more







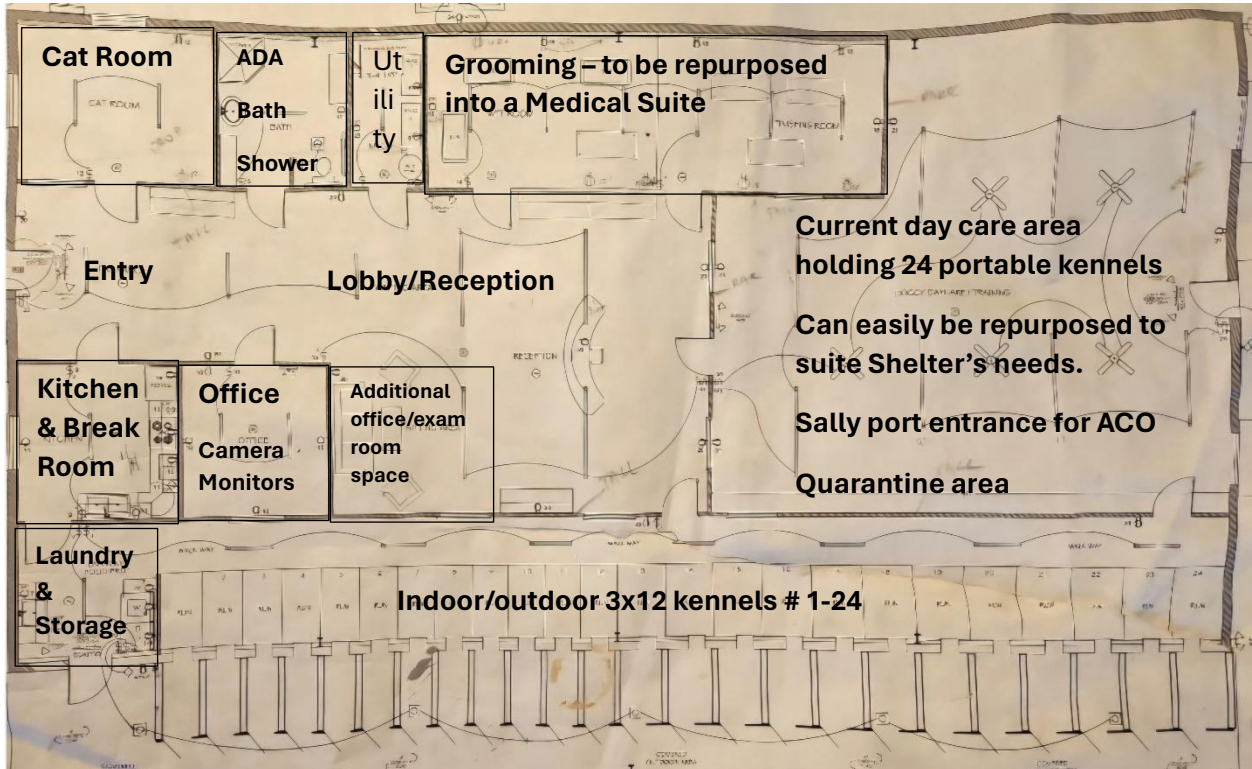












## **Item 2 : Tailtopia and Cochise County's Priorities for a Shelter:**

### *Minimize maintenance and management :*

- The building is 7 years old and has been well-maintained
- Metal exterior and roof materials were chosen specifically for minimal maintenance
- One of the two HVAC units was replaced last year

### *Security and Safety :*

- Camera system
  - ~cameras in every area
  - ~monitors located in the office
  - ~remote/offsite monitoring capability
- Privacy screens on fencing to reduce stress and fighting
- Block walls along the street fronts.
- No-climb angled wire fence top around the perimeter
- Sally ports at all entry points to reduce any animal escapes.
- Individual outdoor yards for potential adoptive families to meet and greet.
- Provides a calm and private setting to reduce stress.
- Indoor kennel fronts are solid and provide a barrier of protection between humans and animals during site visits.
- Safety latches on all outdoor kennels are installed to prevent handlers from being accidentally locked in.

### *Natural Light and Fresh Air :*

The facility has skylights to allow natural light and two ventilation systems. Noise control has already been implemented through plan layout. For example, no dog kennels or crates face each other, and all kennels have solid dividers. There are multiple containment/kennel rooms divided by walls with closing doors. Separate entrances and exits are located off each containment/kennel room. There are two separate HVAC systems to minimize the spread of illness or disease.

### **Item 3 : Potential Concerns**

#### *Road :*

This is a privately maintained road and is within county limits. The road could become a county-maintained road. Currently, the road is graded, and material is added annually by the owner.

#### *Ease for public to locate/signage :*

The City of Sierra Vista may grant permission to post signage on hwy 92 for a community service such as an animal shelter.

#### *The facility's special use permit :*

The special use permit conveys with the property; verified through Cochise County Zoning Dept.

#### *USDA Grant:*

Although it may not be applied to this location, it is our understanding that the grant need not be abandoned. From what we understand in reviewing the previous meeting minutes, the county could notify the USDA that the proposed project is not moving forward, and the county may then reapply for the funds toward a new proposal.

#### **Item 4: Tailtopia is a strategic investment for Cochise County's animal welfare goals.**

-The facility can be adapted with minimal changes for immediate use as a County shelter.

-The Cochise County Sheriff's Department is currently renting kennels for their working dogs and is familiar with the facility. It has been recognized on multiple occasions the layout of Tailtopia would be compatible with their use as a shelter. Animal control officers can use the northwest Playard gate to bring in their vehicles safely, unload animals, and enter the building through the northwest Sally port. Providing separate public and operating entrances enhances safety and reduces stress.

- There are several outdoor play yards for walking, training, meet-and-greets, and socializing to enhance adoption rates for the animals.

-The floorplan design is tailored to support the well-being of the animals through noise control, stress reduction, ventilation, and outdoor space.

-The environment that the Tailtopia facility provides facilitates quicker adaptability to shelter life, reducing stress and improving overall well-being, all of which will naturally increase the adoption rates of the animals.

-Tailtopia's spacious kennels and outdoor play areas promote physical activity and social interaction among animals.

-Situated in Sierra Vista, Tailtopia is closer to the population center of Cochise County.

-Convenient access means quicker response times for animal rescue, adoption, and community engagement.

- It offers a centralized location for residents to volunteer, adopt, and engage in educational programs.

-Investing in Tailtopia as a shelter minimizes the need for extensive construction or renovation.

-With its existing infrastructure and functionality, Tailtopia provides immediate solutions at a lower cost.

- The facility's adaptable design allows for future expansion and enhancement of services.

-Tailtopia increases the number of animals the county can house and adopt by providing 24 large indoor-outdoor kennels, 24 metal kennels, 8 cat condos, two large rooms for indoor exercise or additional kennel space, 4 medium play yards and 3 large group size play yards.

Tailtopia offers a 5700 sqft metal building sitting on 2+ acres, is designed to enhance animal wellbeing and reduced stress, has 24 indoor/outdoor dog kennels, a cat room in a separate area, and several outdoor dog yards for training & walking dogs to help them become adoptable. There is already an area set up to be used for a quarantine room with easy rear access for the ACO's. The grooming area can be converted to a procedure room for spay/neuter, vaccines and treatments. The facility is priced well at \$1.5 million, meets the county's priorities for a shelter, and can house more animals than other proposed options. Tailtopia is located where there is more potential for community involvement as well as higher adoption and retrieval rates. This investment will cost less time and potentially money than other new build or renovation project options. The facility conveys with all equipment and inventory and is available immediately.

Thank you for your time and consideration of Tailtopia being acquired as the future Cochise County Animal Shelter.