October 20, 2026 - Regular Meeting

Subject
Bishop Animal Shelter Update, Michelle Wehrle, Construction Services Division Manager - District 3

Category
REGULAR

Briefings
None

Contact and/or Presenter Information
Michelle Wehrle, Construction Services Division Manager, Property Management

Action Requested
No Action Required.

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
The update that is the subject of this agenda item, is in response to a Board of County Commissioners motion on June 28, 2026, for a future brick and mortar kennel strategy, for a phased approach to expand the capacity and optimize operations at Bishop Animal Shelter located at 5718 21st Avenue West, Bradenton, Florida, 34209.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
TBD

Amount and Frequency of Recurring Costs
N/A

Bishop Animal Shelter BOCC Motion Response

Response: July 28, 2026, Meeting

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FUTURE BRICK-AND-MORTAR KENNEL STRATEGY

A phased approach to expand capacity, optimize operations and plan for the future.

PLANNING & BEST PRACTICES



- Applied best practices from the Animal Arts Facility Needs Assessment Report
- Animal Arts completed detailed programming and planning study
- Best-practices layout design replicated for each phase
- Minimal redundancy and efficient, operational layouts
- Infrastructure supports phased construction of future kennels

CAPACITY & GROWTH



- Each new kennel building accommodates **35 dogs.**
- Three buildings meet the programmed capacity of **105 dogs.**
- Planning allows for a fourth building in the future splash pad area to support **future growth** with an additional **35 dogs.**

SITE OPTIMIZATION



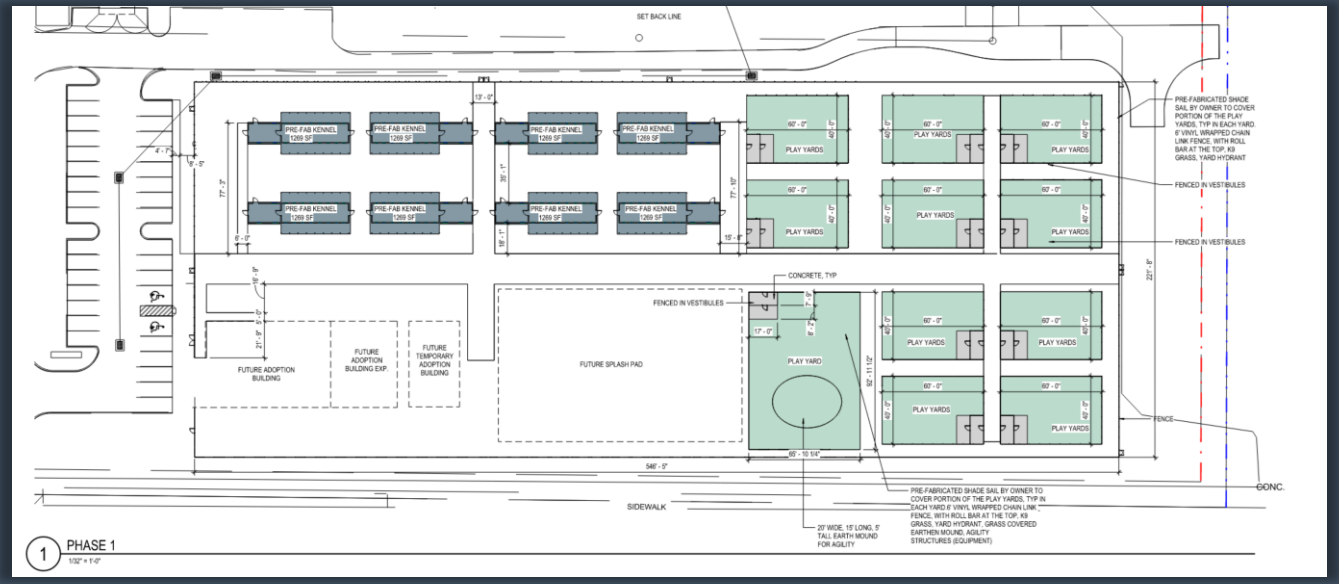
- The first future kennel will displace four play yards.
- These play yards can be relocated to the “future splash pad” area.
- Play yards are not technically required because each new kennel building will have dedicated adjacent play spaces.

PHASING APPROACH

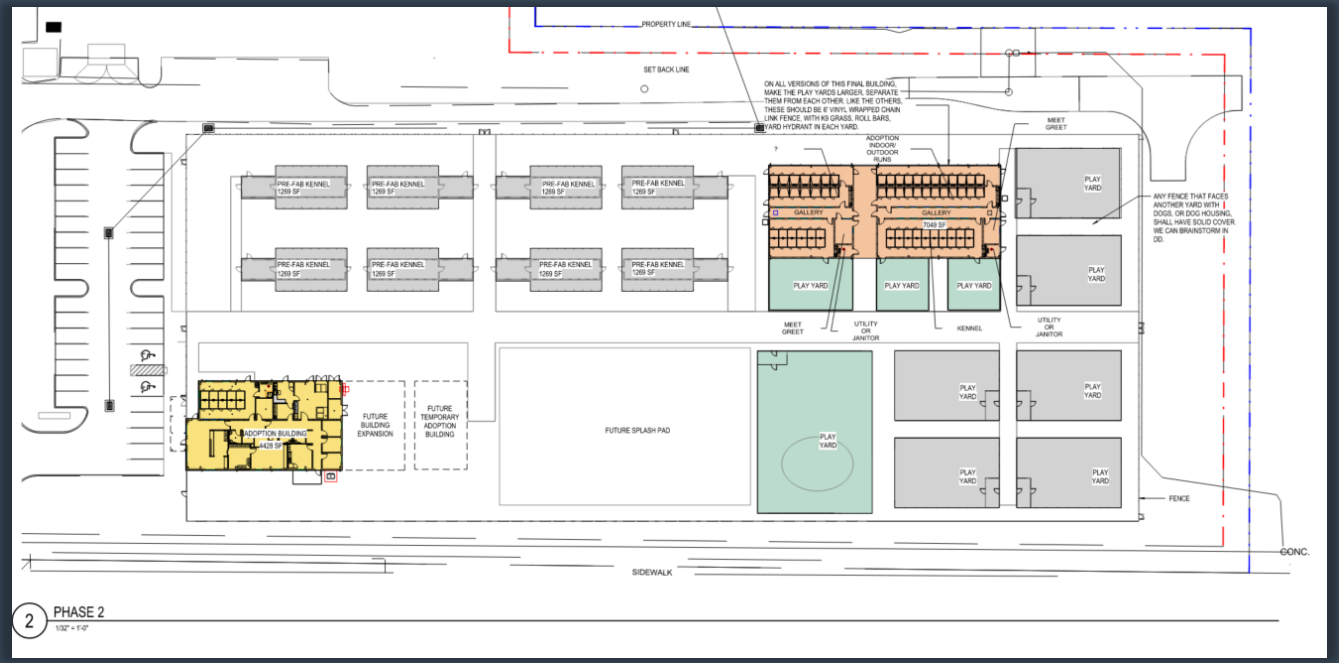


- Site plan demonstrates a phased transition from modular kennels to brick-and-mortar buildings.
- Construction of each kennel occurs as budget allows.
- Phased approach ensures continuity of operations while expanding capacity.

Phasing Plan



Current

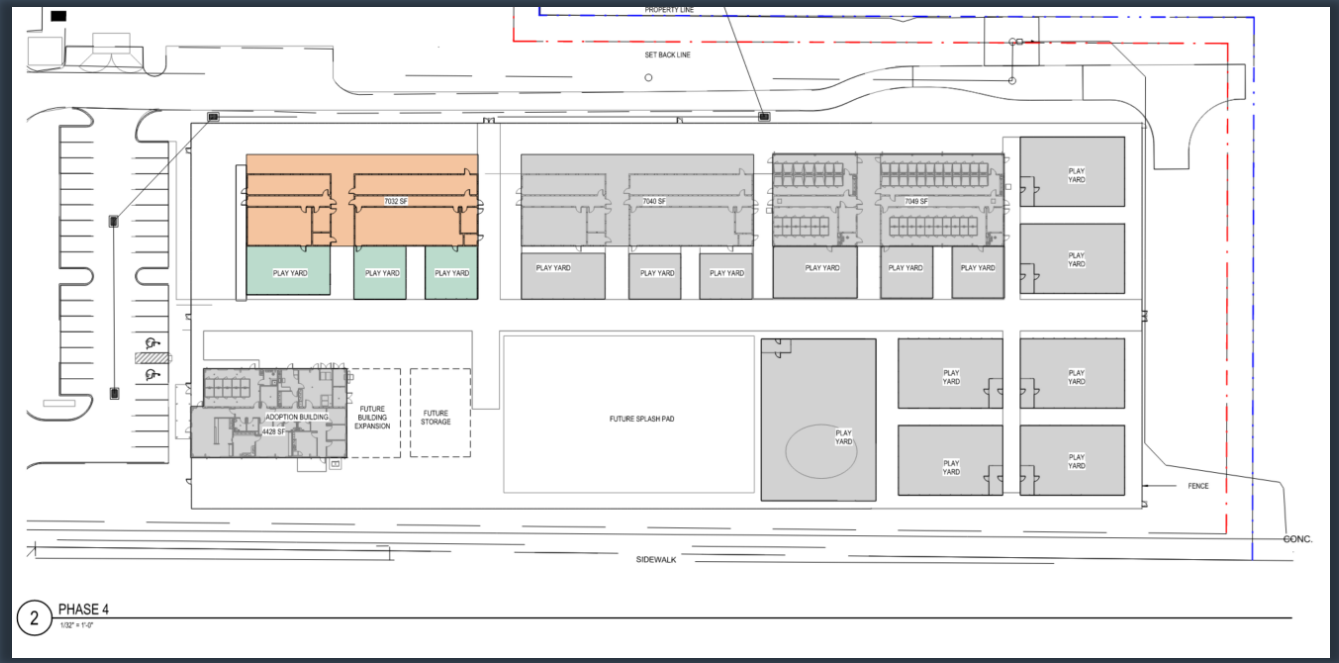


Phase 1 –New Brick-and-Mortar Kennel (orange)

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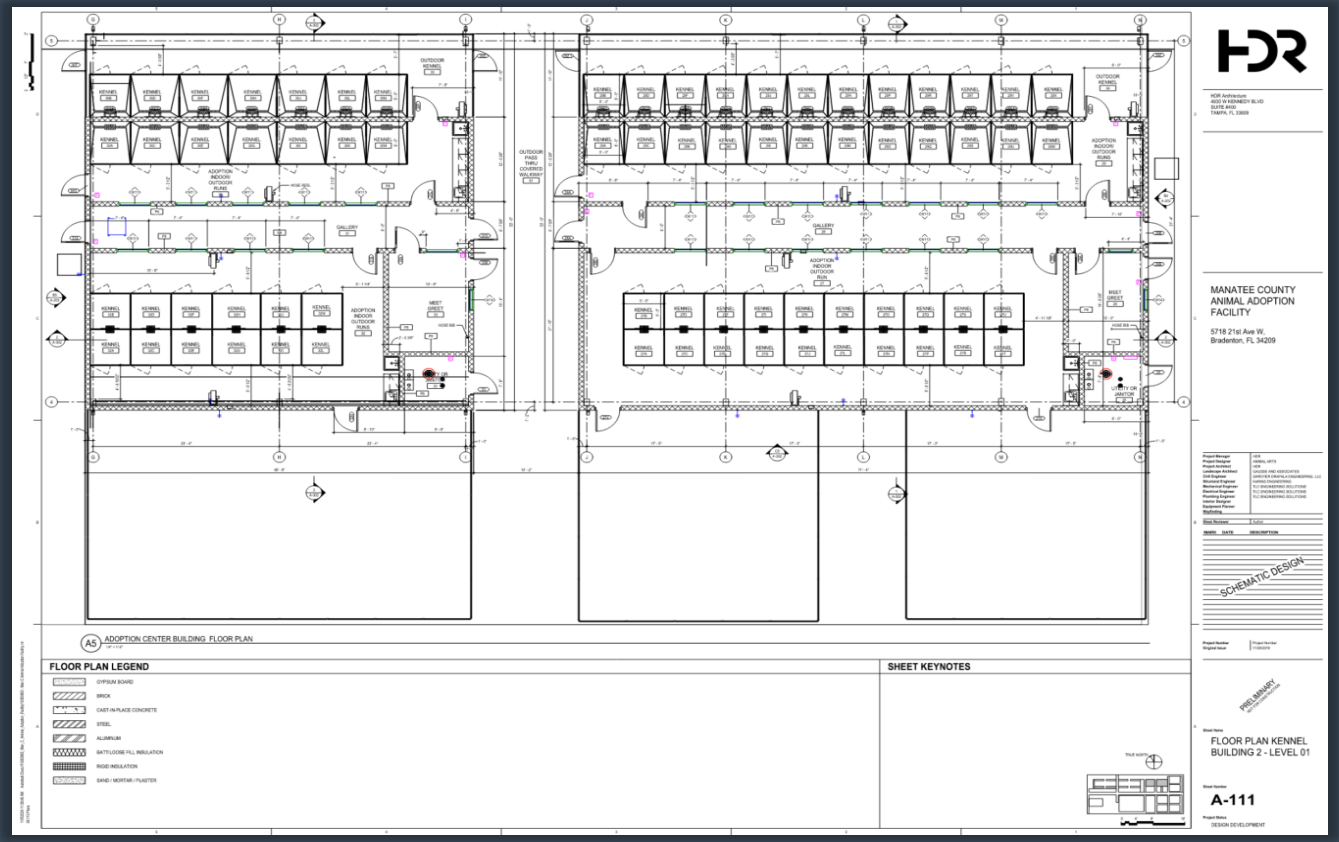
Phase 2 – New Brick-and-Mortar Kennel (orange)

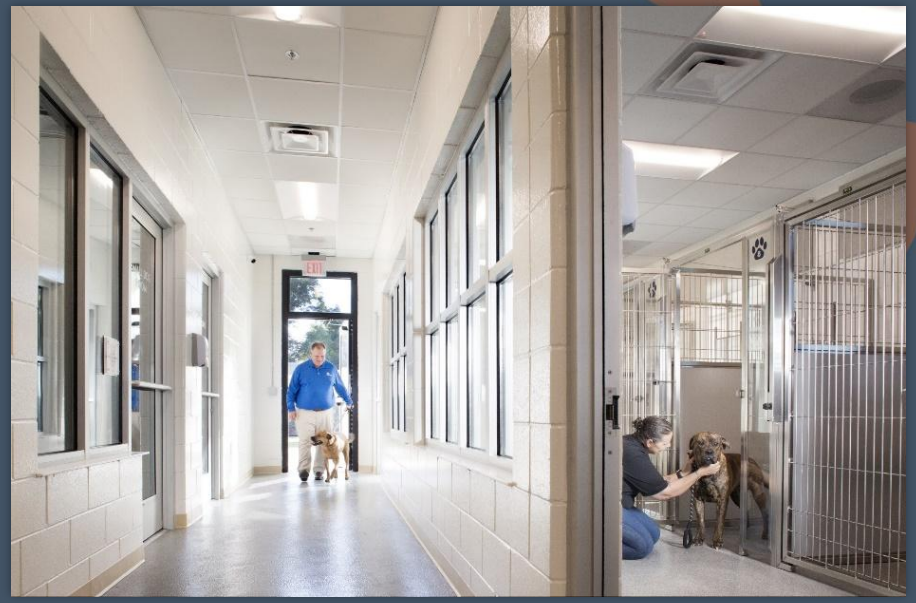


Phase 3 – New Brick-and-Mortar Kennel (orange)

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Concept Design
Brick-and-Mortar Kennel





Brick-and-Mortar Kennel Sizes

Interior: 5’x5’ / 5’x5’

Interior/Exterior : 5’x6’ interior / 5’x6’ exterior

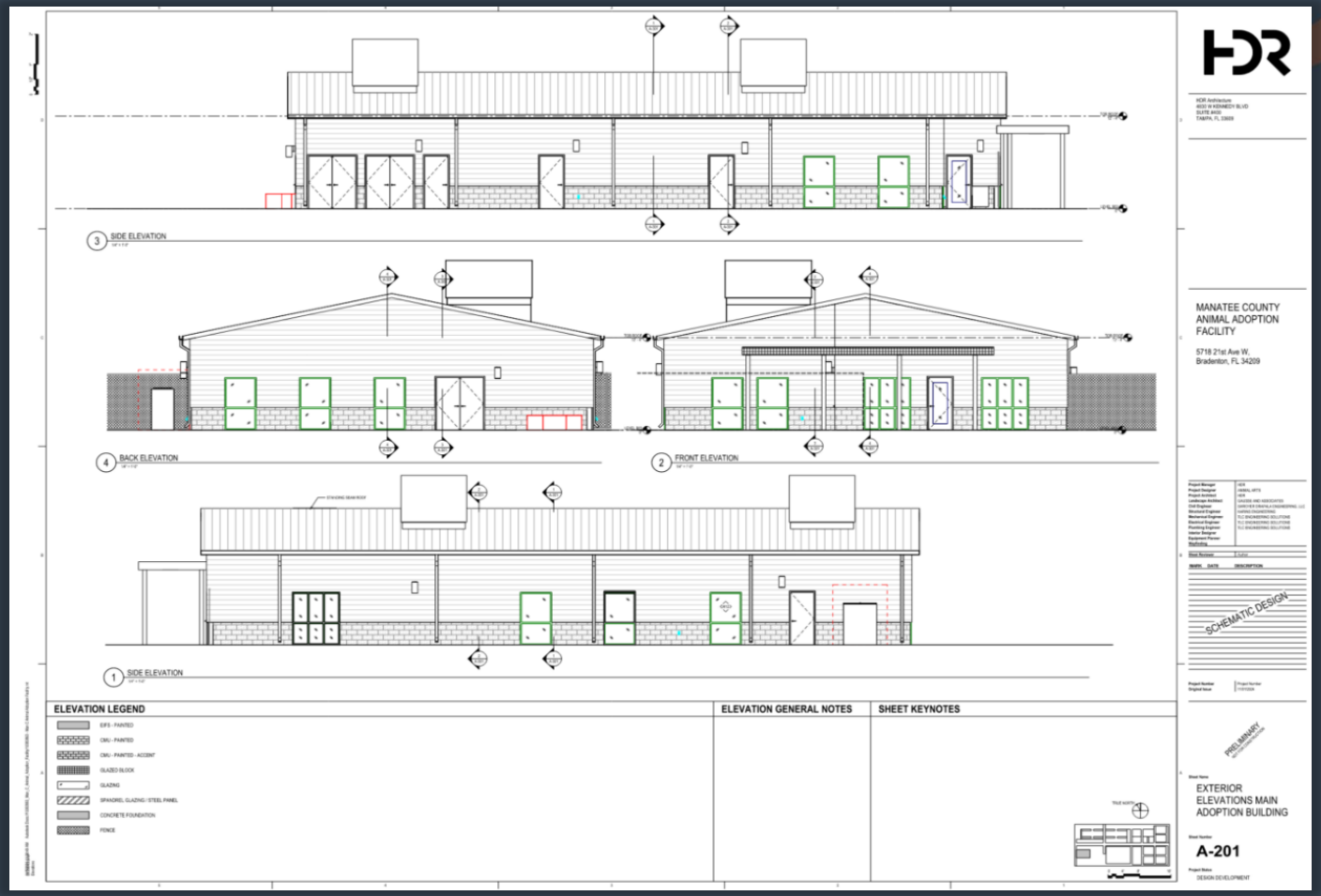
Modular Kennel Size

Interior/Exterior: 5’x4’ interior/ 5’x6’ exterior

1 each building large: 5’x10’interior/ 6’x10’ exterior

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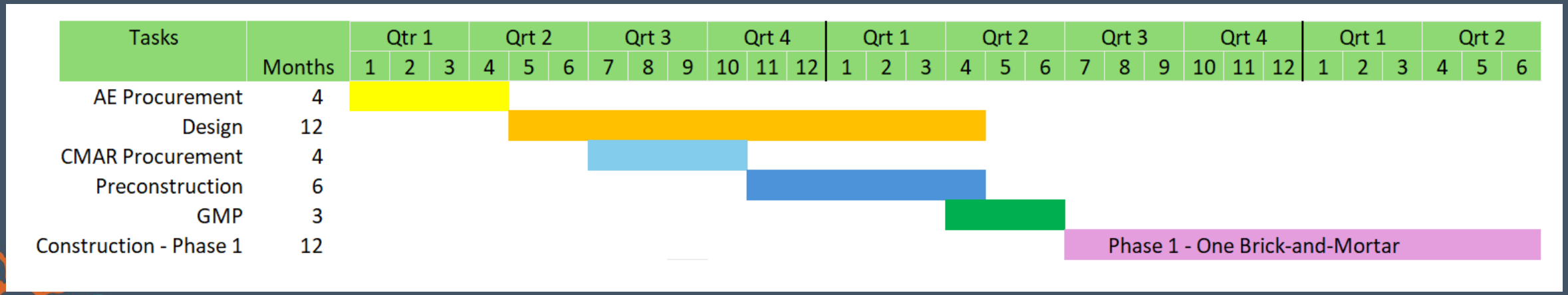
Concept Design
Brick-and-Mortar Kennel



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Estimated Budget and Schedule

Design	Construction – Phased Build 1 New Kennel	Construction - Build 3 New Kennels	Year
$1,000,000	$7,141,378	$21,144,479	2027
	$7,569,860	$22,413,148	2028
	$8,024,052	$23,757,937	2029
	$8,505,495	$25,183,413	2030



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Capital Project Funding

CIP Funding allocated to the Bishop Facility

Funding Phase 1 - $7,882,902 - Complete
- 2023 - Lift station, Dumpster pad, Demo Building, Parking, Fencing & Gates
- 2025 – Kennels, Sitework

Funding Phase 2 - $6,703,279 - Complete
- 2026 - Adoption Building

Future CIP Funding – $22,144,479
- Brick-and-Mortar Kennels (3 buildings)

	Subtotal $36,730,660
Pre-Fab Kennels	($2,052,816)
Total CIP Funding applied to Facility	**$34,677,844**

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Facility Maintenance Cost Comparison

Insurance

- Modulars $7,900 (8 kennels)
- Brick-and-mortar (2027 value) $26,000 each building

Sustainability

- Modular kennel – service life at 10 years. Need to repair, replace components as it ages.
- Brick-and-mortar – service life 15 - 20 years. Roof Replacement 15 years ~$ 1,200,000; Mechanical system replacement 15 - 20 years $1,500,000

Mechanical

- Modular kennel – simple mini-split system; less costly
  - Limited maintenance (filters, refrigerant charge, inspect coils)
- Brick-and-mortar – multiple zone distribution, ducted, Direct Outside Air (DOA) and Variable Refrigerant Flow (VRF) building automation controls; more efficient
  - Periodic refrigerant balance check, controller calibration, inspect leaks/blockage

Visitor Experience

- Brick-and-mortar offers an enhanced visitor experience

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Modular Kennel Relocation

Rough Order of Magnitude Estimate for Relocating 8 Modular Kennels

- Based on work completed in 2027
- Final location may have additional costs

Preconstruction & Permitting - $17,300
Design (final site plan, new utility design) - $65,000
Disconnect utilities, prep buildings, reconnect utilities, move kennel, new slab - $848,920
Site preparation - $56,000
Fencing - $32,000
PM Fees and Contingency - $67,000

Total cost for relocating 8 modular kennels - $1,086,220

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Questions?

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