

Fort Collins Coloradoan

Larimer Humane shares plans for new shelter

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(Photo: Sarah Jane Kyle/The Coloradoan)

The Larimer Humane Society's \$8 million dollar new shelter is expected to open by summer 2017. Shelter staff Wednesday revealed site plans and updated costs for the 38,000-square-foot facility, which is three times larger than the current facility. Executive Director Judy Calhoun said the shelter submitted site review paperwork to city of Loveland this week and expects to get comments back in the next month.

The shelter hopes to have a general contractor in place by October or early November and expects to break ground on the new facility in early 2016.

The 26-acre plot of land is located north of the Fort Collins-Loveland Municipal Airport and is on the south side of Larimer County Road 30 between Timberline Road and Interstate 25. It will feature a 2-acre public dog park, shelter, multipurpose building, storage facility and barn.

Parking for the facility will more than quadruple that at the existing shelter, which has about 40 parking spots in scattered lots. The new lot will feature 154 standard parking spots, six handicapped parking spots and 15 covered parking spots for Animal Control and staff.

The project will be largely funded by a sales tax increase, which Larimer County voters approved in November.

The tax, which will cost Larimer County residents 1 cent on every \$10 spent on applicable purchases, excluding gas and groceries, will sunset in six years or as soon as \$13 million in construction, financing and bond issuance costs is collected.

Construction costs for the shelter, administrative offices and separate shelter combined are expected to total more than \$8 million, or \$214 per square foot. Utility and off site road costs are estimated at an additional \$228,000.

Larimer County will control the funds and construction process because the funds are sales tax dollars.

Once open, the nonprofit will have ownership of the building, but a deed of trust and promissory note obligates the Larimer Humane Society to provide animal control and other government services for at least 30 years. If it fails to meet that obligation, Larimer County can foreclose on the building and take the land it sits on, which was purchased by the nonprofit about seven years ago.

Calhoun said the Larimer Humane Society has not decided the fate of its existing shelter, 5317 Kyle Ave. in Fort Collins. Taking the building down, which Calhoun said "probably ultimately is what needs to happen," would require costly asbestos mitigation because of the building's age.

Features of the new shelter

- Multiple pavilions and larger housing for dogs
- Flexible, larger housing and an enclosed outdoor area for cats
- Separate entrances for adoption and intake, allowing stray pickups, owner surrender and owner-request euthanasia to occur earlier in the day
- Administrative offices and shelter services in one location
- Enhanced veterinary services space, including dental suite
- Isolation area for contagious animals, with flexibility to convert housing areas into isolation areas if an outbreak occurs