

Costs and Theory

- **What will be the cost of the renovation? Will it cost more to renovate than build brand new?** The contractor has told us that we will save some money by doing a retro-fit in the existing “box” building, however we anticipate that we will still spend an additional \$2 - \$3 million in phases to get the building completed.
- **What are the benefits of using an already constructed building as opposed to constructing brand new?** The biggest benefit to this particular building is the location. Many shelters in the country today are in higher traffic areas for easy access and more visibility. In this case our plans were to build a new facility on the current site. For nearly the same amount of money and with the generosity of Dillon’s, HHHS will have a 54,000 sq foot building.
- **Is the Dillon’s building and land zoned for an animal shelter?** According to our engineers this building’s zoning is appropriate for our intended use.
- **What is the “significantly reduced” sale price of the Dillons’ building and land?** Dillons reduced the sale price of this building and made an in-kind contribution well in excess of one million dollars to HHHS with that reduction of price. This new partnership will bring the new name “Helping Hands Humane Society at Dillons Crossing” to this project.
- **Will more money still need to be raised to complete the project?** Yes, HHHS is still targeting its original \$5.5 million goal. As portions of that goal are reached, phases to this project will be completed. Even if we cannot afford to finish the entire inside at this time, we can continue to perform all of our operations under one roof. The other alternative would have required phased construction with limited funds.

Structural Question

- **Will the facility remain an open-door shelter?** HHHS will remain an open-door facility. With this new building and more space, more pens will help us keep adoptable animals for a longer period of time. Unfortunately, this community can not afford to build and then feed all the nearly 10,000 animals that come through our doors that are not adopted. We will still continue to euthanize animals with severe health and behavior issues. Every community necessarily must have at least one open-door shelter.
 - **Is it projected that the animal intake numbers and adoption numbers will increase with the construction of a new facility?** According to shelters that have built or retro-fitted buildings in the past, we will experience an increase in both intake and adoptions. They tell us we can expect approximately a 30% increase in both areas for the first few years. Adoption numbers may see additional improvement because of the larger selection of animals and people coming to a more inviting shelter.
 - **Will the change in location have an impact on shelter operations (positive or negative)?** We believe that this new location will have a very positive impact on the shelter. This new location will make HHHS very visible in the community. It is centrally located within the city and will be convenient for animal control officers and residents to retrieve their lost animals. With 25,000 cars a day going by the new facility, the exposure of the shelter will increase the number of daily visitors, potential adopters, volunteers and hopefully new contributors. It will also be a daily reminder to pet owners that they should spay and neuter their pets and purchase the proper city licenses.
- **How long will it take for the old Dillon’s store to be converted into the new shelter for HHHS?** The contractor’s best estimate is that it will take 9 to 12 months to get us ready to open at this location.
 - **Will the new facility have the same number of kennels and amenities originally promised to the public? What structural positives will exist in the Dillon’s building versus the originally projected shelter design?** We literally could place our original set of plans inside this floor space, giving us the same number of dog pens, cat cage units and display areas. We are re-arranging some spaces with the architects to better serve the layout of this building but that will not compromise the number of units we will potentially have as funds are received to build them. In the coming weeks/months we will be meeting with those individuals that have purchased naming opportunities and those that still would like to purchase an area to show them the changes that we will be making. All of the sold naming opportunities will be in this new facility.
 - **At the current facility on Rochester, animals have ample opportunity to get fresh air and sunlight with the indoor/outdoor kennels. How will the new shelter allow for animals to receive the benefits of an outdoor environment?** The architect has drawn in the original plans an outdoor area for exercise and socialization. This area remains in the current plans and will be fenced around the entire perimeter to insure the safety of the animals, staff and volunteers. Plans also include bringing

natural light into the building where that is possible. This plan is no different than what we had previously planned to construct. Animals will be housed in year round climate controlled areas and this will be a great improvement over the current facilities with summer temperatures sometimes well in excess of 100 degrees and winters that can be sub-zero for days.

- **What efforts are being made through the structure of the new facility to help prevent the spread of disease?** The largest expense for the remodeling and continuing operation of the new facility will be the sophisticated air handling equipment that will exchange air in the kennels multiple times an hour to reduce disease and odors and yet recover as much heat as possible to minimize loss of energy.
- **Will there be any “green” methods used to remodel the Dillons store?** Our largest “green” impact will be to “re-cycle” an existing building that already is attached to public utilities. Its central location in the community will undoubtedly result in a reduction in gasoline used by patrons, animal control vehicles and our volunteers. The architect and contractor will be researching green materials as construction proceeds. When financially feasible HHHS will consider using them.
- **What technological improvements will occur with the new shelter and how will they benefit the animals?** There will be multiple holding areas with separate climate control to reduce disease. Pens will be positioned to reduce the amount of animal stress and will be designed for efficient cleaning.

Community

- **How will the new shelter impact the local neighborhoods? Will there be excessive noise or problems with waste disposal?** HHHS is very dedicated to being a good neighbor. All housing of the animals will be indoor housing in this new facility. Waste disposal will be handled through the sewer system and the indoor pen areas will be cleaned/flushed several times a day.
- **What services will the new shelter provide to improve the Topeka community?** The new shelter will have a new Education/Training room. We will offer training classes on site for new adopters. Educational seminars, school and group tours will be available and we are planning summer camp opportunities. New technologies inside the facility will help adopters select the right type of animal for their home.
- **Will the new facility’s veterinarian clinic serve the public or just the animals in-care at the shelter?** As has been the plan from the beginning of this building drive, HHHS will have a staffed vet clinic in the new shelter for the animal care of the resident animals. It will not be open to the public.
- **Will there be any risk to the local neighborhoods having a shelter this close in proximity to them?** No. The shelter will not pose any risks to the neighborhood. We anticipate that there will be less traffic to this building than its current use.



The Question on Everyone’s Mind

- **Why are you choosing to remodel the Dillon’s building rather than building a new one as originally planned?** The reality is that the current site would require an expenditure of a substantial amount of money for infrastructure improvements to be properly utilized. Our fund-raising efforts to date were not sufficient to build an entire building that we need at once, so we had the very real possibility that we might have to continue to use part of the existing facility to house animals, a prospect that was not desirable since it would divert funds for remodeling and utilities and make staffing less efficient. The Dillon’s Crossing location offered us a central visible location in which the substantial walls and roof were already in place, with minimal funds needed for infrastructure and site work. Our research shows us that shelters are more successful in the community when they are located near neighborhoods in retail areas rather than being segregated in more remote areas. This is a huge opportunity enabled because of the generosity of Dillons to engage the entire Topeka community in our mission to care, protect and speak for those who can not do so for themselves.