



FELLOWSHIP FOR ANIMALS





Building Architect/Project Team

Project Contacts:

Joshua Ribbeck,
225.279.3006

Non-Profit Body:
Fellowship for Animals

Delivery Method:
Design / Build

Project Type:
New Construction

Building Location:
Baton Rouge, LA

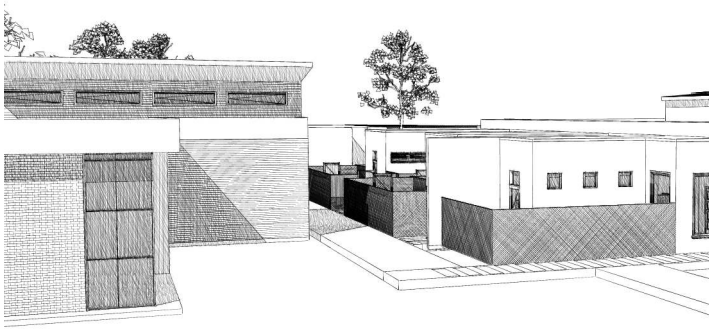
Total Building Costs:
Construction cost- 10-15mil

Building Type(s):
Animal Health Care building composed of 3-5 buildings that integrate into a public courtyard.

Building Name:
Fellowship for Animals

Project Size (ft^2):
20,000+ gross square feet

Rough Cost:
10 - 15 Million



Lead Designer
Joshua Ribbeck

Architects
Seaux + Pierce Architects

Interior Design
Theory Evolution
Seaux + Pierce Architects

Landscape Architect
Theory Evolution
Seaux + Pierce Architects

General Contractor
Ribbeck Construction Corp.
3101 Lake Street
Lake Charles, LA 70601

Mechanical/Electrical
Bernhard Bros., LLC
13641 Airline Highway
Baton Rouge, LA. 70817

Structural Engineer
-

Sustainable Design
Theory Evolution, LLC

Southcoast Solar
2605 Ridgelake Dr.
Metairie, LA 70002

Plumbing
Mock Plumbing
17403 Lake Iris Avenue
Baton Rouge, LA 70817



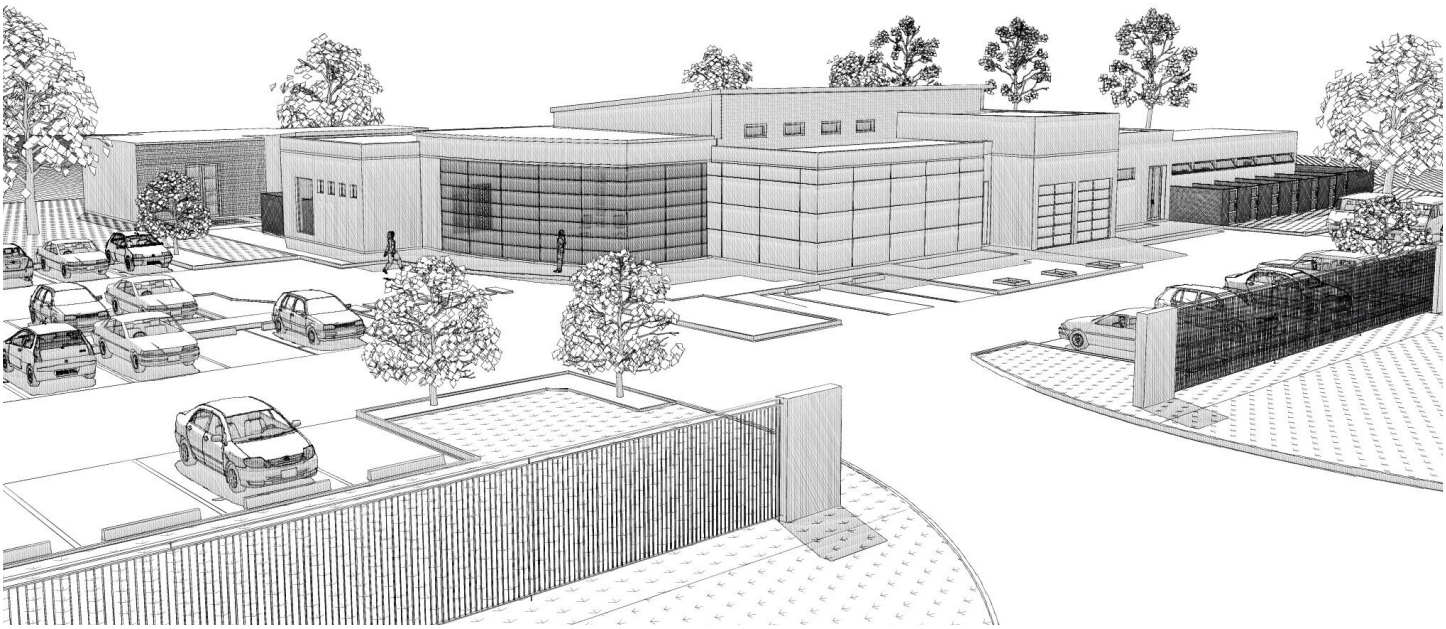
PROJECT DESCRIPTION

The Fellowship for Animals (FFA) is a public health master plan, designed to increase the adoptions of healthy animals and increase responsible pet ownership, while lowering the euthanasia rate in Baton Rouge and other cities. This facility will be a beacon of hope for animals needing a second chance, as well as serve as a masterplan for every animal shelter and city in the country on how to achieve a balanced level of community involvement and no kill efforts, without having to spend countless hours fundraising to barely stay operational. We also believe if this plan is implemented in the fullest, it will help lower the overall euthanizing and expansion of homeless and feral animals.

The facility design, logistics, marketing and operations plan will set the bar for years to come, on how to create an environmentally friendly and world class animal facility. FFA will be a central hub allowing the public, volunteers and staff to work in a clean, modern and healthy environment. Our other goal is to design an ECO friendly building that is complimentary to the community and completely self-sufficient using green technology to its fullest. This master plan allows creates a win/win for the animals and public.

Overall Project Goals/Philsophy

- **Give animals a second chance at life**
- **Eliminate the parish euthanization rate**
- **Eliminate feral and homeless animals in cities and parishes**
- **Increase the adoption of healthy animals**
- **Rehabilitate Animals that can be adoptable with a little extra TLC, that would otherwise be euthanized**
- **Be a recognizable role model for animal adoption facilities worldwide**
- **Serve as a model for sustainable design**
- **Be an integral and meaningful part of the city**
- **Be a building of enduring beauty while enhancing the surrounding area**
- **Create our own sources of revenue for operation**
- **Create a more educated public on pet ownership**



Identifying The Problem

As animal lovers ourselves, we want the best for our furry friends and we feel for the animals that are euthanized every day. There are many people that want to help, but the options are few and not extremely effective. There needs to be a central place that consolidates all the individual efforts, and focuses that energy on solving these issues.

We are proposing a plan…a new plan. A plan that will set the bar for animal shelters around the U.S. All we ask is that you examine our ideas in detail and make an honest decision about what you see. If you like what you see, we urge you to join our cause, via sweat equity, word of mouth, donations and other ways we have planned to get our initiative going that can bring real change to the animal community.

Over the last 36 months our team has spent countless overtime hours and sacrificing free time and a lot of our own money to design and plan a facility that will meet all environmental requirements, plus, the needs of the community and animals. We have talked to the leading vets, shelters, manufacturers, citizens, groups all around the country, getting a pulse of what people want and what we have designed. Our response has been amazingly positive from everyone, which has pushed us harder to make it the best and expand from our initial ideas a year ago. Our forward thinking plan is going to take technology, citizens, smart planning, pet owner education and others to create a viable solution. We don't need the government and politics to make this work. Our actionable solution will be a first of its kind. We have done the design and logistics work, now it's time to show our ideas and hope you plan to join us in saving the animals and setting the example for animal shelters. Remember. The focus should always be on what's best for the animals.

We are now in the process of finalizing our architecture and construction documents, plus partnering with companies and people to make this possible. Please stay tuned to our website www.savethepaws.co to find out about updates and progress. We thank you for your time in reading our plan, to find out what amazing things we have planned for the animals, Baton Rouge community and nation.



Original ACRAEC building

This was the original design commissioned by Hilton Cole before Theory Evolution began the complete redesign

Masterplan / Building Features

Animal IQ

- 192 custom engineered self cleaning dog kennels (144 adoption kennels, 48 rehibilation kennels)
- 200 cat condos
- Antimicrobial Protection embedded in kennel materials
- Automated doors for kennels; allowing 24 hour access to outdoors
- Sound dampening in kennels
- PET PASSPORT ID system
- Air-tight, sealed automated feeders
- State of the art treatment and exam room
- Large indoor/outdoor play areas
- Indoor training area
- 24/7 live webcams the public can view

Landscaping

- Lush Gardens
- 100,000+ gallon cistern retention system
- Water harvesting system
- Rooftop gardens & irrigation
- Expansive and working landscaping
- Designed to be 100% water self sufficient

Air Quality & HVAC

- IQAir in-duct purification system (hospital grade clean air)
- Geothermal used for HVAC
- Dedicated monitoring electronically
- Designed to be 100% air self sufficient

Marketing Support

- Professional Marketing and Branding
- Branding campaign with support over print, direct mail, radio, tv and online.
- Adoption & Volunteer Sign-up forms
- Website with online pet finder
- Brochures for Adoption Center
- Pet ID Cards
- Adoption gift package which included pet ownership guides, food packs and other marketing materials
- Work with city, local businesses and other vets to increase awareness

Renewable Technology

- Geothermal
- 50 Kw Solar Array
- Rooftop garden & irrigation
- Water Harvesting

Animal Treatment

- State of the art animal medical facility
- On staff vets
- Wash & dip stations
- Vacuum fresh food

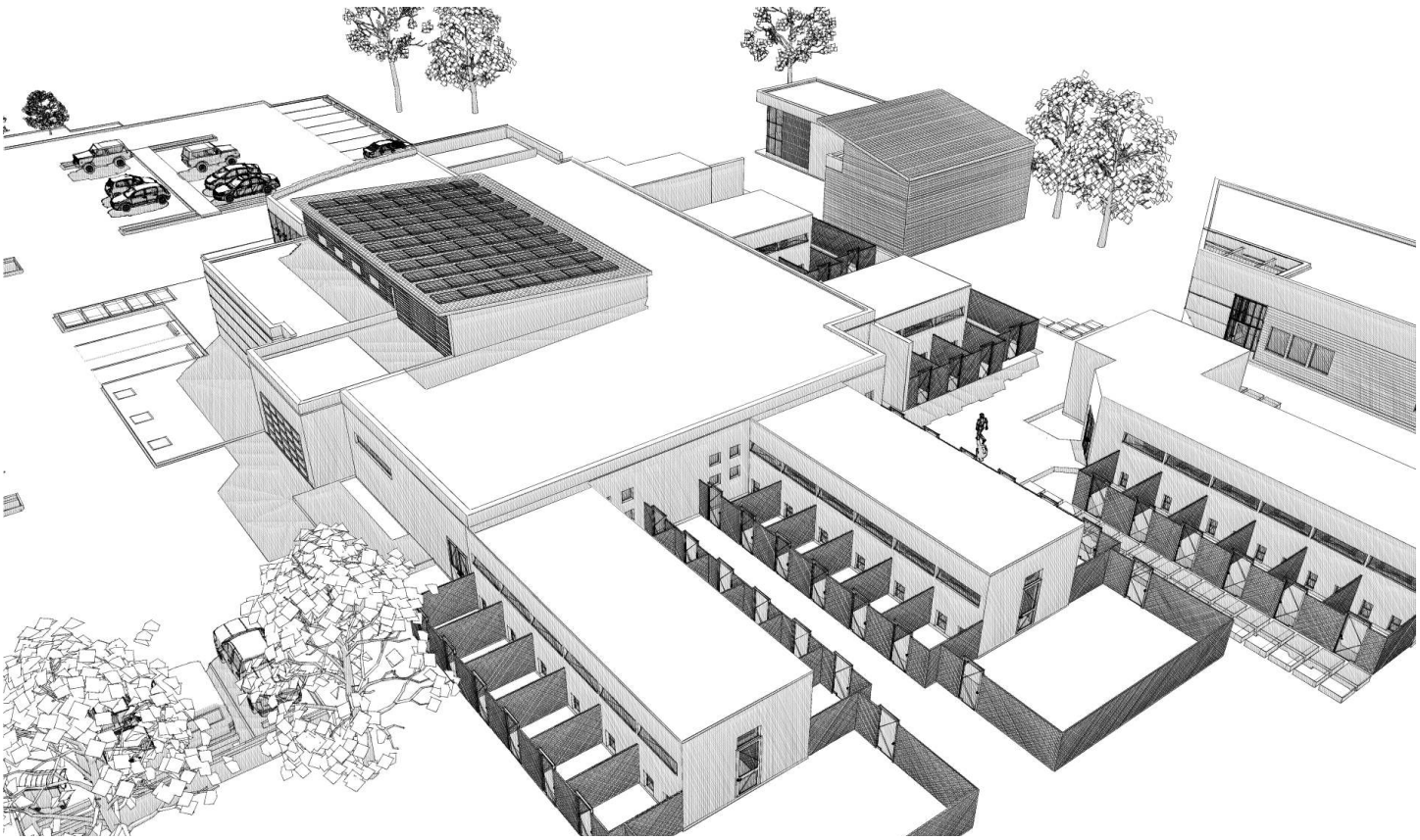
Reahbilitation Building

- Aqua training pool
- On staff vets
- 48 rehibilation kennels
- Wash stations
- Indoor animal playing ring

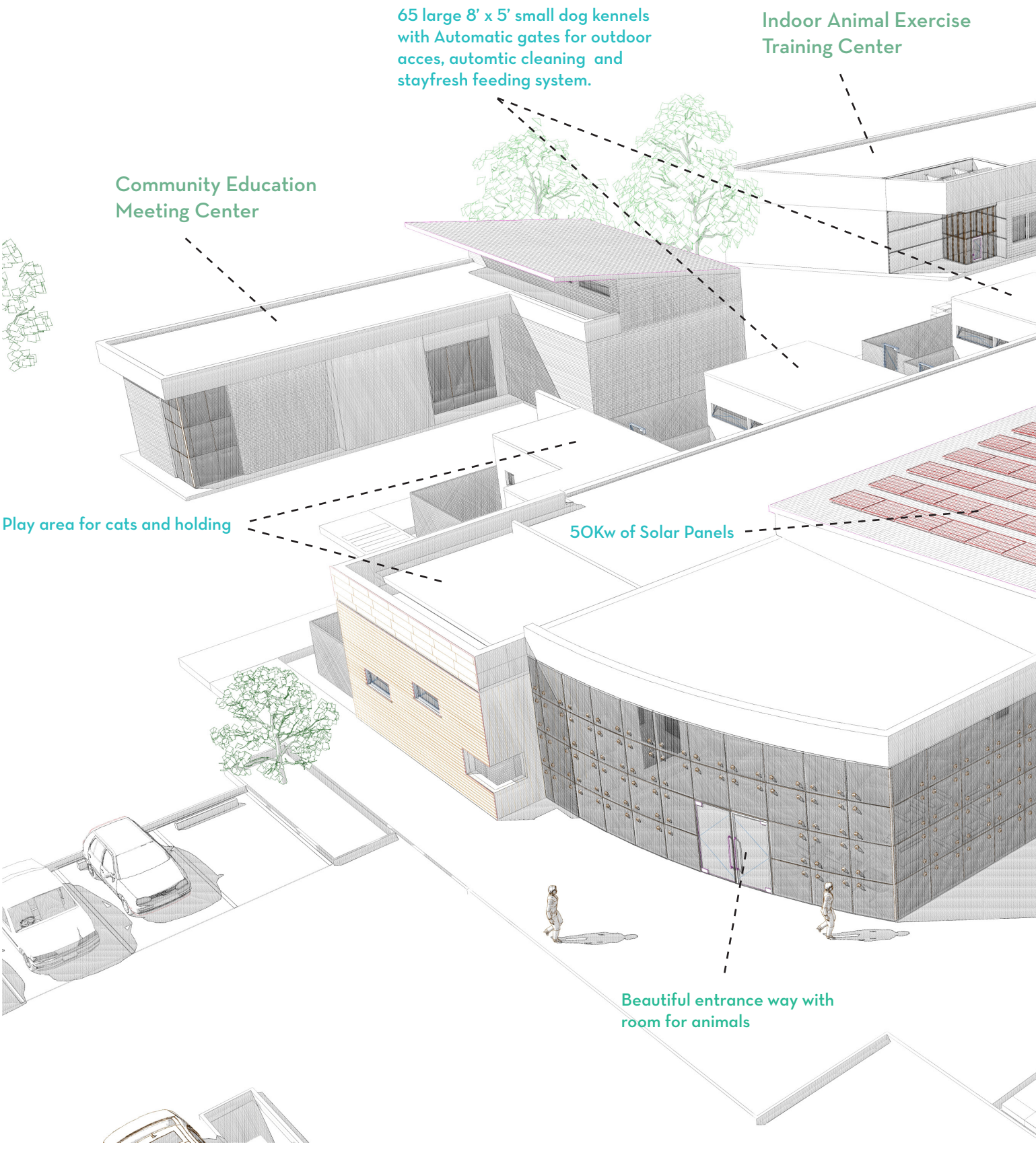
Education Building

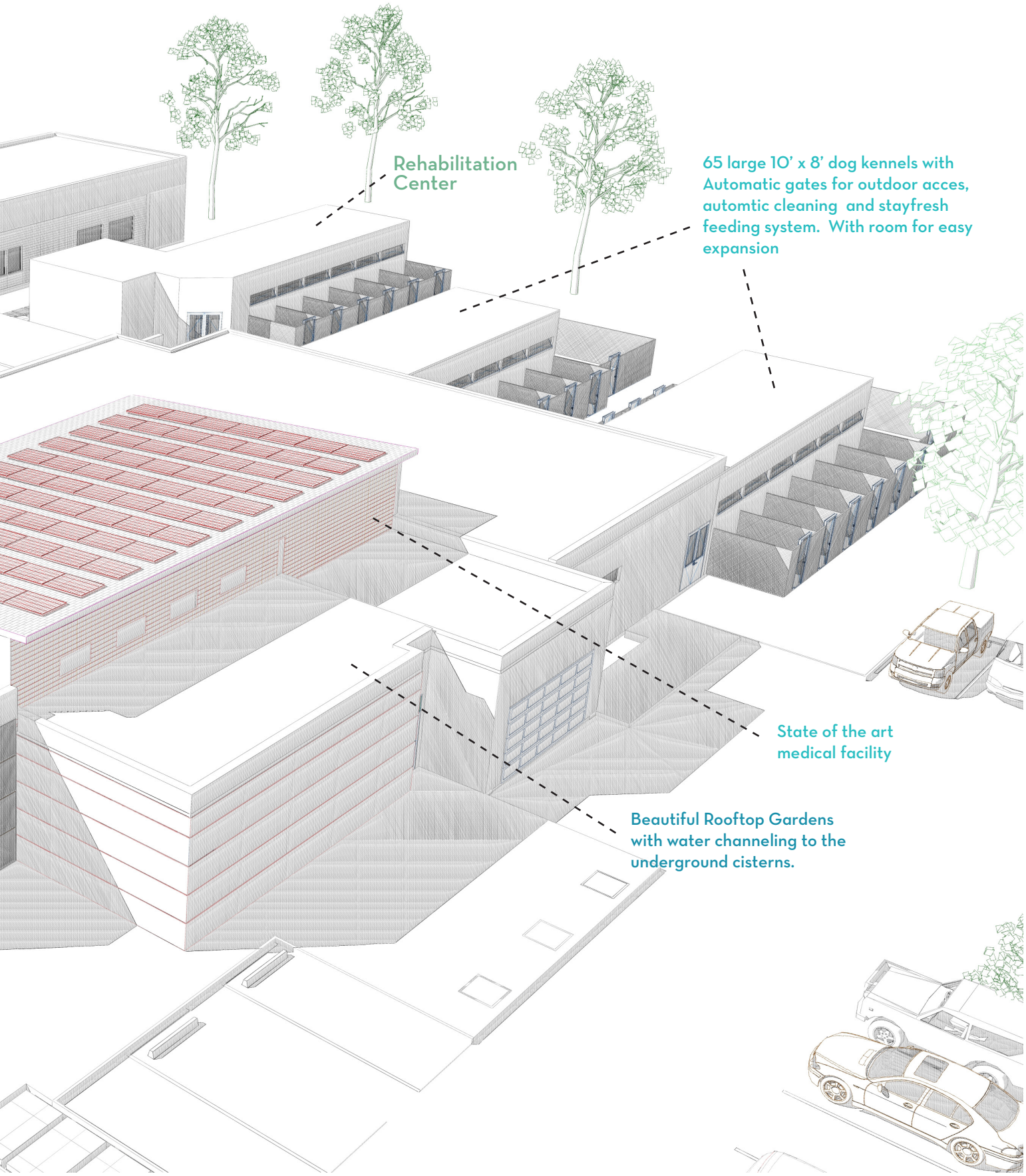
- Business and Education Rooms
- Private Meeting rooms
- Private Kitchen
- Seats up to 50

*This is just a small list of the complete feature set the building will have.



Fellowship For Animals
Facility Overview




Rehabilitation Center
65 large 10' x 8' dog kennels with Automatic gates for outdoor acces, automtic cleaning and stayfresh feeding system. With room for easy expansion
State of the art medical facility
Beautiful Rooftop Gardens with water channeling to the underground cisterns.

Sustainable Goal

To create a green building and achieve a LEED® Platinum rating by addressing the following: site issues, water efficiency, energy and atmosphere, indoor environmental air quality, materials and construction strategies with reduce, reuse, and recycle in mind.

Early in the process, the entire team prioritized the green strategies necessary to achieve the goal of setting a new standard of environmental sustainability for an animal adoption building. The building's orientation, massing and façade maximize daylight while minimizing solar gain. The façade features shading projections, light shelves, floor-to-ceiling clear glass, and integrated planters.

Other sustainable elements include indigenous landscape materials, an evaporative cooling system and landscaped roofs. The project incorporates a 30-kilowatt photovoltaic (PV) array on the roof surface, and water is heated with recovered waste heat. Our HVAC was designed using high efficiency geothermal systems. Materials include recycled-content and regionally manufactured materials and FSC-certified woods. We will recycle most of the construction waste and will implement nearly all of the LEED Indoor Environmental Quality strategies.

The building was designed to use 85% less energy than a comparable building designed in minimal compliance with ASHRAE 90.1-1999 and Title 24-1998 requirements. The LEED Platinum project realizes energy savings of approximately 98% beyond state requirements and has reduced water consumption for irrigation and drinking by 75%.

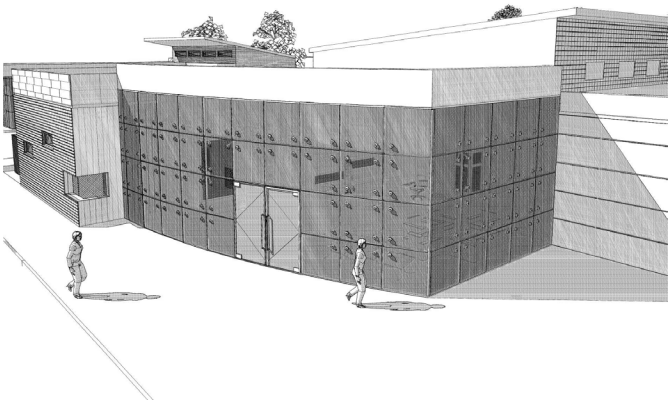
Fellowship Committee

FFA will establish a committee to oversee the operations and the overall decisions concerning the functions and other engagements the facility takes on. This board will be appointed by our staff and headed by Josh & Jennifer Ribbeck.

This will not be your typical board, where 8+ people sit around and debate the future of FFA. They will be proactive in working with our animals and furthering our cause. This will not just be a resume builder for those seeking it. If you are not willing to put in, you will not be elected. Members will also have varying backgrounds to bring different perspectives to FFA.

The board term limits are 3 years.

JOSHUA RIBBECK
CHAD PIERCE
JEANNE SEAUX
BOARD MEMBER 4
BOARD MEMBER 5
BOARD MEMBER 6
BOARD MEMBER 7
BOARD MEMBER 8



Fellowship Funding Structure

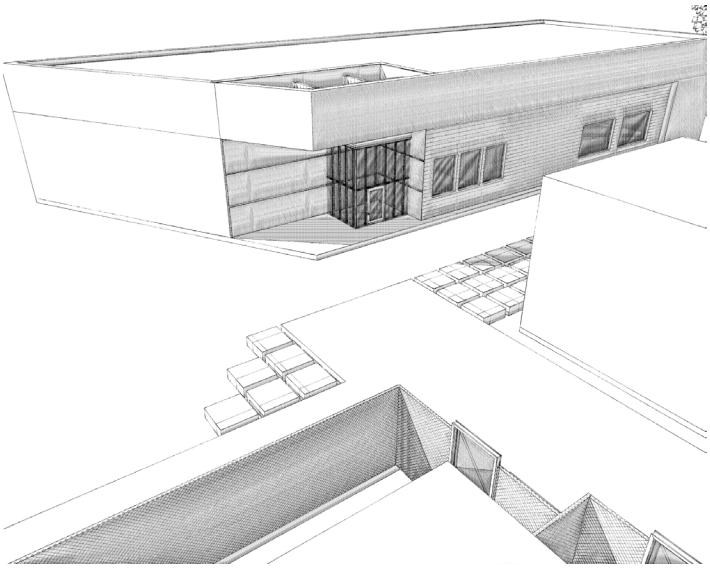
We will be self sufficient!

What is unique about our facility is we are not only going to be funded initially by donations, we will generate our own revenue with services and products. FFA will create products like a self-cleaning kennel and other pet products to generate revenue. This will allow the Fellowship to not drain the community resources over time, but be a producer for the community.

We will approach private donors who can contribute larger amounts to the fellowship, as well as grants, to minimize the amount of money needed to collect from general public fund raising. Once the phase 1 goal is met, we will open up the donations to the public and begin spreading awareness and running marketing campaigns.

After we collect the amount needed to build the Fellowship, all other overhead and administrative costs will be covered by our own revenue of in house services. This concept will be replicable to every city that has a shelter. Any extra funds will be used to help running costs in the beginning months.

Our self-cleaning kennels and pet products will be our primary source of revenue. We want to stay away from having to spend the resources on donations and fund raising, and direct all that towards the animals. With a self-sustaining approach, we feel this will be the best route in achieving our goal.



Marketing Impact

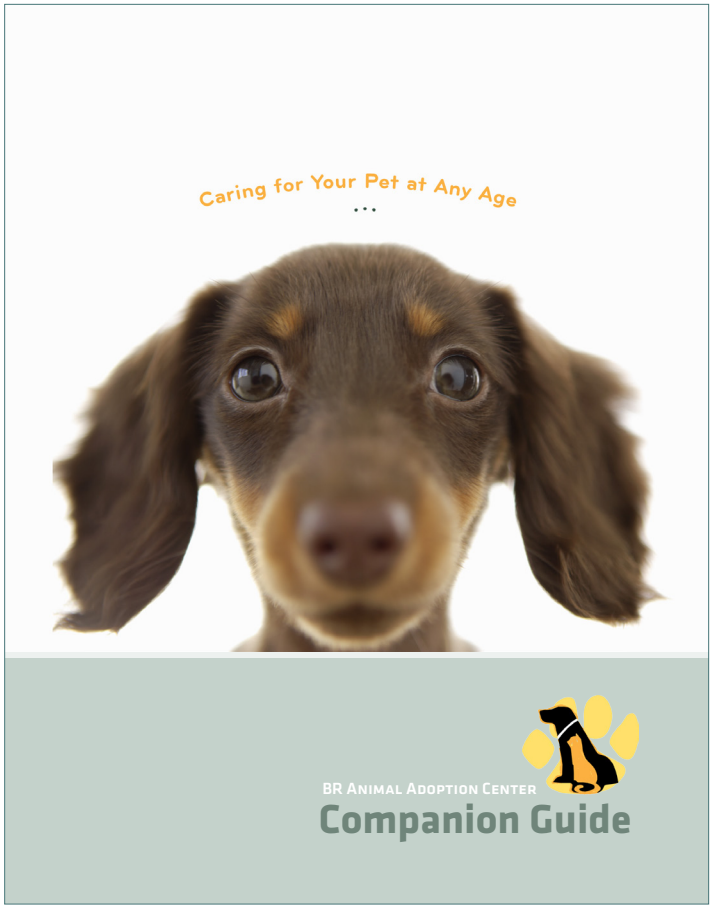
Our facility will encompass superior marketing, in order to achieve a higher success rate. While also increasing awareness of the facility and programs. Marketing will done via a combination of efforts. Theory Evolution, participating vets, volunteers, and members will all be part of the marketing. But you have to start with high quality marketing to catch people's attention and also portray the professionalism of our facility. With high quality marketing provided Pro Bono by Theory Evolution, this puts everyone involved with our facility in a better position to succeed.

Staff & Member Cards





Each of the staff and volunteers have personalized access cards. These cards allow 24/7 access to the building and animals.



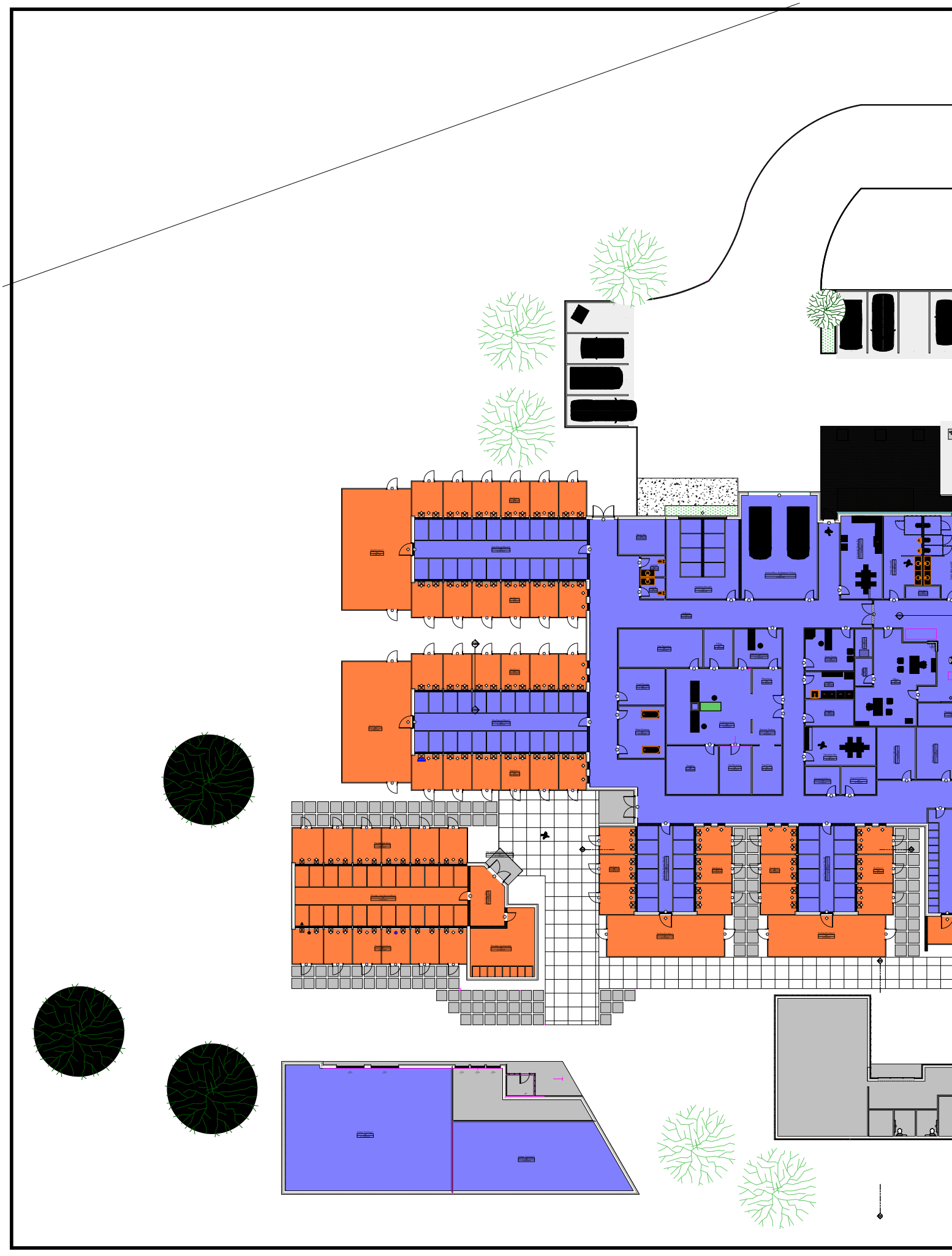
EDUCATION FOR OWNERS

FFA Companion Guide. FFA will provide a complete pet guide for new owners, to learn the responsibilities of pet ownership. This is a comprehensive guide on everything pets.



PET PASSPORT

Adoption ID Cards will be given to anyone who takes home a new pet. This card will provide the pets and pet owners information. Barcoding and RFID will be embedded into the card for authentication at participating vet offices. These cards will be used with our PET PASSPORT and VETNET system.





CONSULTANTS

#Project Name

#Street
#City, #State/Country #Post

#Client

MARK	DATE	DESCRIPTION
	/ /	

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE

Josh

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WATER RETENTION

Water harvesting is a primary goal of our design. In an effort to reduce the projects potable water consumption this site was designed with innovative systems for the capture and re-use of rainwater. The majority of the roofs on site are covered in a green roof system. The green roofs help to reduce storm water runoff rates, building mechanical costs and solar reflection. The green roofs consist of a 6" soil profile and a drip irrigation system to provide water to the plants during periods of drought. The green roof plants are comprised of drought tolerant species and only require water in the driest of times. This supplemental irrigation system for the green roofs is connected to a series of cisterns which stores and re-uses roof and site run off for site irrigation.

A series of rainwater cisterns were placed around the perimeter of the building to collect rooftop drainage and can hold over 110,000 gallons of rainwater. Now that the site plantings have been established, the cistern/detention system is able to provide 100% of the irrigation water for the site vegetation. This features a seasonal rain garden and an open, stone-lined basin. A sustainable site design is expressed through the use of native, drought tolerant and low maintenance plant species. These principles are made evident in the surrounding areas.

By studying the weather and rainfall patterns in the area and comparing them with the detention requirements and likely site irrigation needs, a system of rainwater collection and detention was developed with the goal of providing 100% of the site irrigation needs.

FUNCTIONAL GOAL

To create an open space that encourages interaction among the staff, accommodating a variety of work schedules and habits, and maximized access to the community. One of project programming's primary goals was to optimally distribute FFA's animal groups between the two buildings. Three core competencies (operations, customer service, and health management) were defined and were distributed both horizontally, so that people from all of these groups would be able to freely move in high traffic areas.

The building's large open floor plates allow for flexible work environments and ease of accessibility. Spaces encourage easy orientation and movement and an open exchange among employees, members and visitors. We also carefully considered how people would approach the building from the surrounding streets.

In addition to the large courtyard and animal exercise area, the facility also features other landscaping gestures in a series of indoor and outdoor spaces, including an outdoor play area for animals, as well as quieter, more contemplative gardens. The park-like setting of the grounds and the buildings was designed to embrace the community and feel very permeable.

DESIGN

To design a building that is sympathetic to the surrounding area while also clearly articulating new ideas about the relationship between building and landscape. To create a fun atmosphere that encourages interaction, which are in alignment with the our mission, through the careful selection of materials and colors.

In addition to usual connections to "working" landscape features such as the rain garden, the building also responds to the climate and aesthetic of the southeast region and provides "porches" that run along the southern elevation. This approach not only provides habitable outdoor spaces but also serves to shade the structure during the summer months. The facility also features other landscaping gestures in a series of indoor and outdoor spaces. FFA's park-like setting of the grounds and the buildings was designed to embrace the community and feel very permeable.

TITLE

Safety and security for the public, employees and members was figured prominently throughout all aspects of the design and construction of the FFA facility. Since it is located in a urban area, the project also complies with construction standards set by the Federal Emergency Management Agency (FEMA) in respect to floodplains and wetlands. The public center and mews for pedestrians and vehicles was carefully designed for maximum enjoyment but for security as well. Our building also includes security cameras and 24 hour access monitoring.

PRODUCTIVE GOAL

To create a fun, innovative, creative, and flexible environment in which employees and visitors would interact freely with animals. To optimize daylighting in order to maximize productivity and morale. Theory Evolution has designed a healthy and attractive work environment for its personnel and public. The new FFA facility provides a humane, healthy, daylight and fresh air-filled work environment and even further enhances our animals and members' quality of life.

FFA's courtyard offers a sheltered urban oasis, while a series of canopies and trellises blends interior with exterior space. Multiple large windows distributed throughout the complex offer occupants easy direct access to sunlight, fresh air, and lush planting. Interior finishes provide a uniform degree of warmth, light and comfort throughout. State of the art LED lighting, patterned glass office fronts and clearly defined circulation serve to encourage member-animal interaction and productivity.

INDOOR ENVIRONMENT APPROACH

The quality of the indoor environment was considered throughout the design process. The project will include multiple fresh air ducts distributed throughout the complex to offer occupants easy direct access to sunlight and fresh air. Nearly all of the LEED Indoor Environmental Quality strategies were implemented, including the use of low-emitting materials, views to the outside, construction IAQ management, thermal comfort controls, and increased ventilation effectiveness through under-floor air distribution.

An IQ Air Ultra-High Efficiency Ducted Air Purification System will be installed to keep the facility clean of all air particles. This indoor system will keep the environment in the highest level of air quality possible.

PRODUCTS AND SYSTEMS

The FFA facility exemplifies a fully integrated approach to sustainable design. The following materials, systems and products were incorporated to achieve FFA's aesthetic and sustainable goals for the project: FSC-certified woods; low-e glass; an evaporative cooling system in the Entry Pavilion; an 87-kilowatt photovoltaic (PV) array on the roof; reduced irrigation water consumption by 75%; raised floor systems.

POST-OCCUPANCY EVALUATION ACTIVITIES

There are a variety of educational signs throughout the building that are intended to remind employees of their role in the continued success of the project as well as educate the community and other building users of the various programs in place within the CNT. Energy and systems analyses are conducted regularly. Employees receive regular communications regarding the state of the air quality and/or system issues so they can actively participate in the building's operations to achieve optimal air quality, etc. There is a "green office committee" on staff that is charged with paying attention to the building systems and other air quality issues. They utilize an Intranet to inform or alert employees of systems changes or problems.

INFORMATION AND TOOLS

The Design Team used ArchiCAD, 3ds Max to design, draft, model, and analyze the project. EQuest was used for creating the DoE Building Energy Model which the design team used extensively in simulating and refining the exterior enclosure system.

Lumen Micro for lighting design
Energy Simulation Software used: VisualDOE 3.1
ASHRAE-based spreadsheets for load calculations, ductwork sizing, and ADPI calculations