

CONSTRUCTION AROUND ARIZONA

PROJECTS - PEOPLE - PRACTICES

CONSTRUCTION AROUND ARIZONA Projects



Images Courtesy of Ryan Companies

PAPAGO PARK SITE OF NEW ANIMAL SHELTER BUILT AT-COST BY RYAN COMPANIES

In Ryan Companies' 80+ year history, the company has been committed to creating places for people to thrive. But for the first time, Ryan is creating a place for animals to thrive.

With stewardship being one of Ryan's core values, the commercial real estate services provider selected the Arizona Humane Society as its 2021 non-profit project and credited back all project profits. As a result, Ryan's Phoenix team is building the Arizona Humane Society Rob & Melani Walton Papago Park Campus at cost, saving the organization more than \$1 million.

"AHS' Papago Park Campus marks a critical turning point in animal welfare in our community and the country," says the Arizona Humane Society's President and CEO, Dr. Steven Hansen. "Our collaboration

with industry leaders like Ryan Companies and Animal Arts is a testament to the incredible impact this \$49 million project will have in treating thousands additional sick, injured, and abused homeless pets and our commitment to providing Arizona's pets with the most thoughtful and innovative level of care possible."

Designed by Animal Arts, the two-story, 72,000-square-foot campus comprised of the Nina Mason Pulliam P.E.T. Center and the Watts Family Medical Center will serve as the region's hub for comprehensive services, including acute medical and trauma care, spay/neuter services, rescue and cruelty investigations, pet adoptions and education programs. This new facility will also have an expanded triage area in the Lazin Animal Foundation Trauma Hospital, which will enable AHS to treat thousands more vulnerable homeless pets than the current Sunnyslope Campus location. The innovative design includes bright, natural-light spaces throughout the campus and animal



Top: Backhoe digs footings for new building.
Above: Branco Machinery blade finishes grade at site.

housing that meets or exceeds best practices for every type of pet, from dogs and cats to hamsters and iguanas.

"This project is funded by many Arizona Humane Society donors. And because of AHS' goals of the project to help save the most animals in the Phoenix area, we want to make sure we're good stewards of their donor's contributions," Theresa Schultz, director of construction, Ryan Companies, says.



Image Courtesy of Drone Brothers

Although this is Ryan's first project for animals, the company's experience in building healthcare facilities will play a significant role. Ryan has completed several medical office buildings, a radiology/oncology center, and a cancer center in Arizona. Nationally, Ryan's experience includes healthcare facilities, from hospital renovations and expansions to ambulatory surgery centers, specialty centers, and clinics.

Above: Overhead view of early construction work.

Right: Arizona Humane Society Rob & Melani Walton Papago Park Campus rendering.

This experience will prove valuable in the construction of the Papago Park Campus.

Numerous healthcare features need to be considered differently in the design and construction of a facility that is specifically for animals. Paws, claws, and urine touch nearly all surfaces, so the materials used must be durable. They must also withstand chemicals used for cleaning. Aside from durability, slip resistance is another crucial factor for medically fragile and older animals. Animal Arts specified tile and glazed block with a high-performance epoxy coating for the walls and sealed concrete and medical-grade vinyl for the floors.

To balance energy efficiency and high levels of outdoor air required for animal health, 20/20 Engineering carefully designed the HVAC system. Interior spaces will be pressurized appropriately to minimize disease transmission risk and keep indoor air fresh.

And just as acoustics matter in medical facilities, they're also important in facilities for animals since they hear in different and much more extensive frequency ranges than humans do. Dogs barking can provoke other dogs, and it can be jarring and stressful for cats and other small animals.

"From the beginning of the project, the acoustics were at the forefront. We worked to separate dogs and cats by level and provided insulated walls around critical spaces to keep the facility as quiet and calm as possible to reduce both animal and



Image Courtesy of Animal Arts

employee stress," Sarah Boman, principal of Animal Arts, says.

Ryan will install sound walls and acoustic panels in the dog housing areas to help minimize barking sounds. Multiple layers of space and doors between animal housing areas will also reduce the potential noises that could stress other dogs and animals.

After breaking ground in November 2021, Ryan is progressing on the site, which is expected to be completed in mid-2023. Ryan removed layers of debris, and the site is now being excavated for the campus foundation and utility infrastructure. Since Ryan was involved with the overall project early on, the transition from design to construction was seamless. But most importantly, it helped give the commercial real estate services provider a unique understanding of how important these facilities are to the animals, their caretakers, and the community. **AS**

EMPLOYEE PROFILE: RYAN S. PARK, SR. PROJECT MANAGER

Experience: Three years with Ryan Companies.

Favorite job task: I was a Lego kid growing up, so a career in construction was the natural evolution of my childhood passion. I enjoy working with my team on-site to turn a set of plans into reality.

Toughest job task: In recent years, supply chain issues have created many procurement challenges. We now spend more time being hyper-focused on lead times and material availability.

Most memorable day of work: Watching the first day of school for a K-8 school I helped build in Colorado. It was the first sizable job that I oversaw. It's gratifying to see the long-lasting, positive impacts on the community that our industry makes.

Favorite off-job task: Spending quality time with my wife and two children.

