

To: Steve Rapson

Through: Ted L. Burgess 

From: Natasha M. Duggan 

Date: January 12, 2023

Subject: Contract #2052-B: Animal Shelter Construction

On September 26, 2019, the Board of Commissioners approved initial funding for the design and building of a new animal shelter in Peachtree City.

The Purchasing Department issued Invitation to Bid #2052-B to secure a contractor to build the new Animal Shelter. Notice of the opportunity was emailed to 109 companies. Another 1,561 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code 90930 (Building Construction, Not Otherwise Classified), 90925 (Building Construction, Prefabricated, All Types), and 90924 (Building Construction, Commercial and Institutional). The offer was also advertised through Georgia Local Government Access Marketplace, Channel 23, the Fayette County News, and the Fayette County website.

Four companies submitted bids (Attachment 1). Since all bids were higher than the available funds, Georgia Code § 50-5-67 allowed us to negotiate with the lowest bidder, Pro Construction. Animal Control recommends that Contract #2052-B be awarded to Pro Construction of GA, LLC for the value engineered amount of \$2,971,416 (Attachment 2).

A Contractor Performance Evaluation is not available since this is the first time contracting with Pro Construction. Animal Control checked their references, and the results were satisfactory.

The current project balance is \$1,377,466. After the architectural, engineering, and land expenditures, the project balance needs to be increased by \$1,593,950. Animal Control is requesting addition of \$140,000 donation and the remaining \$1,453,950 to be transferred from the undesignated fund balance to fully fund the Animal Shelter construction.

Specifics of the proposed contract are as follows:

Contract Name	#2052-B: Animal Shelter Construction
Contractor	Pro Construction of GA, LLC
Type of Contract	Construction
Contract Amount	\$2,971,416.00

Budget:

Fund	375	CIP
Org Code	37530910	Animal Control
Object	541320	Buildings and Structures
Project	203AR	Modern Animal Shelter

Available Balance:

Project Balance	\$1,377,466.00
Undesignated Fund Balance	1,453,950.00
Donation	<u>140,000.00</u>
Net Available	\$2,971,416.00 After BOC Approval

Tally Sheet - 2052-B Animal Shelter Construction
Addendum 4 - Attachment 1, 10/18/2022
BID SUMMARY FOR IIB 2052-B: FAYETTE COUNTY ANIMAL SHELTER CONSTRUCTION

A	General Conditions	SoCo		Quality Construction by McLeRoy		Headley Construction Corporation		Pro Construction	
		Cost \$	Sub-total	Cost \$	Sub-total	Cost \$	Sub-total	Cost \$	Sub-total
101	Permits (BY OWNER)	\$ -		\$ -		\$ -		\$ -	
102	Mobilization and Field Office	\$ 45,000.00		\$ 28,500.00		\$ 3,455.00		\$ 6,000.00	
103	Performance Bond / 100% Material Payment Bond	\$ 64,400.00		\$ 43,200.00		\$ 34,552.00		\$ 45,000.00	
104	Project Insurance	\$ 7,000.00		\$ 12,600.00		\$ 7,768.00		\$ 4,000.00	
105	Payroll Taxes & Benefits	\$ 26,000.00		\$ 270,000.00		\$ -		\$ 20,000.00	
106	Job Supervision	\$ 160,000.00		\$ 150,000.00		\$ 124,915.00		\$ 75,400.00	
107	Field Eng. / Layout / Construction Staking / Testing	\$ 26,000.00		\$ 24,000.00		\$ 8,663.00		\$ 11,500.00	
108	Equipment	\$ 35,000.00		\$ 24,000.00		\$ 2,688.00		\$ 8,000.00	
109	Expendables / Job Trailer / Toilets / Misc. Expenses	\$ 15,000.00		\$ 12,000.00		\$ 4,246.00		\$ 12,933.00	
110	Construction Utilities (Temporary)	\$ 18,000.00		\$ 7,200.00		\$ 3,515.00		\$ 3,798.00	
111	Construction Project Signage Allowance	\$ 1,000.00		\$ 1,000.00		\$ 1,075.00		\$ 1,000.00	
112	General Clean-up & Disposal	\$ 6,000.00		\$ 15,840.00		\$ 15,712.00		\$ 16,500.00	
A	Subtotal		\$ 405,600.00		\$ 568,340.00		\$ 204,209.00		\$ 204,351.00
B	Site Development								
201	FEMA Elevation Certificate	\$ -		\$ 1,800.00		\$ -		750	
202	Concrete Sidewalks, Drives and Aprons	\$ 85,000.00		\$ 18,000.00		\$ 23,241.00		\$ 17,409.00	
203	Erosion Control Maintenance	\$ 7,000.00		\$ 38,040.00		\$ 23,073.00		\$ 20,913.00	
204	Landscape Plan	\$ 96,000.00		\$ 20,850.00		\$ 18,478.00		\$ 17,375.00	
205	Site Utilities Connections	\$ 70,000.00		\$ 236,967.60		\$ 153,823.00		\$ 109,000.00	
206	Line not used								
207	Striping / Signage	\$ 15,000.00		\$ 5,400.00		\$ 1,398.00		\$ 1,058.00	
208	Asphalt Paving	\$ 120,000.00		\$ 97,635.40		\$ 107,999.00		\$ 94,873.00	
209	Parking Bumpers/Standard 6-ft.	\$ 1,000.00				\$ 2,580.00		\$ 2,297.00	
210	Project Signage	\$ 1,000.00		\$ 1,200.00		\$ 1,903.00		\$ 420.00	
211	Site Signage (max. size 32 sq. ft.)	\$ 2,000.00		\$ 1,200.00		\$ 5,403.00		\$ -	
212	Temporary Fencing	\$ 8,000.00		\$ 9,000.00		\$ 1,613.00		\$ -	
213	Termite Control 313116	\$ 500.00		\$ 400.00		\$ 651.00		\$ 400.00	
214	Earthwork 312000	\$ 280,000.00		\$ 109,560.00		\$ 163,590.00		\$ 128,310.00	
B	Subtotal		\$ 685,500.00		\$ 540,073.20		\$ 503,932.00		\$ 392,805.00
							Calculation Error		
C	Building Construction								
302	Concrete (03 30 00)	\$ 200,000.00		\$ 90,900.00		\$ 94,626.00		\$ 57,488.00	
303	Masonry/Masonry Veneer (04 26 13)	\$ 8,000.00		\$ 101,394.00		\$ 17,554.00		\$ 16,328.00	
304	Steel	\$ 90,000.00		\$ 9,000.00		\$ -		\$ -	
305	Rough Carpentry, Framing, Ply-wood (including nails and sheathing)	\$ 200,000.00		\$ 127,137.40		\$ 115,079.00		\$ 188,422.00	
306	Cabinetry/Millwork	\$ 30,000.00		\$ 30,000.00		\$ 17,138.00		\$ 42,000.00	
307	Batt Insulation/Polyisocyanurate Insulation Board	\$ 10,000.00		\$ 21,950.40		\$ 29,400.00		\$ 47,464.00	
308	Pre-engineered wood-frame/wood truss "Morton" Building including all framed walls, trusses.	\$ 30,000.00		\$ 83,976.00		\$ 36,222.00		\$ -	
309	Flashing and Sheet Metal	\$ 8,000.00		\$ 6,000.00		\$ 1,935.00		\$ 7,500.00	
310	Waterproofing	\$ 20,000.00		\$ 12,000.00		\$ 3,005.00		\$ 3,500.00	
311	Cement Board Siding and Trim	\$ 20,000.00		\$ 6,000.00		\$ 9,968.00		\$ 6,500.00	
312	Caulking and Sealants	\$ 48,000.00		\$ 12,300.00		\$ 3,832.00		\$ 4,000.00	
313	Doors & Frames			\$ 88,134.00		\$ 39,135.00		\$ 73,959.00	
314	Door Finish Hardware (see allowances)								
314a	Interior Door Leaf (23 doors/maximum \$800 per door)	\$ 18,400.00		\$ 22,080.00		\$ 19,780.00		\$ 18,400.00	
314b	Exterior Door Leaf (7 doors/maximum \$1,200 per door)	\$ 8,400.00		\$ 10,080.00		\$ 9,030.00		\$ 8,400.00	
315	Metal Roofing, Gutters & Downspouts	\$ 140,000.00		\$ 271,200.00		\$ 266,923.00		\$ 215,000.00	
316	Fiber-Reinforced Panels	\$ 12,000.00		\$ 48,000.00		\$ -		\$ 18,875.00	
317	Aluminum Windows (08 51 13)	\$ 130,000.00		\$ 112,633.20		\$ 112,134.00		\$ 17,554.00	
318	Window Blinds (12 20 00)	\$ 9,000.00		\$ 9,000.00		\$ 7,095.00		\$ 6,188.00	
319	Lighting Fixtures	\$ 22,000.00		\$ -		\$ -		\$ -	
320	Gypsum Wall Board/Cementitious Backer Board Assemblies	\$ 120,000.00		\$ 55,200.00		\$ 69,721.00		\$ 81,234.00	
321	Ceiling Assemblies (2x2) & GWB	\$ 80,000.00		\$ -		\$ -		\$ -	
322	Ceiling Access Panels (10 04 03)	\$ 3,000.00		\$ -		\$ 538.00		\$ 3,907.00	
323	Carpet			\$ 10,555.20		\$ -		\$ -	
324	Rubber base			\$ 1,800.00		\$ -		\$ 5,100.00	
325	Ceramic tile (09 30 13)	\$ -		\$ 9,000.00		\$ -		\$ 9,500.00	
326	Resilient Flooring (09 65 19)			\$ 12,000.00		\$ 10,955.00		\$ 10,500.00	
327	Resinous floor covering (Stonciad GS) (09 67 23)			\$ 79,239.60		\$ 33,745.00		\$ 49,995.00	
328	Fastap Multi TapFloor S-45 System including all options (Addendum 4, Attachment 4)			\$ 90,000.00		\$ 20,594.00		\$ 8,500.00	
329	Paint (09 91 00)	\$ 25,000.00		\$ 36,000.00		\$ 24,188.00		\$ 34,312.00	
330	Fire Extinguishers and Accessories (Allow for type A-B-C 10 lb.)	\$ 3,000.00		\$ 3,000.00		\$ 1,914.00		\$ 1,712.00	
331	Toilet Accessories	\$ 12,000.00		\$ 12,000.00		\$ 2,161.00		\$ 2,087.00	
332	Plumbing	\$ 900,000.00		\$ 218,974.80		\$ 209,238.00		\$ 239,018.00	
333	HVAC (23 06 30)	\$ 330,000.00		\$ 329,734.80		\$ 279,500.00		\$ 267,150.00	
334	Electrical	\$ 360,000.00		\$ 264,000.00		\$ 228,410.00		\$ 280,200.00	
335	Kennels and Veterinary Equipment (13 19 00)			\$ 451,102.80		\$ 456,351.00		\$ 415,129.00	
336	Lockers (10 51 00)			\$ 22,027.20		\$ 3,978.00		\$ 8,500.00	
337	Special Equipment	\$ 200,000.00		\$ 12,000.00		\$ 12,030.00		\$ -	
338	Exterior Metal Stairs (05 51 00)	\$ 40,000.00		\$ 33,000.00		\$ 39,687.00		\$ 43,688.00	
339	Interior Signage	\$ 15,000.00		\$ 3,000.00		\$ 16,213.00		\$ 15,082.00	
340	Misc. Finishes	\$ 16,000.00		\$ 6,000.00		\$ -		\$ 199,182.00	
341	Chainlink Fencing (32 31 13)	\$ 350,000.00		\$ 13,740.00		\$ 274,741.00		\$ 106,125.00	
342	Grease Trap			\$ 5,400.00		\$ -		\$ 9,500.00	
343	Trench Drain			\$ 40,000.00		\$ -		\$ 19,000.00	
C	Subtotal		\$ 3,497,800.00		\$ 2,769,579.60		\$ 2,506,750.00		\$ 2,541,201.00
							Calculation Error		
	Security System Allowance (Fire, Access Control, Security & Cameras)	\$ 60,000.00		\$ 40,000.00		\$ 64,500.00		\$ 60,000.00	
	General Contingency Allowance	\$ 60,000.00		\$ 40,000.00		\$ 64,500.00		\$ 60,000.00	
	ANIMAL SHELTER TOTAL BID		\$ 4,708,900.00		\$ 3,980,000.00		\$ 3,345,911.00		\$ 3,258,357.00
					Detail does not match total bid		Calculation Error		
E	Alternate Bid Items (01 23 00)								
	For Alternates below, please clearly indicate with a plus (+) or minus (-) whether the alternate sum is an addition or deduction from the base bid.								
	Alternate 1 - Provide 6:12 roof slope in lieu of 4:12		\$ 30,500.00		\$ 23,400.00		\$ 16,023.00		\$ 14,500.00
	Alternate 2 - Provide Sprinkler system and riser room		\$ 60,000.00		\$ 65,616.00		\$ 70,560.00		\$ 116,117.00
	Alternate 3 - Provide R-49 Spray-foam attic insulation in lieu of batt		\$ 15,500.00		\$ 29,280.00		\$ 51,349.00		\$ 27,273.00

Exceptions Noted

2052-B: Animal Shelter Construction
 Bid & Value Engineering
 Pro Construction of GA, LLC

		Final Contract Amount
ORIGINAL	Base Bid - No alternates	3,258,357
VALUE ENGINEERING		
	1 Pre-engineered metal building	(34,111)
	2 HDPE Gator kennels	(135,524)
	3 Interior fixed steel ladder to attic	(30,688)
	4 Metal stud framing in lieu of wood	-
	5 Vinal faced acoustic ceiling tile	(23,689)
	6 Liberty hose reels in lieu of Cox	(1,610)
	7 White fiberglass/vinyl windows	(3,300)
	8 Fiberglass shower insert	(9,000)
	9 Concrete splash blocks	(6,500)
	10 Doormerica door hardware	(13,000)
	11 Delete stone wainscoting from front	-
	12 Delete performance & payment bonds	-
	13 Delete access controls/low voltage	-
	14 Deduct for fencing on WASA plans	<u>(74,500)</u>
	Total deductions	(331,922)
ADD BACK		
	1 A/E design fees if metal bldg is used	25,000
	2 Metal cabinets in lieu of wood	<u>19,981</u>
	Total add-backs	44,981
NET AMOUNT		2,971,416