

**REQUEST FOR BOARD ACTION  
HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** May 2, 2005

**SUBJECT:** Animal Shelter - Bids

**ATTACHMENTS:** Yes

**SUMMARY OF REQUEST:**

On April 21, 2005, bids were opened for the construction on a new animal shelter. A total of three bids were received. A copy of the bid tabulation form is attached. The lowest bidder is Cooper Construction Company at a base price of \$1,404,000. Our last construction estimate, which was done in January, was \$1,227,570. For purposes of the bidding process, I had added 5% bidding contingencies to the budget which brought the bid estimate to \$1,288,948. Based on this estimate, we are \$115,052 over budget. However once Alternates 2, 4, 5 and 6 are deducted, we are \$68,681 over budget.

I have asked Morgan Woodward, our new Animal Services Director, to review the plans. He is considering suggesting several changes to the plans that will reduce the cost. We have also asked Cooper Construction Company, as the lowest responsible bidder, to value engineer the building. They have indicated they can suggest several cost saving alternatives.

Alternate #1 called for an additional 14 runs at a cost of \$165,000. Currently, we have 11 runs and the base design calls for 25 runs. Staff would like for the Board to consider funding approximately one-half of the additional runs. We believe that this will allow us to increase the number of adoptable animals at the Shelter.

**COUNTY MANAGER'S RECOMMENDATION/BOARD ACTION REQUIRED:**

Staff would like to recommend that the Board award the bid to Cooper Construction Company and authorize staff to negotiate with them to lower the base price. We would also like to request that the Board authorize staff to work with the architect and contractor on providing approximately 7 additional runs. Following these negotiations, staff would report back to the Board a final contract price for your approval.

Staff is also looking at areas that we can utilize as community fund raising. Some examples of this effort would be to fund the landscaping around the building and courtyard and equipping the public education room. We already have received a donation of \$30,000 from a citizen toward the project.

Bidder	Site Work Costs					Site Work Total
	General	L'scaping	Electrical	Plumbing	Septic/Pump	
<b>Cooper Construction</b>	\$ 115,734	\$ 37,857	\$ 5,000	\$ 4,807	\$ 34,826	\$ 198,224
<b>McCarroll Construction</b>	\$ 131,943	\$ 34,007	\$ 5,000	\$ 5,500	\$ 39,550	\$ 216,000
<b>Buncombe Construction</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Construction Logic</b>	\$ 80,000	\$ 35,000	\$ 10,000	\$ 4,000	\$ 18,000	\$ 147,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DG Final Estimate</b>	\$ 104,000	\$ 29,568	\$ -	\$ -	\$ -	\$ 133,568

**Bid Qualifications**

- Cooper Construction
- McCarroll Construction
- Buncombe Construction
- Construction Logic

General	Building Costs			Building Total	Total Base Bid	Total Project Cost
	HVAC	Plumbing	Electrical			
\$ 906,936	\$ 69,357	\$ 141,576	\$ 87,907	\$ 1,205,776	\$ 1,404,000	\$ 1,404,000
\$ 999,593	\$ 90,612	\$ 141,460	\$ 82,335	\$ 1,314,000	\$ 1,530,000	\$ 1,530,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,086,000	\$ 80,000	\$ 65,000	\$ 80,000	\$ 1,311,000	\$ 1,458,000	\$ 1,458,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$770,000	\$124,000	\$102,000	\$ 98,000.00	\$ 1,094,000.00	\$ 1,227,568	\$ 1,227,568

GC Alternates							Total Cost With Alts	Addenda 1-5	Bid Bond	Calendar Days
Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6	Alternate 7		Y/N	Y/N	
\$ 165,600	\$ (27,797)	\$ 58,132	\$ (12,094)	\$ (6,040)	\$ (440)	\$ 6,000	\$ 1,587,361	Y	Y	270
\$ 192,000	\$ (8,000)	\$ -	\$ (6,000)	\$ (700)	\$ -	\$ 5,000	\$ 1,712,300	Y	Y	231
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0
\$ 177,310	\$ (18,000)	\$ (12,000)	\$ (10,900)	\$ (4,300)	\$ (900)	\$ 1,860	\$ 1,591,070	Y	Y	200
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			0
							\$ 1,227,568			