

HABERSHAM COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Value Engineering Change Order to Animal Control Design

DATE: October 15, 2024

RECOMMENDATION

POLICY DISCUSSION

BUDGET INFORMATION:

STATUS REPORT

ANNUAL-

OTHER

CAPITAL- \$125,500.00 (SPLOST VII)

COMMISSION ACTION REQUESTED ON: October 21, 2024

PURPOSE: To request Commission approval for value engineering design changes to the Animal Control facility and site.

BACKGROUND / HISTORY: The Capital Projects Manager is requesting approval to proceed with the value engineering design changes to reduce the estimated construction costs by approximately \$2 million dollars. Professional fees associated with these design changes are \$125,500 and are estimated to take 3-4 months to complete. These changes include:

SITE

- Remove the employee parking along the back of the building.
- Remove the Coral enclosure and the Driveway around it.
- Reduce the size of the Dog Park by 75% along with the fence area
- Remove the 2nd driveway along the front of the building.
- Remove the Loading Dock.
- Remove the curb & gutter from the main access driveway up to the entrance of the parking lot.
- Remove pad ready area for future addition.
- Remove any grading modifications along the above-mentioned areas.

BUILDING

- Redesign the Sallyport from a double to a single.
 - Remove the Livestock Building
 - Remove the Incinerator structure, including the pad. Provide stub-outs for the future.
 - Redesign the building to have a flat roof.
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FACTS AND ISSUES:

- a. The value engineering design fee is \$125,500 and is calculated in the approximate \$2 million in savings for the value engineering.
 - b. The design changes are expected to take 3-4 months to be completed.
 - c. Once the value engineering design changes are complete, the project will be bid out for final GMP.
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- d. The site clearing and erosion control portion of the project can be approved with Sunbelt, the CM at Risk, to break ground and allow work to commence while design changes are made. This work would not exceed the \$1 million in SPLOST funds currently assigned to the project and would not proceed until additional funding is finalized.
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OPTIONS:

- 1) Approve the value engineering changes to CROFT for a total of \$125,500.
 - 2) Deny the value engineering changes to CROFT for a total of \$125,500.
 - 3) Approve the value engineering changes to CROFT for a total of \$125,500, and the groundbreaking sitework with funding not to exceed \$1 million in SPLOST funds.
 - 4) Deny the value engineering changes to CROFT for a total of \$125,500, and the groundbreaking sitework with funding not to exceed \$1 million in SPLOST funds.
 - 5) Commission defined alternative.
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RECOMMENDED SAMPLE MOTION: Move to approve the value engineering changes to CROFT for a total of \$125,500, and the groundbreaking sitework with funding not to exceed \$1 million in SPLOST funds.

DEPARTMENT:

Prepared by: Jerry Baggett

Capital Projects Manager & Director of Public Works, Habersham County, Georgia

**ADMINISTRATIVE
COMMENTS:**

_____ **DATE:** _____
County Manager

September 26, 2024

Mr. Jerry Baggett
Habersham County
Purchasing, Finance Department
130 Jacobs Way, Suite 302
Clarksville, GA 30523
jbaggett@habershamga.com

**RE: Revised Fee Proposal
Habersham County Animal Control – VE Changes
Contract #2022-006 / Purchase Order #104314**

Mr. Baggett:

We are submitting this proposal for review and approval for the requested value engineer options that were discussed with the county via meetings that took place during the months of August and September of 2024.

SCOPE OF SERVICES

The proposal will cover the requested modification to the existing set of drawings dated **06/10/2024 Permit Set**. The revisions will require changes to the following disciplines: Architectural, Civil, Structural, Mechanical, Electrical and Plumbing.

Below please find the list of changes under this proposal:

SITE

- Remove the employee parking along the back of the building.
- Remove the Coral enclosure and the Driveway around it.
- Reduce the size of the Dog Park by 75% along with the fence area
- Remove the 2nd driveway along the front of the building.
- Remove the Loading Dock.
- Remove the curb & gutter from the main access driveway up to the entrance of the parking lot.
- Remove pad ready area for future addition.
- Remove any grading modifications along the above-mentioned areas.

BUILDING

- Redesign the Sallyport from a double to a single.
- Remove the Livestock Building
- Remove the Incinerator structure, including the pad. Provide stub-outs for the future.
- Redesign the building to have a flat roof.

PROFESSIONAL FEES

Professional fees for the project scope as outlined above will be as follows:

- Value Engineering Changes \$ 125,500

PAYMENT TERMS AND CONDITIONS

Progress billings will be sent monthly based on effort expended with the balance of the fee for each phase due upon delivery of the respective phase. Invoices are due upon receipt.

ADDITIONAL SERVICES

Additional services or changes to the project scope, as defined above, will be proposed, and documented in writing and will be formally approved by the client. No additional fees will be charged without your prior written approval.

Thank you for the opportunity to submit this proposal and we look forward to working with you to accomplish this project. Should you have any questions regarding this proposal, please do not hesitate to give me a call.

Sincerely,

CROFT & Associates



Earl Smith
Vice President, Local Government

APPROVAL

Accepted by:
Jerry Baggett
Public Works Director/Capital Projects Manager

Signature

Date

September 26, 2024 – Sunbelt Builders GMP with Value Management Included

<u>Habersham Co</u>	<u>10.8 acers</u>	<u>16,403 sq</u>
Site	\$1,802,664.00	\$109.89
Building	\$5,997,378.00	\$365.62
Total	\$7,800,042.00	\$475.51



HABERSHAM COUNTY
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Site VE Solutions:

- 1. Reduce Parking and On-site Drives (\$68,429.00)
 - 2. Reduce Landscaping (\$35,016.00)
 - 3. Subcontractor Buy Out Negotiations (\$58,257.00)
 - 4. Remove Dog Park Lighting (\$24,000.00)
 - 5. Reduce Future Pad & Grading Scope (\$50,000.00)
 - 6. Plan Modifications (1-to-2-month project delay) \$16,000.00
- Savings: (\$219,702.00)**

Habersham County VE Solutions:

- 1. Haul off / Burning of Trees & Debris **by County** (\$40,000.00)
 - 2. Road to Facility **by County** (\$309,190.00)
 - 3. Asphalt Aggregate provided **by County** (\$37,240.00)
 - 4. Concrete Paving Aggregate provided **by County** (\$1,350.00)
 - 5. Slab on Grade Aggregate by provided **by County** \$17,645.00
- Savings: (\$405,425.00)**



Building VE Solutions:

1. Delete the Generator	(\$226,690.00)
2. Delete the Transfer Switch	(\$18,577.00)
3. Delete the Incinerator & PE Metal Building	(\$218,527.00)
4. Remove Protective Wall Coverings & Corner Guards	(\$79,591.00)
5. Reduce Buildings Square Feet (delete Livestock & ½ Sallyport)	(\$334,010.00)
6. Interior Finish or Equal Products / Scope Change / Low Vendors	(\$95,000.00)
7. Mechanical, Electric & Plumbing or Equal Products / Low Vendors	(\$131,992.00)
8. Change Sloped Roof to Flat Roof	(\$418,250.00)
9. Plan Modifications (2-to-3-month project delay)	<u>\$119,000.00</u>
Savings:	(\$1,403,637.00)

Administrative VE Solutions :

1. Delete Construction Contingency	(\$50,000.00)
2. Reduced Contractor’s Fee (lower GMP)	(\$73,130.00)
3. Reduce Bonds & Insurance (lower GMP)	<u>(\$10,670.00)</u>
Savings:	(\$133,800.00)

**** Timeline & Budget are time sensitive due to Designer workload and Market pricing. The sooner the project gets NTP on modifications, timeline & budget expectations are easier met. ****



HABERSHAM COUNTY
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ANIMAL