

# Montgomery County Animal Care and Adoption Center Montgomery County

05.11.2015



**THOMPSON & LITTON**  
ENGINEERS ARCHITECTS SURVEYORS PLANNERS



*"Shelter Planners of America"*

# Program Overview

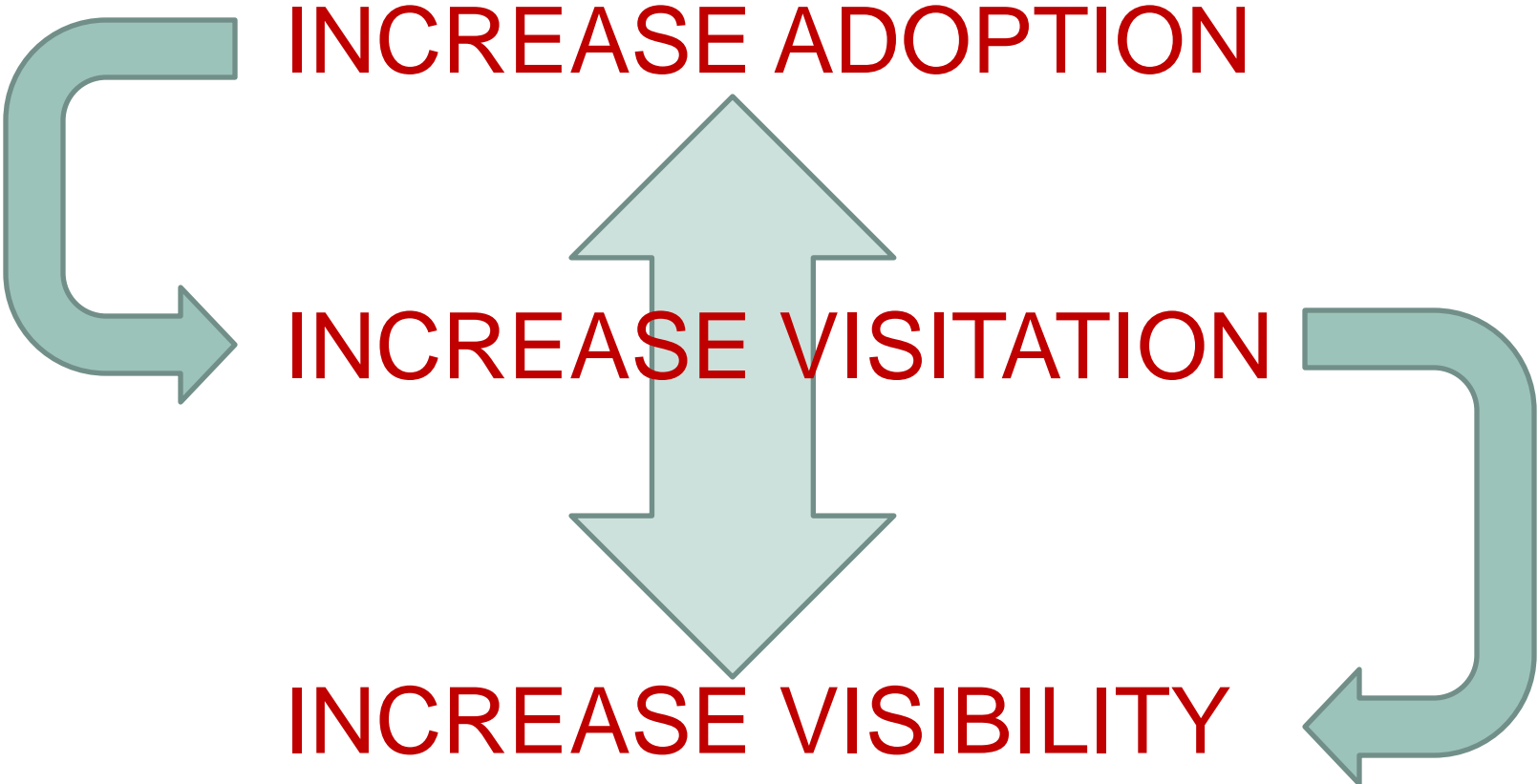
- **Main Administrative Area**
  - Offices, ACO, Clinical, Public Meeting Room
- **Stray Wing**
  - 22 Kennels
- **Adoption Wing**
  - 34 Kennels
- **Maximum Capacity**
  - 72 Dogs
  - 64 Cats
- **Considerations for Future Expansion**
  - Future Clinic
  - Future Addition to Stray Wing



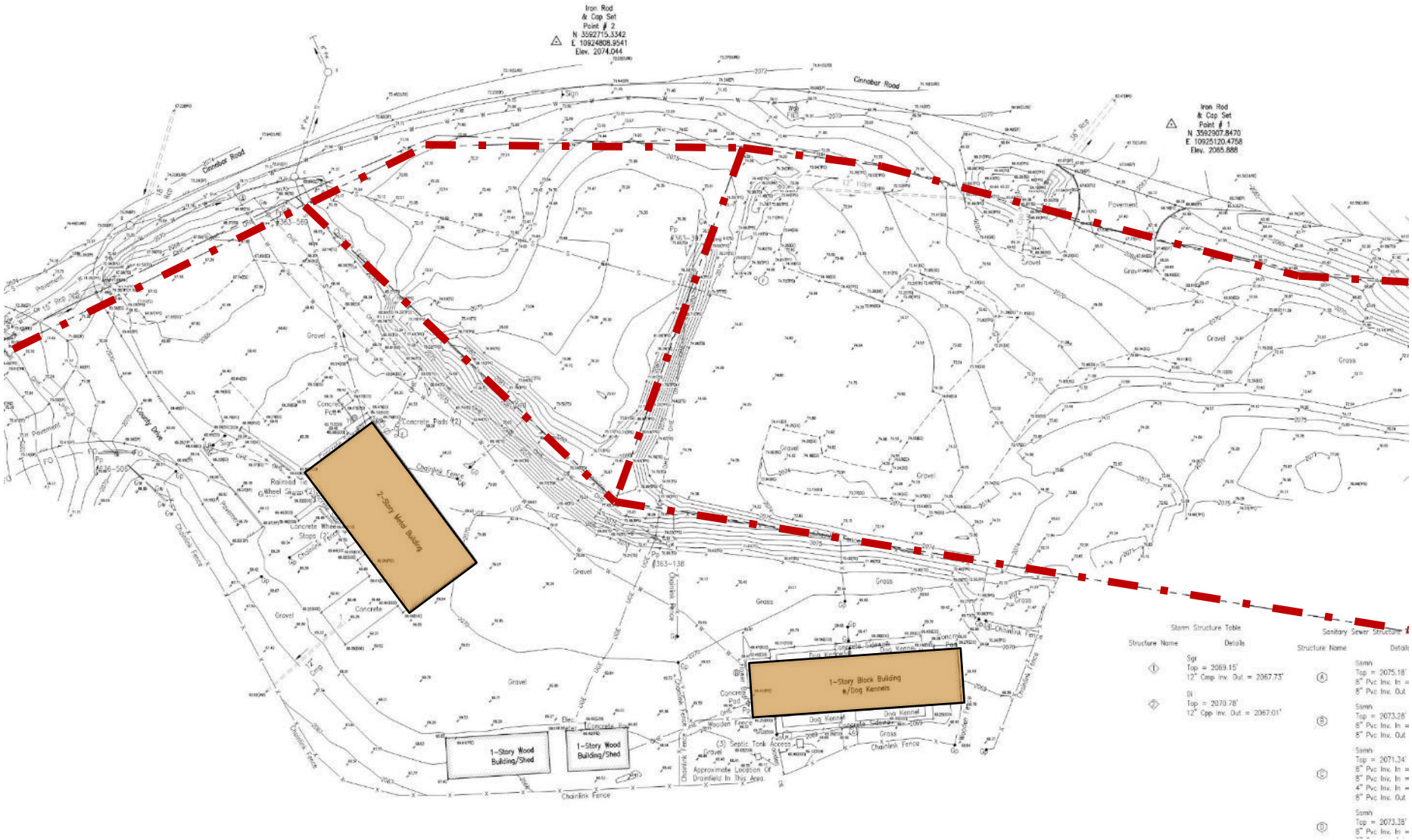
# Schedule Overview

- **Schematic Design Phase**
  - Completed 11/25/14
- **Design Development Phase**
  - Completed 02/13/15
- **Value Engineering Exercise**
  - Completed 04/07/15
- **Construction Documents Phase**
  - Complete Drawings and Specifications
  - DEQ Review
  - Anticipated Phase Completion – Pending
- **Bidding and Award Phase**
  - 45 days
- **Construction Phase**
  - 10/01/15 – 10/01/16

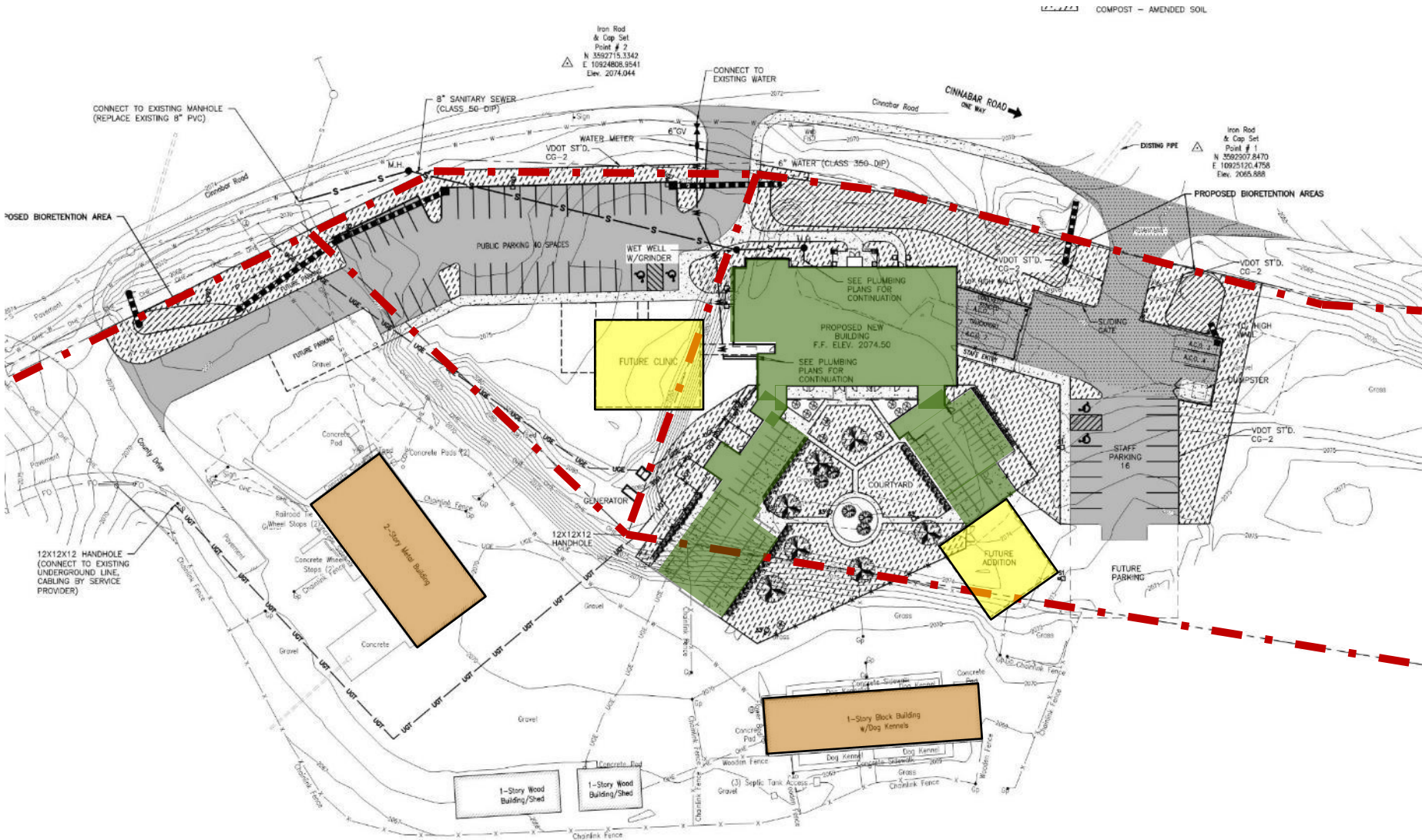




# Existing Site



# Proposed Site



# Overall Floor Plan



1 OVERALL FLOOR PLAN  
992' x 112'

# Aerial Rendering – Working Model





# Aerial Rendering – Working Model



# Aerial Rendering – Working Model



# Perspective Rendering



# Cost Estimate – Pre-Design A/E Estimate

Montgomery County Animal Shelter  
**Preliminary Statement of Probable Cost**

**Hard Costs:**

Original Estimated Construction Cost ('09 Study)	\$2,304,300	Lump Sum
Original Estimated Site Development Cost ('09 Study)	\$250,000	Lump Sum
<b>subtotal</b>	<b>\$2,554,300</b>	
Estimated Escalation @ 3% /Yr	\$480,000	
<b>subtotal</b>	<b>\$3,034,300</b>	
Additional Estimated Site Development Cost	\$150,000	
Specialized Equipment	\$192,000	
Other FF&E	\$30,000	3000 @ \$10 SF
Design Contingency	\$151,700	5%
<b>subtotal</b>	<b>\$3,558,000</b>	

**Soft Costs:**

Basic Services	\$263,300	7.40%
Additional Services	\$110,400	3.10%
Expenses	\$16,700	
<b>subtotal</b>	<b>\$390,400</b>	
Project Subtotal Cost (Hard + Soft)	\$3,948,400	
Project Contingency	\$197,400	5%

**Total Estimated Cost      \$4,145,800**

# Cost Estimate – Schematic Design

Montgomery County Animal Shelter  
**Preliminary Statement of Probable Cost - Updated @ Schematic Design**

**Hard Costs:**

Schematic Design Estimated Construction Cost	\$2,782,595	Lump Sum	
GC Overhead and Profit	\$417,389	15%	
Bonds	\$32,000	1%	
<b>subtotal</b>	<b>\$3,231,984</b>		
Design Contingency	\$323,198	10%	
Estimated Escalation to 09/15/15	\$71,104	2%	
<b>subtotal</b>	<b>\$3,626,286</b>		
Additional Specialized Equipment Allowance	\$50,000		
Other FF&E	\$50,000	5000 @	\$10
<b>subtotal</b>	<b>\$3,726,286</b>		

**Soft Costs:**

Basic Services	\$263,300	7.07%
Additional Services	\$110,400	2.96%
Expenses	\$16,700	
<b>subtotal</b>	<b>\$390,400</b>	
Project Subtotal Cost (Hard + Soft)	\$4,116,686	
Project Construction Contingency	\$186,314	5%

**Total Estimated Cost      \$4,303,000**

# Cost Estimate – Design Development

Montgomery County Animal Shelter  
**Preliminary Statement of Probable Cost - Updated @ Design Development**

**Hard Costs:**

Schematic Design Estimated Construction Cost	\$3,199,882	Lump Sum	
GC Overhead and Profit	\$479,982	15%	
Bonds	\$36,799	1%	
<b>subtotal</b>	<b>\$3,716,663</b>		
Design Contingency	\$297,333	8%	
Estimated Escalation to 09/15/15	\$120,420	3%	
<b>subtotal</b>	<b>\$4,134,416</b>		
Additional Specialized Equipment Allowance	\$50,000		
Other FF&E	\$50,000	5000 @	\$10 SF
<b>subtotal</b>	<b>\$4,234,416</b>		

**Soft Costs:**

Basic Services	\$263,300	6.22%
Additional Services	\$110,400	2.61%
Expenses	\$16,700	
<b>subtotal</b>	<b>\$390,400</b>	
Project Subtotal Cost (Hard + Soft)	\$4,624,816	
Project Construction Contingency	\$211,721	5%

**Total Estimated Cost      \$4,836,537**

# Value Engineering Exercise

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- **Identify Cost Savings Options To Maintain Budget**
  - No Compromise in QUALITY.
  - No negative impact on facility operations.
  - Identify Additive Bid Items
  - Stay true to project goals
    - Increase Visibility, Visitation, ADOPTIONS.
  
- **VE Goal – Reduce by \$500,000**

# Value Engineering Exercise

#	Item Description	Estimated \$\$\$ (Deduct)	Propose as Additive Bid Item (Y/N)
1.0	Delete Large Entrance Area Cupola	\$ 12,300	N
3.0	Change Standing Seam Metal Roofing to Architectural Shingles	\$ 109,900	Y
4.0	Change entry vestibule from storefront to conventional framing	\$ 12,700	N
5.0	Change veneer wainscot from stone veneer to split face masonry	\$ 8,600	Y
6.0	Delete (10) kennels on adoption wing	\$ 192,000	Y
7.1	Reduce emergency generator & associated ATS to 50% of current load	\$ 17,500	N
8.0	Delete front flood lights	\$ 720	N
9.0	Delete sidewalk lighting in courtyard	\$ 7,300	N
10.0	Delete (3) site light poles in area of "future" parking	\$ 7,300	N
11.0	Change electrical feeders larger than #1/0AWG from Copper to Alum	\$ 8,000	N
12.0	Delete pendant lighting fixture at (3) entrances	\$ 945	N
13.0	Light fixtures deleted as part of Item # 1.0 above	\$ 1,600	N
15.0	Eliminate the under slab heating system	\$ 12,000	N
16.0	Eliminate extra exhaust system in kennels	\$ 22,000	N
17.1	Reduce air changes in kennels from 12 to 10 and increase indoor design temperature from 75 to 80 F	\$ 9,000	N
19.0	Delete (11) spaces from future parking; add parking lane at Isolation Door	\$ 3,600.00	N
20.0	Delete bioretention areas (no longer needed)	\$ 3,700.00	N

Design Development Estimated Construction Costs (subtotal)	\$3,199,882.00
Identified VE savings \$	411,665.00
<b>New Subtotal</b>	<b>\$2,788,217.00</b>



# Perspective Rendering - VE



**Pre-VE**



**Post-VE**

# Cost Estimate – Design Development post VE

**EXHIBIT 'C'**

12430

Montgomery County Animal Shelter

**Preliminary Statement of Probable Cost - Updated @ Design Development Value Engineering**

**Hard Costs:**

Design Development Phase Estimate	\$3,199,882		
Estimated Potential Value Engineering Savings	\$411,665	Lump Sum	
<b>subtotal</b>	<b>\$2,788,217</b>		
GC Overhead and Profit	\$418,233		15%
Bonds	\$32,064		1%
<b>subtotal</b>	<b>\$3,238,514</b>		
Design Contingency	\$259,081		8%
Estimated Escalation to mid-point of Construction	\$104,928		3%
<b>subtotal</b>	<b>\$3,602,523</b>		
Additional Specialized Equipment Allowance	\$50,000		
Other FF&E	\$50,000	5000 @	\$10 SF
<b>subtotal</b>	<b>\$3,702,523</b>		

**Soft Costs:**

Basic Services	\$263,300	7.11%
Additional Services	\$110,400	2.98%
Expenses	\$16,700	
<b>subtotal</b>	<b>\$390,400</b>	
Project Subtotal Cost (Hard + Soft)	\$4,092,923	
Project Construction Contingency	\$185,126	5%

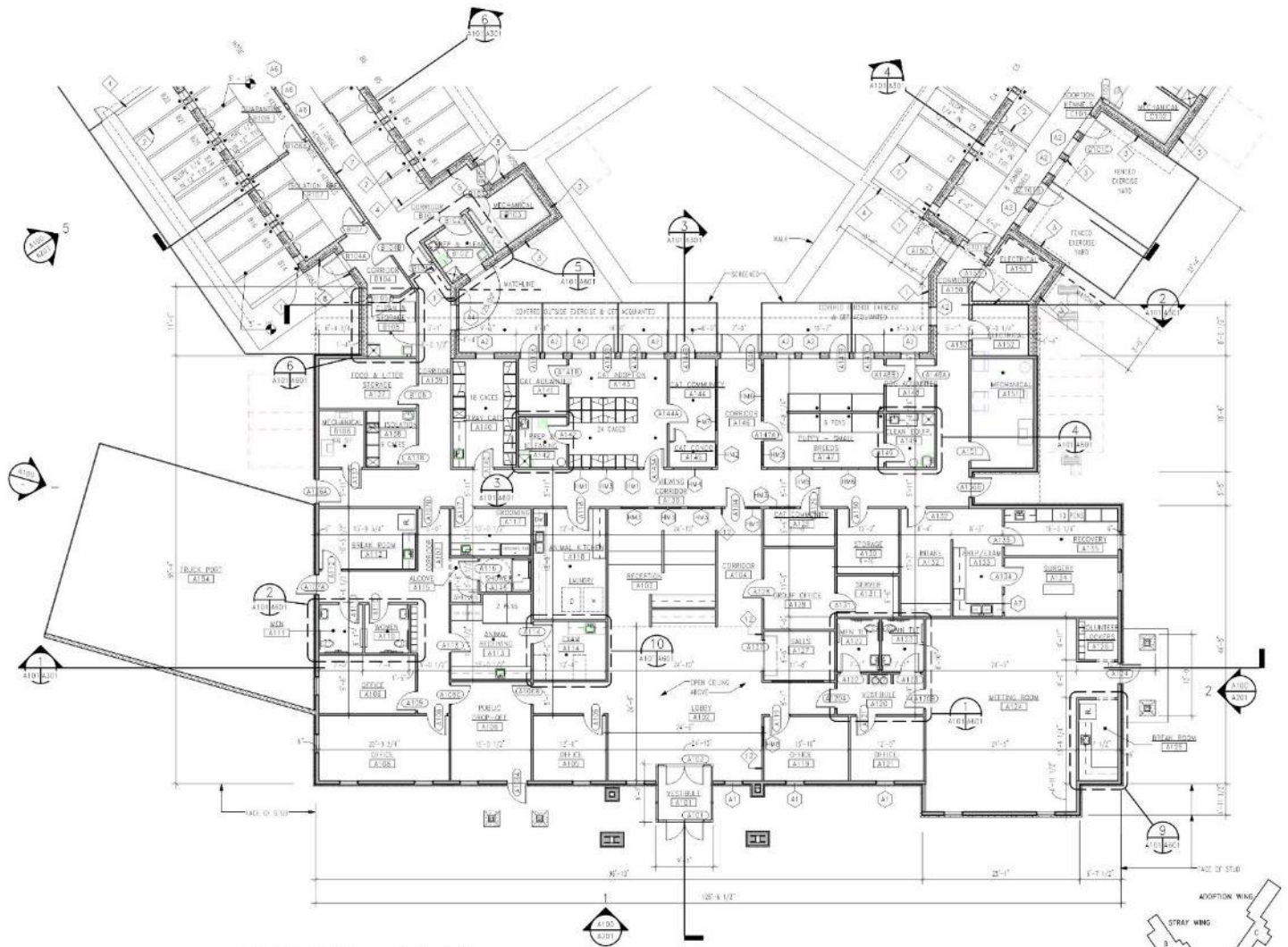
**Total Estimated Cost      \$4,278,049**

# Q&A

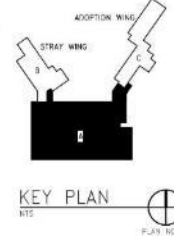


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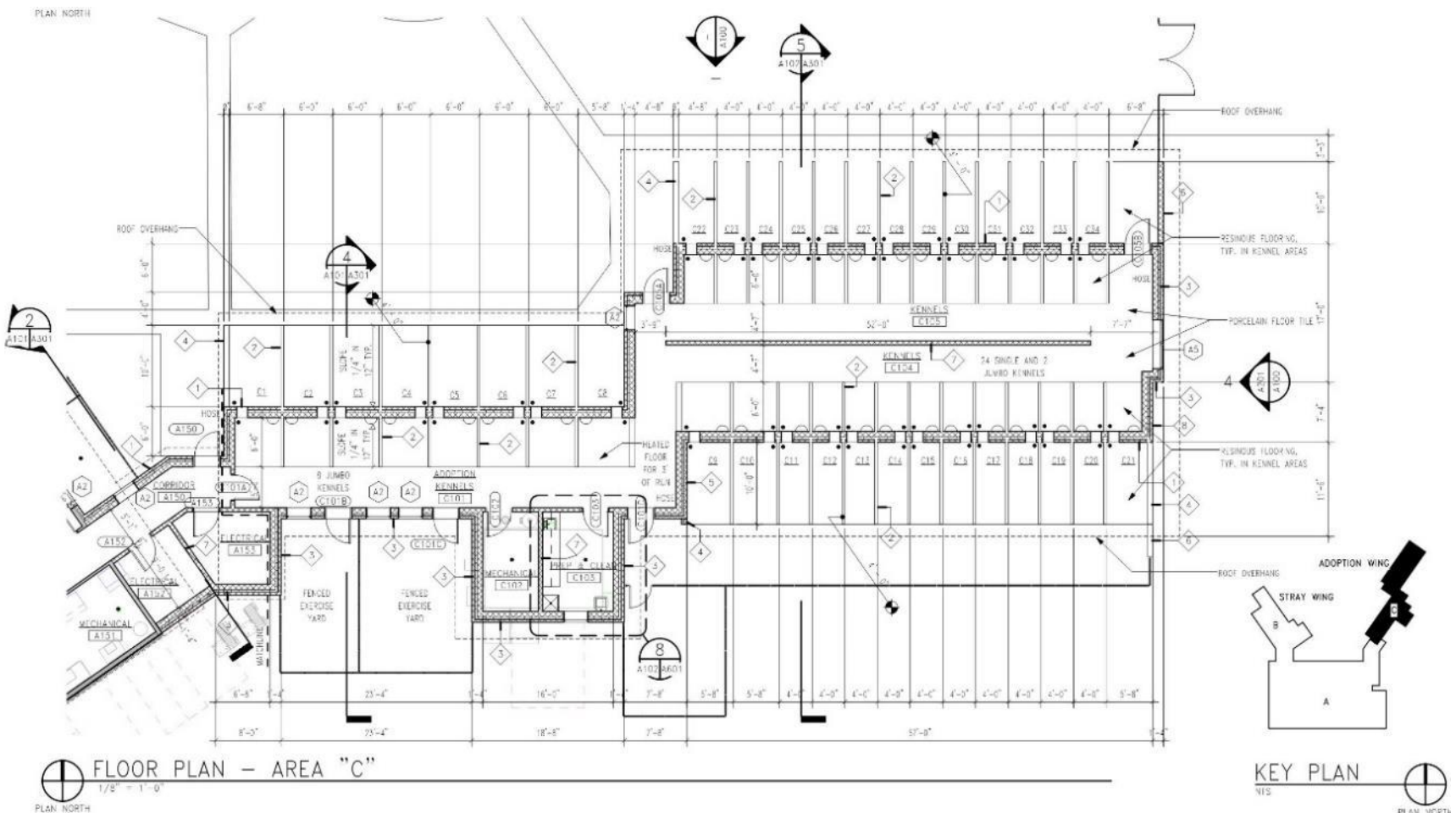
# Floor Plan – Area A



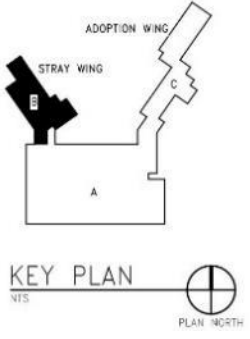
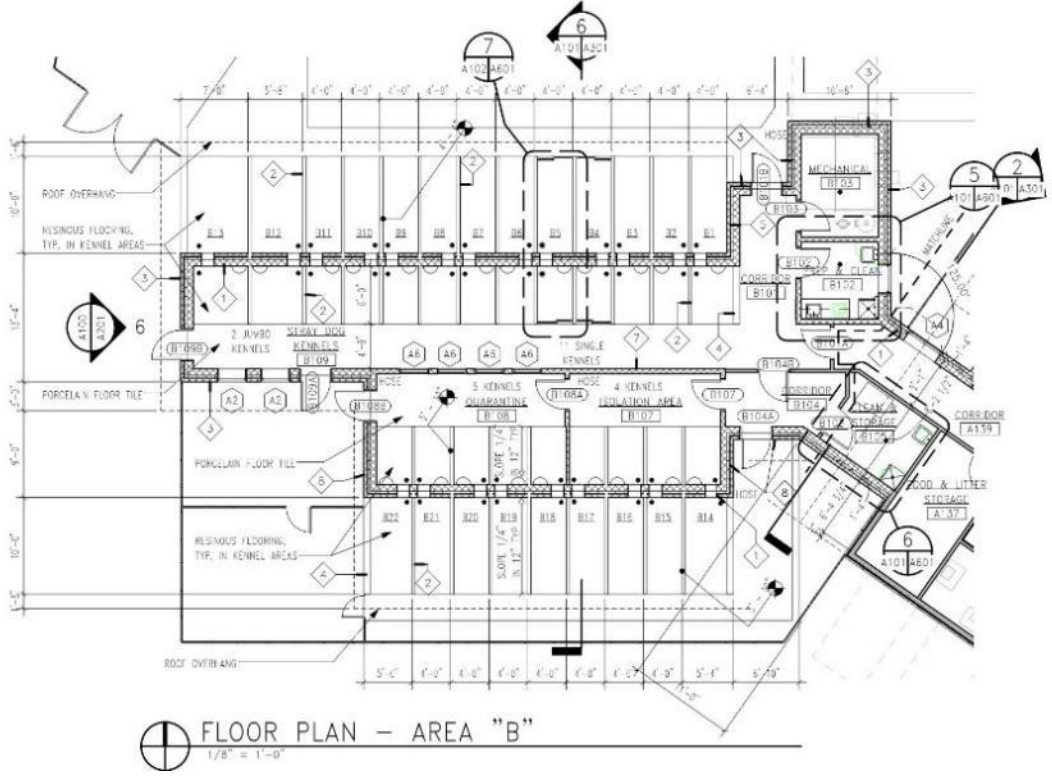
FLOOR PLAN – AREA "A"  
1/8" = 1'-0"  
PLAN NORTH



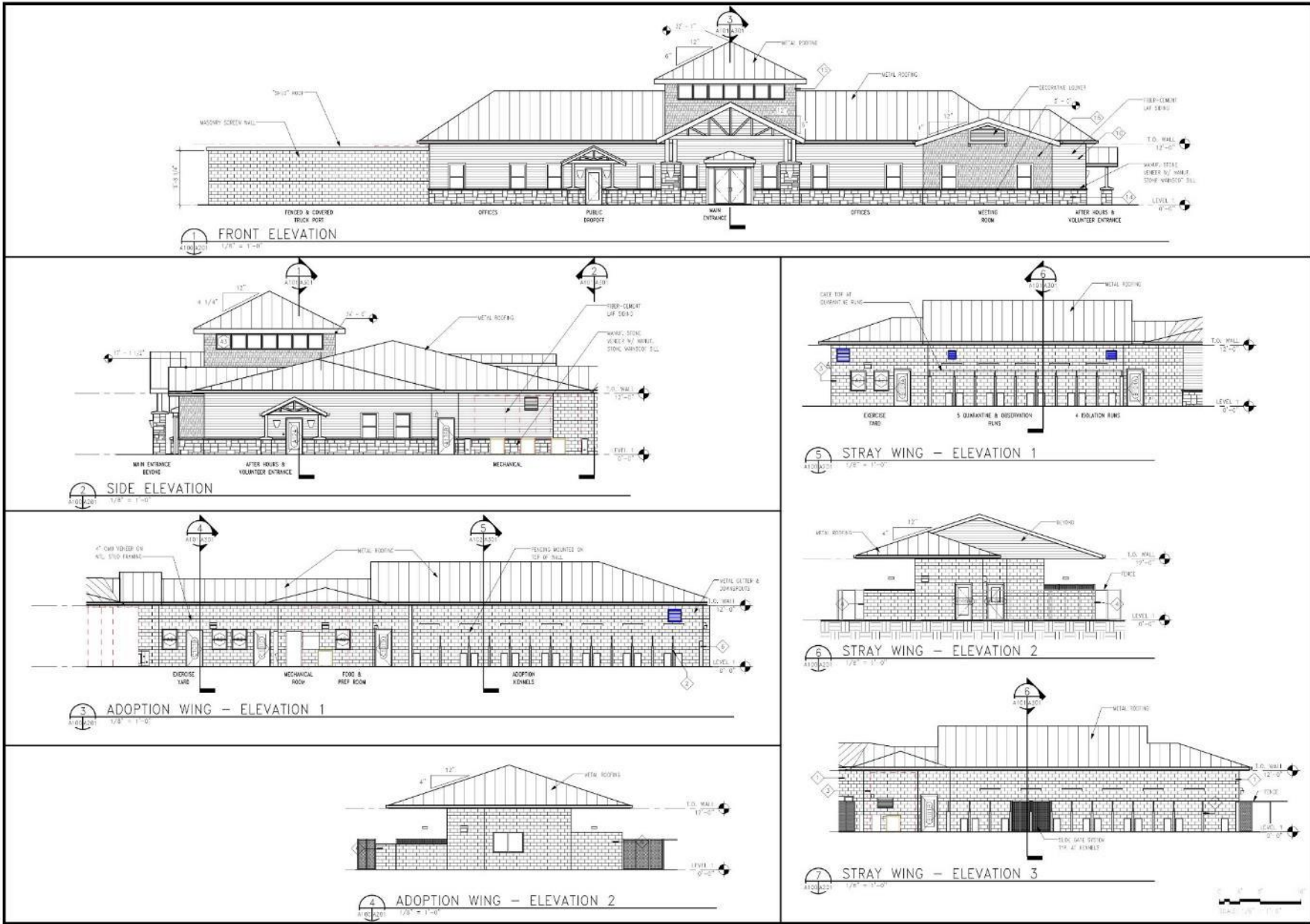
# Floor Plan – Areas B (Adoption)



# Floor Plan – Areas C (Stray)



# Building Elevations



# Overall Floor Plan



**Additive Bid Item**  
**Estimated Value -**  
**\$192,000**

**56 dogs in 46 kennels**  
**(reduced from 72)**

① OVERALL FLOOR PLAN  
 302' x 142'