

TIMELINE

2018 SPLOST VII Project

7,650 Square Feet \$1,750,000.00 **\$228.76**
 Dog Kennels = Qty 45 @ 90sf/kennel = 4,050 sf
 Cat Kennels = Qty 80 @ 45sf/kennel = 3,600 sf
 Total square feet = 7,650

April 2022

Hired Croft for 7,650 Square Foot Building
 Submitting Designers Average Square Foot Price **\$350.00**

March 2023

Add design square footage to approximately 16,000 square feet @ estimated \$350/sf = estimated \$5,600,000

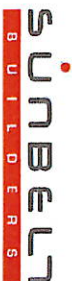
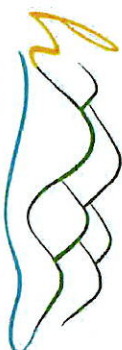
May 2023 – Habersham Animal Control – Schematic Estimate

Axias	Minimal Site	16,427 sf
Total	\$10,050,307.00	\$611.82

July 2023 – Fayette County

Low Bidder	1.27 acres	6,000 sf
Total	\$3,258,357.00	\$543.06

Other Bidders = \$556.15/sf, \$669.66/sf, \$784.82/sf



August 15, 2024 – Sunbelt Builders Preliminary GMP per Plans & Specifications

<u>Habersham Co</u>	<u>10.8 acres</u>	<u>17,513 sf</u>
Site	\$2,351,640.00	\$134.27
Building	\$7,610,966.00	\$434.59
Total	\$9,962,606.00	\$568.86

Habersham County Participation:

Vendors Contacted: 54
 Vendor Bids: 11

Adjacent Area Participation:

Vendors Contacted: 46
 Vendor Bids: 11

Total Participation:

Vendors Contacted: 451
 Vendor Bids: 107



August 22, 2024 – Sunbelt Builders GMP with Value Management Included

<u>Habersham Co</u>	<u>10.8 acers</u>	<u>14,704 sq</u>
Site	\$1,818,682.00	\$123.68
<u>Building</u>	<u>\$5,743,391.00</u>	<u>\$390.60</u>
Total	\$7,562,073.00	\$514.28

Site VE Solutions:

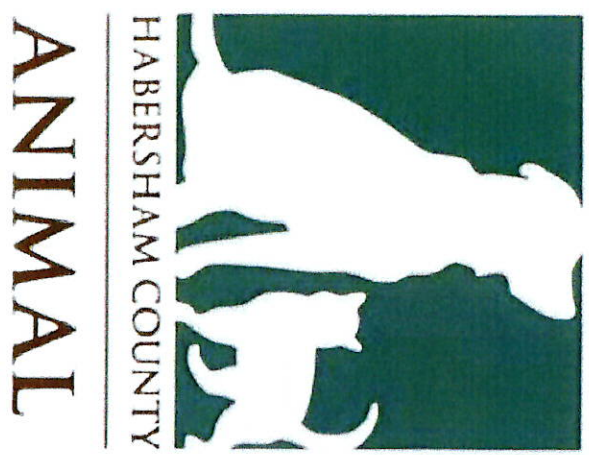
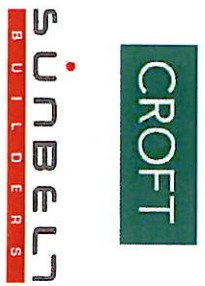
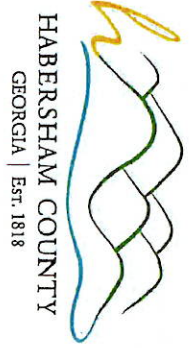
1. Reduce Parking and On-site Drives (\$68,429.00)
2. Reduce Landscaping (\$35,016.00)
3. Subcontractor Buy Out Negotiations (\$58,257.00)
4. Remove Dog Park Lighting (\$24,000.00)
5. Reduce Future Pad & Grading Scope (\$50,000.00)
6. Plan Modifications (1-to-2-month project delay) \$16,000.00

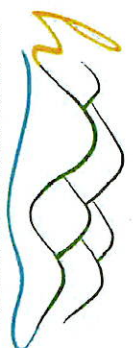
Savings: **(\$219,702.00)**

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)**





HABERSHAM COUNTY
GEORGIA | Est. 1818



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) * (\$935,229.00) *
6. Interior Finish or Equal Products / Scope Change / Low Vendors (\$95,000.00)
7. Mechanical, Electric & Plumbing or Equal Products / Low Vendors (\$110,040.00)
8. Plan Modifications (1-to-2-month project delay) \$64,000.00

Savings: (\$1,619,654.00)

*** (Kennel relocations not accepted by Department)**

Administrative VE Solutions :

1. Delete Construction Contingency (\$50,000.00)
2. Reduced Contractor's Fee (lower GMP) (\$83,446.00)
3. Reduce Bonds & Insurance (lower GMP) (\$22,306.00)

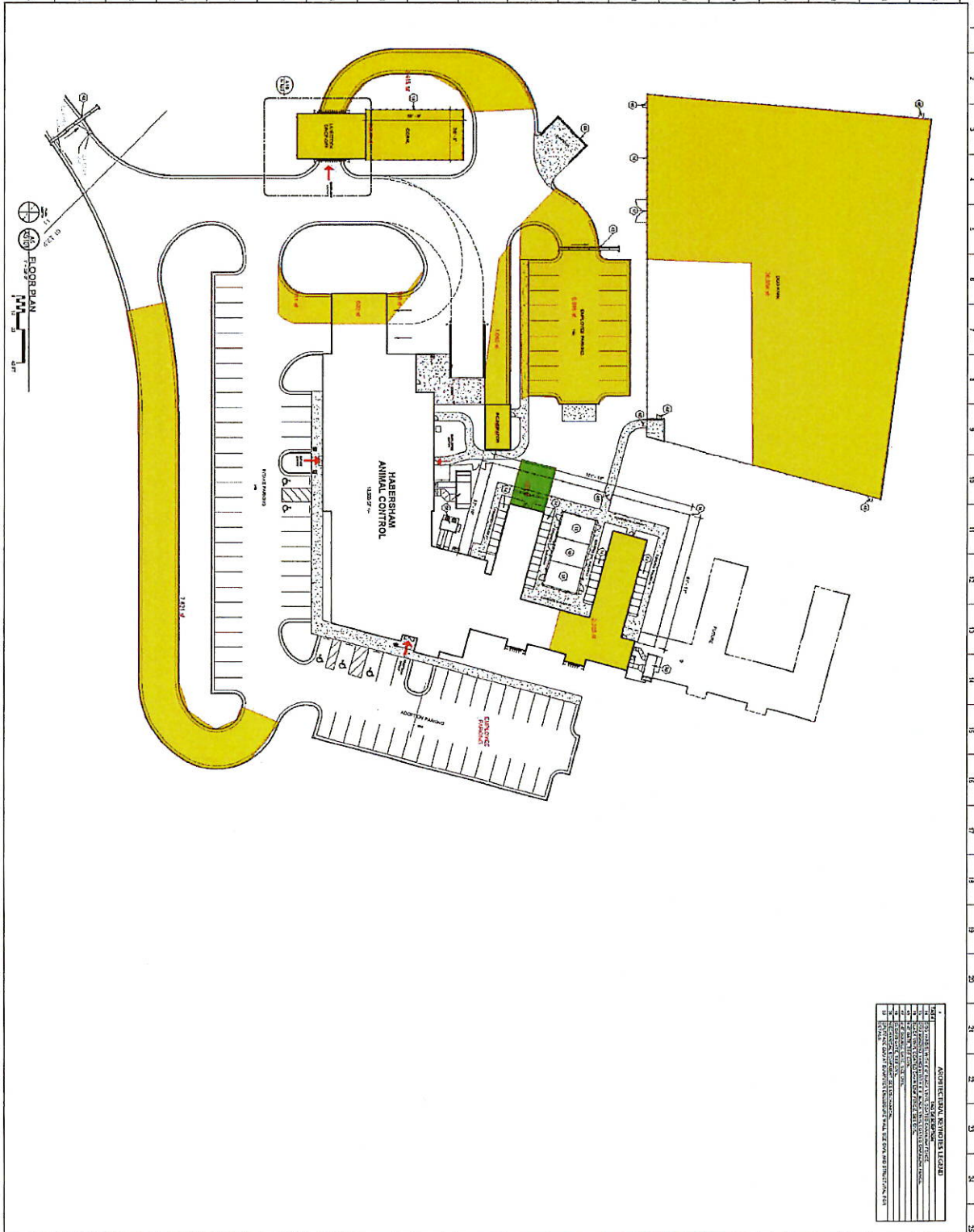
Savings: (\$155,752.00)

VE Solutions NOT included in the above Totals :

1. Change Sloped Roof to Flat Roof (\$418,250.00)
2. Plan Modifications (2-to-3-month project delay) \$55,000.00

Savings: (\$363,250.00)





ARCHITECTURAL SYMBOLS LEGEND	
1-1	ASPHALT DRIVE
1-2	CONCRETE DRIVE
1-3	GRAVEL DRIVE
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CROTTI
Crotti & Associates
Architectural Firm
1000 Peachtree Street, NE
Atlanta, Georgia 30309
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Fax: 404.525.1112
www.crotti.com

HABERSHAM ANIMAL SHELTER
HABERSHAM COUNTY ANIMAL CONTROL
COURTNEY
1000 PEACH STREET, NE
ATLANTA, GA 30309
404.525.1111

PROJECT NUMBER: 2024-213
DATE: 06/10/2024
PROJECT: HABERSHAM ANIMAL CONTROL CENTRAL SITE PLAN
DRAWING: AS101



- GENERAL NOTES BY ROOMS:**
1. ROOMS SHOWN IN YELLOW ARE TO BE CONSTRUCTION BY THE CONTRACTOR.
 2. ROOMS SHOWN IN GREEN ARE TO BE CONSTRUCTION BY THE CONTRACTOR.
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NO.	DESCRIPTION
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PROJECT:
 CROFT ANIMAL SHELTER
 PHASE 2
 FLOOR PLAN
 SHEET NO. A-101

CROFT & ASSOCIATES
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DATE:
 6/19/2024

DESIGNED BY:
 J. HARRIS

DRAWN BY:
 J. HARRIS

CHECKED BY:
 J. HARRIS

APPROVED BY:
 J. HARRIS



CROFT