



**mcmillan | pazdan | smith**  
ARCHITECTURE

October 19, 2020

Mr. Don Adams  
Jackson County Manager  
401 Grindstaff Cove Rd, Suite A207  
Sylva, NC 28779

Re: Jackson County Animal Rescue Center and Green Energy Park

Mr. Adams,

McMillan Pazdan Smith has been pleased to serve as Architect of Record for the new Jackson County Animal Rescue Center and Green Energy Park. As such, and having reviewed the qualified bids received for the project on October 1, 2020, we recommend accepting the bid provided by H&M Constructors in the amount of \$4,093,000, inclusive of the lump sum given for the walking trails.

Our team looks forward to working alongside H&M Constructors to serve the County.

Best,

Cary Perkins, AIA  
Associate Principal, McMillan Pazdan Smith

# Animal Rescue Center / Green Energy Park Contract Award Recommendation And Total Budget Summary

It is recommended that the Board award the contract to **H & M Constructors**. The award includes accepting Alternates 1, 2, 5 & 7. The contract total amount is **\$4,333,500**.

<u>Description</u>	<u>Bid Award &amp; Other Costs</u>
<b>H&amp;M Constructors Contract</b>	
Base Bid + Trail Costs	\$ 4,093,000
Alternate 1 - Generator	\$ 84,300
Alternate 2 - Epoxy Floor	\$ 49,600
Alternate 5 - Public Restroom	\$ 80,200
Alternate 7 - Storage Building	\$ 26,400
<b>Sub-Total -Bid Award to H&amp;M Constructors</b>	<b>\$ 4,333,500</b>
<b>Other Costs</b>	
MPS Architect Fees	\$ 217,353
WR Engineer Fees	\$ 179,465
McGee Engineer Fees	\$ 27,500
Hazmat & Permitting Fees	\$ 63,207
Equipment & Furniture	\$ 287,719
Signage	\$ 10,000
Security System, Telephone, Data, Audio/Visual.	\$ 146,500
Shipping Containers	\$ 10,000
Kilns, Carport, Fencing	\$ 52,572
7% Contingency	\$ 286,510
<b>Project Grand Total</b>	<b>\$ 5,614,326</b>



**JACKSON COUNTY ANIMAL RESCUE CENTER + GREEN ENERGY PARK  
BID TABULATION FORM**

**Project:** JACKSON COUNTY ANIMAL RESCUE CENTER + GREEN ENERGY PARK  
**Location:** Commissioners Board Room A201, Jackson County Justice Center, 401 Grindstaff Cove Road, Syla, NC 28779  
**Bid Date:** October 1, 2020; 2:00 p.m.  
**Status:** Bids were opened and read aloud under formal procedures

Bidders Contractors)	(Prime License Number	Bid Bond	Addenda				HUB A	MBE	Base Bid	Alt 01	Alt 02 Epoxy	Alt 03	Alt 04	Alt 05	Alt 06	Alt 07	Unit Price/LF	
			Generator	Floor	Radiant Floor	Polished Floor @ Kennels				Restroom Building	Not Used	Storage Building	Walking Trails					
H & M Constructors (Apparent Low Bidder) 187 Deaverview Road Asheville, NC 28806	#1245	5%	x	x	x	x	x	x	\$4,030,000	\$84,300	\$49,600	\$114,400	\$28,300	\$80,200	-	\$26,400	\$22.50	Total also stated on Bid Form: \$63,000
Cooper Construction 761 S Allen Road Flat Rock, NC 28731	#4763	5%	x	x	x	x	x	x	\$4,193,000	\$87,665	\$39,857	\$58,936	\$13,471	\$92,698	-	\$44,656	\$69.00	
Hickory Construction PO Box 1769 352 Second Street, NW, Suite 201 Hickory, NC 28603	#1145	5%	x	x	x	x	x	x	\$4,499,000	\$81,000	\$47,000	\$116,000	\$18,000	\$85,000	-	\$23,500	cost/LF not provided	Total stated on Bid Form: \$370,500
Keary Construction 2915 Charlotte Hwy Mooresville, NC 28117	#47429	5%	x	x	x	x	x	x	\$4,613,000	\$85,650 *	\$46,500	\$102,600	\$4,000	\$98,800	-	\$45,600	\$50.00	
Harper General Contractors 301 College Street, Suite 140 Asheville, NC 28801	#3146	5%	x	x	x	x	x	x	\$4,721,000	\$75,000	\$40,000	\$100,000	\$12,000	\$105,000	-	\$33,000	\$65.00	
Western Builders of Syla PO Box 96 Syla, NC 28779	#8100	5%	x	x	x	x	x	x	\$4,855,100	\$84,800	\$31,600	\$56,300	\$14,400	\$84,000	-	\$25,000	\$50.00	
Buchanan and Sons PO Box 123 Whittier, NC 28789	#53244	5%	x	x	x	x	x	x	\$5,800,000	\$98,000	\$75,000	\$110,000	\$53,000	\$90,000	-	\$51,000	cost/LF not provided	Total stated on Bid Form: \$477,000

\* Keary Construction did not include Alternate 01 on the Bid Form so it was not read aloud,  
however it was indicated clearly on the Bid Supplement also turned in at the bid deadline

## Animal Rescue Center / Green Energy Park Budget Summary

<u>Description</u>	<u>Cost</u>	<u>Budgeted Amount</u>	<u>Under / Over Budget</u>
Base Bid + Trail Costs	\$ 4,093,000		
MPS Architect Fees	\$ 217,353		
WR Engineer Fees	\$ 179,465		
McGee Engineer Fees	\$ 27,500		
Hazmat & Permitting Fees	\$ 63,207		
Equipment & Furniture	\$ 287,719		
Signage	\$ 10,000		
Estimated Security System, Telephone, Data, Audio/Visual.	\$ 146,500		
Shipping Containers	\$ 10,000		
7% Contingency	\$ 286,510		
<b>Sub-Total : Min. Project Costs</b>	<b>\$ 5,321,254</b>	<b>\$ 5,390,000</b>	<b>\$ (68,746)</b>
Kilns, Carport, Fencing	\$ 52,572		
Alternate 1 - Generator	\$ 84,300		
Alternate 2 - Epoxy Floor	\$ 49,600		
Alternate 3 - Radiant Floor	\$ 114,400		
Alternate 5 - Public Restroom	\$ 80,200		
Alternate 7 - Storage Building	\$ 26,400		
<b>Sub-Total : Add. Requests</b>	<b>\$ 407,472</b>		
<b>Grand Total - Project Costs : All Requests</b>	<b>\$ 5,728,726</b>	<b>\$ 5,390,000</b>	<b>\$ 338,726</b>

<p><b>Summary of Request:</b> It is requested to add an additional \$338,726 to the project budget so that all elements can be funded.</p>	<p><b>NOTE:</b> If the Board wished to remain within existing budget, then there is \$68,746 available to be expended towards the \$407,472 in add. requests.</p>	<p><b>NOTE:</b> Alternate 4 : Polished concrete floor is not included in these totals. This cost would be \$28,300 instead of \$49,600 for the epoxy floor.</p>
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