

**DORCHESTER**

Your Community Animal Shelter

**PAWS**

THE VOICELESS  
EVOKING  
*community*



*Celebrating 50 years of animal advocacy!*



For almost 50 years Dorchester Paws has been the only open-admission shelter in Dorchester County. Thanks to our long-standing supporters and volunteers, we have been able to take in every lost, abandoned, and abused animal and provide them with food, shelter, and medical attention until they find their new loving home.

**WE ARE THE VOICE OF ANIMALS WHO CANNOT ADVOCATE FOR THEMSELVES. TOGETHER, WE GIVE HOMELESS DOGS AND CATS IN DORCHESTER COUNTY A FIGHTING CHANCE.**

## **DORCHESTER PAWS IS DEDICATED TO:**

**1**

**Feed the hungry, shelter the homeless, and protect the abused.**

**2**

**End unnecessary euthanasia and give every animal a chance.**

**3**

**Combat overpopulation by encouraging spaying and neutering.**

**4**

**Champion responsible pet ownership through public education.**

**5**

**Reunite lost pets with their families and find homes for strays.**



Dorchester Paws' 50 year old shelter is very worn down. Time has taken it's toll on kennels and overall building. Not to mention, we have a constant battle with mother nature.

Our property is subject to flooding when we receive heavy rain. When this happens, the almost 200 animals we house has to be transported to a near by middle school gym and other shelters around the lowcountry.

When this happens, more stress is added to our animals. Between our staff and volunteers, we do all we can to make the shelter work.

## **New Shelter—Pawsitive Future**

We have secured property in Summerville, South Carolina off Highway 17. This property is close to the Downtown Summerville area and borders the revitalizing Oakbrook area of Summerville. It's also a straight shot off Interstate 26, making this shelter very accessible.

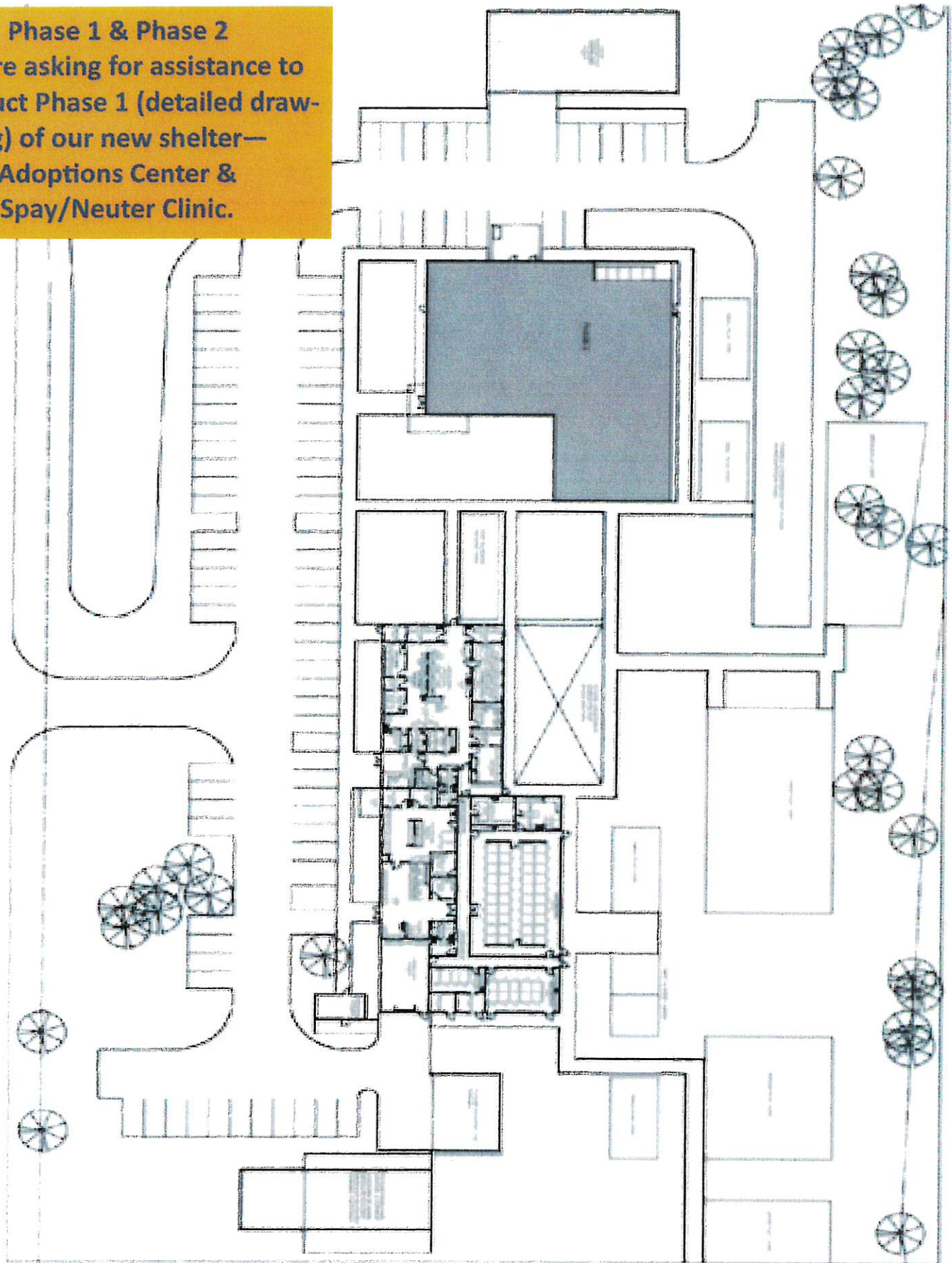
By having this new home, we will be able to care for the nearly 200 (almost 4000 yearly) dog and cats at one time more effectively. We will also be able to drastically reduce the unwanted pet population in Dorchester County.

Individual kennels will be larger than our current ones and meet national animal care standards.

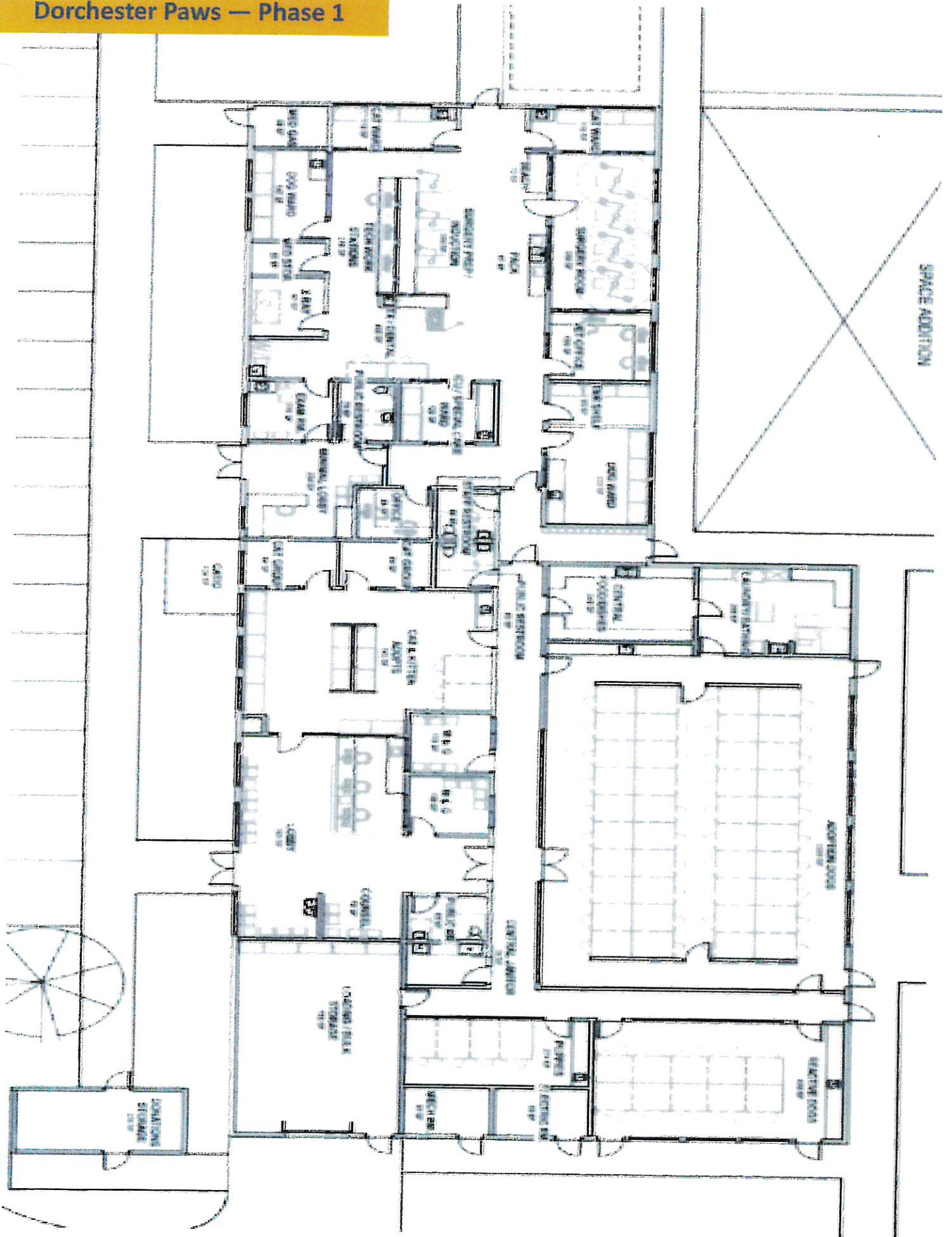
Bigger space means more enrichment opportunities for our cats and dogs. This includes an equipped cat room as well as larger play areas and dedicated walking trails for dogs. This will also allow our Behavior Specialist to conduct more in-depth evaluations of the animals in our care.

With the spay and neuter clinic, we can double the number of procedures we do weekly and offer low-cost spay/neuter services to the public.

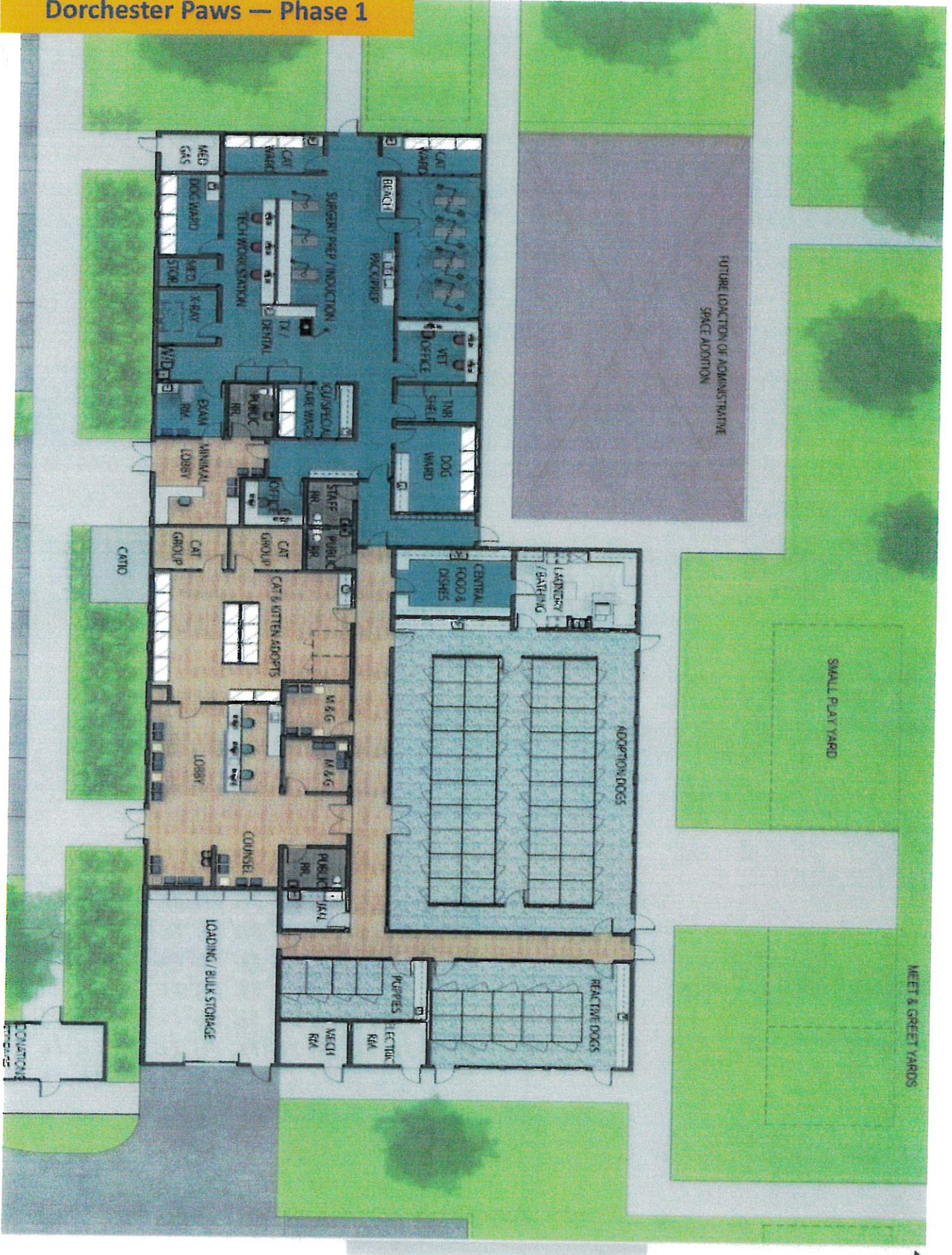
**Phase 1 & Phase 2**  
We are asking for assistance to  
construct Phase 1 (detailed drawing)  
of our new shelter—  
Adoptions Center &  
Spay/Neuter Clinic.



Dorchester Paws — Phase 1



# Dorchester Paws — Phase 1

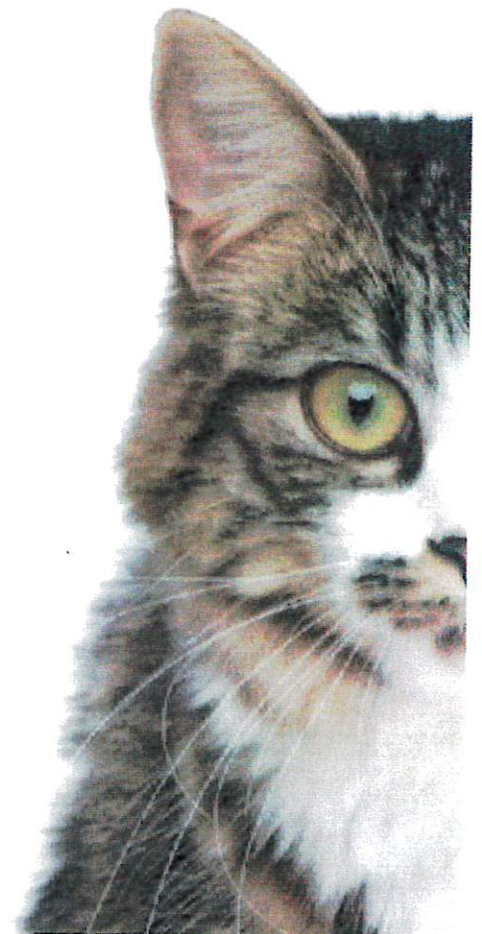
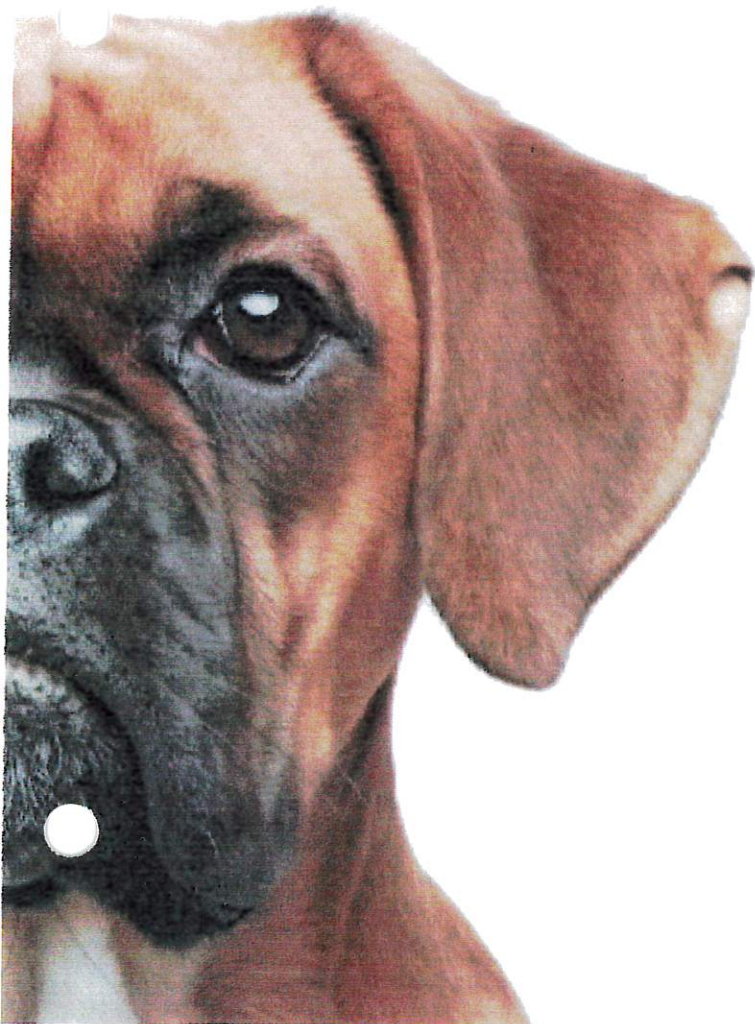




The cost for "Phase 1" is roughly \$4 Million Dollars. With the new shelter offering a new adoption center and a spay/neuter clinic that will be open to the public, we aim to attract those who are unaware of Dorchester Paws and it's mission. The new grounds will help us not only rehabilitate and adopt animals, it will also offer public education.

One of our goals for this new shelter is to go beyond "adoption" and create more opportunities for current and future pet owners become more knowledgeable and better advocates for the animals in our community.

We would appreciate any help you could put towards making this pivotal facility become reality so that animal welfare in Dorchester County can become more instrumental in nurturing those who need it, both animal and human.





**GILBERT + LEE**  
CONSTRUCTION

Dorchester Paws

Construction Budget





**GILBERT + LEE**  
CONSTRUCTION

Project Number:	2224	Total	4,706,322
Project Name:	Dorchester Paws	SF	12,572
Project Duration (Months):	10	\$ / SF	\$374.35
	Total	\$ / SF	%
Division 1 - General Conditions	\$ 423,149	\$ 0.09	9.0%
Division 2 - Sitework	\$ 958,700	\$ 0.20	20.4%
Division 3 - Concrete	\$ 113,148	\$ 0.02	2.4%
Division 4 - Masonry	\$ 60,000	\$ 0.01	1.3%
Division 5 - Metals	\$ 10,000	\$ 0.00	0.2%
Division 6 - Wood & Plastic	\$ 100,000	\$ 0.02	2.1%
Division 7 - Thermal & Moisture Protection	\$ 5,500	\$ 0.00	0.1%
Division 8 - Doors & Windows	\$ 111,750	\$ 0.02	2.4%
Division 9 - Finishes	\$ 387,016	\$ 0.08	8.2%
Division 10 - Specialties	\$ 14,400	\$ 0.00	0.3%
Division 11 - Equipment	\$ 3,000	\$ 0.00	0.1%
Division 12 - Furnishings	\$ 21,650	\$ 0.00	0.5%
Division 13 - Special Construction	\$ 500,576	\$ 0.11	10.6%
Division 14 - Conveying Systems	\$ -	\$ -	0.0%
Division 15 - Plumbing	\$ 275,000	\$ 0.06	5.8%
Division 15 - Fire Protection	\$ 75,000	\$ 0.02	1.6%
Division 15 - Mechanical	\$ 295,000	\$ 0.06	6.3%
Division 16 - Electrical	\$ 525,000	\$ 0.11	11.2%
<b>Professional Services</b>			
Civil Engineering	\$ 85,000	\$ 0.02	1.81%
Architectural / MEP / Structural Design	\$ 200,000	\$ 0.04	4.25%
Surveying	\$ 7,500	\$ 0.00	0.16%
Gilbert+Lee Design / Permitting Coordination	\$ 15,000	\$ 0.00	0.32%
Geotechnical Report	\$ 7,500	\$ 0.00	0.16%
<b>Subtotal</b>	\$ 4,193,889		
Sales Tax	\$ -	\$ -	0.0%
Payroll Taxes & Insurance	\$ 37,933	\$ 0.01	0.8%
<b>Subtotal</b>	\$ 4,231,822		
Builder's Risk	\$ 46,000	\$ 0.01	1.0%
General Liability	\$ 46,000	\$ 0.01	1.0%
Bond	\$ -	\$ -	0.0%
Building Permit	\$ 25,000	\$ 0.01	0.5%
Permit Review Fees	\$ 10,000	\$ 0.00	0.2%
Business License	\$ 7,500	\$ 0.00	0.2%
Punch List	\$ 5,000	\$ 0.00	0.1%
Warranty	\$ 5,000	\$ 0.00	0.1%
Owner Project Contingency	\$ -	\$ -	0.0%
Contractor Fee	\$ 330,000	\$ 0.07	7.0%
<b>Total</b>	\$ 4,706,321.85		



										\$	-
										\$	-
										\$	-
<b>Division 7 - Thermal &amp; Moisture Protection</b>											
Joint Sealant / Caulking										\$	5,500.00
										\$	5,500.00
										\$	-
										\$	-
										\$	-
										\$	-
<b>Division 8 - Doors &amp; Windows</b>											
Doors / Frames / Hardware				30 EA					\$	1,600.00	\$ 48,000.00
Storefront / Windows				850 SF					\$	75.00	\$ 63,750.00
										\$	-
										\$	-
<b>Division 9 - Finishes</b>											
Framing / Drywall / ACT				12572 SF					\$	18.00	\$ 226,296.00
Painting										\$	35,000.00
Flooring				12572 SF					\$	10.00	\$ 125,720.00
										\$	-
										\$	-
										\$	-
<b>Division 10 - Specialties</b>											
Toilet Accessories				4 EA					\$	600.00	\$ 2,400.00
Exterior Canopies										\$	12,000.00
										\$	-
										\$	-
<b>Division 11 - Equipment</b>											
Overhead Door				1 EA					\$	3,000.00	\$ 3,000.00
										\$	-
										\$	-
										\$	-
<b>Division 12 - Furnishings</b>											
Interior Signage				30 EA					\$	55.00	\$ 1,650.00





**GILBERT + LEE**  
CONSTRUCTION

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Project Administration	\$ 20,830	\$ 2,083.00	0.44%
Preconstruction	\$ 10,000	\$ 1,000.00	0.21%
Project Executive	\$ 12,500	\$ 1,250.00	0.27%
Project Superintendent	\$ 82,500	\$ 8,250.00	1.75%
Project Manager	\$ 68,750	\$ 6,875.00	1.46%
Project Engineer	\$ 54,160	\$ 5,416.00	1.15%
	\$ -	\$ -	0.00%
	\$ -	\$ -	0.00%
Burden	\$ 87,059	\$ 8,705.90	1.85%
General Expenses	\$ 19,500	\$ 1,950.00	0.41%
Fuel	\$ 2,000	\$ 200.00	0.04%
Office Overhead	\$ 10,000	\$ 1,000.00	0.21%
Construction Software / Applications	\$ 7,500	\$ 750.00	0.16%
	\$ -		0.00%
	\$ -		0.00%
Project Specific	\$ 67,850	\$ 6,785.00	1.44%
First Aid Kit	\$ 100	\$ 10.00	0.00%
Fire Extinguishers	\$ 250	\$ 25.00	0.01%
Field Office - Tank, Furniture, etc.	\$ 11,000	\$ 1,100.00	0.23%
Temporary Toilets	\$ 4,500	\$ 450.00	0.10%
Dumpster Rental	\$ 14,000	\$ 1,400.00	0.30%
Project Signage - Company, Safety, etc.	\$ 1,500	\$ 150.00	0.03%
Equipment Rental / Fuel	\$ 10,000	\$ 1,000.00	0.21%
Construction Power	\$ 2,500	\$ 250.00	0.05%
Internet	\$ 1,250	\$ 125.00	0.03%
Small Tools / Misc. Materials	\$ 5,000	\$ 500.00	0.11%
Progressive Cleaning / Temporary Labor	\$ 6,000	\$ 600.00	0.13%
Final Cleaning	\$ 8,500	\$ 850.00	0.18%
Construction Drawings and Printing	\$ 1,250	\$ 125.00	0.03%
Water and Site Supplies	\$ 2,000	\$ 200.00	0.04%
	\$ -		0.00%
	\$ -		0.00%
	\$ -		0.00%
	\$ -		0.00%
<b>Total</b>	\$ 423,149.00	\$ 42,314.90	7.14%



**GILBERT + LEE**  
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Division 13 - Special Construction	\$ 500,576	\$ 0.11	10.6%
Division 14 - Conveying Systems	\$ -	\$ -	0.0%
Division 15 - Plumbing	\$ 275,000	\$ 0.06	5.8%
Division 15 - Fire Protection	\$ 75,000	\$ 0.02	1.6%
Division 15 - Mechanical	\$ 295,000	\$ 0.06	6.3%
Division 16 - Electrical	\$ 525,000	\$ 0.11	11.2%
<b>Professional Services</b>			
Civil Engineering	\$ 85,000	\$ 0.02	1.81%
Architectural / MEP / Structural Design	\$ 200,000	\$ 0.04	4.25%
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<b>Subtotal</b>	<b>\$ 4,231,822</b>		
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Contractor Fee	\$ 330,000	\$ 0.07	7.0%
<b>Total</b>	<b>\$ 4,706,321.85</b>		







Exterior Signage - Building									\$	7,500.00
Exterior Signage - Monument									\$	12,500.00
									\$	-
<b>Division 13 - Special Construction</b>										
PEMB									\$	500,576.00
PEMB Erection			12572					\$	8.00	400,000.00
								\$		100,576.00
								\$		-
								\$		-
<b>Division 14 - Conveying Systems</b>										
<b>Division 15 - Plumbing</b>										
Plumbing								\$		275,000.00
								\$		275,000.00
								\$		-
								\$		-
<b>Division 15 - Fire Protection</b>										
Fire Protection								\$		75,000.00
								\$		75,000.00
								\$		-
								\$		-
<b>Division 15 - Mechanical</b>										
Mechanical								\$		295,000.00
								\$		295,000.00
								\$		-
								\$		-
<b>Division 16 - Electrical</b>										
Electrical								\$		525,000.00
								\$		525,000.00
								\$		-
								\$		-
								\$		-



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<b>Burden</b>	\$ 87,059	\$ 8,705.90	1.85%
<b>General Expenses</b>	\$ 19,500	\$ 1,950.00	0.41%
Fuel	\$ 2,000	\$ 200.00	0.04%
Office Overhead	\$ 10,000	\$ 1,000.00	0.21%
Construction Software / Applications	\$ 7,500	\$ 750.00	0.16%
	\$ -		0.00%
	\$ -		0.00%
<b>Project Specific</b>	\$ 67,850	\$ 6,785.00	1.44%
First Aid Kit	\$ 100	\$ 10.00	0.00%
Fire Extinguishers	\$ 250	\$ 25.00	0.01%
Field Office - Tank, Furniture, etc.	\$ 11,000	\$ 1,100.00	0.23%
Temporary Toilets	\$ 4,500	\$ 450.00	0.10%
Dumpster Rental	\$ 14,000	\$ 1,400.00	0.30%
Project Signage - Company, Safety, etc.	\$ 1,500	\$ 150.00	0.03%
Equipment Rental / Fuel	\$ 10,000	\$ 1,000.00	0.21%
Construction Power	\$ 2,500	\$ 250.00	0.05%
Internet	\$ 1,250	\$ 125.00	0.03%
Small Tools / Misc. Materials	\$ 5,000	\$ 500.00	0.11%
Progressive Cleaning / Temporary Labor	\$ 6,000	\$ 600.00	0.13%
Final Cleaning	\$ 8,500	\$ 850.00	0.18%
Construction Drawings and Printing	\$ 1,250	\$ 125.00	0.03%
Water and Site Supplies	\$ 2,000	\$ 200.00	0.04%
	\$ -		0.00%
	\$ -		0.00%
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**GILBERT + LEE**  
CONSTRUCTION

Dorchester Paws

Construction Budget



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CONSTRUCTION

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<b>Division 14 - Conveying Systems</b>										
<b>Division 15 - Plumbing</b>										
Plumbing								\$		275,000.00
								\$		275,000.00
								\$		-
								\$		-
								\$		-
<b>Division 15 - Fire Protection</b>										
Fire Protection								\$		75,000.00
								\$		75,000.00
								\$		-
								\$		-
								\$		-
<b>Division 15 - Mechanical</b>										
Mechanical								\$		295,000.00
								\$		295,000.00
								\$		-
								\$		-
								\$		-
<b>Division 16 - Electrical</b>										
Electrical								\$		525,000.00
								\$		525,000.00
								\$		-
								\$		-
								\$		-





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