

Special Called Public Facilities Authority (PFA) Meeting of the Sandy Springs was held on Tuesday, August 2, 2022 at 6:00 p.m., Chair Rusty Paul presiding.

City Council 2022-189 Purple Heart Day Proclamation

Mayor Rusty Paul presented the Purple Heart Day Proclamation to Sandy Springs resident Purple Heart recipients.

Invocation - Reverend Dr. Bill Murray, Holy Innocents' Episcopal Church

I. CALL TO ORDER - Chairperson Rusty Paul

Chair Rusty Paul called the meeting to order at 6:08 p.m.

II. ROLL CALL - Secretary

Members Present: Chair Rusty Paul, Member Andy Bauman, Member Tibby DeJulio, Member Melissa Mular, Member John Paulson, Member Jody Reichel

Members Absent: Member Melody Kelley

III. APPROVAL OF MEETING AGENDA

Motion and vote. A motion was made by Member Tibby DeJulio, seconded by Member John Paulson, to approve the meeting agenda. The motion carried by unanimous vote.

IV. PFA2022-06 Approval of the February 15, 2022 Public Facilities Authority Special Called Meeting Minutes

Motion and vote. A motion was made by Member John Paulson, seconded by Member Jody Reichel, to approve the February 15, 2022 Public Facilities Authority Special Called Meeting Minutes. The motion carried by unanimous vote.

V. NEW BUSINESS

PFA2022-07 Request for Public Facilities Authority Consideration to Approve the Schematic Design Pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road (Project), and to Authorize the General Manager to Continue Design to Obtain Guaranteed Maximum Pricing for the Project

Dave Wells, Director of Facilities/Capital Construction and Building Operations, introduced contractors Charlie Whiting, Reeves Young, Director of Preconstruction and Doug Shaw, Jericho Design Group, Principal. Staff recommends the Public Facilities Authority approve the schematic design pricing for the police headquarters and municipal courthouse project at 620 Morgan Falls Road (Project) and authorize the Public Facilities Authority (PFA) General Manager to continue the Project design to obtain guaranteed maximum pricing (GMP) for the project.

Charlie Whiting, Reeves Young, Director of Preconstruction, presented the schematic design estimate

for the police headquarters and municipal courthouse project. The full, direct construction cost was originally estimated to be \$51,141,696.

Schematic Design Estimate	
Building Renovation	\$20,123,145.00
Exterior Skin Renovation to Hardening	\$5,144,095.00
Building Addition:	\$7,222,268.00
Courts	INCLUDED ABOVE
Sally Port	INCLUDED ABOVE
Public Security Vestibule	INCLUDED ABOVE
LV Systems	\$1,586,887.00
Sitework	\$5,958,808.00
Subtotal	\$39,745,104.00
Fleet Maintenance Building	\$1,846,418.00
Police Auxiliary Building	\$0.00
Detailed Design - Market Conditions Contingency	\$1,571,879.00
Construction Allowance Costs	\$1,124,788.00
Construction Maintenance Contingency	\$1,285,989.00
Construction Maintenance Fee	\$1,367,418.00
Owner's Contingency	\$3,000,000.00
DIRECT CONSTRUCTION COSTS	\$51,141,696.00

After review for value management, a \$5,453,739 savings was identified, which resulted in final estimated direct construction costs of \$45,687,957. Additional fees include A/E Design Fee - \$1,469,325; Geotechnical - \$125,000; Material Testing - \$100,000; Multivista / Mapping - \$150,000; and FF&E Allowance - \$3,000,000. The current proposed pricing for the schematic design budget and building additions is \$50,532,282. The initial budget for this Project was \$50,560,013. Through the schematic design period, the Project remains on budget and no additional financial impact is noted at this time.

Facilities/Capital Construction Wells Director reviewed the project funding plan:

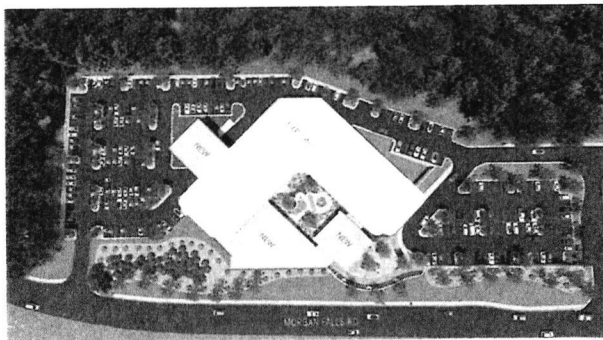
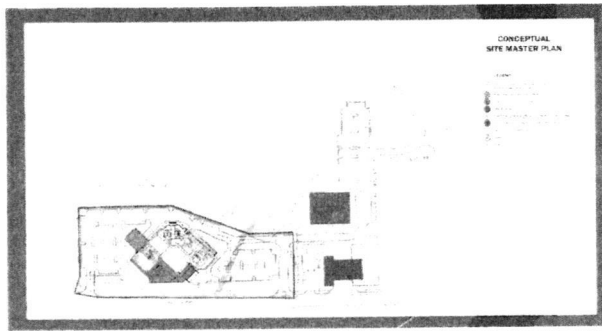
Public Safety Project Fund Update	
Initial Bond Proceeds	\$58,000,000
Less: Fire Station #2	\$10,000,000
Less: Fire Station #5	\$1,000,000
Less: Fire Station #6	\$600,000
Plus: Fund Balance Usage	\$1,313,285 (General Fund Usage)
Plus: 2021-2022 General Fund Appropriation	\$1,516,738.15
Adjusted Budgeted funds for Police HQ & Municipal Court Project	\$47,958,013.15
Less: Building purchase \$11,027,423.85 & other costs of \$123,161.00	
Remaining available project budget	\$36,799,428.30
Police HQ & Municipal Court anticipated Project Cost	\$30,932,282
Excess	\$5,867,146.02
Use of ARPA Funds \$13,868,305 (Already received \$6,934,152.50) would bring the project within budget by \$135,451.30	

Member Andy Bauman asked what allowed for the \$30,000 savings between the 2021 programming and the presented pricing for the schematic design.

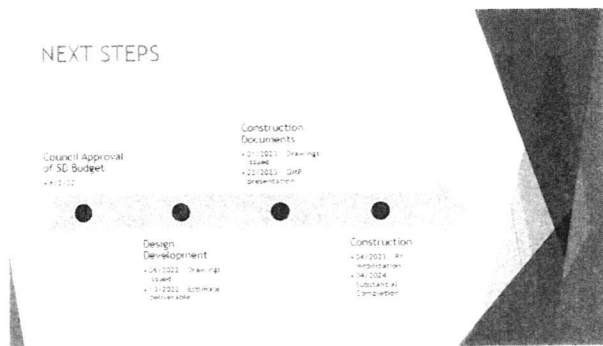
Reeves Young Preconstruction Director Whiting replied the police auxiliary building was the only programmed item removed.

Facilities/Capital Construction Director Wells stated the police auxiliary building, originally \$800,000, is for vehicle storage. However, it looks like the City will be able to repurpose a temporary fire station building for storage.

Doug Shaw, Jericho Design Group, Principal, reviewed the construction design.



Reeves Young Preconstruction Director Whiting reviewed next steps.



Member Tibby DeJulio asked how the contractors can ensure they do not run into increased pricing or pricing overruns later in the project.

Reeves Young Director of Preconstruction Whiting replied there are challenges in today's market, but the design team is always reviewing creative ways to overcome challenges. For example, specifying products the team believes it can get because of past experiences. To control costs, the team solicits the market during the guaranteed maximum pricing phase, and subcontractors from all scopes and trades are invited to bid. Their costs are locked by contract when the guaranteed maximum price is released. This is similar to design-bid models. Also, there is a market-design conditions contingency just in case, which is applied to offset cost over runs at the time of guaranteed maximum pricing. If none, the contingency is returned.

Motion and second. A motion was made by Member John Paulson, seconded by Member Tibby DeJulio, to approve the schematic design pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road (Project), and to authorize the General Manager to continue design to obtain guaranteed maximum pricing for the Project.

Member John Paulson stated the presented information for the Estimated Schematic Design included \$9,000,000 in contingencies, with six contingency line items.

Facilities/Capital Construction Director Wells advised contingencies will go down as the project gets closer to guaranteed maximum pricing.

Member Bauman asked what is the Construction Maintenance Contingency?

Reeves Young, Director of Preconstruction Whiting replied that is a typo. It should read "Construction Management." The Construction Management costs are Reeves Young's general conditions that came out as part of the RFP. The contingency is the contingency throughout the course of construction. The fee is contractually the way it is structured off of the work of the project. It is profit. The costs are for general conditions, such as superintendent, project manager, or a trailer on site. The contingency is to be used for any portion of the project during the course of the work. It is the contractor's contingency.

Vote on the motion. The motion carried by unanimous vote.

PFA Resolution No. 2022-08-03

PFA2022-08 Request for Public Facilities Authority Consideration to Authorize a Change Order to Amend the Existing Contract for Design Services of the Police Headquarters and Municipal Courthouse with Jericho Design Group, and to Authorize the City Manager to Execute the Change Order

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented a recommendation to approve Change Order 3, which amends the existing contract with Jericho Design Group (Jericho) to provide architectural design services (Services) for the building currently existing on property (Building) located at 620 Morgan Falls Road. The Building is intended by the PFA to house a Police Headquarters and Municipal Courts (Project). Change Order 3 will amend the contract to authorize Jericho to provide architectural, civil, structural, mechanical, electrical, plumbing, and low voltage design for two (2) additions to the Building (Additional Scope), and to authorize the General Manager to execute the Change Order.

The contract for Project Services was awarded to Jericho on February 16, 2021 following a competitive procurement. When awarded, the contract amount authorized for design of the Project was \$1,052,900.00, although a purchase order was ultimately issued in the lesser amount of \$1,035,400.00. The Building at that time consisted of 106,678 square feet of space. During the programming phase, Jericho and its Project affiliates identified requirements for an additional 19,778 square feet of space to accommodate various departments and provide for future growth. Part of the requirements identified were to keep public access limited to the first floor Courtrooms and lobby areas and to ensure the remainder of the facility is a secured Police Headquarters with no public access. The separation of judges, inmates, police, and the public was a driving factor in creating the Building additions. The programming phase also identified areas (departments) that required locating on the lower level of the Building, thereby necessitating the additions as well. The City has performed fit-test analysis for the Project and anticipates the following space usage:

1. Police Headquarters – 106,678 square feet
2. Courthouse/ Lobby Addition – 11,294 square feet
3. Sally Port Addition (external to the Building) – 8,484 square feet.

Subsequent to the original contract award, the following Change Orders were approved by the City Manager:

- Change Order 1 for \$56,650.00 was issued for master site planning services to develop a comprehensive master plan for all elements to be located on the Project campus and adjacent

upper lot.

- Change Order 2 was issued in the amount of \$93,275.00 to complete additional upper lot surveying, geotechnical exploration and additional civil design work to relocate the fleet maintenance building from Morgan Falls to a City-owned lot at 8475 Roswell Road.

Approval of Change Order 3 in the amount of \$284,000 will enable Jericho to provide the Additional Scope, increasing the Building by 19,778 sq. ft. The breakdown of the Additional Scope covered by Change Order 3 follows:

- \$137,000.00 – Civil, MEP and low voltage design services
- \$147,000.00 – Architectural and Interior design services

The total proposed amount for Change Order 3 is \$284,000. The amount paid to Jericho pursuant to the original contract award was \$1,035,400, Change Order 1 was \$56,650, and Change Order 2 was \$93,275. There are adequate funds available in the Public Safety PF002 Account to fund this additional work.

Motion and vote. A motion was made by Member John Paulson, seconded by Member Tibby DeJulio, to approve a change order to amend the existing contract for design services of the Police Headquarters and Municipal Courthouse with Jericho Design Group, and to authorize the City Manager to execute the change order. The motion carried by unanimous vote.

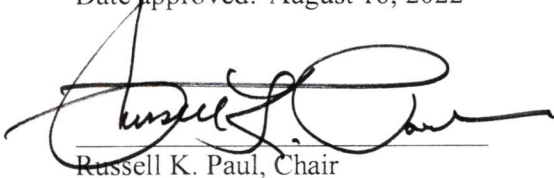
PFA Resolution No. 2022-08-04

VI. ADJOURNMENT

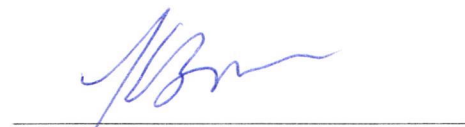
Motion and vote. A motion was made by Member Tibby DeJulio, seconded by Member Jody Reichel, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 6:41 p.m.

Date approved: August 16, 2022



Russell K. Paul, Chair



Karina Reyna, Assistant City Clerk