



SANDY SPRINGS

CITY CLERK'S OFFICE

PUBLIC FACILITIES AUTHORITY

Rusty Paul, Chair
Andy Bauman
Tibby DeJulio
Melody Kelley
Melissa Mular
John Paulson
Jody Reichel

Tuesday, September 6, 2022

Regular Meeting

6:00 PM

The Sandy Springs Public Facilities Authority Meeting will be held in the Studio Theatre at Sandy Springs City Hall (1 Galambos Way, Sandy Springs, GA 30328).

Live-stream:	Public Meeting Portal (CivicClerk): https://sandyspringsga.civicclerk.com Zoom Webinar: http://spr.gs/citycouncilmeeting
Teleconference:	Phone: (646) 558-8656 Webinar ID: 837 5464 0463

1. **CALL TO ORDER** - Chairperson Rusty Paul
2. **ROLL CALL** - Secretary
3. **APPROVAL OF MEETING AGENDA**
4. Approval of the August 16, 2022 Public Facilities Authority Special Called Meeting Minutes
(Presented by Karina Reyna, Assistant City Clerk)

NEW BUSINESS

5. Request for the City of Sandy Springs Public Facilities Authority to Approve a Resolution Authorizing a Contract with Houser Walker Architecture to Continue and Complete Architectural and Engineering Design Services for the Georgia Holocaust Memorial / Anne Frank Exhibit / Visit Sandy Springs / Police Precinct Project ("Project")
(Presented by Dave Wells, Director of Facilities/Capital Construction and Building Operations)
6. **ADJOURNMENT**

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance. The City will make reasonable accommodations for those persons.

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1. **CALL TO ORDER**

Chair Rusty Paul called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

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

3. **APPROVAL OF MEETING AGENDA**

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

4. **PFA2022-09** Approval of the August 2, 2022 Public Facilities Authority Special Called Meeting Minutes

Motion and vote. A motion was made by Member John Paulson, seconded by Member Melissa Mular, to approve the August 2, 2022 Public Facilities Authority Special Called Meeting Minutes. The motion carried by unanimous vote.

5. **PFA2022-10** Request for Public Facilities Authority Consideration of the Lease Terms and Conditions with the Georgia Commission on the Holocaust for the Anne Frank in the World Exhibit, the Georgia Holocaust Memorial, and Associated Programming and Office Space

Dan Lee, City Attorney, presented the proposed lease terms and conditions with the Georgia Commission on the Holocaust (Commission) for the Anne Frank in the World Exhibit, the Georgia Holocaust Memorial, and Associated Programming and Office Space. The lease entails between 7,000 and 8,700 square feet, driven by a design managed by the City. Once the design is agreed upon and completed, the City will bid the construction work. The annual rent will be determined by the final design cost plus the cost of construction for their portion of the building, divided by 20. After the design work, the City and Commission could choose not to move forward with the project. The initial lease term is 20 years, with allowance for two five-year extensions. There is a 1.5% escalator beginning at year four of the initial term. The Commission will post a \$3,000,000 letter of credit. The line of credit will diminish after the total amount of the rent due over the 20 years drops below \$3,000,000. The lease cannot be reassigned by the tenant. Other conditions include:

1. If there is a promotion declaring contributors towards the project, the City of Sandy Springs will be identified as a major contributor.
2. At no time, residents of Sandy Springs cannot be charged admission.

Chair Rusty Paul advised those participating in the public hearing will have two minutes to provide their public comment. Public comment will be called in the order public comment cards were received, with

the exception that the Honorable State of Georgia Representative Sharon Cooper, Chair of the Health and Human Services Committee, will speak first.

Chair Paul opened the public hearing.

- **Sharon Cooper, State of Georgia Representative, District 43**
- **Betty Sunshine, 215 Cross Roads Lane, Sandy Springs - Support**
- **Gary Alexander, 8235 Grogan's Ferry Road, Sandy Springs - Support**
- **Ed Rapaport**
- **Lauren Antonino, 115 Strauss Lane, Atlanta - Opposition**
- **Jody Franco, 740 North Island Drive, Sandy Springs - New cultural center on Blue Stone Road in Sandy Springs**
- **Christopher Cornell, 730 Glenridge Close Drive, Sandy Springs - Opposition**
- **Sally Levine, Georgia Commission on the Holocaust, 6110 Blue Stone Road, Sandy Springs - Anne Frank project**
- **David Birnbrey, 705 Langford Lane, Sandy Springs - Anne Frank**
- **Chuck Berk, 5681 Long Island Drive, Sandy Springs - Support for Anne Frank Project**
- **Rita Levine, 465 Riverside Parkway, Atlanta - Endorsing the cultural center project**
- **Elissa Fladell, 6125 Weatherly Drive, Sandy Springs - Support**
- **Bill Gannon - Opposition**
- **Sherry Pilz, 450 Hunters Crossing Drive - Opposition**
- **Maurice Hoelting, 88 Long Island Place - Ann Frank**
- **Chris Burnett, 61115 River Shore Place, Sandy Springs - GCH Building**
- **Alice Knight, 6131 Ferry Drive - Support for Holocaust Museum**

There being no more public comment, **Chair Paul** closed the public hearing.

Motion and second. A motion was made by Member Melissa Mular, seconded by Member Melody Kelley, to approve the lease terms and conditions with the Georgia Commission on the Holocaust for the Anne Frank in the World Exhibit, the Georgia Holocaust Memorial, and associated programming and office space.

Member Melissa Mular stated the vote is not about the location of the exhibit, as the location was determined on November 2, 2021. The Authority is not approving unspecified or unopened funding. The project will come back before the City Council for additional decisions and funding decisions. The evening's vote is about moving forward in the project lifecycle to adopt the terms and conditions for the lease. A vibrant city needs to have cultural, historical and educational elements, in addition to entertainment, to make the city exciting for people to live and visit. The museum will help everyone remember and learn, and will draw people to patronize businesses and visit, and enrich us. I am in favor of advancing this project to the next step.

Member Tibby DeJulio stated he met Mayor Eva Galambos in 1987, who changed his life. The real reason the City of Sandy Springs was formed was that people were making decisions for Sandy Springs residents that did not benefit Sandy Springs residents, but did benefit other parts of the County. It was about fiscal responsibility. Having worked with a wealth management firm for fifty years, this does not make sense for the City right now. I am in favor of education about the Holocaust. If you do not study history, you will repeat it. Fortunately, within 15 miles of Sandy Springs, Kennesaw State University has a holocaust exhibit. Also, there is another Anne Frank Exhibit in the southeastern United States - at the University of South Carolina in Columbia, South Carolina. Councilmembers have a fiscal and fiduciary responsibility to the citizens to spend money wisely. At this time, this is not a wise investment. Because of COVID, the City had to put \$1,700,000 into the budget to supplement the performing arts center. In the last month, the City has learned it may lose \$10,000,000 of its anticipated Local Option Sales Tax revenue or lose it completely. With all the other things pressing against the City at this time, and with

other contingencies that the City has no control over, it is fiscally irresponsible to spend the money now. I am for the mission, but this is not the right time.

Member Jody Reichel stated I support the mission of the Georgia Holocaust Commission and an Anne Frank museum and a holocaust museum in the city of Atlanta. As a city council member, I pledged to be fiscally responsible to the citizens of Sandy Springs. I have asked many questions about the feasibility of this project, and I have not received answers. We do not have enough details to make an informed decision. This museum should be in the most visible location possible. This museum needs to be a community project and in the city of Atlanta.

Member Melody Kelley asked what are the next steps.

City Attorney Lee advised the next steps are to engage the architects and other parties involved in participation of planning the building.

Eden Freeman, City Manager, stated once the design is completed, the City will issue a request for proposals seeking firms to construct the project. Prior to any award of contract, Staff would return before the City Council to request the appropriation.

Member John Paulson stated the Council is under pressure all the time. I listen to all sides, and try to make the best decision in the best interest of the city. I understand the uncertainties, but I am interested in moving to the next step. This has the potential to be a fantastic, impactful project with a state of the art facility and a world-class center. The facility will tell a sober story that has to be told.

Member Andy Bauman stated he was on the Georgia Commission on the Holocaust, appointed by David Ralston, until 2020. During conversations with the Commission about the financial elements of the projects, I recused myself regularly. My family has committed a personal donation should the project proceed. The City Council has discussed the project since 2018. There have been multiple votes and public hearings, all of which have resulted in favor. I have voted in favor at each opportunity. Everyone seems to agree on the mission. The question is why Sandy Springs. While there have been ideas offered about alternate locations, such as downtown or midtown Atlanta, but without evidence that those places are viable or meet the criteria of the Commission. No other entity or location has expressed interest, other than the City of Sandy Springs. Millions of dollars have been raised and pledged by private citizens with Sandy Springs in mind. The opposition just does not want this in Sandy Springs, or on City property with City support. Why is Sandy Springs not worthy of the project. Sandy Springs is the largest city in the metro area, outside Atlanta. Sandy Springs is centrally located, has first class hospitals, has more fortune 500 companies per capita than any other in the region, the Fulton County Board of Education is located in Sandy Springs, and Sandy Springs is one of the most economically and demographically diverse cities in the state. Sandy Springs was the first city in Georgia to adopt a municipal hate ordinance, even before the State Legislature adopted its own. The City of Sandy Springs offers first-in-class public safety services. There are record levels of funding set aside for more paving, sidewalks, trails, parks, and amenities. This project does not preclude the City from continuing to redevelop the downtown into an exciting and family-friendly place to visit. There are a lot of steps to go, and a lot of hurdles to overcome, but I would rather be remembered for welcoming this project to Sandy Springs.

The City Council needs to determine what will be built. A building at this location should not be locked at 5 p.m. The City should engage the architect to determine the programming. Hopefully, the mayor will appoint an advisory committee to determine what will go in the building, and hopefully there will be additional public use. The City should get more out of this property beyond the Commission, Visit Sandy Springs and an additional police precinct.

Chair Paul stated the Commission did look at downtown Atlanta, but the cost was too much. The Commission looked at Breman, but there was uncertainty at that site for such a long-term investment. Kennesaw is too far out, and will not get the necessary attendance. Sandy Springs is one of the most

envied communities. The City has well-designed the project to reduce the fiscal risk to the Sandy Springs taxpayers. There have been concerns that the project will create a depressive impact on what is hoped by some to be a night-life district, but the Anne Frank Exhibit was located for years in the city's most successful restaurant districts. Finally, this is a process. The City of Sandy Springs is worried about potential losing its Local Option Sales Tax Revenue of \$30,000,000. But, the City of Atlanta is positioned to lose approximately \$150,000,000. Will the Fulton County Commission allow the City of Atlanta to take such a hit? All negotiations are tough, but this is too valuable and too important, but there have been agreements that cities will be made whole as to where they are today. In terms of the process, the City can withdraw once the final costs are identified.

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

Passed Yes 4, No 2, Abstained 0

Yeas: Member Andrew Bauman, Member Melody Kelley, Member Melissa Mular, Member John Paulson

Nays: Member Tibby DeJulio, Member Jody Reichel

NEW BUSINESS

6. **PFA2022-11** Request for Public Facilities Authority Consideration of Change Order #6 to Amend the Existing Contract with Reeves Young for Construction of Fire Station No. 2 to Include Additional Scope; to Approve Change Orders Previously Approved by the General Manager; and to Authorize the General Manager to Execute Change Order #6

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented Change Order #6 to amend the existing contract with Reeves Young for the construction of Fire Station No. 2 to include additional scope; to approve change orders previously approved by the general manager; and to authorize the general manager to execute Change Order #6. On October 21, 2020, a Request for Qualifications #21-011 was issued, seeking responses from experienced, highly qualified contractors capable of providing construction services for the construction of Fire Station No. 2 (Project). As a result of this solicitation, the construction firm of Reeves Young was awarded the contract on April 20, 2021, in the amount of \$6,452,277.00. On September 21, 2021, the PFA approved Change Order #1 in the amount of \$443,027.95 to amend the contract to provide for additional scope. Additionally, the General Manager previously approved Change Orders #2 through #5 in the aggregate amount of \$498,880.67, taking the aggregate contract amount to \$7,394,185.62. The following describes Change Orders #2 through #5:

Change Order	Date	Amount	Description
CO#2	March 18, 2022	\$88,996.65	Soil disposal / minor modifications
CO#3	April 28, 2022	\$131,768.51	Traffic signal additions / low voltage revisions
CO#4	June 6, 2022	\$145,987.31	Epoxy flooring / exhaust fan additions
CO#5	August 2, 2022	\$132,128.20	Final soil disposal / minor modifications

By resolution on February 16, 2021 (Resolution), the PFA authorized the General Manager of the PFA to approve an aggregate in change orders for the Project up to the amount of \$500,000. Pursuant to the Resolution, when an aggregate in change orders for the Project approved by the General Manager is equal to or greater than \$500,000, the General Manager must seek authorization by the PFA. Change Order #6 in the amount of \$32,560.52 is required to provide funding to Reeves Young for additional scope of work. The additional scope includes:

- wall remediation;
- redesign of asphalt paving;
- testing strip for Johnson Ferry Road; and
- minor aesthetic modifications.

In September, 2021 the PFA approved an amendment to the contract and Change Order #1 in the amount of \$443,027.95 to expand the scope of the Project to include, among other things, accomplishing the removal of contaminated soil discovered at the Project site and adding audio/visual and data packages to the Project. The aggregate amount of Change Orders #2 through #5 previously authorized by the General Manager, plus Change Order #6 is \$531,441.19. The General Manager seeks authorization from the PFA for Change Orders #2 through #6.

Change Order #6 is in the amount of \$32,560.52 and will amend the contract for a new contract amount of \$7,426,746.14. The original approved budget for the Project was \$10,000,000. With this Change Order and all other costs and estimates included (architecture, surveying, contingency funds, testing services, etc.), the overall projected Project cost currently stands at \$8,878,882.68. Sufficient funds are available in PF003 to fund this additional scope.

Motion and second. A motion was made by Member John Paulson, seconded by Member Melody Kelley, to approve the Change Order #6 to amend the existing contract with Reeves Young for construction of Fire Station No. 2 to include additional scope; to approve Change Orders previously approved by the General Manager; and to authorize the General Manager to execute Change Order #6.

Member John Paulson asked will there be additional change orders.

Director of Facilities/Capital Construction and Building Operations Wells replied no.

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

PFA Resolution No. 2022-08-08

7. ADJOURNMENT

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

The meeting adjourned at 7:20 p.m.

Date approved: September 6, 2022

Russell K. Paul, Chair

Karina Reyna, Assistant City Clerk



TO: Members of the Public Facilities Authority

FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations

DATE: August 26, 2022 Submission for the September 6, 2022 Public Facilities Authority Meeting

ITEM: Request for the City of Sandy Springs Public Facilities Authority to Approve a Resolution Authorizing a Contract with Houser Walker Architecture to Continue and Complete Architectural and Engineering Design Services for the Georgia Holocaust Memorial / Anne Frank Exhibit / Visit Sandy Springs / Police Precinct Project ("Project")

Recommendation:

Staff recommends that the City of Sandy Springs Public Facilities Authority ("PFA") approve the attached resolution authorizing a contract with Houser Walker Architecture ("Houser Walker") to continue performing architectural and engineering services to complete the design for the above-referenced Project.

Background:

On March 14, 2018, the Georgia General Assembly, in Senate Bill 356, charged the Georgia Commission on the Holocaust ("GCH") with the task of designing, procuring, and placing a Georgia Holocaust Memorial ("Memorial") in a prominent location in the State. GCH has already established a presence in the City of Sandy Springs, as the Anne Frank in the World Exhibit ("Exhibit") and GCH offices have been housed in a temporary location in Sandy Springs for the last ten (10) years. Since the enactment of Senate Bill 356, GCH has worked with representatives of the City and the PFA to find a permanent home in Sandy Springs to house the Memorial, the Exhibit, and the GCH offices (together, "GCH Project").

To advance efforts to find a permanent location for the GCH Project, the City issued RFP #19-003 ("Solicitation") on July 5, 2018, to identify qualified vendors for the initial programming and concept design phase for a facility to house, among other things, the GCH Project. As a

result of the Solicitation, the City awarded a contract to Houser Walker on October 22, 2018, for architectural and engineering services in the total contracted amount of \$162,550.00.

On July 16, 2019, the PFA adopted a resolution to proceed with identifying and securing a permanent location for the GCH Facilities, contingent on GCH's ability to obtain appropriate funding for the portion of the facility it would occupy. Staff has been working with the PFA and GCH to identify a permanent location for a facility in Sandy Springs.

On November 2, 2021, Mayor and City Council approved a resolution authorizing the City Manager and the City Attorney to negotiate with GCH regarding the terms and conditions of a lease to govern the permanent housing of the GCH Project in a facility owned by the PFA located at 6110 Blue Stone Road in Sandy Springs.

On August 16, 2022, the PFA approved the lease terms and conditions negotiated with GCH and directed staff to proceed with the next steps for the Project, which is to direct Houser Walker to proceed with programming and design of the facility located at 6110 Blue Stone Road.

Discussion:

Since Houser Walker was selected to design the facility pursuant to the Solicitation in 2018, staff recommends Houser Walker complete the Project design for a total proposed fee of \$582,700.00.

Financial Impact:

The City has \$2,439,847.51 available in the Capital Projects Fund for development of a facility to house the GCH Project and other City components. The City has spent \$214,000.00 to date to perform feasibility studies and due diligence for two (2) PFA-owned parcels. Sufficient funds are available in F0008 to fund this work.

Alternatives:

The PFA could deny the request and provide further guidance to staff.

Review:

Octavia Baynes, Administrative Asst.

Created/Initiated -
8/26/2022

Richard Collins, Construction Manager

Approved - 8/26/2022

Dave Wells, Director of Facilities/Capital Construction and Building
Operations

Approved - 8/26/2022

Toni Carlisle, Chief Financial Officer

Approved - 8/26/2022

Kathy Williams, Staff Attorney

Approved - 8/26/2022

Eden Freeman, City Manager

Final Approval -
9/1/2022

Attachments:

1. HWA Fee 08 2022 Sandy Springs Center
2. Resolution - GCH Houser Walker Design Services (082522)

August 23, 2022

Mr. David Wells
Project Manager
City of Sandy Springs

Re: Proposal To Provide Design Professional Services
Sandy Springs Galleries

Dear Mr. Wells,

Thank you again for the opportunity to continue working with the City towards creating a new cultural life for the former Heritage Sandy Springs site. We've outlined what we believe the appropriate work effort is – if this looks acceptable, we will be glad to work with you on a contract towards that end. Our understanding of the work effort is below.

Programming Confirmation

HWA would conduct a programming confirmation phase to help finalize the uses fit for the former Heritage Sandy Springs building and site. We understand that the program is likely to contain the following elements but that the final program mix has not been determined:

- Schedule: 4-6 weeks from NTP
- Scope: HWA team will develop a program and basic diagrams to determine the following occupancy and usage relative to the former Heritage Sandy Springs building and site (uses below are known but not exclusively defined):
 - 1. Program for GHC, VSS, and other City defined program, to possibly include a café, police outpost, space for wedding preparation, etc.

HWA's work will include developing conceptual design schemes, including building layouts of broad areas, conceptual site access and usage, connectivity to the Park, and a concept cost estimate for the final program.
- Design Team: HWA (architectural)
CPE (cost estimating)
Flippo Design (civil engineering and site design)
- Deliverables: Program documents, narratives, conceptual layouts, conceptual massing and similar diagrams.

Part Two: Full Design and Contract Administration

Upon approval of the Program and estimate, HWA would begin the full design for a new structure for the site.

- Schedule: We anticipate a 6-7 month design process that includes Schematic Design, Design Development, and Contract Documents. GMP final and permitting would be anticipated to take 2 months. Construction could take 10-12 months.
- Scope: Full design services consistent with City of Sandy Springs normal practices.

Design Team: HWA (architectural)
CPE (estimating)
Flippo Design (site design)
Shear Structural (structural engineering)
Buro Happold (engineering)
Koons Environmental Design (landscape architecture)
Gabler Youngston (lighting design)
J&A Engineering (AV, LV, IT, Security)

Deliverables:

Schematic Design Phase

The fee includes the Basic Services outlined in the standard Agreement with the City.

Proposed Schedule: 8 calendar weeks from Notice to Proceed. Add 2 weeks for formal City review, comments, and approval.

This phase will begin by making any adjustments to the approved program. During Schematic Design, HWA and consultants, (as required) will meet with the City every 2 weeks through the end of the phase. We will more precisely define locations and scope of the site and layout, develop design narratives for all of the building systems, AV/IT/Security designs, define the structural system and preliminary approach, develop floor plans, elevations, building sections, preliminary finishes, reflected ceiling plans, and a cost estimate. We project approximately 4-5 meetings will be held during this phase. The meetings are included in the Proposed Fee.

Design Development Phase

Proposed Schedule: 10 calendar weeks from acceptance of the Schematic Design. Add 2 weeks for formal City review, comments, and approval. Building upon the approved Schematic Design, HWA will further the building project through Design Development.

During Design Development, HWA and consultants, (as required) will meet with the City every 2 weeks through the end of the phase. We will define final locations and scope of the site and layout, develop designs for all of the building systems, AV/IT/Security designs, define the structural system and preliminary sizing, develop floor plans, elevations, building sections, wall sections, key details, life safety plans, preliminary finish schedules and plans, reflected ceiling plans, cost estimate, preliminary lighting designs, and semi-final layouts with the proposed tenants, including tenant specific finish plans and design reviews. We project approximately 5-6 meetings will be held during this phase. The meetings are included in the Proposed Fee.

The remaining phases of scope include:

- Contract Documents
- Permitting and Bidding Phase
- Contract Administration
- Project Closeout

Our proposed Basic Services Fee for each phase is below. More detailed breakouts follow.

Program Confirmation:	\$28,000.00
Design and Contract Administration:	\$506,850.00

Proposed reimbursable expense limit not to exceed without prior written approval:
\$13,000 (not included in our base design professional fee).

Proposed Additional Scopes of Work – these are not included in Basic Services and are available at the City's discretion. Some possible options are included on the fee spreadsheet. The overall deliverables will align with the AIA B101 Contract.

Please let us know if you have any questions and thank you again and we look forward to getting started soon.

Sincerely,



Gregory S. Walker, AIA, NCARB, LEED AP
Member, Partner in Charge

Assumptions and Exclusions:

Our assumptions for the project

MEPFP – Buro Happold

1. Fire Protection & Fire Alarm are performance-based (delegated design).
2. Building will not contain a commercial kitchen nor will require a grease trap.
3. Project will not require a generator or fire pump.
4. Lighting and Lighting Controls design will be by others. Electrical scope includes circuiting of lighting provided in Revit by others.
5. Low-voltage design will be by others. Electrical scope includes circuiting of devices provided in Revit by others.
6. Photovoltaic and Water Harvesting will be performance-based (delegated design). These scopes include SD and DD modeling to inform system sizing.
7. Museum display / equipment loads (heat, power) will be provided by Owner.
8. Buro Happold reserves the right for additional services if design changes are required after delivery of Design Development.
9. Design is assumed to require 8 months. Construction is assumed to require 18 months.
10. CA covers review of submittals and RFIs and 4 site visits during installation of MEP systems. AOC meeting attendance not included.
11. Meeting attendance during design will be bi-weekly (8 total meetings).

Structural - Shear Structural
None indicated at this time.

Civil Engineering - Flippo Civil Design
1. Surveys are not included in fee.

Acoustical – Acustica
1. None noted at this time.

Lighting Design – Gabler Youngston – see attached.

Landscape Architecture – Koons Environmental Design
1. None noted at this time.

LV/AV/IT/Security – J&A Engineering
1. None noted at this time.

Sandy Springs Galleries

Total Design Fee Breakout - New Construction

Task - Base Scope of Work	Design Fee
Program Verification and Concept Design Options and Estimate	28,000.00
Interior Design and Documentation (included in Architectural Design)	0.00
Architectural Design and Documentation	133,000.00
Structural Design and Documentation	29,200.00
Mechanical, Electrical, Plumbing, and Fire Protection Design and Documentation	79,000.00
Cost Estimating	21,500.00
Lighting Design and Documentation	17,600.00
AV/IT/LV/Security	20,760.00
Civil Site Design and Documentation	45,000.00
Landscape Architectural Design and Documentation	35,000.00
Bid and Award Services	0.00
Construction Contract Administration	125,790.00
Subtotal Design Fee - Basic Scope of Work	534,850.00
Expanded Scope of Work	
Furniture Selection	14,000.00
Security System Design and Documentation	0.00
Museum and Exhibit Design Coordination	0.00
Signage and Wayfinding Design	5,000.00
Acoustical Design	9,000.00
Topographic and Utility Location Survey	6,850.00
Subtotal Design Fee - Expanded Scope of Work	34,850.00

The above work assumes the scopes of work as defined by the AIA-B101

Owner Architect Agreement, without modifications.

All fees are in USD.

Fee is based on the understanding of the scope of work defined by the City and is a "full service" fee. If the City wishes to further define or modify the scope of work, HWA will gladly re-assess our fee accordingly.

Assumes new structure of approximately 13,000sf

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY TO
AUTHORIZE A CONTRACT WITH HOUSER WALKER ARCHITECTURE TO CONTINUE AND
COMPLETE ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE
GEORGIA HOLOCAUST MEMORIAL / ANNE FRANK EXHIBIT / VISIT SANDY SPRINGS /
POLICE PRECINCT PROJECT**

WHEREAS, since 2012, Mayor and Council (“City Council”) for the City of Sandy Springs (“City”) has established goals of creating an appropriate setting for a new civic/cultural center that functions as a place of community activity and identity (City Center Master Plan), and creating a vision for the City Springs district as a unique, vibrant and walkable district that serves as a civic/cultural center for Sandy Springs (Next 10 Comprehensive Plan); and

WHEREAS, in 2019, the Recreation and Parks Comprehensive Plan listed arts and culture as a high priority for programming, including the construction of a cultural center near City Springs over the next ten (10) years; and

WHEREAS, City Council has prioritized the exploration of options for a cultural center in its annual priorities since 2019; and

WHEREAS, the Georgia Commission on the Holocaust (“GCH”) is a secular, non-partisan Georgia state agency, which has been located in the City since 2010 and furthers the City’s goals to promote art and culture; and

WHEREAS, GCH currently maintains staff offices (“Offices”) as well the Anne Frank in the World Exhibit (“Exhibit”); and

WHEREAS, with the passage of Senate Bill 356 in 2018, GCH is now mandated by the State of Georgia to “design, procure, and place in a prominent location a Georgia Holocaust Memorial (“Memorial”) to recognize and commemorate the millions of people, including six million Jews, murdered by the Nazis and their collaborators before and during World War II”; and

WHEREAS, City Council expressed its desire to work with GCH to locate the Memorial, the Exhibit and the Offices (together, “GCH Project”) prominently and permanently in the City; and

WHEREAS, to advance efforts to find a permanent location for the GCH Project, the City issued RFP #19-003 (“Solicitation”) on July 5, 2018, to identify qualified vendors for the initial programming and concept design phase, which would also include certain City components including, but not limited to, Visit Sandy Springs and a police precinct (the GCH Project and the City components together, “Project”); and

WHEREAS, as a result of the Solicitation, the City awarded a contract to Houser Walker Architecture (“Houser Walker”) on October 22, 2018, for architectural and engineering design services in the total contracted amount of \$162,550.00; and

WHEREAS, on July 16, 2019, a resolution was adopted to authorize the City to proceed with establishing a “cultural building” that would be a permanent location for the GCH Project, contingent on GCH funding; and

WHEREAS, since adoption of said resolution, staff has been working with City Council and the GCH to identify a location for the permanent home for the GCH Project; and

WHEREAS, on November 2, 2021, Mayor and City Council approved a resolution authorizing the City Manager and the City Attorney to negotiate with GCH regarding the terms and conditions of a lease to govern the permanent housing of the GCH Project in a facility owned by the PFA located at 6110 Blue Stone Road in the City; and

WHEREAS, on August 16, 2022, the PFA approved the lease terms and conditions negotiated with GCH and directed staff to proceed with the next steps for the Project, which is to direct Houser Walker to proceed with programming and design of the facility located at 6110 Blue Stone Road; and

WHEREAS, staff recommends and the PFA desires that Houser Walker be contracted to continue with architectural and engineering services to complete the design for the Project started in 2018 pursuant to the Solicitation, for a total proposed fee of \$582,700.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY, AS FOLLOWS:

1. Houser Walker is hereby authorized to continue with architectural and engineering services to complete the design for the Project started in 2018 pursuant to the Solicitation, for a total proposed fee of \$582,700.00.
2. The General Manager (City Manager) and PFA Attorney (City Attorney) are hereby authorized to prepare the appropriate contract for execution by Houser Walker to continue with architectural and engineering services for design of the Project, as stated in paragraph 1 above.
3. The General Manager (City Manager) and PFA Attorney (City Attorney) are hereby authorized to take such actions as may be deemed necessary or feasible to effectuate the intent of this resolution.

APPROVED AND ADOPTED, this _____ day of _____, 2022.

Approved:

Russell K. Paul, Chairman

Attest:

Raquel D. Gonzalez, Secretary

(Seal)