



## SANDY SPRINGS

CITY CLERK'S OFFICE

### PUBLIC FACILITIES AUTHORITY

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

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**Tuesday, February 7, 2023**

**Special Called Meeting**

**6:00 PM**

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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).

[www.youtube.com/@CityOfSandySprings](http://www.youtube.com/@CityOfSandySprings)

I. **CALL TO ORDER** - Chairperson Rusty Paul

II. **ROLL CALL** - Secretary

III. **APPROVAL OF MEETING AGENDA**

IV. PFA2023-004 Approval of the January 17, 2023 Public Facilities Authority Meeting Minutes  
*(Presented by Raquel Gonzalez, Secretary)*

#### **NEW BUSINESS**

V. PFA2023-005 Request for Public Facilities Authority Consideration to Authorize the Design Development Pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road, and Authorizing the General Manager to Continue the Project Design to Obtain Guaranteed Maximum Pricing for the Project, and to Move Forward with Early Release of Trades of Long Lead Time Materials  
*(Presented by Dave Wells, Director of Facilities/Capital Construction and Building Operations)*

VI. **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.*

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



## SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Members of the Public Facilities Authority

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

DATE: December 21, 2022 Submission for the February 7, 2023 Public Facilities Authority Meeting

ITEM: Request for Public Facilities Authority Consideration to Authorize the Design Development Pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road, and Authorizing the General Manager to Continue the Project Design to Obtain Guaranteed Maximum Pricing for the Project, and to Move Forward with Early Release of Trades of Long Lead Time Materials

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### ***Recommendation:***

Staff recommends that the City of Sandy Springs Public Facilities Authority (“PFA”) approve the attached resolution authorizing the design development pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road (“Project”), as indicated on the attached presentation, and authorizing the General Manager to continue the Project design to obtain guaranteed maximum pricing (“GMP”) for the Project, and to move forward with releasing certain trades that have long lead time materials.

### ***Background:***

The property located at 620 Morgan Falls Road (“Property”) was acquired by the PFA for the Project. The Property totals 7.42 acres and currently consists of a single four-story office building (“Building”), parking lot and site improvements. The Building is a brick and glass veneer and steel-frame structure containing a reported total of 106,678 square feet of space. The Building was built in 1990 and has been through one significant remodel.

The current design square footage for the Project is 130,542, with 23,864 square feet of additional space to the existing building.

1. Police Headquarters – 110,763 sq. ft
2. Courthouse/Lobby Addition - 11,295 sq. ft
3. Sally Port Addition (external to the building) – 8,484 sq. ft.

***Discussion:***

On April 29, 2021, the City issued a purchase order to Jericho in the amount of \$1,035,400.00 for design services. The design scope included considerations of new mechanical, electrical, and plumbing systems, and fire protection, where applicable. In addition, upgrades as required for Americans with Disabilities Act (ADA) compliance, current building codes, including the International Building Code, NFPA 101, and Georgia Peach Green Building Rating System were to be incorporated into the design plan. Compliance with energy efficiency and sustainable construction standards were also design imperatives.

In June, 2021, the City conducted a procurement to identify and select a qualified construction manager at risk to construct the Project according to the design plan developed by Jericho. On September 1, 2021, the City awarded a contract in the amount of \$958,026.00 plus 2.75% of construction cost to Reeves Young for construction of the Project. Reeves Young's contract contains provisions for pricing and value management review efforts at various stages of the Project, including at the completion of design development, which has now been achieved.

On September 20, 2022, staff presented schematic design pricing and floor plan designs to the PFA and was authorized to move forward with design development.

As a part of design development, staff, along with the contractor and design trades, have conducted value management exercises to determine ways to mitigate cost on the Project without impacting the functionality or performance of the Building. A review of these efforts is also included in the accompanying presentation.

***Financial Impact:***

The initial schematic design budget for the Project was \$50,532,282.00. The proposed pricing for the design development budget and building additions is \$50,718,125.00, as shown on the attached slides. This pricing is reasonable per staff, pricing consultant, and architect review of similar construction projects. The Project currently reflects a deficit of \$185,843.00. Additional efforts to control cost as design finalizes will continue to be conducted.

***Alternatives:***


Members of the PFA may decide not to accept staff's recommendations and provide further guidance or recommendations to staff.

***Review:***

Octavia Baynes, Administrative Asst.	Created/Initiated - 1/26/2023
Richard Collins, Construction Manager	Approved - 1/27/2023
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 1/31/2023
Toni Carlisle, Chief Financial Officer	Approved - 2/1/2023
Kathy Williams, Staff Attorney	Approved - 2/1/2023
Eden Freeman, City Manager	Final Approval - 2/3/2023

**Attachments:**

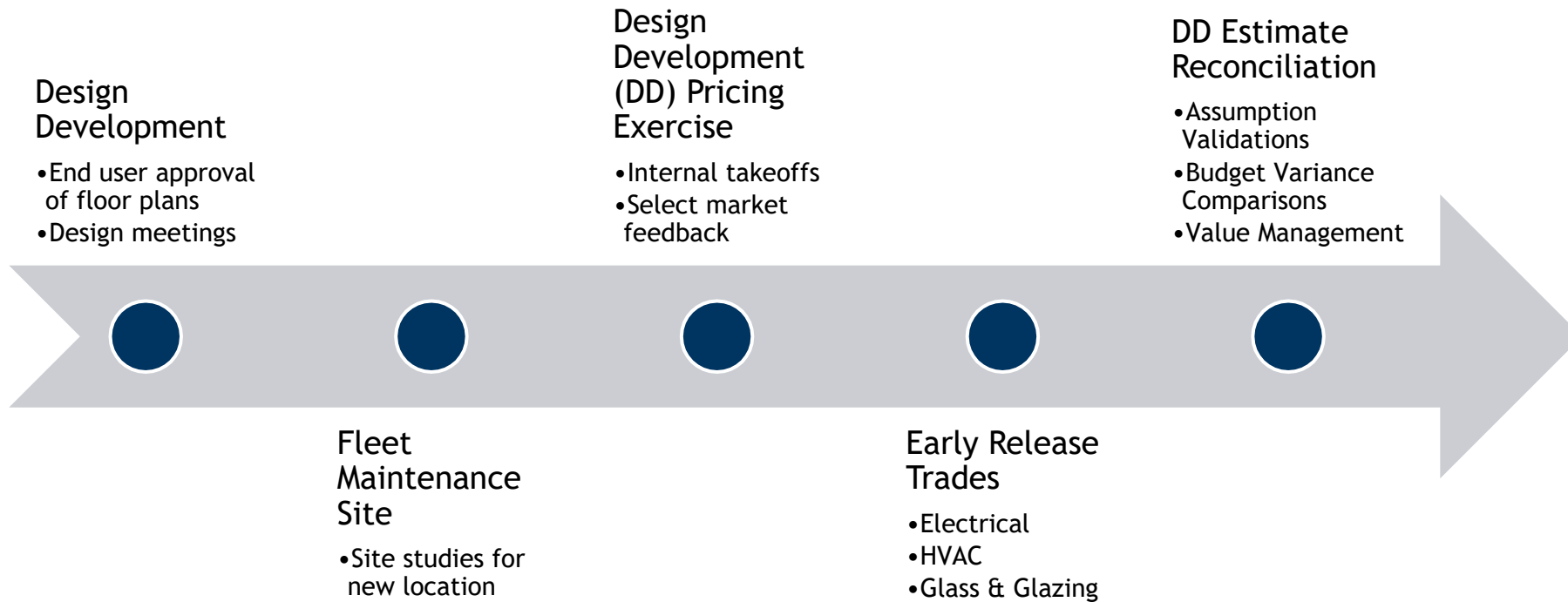
1. SSPS - January Mini-Brief Council Meeting Presentation - REV00
2. PFA Resolution (Authorizing GM to Continue Design to GMP (012623))



# Sandy Springs Police HQ & Municipal Court

January 2023 Project Update

# Project Update





# Project Budget Update

# Design Development Estimate

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Public Safety & Courts Building	\$31,990,918.00
Complete	
Sitework	\$4,083,994.00
<i>Subtotal</i>	<i>\$36,074,912.00</i>
Fleet Maintenance Building	\$3,431,166.00
Police Auxiliary Building	\$0.00
Detailed Design /Market Conditions	\$2,027,305.00
Contingency	
CM Costs	\$1,989,331.00
CM Contingency	\$1,013,653.00
CM Fee	\$1,285,110.00
Owner's Contingency	\$2,407,501.00
Security System by Owner	\$863,455.00
<b>DIRECT CONSTRUCTION COSTS</b>	<b>\$49,092,433.00</b>

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Starting Estimate (DD Budget Estimate dated 1/19/2023)	\$
Accepted Value Management	\$
Mark-up Adjustment for Accepted Items	\$
<b>Current Estimate Amount</b>	\$
Target Budget	\$
<b>Variance to Overcome</b>	\$

# Value Management

- ◆ Scope reconciliation between RY & Design team
- ◆ Subcontractor feedback on specified products/systems
- ◆ Total savings identified \$3,200,443

PENDING	PENDING ADD	REJECTED	ACCEPTED	STATUS	NOTES
			\$ (1,505,792)	A	12/16/2022 - Must accept RY7 and RY8 shown in DD Budget Estimate 1/6/2023 - Exact value to be finalized with final Estimate 1/23/2023 - this value represents savings for Fleet Maintenance at SD budget and DD Budget. Fleet Maintenance has moved to a new site and has fuel services
	\$ 500,000			PA	12/16/2022 - requested add per JDG after call 12/15/2022
			\$ (304,220)	A	7/21 - JD to provide rendering for Design & Bid 1/23/2023 accepted by Eden
.4)				PD	take out third floor & reduce the 4th floor room
			\$ (20,000)	A	1/19/2023 - per AV meeting, this savings was identified and incorporated in to the AV budget software. 1/23/2024 Reduced by
			\$ (12,250)	A	1/23/2023 removed from budget for design funding per DW/RC. However, savings at walls, possible closer study of design contingency at GMP
			\$ -	A	1/19/2023 - budget currently at \$121,000. Do not anticipate savings at this time, use Design Contingency
rBD				TBD	

# Anticipated Total Project Budget

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DIRECT CONSTRUCTION COSTS	\$49,092,433.00
Value Management Amount	-\$3,200,443.00
	<i>\$45,891,990.00</i>
Commissioning	\$182,000.00
A/E Design Fee	\$1,483,325.00
A&R Engineering - Traffic Study	\$25,500.00
Geotechnical	\$0.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FF&E Allowance	\$3,000,000.00
<b>TOTAL ANTICIPATED PROJECT COST</b>	<b>\$50,718,125.00</b>

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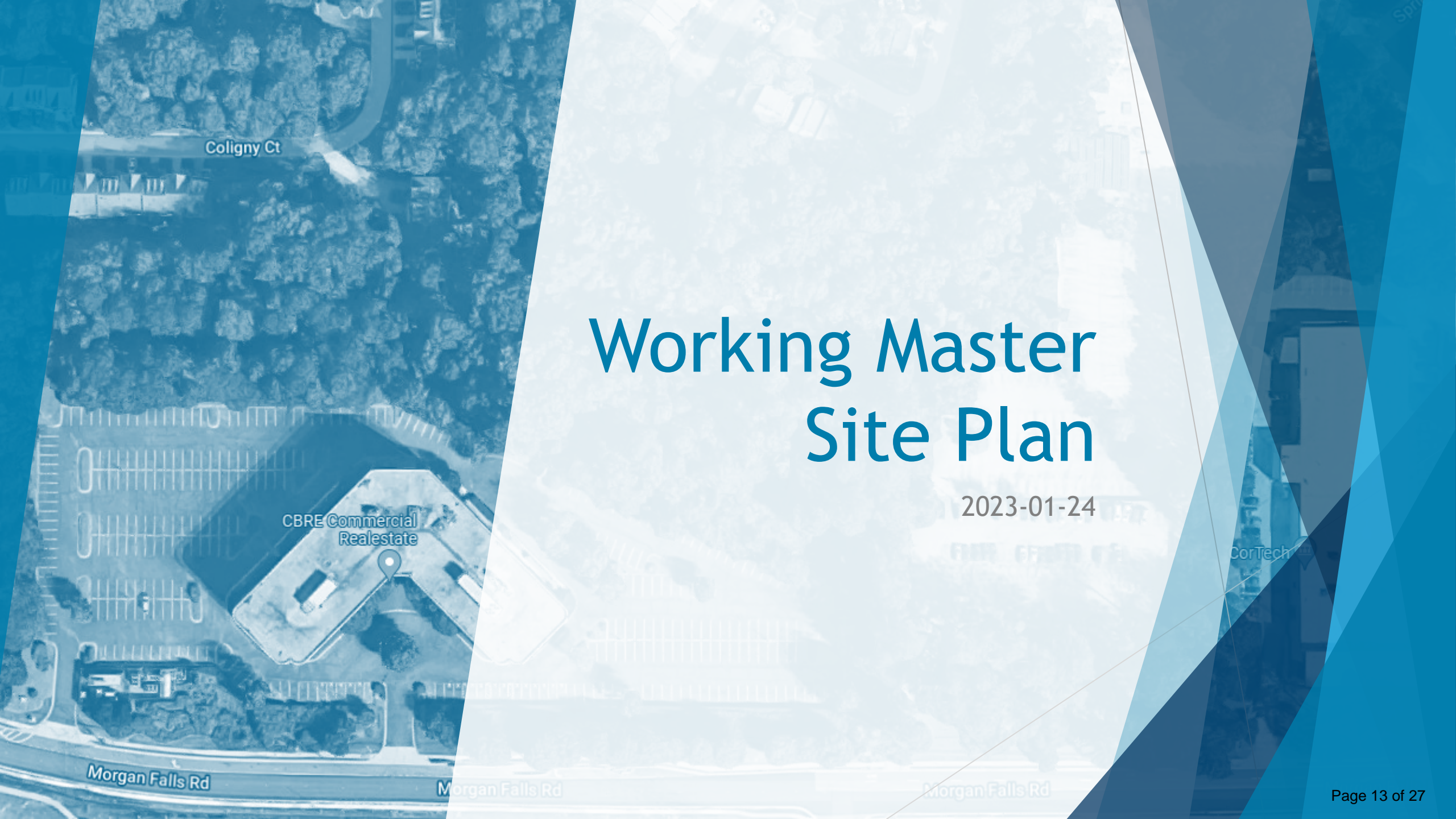
# Budget Comparison

	SCHEMATIC 2022	DESIGN DEVELOP 2023	VARIANCE
DIRECT CONSTRUCTION COSTS	\$51,141,696.00	\$49,092,433.00	\$2,049,263.00
Value Management Amount	-\$5,453,739.00	-\$3,200,443.00	\$2,253,296.00
	<b>\$45,687,957.00</b>	<b>\$45,891,990.00</b>	<b>\$204,033.00</b>
Commissioning	\$0.00	\$182,000.00	\$182,000.00
A/E Design Fee	\$1,469,325.00	\$1,483,325.00	\$14,000.00
A&R Engineering - Traffic Study	\$0.00	\$25,500.00	\$25,500.00
Geotechnical	\$125,000.00	\$0.00	-\$125,000.00
Material Testing	\$100,000.00	\$70,000.00	-\$30,000.00
Multivista / Mapping	\$150,000.00	\$65,310.00	-\$84,690.00
FF&E Allowance	\$3,000,000.00	\$3,000,000.00	\$0.00
<b>TOTAL ANTICIPATED PROJECT COST</b>	<b>\$50,532,282.00</b>	<b>\$50,718,125.00</b>	<b>\$185,843.00</b>



# Current Design Review

Floor Plans, Exterior Renderings & Site  
Master Plan



Coligny Ct

CBRE Commercial  
Realestate

Morgan Falls Rd

Morgan Falls Rd

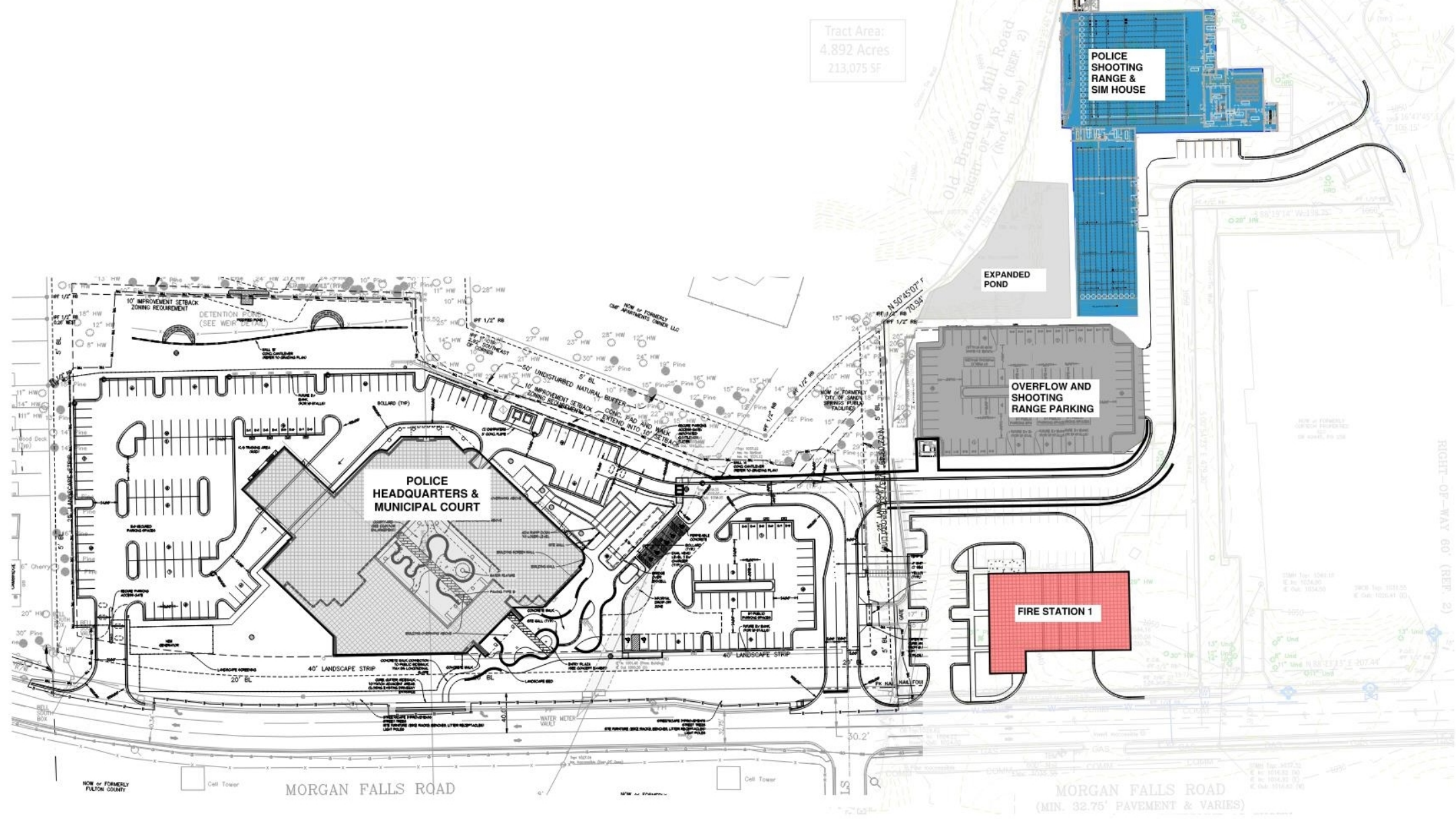
Morgan Falls Rd

# Working Master Site Plan

2023-01-24

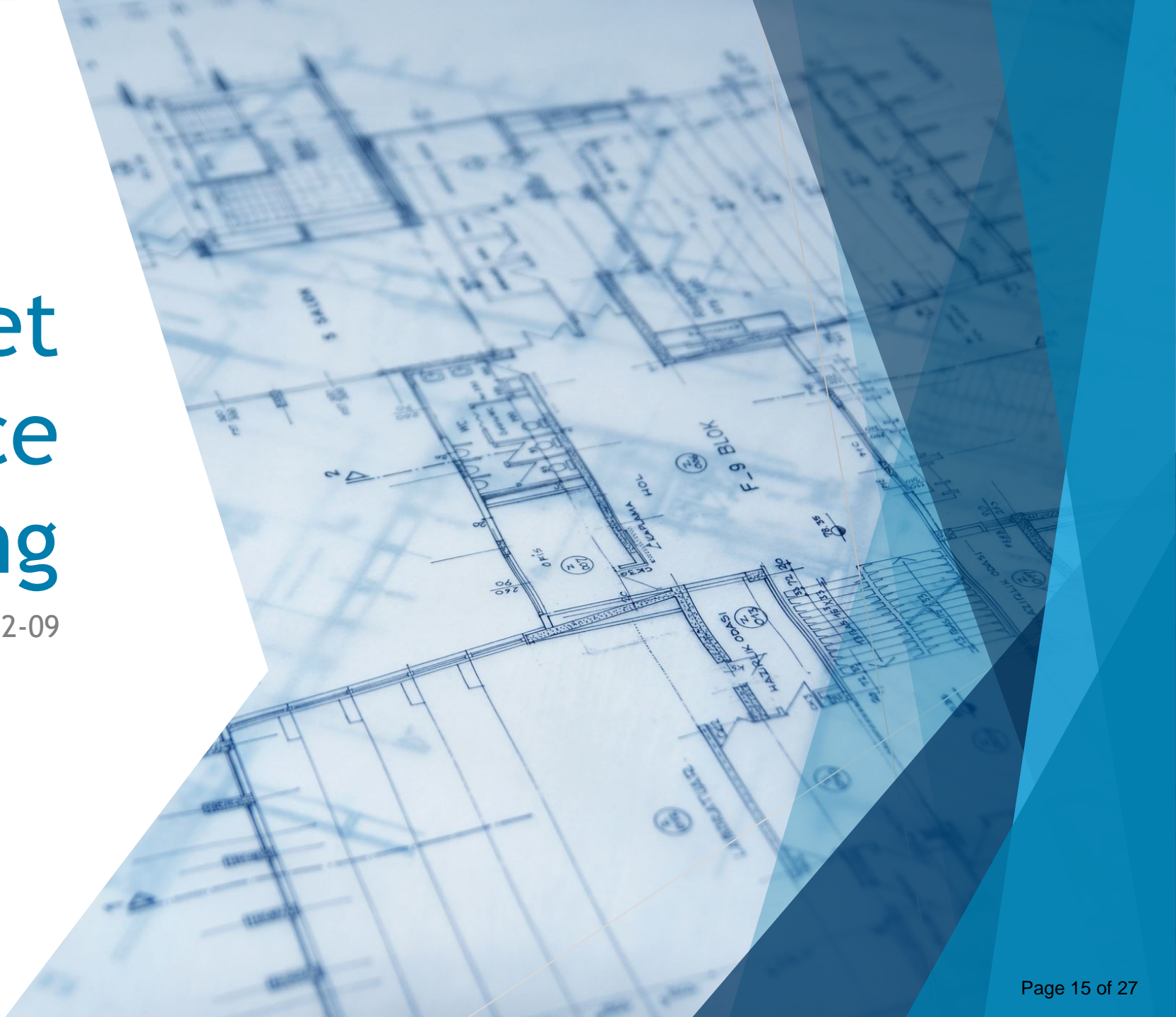
CorTech

Tract Area:  
4.892 Acres  
213,075 SF

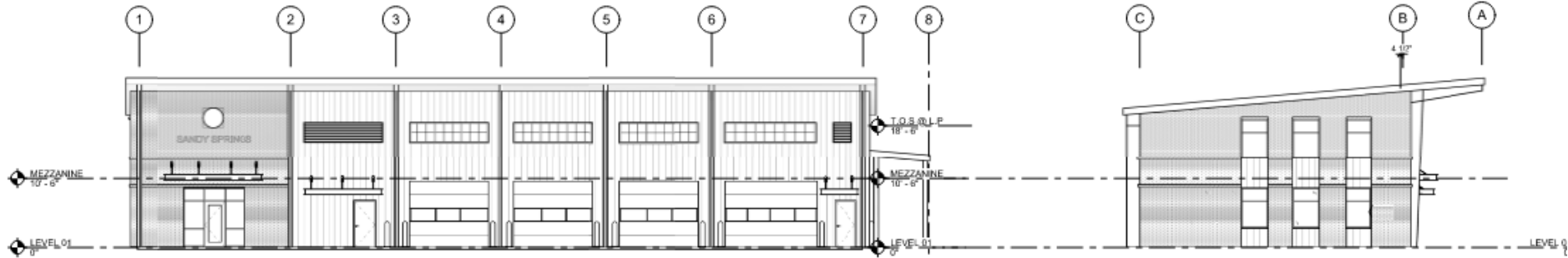


# Offsite Fleet Maintenance Building

2022-12-09

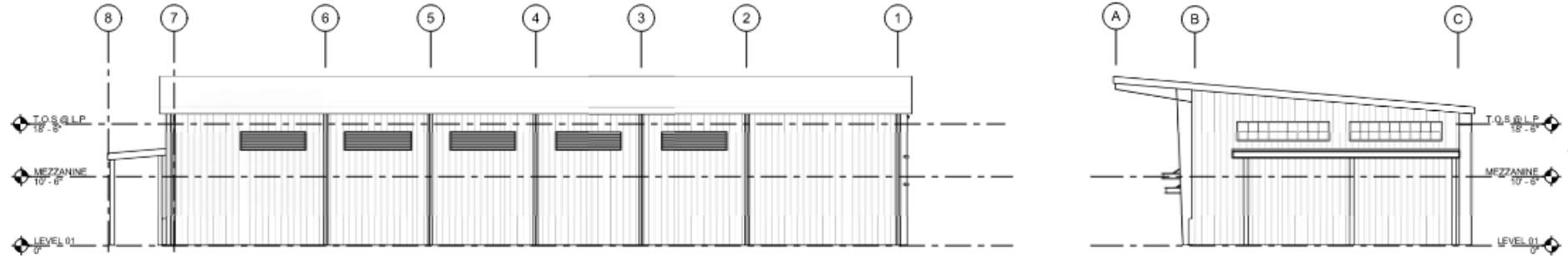






**B1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**B4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



The image is a composite architectural rendering. On the left, a photograph shows a large tree with reddish-pink blossoms in front of a modern building with large windows. On the right, a semi-transparent rendering of a similar building is overlaid, showing a courtyard with a fountain, landscaping, and people walking. The background features abstract blue and white geometric shapes.

# Proposed Exterior Renderings



MORGAN FALLS RD





POLICE HEADQUARTERS  
& MUNICIPAL COURT  
CITY OF SANOT SPRINGS







# NEXT STEPS

Council Approval of DD Budget

- 2/7/23

Construction

- 06/2023 - RY Mobilization
- 12/2024 - Substantial Completion

Guaranteed Maximum Price

- 03/2023 - Drawings issued
- 05/2023 - Estimate deliverable



**STATE OF GEORGIA  
COUNTY OF FULTON**

**RESOLUTION OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY (“PFA”) TO APPROVE RESOLUTION AUTHORIZING THE DESIGN DEVELOPMENT PRICING FOR THE POLICE HEADQUARTERS AND MUNICIPAL COURTHOUSE PROJECT AT 620 MORGAN FALLS ROAD, AND AUTHORIZING THE GENERAL MANAGER TO CONTINUE DESIGN TO OBTAIN GUARANTEED MAXIMUM PRICING FOR THE PROJECT, AND TO MOVE FORWARD WITH EARLY RELEASE OF TRADES OF LONG LEAD TIME MATERIALS**

**WHEREAS**, on August 18, 2020, the City of Sandy Springs Public Facilities Authority (“Authority”) adopted a resolution (“2020 Resolution”) determining that there is a great need to develop a public safety facility to house the various public safety components of the City of Sandy Springs (“City”), to provide for the safety and protection of employees and public safety vehicles and equipment, and to provide for continued and more efficient operations for the health, welfare and safety of citizens, businesses and visitors to the City; and

**WHEREAS**, pursuant to the 2020 Resolution, the Authority further authorized the purchase of certain property located at 620 Morgan Falls Road in Sandy Springs (“Property”), containing an existing office building (“Building”) proposed to be renovated to house certain City departments and operations providing public safety services including, but not limited to, police headquarters and municipal court (“Project”); and

**WHEREAS**, in October, 2020, the a procurement was conducted to identify and select a qualified architectural firm to design the Project; and

**WHEREAS**, on February 16, 2021, the City awarded a contract to Jericho Design Group (“Jericho”) to provide all personnel, materials, and services necessary to provide architectural and engineering design services and project/construction administration services for the Project; and

**WHEREAS**, in June, 2021, the City conducted a procurement to identify and select a qualified construction manager at risk to construct the Project according to the design plan developed by Jericho; and

**WHEREAS**, on September 1, 2021, the City awarded a contract to Reeves Young for construction of the Project; and

**WHEREAS**, on September 20, 2022, the PFA approved the schematic design pricing and floor plan designs and authorized the General Manager to continue the Project design to obtain GMP for the Project; and

**WHEREAS**, City staff, acting for the PFA and its General Manager, recommends that the PFA approve this resolution: authorizing the design development pricing for the Project in accordance with the presentation presented at this PFA meeting; authorizing the General Manager to continue the Project design to obtain guaranteed maximum pricing (“GMP”) for the Project; and authorizing the General Manager to move forward with early release of trades of long lead time materials; and

**WHEREAS**, the members of the PFA desire to so approve and authorize;

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

1. The design development pricing for the Project in accordance with the presentation presented at this PFA meeting is hereby approved.
2. The General Manager is hereby authorized to continue the Project design to obtain GMP for the Project, which will be brought back to the PFA for approval when established.
3. The General Manager is hereby authorized to move forward with early release of trades of long lead time materials.
4. The General Manager is 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 \_\_\_\_\_, 2023.

Approved:

\_\_\_\_\_  
Russell K. Paul, Chairman

Attest:

\_\_\_\_\_  
Raquel Gonzalez, Secretary

(Seal)