

1. **CALL TO ORDER**

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

2. **ROLL CALL - Secretary**

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

3. **APPROVAL OF MEETING AGENDA**

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

4. **PFA2023-004** Approval of the January 17, 2023 Public Facilities Authority Meeting Minutes

Motion and vote. A motion was made by Member Jody Reichel, seconded by Member Melissa Mular, to approve the meeting agenda. The motion carried by unanimous vote.

NEW BUSINESS

5. **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.

Dave Wells, Director of Facilities/Capital Construction and Building Operations, presented a recommendation to authorize the design development pricing for the police headquarters and municipal courthouse project at 620 Morgan Falls Road, and to authorize 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.

Charlie Whiting, Director of Preconstruction, Reeves Young, presented a project update. Since the last update, the City decided to move the planned Fleet Maintenance Facility to another site.

Design Development Estimate

Public Safety & Courts Building	\$31,990,918.00
Consult	
Sitework	\$4,083,994.00
Subtotal	\$36,074,912.00
Fleet Maintenance Building	\$1,431,166.00
Police Auxiliary Building	50.00
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	\$861,453.00
DIRECT CONSTRUCTION COSTS	\$49,092,433.00

The direct construction costs estimate is \$49,092,433, which includes the police headquarters/municipal court and the fleet maintenance building. The police auxiliary has been pushed out to a late date, and is

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority
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no longer in the current project's scope. The Detailed Design / Market Conditions Contingency is for items that are not yet accounted for. When the project progresses to the Guaranteed Maximum Price (GMP) phase, this contingency line will be reduced as actual design costs are determined. The CM Costs are general conditions. The CM Contingency is used during construction. The Owner's contingency is held and controlled by the City and allows the City to work through unforeseen conditions or scope and program updates identified later. The Security System by Owner is the low-voltage security systems for the project, which is direct-hired by the owner and not part of the Reeves Young Scope.

For Value Management, the project team reviewed the site. The current drawing-set had modifications to the retention pond, but understand detention and retention turned out to be more cost-effective. For skin of the project, there was a review of different materials and evaluating cost-savings and long-term durability of the products. Other value-savings secured by moving fleet maintenance off site. There are still programming questions, as the current design did not include the two parcels of land recently purchased by the City. The additional land will help the project and save costs. The total savings identified was \$3,200,443.

The anticipated project cost is \$50,718, 125. This is \$185,000 over as compared to the Schematic 2022 pricing of \$50,532,282.

Anticipated Total Project Budget

DIRECT CONSTRUCTION COSTS	\$49,292,433.00
Value Management Amount	-\$3,700,443.00
	\$45,591,990.00
Commissioning	\$182,000.00
A/E Design Fee	\$1,483,325.00
ABR Engineering - Traffic Study	\$75,500.00
Geotechnical	\$0.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FFBE Allowance	\$3,000,000.00
TOTAL ANTICIPATED PROJECT COST	\$50,718,125.00

Member Tibby DeJulio asked if \$185,000 was due to inflation. What is the timeline on fleet maintenance? Is it part of the same project or will be part of another bid-out?

Director of Construction Whiting replied inflation is correct. Fleet maintenance is operating as part of the same project, so Reeves Young will be the General Contractor.

Yara Bond, Architect/Studio Director, and Doug Shaw, Owner/Principal, Jericho Design Group, presented the current design for the police headquarters and municipal court complex project and the master plan. The presented Master Plan for the Police Headquarters and Municipal Court also identifies future projects: Fire Station 1, Police Shooting Range SIM House; and Overflow Parking and Shooting Range Parking.



The Fleet Maintenance Building moved to a location off Roswell Road. The two additional lots on the new site provides a cost savings opportunity by providing space for above-ground stormwater retention. There is also space for additional parking.

Member John Paulson asked if the metal building planned for the fleet maintenance facility will be large enough in the future?

Architect/Studio Director Bond replied current and future needs for expansion were included in both master plans, and continued to review the renderings for the police headquarters and municipal court and the fleet maintenance facility. The fleet maintenance building, which is a pre-engineered metal building, will include metals panels sides and a metal roof. The side facing Roswell Road will have a brick façade.

Director of Facilities/Capital Construction and Building Operations Wells concluded the next steps are to work on the GMPs. The drawings should be issued in late May, followed by the approval of the GMP in May, 2023. Construction is anticipated to begin in June, 2023, with substantial completion expected in December, 2024.

Motion and vote. A motion was made by Member John Paulson, seconded by Member Jody Reichel, 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. The motion carried by unanimous vote.

PFA Resolution No. 2023-02-03

7. ADJOURNMENT

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

The meeting adjourned at 6:19 p.m.

Approved: May 2, 2023


Russell K. Paul, Chair


Raquel D. González, Secretary