

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority  
Barfield Conference Room, Sandy Springs City Hall and Broadcast Via Live Webinar and  
Teleconference**

**May 30, 2023 at 2:00 PM**

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**Special Called Meeting of the Sandy Springs Public Facilities Authority was held on May 30, 2023  
at 2:00 PM, Mayor Rusty Paul presiding.**

**I. Call to Order**

**Chair Rusty Paul** called the meeting to order at 2:00 p.m.

**II. Roll Call and General Announcements**

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

**III. 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.

**IV. Approval of Meeting Minutes**

1. **PFA2023-008** May 2, 2023 Public Facilities Authority Special Called Meeting

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

**V. New Business**

2. **PFA2023-009** Request for Public Facilities Authority Consideration to Approve the Guaranteed Maximum Pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road and to Authorize the General Manager to Execute the Change Order to the Contract

**Dave Wells, Director of Facilities/Capital Construction and Building Operations**, presented a recommendation to authorize the Public Facilities Authority to approve a Guaranteed Maximum Price ("GMP") **\$45,188,432.00**, as well as Final Design for the Police Headquarters and Municipal Courthouse as described in the GMP Change Order and further recommend that the Public Facility Authority (the "PFA") authorize the General Manager to execute a GMP Change Order.

On September 21, 2021, at the Public Facility Authority Special Called Meeting, the PFA adopted a resolution approving a certain Contract in the amount of \$985,026.00 for Construction Services (the "Contract") between the City of Sandy Springs (the "City") and Reeves Young, LLC ("Reeves Young") for construction of the Police Headquarters and Municipal Courthouse Project (the "Project").

On August 2, 2022, the PFA authorized Schematic Design Pricing in the amount of \$50,532,282.00 and the continuation of design to attain Guaranteed Maximum Pricing ("GMP") for the Project.

On February 7, 2023, The PFA authorized Design Development Pricing in the amount of \$50,718,125.00, and directed that design and pricing be continued to obtain GMP for the Project.

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Reeves Young has presented a GMP Proposal of \$45,188,432.00 in accordance with the contract requirements. A GMP Change Order in the amount of \$44,230,406.00 that complies with the provisions of the contract has been created, and once executed will effectively be added to the Reeves Young contract. In addition to the GMP Change Order, the Project budget also includes costs for additional components associated with future project costs as listed below;

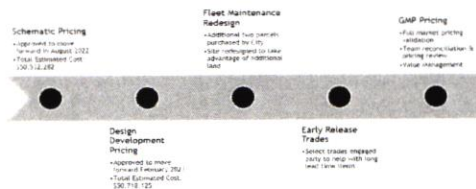
**Future Project Costs**

Direct Construction Cost (GMP Change Order)	\$44,230,406.00
Building Security Systems	\$1,054,790.00
Commissioning	\$182,000.00
Material Testing	\$70,000.00
Project Documentation/Mapping	\$65,310.00
FF&E Allowance	\$2,311,880.00
<b>Total Future Project Cost</b>	<b>\$47,914,386.00</b>

The GMP change order is in the amount of \$44,230,406.00. The current contract with Reeves Young is in the amount of \$985,026.00, with an overall GMP value of \$45,188,432.00. There are sufficient funds in PF002 for the Project . The current available balance is \$48,183,374.84.

**Charlie Whiting, Director of Commercial Preconstruction, Reeves Young,** recapped the history of pricing of the project budget over the past few months and provided an update.

**Project Recap & Update**



**GMP Estimate**

<b>Police Headquarters &amp; Municipal Court</b>	
- Building	\$31,652,164.00
- Sitework	\$5,025,354.00
<b>Subtotal</b>	<b>\$36,677,518.00</b>
<b>Fleet Maintenance Building &amp; Site</b>	<b>\$3,611,492.00</b>
<b>Detailed Design / Market Conditions Contingency</b>	<b>\$0.00</b>
<b>Construction Manager Costs</b>	<b>\$1,966,135.00</b>
<b>Construction Manager Contingency</b>	<b>\$1,035,078.00</b>
<b>Construction Manager Fee</b>	<b>\$1,251,245.00</b>
<b>Owner's Contingency</b>	<b>\$2,344,288.00</b>
<b>DIRECT CONSTRUCTION COSTS</b>	<b>\$46,885,756.00</b>

**Anticipated Total Estimated Cost**

DIRECT CONSTRUCTION COSTS	\$46,885,756.00
Value Management Amount	-\$1,697,324.00
	<b>\$45,188,432.00</b>
Security System by Owner	\$1,054,790.00
Commissioning	\$182,000.00
A/E Design Fee	\$1,500,525.00
ABR Engineering - Traffic Study	\$25,500.00
Geotechnical	\$0.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FF&E Allowance	\$2,311,880.00
<b>TOTAL ESTIMATED COST</b>	<b>\$50,398,437.00</b>

**Budget Comparison**

	SCHMATIC 2022	DD w/ VE 2023	GMP 2023	VARIANCE FROM DD
DIRECT CONSTRUCTION COSTS	\$50,278,241.00	\$45,028,535.00	\$46,885,756.00	\$1,857,221.00
Value Management Amount	-\$5,453,739.00	\$984,480.00	\$1,697,324.00	\$0.00
	<b>\$44,824,502.00</b>	<b>\$45,028,535.00</b>	<b>\$48,583,080.00</b>	<b>\$3,554,545.00</b>
Building Security System by Owner	\$863,455.00	\$863,455.00	\$1,054,790.00	\$191,335.00
Commissioning	\$0.00	\$182,000.00	\$182,000.00	\$0.00
A/E Design Fee	\$1,469,325.00	\$1,483,325.00	\$1,500,525.00	\$17,200.00
ABR Engineering - Traffic study	\$0.00	\$25,500.00	\$25,500.00	\$0.00
Geotechnical	\$125,000.00	\$0.00	\$0.00	\$0.00
Material Testing	\$100,000.00	\$70,000.00	\$70,000.00	\$0.00
Multivista / Mapping	\$190,000.00	\$65,310.00	\$65,310.00	\$0.00
FF&E Allowance	\$3,000,000.00	\$3,000,000.00	\$2,311,880.00	\$688,120.00
<b>TOTAL ESTIMATED COST</b>	<b>\$50,532,282.00</b>	<b>\$50,718,125.00</b>	<b>\$50,398,437.00</b>	<b>-\$319,688.00</b>

**Member Melody Kelley** stated Security System by Owner for \$1,054,790 under Anticipated Total Cost, was reviewed in February and appeared to be part of direct construction costs.

**Reeves Young Director of Commercial Preconstruction Whiting** said it has always been priced through the same vendor and process. We shifted it for clarity since it was not going to be a vendor that

was contracted through Reeves Young.

**Member Bauman** asked was the construction cost at that time adjusted?

**Reeves Young Director of Commercial Preconstruction Whiting** said under Budget Comparison, the Direct Construction Costs line item with amounts for \$50,278,241, \$45,028,535, and \$46,885,756 are not inclusive of the building security systems.

**Member John Paulson** stated what was the need for the traffic study? What happens if the traffic study determines there is too much traffic?

**Reeves Young Director of Commercial Preconstruction Whiting** said this was require for the design process.

**Director of Facilities/Capital Construction and Building Operations Wells** said the location of the intersection required a traffic study.

**Director of Facilities/Capital Construction and Building Operations Wells** presented the breakdown of the total project budget cost of \$61,818,318.

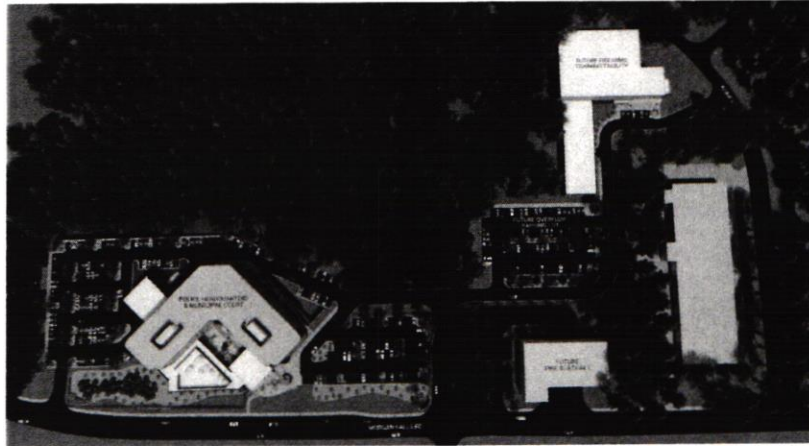
**Total Project Budget \$61,818,318**

Property Purchase Costs	\$11,150,892.16
Project Costs Encumbered to Date	\$2,484,051.00
Total Costs to Date	\$13,634,943.16
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RY CM@R Direct Construction Costs (GMP)	\$45,188,432.00
Initial RY Contract Encumbrance	(\$958,026.00)
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Future Project Costs	
Direct Construction Costs (GMP Contract CO)	\$44,230,406.00
Building Security System	\$1,054,790.00
Commissioning	\$182,000.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FF&E Allowance	\$2,311,880.00
Total Future Project Costs	\$47,914,386.00
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TOTAL AVAILABLE FUNDING	\$48,183,374.84
TOTAL BUDGETED FUNDS REMAINING	\$268,988.84

**Member Bauman** stated the Property Purchase Cost of \$11,150,892.16 is this building, this land, and a lot of excess land that will allow the City to do many other projects in that budget. We will have zero land cost in other projects. This was a great purchase for the City of Sandy Springs.

**Yara Bond, Lead Architect, Jericho Design Group LLC**, presented the design for the Police Headquarters and Municipal Courthouse Project.

Site Plan



**Member Tibby DeJulio** asked is overflow parking included in the GMP?

**Jericho Design Group Lead Architect Bond** said currently there is a parking lot on site that could be used for overflow parking. We are using it as needed. We will plan for overflow parking in the future.

**Member Jody Reichel** asked how many parking spaces are there?

**Jericho Design Group Lead Architect Bond** said currently there are 57 public spaces, 150 secured spaces, and then the additional overflow.

**Dan Lee, City Attorney,** asked is the parking adequate? People coming to court need not have an excuse to leave.

**Jericho Design Group Lead Architect Bond** we took that into account and provided the maximum number with the existing site. We believe it is adequate from a design standpoint, which includes the overflow.

**Member Bauman** asked is there a parking lot in the proposed new building area?

**Jericho Design Group Lead Architect Bond** said part of the area is.

**Member Bauman** asked will all the handicapped parking be adjacent to the building? Is there room to consider a sheltered walkway?

**Jericho Design Group Lead Architect Bond** said all handicap accessibility was considered. We can review the design to consider a sheltered walkway.

**Member Reichel** asked how many of the 57 public parking spaces are handicap?

**Jericho Design Group Lead Architect Bond** said there are 7 strictly for the public. City personnel will park in the secure area.

**Member Bauman** asked will the Mayor and Council have access for any business or meetings?

**Eden Freeman, City Manager,** said we have not sorted that out yet but, there will be access to

credentialed personnel.

**Jericho Design Group Lead Architect Bond** said if more facilities were built in the area in the future, overflow parking can still be provided.

**Kenneth DeSimone, Chief, Sandy Springs Police Department**, said most of our customers going to court are provided transportation.

**City Attorney Lee** said court hours are staggered with their calendaring. At some point we would like efficiencies to drive how court is handled. We must have court and we must have enough parking places if we grow the court. This is my biggest concern.

**Jericho Design Group Lead Architect Bond** said the project is currently limited to the entrance, but nearby land is available now if more parking becomes a need.

**City Attorney Lee** asked does the design flow of the entrance way suit expansion?

**Jericho Design Group Lead Architect Bond** said yes.

**Member Paulson** asked is there a place for a helicopter to land with all the trees there?

**Director of Facilities/Capital Construction and Building Operations Wells** said we have not considered that in the design rendering.

**Jericho Design Group Lead Architect Bond** said we can evaluate an area of the parking lot for helicopter landing.

**Police Chief DeSimone** said we can block off both ends of Morgan Falls Road to land a helicopter as done in the past. The problem here is the high-tension power lines.

**Member DeJulio** asked will people going to court and the police use the same entrance?

**Jericho Design Group Lead Architect Bond** said it will be the same entrance.

**Member Bauman** asked what is the plan for metal detectors? Is the entryway completely open to the public?

**Jericho Design Group Lead Architect Bond** said when someone first enters the door, they will be screened by metal detectors. Once inside, they will go to the police to proceed to court.

**Member Paulson** asked are balusters at the entryway to prevent someone from driving through?

**Jericho Design Group Lead Architect Bond** said yes. We designed it so a car cannot enter.

**Member Bauman** asked what are the rules on weapons?

**Police Chief DeSimone** said no weapons are allowed in the courtroom. There should be no weapons except for law enforcement. An issue is staffing. Metal detectors are not on for someone coming into the building at 3:00 a.m., for example. However, the building is armored to prevent glass from shattering if a

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bullet comes through the walls. We want to open the Police Department up 24/7 when in the new facility. Currently the Police Department is open from 8:00 a.m. to 5:30 p.m.

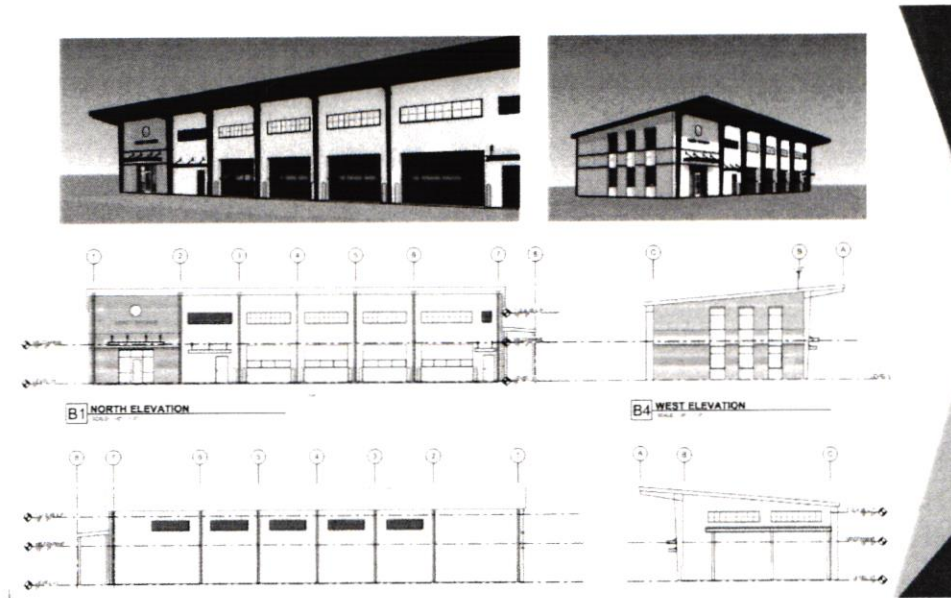
**Member Bauman** asked will metal detectors be used when court is in session during regular hours?

**Police Chief DeSimone** said yes. There will be a Georgia Crime Information Center (GCIC) Clerk inside behind armored walls and windows.

**Jericho Design Group Lead Architect Bond** said the building is designed where the public has limited access and will need a keycard for certain entrances.

### **Fleet Maintenance**

**Jericho Design Group Lead Architect Bond** presented the design for the off-site fleet maintenance building.



**Member DeJulio** asked where will the car wash for police vehicles be?

**Jericho Design Group Lead Architect Bond** said police do not do that there.

**Police Chief DeSimone** said we use one across from Goodwill.

### **Next Steps**

**Director of Facilities/Capital Construction and Building Operations Wells** said once Council approves today, we will begin the permitting and contracts process. Once documents have been signed, we will start construction sometime in mid-July with a substantial completion of December 2024.

**Motion and vote.** A motion was made by **Member Melody Kelley**, seconded by **Member Andy Bauman**, to authorize the Public Facilities Authority to approve a Guaranteed Maximum Price (“GMP”) **\$45,188,432.00**, as well as Final Design for the Police Headquarters and Municipal Courthouse as described in the GMP Change Order and further recommend that the Public Facility Authority (the “PFA”) authorize the General Manager to execute a GMP Change Order.

**PFA Resolution No. 2023-05-05**

3. **PFA2023-010** Request for Public Facilities Authority Consideration to Approve the Consolidated Amendments to the Lease Agreements for Police Department and Municipal Court

**Eden Freeman, City Manager**, presented a recommendation to authorize the Public Facilities Authority to approve the presented Consolidated Amendments to the Lease Agreements to continue the Morgan Fall Office Pack office rentals for the Municipal Court and Police.

The City’s Police Department currently occupies buildings Suite 301 and Suite 401 of the Morgan Falls Office Park located at 7840 Roswell Road. The City’s Municipal Court currently occupies Suite 501 and Suite 510 in the same office park. The leases for these spaces are set to expire on June 30, 2023.

The City’s representatives have negotiated the attached consolidated amendments to the leases for Suites 501 and 510, Suite 401, and Suite 301, an aggregate square footage of approximately 54,828 rentable square feet. The amendments provide for an extension of the lease until July 1, 2025 (24-months).

In FY 2024, the City has budgeted \$1,087,257.00 for the continued lease of office space at Morgan Falls Office Park. The Base Rent for Suite 501 and 510, Suite 401, and Suite 301 is as follows:

Dates	# Months	Monthly Base Rent	Annual Base Rent
July 1, 2023-July 1, 2024	1-12	\$75,388.50	\$904,662.00
July 1, 2024 – July 1, 2025	13-24	\$77,650.15	\$931,801.86

Additional Rent includes the common area expenses for the premises, estimated to be \$2.94 per rentable square feet (\$161,194.32 per year). The City will also pay increases in taxes and insurance over a base year of 2023, of which the cost is to be determined.

The consolidated amendment provides a Tenant Improvement Allowance up to, but not to exceed, \$6.00 per rentable square foot for the costs for materials and labor in conjunction with improvements and alterations. This amendment also contains a provision governing replacement and repair of the HVAC whereby the City continues to cover maintenance and minor part replacement (below \$1,000/year), but the City has no exposure on major replacements other than the amortized costs based on the useful lives of any new equipment the landlord purchases.

**Motion and second.** A motion was made by **Member Melody Kelley**, seconded by **Member Jody Reichel**, to authorize the Public Facilities Authority to approve the presented Consolidated Amendments to the Lease Agreements to continue the Morgan Fall Office Pack office rentals for the Municipal Court and Police.

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**Member Kelley** asked why is there a 6-month renewal versus 12-month?

**City Manager Freeman** said we believe the 6-month renewal period would be sufficient and is why we asked for a 24-month extension on the current lease.

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

**PFA Resolution No. 2023-05-06**

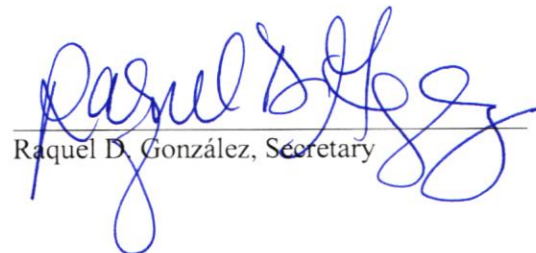
**VI. Adjournment**

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

The meeting adjourned at 2:30 p.m.

**Approved:** October 17, 2023

  
Russell K. Paul, Chair

  
Raquel D. González, Secretary