

**Special Called Meeting of the Sandy Springs Public Facilities Authority was held on March 5, 2024 at 6:00 PM, Mayor Rusty Paul presiding.**

**I. Call to Order**

Chair Rusty Paul called the meeting to order at 6:00 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 **Councilmember Tibby DeJulio**, seconded by **Councilmember Melody Kelley**, to approve the meeting agenda. The motion carried by unanimous vote.

**IV. Approval of Meeting Minutes**

1. **PFA2024-01** October 17, 2023 Public Facilities Authority Special Called Meeting

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

**V. Old Business**

There was no Old Business.

**VI. New Business**

2. **PFA2024-02** Request for Public Facilities Authority Consideration of a Resolution to Amend the Police Headquarters & Municipal Court Project PF002 Cost Budget and the Fleet Center Project PF006 Cost Budget

**Dave Wells, Director of Facilities/Capital Construction and Building Operations**, presented a recommendation to amend the Police Headquarters & Municipal Court Project PF002 Cost Budget and the Fleet Center Project PF006 Cost Budget

On May 31, 2023, the Public Facilities Authority approved a contract amount of **\$45,188,432.00** for both the Police Headquarters & Municipal Court and Fleet Center Projects. Within this approved budget was a total owner's contingency of \$2,000,000.00 The original design for the Projects was for each of these facilities to be constructed on one site, and under one project number, Project No.: PF002. After it was decided to locate the Fleet Center to a separate site, the two Projects were split into two project budgets. The Owner Contingency was divided, accordingly; \$1,799,472.00 was allocated to Police Headquarters and Municipal Court Project (PF002) and \$200,528.00 was allocated to the Fleet Center Project (PF006).

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The Fleet Center Project is projected to be completed in March 2024. During the construction of this Project the following approved changes have depleted the Owner Contingency balance:

	<b>AMOUNT</b>
<b>ORIGINAL FLEET OWNER CONTINGENCY</b>	<b>\$ 200,528.00</b>
CP #001- Added Toilet	\$ 15,205.00
CP #002- Fencing Changes	\$ 62,325.00
CP #007- Unsuitable Soils	\$ 208,725.00
CP #010- Additional Conduit Runs for Existing Transformer	\$ 15,499.00
CP #016- Fleet Brick Ledge	\$ 15,120.00
CP #021- Fleet Electrical Changes	\$ 9,912.00
CP #026- Unsuitable Soils Pond and Tank Area	\$ 21,530.00
Allowance for OPE and FFE	\$ 70,000.00
Delta to Cover Fuel Island Canopy	\$ 306,960.00
<b>**Additional amount requested as a precautionary measure</b>	<b>\$ 50,000.00</b>
<b>PF006 OWNER CONTINGENCY DEFICIT (All cost shown less original contingency amount)</b>	<b>\$ (574,748.00)</b>
<b>PF002 BALANCE AFTER TRANSFER</b>	<b>\$ 700,238.00</b>

As of February 2, 2024, there is a remaining balance of \$1,274,986.00 in the Owner Contingency designated for Project No. PF002.

A budget amendment is needed at this time to budget a transfer-out expense in the Police Headquarters & Municipal Court Project (PF002) for the transfer of \$574,748.00 to the Fleet Center Project (PF006).

This change will occur in two parts, ensuring a seamless transition without impacting the city's finances:

- **Shifting Encumbrance for Owner Contingency:** We are reallocating a portion of the Owner Contingency encumbrance within the contract and transferring funds from one segment to another. There are adequate contingency funds in PF002 to facilitate this transfer to PF006 without jeopardizing the project's integrity.
- **Amending the Budget:** A corresponding adjustment will be made to the budget, transferring the same amount from PF002 to PF006. Members of the PFA may decide not to accept Staff's recommendations and provide further guidance or recommendations to Staff.

The budget amendment, coupled with the Owner Contingency shift, constitutes a budget neutral event with no effect on the city's finances or project costs.

**Motion and second.** A motion was made by **Councilmember John Paulson**, seconded

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by **Councilmember Jody Reichel**, to authorize the Public Facilities Authority to amend the Police Headquarters & Municipal Court Project PF002 Cost Budget and the Fleet Center Project PF006 Cost Budget .

**Councilmember Paulson** said Delta is to cover the full cost of the fuel island. The City planned to spend these funds at some point, but it was optimum to do it here?

**Dave Wells, Director of Facilities/Capital Construction and Building Operations** said yes. The fuel canopy is part of the fuel system, and we were planning to do later. The issue was the installer and scheduling would not be before April if we delayed it. They would have to return in August of this year which would cause a delay in the other traits of all undergrounding for that fuel system.

**Councilmember Paulson** said it appears they are moving along well. Is it due to be complete in April?

**Dave Wells, Director of Facilities/Capital Construction and Building Operations** said substantial completion is the end of this month and we will be finished with it next month.

**Councilmember Melody Kelley** asked how long will the sidewalk be closed?

**Dave Wells, Director of Facilities/Capital Construction and Building Operations** said it should be open tomorrow, the latest Thursday.

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

**PFA Resolution No. 2024-03-01**

3. **PFA2024-03** Request for Public Facilities Authority Consideration to Approve and Accept Participation in the Georgia Power Electric Transportation Make Ready Grant Program for the Police Headquarters and Municipal Court House Project.

**Dave Wells, Director of Facilities/Capital Construction and Building Operations**, presented a recommendation to approve and accept participation in the Georgia Power Electric Transportation Make Ready Grant Program for the Police Headquarters and Municipal Court House Project.

The Georgia Power Make Ready Program (the “Program”) assists in the installation of the necessary infrastructure for electric vehicle (“EV”) charging stations, including wiring, conduit, and panel upgrades. The Program also streamlines the process by minimizing disruptions and ensuring compliance with regulatory standards. This grant is for EV charging infrastructure for public safety vehicles and public-facing chargers. This Project utilizes, and has provisions for, future additions of chargers in both the secured and public-facing areas. The Program provides financial assistance of up to \$200,000.00 alleviating any potential financial burden associated with this portion of the Project.

The new Police Headquarters and Municipal Court House Project represents a critical endeavor aimed at modernizing law enforcement infrastructure and improving community safety. The facility is strategically designed to accommodate the evolving needs of our police force and their ability to serve the community effectively. As part as our commitment to sustainability and future-proofing our infrastructure, we are exploring opportunities to integrate EV charging stations into the new Police and Court Facilities. The Georgia Power Make Ready Program presents an opportunity to facilitate the

deployment of EV charging infrastructure. This Program offers comprehensive support, including assistance with installation of necessary infrastructure such as wiring, conduit, and panel upgrades. This program aligns with our sustainability goals and demonstrates our commitment to adopting innovative solutions that benefit both the community and the environment.

Participating in the Georgia Power make Ready Program is anticipated to have no impact on the current Project budget. The Program's financial assistance of up to \$200,000.00 covers the majority, if not all, of the costs associated with EV infrastructure installation.

**Motion and second.** A motion was made by **Councilmember Melody Kelley**, seconded by **Councilmember Jody Reichel**, to authorize the Public Facilities Authority to approve and accept participation in the Georgia Power Electric Transportation Make Ready Grant Program for the Police Headquarters and Municipal Court House Project.

**Councilmember Kelley** asked will they cover the ongoing maintenance?

**Dave Wells, Director of Facilities/Capital Construction and Building Operations** said they cover the maintenance of the wiring and the transformer. The City manages the infrastructure for the charger itself.

**Councilmember Reichel** asked will EV charging stations also be at the Fleet Center.

**Dave Wells, Director of Facilities/Capital Construction and Building Operations** said yes, but it will be a different style of EV charging stations. Those are just plug and plays for our fleet cars and a little different than the public interface ones with different displays.

**Mayor Rusty Paul** asked are the chargers being installed at the police headquarters fast?

**Dave Wells, Director of Facilities/Capital Construction and Building Operations** said they are level two. Although slower, the speed has somewhat improved.

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

**PFA Resolution No. 2024-03-02**

## **VII. Adjournment**

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

The meeting adjourned at 6:10 p.m.

**Approved:**

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Russell K. Paul, Chair

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Raquel D. González, Secretary