



## 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, October 21, 2025

Special Called Meeting

6:30 PM (or immediately following  
City Council Meeting)

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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).

Live-stream: [www.SandySpringsGA.gov/stream](http://www.SandySpringsGA.gov/stream)

**I. Call to Order**

**II. Roll Call and General Announcements**

**III. Approval of Meeting Agenda**

**IV. Approval of Meeting Minutes**

1. **PFA2025-19** September 16, 2025 Public Facilities Authority Special Called Meeting Minutes

**V. Old Business**

**VI. New Business**

2. **PFA2025-20** Request for the Public Facilities Authority Consideration of a Resolution to Approve a Contract with Hussey, Gay, Bell & DeYoung, International, Inc, for Architectural Design and Engineering Services for the New Fire Stations No.1, No.4 and Renovations to Fire Station No.3, and Authorization for the General Manager to Execute the Contract  
*(Presented by Dave Wells, Director of Facilities/Capital Construction and Building Operations)*
3. **PFA2025-21** Request for Public Facilities Authority Consideration of a Resolution to Accept a Quitclaim Deed from the City of Sandy Springs for Property Known as the Sandy Springs Historic Site and Park (Tax Parcel # 17-0089-0011-047-6 and Tax parcel # 17-0089-0011-048-4)

*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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## SANDY SPRINGS

CITY CLERK'S OFFICE

*(Presented by Chris Burnett, Director of Economic Development)*

4. **PFA2025-22** Request for Public Facilities Authority Consideration of a Resolution to Authorize the Public Facilities Authority General Manager and the City Attorney to Negotiate a Lease Agreement with Summit Sandy Springs, LLC, and to Authorize the Authority General Manager to Execute the Lease Agreement

*(Presented by Chris Burnett, Director of Economic Development)*

5. **PFA2025-23** Request For Mayor and City Council to Approve and Accept the Settlement and Dismissal of the Civil Action Styled *Sandy Springs Public Facilities Authority v. Rosser International, Inc.* and to Authorize the Chairman to Execute the Settlement Agreement and Release

*(Presented by Dan Lee, City Attorney)*

### **VII. Adjournment**

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## 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: September 25, 2025 Submission for the October 21, 2025 Public Facilities Authority Meeting

ITEM: Request for the Public Facilities Authority Consideration of a Resolution to Approve a Contract with Hussey, Gay, Bell & DeYoung, International, Inc, for Architectural Design and Engineering Services for the New Fire Stations No.1, No.4 and Renovations to Fire Station No.3, and Authorization for the General Manager to Execute the Contract

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### ***Recommendation:***

It is recommended that the Public Facilities Authority approve a resolution to authorize a contract award to Hussey, Gay, Bell & DeYoung, Inc. for Architectural Design and Engineering Services for the New Fire Stations No.1, No.4 and Renovations to Fire Station No.3.

### ***Background:***

The City of Sandy Springs (the "City") conducted a qualifications-based solicitation ("Solicitation") to select an architectural and engineering design firm with the capacity and demonstrated experience to provide design and project/construction administration services (the "Services") for new Fire Station No. 1, new Fire Station No. 4 and renovations to Fire Station No. 3 (the "Project"). On July 18, 2025, the City issued its Request for Qualifications #25-059 ("RFQC") to seek Statements of Qualifications ("Responses") from highly qualified and experienced firms to perform the Services described in the RFQC. A Pre-Qualification Meeting was held on July 29, 2025, and onsite visits were held at each location on August 29, 2025. Responses to the RFQ were due on August 27, 2025, no later than 2:00 PM E.S.T.

### ***Discussion:***

The City received Responses from the following seventeen (17) firms ("Respondents"):

1. Cooper Carry, Inc.

2. Croft & Associates, Inc.
3. CPL Architects, Engineers and Landscape Architect, D.P.C (P.C)
4. DP3 Architects, Ltd.
5. Fitzgerald Collaborative Group, LLC
6. Goode-Van Slyke Architecture, L.L.C.
7. Goodwyn Mills Cawood LLC
8. Hussey, Gay, Bell & DeYoung, Inc.
9. Jericho Design Group, LLC
10. JMA Architecture, Inc.
11. PBK Architects Georgia, P.C.
12. Perkins & Will Southeast, Inc.
13. POH + W Architects, LTD.
14. Pond & Company
15. Precision Planning, Inc.
16. Rickman Architecture + Design
17. Wendel Architecture, PC

The Responses were initially examined for administrative compliance with Solicitation submittal instructions. One vendor was deemed non-responsive after administrative review. Section 5 of the RFQC identified the criteria on which the City would base it’s evaluation of Responses. The Evaluation Committee used the following criteria to review Responses and to determine which Respondents would be invited for formal interviews and presentations:

- Firm’s qualifications and experience (25% / 25 point max)
- Quality of team proposed to manage the Project (25% / 25 point max)
- Project delivery (25% / 25 point max)
- Firm’s approach and innovations to meet Project goals (15% / 15 point max)
- Firm’s financial history/stability (10% / 10 point max)

The names and consensus scoring for the three (3) Respondents receiving the highest scores in the evaluation are as follows:

<b>COMPANY</b>	<b>CONSENSUS SCORE</b>
Croft & Associates, Inc.	92.67
Hussey, Gay, Bell & DeYoung, Inc.	89.00

POH + W Architects, LTD.	88.33
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During the September 18, 2025 interviews and presentations, each Respondent delivered a brief overview of the proposing firm’s team capacity, quality assurance/quality control approach, execution strategy, and relevant prior experience. In addition, each Respondent addressed the Committee’s questions to further clarify elements of its Response.

Following the interviews, the Evaluation Committee discussed each Respondent’s presentation to determine a final ranking. After considering information gained during the presentations, the Evaluation Committee determined that Hussey, Gay, Bell & DeYoung, Inc. was the most qualified firm. Croft and Associates was the second most qualified firm and POH+W was ranked third. Following the ranking, the Committee reviewed each vendor’s fee proposal.

The fee proposals submitted were as follows:

<b>COMPANY</b>	<b>BASE PROFESSIONAL FEE</b>
Croft & Associates, Inc.	N/A
Hussey, Gay, Bell & DeYoung, Inc.	\$2,108,780
POH + W Architects, LTD.	\$1,865,300.00

Following the review of the three (3) fee proposals, Croft & Associates, Inc. was deemed non-responsive for not providing a fee-proposal based on the instructions provided. Hussey, Gay, Bell & DeYoung, Inc. (“HGB”) was deemed as the most responsive to Project requirements and needs noting the following considerations and factors:

- Hussey Gay Bell has a portfolio of architectural design services exceeding forty (40) fire station projects and ten (10) other public safety buildings
- They have a multidisciplinary staff of one hundred seventy-five (175) professionals, twelve (12) in-house disciplines, forming a robust team able to deliver design and construction services for all stations with agility and efficiency.
- The Principal in Charge will devote 50% of his capacity during the Design and Contract Administration of all three (3) Fire Stations.
- HGB stresses the importance of being proactive with providing “listen first” workshops, regular city and community check-ins, proven ability to address community concerns such as traffic, noise, environmental impact, and property values.

- HGB provided valuable comments based upon the previous plans and identified potential issues for Fire Station No.1, Fire Station No. 3 and Fire Station No. 4. They addressed items such as visitor parking, improving access to parking for shift changes, and programming needs in accordance with National Fire Protection Association and International Building Code standards.
- Highly detailed QA/QC staff that is involved for each fire station.
- HGB's fee structure is the most comprehensive and appropriately aligned with the scope requirements and delivery methods.
- POH + W Architects fee proposal included multiple exclusions which are anticipated to add additional costs after the design is completed.

***Financial Impact:***

***Alternatives:***

***Review:***

Octavia Baynes, Administrative Asst.	Created/Initiated - 10/8/2025
Richard Collins, Construction Manager	Approved - 10/10/2025
Keith Sanders, Fire Chief	Approved - 10/15/2025
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 10/15/2025
Toni Carlisle, Chief Financial Officer	Approved - 10/17/2025
Dan Lee, City Attorney	Approved - 10/17/2025
Eden Freeman, City Manager	Final Approval - 10/17/2025

***Attachments:***

1. Evaluation Memo
2. RFQ 25-059 City of Sandy Springs HusseyGayBell (1)
3. Cost Proposal Hussey Gay Bell-
4. Final SS Pres 09-17-27 Hussey Gay Bell (1)

5. 2025-10-16 SS FS 4 Design Fee Reduction
6. Resolution Fire Stations 1,4 and 3



**SANDY SPRINGS**  
GEORGIA

*Evaluation Memorandum  
Solicitation 25-059  
Architectural and Engineering Services for City Fire Stations No. 1, No. 4 and No. 3  
October 7, 2025*

**EVALUATION MEMORANDUM  
Request for Qualifications #25-059  
Architectural and Engineering Services  
For City Fire Stations No. 1, No 4, and No. 3**

**General**

The City of Sandy Springs (the “City”) conducted a qualifications-based solicitation (“Solicitation”) to select an architectural and engineering design firm with the capacity and demonstrated experience to provide design and project/construction administration services (the “Services”) for new Fire Station No. 1, new Fire Station No. 4 and renovations to Fire Station No. 3 (the “Project”). On July 18, 2025, the City issued its Request for Qualifications #25-059 (“RFQC”) to seek Statements of Qualifications (“Responses”) from highly qualified and experienced firms to perform the Services described in the RFQC. A Pre-Qualification Meeting was held on July 29, 2025, and onsite visits were held at each location on August 29, 2025. Responses to the RFQ were due on Aug 27, 2025, no later than 2:00 PM E.S.T.

**Responses Received**

The City received Responses from the following seventeen (17) firms (“Respondents”):

1. Cooper Carry, Inc.
2. Croft & Associates, Inc.
3. CPL Architects, Engineers and Landscape Architect, D.P.C (P.C)
4. DP3 Architects, Ltd.
5. Fitzgerald Collaborative Group, LLC
6. Goode-Van Slyke Architecture, L.L.C.
7. Goodwyn Mills Cawood LLC
8. Hussey, Gay, Bell & DeYoung, Inc.
9. Jericho Design Group, LLC
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12. Perkins & Will Southeast, Inc.
13. POH + W Architects, LTD.
14. Pond & Company

15. Precision Planning, Inc.
16. Rickman Architecture + Design
17. Wendel Architecture, PC

The Responses were initially examined for administrative compliance with Solicitation submittal instructions. One vendor was deemed non-responsive after administrative review.

**Evaluation**

The City formed a committee consisting of the following City personnel (“Evaluation Committee”) to evaluate Responses using the criteria set forth in the RFQ and to recommend the most qualified firm to perform the Services:

1. Dave Wells, Director of Facilities/Capital Construction & Building Operations, City of Sandy Springs
2. Richard Collins, City Construction Manager, City of Sandy Springs
3. Keith Sanders, Fire Chief, City of Sandy Springs

**Evaluation Criteria**

Section 5 of the RFQC identified the criteria on which the City would base it’s evaluation of Responses. The Evaluation Committee used the following criteria to review Responses and to determine which Respondents would be invited for formal interviews and presentations.

1. Firm’s qualifications and experience
2. Quality of team proposed to manage the Project
3. Project delivery
4. Firm’s approach and innovations to meet Project goals
5. Firm’s financial history/stability

Utilizing all criteria stated, Responses were scored and ranked in accordance with the following:

<b>CRITERIA</b>	<b>SUMMARY DESCRIPTION</b>	<b>POINTS</b>
Firm’s Qualification and Experience	<ul style="list-style-type: none"> <li>• Organization strength and stability</li> <li>• Experience and technical competence on public safety building projects</li> <li>• Previous experience as a public safety building design team</li> </ul>	<p>25%</p> <p>25 points possible</p>
Quality of team proposed to manage the Project	<ul style="list-style-type: none"> <li>• Education and experience of the assigned staff</li> <li>• Key personnel’s level of involvement</li> <li>• Quality and experience of firm and subcontractors</li> <li>• Proximity and availability of key personnel</li> </ul>	<p>25%</p> <p>25 points possible</p>
Project Delivery	<ul style="list-style-type: none"> <li>• Quality of final work product in example projects</li> <li>• Flexibility to operate successfully within various work environments</li> <li>• Clear and achievable timeline</li> <li>• Ability to meet schedules</li> </ul>	<p>25 %</p> <p>25 points possible</p>

Firm's approach and innovations to meet Project goals	<ul style="list-style-type: none"> <li>• Ability to instill Committee confidence in the firm's understanding of the Project requirements</li> <li>• Firm's communication and problem-solving methods and abilities</li> <li>• Innovative delivery approach to the work to save time and/ or money</li> </ul>	15% 15 points possible
Firm's financial history/stability	<ul style="list-style-type: none"> <li>• Provide two (2) years of audited financial statements. Respondents are welcome to mark this information Confidential. Financials shall be submitted as a separate exhibit document within the Response package.</li> </ul>	10% 10 points possible
<b>TOTAL POINTS POSSIBLE</b>		<b>100%</b>

**Evaluation**

The Evaluation Committee members were provided copies of each Response for evaluation. Following individual review and scoring, Evaluation Committee members met to discuss the Responses and to determine a ranking of the firms. The selection process allowed for three (3) respondents to be invited to take part in the interview process. The names and consensus scoring for the three (3) Respondents receiving the highest scores in the evaluation are as follows:

COMPANY	CONSENSUS SCORE
Croft & Associates, Inc.	92.67
Hussey, Gay, Bell & DeYoung, Inc.	89.00
POH + W Architects, LTD.	88.33

**Formal Interviews and Presentations**

The above-listed Respondents were provided with written questions from the Evaluation Committee and were invited to participate in interviews and presentations before the Committee on September 18, 2025. During these presentations, each Respondent delivered a brief overview of the proposing firm's team capacity, quality assurance/quality control approach, execution strategy, and relevant prior experience. In addition, each Respondent addressed the Committee's questions to further clarify elements of its Response.

**Results of Scoring Following Presentations**

Following the interviews, the Evaluation Committee discussed each Respondent's presentation to determine a final ranking. After considering information gained during the presentations, the Evaluation Committee determined that Hussey, Gay, Bell & DeYoung, Inc. was the most qualified firm. Croft and Associates was the second most qualified firm and POH+W was ranked third. Following the ranking, the Committee reviewed each vendor's fee proposal.

**Fee Proposals**

The fee proposals submitted were as follows:

COMPANY	BASE PROFESSIONAL FEE
Croft & Associates, Inc.	N/A

Hussey, Gay, Bell & DeYoung, Inc.	\$2,173,780.00
POH + W Architects, LTD.	\$1,865,300.00

Following the review of the three (3) fee proposals, Croft & Associates, Inc. was deemed non-responsive for not providing a fee-proposal based on the instructions provided. Hussey, Gay, Bell & DeYoung, Inc. (“HGB”) was deemed as the most responsive to Project requirements and needs noting the following considerations and factors:

- Hussey Gay Bell has a portfolio of architectural design services exceeding forty (40) fire station projects and ten (10) other public safety buildings
- They have a multidisciplinary staff of one hundred seventy-five (175) professionals, twelve (12) in-house disciplines, forming a robust team able to deliver design and construction services for all stations with agility and efficiency.
- The Principal in Charge will devote 50% of his capacity during the Design and Contract Administration of all three (3) Fire Stations.
- HGB stresses the importance of being proactive with providing “listen first” workshops, regular city and community check-ins, proven ability to address community concerns such as traffic, noise, environmental impact, and property values.
- HGB provided valuable comments based upon the previous plans and identified potential issues for Fire Station No.1, Fire Station No. 3 and Fire Station No. 4. They addressed items such as visitor parking, improving access to parking for shift changes, and programming needs in accordance with National Fire Protection Association and International Building Code standards.
- Highly detailed QA/QC staff that is involved for each fire station.
- HGB’s fee structure is the most comprehensive and appropriately aligned with the scope requirements and delivery methods.

**Recommendation**

Based upon evaluation of Responses in accordance with the criteria and process described herein and in the RFQC, the Evaluation Committee determines that Hussey, Gay, Bell & DeYoung, Inc. represents the best value and professional design team for the City and therefore recommends their firm for contract award.

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Evaluation Committee Chair  
 Dave Wells, Director of Facilities/Capital Construction and Building Operations, City of Sandy Springs



**SANDY SPRINGS**  
GEORGIA

RFQ #25-059

Architectural and Engineering Services  
for City Fire Stations #1, #3, and #4

August 27, 2025 at 2:00 pm



**HUSSEY GAY BELL**  
— Established 1958 —





August 27, 2025

City of Sandy Springs  
Attn: Mr. Edward McAdoo III, Senior Buyer  
1 Galambos Way  
Sandy Springs, GA 30328

RE: RFQ No. 25-059 – Architectural & Engineering Services for Fire Stations No. 1, 3, and 4

Dear Mr. McAdoo and Members of the Selection Committee:

Hussey, Gay, Bell & DeYoung International, Inc. (herein referred to as “Hussey Gay Bell”) is honored to submit our Statement of Qualifications for the City of Sandy Springs’ Fire Station No. 1, Fire Station No. 3, and Fire Station No. 4 projects. Our team deeply values our long-standing partnership with the City, having successfully designed Fire Stations No. 2 and 5, and we look forward to continuing our role in shaping modern, resilient, and community-centered facilities for your Fire Department.

**Commitment to Sandy Springs’ Mission**

The City has outlined ambitious goals for these projects: a new Fire Station No. 1 to replace the outdated 1968 structure, a new Fire Station No. 4 and logistics facility to improve response times, and an addition/renovation of Fire Station No. 3 to expand capacity and provide modernized support areas. Our team is uniquely qualified to deliver these projects, with a proven record of success on more than 40 public safety facilities across the Southeast, including over 30 fire stations, and the specific experience of designing the City’s Fire Stations No. 2 and 5.

We understand that these facilities must balance operational efficiency, firefighter health and wellness, sustainability, and community integration. Our approach will be centered on close collaboration with City leadership, Fire Department staff, and stakeholders to refine the program, honor the City’s budget, and deliver designs that reflect both the technical demands and the civic pride of Sandy Springs.

**Local Expertise, National Recognition**

With our Atlanta (Duluth) office located just 20 miles from Sandy Springs, our team offers hands-on accessibility and responsive service throughout all phases of the work. Backed by 175 professionals across eight regional offices, Hussey Gay Bell has the depth and resources to meet the City’s schedule, while maintaining the dedicated attention of a team that knows your community and has already delivered high-quality results.

Nationally recognized as an ENR Top 500 Design Firm, we provide fully integrated architecture and engineering services, including civil, structural, MEP, interior design, surveying, and landscape architecture, which enables streamlined coordination and accountability. For these projects, we are supported by a group of highly specialized subconsultants who bring targeted expertise in cost estimating, food service, and traffic engineering. Many of these firms partnered with us on Sandy Springs Fire Stations No. 2 and 5, ensuring continuity and consistency for the City.

**Trusted Delivery & Fiscal Responsibility**

The City has emphasized the importance of cost-effective, future-ready solutions. Our team embraces this priority. Through proactive cost management, efficient design, and knowledge of CMAR delivery, we will provide solutions that not only meet today’s needs but also accommodate long-term growth. Our experience on similar projects across Georgia, including recent work for Hall County, Douglas County, Hinesville, and Roswell, reinforces our ability to deliver innovative, budget-conscious fire station facilities.



**Continuing the Partnership**

We view these projects as an extension of our ongoing relationship with the City of Sandy Springs. Having worked with City staff, Fire Department leadership, and community stakeholders on recent fire station projects, we understand the City's standards, preferences, and vision. This continuity reduces learning curves and strengthens our ability to anticipate challenges, accelerate delivery, and safeguard taxpayer investments.

We respectfully acknowledge Addenda No. 1 (August 4, 2025), No. 2 (August 7, 2025), and No. 3 (August 18, 2025). We are grateful for the opportunity to serve and remain committed to being a trusted partner in realizing the City's next generation of public safety facilities.

Thank you for your consideration. We look forward to the opportunity to present our qualifications and continue building facilities that strengthen public safety and reflect the City of Sandy Springs' vision for excellence. Please do not hesitate to contact me at 770.923.1600 or ccaudle@husseygaybell.com with any questions or requests for additional information.

Sincerely,  
**HUSSEY, GAY, BELL & DEYOUNG INTERNATIONAL, INC.**

Christopher M. Caudle, AIA  
Principal



A. Company Overview \_\_\_\_\_ 1

B. Names of Proposed Team Members (Organizational Chart) \_\_\_\_\_ 2

C. Team Members' Roles on Project \_\_\_\_\_ 3

D. Feature Projects \_\_\_\_\_ 5

E. Proposed Subcontractors \_\_\_\_\_ 10

F. Approach \_\_\_\_\_ 15

G. Financial History and Stability \_\_\_\_\_ Under Separate Cover

Appendix A: Resumes

Appendix B: Project Letters of Reference

Appendix C: Required Forms

Appendix D: Addenda Acknowledgement

**Company Background**

Established in 1958, we have been in business for 67 years. Ranked as an ENR Top 500 and Top Southeast Design Firm for over 60 years, regional design firm Hussey Gay Bell caters to seven core markets – commercial and residential, education, government, healthcare, industrial, transportation and water – by offering a fully integrated range of engineering disciplines including civil, water/wastewater, transportation, natural gas, environmental and structural in addition to architecture, interiors, landscape architecture and surveying. Founded in 1958, Hussey Gay Bell has grown to 175-plus employees in eight (8) office locations throughout the region including Greenville, Columbia and Charleston, South Carolina; Savannah, Atlanta, Blue Ridge and Statesboro, Georgia; and Nashville, Tennessee.

**Corporate Structure**

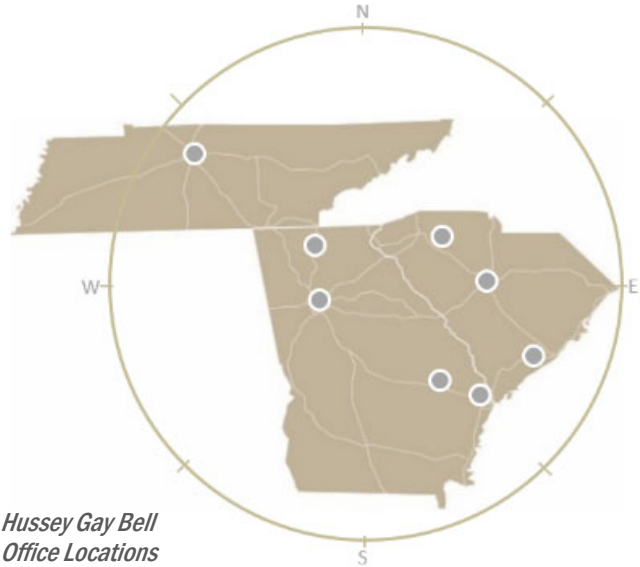
Hussey, Gay, Bell & DeYoung International, Inc., the architectural division of Hussey Gay Bell, is an S-corporation registered in the State of Georgia.

**Company Name Address and Telephone Number**

Hussey, Gay, Bell & DeYoung International, Inc.  
 3100 Breckinridge Boulevard, Building 300  
 Duluth, GA 30096  
 T 770.923.1600

**Primary Contact**

Mr. Christopher M. Caudle, AIA, Principal-in-Charge  
 M: 912.658.4820  
 E: ccaudle@husseygaybell.com



*Hussey Gay Bell  
Office Locations*

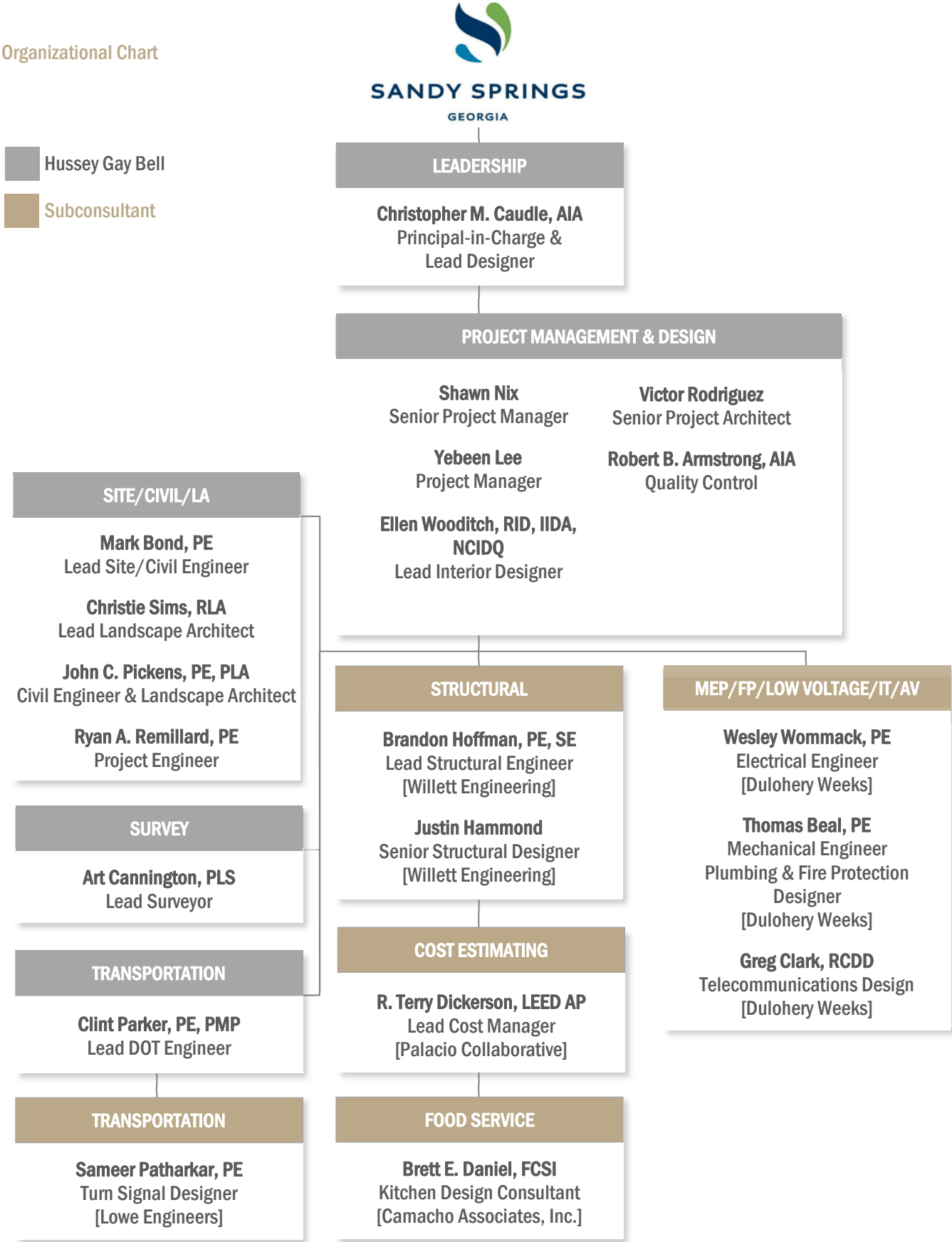
**Additional Office Locations**

329 Commercial Drive, Savannah, GA 31406  
 101 South College Street, Statesboro, GA 30458  
 322 West Main Street, Suite 2E, Blue Ridge, GA 30513  
 474 Wando Park Blvd., Suite 201, Mt. Pleasant, SC 29464

1010 Gervais Street, Suite 100, Columbia, SC 29201  
 531 S. Main Street, Suite RL-107, Greenville, SC 29601  
 4117 Hillsboro Pike, Suite 206, Nashville, TN 37215

Hussey Gay Bell Employees by Discipline									
Discipline	No. of Employees by Office Location								
	Savannah	Atlanta	Blue Ridge	Statesboro	Charleston	Columbia	Greenville	Nashville	Totals
Administrative	18	2	1	-	3	1	2	1	28
Registered Architects (RA)	5	2	-	-	-	-	-	-	7
Architectural Associates/Project Managers	6	4	-	-	-	-	-	1	11
Interior Designers	3	-	-	-	-	-	-	-	3
Professional Landscape Architects (PLA)	-	3	1	-	1	-	-	-	5
Licensed Civil Engineers (PE)	9	12	-	3	5	4	2	5	40
Engineers-In-Training (EIT)	7	2	-	1	2	1	2	-	15
Designers/CAD Technicians	12	3	-	-	5	5	1	1	27
Construction Inspectors	2	-	-	1	-	2	-	1	6
Construction Managers	1	-	-	-	1	-	-	-	2
Professional Land Surveyors (PLS)	2	1	2	-	1	1	-	-	7
Survey Party Chiefs/Technicians	5	6	4	1	2	6	-	-	24
Licensed Structural Engineers (SE)	3	-	-	-	-	-	-	-	3
Licensed Environmental Engineers (PE)	1	-	-	-	-	-	-	-	1
<b>TOTAL (all employees)</b>	<b>74</b>	<b>35</b>	<b>8</b>	<b>6</b>	<b>20</b>	<b>20</b>	<b>7</b>	<b>9</b>	<b>179</b>

Organizational Chart



Prime Design Firm: Hussey Gay Bell



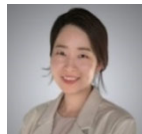
**Christopher M. Caudle, AIA | Principal-in-Charge & Lead Designer:** Chris leads the overall project vision and design. He designed Sandy Springs Fire Stations 2 and 5, as well as numerous modern fire stations across the Southeast. He has 30 years' experience in master planning, large-scale project management, and delivering functional, aesthetic, and sustainable municipal facilities.



**Robert B. Armstrong, AIA | Quality Control:** Robert provides final review of all deliverables for quality and compliance. He possesses 35+ years' experience designing public facilities, with 20+ municipal projects in the past nine years including, but not limited to, Pooler City Hall and Police Headquarters, Toombs County Courthouse, and Hinesville Fire Station No. 1.



**Shawn Nix | Senior Project Manager:** Shawn oversees daily project operations from programming through construction administration. He has 25 years' experience managing public sector and institutional projects, including renovations, expansions, and new public safety facilities.



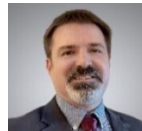
**Yebeen Lee | Project Support / Construction Administration:** Yebeen supports design documentation, RFIs, and submittal reviews. She has 8+ years' experience with government, education, and public safety projects, including fire stations in Roswell and Union County, Georgia.



**Mark Bond, PE | Lead Site / Civil Engineer:** Mark directs site/civil engineering design with 35+ years' municipal and civil experience. He oversees utilities, stormwater management, and permitting with local jurisdictions.



**Christie Sims, RLA | Lead Landscape Architect:** Christie directs landscape design with expertise in site evaluation, plant selection, stormwater, and ADA-compliant planning, ensuring seamless integration with civil engineering to support operational and community goals.



**John C. Pickens, PE, PMP | Civil Engineer / Landscape Architect:** John integrates sustainable landscape and site planning. He possesses 30 years' experience on municipal, state, and federal projects, enhancing public safety campuses through functional site design.



**Ryan A. Remillard, PE | Project Engineer:** Ryan is responsible for site design, hydrology studies, and drainage designs in addition to plan and specification preparation, construction review and permitting.



**Ellen Wooditch, RID, IIDA, NCIDQ | Lead Interior Designer:** Ellen designs durable, ADA-compliant interiors that support fire station operations. She is experienced in public sector renovations and new construction, delivering cohesive, functional spaces.



**Clint Parker, PE, PMP | Lead DOT Engineer:** Clint manages Department of Transportation-related design elements, roadway connections, and GDOT coordination. He possesses 25+ years in transportation design.



**Art Cannington, Sr., PLS | Lead Surveyor:** Art oversees all survey work, including boundary, topographic, and as-built surveys. He has 40+ years of licensed experience in Georgia and Alabama.

#### Subconsultants:



**Brandon Hoffman, PE, SE | Structural Engineering (Subconsultant):** Brandon leads structural engineering with 14 years of experience, including multiple fire stations as well as projects for the nation's largest school districts, for national and international brands and for reputable architects and contractors throughout the US.



**Justin Hammond | Senior Structural Designer (Subconsultant):** Justin is a structural designer responsible for the design and drafting of new construction, structural renovations and additions to existing structures using reinforced concrete, structural steel, masonry, precast concrete, and light gauge metal. His recent work history includes a number of local fire station designs.



**Brett Daniel, FCSI | Kitchen Design Consultant (Subconsultant):** Brett has 19 years of experience in foodservice and laundry design. He uses problem-solving skills to effectively complete tasks and explores advances in technology to aid in the creative process. He is fully integrated on Revit 3D software.



**R. Terry Dickerson | Lead Cost Manager (Subconsultant):** Terry has over 25 years of experience and, as Lead Cost Manager, will work with the Project Team in ongoing budget planning and cost control efforts throughout the design process to provide cost estimates in conformance with client, state, and local requirements.



**Wesley Wommack, PE | Electrical Engineer (Subconsultant):** Wesley designs electrical, lighting, and low-voltage systems, integrating energy-efficient and photovoltaic solutions. He has 23 years of experience and has worked on numerous fire stations across Georgia.



**Thomas Beasley, PE | Mechanical/Plumbing/Fire Protection (Subconsultant):** Thomas designs HVAC, plumbing, and fire protection systems for fire station needs, incorporating sustainable and energy-efficient strategies. He is LEED accredited and certified as a Commissioning Authority (CxA). He has 18 years of experience.



**Greg Clark, RCCD | Telecommunications (Subconsultant):** With more than 30 years of experience, Greg designs telecommunications, security, and access control systems to support operational efficiency and safety in public safety facilities. He has also been involved with full lighting and power system designs.



**Sameer Patharkar, PE | Turn Signal Design (Subconsultant):** Sameer designs and analyzes roads and interchanges and provides traffic engineering for linear corridor projects for local and state agencies as well as private developers.



**Project Name and Location:** Fire Station No. 2, City of Sandy Springs, GA

**Project Cost:** \$7.4M

**Date of Completion:** December 2020 (Design)  
June 2022 (Construction)

**Company's Role and Responsibility:** This 2-story, 21,443-square-foot station contains three apparatus bays, storage room with adjacent support areas, a decontamination shower with separate HVAC and airlock system along with state-of-the-art equipment for firefighters to remove post-event toxins, infrared sauna, equipment storage, gear wash, kitchen, conference room, offices, sleeping quarters, lavatories, 1,000-square foot fitness room/gym and training areas. On-site training facilities include integral stair training tower, rappelling wall and a confined space simulator. A six-foot wall separates the station from the nearby neighborhood and the position of the building provides for a 25-foot buffer between the station and neighborhood.

Infrastructure improvements included parking, utilities, sewer and stormwater management. Sustainable features included cool roofing, LED lighting and controls, high-efficiency HVAC system and water-efficient landscaping.

**Services Performed:**

Architecture, Interior Design, Site/Civil, Structural, Environmental, Landscape Architecture, Survey, MEP, Permitting, Bid Assistance, Construction Phase Services

**Key Personnel Involved:**

Chris Caudle, AIA – Principal-In-Charge & Lead Architect  
Robert Armstrong, AIA – QA/QC

Shawn Nix – Project Manager

John Pickens, PE, PLA – Civil Engineer & Landscape Architect

Clint Parker, PE, PMP – Transportation Engineer

Thomas Beal, PE, LEED AP – Lead Mechanical, Plumbing & Fire Protection Engineer, Duloherly Weeks

Wesley Wommack, PE – Lead Electrical & Communications Engineer, Duloherly Weeks

Greg Clark, RCDD – Low Voltage, IT/AV & Physical Facility Security Designer, Duloherly Weeks

Justin Hammond – Structural Design, Willett Engineering  
Sameer Patharkar, PE – Intersection Signal Design, Lowe Engineering

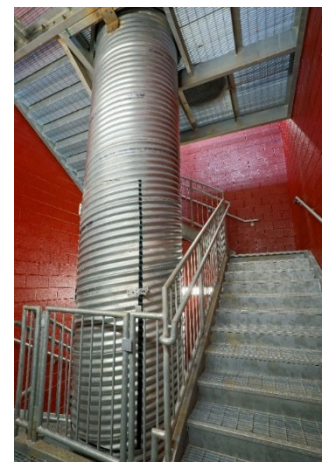
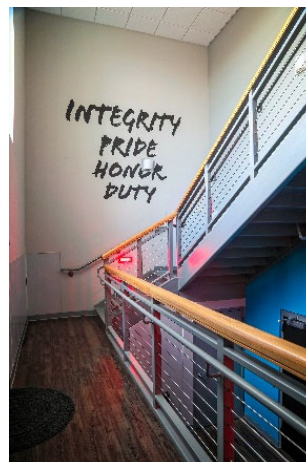
R. Terry Dickerson, LEED AP – Cost Estimating, Palacio Collaborative

Brett E. Daniel, FCSI – Food Service Design, Camacho

**Client Contact:**

Chief Keith Sanders, Fire Chief, Sandy Springs Fire Dept.  
1 Galambos Way, Sandy Springs, GA 30328

T: 770.206.2081, E: ksanders@sandyspringsga.gov





**Project Name and Location:** Fire Station No. 5, City of Sandy Springs, GA

**Project Cost:** \$8.3M

**Date of Completion:** July 2024

**Company's Role and Responsibility:** Completed in 2024, Sandy Springs FS No. 5 replaced a decades-old facility with a modern, purpose-built station situated on a challenging, sloped and compact site at 7800 Mount Vernon Road. The station was carefully designed to blend with its surrounding residential neighborhood, appearing as a single-story structure from the adjacent subdivision while delivering a full-service, multi-story fire and EMS facility. At 11,638 square feet, the facility includes two apparatus bays, a fitness room, offices, a kitchen, sleeping quarters, and dedicated areas for decontamination, gear wash, storage, and staff support.

The structural system features a combination of steel framing with metal stud infill, CMU construction, poured concrete retaining walls, and a brick veneer exterior complemented by precast concrete details and architectural asphalt shingle roofing. Site development included grading, vehicular circulation, utility extensions, and stormwater management – all delivered within the constraints of the limited property size and surrounding land uses. The station was designed to support dual fire and EMS operations while enhancing operational efficiency and personnel safety.

Hussey Gay Bell was responsible for full architecture, civil engineering, and permitting services, including support for

rezoning efforts and coordination with City officials to meet zoning, aesthetic, and neighborhood compatibility requirements. The firm led the project from concept through completion, ensuring code compliance, permitting success, and timely delivery of this essential public safety facility.

**Services Performed:** Architecture, Interior Design, Site/Civil, Structural, Environmental, Landscape Architecture, Survey, MEP, Permitting, CA/CO

**Key Personnel Involved:**

Chris Caudle, AIA – Principal & Lead Design Architect  
Robert Armstrong, AIA – QA/QC Manager  
Shawn Nix – Senior Project Manager  
John Pickens, PE, PLA – Civil Engineer & Landscape Architect  
Ellen Wooditch, RID, IIDA, NCIDQ – Interior Designer  
Thomas Beal, PE, LEED AP – Lead Mechanical, Plumbing & Fire Protection Engineer, Duloherly Weeks  
Wesley Wommack, PE – Lead Electrical & Communications Engineer, Duloherly Weeks  
Greg Clark, RCDD – Low Voltage, IT/AV & Physical Facility Security Designer, Duloherly Weeks  
Justin Hammond – Structural Design, Willett Engineering  
Sameer Patharkar, PE – Flashing Beacon Design, Lowe Engineering  
R. Terry Dickerson, LEED AP – Cost Estimating, Palacio Collaborative  
Brett E. Daniel, FCSI – Food Service Design, Camacho

**Client Contact:**

Chief Keith Sanders, Fire Chief, Sandy Springs Fire Dept.  
1 Galambos Way, Sandy Springs, GA 30328  
T: 770.206.2081; E: ksanders@sandyspringsga.gov



**Project Name and Location:** Fire Stations No. 1 and No. 17 and Emergency Services Warehouse, Hall County, GA

**Project Cost:** \$1.9M (Warehouse); \$3.3M (FS1); \$6.3M (FS 17)

**Dates of Completion:** May 2022 (Warehouse); June 2022 (Fire Station 1); March 2024 (Fire Station 17)

**Company’s Role and Responsibility:** Hussey Gay Bell led the design and construction of three critical facilities for Hall County Fire Rescue, enhancing emergency response and operational efficiency.

The Emergency Services Warehouse serves as a centralized supply, administration, and storage facility for Hall County Emergency Services. The 12,000-square-foot, single-story pre-engineered metal building includes approximately 4,200 square feet of conditioned office and medical storage space, with the remaining 7,800 square feet dedicated to heated warehouse storage. The facility features two loading dock roll-up doors, a drive-in roll-up door and a full fire sprinkler system. Hussey Gay Bell provided comprehensive architectural and structural design services, including life safety planning, construction documents, and shop drawing review. Hussey Gay Bell also coordinated with the County’s civil engineer for site development and permitting.

In June 2022, Hussey Gay Bell completed the design of Hall County Fire Station No. 1, a 9,307-square-foot, three-bay prototype station located at 3152 Gillsville Highway, adjacent to Tadmore Park. Designed as a modified version of Hussey Gay Bell’s earlier Fire Station No. 16, the facility incorporates enhancements requested by the County, including bi-fold bay doors, an expanded kitchen, additional turnout gear storage, and optimized shower and restroom layouts to prevent contamination in common and sleeping areas. Constructed with a brick veneer, metal roof, and

masonry walls in key areas, the station establishes a standardized prototype for future Hall County fire stations. The \$3.3 million project was funded through SPLOST VII.

In March 2024, a nearly identical structure was completed as Fire Station No. 17 located in Buford, GA. Funding for this project was through SPLOST VII, SPLOST VIII, Impact Fees and the Capital Projects Fund.

**Services Performed:**

Project Management, Architecture, Interior Design, Site/Civil, Structural, Landscape Architecture, Permitting, Bid Assistance, Cost Estimate, Construction Phase Services, Closeout

**Key Personnel Involved:**

- Chris Caudle, AIA – Principal Architect & Lead Designer
- Robert Armstrong, AIA – QA/QC
- Shawn Nix – Senior Project Manager
- Ellen Wooditch, RID, NCIDQ, IIDA – Interior Designer
- Ben Crellin, SE, PE, LEED AP – Lead Structural Engineer
- John Pickens, PLA, PE – Lead Landscape Arch & Civil Eng (FS No. 1 and Warehouse Only)
- Thomas Beal, PE, LEED AP – Lead Mechanical, Plumbing & Fire Protection Engineer, Duloherly Weeks
- Wesley Wommack, PE – Lead Electrical & Communications Engineer, Duloherly Weeks
- Greg Clark, RCDD – Low Voltage, IT/AV & Physical Facility Security Designer, Duloherly Weeks

**Client Contact:**

Fire Chief Jerry Smith, Hall County Fire Rescue  
470 Crescent Drive, PO Box 907730, Gainesville, GA 30501  
T: 770.531.6838, E: jesmith@hallcounty.org



**Project Name and Location:** Fire Station No. 1 and Administration Facility, Hinesville, GA

**Project Budget:** \$6.2M

**Date of Completion:** July 2023 (Fire Station); June 2024 (Admin Building)

**Company's Role and Responsibility:** Project consisted of the multi-phased design and construction of a new, 17,000-square-foot, 5 bay, 2-story station to replace the original headquarters constructed in the 1970s in addition to demolition and redevelopment of the existing site into a 5,500-square-foot administrative building. The new fire station features 10 drive-through bays and modern amenities including a state-of-the-art kitchen and lounge area, new workout area for the firefighters, as well as 13 individual sleeping quarters rooms. The station was designed to be more conscious of female firefighters by offering expanded women's bathroom and showering facilities – something not included in the original facility. The project was funded by SPLOST and American Rescue Plan Act.

**Services Performed:**

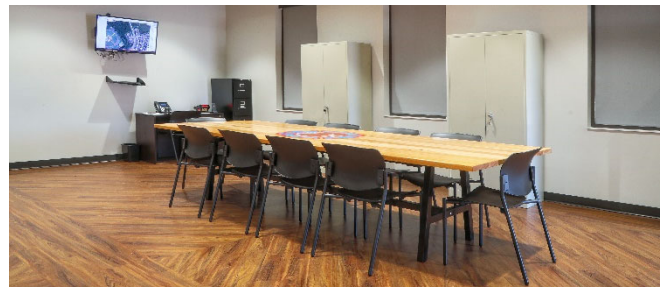
Architecture, Structural, Interior Design, Permitting and Construction Phase Services  
*By Subs: MEP; IT/AV; Cost Estimating; Civil Engineering*

**Key Personnel Involved:**

Robert Armstrong, AIA – Principal Architect  
Chris Caudle, AIA – QA/QC  
Ellen Wooditch, RID, NCIDQ, IIDA – Interior Designer

**Client Contact:**

Chief Robert Kitchings, City of Hinesville  
103 Liberty Street, Hinesville, GA 31313  
T: 912.876.4143; E: rkitchings@cityofhinesville.org





**Project Name and Location:** Douglas County Fire Station No. 9, Douglasville, GA

**Project Budget:** \$10.3M

**Date of Completion:** Construction complete, occupancy ongoing

**Company's Role and Responsibility:** Douglas County commissioned Hussey Gay Bell to design the new Fire Station #9, located at the prominent intersection of Douglas Hill and Thornton Roads in an area of growing commercial and residential structures. The four-bay, 1-story 17,079-square-foot facility will include integrated training props, a training classroom and will provide for a staff of thirteen firefighters and EMS at each shift. The \$10.3 million facility's construction is complete and occupancy is in progress.

**Services Performed:**

Architecture, Interior Design, Site/Civil, Structural, Environmental, Landscape Architecture, Environmental, Transportation, Survey, Geotechnical, Food Service Design, MEP, Permitting, Bid Assistance, Construction Phase Services

**Key Personnel Involved:**

Christopher M. Caudle, AIA – PIC & Lead Architect  
Robert Armstrong, AIA – QA/QC Manager  
Shawn Nix – Senior Project Manager  
Ellen Wooditch, RID, NCIDQ, IIDA – Interior Designer  
Ben Crellin, PE, SE – Lead Structural Engineer  
Clint Parker, PE, PMP – Lead Transportation Engineer  
John Pickens, PE, PLA – Landscape Architect & Civil Engineer  
Thomas Beal, PE, LEED AP – Lead Mechanical, Plumbing & Fire Protection Engineer, Duloherly Weeks  
Wesley Wommack, PE – Lead Electrical & Communications Engineer, Duloherly Weeks  
Greg Clark, RCDD – Low Voltage, IT/AV & Physical Facility Security Designer, Duloherly Weeks

**Client Contact:**

Mr. James Worthington, Development Services Director  
Douglas County, 4655 Timber Ridge Drive  
Douglasville, GA 30135  
T: 770.920.7243; E: [jworthington@douglascountyga.gov](mailto:jworthington@douglascountyga.gov)



**Firm Profile**

Founded in 1972, Duloherly Weeks (DW) is a trusted consulting firm specializing in mechanical and electrical engineering with offices in Savannah and Macon. Their expertise spans HVAC, plumbing, fire

protection, power, lighting, communications, and safety/security, with enhanced services including commissioning, energy modeling, and LEED consulting. With extensive experience on public safety facilities, their licensed engineers and LEED-accredited staff bring depth in MEP/FP design, BIM capabilities, and responsive manpower to deliver high-quality, coordinated systems for fire stations and mission-critical facilities. For Sandy Springs, DW has already partnered on Fire Stations No. 2 and 5, providing HVAC, plumbing, fire protection, electrical, and low-voltage system designs that met operational, safety, and sustainability priorities. This continuity of experience ensures seamless integration of building systems for Fire Stations No. 1, 3, and 4, supporting the City’s goals for resilient, efficient, and future-ready facilities.

**Involvement with Section D. Feature Projects:**

- Sandy Springs Fire Station No. 2, Sandy Springs, GA
- Sandy Springs Fire Station No. 5, Sandy Springs, GA
- Hall County Fire Station No. 1, Gainesville, GA
- Hall County Fire Station No. 17 and Emergency Operations Warehouse, Buford, GA
- Douglas County Fire Station No. 9, Lithia Springs, GA

For the projects listed above, DW provided design and construction phase services for:

**HVAC:** HVAC system types varied depending on the project. Some included variable air volume (VAV) with roof top air conditioners and terminal units. Others included split system air conditioners with energy recovery ventilators. designs also included gas-fired heaters, high volume – low speed ceiling fans and vehicle exhaust removal systems in the apparatus bays.

**Plumbing:** The plumbing systems included hot- and cold-water piping, drainage piping, vent piping, gas water heaters, gas piping and oil/water separators.

**Electrical Systems:** The electrical systems included site lighting, interior lighting, power, electrical service and distribution equipment, emergency generators and lightning protection systems.

**Telecommunication Systems:** These systems included data cabling, security camera rough-in, access control system rough-in, and fire station alerting system rough-in. The rough-in was for systems to be provided by the owner’s vendors.

**Fire Sprinkler System:** These system designs included the fire sprinkler riser with the fire sprinkler contractor designing the remainder of the interior piping and sprinkler head layout as part of a delegated design.



**Firm Profile**

Based in metro Atlanta, Lowe Engineers is a professional engineering and surveying firm providing a full range of services for both public and private sector clients. The firm specializes in civil engineering, transportation engineering, surveying, and geospatial services, with a reputation for meticulous attention to detail and reliable results.

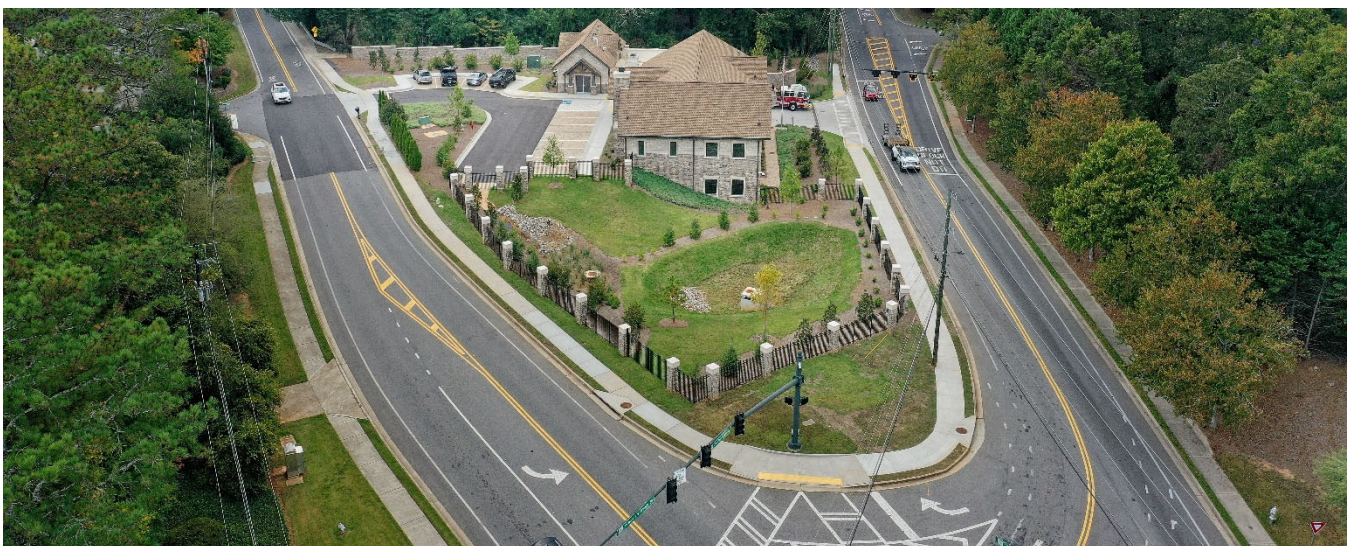
Emphasizing responsiveness and client-focused delivery, Lowe Engineers builds long-term relationships through solutions tailored to each project's unique needs. Leveraging advanced technologies and industry best practices, the firm consistently delivers innovative, cost-effective approaches to complex engineering and surveying challenges. Its team of seasoned professionals brings extensive expertise across multiple disciplines, high standards of technical quality and service.

**Involvement with *Section D. Feature Projects:*****Johnson Ferry Road and Sandy Springs Circle Intersection Signal Design, Sandy Springs, GA**

Lowe Engineers provided professional engineering services for the intersection signal design at Johnson Ferry Road and Sandy Springs Circle in Sandy Springs, Georgia. The project enhanced the City's "Prevent" system, which adjusts traffic signals when fire truck sirens are activated, allowing emergency vehicles to safely exit the nearby fire station. To improve this system, Lowe Engineers designed the installation of a new mast arm with integrated signal lights, connected to the existing infrastructure, to increase traffic clearance and support faster, safer emergency response. The firm also prepared a comprehensive signal design plan in full compliance with GDOT guidelines and suitable for City submittal. The scope included QA/QC reviews of signage, pavement markings, and related improvements to ensure accuracy, compliance, and operational efficiency. Close coordination with the City of Sandy Springs and project stakeholders ensured seamless integration of the new signal enhancements with existing Prevent technology and the broader traffic management system.

**Fire Station No. 5 Flashing Beacon Design, Sandy Springs, GA**

Lowe Engineers provided engineering services for the design of a Flashing Hybrid Beacon at Fire Station No. 5 in Sandy Springs, Georgia. Located near the intersection of Spalding Drive and Mt. Vernon Road, the new fire station required traffic control improvements to enhance emergency vehicle access and overall public safety. To address this need, Lowe Engineers designed a mast arm and signal cabinet with integrated equipment that allowed the beacon to operate independently while coordinating with the existing traffic signal at the intersection. The beacon system was fully integrated with the City's Westnet preemption system, ensuring that signals automatically adjusted to provide fire trucks a clear and safe path onto Spalding Drive during emergency responses. The design package included a GDOT-compliant signal design plan along with QA/QC review of roadway striping, stop bars, and regulatory signage. Close coordination with City officials and project stakeholders minimized traffic impacts and ensured seamless integration of the beacon with Sandy Springs' broader traffic management system.





#### Firm Profile

Founded in 1990 and based in Tucker, GA, Willett Engineering Company (WEC) has become a trusted structural design partner serving clients across 47 states. The firm's extensive portfolio includes industrial facilities, educational campuses, office buildings, retail centers, and other complex structures. WEC's services encompass building design, construction administration, facility expansion, and retrofitting of existing structures, supported by specialized expertise in tilt-up concrete design, erection engineering for long-span structural steel framing systems, connection design for steel fabrication, and the preservation of historic structures.

#### A Collaborative Approach & Ongoing Support, Lasting Partnerships

WEC translates architectural designs into practical structural solutions that contractors can execute with confidence. The firm's collaborative approach ensures that every design decision is constructable, cost-effective, and aligned with the overall architectural vision. Clarity is emphasized through the delivery of precise contract documents, while construction administration services include detailed shop drawing reviews and on-site field observations. Quality assurance anchors this process, with each project managed under the oversight of an experienced project manager supported by rigorous review mechanisms at every stage. WEC is dedicated to building relationships that extend well beyond project completion. The firm serves as a trusted structural resource throughout the life of a facility, providing ongoing expertise and support as needs evolve. This holistic approach—grounded in technical mastery, strategic thinking, and client commitment—defines the WEC difference.

#### Professional Affiliations

- Coalition of American Structural Engineers, American Council of Engineering Companies
- American Concrete Institute
- American Institute of Steel Construction
- Structural Engineering Institute, American Society of Civil Engineers
- Georgia Association for Learning Environments
- Structural Engineers Association of Georgia

#### Involvement with *Section D. Feature Projects:*

##### **Fire Station No. 2, Sandy Springs, GA**

WEC provided structural design for a 17,000-square-foot, free-standing fire station in Sandy Springs. The design utilized structural steel columns for vertical support and a bracing system incorporating concrete masonry shear walls, structural steel braces, and cast-in-place concrete shear walls. The foundation system consisted of conventional shallow isolated and strip footings with poured-in-place concrete retaining walls, while the roof was constructed as a built-up system on 1½-inch metal deck supported by bar joists and structural steel beams.

##### **Fire Station No. 5, Sandy Springs, GA**

WEC provided structural design for the 10,000-square-foot, free-standing Fire Station No. 5 in Sandy Springs. The design featured structural steel columns for vertical support with a bracing system of concrete masonry shear walls, structural steel braces, and cast-in-place concrete shear walls. The foundation utilized conventional shallow isolated and strip footings with poured-in-place concrete retaining walls, and the roof was designed as a built-up system on 1½-inch metal deck supported by bar joists and structural steel beams.



# camacho

**Firm Profile**

Founded in 1968 and headquartered in Atlanta (Norcross), Georgia, Camacho Associates is a consulting firm specializing in foodservice and laundry facility design, with additional offices nationwide. For nearly six decades, the firm has delivered flexible, efficient, and sustainable facilities that prioritize budget, labor, and long-

term operational value while maintaining a focus on ergonomic design and aesthetic appeal. Operating independently of all foodservice and laundry equipment manufacturers, Camacho ensures impartial, cost-effective recommendations on every project. Camacho’s team includes LEED Accredited Professionals and a WELL AP who emphasize reducing environmental impact through energy efficiency, sustainability, and improved staff productivity. The firm participates in Charrettes and Integrated Project Delivery processes and utilizes advanced tools such as AutoCAD, Revit, and BIM to achieve seamless coordination with architects, interior designers, and engineers. With 23 full-time employees, Camacho consistently delivers accurate, timely, and compliant solutions backed by a proven reputation for reliability and value. Camacho is also certified as a Disadvantaged Business Enterprise (DBE) and a Hispanic/Minority Business Enterprise (HBE-MBE) in Atlanta, Georgia.

*Involvement with Section D. Feature Projects:*

**Fire Station No. 2, Sandy Springs, GA**

Camacho designed a 484-square-foot kitchen to serve nine firefighters per shift within the two-story, 17,000-square-foot station. The kitchen included food storage, preparation space, cooking equipment with integrated fire suppression, and warewashing capable of completing cycles in 90 seconds. *Estimated equipment cost: \$136,000.*

**Fire Station No. 5, Sandy Springs, GA**

Camacho provided design services for a 325-square-foot “resi-mercial” kitchen to support a crew of four or more. The design featured residential-style food storage, preparation, and cooking amenities with proper fire suppression and a high-efficiency warewashing system. *Estimated equipment cost: \$130,000.*

**Douglas County Fire Station No. 9, Douglasville, GA**

Camacho designed a 550-square-foot “resi-mercial” kitchen to support 13 crew members per shift. The kitchen included food storage, preparation areas, commercial-grade cooking with fire suppression, and rapid-cycle warewashing. *Estimated equipment cost: \$97,000.*





**Firm Profile**

Based in metro Atlanta, Palacio Collaborative is a leading minority-owned construction cost management firm with six strategic locations nationwide. Certified as both a DBE and MBE, the firm brings more than 15 years of expertise to government construction projects. Its approach combines

advanced cost management tools with proactive collaboration to deliver precise, reliable estimates. With over 500 completed government projects, Palacio has established a strong reputation for accuracy, accountability, and value.

With a broader portfolio of more than 30 fire stations nationwide, Palacio offers deep understanding of the balance between operational functionality, safety requirements, and fiscal responsibility. This experience allows the firm to anticipate project complexities—from training tower and specialized rescue equipment integration to the design of combined living and operational quarters—delivering reliable estimates that support informed municipal decision-making.

*Involvement with Section D. Feature Projects:*

The firm has developed specialized expertise in fire station construction through its direct involvement with critical municipal safety infrastructure. In partnership with Hussey Gay Bell, Palacio has supported 11 fire station projects, including Sandy Springs Fire Stations No. 2 and No. 5. For Fire Station No. 2, the firm provided comprehensive cost management for a 22,382-square-foot, two-story facility with apparatus bays, training areas, offices, living quarters, and kitchen facilities. For Fire Station No. 5, Palacio managed costs for a two-story facility with apparatus bays, fitness and lounge areas, dorms, medical storage, and support spaces. Additional collaborations, such as Roswell Fire Station 27, further demonstrate Palacio's capability in managing the unique cost variables of modern fire station design.



Hussey Gay Bell’s approach to solving three (3) unique challenges.

**1) GATHER – (Assembling the Base Data)**

The first step will be to meet with the City personnel we already are familiar with to gather the key Base Data: Context (Neighborhood where the project is located), governing municipalities of each site, etc., while we obtain critical survey and geotechnical information and analyze the zoning particulars of each site. Our understanding of the particular requirements of supporting soils and slopes necessary to safely support and operate Fire Apparatus will guide each of these documents. Principals Chris Caudle, AIA and Mark Bond, PE will lead this process and direct each aspect.

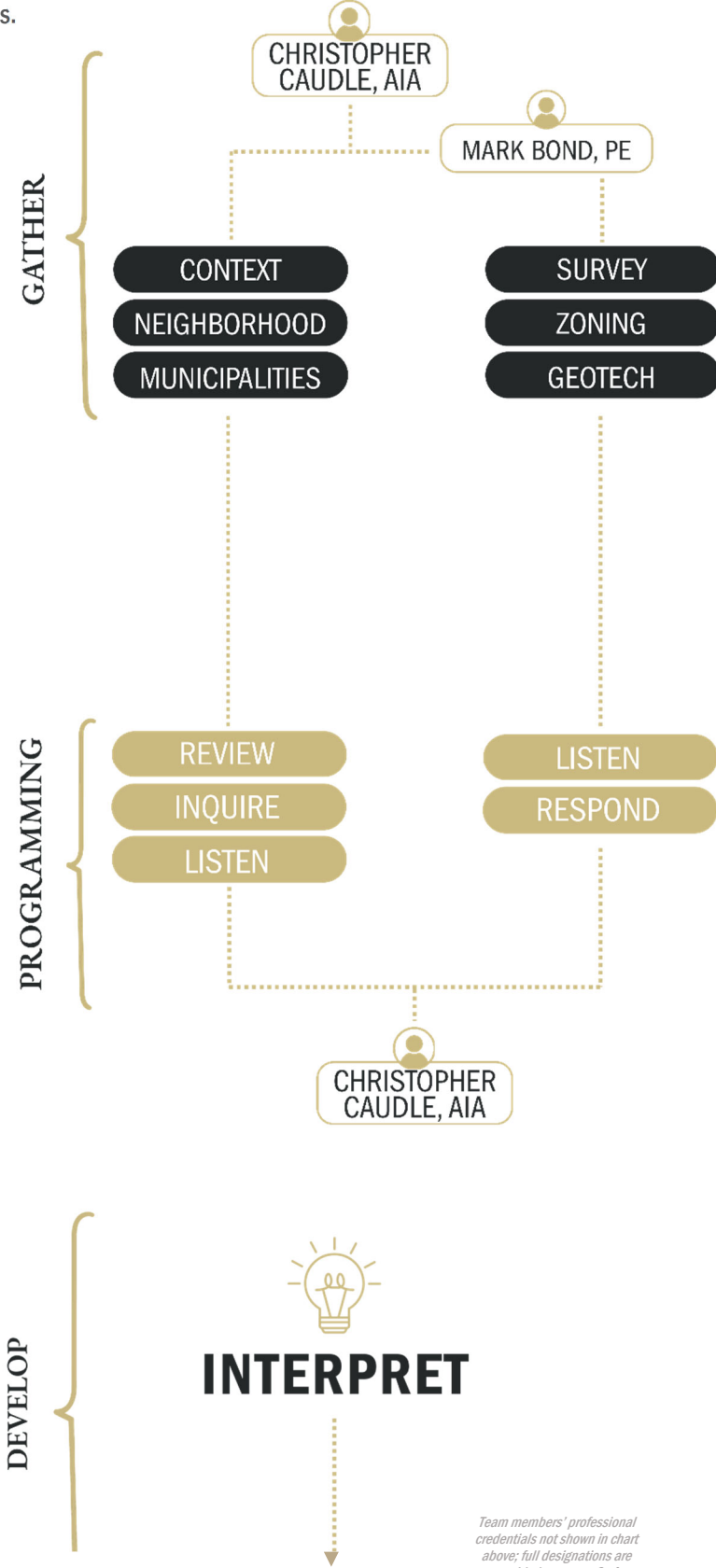
**2) PROGRAM VERIFICATION – (Listening and Interpreting)**

While the Base Data is being assembled, we will use our uniquely extensive Public Safety project experience to assist the City in verifying whether the program particulars for each Station are still valid, or if they need updating to respond to the City’s changing needs, we will update them – the key is in listening. Good architects are good listeners, and our project experience with Fire Stations 2, 5 and the early work on Station 3 will enable us to skip the learning curve and truly be able to listen to the City’s and the Fire Department’s feedback on lessons learned – (we learned them with you) – and inform our ability to carry your comments forward to the success of these pending projects. We know how to ask the right questions during this process because we know the Fire Department and its leaders, and we are uniquely positioned to interpret the feedback and input we receive. We already know what Chief Sanders means by ‘trash cans below the countertop,’ and ‘charging stations by the bed,’ along with the reasons they are important.

A deliverable at this phase will be an updated and confirmed Program of Spaces and adjacencies with a targeted facility square footage that respects each project’s budget. Principals Chris Caudle and Mark Bond will continue to direct these efforts on behalf of the City.

**3) DEVELOP (Preliminary Design)**

Once the program is verified and the site survey and analysis are complete, we will proceed with developing an updated design concept for each building and site. We understand the City needs all of these projects immediately, and we hope you will see the value in the diagram of how we propose to meet these needs to the right. Hussey Gay Bell has grown



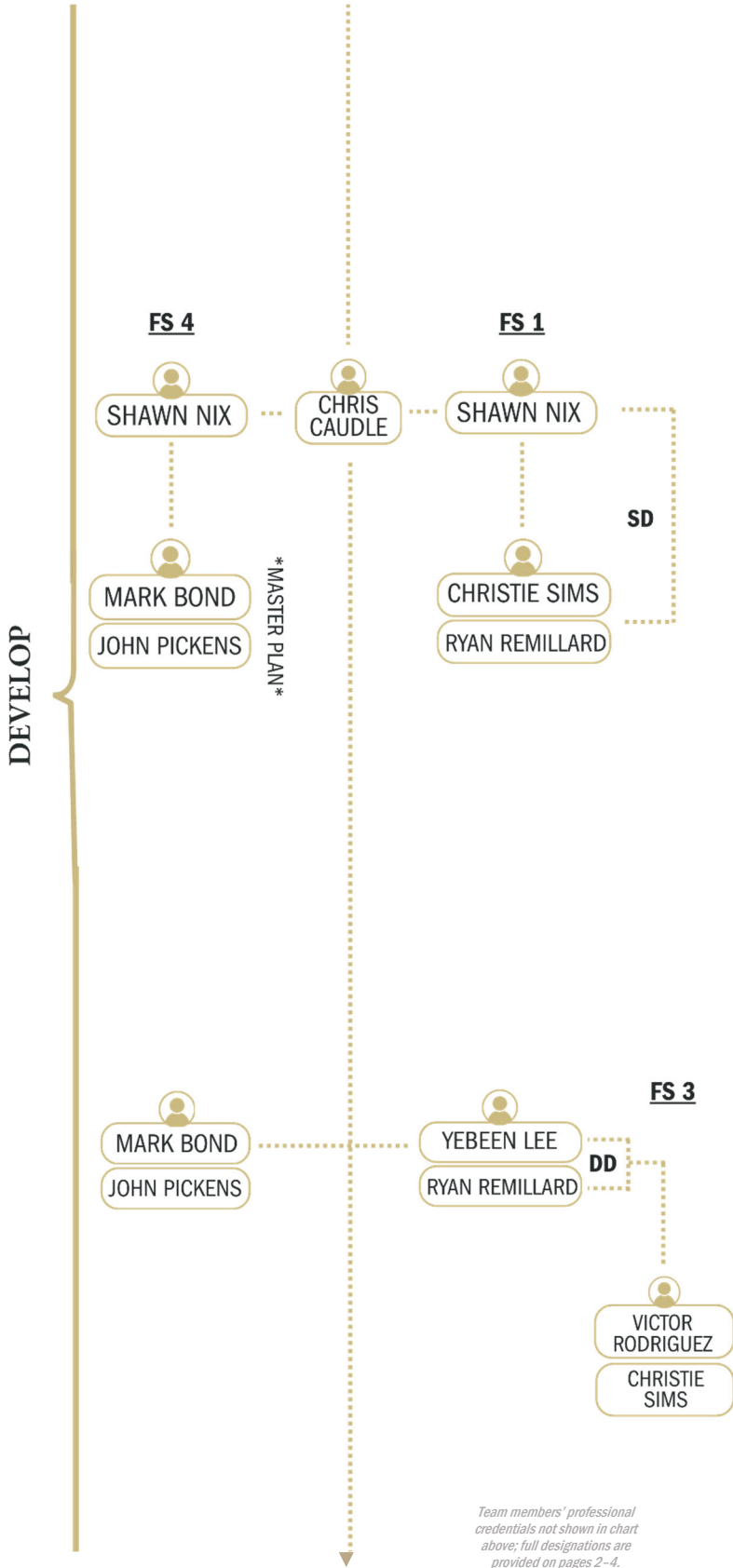
*Team members' professional credentials not shown in chart above; full designations are provided on pages 2-4.*

significantly since we last worked with the City – our Atlanta Civil Department has expanded from one (John Pickens) to more than eight, as we acquired Hayes | James, founded in the same year as Hussey Gay Bell, and we have the experience and the horsepower to accomplish each of these projects simultaneously. Under the leadership of Chris Caudle, Principal-In-Charge for each project, we are ready to begin immediately. Mr. Caudle will develop the preliminary floor plans for each Station, and our Senior Project Manager, Shawn Nix, who led Station 2 and 5 to success, will lead the design teams and be responsible for bringing the projects from Schematic Design through Construction Documents. Shawn will focus on Station 4 and be joined by Yebeen Lee (Station 1) and Victor Rodriguez (Station 3). Mark Bond will lead John Pickens (Stations 2 and 5) for the complex Station 4, and Principal Christie Sims will Lead Ryan Remillard for Station 1 and John Pickens for Station No.3. We are ready to immediately begin this work with the City of Sandy Springs.

We will meet as required with City (and County) and fire officials to develop and finalize building footprints, site plans, and gain approval of plan revisions and ensure the program and operational goals are met. At approval of the proposed layout for the buildings and site, we will use that information to prepare our preliminary Statement of Probable Cost. At this point, the estimate will be based on a cost per square foot, using historical cost data we have on some of our recently constructed public safety projects in the metro Atlanta region, and site information provided by our Civil Engineering team.

During this phase of the project, we will expand on the design concept for the buildings and site. We will further develop the floor plans and the exterior elevations based on our previous experience with Fire Station 3, and work to pursue a ‘Prototype Design’ for Stations 1 and 4. We believe efficiencies in design and permitting time as well as construction time and cost can be achieved by making these facilities as similar as possible, while also striving to maintain the unique context of each neighborhood and community they inhabit. Our unique experiences on Stations 2 and 5 means we can skip the ‘learning period.’ Willett Engineering and Duloherly Weeks also designed Stations 2 and 5 and join us again for these projects. We believe that experience is invaluable. We remember our mistakes and commit our efforts to make sure they are not repeated.

Progressing through Schematic Design and Design Development, we will further develop and incorporate any revisions requested. During this time, we will gather information from our civil engineers on the site grading,



finalization of any storm water requirements, as well as recommendations on utilities. This will allow us to confirm with certainty the placement of the buildings, parking and drives and other support structures on site. At this point, we can confirm design proposals will agree with the geotechnical report. Our entire team will utilize BIM software to produce the design drawings, allowing us to produce a 3-D model of the proposed fire stations at an earlier stage, and identify coordination issues from the beginning. Our design team understands what the building code means by 'Critical Infrastructure' and how it informs the 'Importance Factor' of the structural components and why NFPA 1585 (The Standard for Exposure and Contamination Control) is especially important to Chief Sanders and the families of the personnel who will inhabit these stations.

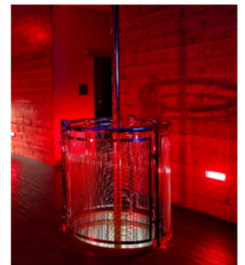
The DEVELOPMENT stage carries the project through Schematic Design, Design Development, and preliminary permitting with the City, and County teams we already know, saving additional time and design steps.

### **Schematic Design (35%)**

Once the design concept is approved by the City, we will proceed with a schematic design package and outline specifications. In the design process, we will confirm building and wall sections, confirm decisions on building system such as the type of structure, type of mechanical and electrical systems, as well as building finishes on the interior and exterior. We will also conduct preliminary meetings with the local authorities concerning the land disturbance permit and the building permit. During this portion of the project, we can make formal presentations to the City officials, the community, and appropriate others, as required and/or desired.

### **Design Development (65%) with Cost Estimate**

At schematic design approval, we will proceed with design development. This set will include drawings from each design discipline (civil, structural, architectural, plumbing, mechanical and electrical). Our unique familiarity and particular expertise with fire station design affords a quick progression through the SD and DD phases and allows a reduced design schedule. At completion of DD, Palacio Collaborative, a locally based, national cost estimating team will perform a professional Cost Estimate to provide an independent cost estimate for each site and station.



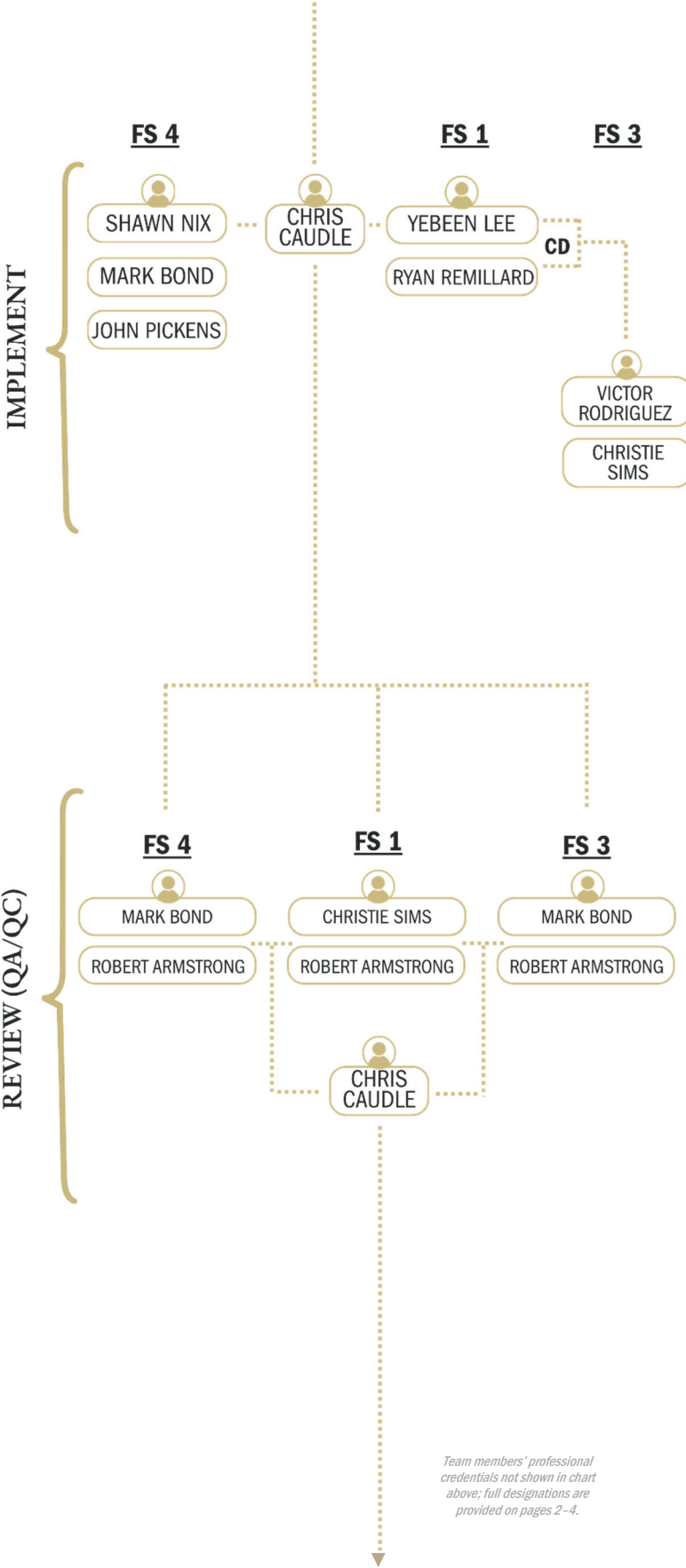
**4) IMPLEMENT (Construction Documents)**

During this phase, we will complete all the final construction documents. This critical step determines whether the project will be successful, or mired in change orders. Hussey Gay Bell’s track record with public safety projects, and unique experience with the City of Sandy Spring’s Fire Department affords us the critical ability to effectively implement the City’s goals. Our percentage of change orders is (we believe) the lowest in the profession and we believe we can use our past experience with the City to develop quality construction documents that will accurately describe the input received during the GATHERING and IMPLEMENTING DEVELOPMENT stages. Our project specifications are already tailored to the City’s particulars. We have the team in place as described in the organization chart to the right to bring the City’s vision to a workable and efficient reality. We know the vendors the City prefers from IT to intersection signaling to station alerting. We understand the particulars of climbing wall restraint requirements, tower training requirements (because we designed them), and we know the difference between a Class “A” and a Class “B” Burn Tower.

**5) REVIEW (QA/QC and Permitting and Bidding)**

Before the projects go out to bid, they will undergo our unique QA/QC process. Chris Caudle’s counterpart in our Savannah office, Robert Armstrong, AIA, ‘a fresh set of eyes,’ will conduct a review of the documents in addition to Mr. Caudle’s review. Chris performs the same function for the Savannah office’s projects. This critical step contributes to our remarkably low percentage of change orders. Robert’s 35+ and Chris’s 30+ years of experience means the City can trust it will receive our best efforts. We uniquely understand what it means to upset Chief Sanders, and we pledge our utmost dedication. We also understand that from the DD phase through QA/QC, we will also work with the City’s Construction Manager at Risk (CMAR) so all parties are on the same page, and efficiencies can be realized. We are team players.

Critical to the success of these projects is navigating the complex network of City requirements, Fulton County requirements, DOT requirements and other entities that all have to be satisfied to obtain the permits to construct the facilities. Hussey Gay Bell has proven success in navigating all of these entities. We have assembled the same team that brought success to Stations 2 and 5 and again, we eliminate the learning curve. That will realize efficiencies in permitting and enable construction to begin faster, and progress



smoothly. Chris Caudle, Shawn Nix and John Pickens will lead the permitting efforts on your behalf.

**Bidding & Award**

With permits in hand, the projects move to bidding and award. We have successfully worked with the Construction Management at Risk model of project delivery many times, including the City’s last two fire stations. We pledge to continue with the selected CMAR so the entire team is ready once the project is awarded. We will work during the bidding phase to address all RFIs and issue any addenda necessary.

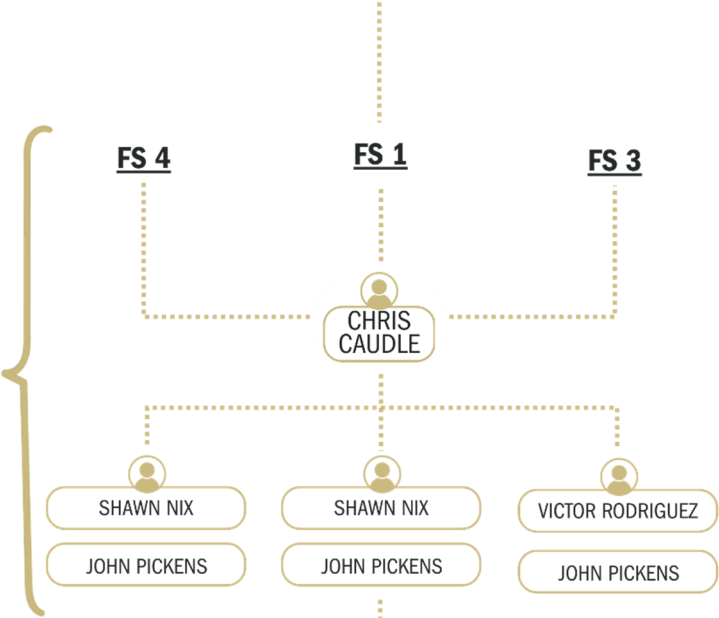
For Station 3, will create bid documents necessary to receive qualified bids if desired by the City. Once the bids are received, we will assist in evaluation of the bids to determine the best proposal, and we will assist the City to issue a formal Notice to Proceed to the Successful General Contractor.

**6) CONSTRUCTION ADMINISTRATION (Delivering quality facilities on time)**

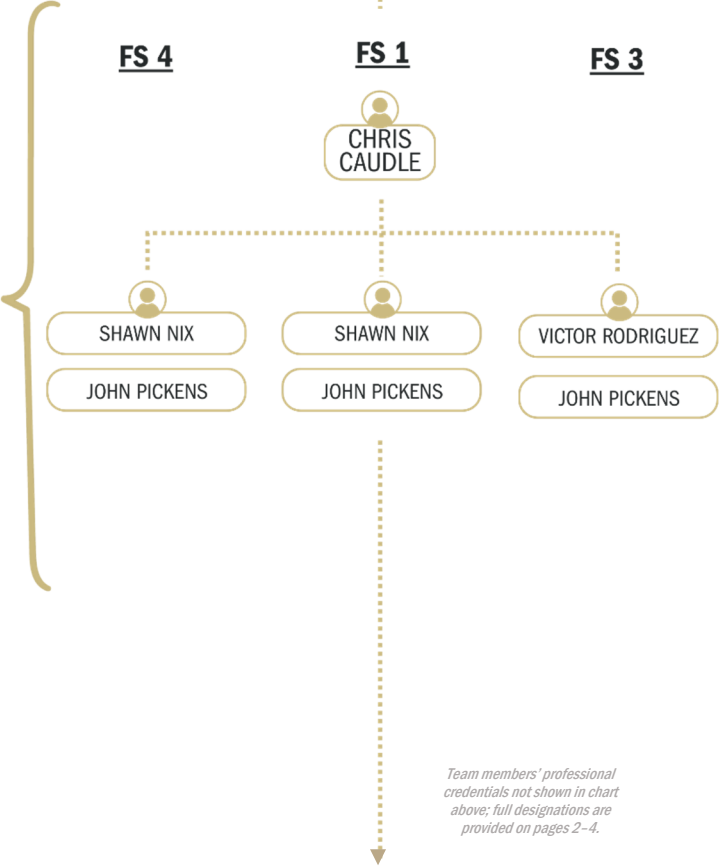
Chris Caudle will lead all Construction Administration activities – as on Stations 2 and 5, he will be present at every meeting. We will not send junior members to the jobsite. A Principal of the firm will be there to make immediate decisions and bring past experience to support the construction efforts and the contracting team through completion. We will:

- Conduct a pre-construction meeting with the Owner and General Contractor
- Hold pre-installation meetings for major sub-contractors
- Assist with coordination of Chapter 17 and construction testing services
- Answer RFIs during construction
- Review and approval all shop drawings submitted by the general contractor
- Review and approval of the general contractor’s monthly payment applications
- Conduct weekly site visits to monitor the safety, quality of construction and the progress related to the approved construction schedule
- Conduct monthly owner/architect/contractor meetings
- Provide weekly site observation reports
- Provide a final punch list including all subconsultants
- Provide a final completion inspection/verification and Certificate of Occupancy from regulatory authority through general contractor
- Review and approval of all close-out documents and project as-builts; and

PERMITTING/BIDDING



CONSTRUCTION ADMINISTRATION



*Team members' professional credentials not shown in chart above; full designations are provided on pages 2-4.*

- Conduct an 11-month walk thru to identify any potential warranty items prior to the expiration of the warranty period.

**7) Budget & Cost Control**

The Hussey Gay Bell team has designed, bid and constructed more than 40 Fire Station and Public Safety facilities across Georgia and South Carolina. Our experience with design and bidding Fire Station facilities and our quality review process will help to ensure that project costs are accurately reflected throughout the various design stages. The best time to control costs is at the beginning of the project. It becomes much harder as the design progresses to completion.

Quality, accurate, coordinated and efficient construction documents are a key element to Hussey Gay Bell’s approach to cost control. There has been a dramatic increase in construction activity in the local market in the last few years. This has put pressure on the local sub-contractor market and is driving construction prices up. We commit to working with the City and area contractors to deliver this project on budget.

The Hussey Gay Bell team will LISTEN, ADVISE and PERFORM – our track record of success with fire stations is well documented, and we intend to continue to improve on that record with the City of Sandy Springs.

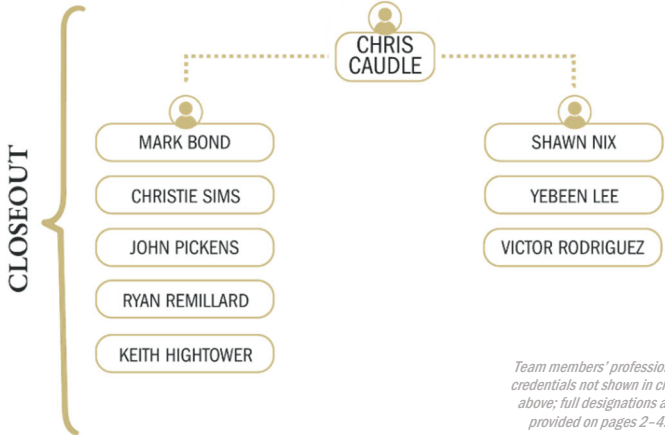
**8) Building Code Knowledge**

Fire stations are unique from a building code standpoint, in that they usually contain three separate and distinct occupancies all in one facility. Occupancies usually include a residential occupancy for the sleeping quarters, vehicle storage occupancy for the apparatus bays and business occupancy for all the other areas. Our local code experience with ten (10) similar fire stations in Hall County and nine (9) similar fire stations in Forsyth County and twenty additional facilities across Georgia and South Carolina give us the unique local code knowledge and lessons learned to be able to design the most economical fire station.

**9) On-Time, On-Budget Success for Municipalities and Fire Authorities**

Our proven experience with fire station design affords us the unique ability to continue a proven record of success. We are ready to begin immediately without a ‘learning curve’ and we are uniquely qualified to bring our expertise in Fire Station facility design and construction to the City of Sandy Springs. We will deliver the excellent service, superior construction documents, and quality facility that you expect and demand.

We respectfully suggest that we are the most qualified firm, and sincerely hope we have the chance to continue our work with the City, Chief Sanders, and your entire team.



*Team members' professional credentials not shown in chart above; full designations are provided on pages 2-4.*



**Christopher M. Caudle, AIA**  
Principal-in-Charge & Lead Designer  
Hussey Gay Bell

**Office Location:** Atlanta

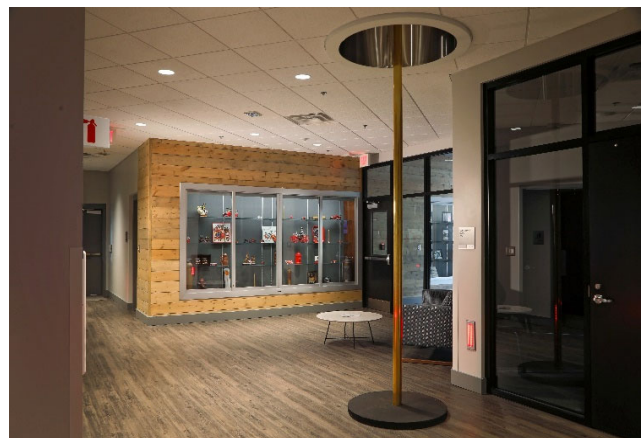
**Education:** Bachelor of Architecture, Georgia Institute of Technology; Ecole d'Architecture de Paris de Lavillette

**Professional Registrations/Certifications:**  
Registered Architect: Georgia, No. 14921

**Years of Experience:** 30    **w. Firm:** 10

Mr. Caudle serves as a Principal Architect and Managing Partner responsible for overseeing the design efforts for Hussey Gay Bell's Atlanta studio. Mr. Caudle is regarded for his ability to build consensus, his intrinsic attention to detail and his ability to transcend a multitude of architectural styles influenced heavily by his studies abroad at Ecole d'Architecture de Paris de Lavillette. With 30 years in the profession, his experience includes master planning, project design, and large-scale project management throughout the Southeast. He specializes in designing award-winning environmental, aesthetic and functional built environments for commercial, education, government, healthcare and industrial clients. A sample of Mr. Caudle's relevant experience includes:

- Fire Station No. 2, Sandy Springs, GA
- Fire Station No. 5, Sandy Springs, GA
- Hall Co Fire Station No. 1, Gainesville, GA
- Hall Co Fire Station No. 17, Hall County, GA
- Hall Co Emergency Services Warehouse, Gainesville, GA
- Douglas County Fire Station No. 9, Douglasville, GA
- Hall Co Sheriff/FBI Joint Training Facility, Gainesville, GA
- Hall Co Sheriff's Office, Gainesville, GA
- Forsyth Fire Station No. 6 & 8, Cumming, GA
- City of Roswell Fire Station No. 23, Roswell, GA
- City of Roswell Joint Use Public Safety HQ, Roswell, GA





**Robert Armstrong, AIA**  
Quality Control  
Hussey Gay Bell

**Office Location:**  
Savannah

**Education:**

Bachelor of Environmental Design, Texas A&M University

**Professional Registrations/Certifications:**

Registered Architect: Georgia No. 16094; South Carolina No. 11205; Texas, No. 1519; Alabama No. 9289; Tennessee No. 108798; NCARB No. 98970

**Years of Experience: 37 w. Firm: 27**

A Principal Architect and Senior Project Manager, Mr. Armstrong has over 35 years of experience working on complex local and federal government projects as both designer and project manager. His experience includes design of new facilities as well as renovations to existing facilities, adaptive reuse and athletic-related facilities design. His expertise extends to all phases of design from program development to specifications and construction administration. Mr. Armstrong has extensive experience designing public buildings having completed designs on over 20 vertical municipal projects in the past 10 years alone including the Pooler City Hall/Police Headquarters/Municipal Court Complex, Toombs County Courthouse & Detention Center and the most recently, 5-bay Hinesville Fire Station No. 1. A sample of Mr. Armstrong’s relevant experience includes:

- Hinesville Fire Department Station 1, Hinesville, GA
- City Hall/Police HQ/Muni Court Complex, Pooler, GA
- Hall County Fire Station No. 1, Gainesville, GA
- New Fire Station No. 2, Sandy Springs, GA
- Forsyth Fire Stations No. 8, Cumming, GA
- Forsyth Fire Stations No. 8, Cumming, GA
- Hutchinson Island Public Safety Bldg, Savannah, GA
- Fire Station No. 2, Beaufort, SC
- Goshen Rd. Public Safety Bldg, Effingham County, GA
- Glynn County Fire Station No. 2, St. Simons Island, GA
- Police Dept Central Police Precinct, Savannah, GA



**Shawn Nix**  
Senior PM  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**

Bachelor of Architecture, University of Oregon

**Professional Registrations/Certifications: N/A**

**Total Years of Experience: 25 w/ Firm: 5**

Mr. Nix has 25 years of experience in institutional, healthcare, liturgical, commercial, industrial, parks and recreational design with a proven track record of successful project management from schematic design through construction administration. As Senior Project Manager, Mr. Nix is responsible for all project management duties from programming through construction administration, including client, consultant and contractor relations, as well as leading junior project managers in the Atlanta office. Of note, Mr. Nix works with a variety of public and private institutional clients with experience on renovations, additions, modifications, and new facilities. A sample of his relevant experience includes:

- Douglas County Fire Station No. 9, Douglasville, GA
- New City Fire Station No. 5, Sandy Springs, GA
- New City Fire Station No. 2, Sandy Springs, GA
- Hall County Fire Station No. 1, Hall County, GA
- Hall County Emergency Services Warehouse, Hall County, GA
- Gwinnett County Environmental & Heritage Center, Buford, GA
- Avita New Behavioral Health Center, Gainesville, GA
- Claretel Behavioral Health New Behavioral Health Crisis Center, DeKalb County, GA
- Dr. Mark A. Ivester Center for Living and Learning, North Georgia Technical College, Habersham County, GA
- Arthritis Center of North Georgia, Hall County, GA
- F. Wayne Hill Water Resources Center, Wastewater Treatment Plant, Gwinnett County, GA



**Yebeen Lee**  
Project Manager  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**

Bachelor of Architecture, Auburn University

**Professional Registrations/Certifications:** N/A

**Total Years of Experience:** 8 w/ Firm: 1

Ms. Lee has 8-plus years of design and project management experience and serves as a Project Manager for the firm. She has worked on a range of projects nationally and internationally, notably in the education, government, hospitality, commercial and industrial sectors. Knowledgeable in building codes, standards and regulations and energy codes, she is responsible for design, space planning, RFIs, shop drawing review and coordination with clients. Ms. Lee holds a Bachelor of Architecture degree from Auburn University and is bilingual in English and Korean. A sample of her relevant experience includes:

- Fire Station No. 27, Roswell, GA
- Union County 911 Call Center, Blairsville, GA
- Roswell 911 Center, Roswell, GA
- Shinan Community Center, Shinan, South Korea
- Suncheon City Hall, Suncheon, South Korea
- Cheongju City Hall, Cheongju, South Korea
- Legoland Korea, Chuncheon, South Korea



**Mark Bond, PE**  
Lead Civil Engineer  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**

Bachelor of Science, Civil Engineering Technology, Southern College of Technology

**Professional Registrations/Certifications:**

Registered Professional Engineer: Georgia, No. 23275; North Carolina No. 36120; Alabama No. 30913-E

**Years of Experience:** 38 w. Firm: 31

Mr. Bond is currently the President of the Atlanta office and a Senior Project Engineer. He has performed pumping station design, hydrology studies, drainage designs, dam design, park design, commercial and institutional site design and residential subdivision design for a variety of projects. He is responsible for plan preparation and permitting through local counties and municipalities. Mr. Bond has 35-plus years of experience in county, municipal and general civil engineering. A sample of Mr. Bond’s relevant experience includes:

- Hall County Sheriff’s Training Facility, Hall County, GA
- Forsyth County Detention Center, Cumming, GA
- County Administration Building, Forsyth County, GA
- Water and Sewer Maintenance Facility, Forsyth County, GA
- Athens-Clarke County Jail System Advanced Housing Facility, Athens, GA
- Northside Hospital Gwinnett Tower, Lawrenceville, GA
- Northside Hospital Behavioral Health Facility, Lawrenceville, GA
- Blue Ridge Assisted Living, Blue Ridge, GA
- Union General Hospital Medical Office Building, Blairsville, GA



**Christie Sims, RLA**  
Lead Landscape Architect  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**  
Bachelor of Science in Landscape Horticulture, North Carolina State University

**Professional Registrations/Certifications:**  
Registered Professional Landscape Architect: Georgia, No. 01274; NC 1174  
GSWCC, 11383, Level II Certified Design Professional

**Years of Experience:** 44    **w. Firm:** 32

Ms. Sims joined the firm in 2022 when her Atlanta-based firm, Hayes | James, was acquired by Hussey Gay Bell and currently serves as the Vice President for the Atlanta office. She has 40+ years of experience with emphasis on commercial, residential, recreation, and government projects in addition to comprehensive land use planning. She holds a Bachelor of Science in Landscape Horticulture from North Carolina State University and is a Registered Professional Landscape Architect in GA and NC. A sample of Ms. Sim’s relevant experience includes:

- Hall County Sheriff’s Office/FBI Joint Training Facility, Gainesville, GA
- Fort Liberty Building 4358 Renovation, Fayetteville, GA
- Positive Place Boys & Girls Club and Teen Center, Hall County, GA
- Children’s Shelter, Gwinnett County, GA
- Hall County Health Department Medical Office Building, Gainesville, GA
- Tribe Transportation Headquarters. Gainesville, GA



**John Pickens, PE, PLA**  
Civil Engineer and Landscape Architect  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**  
Bachelor of Science, Civil Engineering Technology, Southern Polytechnic State University; Bachelor of Arts, Environmental Design, University of Georgia

**Professional Registrations/Certifications:**  
Registered Professional Engineer: GA No. 045311;  
Registered Professional Landscape Architect: GA No. 001158

**Years of Experience:** 30    **w. Firm:** 6

Mr. Pickens is a veteran Landscape Architect and Civil Engineer who is a GSWCC Level II Certified Design Professional with 30 years of experience developing unique, sustainable and innovative landscape, hardscape and planning solutions. He is responsible for the preparation of master plans, land use plans, construction plans, planting plans, specifications, reports, studies, cost estimates and permit applications. His experience includes local/state/federal planning and design, open space/conservation/sustainable design, community planning and design, site design and construction phase services. Mr. Pickens is skilled at designing site features and landscaping that enhance "sense of place" principles and that enhance institutional brands. A sample of Mr. Picken’s relevant experience includes:

- Fire Station No. 1, Hall County, GA
- Fire Station No. 2, Sandy Springs, GA
- Fire Station No. 5, Sandy Springs, GA
- Fire Station No. 9, Athens-Clark County, GA
- Fire Station No. 9, Douglas County, GA
- Toombs County Justice Center, Lyons, GA



**Ryan A. Remillard, PE**  
Project Engineer  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**

Bachelor of Science in Civil Engineering, Georgia Institute of Technology, 2004

**Professional Registrations/Certifications:**

Registered Professional Engineer: GA No. 034203; NC No. 044779

GSWCC, 68889, Level II Certified Design Professional

**Years of Experience:** 21    **w. Firm:** 11

A Project Engineer, Mr. Remillard has performed commercial and industrial site design, residential subdivision design, construction administration, GDOT driveway design, municipal park design, hydrology studies, drainage designs for a variety of projects in addition to land due-diligence studies. He is responsible for plan and specification preparation, construction review and permitting through state and local municipalities. A sample of Mr. Remillard’s relevant experience includes:

- Tribe Transportation Headquarters, Gainesville, GA
- Core5 Logistics Center, Lithia Springs, GA
- 1700 Corporate Center, Norcross, GA
- ALFA Insurance, Gainesville, GA
- Eastside Self Storage, Snellville, GA
- Five Forks Dental, Lilburn, GA
- Dr. Howard Dental Office, Alpharetta, GA



**Ellen Wooditch, IIDA, NCIDQ, RID**  
Director of Interiors  
Hussey Gay Bell

**Office Location:**  
Savannah

**Education:**

Bachelor of Science, Interior Design, Georgia Southern University

**Professional Registrations/Certifications:**

Registered Interior Designer: Georgia, No. ID001029; NCIDQ No. 37457; International Interior Design Association (IIDA), No. 52020

**Years of Experience:** 14    **w. Firm:** 5

Working closely with architects and engineers, Ms. Wooditch analyzes clients’ needs and creates plans and specifications, while ensuring a project is finished in accordance with the timeline and budget. She is passionate about space planning and embraces the challenge of creating a functional, yet aesthetically pleasing space that meets client needs. Ms. Wooditch is skilled at developing interior solutions that take advantage of older-era buildings and creating new senses of place for new and/or existing programs. Her ability to blend interior aesthetics allows her to create senses of place and purpose throughout. Ms. Wooditch is a visual artist capable of producing color boards and schemes that enhance experience and perception for users and stakeholders on her projects. She has extensive experience in both new facilities and renovations including floors, finishes, ceilings, auditoriums, cafeterias and ADA upfit among others. A sample of Ms. Wooditch’s relevant experience includes:

- Toombs County Justice Center, Lyons, GA
- Douglas County Fire Station No. 9, Douglasville, GA
- Hinesville Fire Department Station No. 1, Hinesville, GA
- City Hall Third Floor Build Out, City of Pooler, GA
- Hwy. 80 Rec Complex, Garden City, GA
- Tommy & Chantal Bagwell Club, Boys & Girls Clubs of Lanier, Forsyth County, GA
- Avita New Behavioral Health Center, Gainesville, GA
- Positive Place Boys & Girls Club of Lanier, Gainesville, GA
- U.S. Immigration/Customs Enforcement, Savannah, GA



**Wesley Wommack, PE**  
Lead Electrical Engineer  
Dulohery Weeks,  
*Subconsultant*

**Office Location:** Macon

**Education:**

Bachelor of Science, Electrical Engineering, Mercer University

**Professional Registrations/Certifications:**

Registered Professional Engineer: Georgia, No. PE032283; Florida, No. 87935, South Carolina, No. 32368; North Carolina, No. 49476; Electrical Contractor, Non-Restricted: Georgia, No. EN21450

**Total Years of Experience:** 23    **w. Firm:** 10

As electrical engineer, Mr. Wommack has been involved with full lighting, power, and low voltage system design on a large number of diverse projects. His projects include, but are not limited to, federal, state and local government projects, K-12 schools, commercial, medical and industrial projects. He is a leader in the design and implementation of energy efficient sustainable designs including photovoltaic (solar) power generating systems. His responsibilities have also included writing specifications, reviewing shop drawings and equipment submittals, and inspection of work by electrical contractors. A sample of his relevant experience includes:

- Sandy Springs Fire Station No. 2, Sandy Springs, GA
- Sandy Springs Fire Station No. 5, Sandy Springs, GA
- Hall County Fire Station No. 1, Gainesville, GA
- Hall County Fire Station No. 17 and Emergency Operations Warehouse, Buford, GA
- Hall County Sheriff’s Training Center, Gainesville, GA
- Douglas County Fire Station No. 9, Lithia Springs, GA
- City Hall Complex with Police Headquarters and Municipal Court, Pooler, GA
- City of Waycross Fire Station No. 4, Waycross, GA
- Camden County Recovery Operations Center, Kingsland, GA
- Chatham County Fleet Services Facility, Savannah, GA



**Thomas A. Beal, PE,  
LEED AP, CxA**  
Lead Mechanical &  
Plumbing  
Dulohery Weeks,  
*Subconsultant*

**Office Location:** Macon

**Education:**

Bachelor of Science, Mechanical Engineering/Georgia Institute of Technology

**Professional Registrations/Certifications:**

Registered Professional Engineer: Georgia, No. PE036592; South Carolina, No. 29647

**Total Years of Experience:** 18    **w. Firm:** 18

Mr. Beal has gained wide exposure to HVAC, plumbing, and fire protection design with experience in the commercial, institutional, and military areas. He has designed cooling and heating systems incorporating a variety of equipment including air-cooled and water-cooled chillers, variable air volume (VAV), direct expansion (DX), heat pumps, variable refrigerant flow (VRF) and energy recovery. Project experience ranges from small offices to large new schools. He has performed building energy analyses for LEED Building Certification and tax purposes (EPAct). He also has varied experiences in plumbing design including soil, waste, vent, domestic hot and domestic cold water piping systems. Mr. Beal has also designed natural and LP gas systems, compressed air, and storm drain piping systems. He has experience in fire protection design including wet pipe and dry pipe sprinkler systems, clean agent (halon replacement) fire suppression systems, and fire pumps. He is LEED accredited and certified as a Commissioning Authority (CxA). Mr. Beal serves as a lead mechanical/plumbing/ fire protection engineer and project manager. A sample of his relevant experience includes:

- Sandy Springs Fire Station No. 2, Sandy Springs, GA
- Sandy Springs Fire Station No. 5, Sandy Springs, GA
- Hall County Fire Station No. 1, Gainesville, GA
- Hall County Fire Station No. 17 and Emergency Operations Warehouse, Buford, GA
- Hall County Sheriff’s Training Center, Gainesville, GA
- Douglas County Fire Station No. 9, Lithia Springs, GA
- Chatham County Fleet Services Facility, Savannah, GA



**Greg Clark, RCDD**  
Low Voltage, IT/AV &  
Physical Facility  
Security Designer  
Dulohery Weeks,  
*Subconsultant*

**Office Location:** Macon

**Education:**  
United States Air Force

**Professional Registrations/Certifications:**  
Registered Communications Distribution Designer (RCDD)  
No. 181478R

**Total Years of Experience:** 33    **w. Firm:** 10

Mr. Clark has been practicing electrical design since 1992. He is a proficient in low voltage systems designs including telephone/data/television distribution systems, security cameras and intrusion detection, access controls, and public address/voice reinforcement systems. He has also been involved with full lighting and power system designs on a large number of diverse projects.

His projects include, but are not limited to, federal, state and local government projects, K-12 schools, commercial, medical and industrial projects. His responsibilities have also included writing specifications, reviewing shop drawings and equipment submittals, and inspection of work by electrical contractors. A sample of his relevant experience includes:

- Sandy Springs Fire Station No. 2, Sandy Springs, GA
- Sandy Springs Fire Station No. 5, Sandy Springs, GA
- Hall County Fire Station No. 1, Gainesville, GA
- Hall County Fire Station No. 17 and Emergency Operations Warehouse, Buford, GA
- Hall County Sheriff's Training Center, Gainesville, GA
- Douglas County Fire Station No. 9, Lithia Springs, GA
- City of Waycross Fire Station No. 4, Waycross, GA
- Waycross Public Works Facility, Waycross, GA



**Brandon Hoffman, PE**  
Structural Engineer  
Willett Engineering, LLC  
*Subconsultant*

**Office Location:**  
Atlanta

**Education:**  
Bachelor of Science, Civil Engineering, Georgia Institute of Technology

**Professional Registrations/Certifications:**  
Registered Professional Engineer licensed in 37 states.  
Georgia License Nos: PE041134; SE000538

**Years of Experience:** 14    **w. Firm:** 13

Mr. Hoffman's extensive engineering portfolio includes steel, masonry and concrete structures for a multitude of building sizes and complexities, ranging from retail spaces to distribution warehouses and apartment buildings, among others. He has delivered projects for some of the nation's largest school districts, for national and international brands, and for reputable architects and contractors throughout the US.

Mr. Hoffman's top priority is the Willett Engineering (WEC) reputation for top-tier engineering solutions combined with client collaboration and dependability. To that end, He is committed to developing each team member's skills and service offerings as well as to maintaining best practices for keeping all of WEC's projects on budget and on time. His approach is to work directly with the client through all project phases to ensure the highest caliber of structural engineering services at every step of the way. A sample of his relevant experience includes:

- Fire Station No. 27, Roswell, GA
- Fire Station No. 10, Coweta Co, GA
- Fire Station No. 5, Coweta Co, GA
- Fire Station No. 3, Jefferson, GA
- Fire Station No. 45, Milton, GA
- Fire Station No. 6 Addition, South Fulton, GA
- Fire Station No. 5, Heard Co, GA
- Fire Station No. 10, Senoia, GA



**Justin Hammond**  
Senior Structural  
Designer  
Willett Engineering, LLC  
Subconsultant

**Office Location:**  
Atlanta

**Education:**

Bachelor of Science, Civil Engineering, Georgia Institute of Technology

Master of Science, Civil Engineering, Kennesaw State University

**Professional Registrations/Certifications:**

N/A

**Years of Experience:** 12    **w. Firm:** 12

Mr. Hammond has been a structural designer with Willett Engineering since 2013. He is responsible for the design and drafting of new construction projects, structural renovations, and additions to existing structures. His portfolio includes reinforced concrete, structural steel, masonry, precast concrete, and light gauge metal. Additionally, Mr. Hammond serves as the CADD/BIM Coordinator.

An essential member of the Willett Engineering team, Justin is a skilled and reliable designer who consistently demonstrates personal responsibility, open communication with clients, and professional excellence. A sample of his relevant experience includes:

- Fire Station No. 2, City of Sandy Springs, GA
- Fire Station No. 5, City of Sandy Springs, GA
- Fire Station No. 10, Coweta Co., GA
- Fire Station No. 5, Coweta Co., GA
- Fire Station No. 3, Jefferson, GA
- Fire Station No. 5, Heard Co., GA



**Clint V. Parker, PE, PMP**  
Lead DOT Architect  
Hussey Gay Bell

**Office Location:**  
Atlanta

**Education:**

Bachelor of Science, Civil Engineering, Prairie View A&M University

**Professional Registrations/Certifications:**

Registered Professional Engineer: Georgia, No. 26723; South Carolina, No. 33062; Tennessee, No. 112699; Texas, No. 118081; GSWCC Level II Certified Design Professional, No. 7831; PMI Certified Proj. Mgmt. Prof., No. 1585834

**Years of Experience:** 29    **w. Firm:** 10

Mr. Parker is a Sr. Transportation Systems Engineer with 25+ years of experience designing transportation projects, notably GDOT projects in Districts 1, 2, 4 and 7 in Metro Atlanta. His experience includes planning, design, and preparation of construction plans; utility coordination; right-of-way plans and acquisition coordination, specifications and cost estimates. Mr. Parker has experience with all phases of transportation systems design including: location and conceptual design, geometric design, drainage layout and design, construction staging plans, signing and marking plans, and erosion control plans. Mr. Parker understands GDOT and AASHTO design standards and policies, as well as GDOT's Plan Development Process. He has worked with environmental teams completing FEMA No-Rise Certifications, Section 404 Nationwide Permits and environmental special studies. He has also served on the ACEC-GA GPTQ CRC Training Subcommittee. A sample of his relevant experience includes:

- Fire Station No. 2, City of Sandy Springs, GA
- Reconstruction/Realignment of Cagle Road, Hall Co, GA
- GDOT SR 124 Widening, DeKalb County, GA
- GDOT SR 140 Widening, Cherokee County, GA
- McCall Road Widening, Effingham County, GA
- Camden Co Intersection Improvement, Camden Co, GA
- Old Norcross Road at Whistle Stop Drive Improvements, Norcross, GA
- E. Bay Street at E. River Street Intersection, Savannah, GA



**Art Cannington, PLS**  
Lead Surveyor  
Hussey Gay Bell

**Office Location:**  
Atlanta

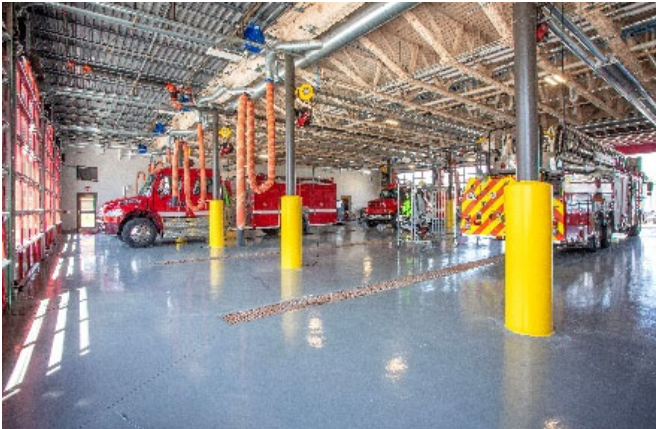
**Education:**  
Associate’s Degree, Surveying and Mapping, International Correspondence School (ICS)

**Professional Registrations/Certifications:**  
Registered Professional Land Surveyor: Georgia No. 2678; Alabama No. 35342

**Total Years of Experience:** 44    **w. Firm:** 3

Mr. Cannington joined the firm in 2022 and currently serves as the Survey Department Head for the Atlanta office. He has 40+ years of experience conducting a variety of surveys including boundary, topographic, as-built and ALTA surveys and oversees all survey projects for the Atlanta metro area. He is a licensed Professional Land Surveyor in GA and AL. A sample of his relevant experience includes:

- Children’s Healthcare Facility Survey, Atlanta, GA
- Northside Gwinnett Hospital Survey, Lawrenceville, GA
- Hall County Health Department Survey, Hall County, GA
- Shoal Creek Filter Plant Survey, Buford, GA
- Utility and Infrastructure Project Survey, Fort Benning, GA
- Reconstruction and Realignment of Cagle Road, Hall County, GA
- Roswell East Park Improvements Survey, Roswell, GA



**Brett Daniel, FCSI**  
Food Service Design  
Camacho  
*Subconsultant*

**Office Location:**  
Norcross, GA

**Education:**  
Various Food Service Seminars and Continuing Education Classes

**Professional Registrations/Certifications:**  
N/A

**Years of Experience:** 19    **w. Firm:** 19

Vice President, Sr. Project Manager, and FCSI professional Foodservice Consultant and has 19 years of experience in foodservice and laundry design. Located in Norcross, Georgia, Brett ensures each project he manages is technically correct while also meeting the goals and expectations of the end user. He possesses common sense and problem-solving skills to effectively complete tasks and clearly enjoys exploring how advances in technology can aid the creative process. Brett was selected as the winner of the *Foodservice Equipment Reports' 2016 Young Lion Award* in the Consultant category.

- Fire Station No. 5, Sandy Springs, GA
- Fire Station No. 2, Sandy Springs, GA
- Fire Station No. 44, Milton, GA
- Sumter Co. Fire Training Center, Sumter County, FL
- Phipps Plaza Fire Station No. 3, Atlanta, GA





**R. Terry Dickerson, LEED AP**  
Lead Cost Manager  
Palacio Collaborative  
*Subconsultant*

**Office Location:**  
Atlanta

**Education:**

Bachelor of Science, Environmental Design, Southern Polytechnic State University

**Professional Registrations/Certifications:**

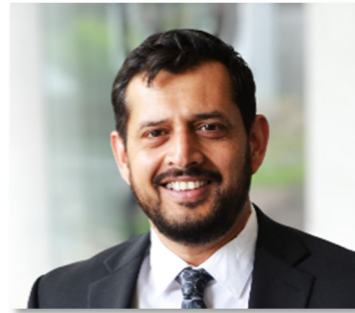
N/A

**Years of Experience:** 27    **w. Firm:** 17

Mr. Dickerson brings over 25 years of experience in the design and construction industry. He leads the Division 1 team, which manages operations across five regions, and specializes in delivering timely and accurate cost estimates for projects ranging from \$100,000 to over \$100 million.

As Lead Cost Manager, Terry will work with the Project Team in ongoing budget planning and cost control efforts throughout the design process to provide cost estimates in conformance with client, state, and local requirements. A sample of his relevant experience includes:

- Fire Station No. 2, City of Sandy Springs, GA
- Fire Station No. 5, City of Sandy Springs, GA
- City of Tybee Island New Fire Shelter and Fire House Administration Building, Savannah, GA
- City of Fayetteville Fire Station, Fayetteville, GA
- City of Jacksonville Fire Station No. 4, Jacksonville, NC
- City of Raleigh Fire Station No.3 Replacement, Raleigh, NC
- Town of Farmville Fire Station and Fire Department Headquarters, Farmville, NC
- Onslow County Bear Creek Fire Station, Hubert, NC



**Sameer Patharkar, PE**  
Traffic Signal Design  
Lowe Engineers,  
*Subconsultant*

**Office Location:**  
Atlanta

**Education:**

Master of Science, Transportation Engineering, University of Alabama; Bachelor of Science, Civil Engineering, India Maharashtra Institute of Technology

**Professional Registrations/Certifications:**

Registered Professional Engineer: TX 114475

**Years of Experience:** 25    **w. Firm:** 7

Mr. Patharkar is a Traffic Engineer with 25 years of traffic and transportation experience. He is experienced in the analysis and design of roadways and interchanges, and provides special expertise in pedestrian safety measures, traffic impact analyses, crash analyses, corridor analyses, traffic data collection, emergency and incident management, traffic simulation, interchange and roundabout analyses, signal design and timing, traffic calming and forecasting, bicycle and pedestrian facilities, and road safety audits. He has experience providing traffic engineering for linear corridor projects from concept through design. He understands the way modes of transportation interact simultaneously and is well-versed in the use of AASHTO's Green Book, the ITE Trip Generation Manual, MUTCD and the Highway Capacity Manual. Sameer has extensive experience working with local and state agencies, as well as private developers. A sample of his relevant experience includes:

- Fire Station No. 2, Intersection Signal Design, Sandy Springs, GA
- Fire Station No. 5, Flashing Beacon Design, Sandy Springs, GA
- US 29 Signal Design/ATMS Upgrades, Gwinnett Co, GA
- Traffic Signal Timing/Optimization, Clayton County, GA
- Gravel Springs Road Intersection and Corridor Study, Gwinnett County, GA
- Northside Drive at 17<sup>th</sup> Street Intersection Improvements, Atlanta, GA
- Ale Circle Intersection Study, East Point, GA
- Comprehensive Transportation Plan, Brookhaven, GA

**SANDY SPRINGS FIRE STATIONS NO. 2 AND NO. 5**



**SANDY SPRINGS**  
GEORGIA

August 31, 2023

RE: Hussey Gay Bell

To Whom It May Concern:

I would like to take this opportunity to recognize Chris Caudle and Hussey Gay Bell for their professional services. Chris and his firm associates at Hussey Gay Bell have been involved in two projects with the City of Sandy Springs Fire Department. Chris and his team have designed two state of the art fire stations for the City of Sandy Springs.

Hussey Gay Bell has always represented the owner's best interest throughout the project(s) to include respect for the budget and their effectiveness in contract administration.

The architectural firm's quality design and timely work performance has provided success in the development and implementation of our projects.

In closing Mr. Chris Caudle and Hussey Gay Bell are commended for their professional services and the professionalism they exhibit daily. I would highly recommend Hussey Gay Bell to anyone.

Keith Sanders, Fire Chief

City of Sandy Springs, Georgia

**HALL COUNTY FS 17**



POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR  
Srikanth Yamala

PUBLIC WORKS AND  
UTILITIES DIRECTOR  
Bill Nash, P.E.

**Hall County Government**  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

September 11, 2023

RE: Hall County Fire Station No. 17

To Whom It May Concern,

It is my pleasure to write this letter of recommendation for Hussey Gay Bell based on their performance on the County's Fire Station No. 17 project in Buford, Georgia. To date, the firm has designed more than 10 fire stations for the County in addition to training facilities and an emergency services warehouse.

Funded primarily through SPLOST and Impact Fees, the new, 9,500-square-foot facility is based on a prototype fire station originally designed by Hussey Gay Bell but with enhanced features including three drive-through bays, an expanded kitchen and turn-out gear storage area in addition to designing the facility flow to minimize and prevent contamination via PPE and equipment through specific ingress/egress placement for our firefighters.

During planning and design, Hussey Gay Bell's architects and engineers worked closely with the County staff and end users to design a facility equipped with the latest technology and equipment to ensure that the men and women of Hall County Fire Rescue can serve the citizens to the best of their abilities.

Hall County has been very pleased with Hussey Gay Bell's performance on Fire Station No 17, and I believe Hussey Gay Bell possesses the ability to design and develop workable and safe buildings for local governments with similar project needs.

Sincerely,

Bill Nash, P.E.

**HALL COUNTY FS 1**



**Hall County Government**  
FIRE RESCUE



August 7, 2025

**RE: Recommendation Letter for Hussey Gay Bell**

POST OFFICE BOX 907730  
GAINESVILLE, GA 30501  
t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF  
Jerry Smith

It is with confidence that I provide this letter of recommendation for Hussey Gay Bell, based on their performance on Hall County's Fire Station No. 1 project, located on Gillsville Highway in Gainesville, Georgia.

This 9,307-square-foot facility was funded by SPLOST VII and served not only as a vital new station for Hall County Fire Rescue, but also as a strategic prototype for future station design. The project included significant enhancements over prior models such as dedicated turnout gear storage, reconfigured shower and restroom areas, and an expanded kitchen all aimed at improving operational flow, reducing contaminant exposure, and better supporting firefighter health and wellness.

An adjacent 7,800 square foot Fire Services Logistics Warehouse by Hussey Gay Bell was also included on this site. Hussey Gay Bell's team demonstrated an understanding of our department's complex needs, collaborating closely with both County staff and frontline personnel. Their ability to manage programmatic requirements, provide design solutions, and navigate evolving priorities resulted in a facility that balances budget, efficiency, safety, and longevity. Importantly, this station has since informed the successful development of Fire Station 17 and is expected to guide additional capital improvements in the years ahead.

Their designs reflect the kind of foresight and operational alignment that fire service leadership values particularly when it comes to modernizing aging infrastructure, addressing staff accommodations, and integrating emerging building technologies.

Hall County has been very pleased with Hussey Gay Bell's performance. I would not hesitate to recommend them to other public safety agencies pursuing similar facility upgrades or systemwide capital investments.

Sincerely,

  
Jerry Smith, Chief  
Hall County Fire Rescue

[www.hallcounty.org](http://www.hallcounty.org)

**HINESVILLE FS NO. 1**

**MAYOR**  
Karl A. Riles

**CITY MANAGER**  
Kenneth K. Howard

**CITY CLERK**  
Estella L. Roberson

**CITY ATTORNEY**  
Linnie L. Darden, III



**MAYOR PRO TEM**  
Vicky C. Nelson

**COUNCIL MEMBERS**  
Diana F. Reid  
Jason R. Floyd  
Dexter L. Newby  
Jose´ A. Ortiz, Jr.

July 29, 2025

To Whom It May Concern:

It is with pleasure that I provide this letter of reference regarding the City of Hinesville’s partnership with Hussey Gay Bell for the successful delivery of our new Fire Station No. 1 and Administrative Facility.

This project represented a major investment in public safety infrastructure for our community. The scope included the demolition of our original headquarters facility, which was built in the 1970s and the phased design and construction of a new, state-of-the-art, 17,000-square-foot fire station and a 5,500-square-foot administrative support building. These efforts were undertaken on a constrained urban site and executed through a Design-Bid-Build process, funded by SPLOST and the American Rescue Plan Act.

Hussey Gay Bell served as the lead architect and provided a full complement of services including programming, architectural design, structural and interior design, permitting, and construction phase services. From the earliest stages of stakeholder engagement and concept development through the challenges of pandemic-era construction and a volatile materials market, their team was responsive, collaborative, and solutions-oriented.

The new facility was designed to support modern operational needs, incorporating features such as 10 drive-through apparatus bays, individualized sleeping quarters, gender-inclusive facilities, a commercial-grade kitchen, and enhanced fitness and training areas. The team’s attention to operational flow, resiliency, and long-term functionality was evident throughout the design process.

The end result is a mission-ready facility that has elevated our capabilities and improved the quality of life for our firefighters. It is a point of pride for our community and an asset we expect to serve the community for decades to come.

I would not hesitate to recommend Hussey Gay Bell for similar public safety or municipal facility projects and would be glad to speak further about our experience working with them.

Sincerely,

A handwritten signature in black ink that reads "Ryan J. Arnold".

Ryan Arnold, Assistant City Manager  
rarnold@cityofhinesville.org | 912.876.2023

*"Home for a Day or a Lifetime"*

115 East M.L. King Jr. Drive, Hinesville, GA 31313 (912) 876-3564  
www.cityofhinesville.org

**EXHIBIT A  
 CORPORATE CERTIFICATE**

I, Robert B. Armstrong, AIA, certify that I am the Secretary of the company named as Respondent in the foregoing statement of qualification; that Christopher M. Caudle, AIA, who signed said statement of qualification on behalf of the Respondent, was then Principal and Vice President (title) of said company; that said statement of qualification was duly signed for and on behalf of said company by authority of its Board of Directors, and is within the scope of its corporate powers; that said company is organized under the laws of the State of Georgia or is duly authorized to do business in the State of Georgia.

This 4th day of August, 2025.

Hussey, Gay, Bell & DeYoung International, Inc.  
 (Company - Legal Corporate Name)

(Signature) Robert B. Armstrong, AIA


Principal and Secretary  
 (Title)

(Seal)



**EXHIBIT B**  
**RESPONSE SIGNATURE AND CERTIFICATION**

I certify that this Response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Response ("Respondent") for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this Response and certify that I am authorized to sign this Response for Respondent. I further certify that the provisions of O.C.G.A. § 45-10-20, et seq. have not been violated and will not be violated in any respect.

Authorized Signature for Respondent:  \_\_\_\_\_

Print/Type Name: Christopher M. Caudle, AIA

Print/Type Respondent (Entity) Name Here: Hussey, Gay, Bell & DeYoung International, Inc.

Date: 8-04-2025



Contractor has:

500 or more employees [Contractor must register with the *Employment/Eligibility Verification/Basic Pilot Program* and begin work eligibility verification on July 1, 2007];

100-499 employees [Contractor must register with the *Employment Eligibility Verification/Basic Pilot Program* and begin work eligibility verification by July 1, 2008]; or

99 or fewer employees [Contractor must begin work eligibility verification by July 1, 2009].

Contractor further agrees to require O.C.G.A. Sections 13-10-90 and 13-10-91 compliance in all written agreements with any subcontractor employed by Contractor to provide services connected with the Contract, as required pursuant to O.C.G.A. 13-10-91.

Contractor agrees to obtain from any subcontractor that is employed by Contractor to provide services connected with the Contract, the subcontractor's indication of the employee number category applicable to the subcontractor.

Contractor agrees to secure from any subcontractor engaged to perform services under this Contract an executed "Subcontractor Affidavit," as required pursuant to O.C.G.A. 13-10-91 and Rule 300-10-1-.08 of the Rules and Regulations of the State of Georgia, which rule can be accessed at <http://www.dol.state.ga.us>.

Contractor agrees to maintain all records of the subcontractor's compliance with O.C.G.A. Sections 13-10-90 and 13-10-91 and Chapter 300-10-1 of the Rules and Regulations of the State of Georgia.

Date: 8-21-2025

CONTRACTOR:

Signature:   
Christopher M. Caudle

Title: Principal and Vice President

**EXHIBIT D  
CERTIFICATION OF CONSULTANT  
DRUG-FREE WORKPLACE**

I hereby certify that I am a principle and duly authorized representative of Hussey, Gay, Bell & DeYoung International, Inc. ("Consultant"), whose address is 3100 Breckinridge Blvd., Building 300, Duluth, GA 30096 and I further certify that:

- 1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and
- 2. A drug-free workplace will be provided for Consultant's employees during the performance of the Contract; and
- 3. Each subcontractor hired by Consultant shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. Consultant shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with Consultant, \_\_\_\_\_ certifies to Consultant that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated, Section 50-24-3"; and
- 4. The undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

CONSULTANT:

Date: August 25, 2025

Signature:   
\_\_\_\_\_  
Title: Principal and Vice President

**EXHIBIT E  
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION**

By executing this affidavit under oath, as an applicant for a City of Sandy Springs, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Sandy Springs license/permit and/or contract for Christopher M. Caudle [name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity].

1)  I am a United States citizen

OR

2)  I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. \*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Signature of Applicant:  Date: 8-04-2025  
Printed Name: Christopher M. Caudle

\*Alien Registration number for non-citizens: N/A

PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, OR PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE IF YOU ARE A LEGAL PERMANENT RESIDENT (#2).

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 4<sup>th</sup> DAY OF AUGUST 2025.

Notary Public: Susan Marie Seymour

**SUSAN MARIE SEYMOUR**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires January 12, 2028

My Commission Expires: 01/12/2028

\*Note: O.C.G.A. § 50-36-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

N/A

**EXHIBIT F  
CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b) (1)**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the City of Sandy Springs has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to Contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

398475  
Federal Work Authorization User Identification Number

March 8, 2011  
Date of Authorization

Hussey, Gay, Bell & DeYoung International, Inc.  
Name of Contractor

Architectural and Engineering Services for City Fire Stations #1, #3 and #4  
Name of Project

City of Sandy Springs  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 8-04-2025 in Duluth (City), Georgia (State).

  
Signature of Authorized Officer or Agent

Christopher M. Caudle, AIA Principal and Vice President  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 4th DAY OF AUGUST, 2025

  
NOTARY PUBLIC

**SUSAN MARIE SEYMOUR**  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires January 12, 2028

My Commission Expires: 01/12/2028

I hereby acknowledge receipt of Addendum Number 1 for 25-059 Architectural and Engineering Services for City Fire Stations #1, #3, and #4 and have incorporated the changes into my response for the above-mentioned (Request for Qualifications)

COMPANY NAME: Hussey, Gay, Bell & DeYoung International, Inc.

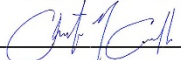
CONTACT PERSON: Christopher M. Caudle, AIA

ADDRESS: 3100 Breckinridge Boulevard, Building 300

CITY: Duluth STATE: GA ZIP: 30096

PHONE: 770-923-1600 FAX: N/A

EMAIL ADDRESS: ccaudle@husseygaybell.com

SIGNATURE: 

DATE: August 4, 2025

I hereby acknowledge receipt of Addendum Number 2 for 25-059 Architectural and Engineering Services for City Fire Stations #1, #3, and #4 and have incorporated the changes into my response for the above-mentioned Request for Qualifications

COMPANY NAME:

Hussey, Gay, Bell & DeYoung International, Inc.

CONTACT PERSON:

Christopher M. Caudle, AIA

ADDRESS:

3100 Breckinridge Boulevard, Building 300

CITY: Duluth STATE: GA ZIP: 30096

PHONE: 770-923-1600 FAX: N/A

EMAIL ADDRESS: ccaudle@husseygaybell.com

SIGNATURE:



DATE: August 7, 2025

I hereby acknowledge receipt of Addendum Number III for 25-059 Architectural and Engineering Services for City Fire Stations #1, #3, and #4 and have incorporated the changes into my response for the above-mentioned RFQ

COMPANY NAME: \_\_\_\_\_  
Hussey, Gay, Bell & DeYoung International, Inc.

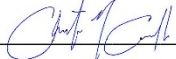
CONTACT PERSON: \_\_\_\_\_  
Christopher M. Caudle, AIA

ADDRESS: \_\_\_\_\_  
3100 Breckinridge Boulevard, Building 300

CITY: \_\_\_\_\_ Duluth \_\_\_\_\_ STATE: GA \_\_\_\_\_ ZIP: 30096

PHONE: 770-923-1600 FAX: N/A

EMAIL ADDRESS: ccaudle@husseygaybell.com

SIGNATURE: \_\_\_\_\_  


DATE: August 18, 2025

**OFFICE LOCATIONS**

3100 Breckinridge Boulevard, Building 300  
Duluth, GA 30096  
770.923.1600

329 Commercial Drive, Suite 200  
Savannah, GA 31406  
912.354.4626

101 South College Street  
Statesboro, GA 30458  
912.354.4626

322 West Main Street, Suite 2E  
Blue Ridge, GA 30513  
706.632.4981

474 Wando Park Boulevard, Suite 201  
Mt. Pleasant, SC 29464  
843.849.7500

1010 Gervais Street, Suite 100  
Columbia, SC 29201  
803.799.0444

531 South Main Street, Suite RL-107  
Greenville, SC 29601  
803.799.0444

4117 Hillsboro Pike, Suite 206  
Nashville, TN 37215  
615.460.7515

[www.husseygaybell.com](http://www.husseygaybell.com)

**INTEGRITY  
PRIDE  
HONOR  
DUTY**

**HUSSEY GAY BELL**  
— Established 1958 —

Fee Exclusions:

- Geotech
- Hazmat
- Survey
- Police Precinct
- 911 Beyond SD
- FD HQ Beyond SD
- Burn Tower Beyond Pad, Power and Water and Gas to 5' Line
- Demo of East FS 4 Site Infrastructure
- Offsite DOT
- Offsite Traffic Signal

**FIRE STATION NO. 4**

**FEES**

Fire Station	\$12M at 5.0% =	\$ 600,000.00
Logistics:	\$4M at 6.0% =	\$ 240,000.00
Fuel Station:		\$ 36,000.00
Tower Burn Pad:		\$ 36,000.00
FF&E/Graphics:		<u>\$ 75,000.00</u>
		<u>\$ 987,000.00</u>

**FIRE STATION NO. 1**

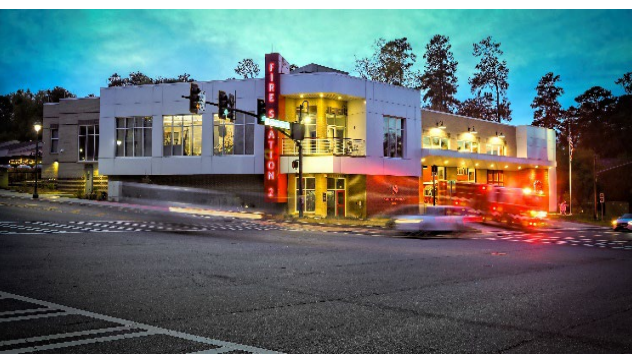
**FEES**

Fire Station	\$12M at 6.0% =	\$ 720,000.00
FF&E/Graphics:		<u>\$ 75,000.00</u>
		<u>\$ 795,000.00</u>

**FIRE STATION NO. 3**

**FEES**

New:	3,804/SF at \$600/SF @ 6.5% =	\$ 137,280.00
Renovation	\$1.5M at 6.5% =	\$ 97,500.00
Site Design:		\$ 60,000.00
Palacio:		\$ 22,000.00
FF&E/Graphics:		<u>\$ 75,000.00</u>
		<u>\$ 391,780.00</u>



# AGENDA

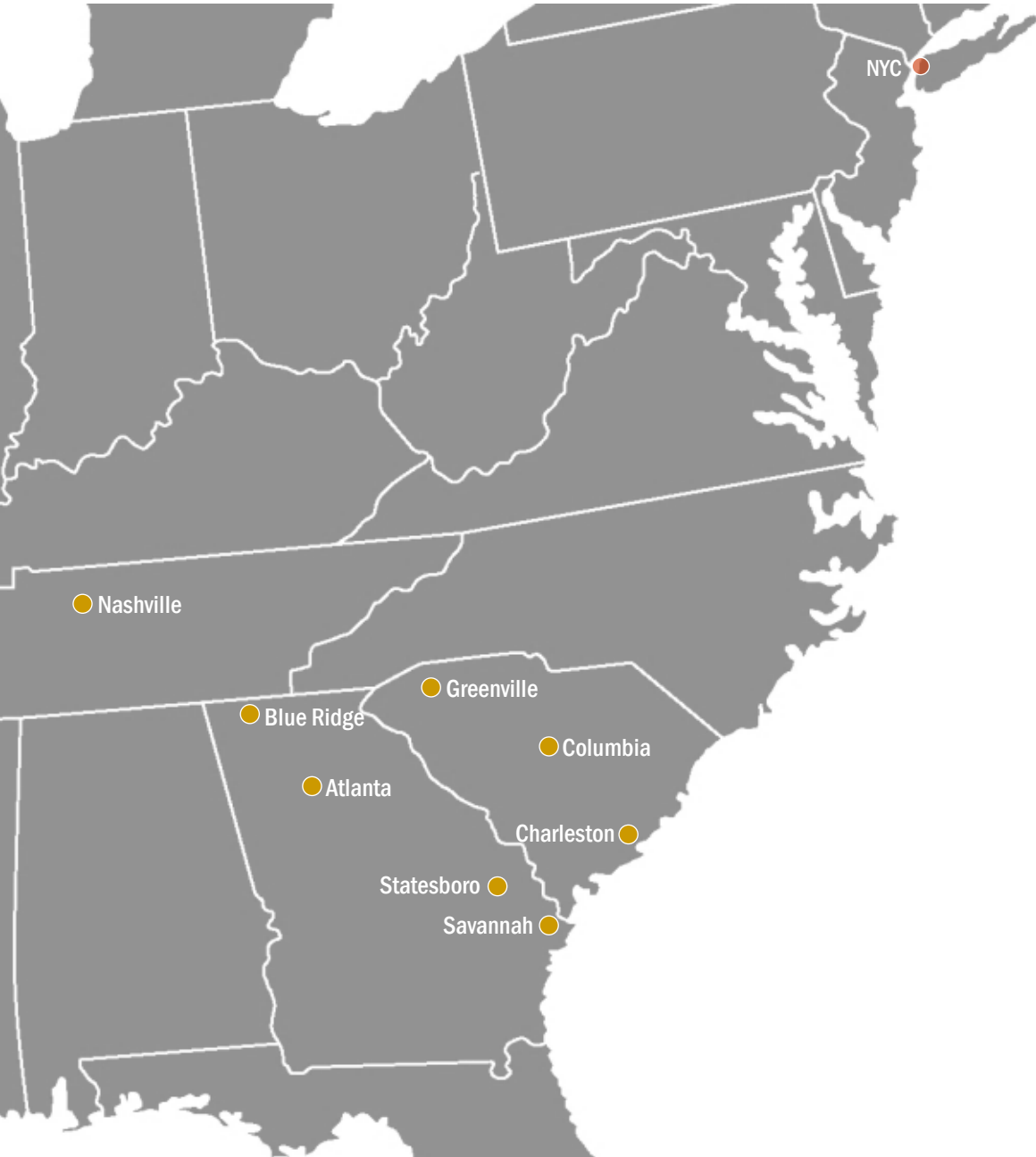
- 1 TEAM OVERVIEW
- 2 CAPACITY
- 3 PROVEN EXPERIENCE
- 4 "GATHERING"
- 5 EXECUTION PLAN
- 6 PARTNERSHIP
- 7 WHY US



## TEAM OVERVIEW



# FIRM OVERVIEW



1958

*Year of Founding*

67

*Years in Business*

8

*Regional Offices*

175+

*Professionals*

12

*In-House Disciplines*

2025

*ENR Top 500 Design Firm*

## Services

*Architecture*

*Interior Design*

*Civil Engineering*

*Transportation Systems Engineering*

*Water & Wastewater Engineering*

*Natural Gas Systems Engineering*

*Environmental Engineering*

*Structural Engineering*

*Landscape Architecture*

*Surveying*

*Permitting*

*Construction Management Services*

## Markets

*Commercial*

*Education*

*Public Safety*

*Government*

*Healthcare*

*Industrial*

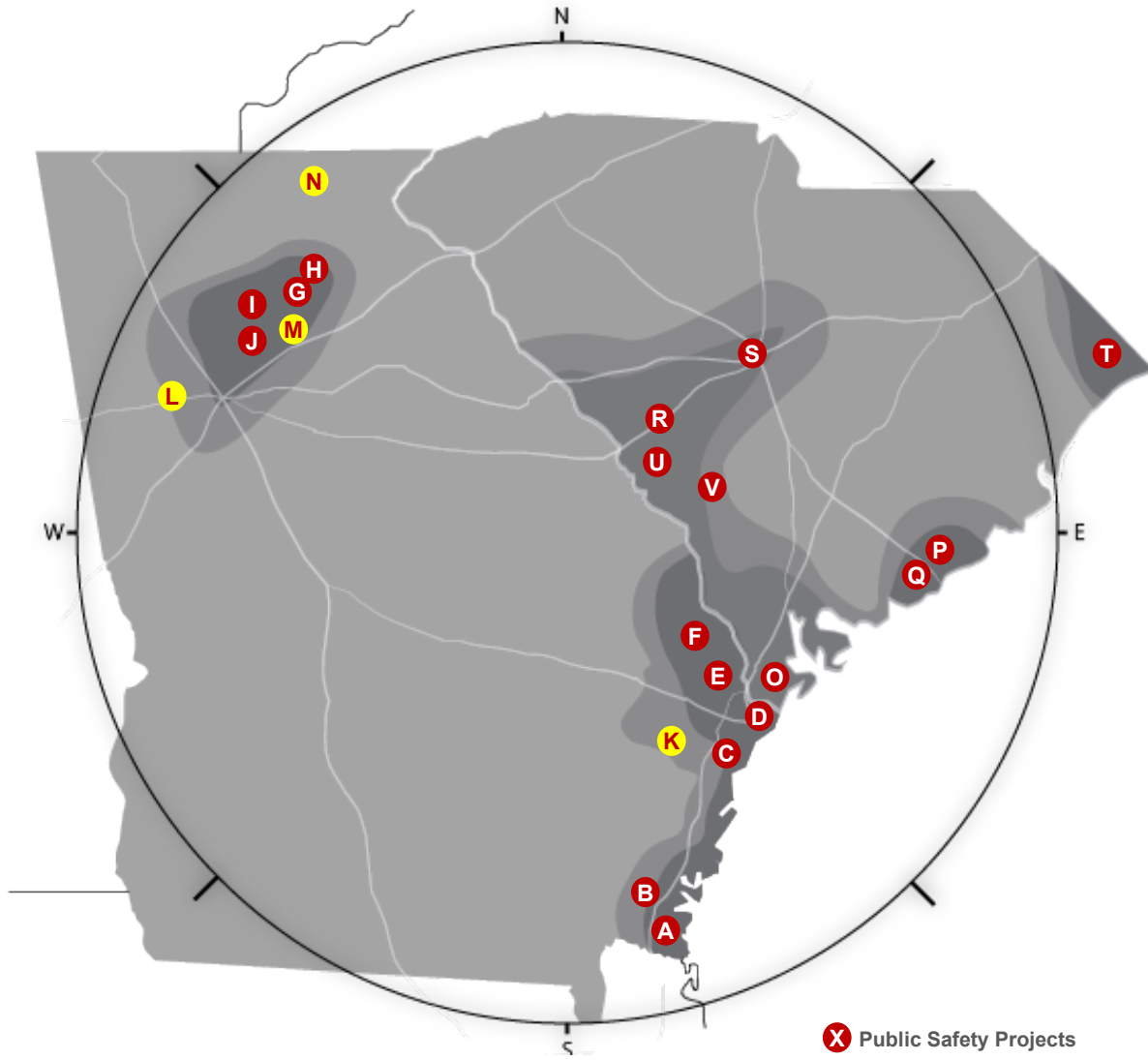
*Residential*

*Transportation*

*Water*



# FIRM OVERVIEW



- X Public Safety Projects
- X Newest Public Safety Projects

## GEORGIA

A	St. Simons Island	1 FS
B	Glynn County	1 FS
C	Garden City	1 FS & 1 PS
D	Savannah	1 FS/PS & 1 PS
E	Pooler	1 FS & 1 PS
F	Effingham County	2 FS/EMS & 1 PS
G	Hall County	14 FS & GSP, 2 PS, 1 TC
H	Gainesville	1PS
I	Forsyth County	9 FS & 1 FS/PS, 1 TC
J	Sandy Springs	2 FS
K	Hinesville	1 FS
L	Douglas County	1 FS
M	Roswell	2 FS, 1 911 CTR
N	Union County	1 911 CTR

## SOUTH CAROLINA

O	Beaufort	1 FS
P	North Charleston	1 EOC
Q	Charleston	1 FS
R	Aiken	1 FS/PS
S	Columbia	1 FS
T	Surfside Beach	1 FS
U	New Ellenton	1 FS
V	Estill	1 FS

**10+**

*Public Safety Facilities*

**40+**

*Fire Station Projects*

**8**

*Regional Offices*

**175+**

*Professionals*

**12**

*In-House Disciplines*

**2025**

*ENR Top 500 Design Firm*



# KEY TEAM LEADS: COMMITTED FROM DAY ONE

---



**Christopher M. Caudle, AIA**  
Principal-In-Charge/  
Lead Designer

- Hussey Gay Bell
- Local
- 30 yrs of experience



**Shawn Nix**  
Senior Project Manager

- Hussey Gay Bell
- Local
- 25 yrs of experience



**Victor Rodriguez**  
Project Manager

- Hussey Gay Bell
- Local
- 9 yrs of experience



**John C. Pickens, PE, PLA**  
Civil Engineer/  
Landscape Architect

- Hussey Gay Bell
- Local
- 30 yrs of experience



**Ryan A. Remillard, PE**  
Civil Engineer

- Hussey Gay Bell
- Local
- 21 yrs of experience



# KEY TEAM LEADS: COMMITTED FROM DAY ONE

---



**Ellen Wooditch, RID, IIDA, NCIDQ**  
**Lead Interior Designer**

- Hussey Gay Bell
- 14 yrs of experience



**Brandon Hoffman, PE, SE**  
**Lead Structural Engineer**

- Willett Engineering
- Local
- 14 yrs of experience



**Wesley Wommack**  
**Electrical Engineer**

- Duloherly Weeks
- Local
- 23 yrs of experience



**Thomas Beal, PE**  
**Mechanical Engineer, Plumbing &  
Fire Protection Designer**

- Duloherly Weeks
- Local
- 18 yrs experience
- LEED AP
- Certified as a Commissioning Authority (CxA)



**Greg Clark, RCDD**  
**Telecommunications Design**

- Duloherly Weeks
- Local
- 33 yrs of experience



# SUPPORTED BY A DEEP BENCH, BUILT TO DELIVER IMMEDIATELY



**Principal-In-Charge & Lead Designer**

- Christopher M. Caudle, AIA

**Project Management & Design**

- Shawn Nix
- Victor Rodriguez
- Yebeen Lee
- Robert B. Armstrong, AIA
- Ellen Wooditch, NCIDQ, IIDA, RID

**Structural**

- Brandon Hoffman, PE, SE
- Justin Hammond

**Site/Civil/LA**

- Mark Bond, PE
- Christie Sims, RLA
- John Pickens, PE, PLA
- Ryan A. Remillard, PE

**MEP/FP/Low Voltage/IT/AV**

- Wesley Wommack, PE
- Thomas Beal, PE
- Greg Clark, RCDD

**Food Service**

- Brett E. Daniel, FCSI

**Cost Estimating**

- R. Terry Dickerson, LEED AP

**Survey**

- Art Cannington, PLS

**Transportation**

- Clint Parker, PE, PMP
- Sameer Patharkar, PE



CAPACITY



# CAPACITY TO DELIVER: COMMITTED

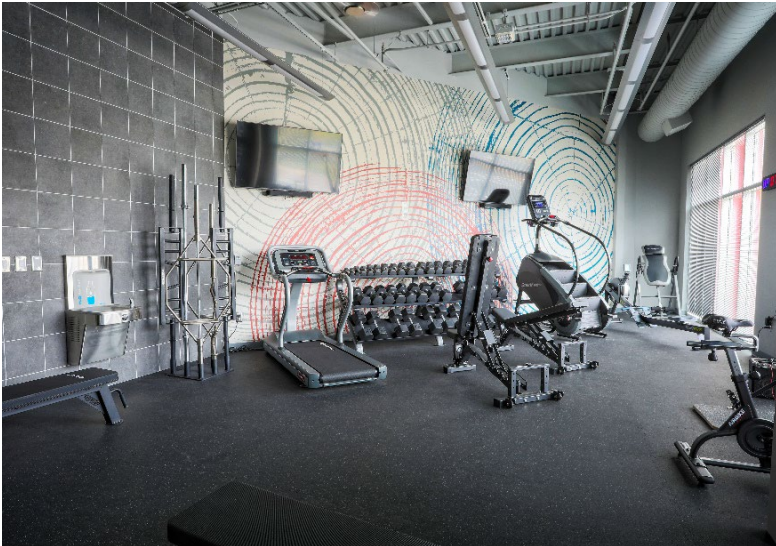
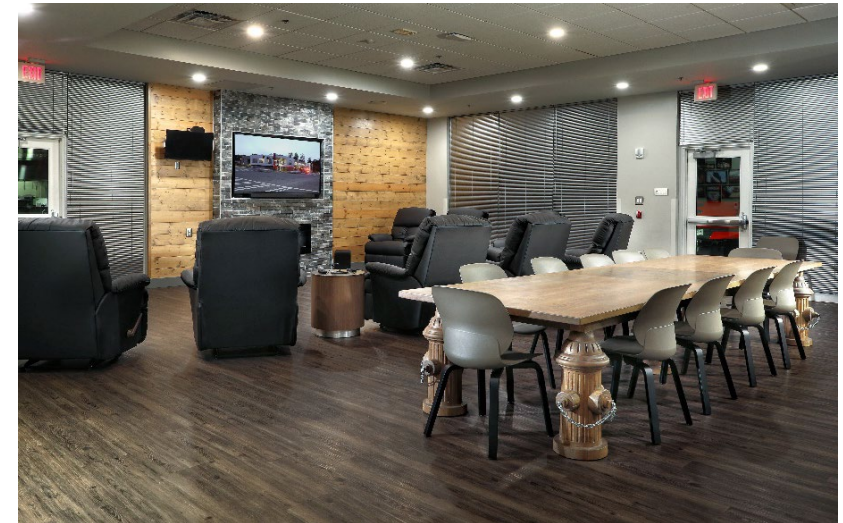
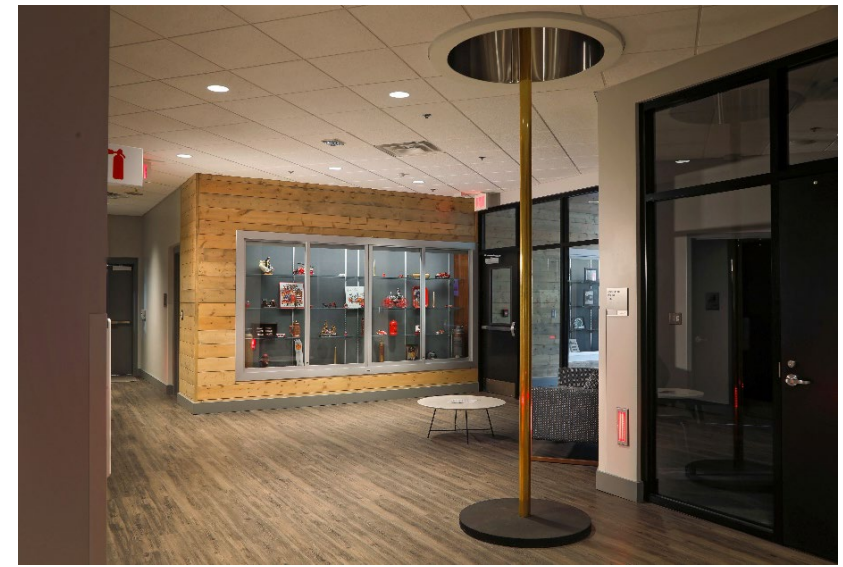
## Hussey Gay Bell Key Team Members - Level of Involvement & Capacity

Team Member	Role	Fire Station No. 4 & Logistics Building	Fire Station No. 1	Fire Station No. 3	Task
Christopher M. Caudle, AIA	Principal-in-Charge & Lead Designer	50%	50%	50%	Design
		50%	50%	50%	Construction Administration
Mark Bond, PE	Lead Site/Civil Engineer	20%	5%	5%	Design
		5%	5%	—	Construction Administration
Shawn Nix	Senior Project Manager	45%	45%	—	Design
		30%	30%	—	Construction Administration
Victor Rodriguez	Senior Project Architect	—	—	40%	Design
		—	—	25%	Construction Administration
Ellen Wooditch, RID, IIDA, NCIDQ	Lead Interior Designer	25%	25%	15%	Design
		15%	15%	15%	Construction Administration
John C. Pickens, PE, PLA	Civil Engineer & Landscape Architect	40%	—	20%	Design
		25%	—	20%	Construction Administration
Ryan A. Remillard, PE	Project Engineer	—	40%	20%	Design
		—	20%	—	Construction Administration
Brandon Hoffman, PE, SE	Lead Structural Engineer (subconsultant)	30%	30%	15%	Design
		15%	15%	5%	Construction Administration
Wesley Wommack, PE	Electrical Engineer (subconsultant)	30%	30%	15%	Design
		15%	15%	5%	Construction Administration
Thomas Beal, PE	Mechanical Engineer, Plumbing & Fire Protection Designer (subconsultant)	30%	30%	15%	Design
		15%	15%	5%	Construction Administration



PROVEN EXPERIENCE





Fire Station No. 2  
Sandy Springs, GA  
Size: 21,443 SF  
Role: Lead Architect/Engineer





Fire Station No. 5  
Sandy Springs, GA  
Size: 11,638 SF  
Role: Lead Architect/Engineer



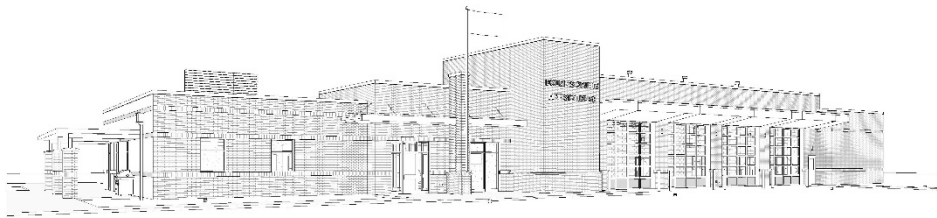
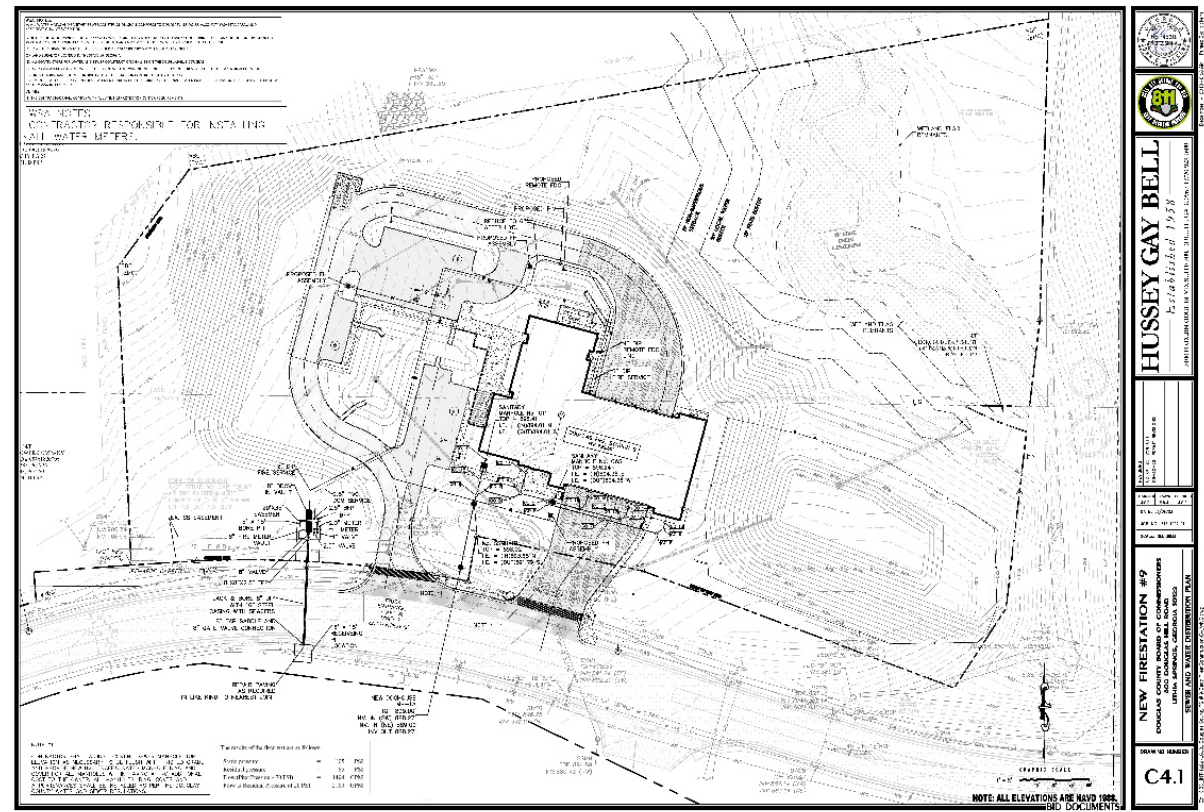
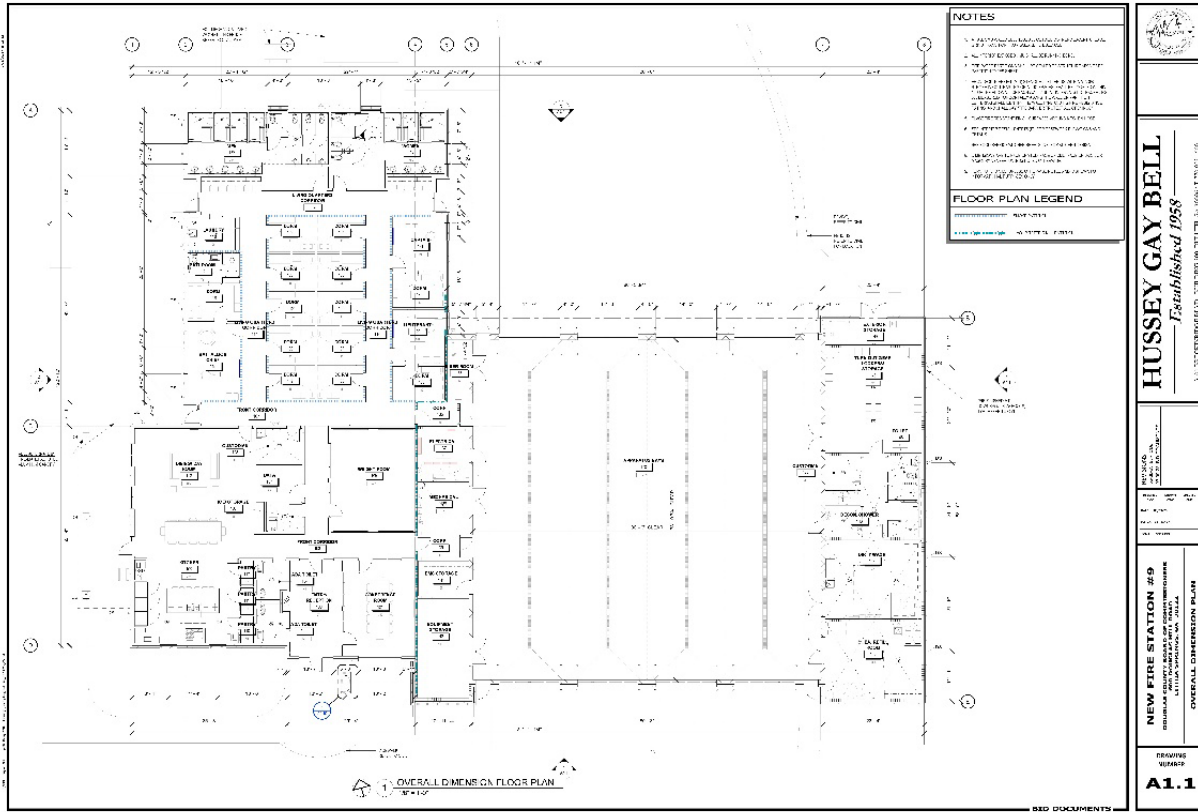


Hall County Fire Station No. 1 & Emergency Services Warehouse  
Gainesville, GA  
Size: 9,307 SF  
Role: Lead Architect/Engineer



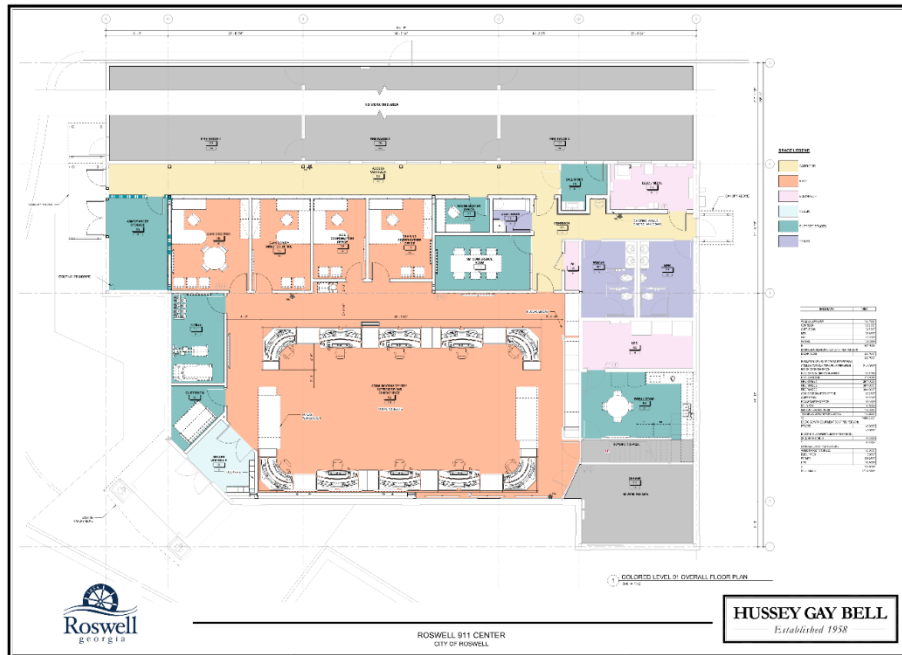
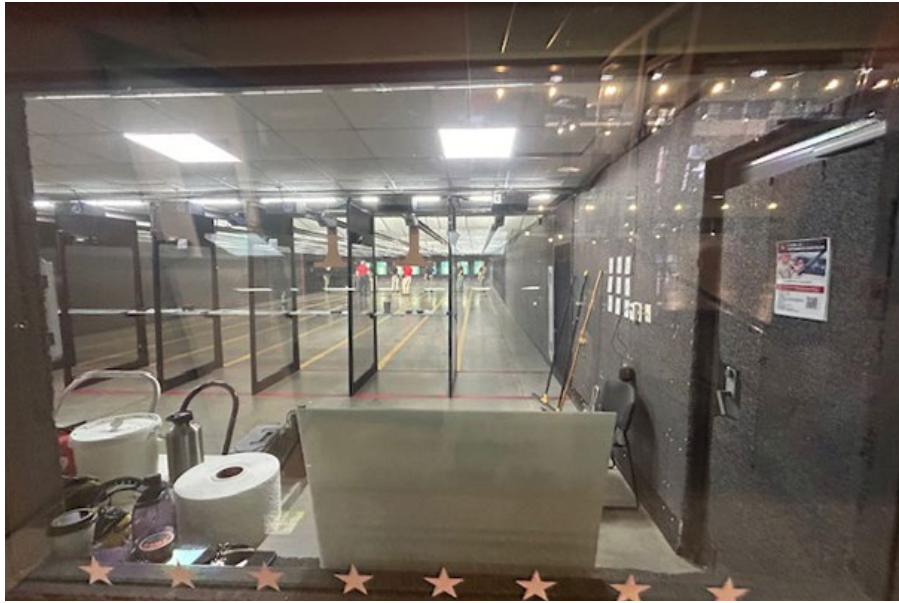


Hall County Fire Station No. 17 and Warehouse  
Buford, GA  
Size: 9,500 SF fire station and 9,000 SF storage building  
Role: Lead Architect/Engineer



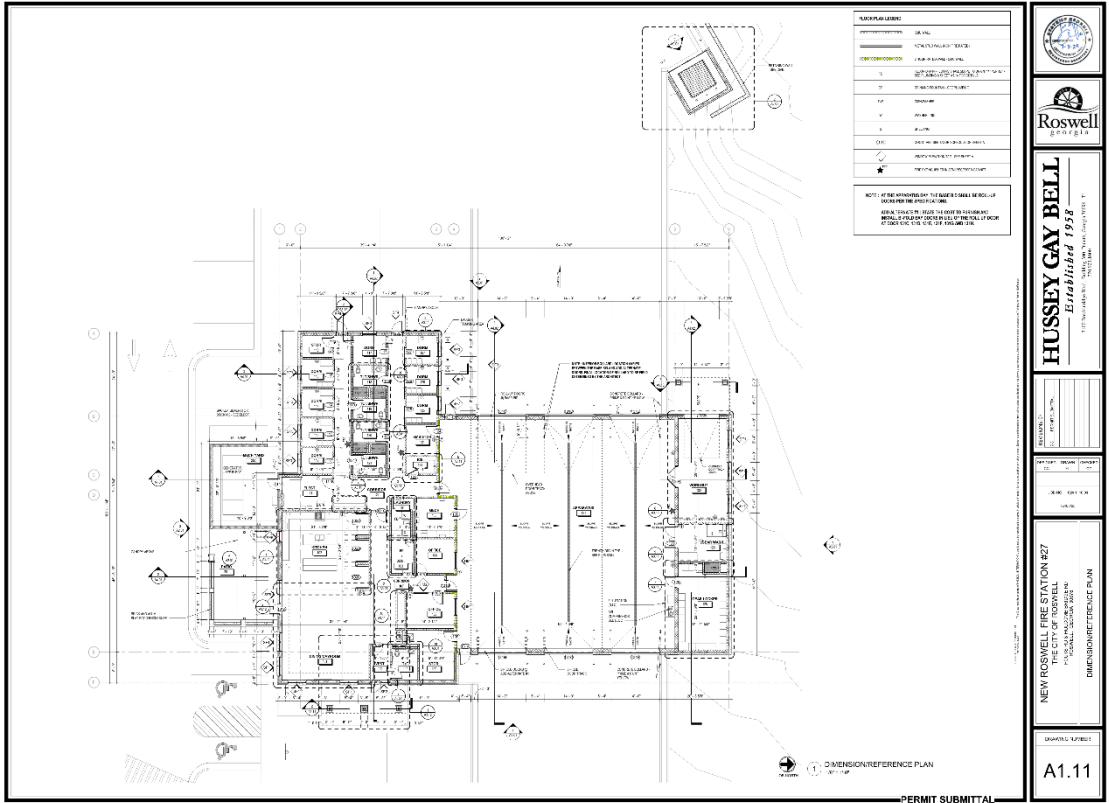
Douglas County Fire Station No. 9  
 Douglasville, GA  
 Size: 17,079 SF  
 Role: Lead Architect/Engineer



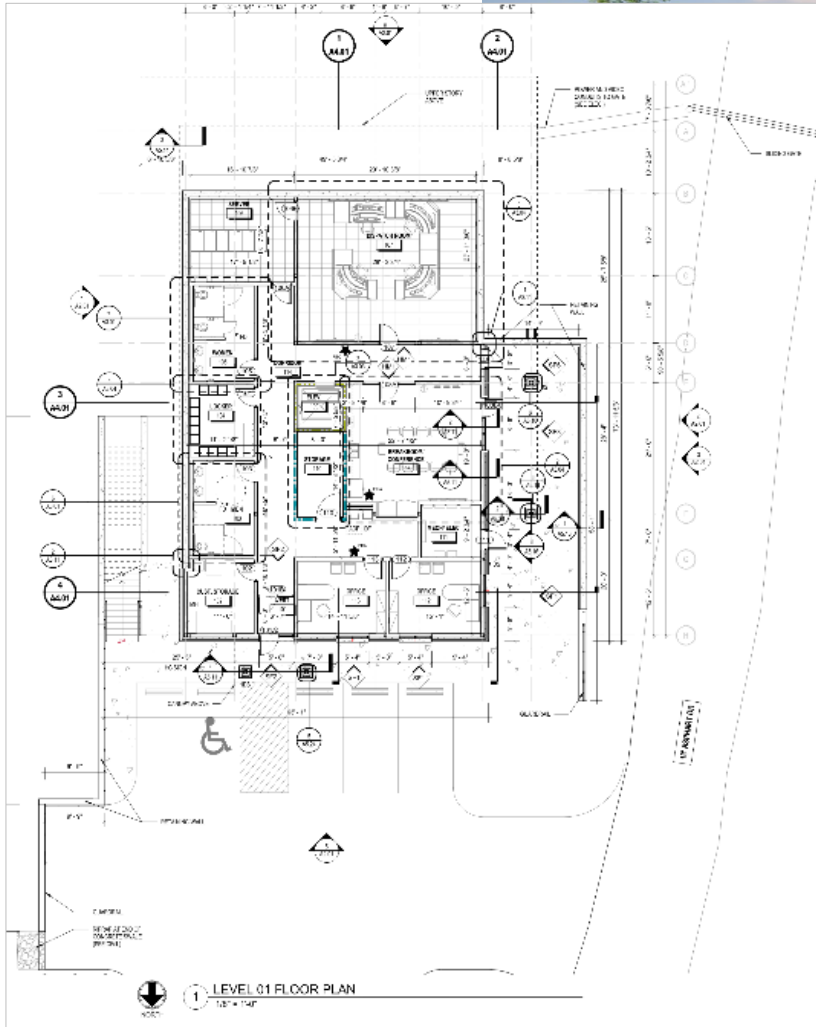


Joint Use Public Safety HQ Facility  
Roswell, GA  
Size: 13,200 SF  
Role: Lead Architect/Engineer





City of Roswell Fire Station Nos. 23 and 27  
 Roswell, GA  
 Size: 11,000 SF  
 Role: Lead Architect/Engineer

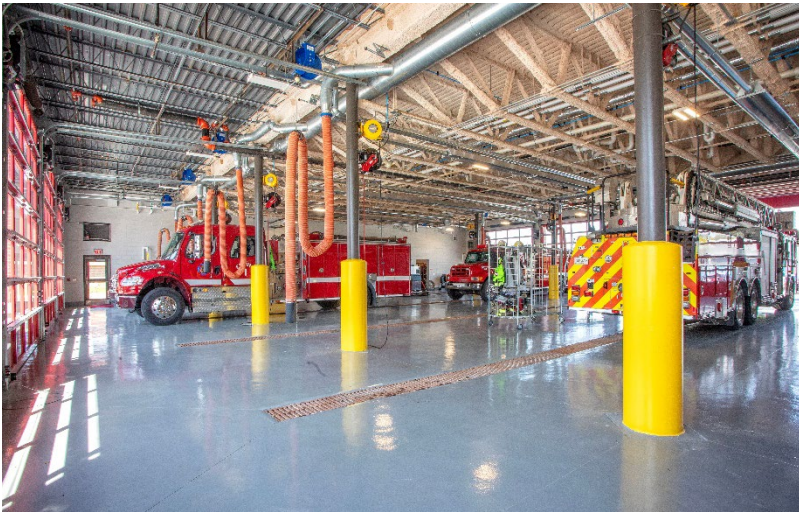


Union County 911 Call Center  
 Union County, GA  
 Size: 7,500 SF  
 Role: Lead Architect/Engineer





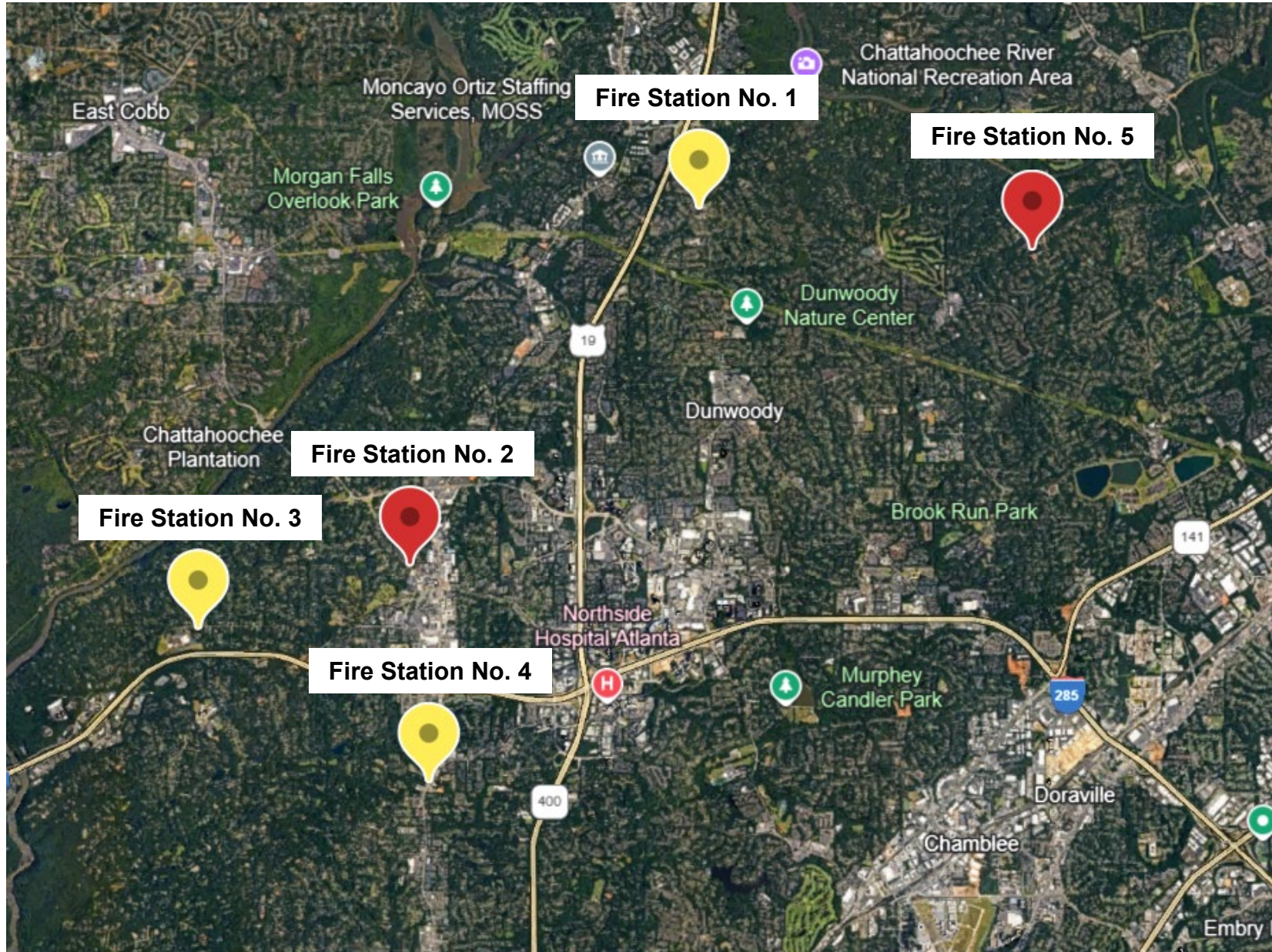
Fire Station No. 1 and Administration Facility  
Hinesville, GA  
Size: 17,000 SF  
Role: Lead Architect/Engineer



“GATHERING”



# “GATHERING”



- **Distinct Neighborhoods**
- **Distinct Input**



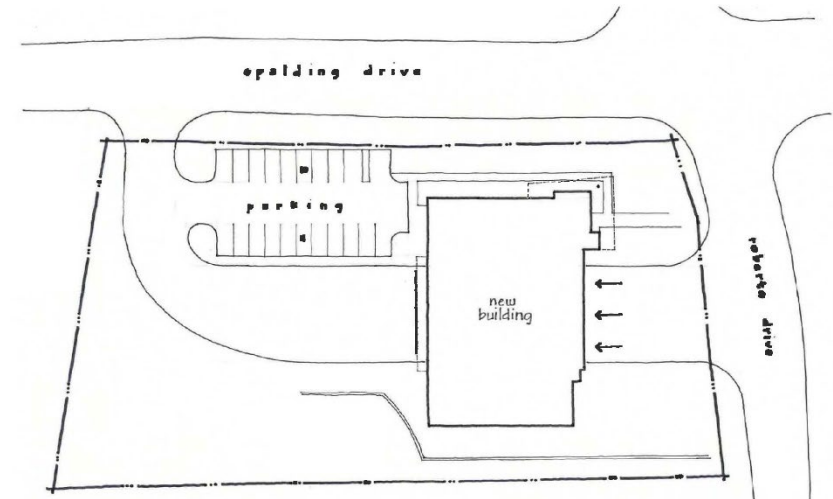
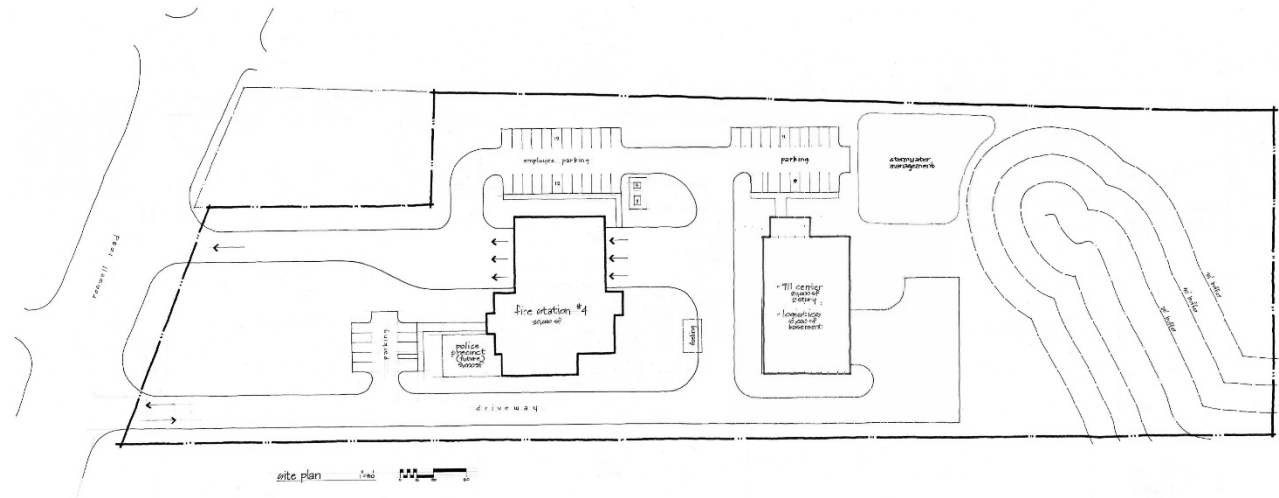
# "GATHERING": IMMEDIATE ITEMS TO COMMENCE

## Due-Diligence:

- Site Survey
  - Tree
  - Topographic
  - Utilities
- Zoning Assessment
  - Setbacks
  - Massing Standards
  - Aesthetics/Material Requirements
- Preliminary Geotechnical
- Reconfirm Program With The City

## Community Input:

- If Desired, Conduct A Community Listening Session To Gather Input
- Design Reviews Can Be Conducted With The Community And The City



# BUILDING ON PROVEN SUCCESS



## Two Stations. Two Success Stories. A Proven Approach.

- Successfully delivered Fire Stations No. 2 and No. 5 for the City of Sandy Springs.
- Engaged City leadership, Fire/Rescue staff, and community stakeholders early and often.
- Collaborative programming sessions defined operational priorities, apparatus needs, and community expectations.
- Design solutions balanced functionality, durability, and neighborhood integration.
- On-time, on-budget delivery despite a volatile construction market.

## Our Process In Action. Engagement That Drives Design Excellence.

- **Listen First:** Stakeholder workshops ensured alignment on operational needs and neighborhood context.
- **Transparency:** Regular check-ins with City leadership to manage expectations and decisions.
- **Community Awareness:** Addressed public concerns proactively through design, siting, and communication.
- **Operational Performance:** Designed with firefighter safety, efficiency, and rapid response in mind.
- **Sustainability & Longevity:** Focused on durable materials and systems for long-term value.



# BUILDING ON PROVEN SUCCESS: TURNING CHALLENGES INTO COMMUNITY SUCCESSES

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## Community Concerns: Fire Station No. 2 Development

- **Traffic & Noise:** Fear of increased siren noise and apparatus traffic in residential areas.
- **Neighborhood Fit:** Concerns about scale, appearance, and compatibility with surrounding homes.
- **Property Values:** Worries that a station could negatively impact nearby residential property values.
- **Safety & Privacy:** Concerns over lights, parking, and site security affecting adjacent properties.
- **Transparency:** Requests for more information and involvement early in the design process.

## Community Concerns: Fire Station No. 5 Development

- **Traffic Flow & Safety:** Concerns that fire apparatus would worsen congestion along Roswell Road and nearby intersections.
- **Noise & Sirens:** Worries about round-the-clock noise disrupting nearby residents and businesses.
- **Neighborhood Compatibility:** Apprehension that a modern public safety facility would clash with the existing corridor aesthetic.
- **Property Values & Business Impact:** Fear that proximity to a fire station could reduce residential values or disrupt business patronage.
- **Visual & Environmental Impact:** Requests to soften the appearance of the facility and mitigate light spillover, landscaping loss, and stormwater runoff.
- **Transparency & Engagement:** Desire for more consistent updates and early involvement in site layout and architectural design.



# SUCCESS CASE STUDY – FIRE STATION NO. 2



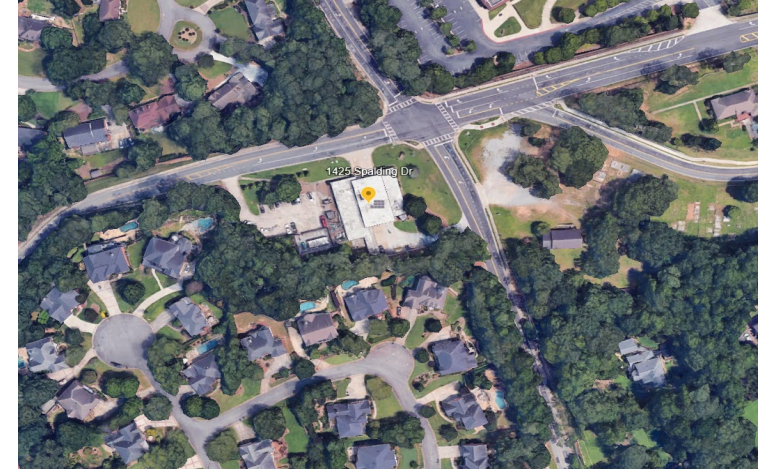
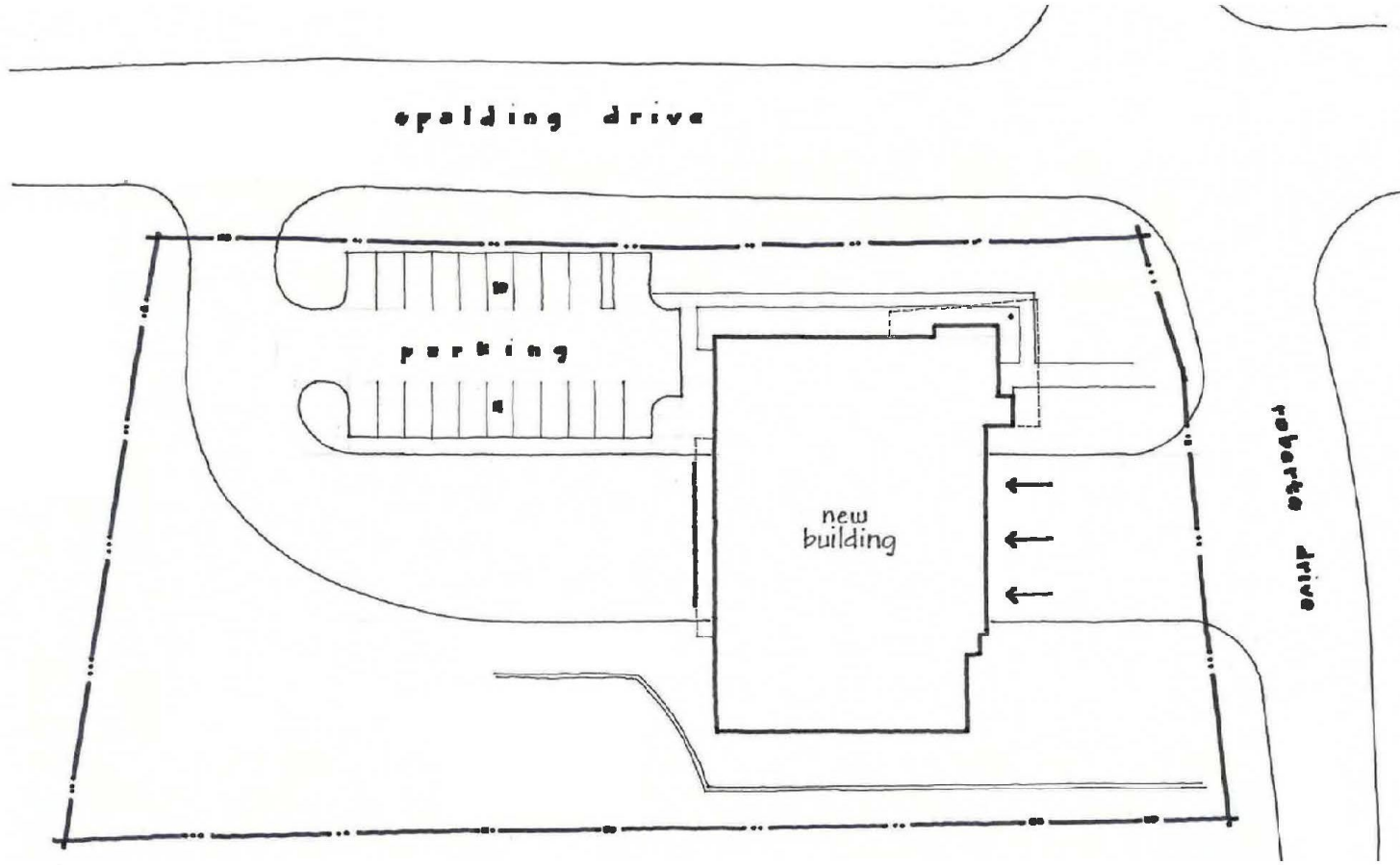
- 1 Site Sensitivity:** Positioned the station on the parcel with setbacks and landscaping to buffer adjacent neighbors.
- 2 Contextual Architecture:** Scaled building massing and design elements to complement the surrounding residential character.
- 3 Traffic Flow Management:** Designed circulation patterns to minimize neighborhood disruption and ensure safe apparatus movement.
- 4 Community Communication:** Maintained open dialogue with City officials and residents throughout design and construction.
- 5 Outcome:** Delivered a well-received facility that improved emergency response while enhancing the neighborhood environment.

# SUCCESS CASE STUDY – FIRE STATION NO. 5



- 1 Traffic Mitigation:** Designed apparatus access points to minimize disruption on Roswell Road and protect pedestrian/bike movements.
- 2 Noise Buffering:** Incorporated site orientation, sound-reducing materials, and landscaping buffers to reduce operational noise impacts.
- 3 Context-Sensitive Architecture:** Developed a design vocabulary that fit within Sandy Springs' character and corridor improvements.
- 4 Economic & Safety Value:** Communicated benefits – faster emergency response times and improved community safety – as value-adds for residents and businesses.
- 5 Neighborhood Enhancements:** Added landscaped setbacks, modern stormwater controls, and pedestrian-friendly site features.

# PROGRAMMING



**Fire Station #1**  
1425 Spalding Drive, Sandy Springs, GA 30350

### Key Features:

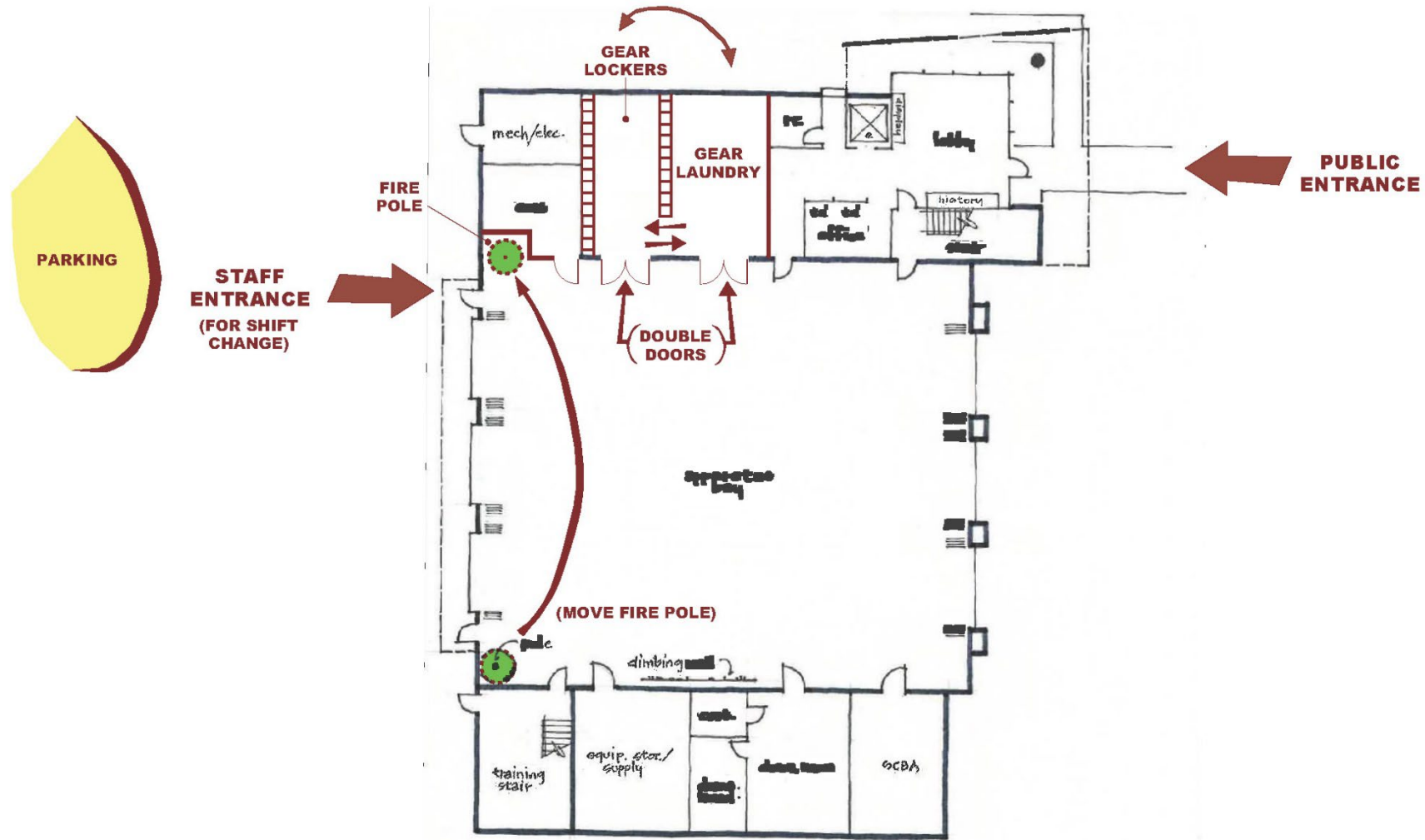
- Demo and rebuild, ~20,500 SF
- 3 drive-through apparatus bays
- 3-story training tower with training mezzanine area

### Considerations:

- Re-orient station
- Consider zoning massing neighborhood overlay
- Stormwater retention
- Neighborhood context
- Separate visitor parking (if possible)
- Move fire pole closer to gear lockers
- Provide close access to parking for shift changes



# PROGRAMMING



- IBC Structural Importance Factor



“Risk Category IV”

- ALL Willett engineers are licensed SEs and PEs
- 2026 Code Revision for increase structural observations – proximity is important
- NFPA 1585 – Standard for Exposure and Contamination Control

SANDY SPRINGS FIRE STATION #1  
SANDY SPRINGS, GA  
02/11/2025  
APPENDIX B

FIRST FLOOR PLAN  
1/16" = 1'-0"

CROFT



# PROGRAMMING



# PROGRAMMING



**Fire Station #4**  
**5275 Roswell Road, Sandy Springs, GA**  
**30350**

## Key Features:

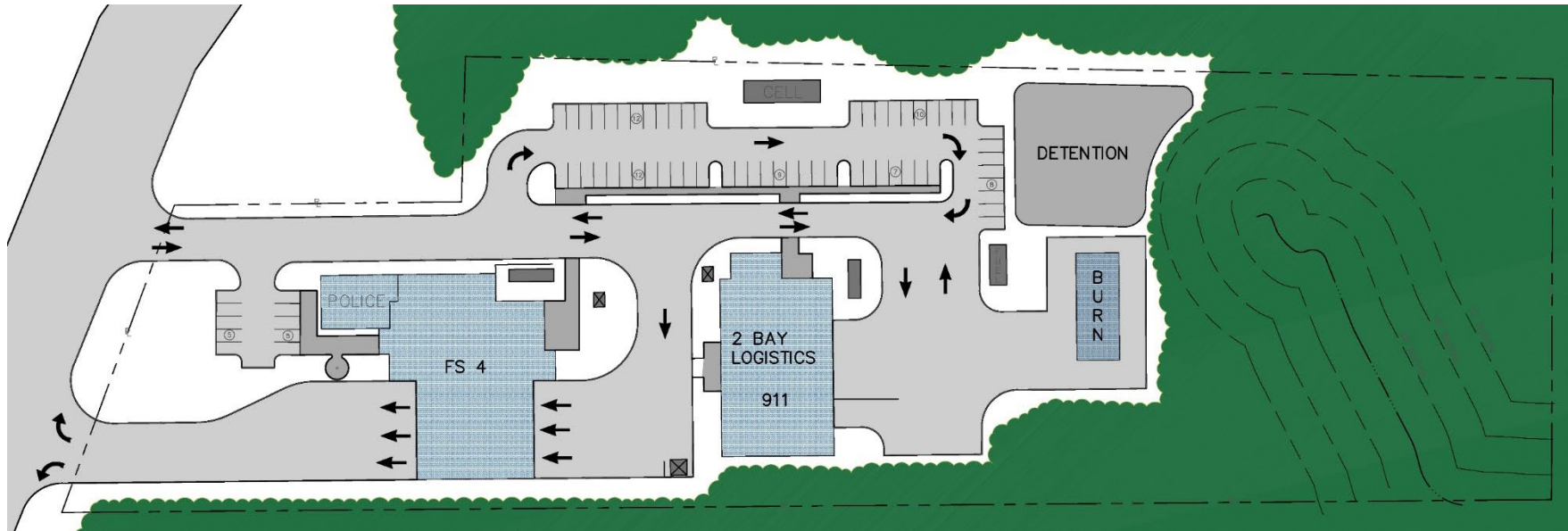
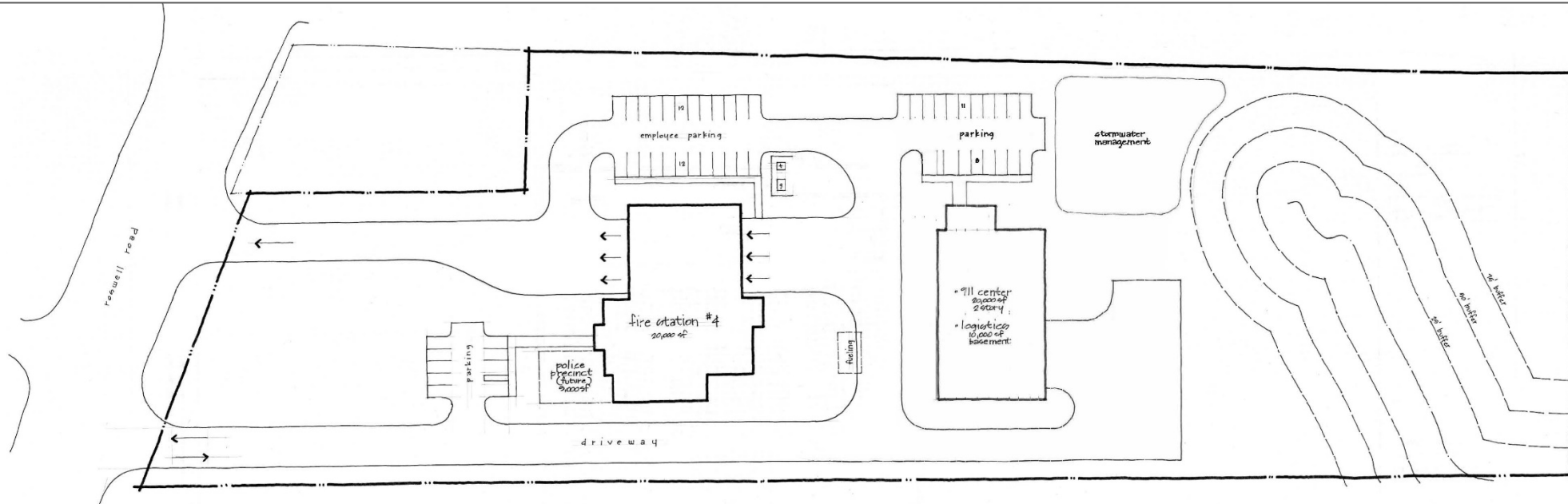
- New Build, Master Plan including future 911 Call Center
- ~20,500 SF
- 3 Drive-Through Apparatus Bays
- 3-Story Training Tower with Training Mezzanine Area
- 11,000 SF Logistics Building

## Considerations:

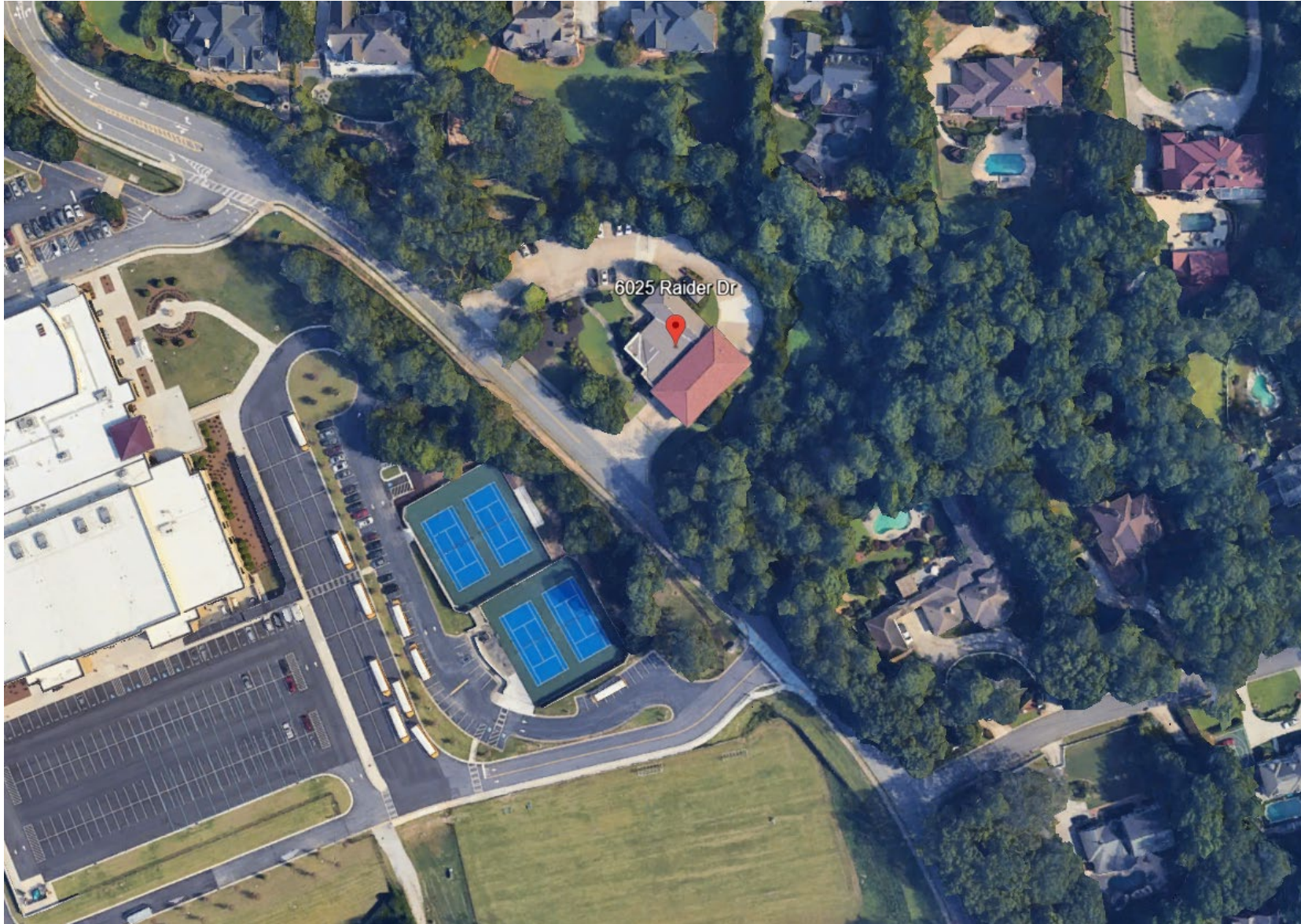
- Re-orient station
- Consider zoning massing neighborhood overlay
- Stormwater retention
- Stream buffer
- Neighborhood context
- Future police precinct
- Logistics building designed for future vertical expansion



# PROGRAMMING



# PROGRAMMING



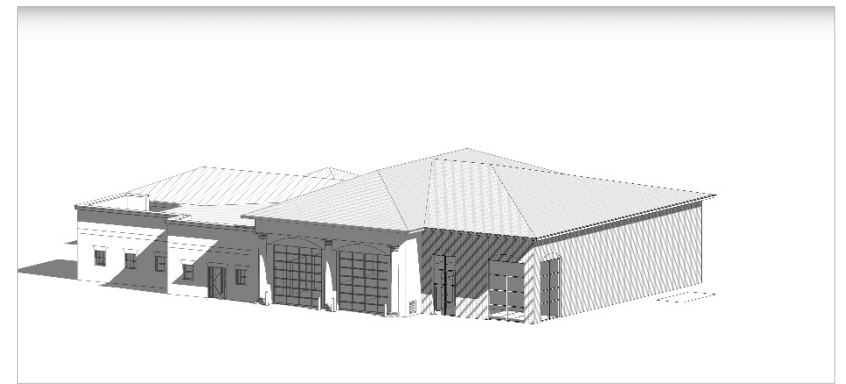
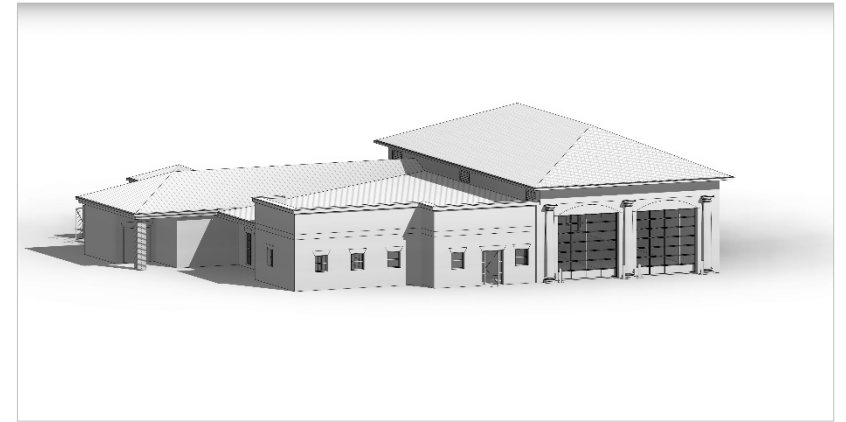
**Fire Station #3**  
**6025 Raider Drive, Sandy Springs, GA**  
**30350**

**Key Features:**

- Renovation and Addition
- ~20,500 SF
- 80'x24' two (2) story addition to existing apparatus bay
- Three (3) story training stairwell
- Areas for attention where applicable



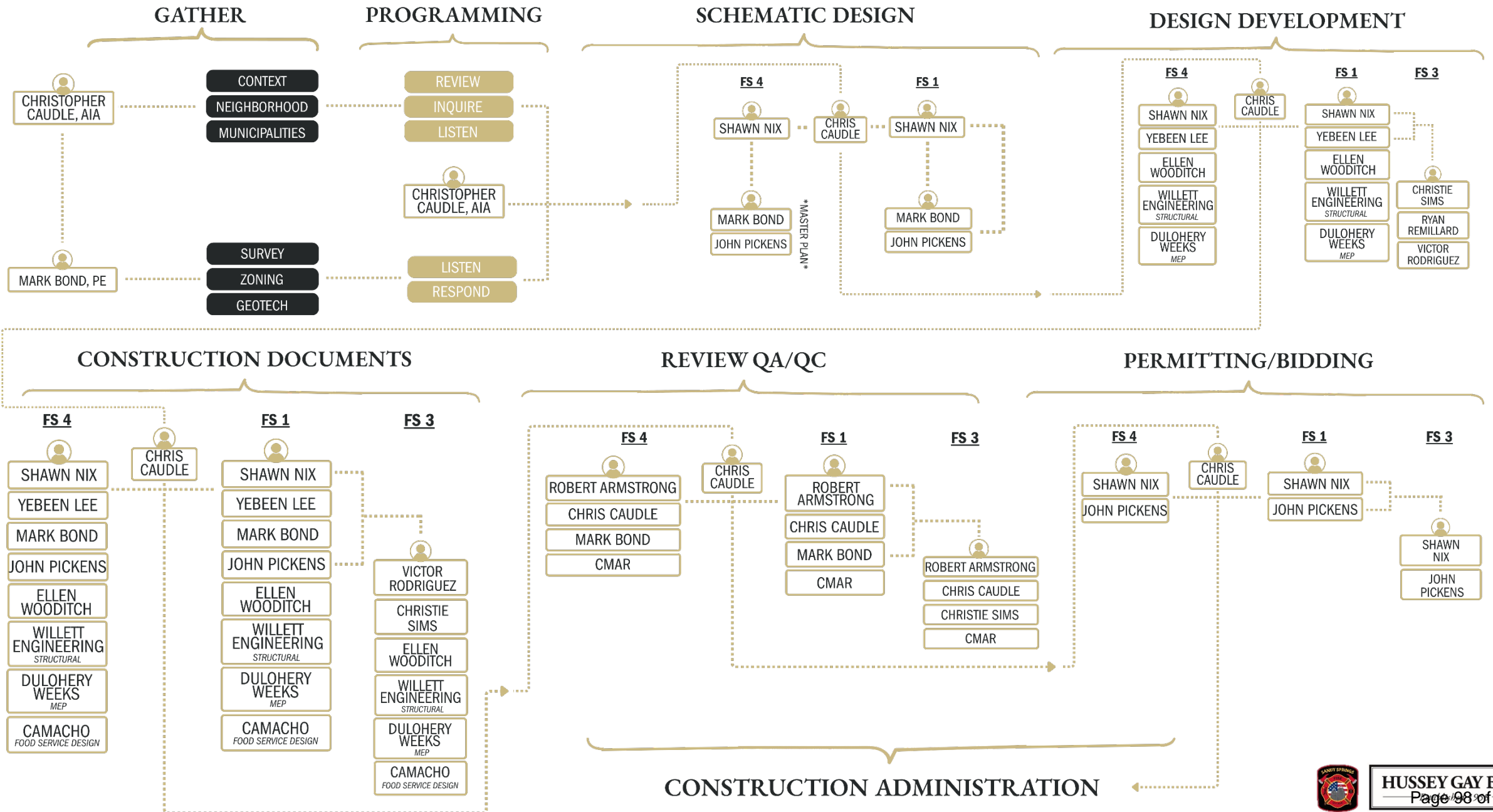
# PROGRAMMING



# EXECUTION PLAN



# EXECUTION PLAN



PARTNERSHIP



- **Commitment to the Process:** We submitted our fee proposal successfully submitted through the Euna portal on September 17, 2025 – covering all aspects of design and construction for the three projects.
- **Community Commitment:** We invest in Sandy Springs through initiatives like the Benevolent Fund Golf Classic.
- **Engagement First:** We listen to City leaders, Fire/Rescue, and residents to shape every decision.
- **Design by Input:** We turn stakeholder feedback into solutions for layout, scale, traffic, and noise.
- **Environmental Care:** We protect trees, manage stormwater, and enhance green space.
- **Balanced Outcomes:** We deliver stations that cut response times and respect neighborhood character.
- **Taxpayer Value:** We provide efficient, cost-conscious designs with long-term benefits.

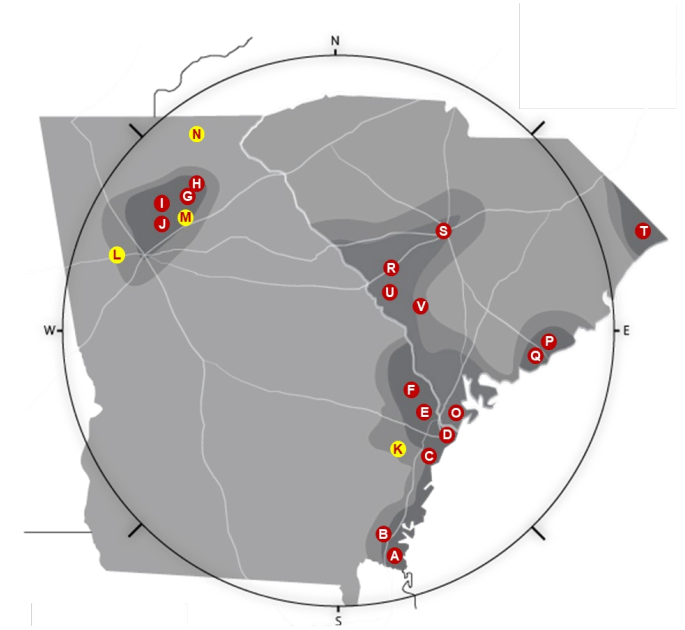


WHY US



# WHY US

- **Proven Team:** 175+ local professionals – architects, engineers, surveyors, CA/CO staff – ready to deliver without delay.
- **Deep Experience:** 40+ fire stations, 10+ other public safety facilities, plus direct knowledge of Sandy Springs’ permitting and standards.
- **In Progress Now:** Already advancing design on Fire Station No. 3 – seamless momentum into Stations 1 and 4.
- **Efficient & Flexible:** Designs that save time and cost, with adaptable aesthetics for each site.
- **QA/QC Assured:** Every step reviewed by AIA-registered architects and licensed professionals.
- **Trusted Partner:** We know your stakeholders, your standards, and how to deliver stations that serve and strengthen Sandy Springs.



**10+**  
*Public Safety Facilities*

**40+**  
*Fire Station Projects*

**8**  
*Regional Offices*

**175+**  
*Professionals*

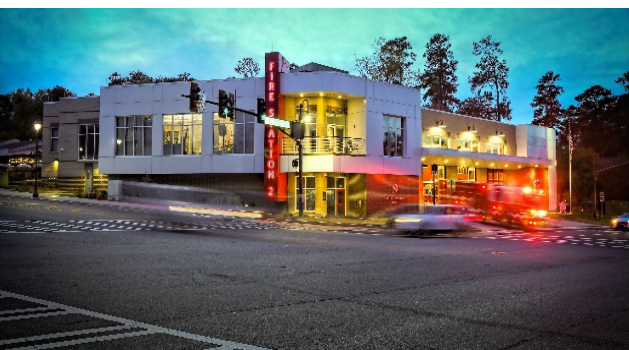
**12**  
*In-House Disciplines*

**2025**  
*ENR Top 500 Design Firm*



THANK YOU







October 16, 2025

Mr. Edward McAdoo III  
Senior Buyer  
City of Sandy Springs  
1 Galambos Way  
Sandy Springs, GA 30328

**RE: A/E DESIGN SERVICES FEE REDUCTION  
NEW FIRE STATION 4, LOGISTICS BUILDING**

Mr. McAdoo,

Hussey Gay Bell is pleased to offer this Fee Revision to reduce our design fee for the Logistics Building that is proposed on the future site for the New Fire Station 4 on Roswell Road.

Our Initial Fee was proposed at \$240,000.00, which assumed a partially buried lower level for the Logistics function. Per email correspondence from you dated October 14, 2025, the scope was clarified and noted that the Logistics Building would be a PEMB frame and skin, with an interior upfit similar to the Logistics Building we did for Hall County at Fire Station 1 site, fully conditioned.

We propose to reduce our design fee by Sixty Five Thousand Dollars (\$65,000.00).

The revised design fee for the Logistics Building is:

**\$240,000.00 (Two hundred and forty thousand dollars)**  
**-\$65,000.00 (Sixty-five thousand dollars) Reduction**

**Revised Fee: \$175,000.00 (One hundred and seventy-five thousand dollars)**

We thank the City of Sandy Springs again for this opportunity, and are happy to review this proposal at your convenience or answer any questions that you may have.

Sincerely,  
**HUSSEY GAY BELL**

Christopher M. Caudle, AIA  
Principal

STATE OF GEORGIA  
COUNTY FULTON

**A RESOLUTION TO APPROVE A CONTRACT AWARD TO HUSSEY, GAY, BELL & DEYOUNG, INTERNATIONAL, INC. FOR ARCHITECTURAL DESIGN AND ENGINEERING SERVICES FOR THE NEW FIRE STATIONS NO. 1 AND NO. 4 AND RENOVATIONS TO FIRE STATION NO. 3, AND AUTHORIZATION FOR THE MANAGER OF THE PUBLIC FACILITY AUTHORITY TO EXECUTE THE CONTRACT**

**WHEREAS**, the City of Sandy Springs (the “City”) conducted a qualification-based solicitation to identify a highly qualified and experienced architectural and engineering firm to provide design and project/construction administration services (“Services”) for the construction of new Fire Stations No.1, new Fire Station No.4 and the renovation of Fire Station No. 3; and

**WHEREAS**, the City issued Request for Qualifications #24-059 (“RFQC”) on July 18, 2025, with a Pre-Qualification Meeting held on July 29, 2025, and on-site visits conducted on August 29, 2025; and

**WHEREAS**, the City received Statements of Qualifications (“Responses”) from seventeen (17) firms, and those Responses were reviewed for administrative compliance and evaluated based on the criteria set forth in the RFQC; and

**WHEREAS**, an evaluation committee formed by the City (“Evaluation Committee”) evaluated the Responses consistent with criteria established by the terms of the RFQC, to determine the best overall value to the City and its residents; and

**WHEREAS**, the three (3) top-scoring firms, Croft & Associates, Inc., Hussey, Gay, Bell, & DeYoung, International, Inc., and POH + W Architects, LTD. were invited to participate in interviews and formal presentations before the evaluation committee; and

**WHEREAS**, following interviews, the Evaluation Committee reviewed the fee proposals submitted by the shortlisted firms, and Croft & Associates, Inc. was deemed nonresponsive during the final evaluation phase for failing to submit a fee proposal in accordance with the solicitation instructions; and

**WHEREAS**, following the evaluation of qualifications, interview and review of fee proposals, Hussey, Gay, Bell & DeYoung, International, Inc. was determined by the Evaluation Committee to be the most responsive and responsible firm, offering the best value to the City through its demonstrated experience, team capacity, comprehensive project approach, and clearly defined and appropriately aligned fee proposal; and

**WHEREAS**, the evaluation committee has completed its evaluation and provided a written recommendation, as detailed in the Evaluation Memorandum, attached hereto and incorporated herein by this Resolution, in support of awarding a contract to Hussey, Gay, Bell & DeYoung, International, Inc.

**NOW THEREFORE, BE IT RESOLVED BY THE PUBLIC FACILITIES AUTHORITY OF CITY OF SANDY SPRINGS, GEORGIA THAT:**

1. Hussey, Gay, Bell & DeYoung, International, Inc. is hereby awarded a contract for architectural design and engineering services for the new Fire Station No. 1, the new Fire Station No. 4 and the renovation of Fire Station No. 3 in the amount of \$ 2,173,780.00; and

**RESOLUTION NO. 2025-10-\_\_\_\_\_**

2. The Public Facilities Authority Manager and the City Attorney are hereby authorized to negotiate the terms of the contract with Hussey, Gay, Bell & DeYoung, International, Inc.; and
3. The Public Facilities Authority Manager is hereby authorized to execute a contract in the amount of \$2,173,780.00 pending approval by the City Attorney and the Chief Financial Officer; and
4. The Public Facilities Authority Manager and appropriate City Staff are hereby authorized to take such actions as shall be deemed necessary to effectuate the intent of this Resolution.

**SO RESOLVED** this the 7th day of October 2025.

Approved:

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

Attest:

\_\_\_\_\_  
Raquel D. González, Secretary  
(Seal)



## SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Members of the Public Facilities Authority

FROM: Chris Burnett, Director of Economic Development

DATE: October 15, 2025 Submission for the October 21, 2025 Public Facilities Authority Meeting

ITEM: Request for Public Facilities Authority Consideration of a Resolution to Accept a Quitclaim Deed from the City of Sandy Springs for Property Known as the Sandy Springs Historic Site and Park (Tax Parcel # 17-0089-0011-047-6 and Tax parcel # 17-0089-0011-048-4)

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### ***Recommendation:***

Staff recommends approval of the Resolution.

### ***Background:***

The City of Sandy Springs currently holds title to the property known as the Sandy Springs Historic Site and Park (Parcel ID Numbers 17 008900110476 and 17 008900110484) (the "Property"). The Property includes both the Williams Payne House and a portion of the Heritage Sandy Springs Park.

Although the City is limited by the Georgia Constitution in its ability to contractually commit to the expenditure of public funds beyond one year, the State of Georgia Constitution grants the City the right to enter into contractual obligations with its Public Facilities Authority ("PFA") for the performance of governmental services. Through such contracts, the City can make enforceable financial commitments for up to forty (40) years.

### ***Discussion:***

Given the City's desire to establish an adaptive reuse of the Williams Payne House, transferring the Property to the PFA would allow more flexibility in the use of the property, including the ability to lease space for terms beyond one year.

### ***Financial Impact:***

There is no financial impact to the PFA with the transfer of ownership.

**Alternatives:**

The PFA may choose not to accept transfer of the Property and provide further direction to Staff.

**Review:**

Kristin Byars Smith, Assistant City Manager	Created/Initiated - 10/16/2025
Chris Burnett, Director of Economic Development	Approved - 10/17/2025
Kristin Byars Smith, Assistant City Manager	Approved - 10/17/2025
Toni Carlisle, Chief Financial Officer	Approved - 10/17/2025
Dan Lee, City Attorney	Approved - 10/17/2025
Eden Freeman, City Manager	Final Approval - 10/17/2025

**Attachments:**

1. Location Map
2. Resolution for PFA to Accept Conveyance of WPH
3. Quitclaim Deed to PFA 109 HILDERBRAND
4. Quitclaim Deed to PFA WILLIAM PAYNE HOUSE



**STATE OF GEORGIA  
COUNTY FULTON**

**A RESOLUTION OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES  
AUTHORITY TO ACCEPT A QUITCLAIM DEED FROM THE CITY OF SANDY  
SPRINGS FOR THE PROPERTIES OF THE SANDY SPRINGS HISTORIC SITE AND  
PARK**

**WHEREAS**, the City of Sandy Springs (“City”) holds title to the property known as the Sandy Springs Historic Site and Park (Tax Parcel # 17-0089-0011-047-6 and Tax parcel # 17-0089-0011-048-4), having been conveyed by Quitclaim Deed from Fulton County to the City of Sandy Springs, dated 12/08/2006, filed 12/12/2006 and recorded in Deed Book 44050, page 668, Fulton County, Georgia records; and

**WHEREAS**, to have more flexibility in its use of the subject properties, at its October 21, 2025, meeting the Sandy Springs City Council (“City Council”) is scheduled to vote on a resolution to quitclaim its interests in the Sandy Springs Historic Site and Park (“Resolution”) to the City of Sandy Springs Public Facilities Authority (“Authority”); and

**WHEREAS**, should the City Council approve the Resolution, the Authority desires to accept the quitclaim of the City’s interest in the Sandy Springs Historic Site and Park.

**NOW THEREFORE, BE IT RESOLVED** by the Board members of the City of Sandy Springs Public Facilities Authority while in session on October 21, 2025 at 6:00 p.m., that, should the Sandy Springs City Council approve the Resolution at its October 21, 2025 meeting, the Board accept a Quitclaim Deed in favor of the Sandy Springs Public Facilities Authority for the property of the Sandy Springs Historic Site and Park in the City of Sandy Springs, Georgia.

**RESOLVED** this 21<sup>st</sup> day of October 2025.

Approved:

---

Russell K. Paul, Chairman

Attest:

---

Raquel D. Gonzalez, Clerk  
(Seal)

AFTER RECORDING, PLEASE RETURN TO:

City Clerk  
City of Sandy Springs, Georgia  
1 Galambos Way  
Sandy Springs, Georgia 30328  
(770) 730-5600

Tax ID: 17 008900110484  
109 Hilderbrand Avenue

**STATE OF GEORGIA  
FULTON COUNTY**

**QUITCLAIM DEED**

**THIS INDENTURE**, made this \_\_\_ day of \_\_\_\_\_, 2025 between the CITY OF SANDY SPRINGS, GEORGIA a municipal corporation of the State of Georgia, as party of the first part (hereinafter referred to as “Grantor”), and the CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY, a public authority of the State of Georgia, as party of the second part (hereinafter referred to as “Grantee”) (the words "Grantor" and “Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** The said Grantor for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of all of which being hereby acknowledged, has bargained, sold and conveyed, and by these presents does hereby, remise, release and forever quitclaim to the said Grantee all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 89 of the 17<sup>th</sup> District, Fulton County, Georgia, and being more particularly described in Exhibit “A”, attached hereto and incorporated herein by this reference (William Payne House).

**TO HAVE AND TO HOLD** the said described premises, together with all and singular the rights, members and appurtenances thereof, unto the said Grantee so that neither the said Grantor nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed this deed, the year and day above first stated.

**GRANTOR:**  
**CITY OF SANDY SPRINGS, GEORGIA**, a  
municipal corporation of the State of Georgia

By: \_\_\_\_\_  
Russell K. Paul, Mayor

Attest:

By: \_\_\_\_\_  
Raquel D. González, City Clerk

{S.E.A.L.}

Sworn to and Subscribed  
before me, and in my presence  
on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My Comm. Expires: \_\_\_\_\_

\_\_\_\_\_  
(Unofficial Witness)

Name: \_\_\_\_\_

{S.E.A.L.}

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**109 Hilderbrand Avenue**  
**Tax ID: 17 0089 0011 048 4**

All that tract or parcel of land lying and being in Land Lot 89 of the 17<sup>th</sup> District, Fulton County, City of Sandy Springs, Georgia and being more particularly described as follows:

AFTER RECORDING, PLEASE RETURN TO:

City Clerk  
City of Sandy Springs, Georgia  
1 Galambos Way  
Sandy Springs, Georgia 30328  
(770) 730-5600

Tax ID 17 008900110476  
0 Sandy Springs Circle

**STATE OF GEORGIA  
FULTON COUNTY**

**QUITCLAIM DEED**

**THIS INDENTURE**, made this \_\_\_ day of \_\_\_\_\_, 2025 between the CITY OF SANDY SPRINGS, GEORGIA a municipal corporation of the State of Georgia, as party of the first part (hereinafter referred to as “Grantor”), and the CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY, a public authority of the State of Georgia, as party of the second part (hereinafter referred to as “Grantee”) (the words "Grantor" and “Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** The said Grantor for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of all of which being hereby acknowledged, has bargained, sold and conveyed, and by these presents does hereby, remise, release and forever quitclaim to the said Grantee all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

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**IN WITNESS WHEREOF**, the said Grantor has signed and sealed this deed, the year and day above first stated.

**GRANTOR:**  
**CITY OF SANDY SPRINGS, GEORGIA**, a  
municipal corporation of the State of Georgia

By: \_\_\_\_\_  
Russell K. Paul, Mayor

Attest:

By: \_\_\_\_\_  
Raquel D. González, City Clerk

{S.E.A.L.}

Sworn to and Subscribed  
before me, and in my presence  
on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My Comm. Expires: \_\_\_\_\_

\_\_\_\_\_  
(Unofficial Witness)

Name: \_\_\_\_\_

{S.E.A.L.}

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**(William Payne House)**  
**Tax ID: 17 0089 0011 047 6**

All that tract or parcel of land lying and being in Land Lot 89 of the 17<sup>th</sup> District, Fulton County, City of Sandy Springs, Georgia and being more particularly described as follows:



## SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Members of the Public Facilities Authority

FROM: Chris Burnett, Director of Economic Development

DATE: October 10, 2025 Submission for the October 21, 2025 Public Facilities Authority Meeting

ITEM: Request for Public Facilities Authority Consideration of a Resolution to Authorize the Public Facilities Authority General Manager and the City Attorney to Negotiate a Lease Agreement with Summit Sandy Springs, LLC, and to Authorize the Authority General Manager to Execute the Lease Agreement

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### ***Recommendation:***

Staff recommends that the Public Facilities Authority (the "Authority") authorize the General Manager and City Attorney to negotiate and execute a lease agreement with Summit Sandy Springs, LLC ("Tenant") to operate the Williams Payne House and designated surrounding outdoor space as a food, beverage and events facility under the trade name, "Summit Coffee". The initial lease term will be ten (10) years, with options to renew for two (2) additional five (5) year terms.

### ***Background:***

In the summer of 2024, the City issued a Request for Proposals (RFP) for a commercial operator to activate the Williams Payne House, a two-story 19th century home in the heart of the City Springs District that was previously used as a museum and event space. During the first RFP cycle, no proposals were submitted. A second RFP cycle started in March 2025. Two interested users submitted proposals, but the City elected not to proceed with either proposal.

After the two RFP cycles, the Authority authorized staff to interview and select a real estate broker to represent the City's interest and expand the marketing outreach for the property. Four commercial real estate brokerage firms submitted proposals and Mr. Alan Shaw with The Shopping Center Group was chosen to represent the City in listing and marketing the property for lease. Mr. Shaw received over 50 inquiries from potential users, 30+ of which physically toured the space. Seven prospects ultimately requested conditional lease terms from the City with three of these submitting formal lease proposals back to the City.

After careful consideration of each proposal within the context of the City’s stated objectives for this property, Mr. Shaw recommended that City Staff enter into formal lease discussions with Summit Sandy Springs, LLC to operate a “Summit Coffee” restaurant and event facility in the Williams Payne House. Staff has been negotiating the lease terms with Summit, leading to the recommendation that is now being made for consideration by the Public Facilities Authority. Summit Coffee has been in business since 1998 and currently has 20 locations across three states, four of those being in Metro Atlanta. The company has a record of successful business operations with a focus on tailoring each of its locations to the community it serves.

***Discussion:***

The Williams Payne House is a two-story 19th century home in the heart of the City Springs District that was previously used as a museum and event space. Since COVID, however, the building has sat vacant, overlooking a large public greenspace. The City of Sandy Springs and the City Springs District have a high retail occupancy rate with limited space available for new restaurants and retail businesses to open. This is especially true of standalone, historic buildings that have a similar historic character and charm as many of the buildings in our fellow North Fulton cities. As such, staff identified the Williams Payne House as an opportunity for a commercial operator that could activate the building as a “third place” in the heart of City Springs. Having identified the creation of a vibrant city center as a major goal, staff believes that the Williams Payne House represents a unique opportunity to choose a business that will benefit the residents of Sandy Springs, while also generating a fair financial return for the taxpayers.

Summit Coffee proposes to open a coffee-based food and beverage concept that will operate from 6:00am to 9:00pm seven days per week. They will sell traditional and specialty coffee, breakfast, lunch, and dinner adjacent food, alcoholic beverages (including spirits), and ice cream seasonally. With extensive experience in similar markets, a generous investment buildout planned, competitive rental rates, and a strong understanding of the historic character and needs of the space, both staff and Mr. Alan Shaw recommend the PFA authorize the General Manager and City Attorney to negotiate and execute a lease with Summit Sandy Springs LLC (“Summit Coffee”).

***Financial Impact:***

Cost Component	Amount
Rent (initial lease term)	\$528,066

FF&E	\$106,151
Hard Cost Build out	\$175,000
City Commission Payment	-\$21,123 (4%)
City's Tenant Improvement Allowance** (Typical of commercial lease transactions)	\$0
<b>Estimated Value Gained (for City)</b>	<b>\$788,094</b>

\*\*Despite being typical of commercial lease transactions, the City of Sandy Springs chose not to invest tenant improvement dollars. While this reduces interest in the property, it significantly reduces the risk of lost capital if the chosen operator does not remain open.

***Alternatives:***

PFA may deny the resolution to authorize the General Manager and City Attorney to negotiate and execute a lease agreement with Summit Sandy Springs, LLC. Staff may continue negotiation with other interested operators or discontinue the process of leasing the Williams Payne House.

***Review:***

Raquel Gonzalez, City Clerk  
Chris Burnett, Director of Economic Development  
Kristin Byars Smith, Assistant City Manager  
Toni Carlisle, Chief Financial Officer  
Dan Lee, City Attorney  
Eden Freeman, City Manager

Created/Initiated - 10/16/2025  
Approved - 10/17/2025  
Approved - 10/17/2025  
Approved - 10/17/2025  
Approved - 10/17/2025  
Final Approval - 10/17/2025

**Attachments:**

1. WPH Lease Presentation
2. WPH Lease Resolution

# Williams Payne House Commercial Lease

October 21, 2025



SANDY SPRINGS  
GEORGIA

# Listing and Selection Process

- The Shopping Center Group (TSCG) was selected to represent city in marketing WPH to potential tenants
- TSCG had significant tenant interest and issued 7 Letters of Intent (LOI) to prospects
- With City's desire to not provide a tenant finish allowance, several interested parties withdrew, leaving 3 firm LOIs
- Of those 3, staff recommends that Public Facilities Authority (PFA) enters into a lease agreement with Summit Coffee



# Summit Coffee

Opened originally in North Carolina in 1998 by a group of Davidson University graduates, Summit Coffee today has 20 locations in the southeast (four in metro Atlanta in Brookhaven, Dunwoody, Emory Village and Roswell) with another location coming to Johns Creek.

Sandy Springs will be their 22<sup>nd</sup> location overall and 6th in metro Atlanta.

*“When a coffee shop can turn into an after-work hangout spot, host live music, serve adult beverages, and provide family events and community programming, then it’s decidedly “more than expected”, and that’s a good thing. But when that same coffee shop turns into a fixture in the community, and a defacto meeting place and natural, forgone conclusion space without needing to drive a purchase, then you’ve hit a true third place. Activating our cafes in multiple facets outside of the core business takes a lot of work and a lot of small events with variety, but if you do it well and keep programming as an objective, you can build a lot of good will around your hosted events and create exponential value for the surrounding area.”*

- Adam Cook and Team Summit

# Summit Coffee: Experiences



# Summit Coffee

- Coffee shop/restaurant with indoor and outdoor seating, bookable meeting/event rooms.
- Standard and seasonal menu offering breakfast, lunch, dinner adjacent food options
- Open 6 am – 9pm
- Main café operations and baking on bottom floor.
- Outdoor alcohol bar
- Outdoor ice cream shop (Summit Creamery)
- Live Events and Activations

Starting Year 2 Rate is \$25.00 psf, stepping up to \$27.50 in Year 5, and again to \$30 psf in Year 6. Annual increases of 2% every year starting in year 3 through end of lease (including extensions).

10-year lease term with two 5-year renewal options

# Summit Coffee: Concept Vision



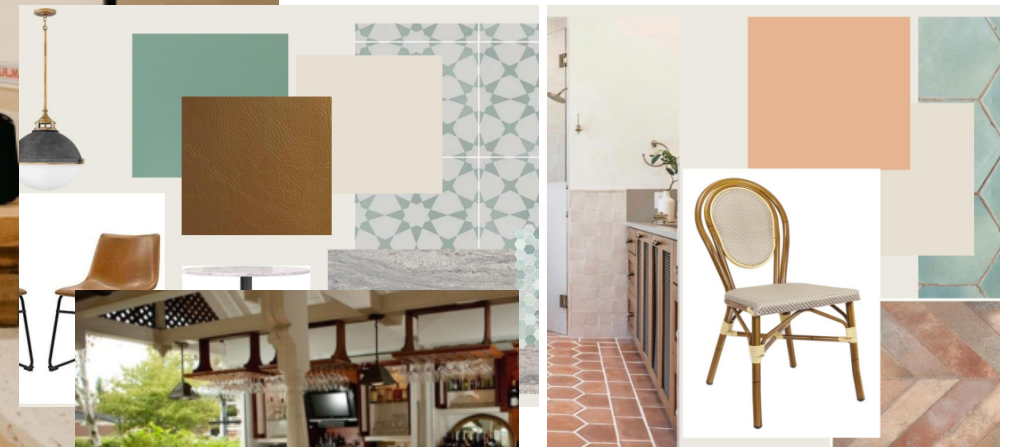
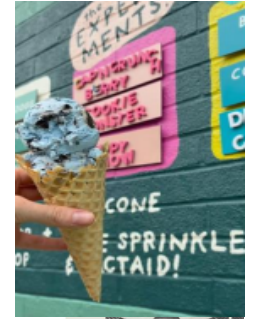
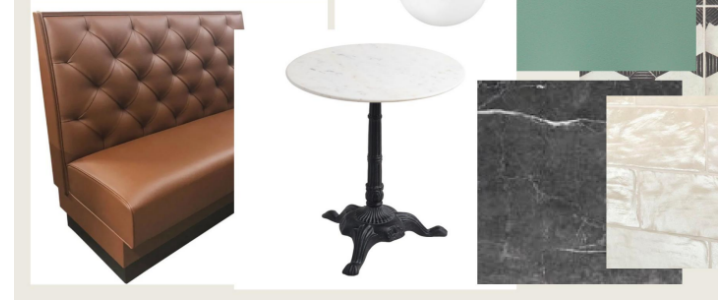
## Summit Coffee Sandy Springs

For consideration at the Williams-Payne House

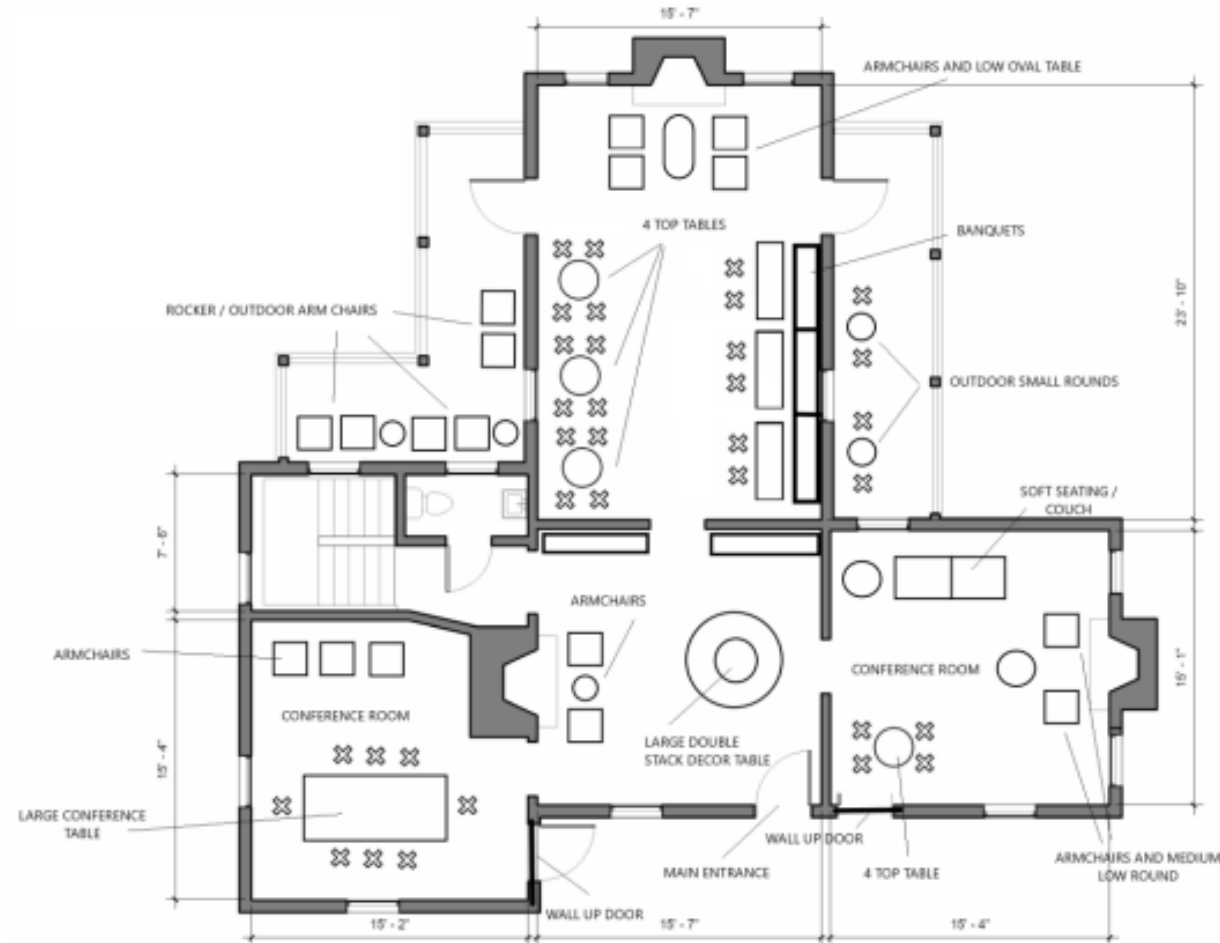


let's set the scene.

1



# Summit Coffee: Concept Vision



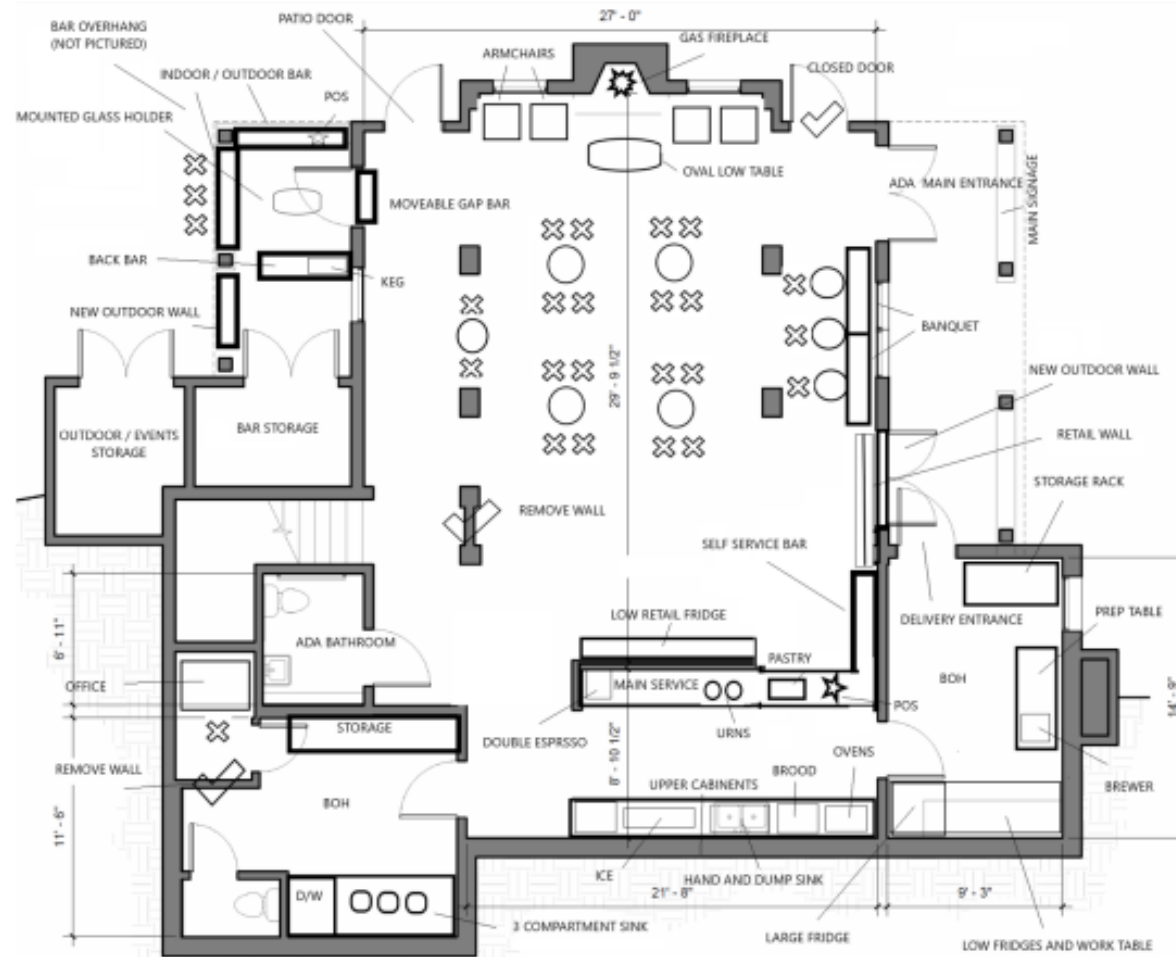
Summit Coffee - Sandy Springs EXISTING PLAN - MAIN LEVEL

DATE: 05.06.25  
SCALE: 3/16" = 1'-0"

## Upper-Level Buildout



# Summit Coffee: Concept Vision



Lower-Level Buildout



# Summit Coffee: City Revenue

Year	Total Lease Receipts (\$)	Rent per sq ft (\$/sq ft)
1	0	0.00
2	50,750	25.00
3	51,765	25.52
4	52,800	26.01
5	55,825	27.50
6	60,900	30.00
7	62,118	30.60
8	63,360	31.22
9	64,628	31.84
10	65,920	32.49
Total	528,066	-

Cost Component	Amount (\$)
FF&E	106,151
Hard Cost Buildout	175,000
Total Investment	281,151

Rent + Tenant Investment: \$809,217

City Commission Payment: - \$21,123

**Est. Total Value Gained: \$788,094**

# How Summit Meets Goals for Williams Payne House (WPH)

- Select a user that preserves the history and beauty of WPH and provides a highly desirable patron experience across broad community demographics
- Select a user with strong operating history and meaningful investment in WPH, thus offering the best probability for financial success in this location
- Generate acceptable financial return to Sandy Springs taxpayers without putting taxpayer funds at risk
- Activate WPH as the first food & beverage concept in City Springs 2.0, establishing a prelude of future F&B to come to that project



**STATE OF GEORGIA  
COUNTY OF FULTON**

**A RESOLUTION TO AUTHORIZE THE PUBLIC FACILITIES AUTHORITY GENERAL MANAGER AND THE CITY ATTORNEY TO NEGOTIATE A LEASE AGREEMENT WITH SUMMIT SANDY SPRINGS, LLC AND TO AUTHORIZE THE AUTHORITY GENERAL MANAGER TO EXECUTE THE LEASE AGREEMENT; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Sandy Springs Public Facilities Authority (the “Authority”) is the owner of certain real property located in 17<sup>th</sup> District, Land Lot 89, Fulton County, Georgia, identified as Parcel ID 17 008900110476 and a portion of 17 008900110484, known as “The Williams Payne House” at 6075 Sandy Springs Circle, Sandy Springs, GA (the “Property”); and

**WHEREAS**, the City selected Alan Shaw of The Shopping Center Group to represent its interest in leasing the Property to a commercial operator, and Mr. Shaw presented the Property to a multitude of interested parties, ultimately recommending Summit Sandy Springs, LLC, under the trade name of “Summit Coffee” (the “Tenant”); and

**WHEREAS**, the Authority and Tenant desire to negotiate a lease agreement for the Property under the general terms summarized on Exhibit “A” attached hereto; and

**WHEREAS**, the lease will prohibit certain business uses, but will allow for the operation of a food and beverage business, and will require Tenant to receive approval from the City for all exterior changes, as well as all non-aesthetic interior modifications; and

**WHEREAS**, the Authority finds such lease to be in the best interests of the City and its operations, providing a revenue-generating use of the Property while activating a currently vacant building as a central gathering place in the community and maintaining its historic character.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANDY SPRINGS PUBLIC FACILITIES AUTHORITY:**

1. The Public Facilities Authority General Manager and City Attorney are hereby authorized to negotiate the terms of a tenant lease with Summit Sandy Springs, LLC at terms consistent with those outlined in Exhibit “A”; and
2. Subject to the successful negotiation of said lease terms, the Public Facilities Authority General Manager is authorized to execute the lease agreement and any necessary documents on behalf of the Authority, in substantially the form presented, with such minor changes as may be deemed necessary, subject to approval by the City Attorney and Chief Financial Officer; and
3. The Public Facilities Authority General Manager, City Attorney, and appropriate City Staff are hereby authorized to take such actions as they may deem necessary to effectuate the intent of this Resolution.

**SO RESOLVED** this 21<sup>st</sup> day of October 2025.

**RESOLUTION NO. 2025-10-XXXX**

Attest:

Approved:

---

Raquel D. Gonzalez, Secretary  
(Seal)

---

Russell K. Paul, Chairman

**EXHIBIT “A”**

Initial Lease Term of Ten (10) years with two (2) five (5) year renewal options;

Rent per square foot (psf) is calculated using 2,030 square feet of usable interior space (excluding mechanical rooms and non-usable retail space). Tenant will also have use of the exterior patios and walkways at no additional charge and will have access to the City-owned parking lot on Sandy Springs Place and the public parallel parking spaces in front of the Property on Sandy Springs Circle, subject to the terms and conditions of the City’s parking agreement with Twelve Oaks.

- a. Year 1: Beginning on the first day that Tenant is open for business, Tenant will pay no rent for a period of twelve (12) months;
- b. Beginning on the first day of the 13<sup>th</sup> month following business commencement, and continuing each month and year thereafter until the initial lease expiration date, Tenant will pay rent as follows:

<b>Year</b>	<b>Total Lease Receipts (\$)</b>	<b>Rent per sq ft (\$/sq ft)</b>
Year 2	\$50,750	\$25.00 psf
Year 3	\$51,765	\$25.52 psf
Year 4	\$52,800	\$26.01 psf
Year 5	\$55,825	\$27.50 psf
Year 6	\$60,900	\$30.00 psf
Year 7	\$62,118	\$30.60 psf
Year 8	\$63,360	\$31.22 psf
Year 9	\$64,628	\$31.84 psf
Year10	\$65,920	\$32.49 psf
<b>Total over 10 years</b>	<b>\$528,066</b>	-

- c. Beginning at the commencement of the first day of renewal term #1, and continuing each month and year thereafter until the renewal term expiration date, Tenant will pay rent as follows:

Year	Total Lease Receipts (\$)	Rent per sq ft (\$/sq ft)
Year 11	\$67,274	\$33.14 psf
Year 12	\$68,620	\$33.80 psf
Year 13	\$69,994	\$34.48 psf
Year 14	\$71,395	\$35.17 psf
Year 15	\$72,816	\$35.87 psf

- d. Beginning at the commencement of the first day of renewal term #2, and continuing each month and year thereafter until the final lease expiration date, Tenant will pay rent as follows:

Year	Total Lease Receipts (\$)	Rent per sq ft (\$/sq ft)
Year 16	\$74,278	\$36.59 psf
Year 17	\$75,760	\$37.32 psf
Year 18	\$77,282	\$38.07 psf
Year 19	\$78,825	\$38.83 psf
Year 20	\$80,408	\$39.61 psf