

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority**

**SUMMARY MINUTES**

**Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference**

**March 17, 2026 at 6:00 PM**

**Page 1 of 3**

---

**Special Called Meeting of the Sandy Springs Public Facilities Authority was held on March 17, 2026 at 6:00 PM, Member John Paulson presiding.**

**I. Call to Order**

**Member John Paulson** called the meeting to order at 6:00 p.m.

**II. Roll Call and General Announcements**

**Members Present:** Member John Paulson, Member Melody Kelley, Member Melissa Mular, Member Frank Roberts, Member Mary Ford, Member Andrew J. Chinsky

**Members Absent:** Chair Rusty Paul

**III. Approval of Meeting Agenda**

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

**IV. Approval of Meeting Minutes**

**Motion and vote.** A motion was made by **Member Melody Kelley**, seconded by **Member Mary Ford**, to approve the meeting minutes. The motion carried by unanimous vote.

1. **PFA2026-01** Meeting Minutes  
October 21, 2025 Public Facilities Authority Special Called Meeting

**V. Old Business**

There was no old business.

**VI. New Business**

2. **PFA2026-02** Request for Public Facilities Authority Consideration of a Resolution to Approve Contract Award to Reeves Young for Construction Manager at Risk Services for Fire Station No.1 and Fire Station No.4 and to Authorize the Negotiation of a Contract for Same, and to Authorize the Public Facility Authority General Manager to Execute the Contract

**Dave Wells, Director of Facilities/Capital Construction and Building Operations**, presented a recommendation to Approve Contract Award to Reeves Young for Construction Manager at Risk Services for Fire Station No.1 and Fire Station No.4 and to Authorize the Negotiation of a Contract for Same, and to Authorize the Public Facility Authority General Manager to Execute the Contract.

The City received Proposals from the following seven (7) firms (“Offerors”):

1. Batson-Cook Company
2. Carroll Daniel Construction Co.
3. Hoar Construction, LLC

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority**

**SUMMARY MINUTES**

**Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference**

**March 17, 2026 at 6:00 PM**

**Page 2 of 3**

---

4. Hogan Construction Group, LLC
5. John W. Spratlin & Son, LLC
6. Manhattan Construction Company, LLC
7. Reeves Young, LLC

The Proposals were reviewed for administrative compliance with the submittal instructions contained in the RFP, and no compliance issues were identified.

The Evaluation Committee reviewed and scored the Proposals based on the criteria established in the RFP, including project understanding and approach, schedule and statement of services, project manager and project team qualifications, pre-construction services approach, quality assurance and quality control procedures, safety programs, and fee proposal.

Following the initial scoring of Proposals, the four (4) highest-ranked firms were invited to participate in formal interviews and presentations with the Evaluation Committee on March 2, 2026.

**The four highest-ranked firms following initial evaluation were:**

Firm	Technical Score	Cost Score	Total Score	Price
Reeves Young, LLC	74.64	20.00	94.67	\$2,339,535.00
John W Spartlin & Sons, LLC	71.33	14.10	85.43	\$3,319,275.00
Hogan Construction Group, LLC	69.97	15.52	85.19	\$3,014,086.00
Carroll Daniel Construction Co.	65.00	17.56	82.56	\$2,664,663.00

*Note: The Project construction fee was stated by Offerors as a percentage of the cost of work (estimated at \$30 million for the purposes of scoring). The final fee will vary depending on the cost of work at the time the Guaranteed Maximum Price (GMP) is established.*

During the presentations, each firm provided an overview of its proposed project team, relevant experience, approach to pre-construction services, and overall project delivery strategy. Each firm also addressed questions from the Evaluation Committee to clarify aspects of its Proposal.

Following the presentations and discussion among the Evaluation Committee members, Reeves Young, LLC was determined to be the highest-ranked firm. Several factors contributed to this determination, including the following:

- The Reeves Young project team is led by a Project Executive with more than 25 years of municipal construction experience and extensive experience constructing public safety facilities, including fire stations and other municipal buildings.
- The proposed project team members have previously worked together on multiple projects, demonstrating strong collaboration and established working relationships that contribute to effective project delivery.
- Reeves Young demonstrated a clear understanding of the logistical challenges associated with constructing two fire stations located in high traffic areas and emphasized the importance of separating construction activities from public access and coordinating utilities and infrastructure.
- The firm emphasized strong subcontractor engagement during the preconstruction phase to support development of a reliable Guaranteed Maximum Price (GMP), including scope

**Special Called Meeting of the City of Sandy Springs Public Facilities Authority**

**SUMMARY MINUTES**

**Studio Theatre, Sandy Springs City Hall and Broadcast Via Live Webinar and Teleconference**

**March 17, 2026 at 6:00 PM**

**Page 3 of 3**

---

confirmation meetings, detailed bid comparisons, and coordination with subcontractors to reduce the risk of budget overruns.

- Reeves Young demonstrated a proactive approach to working with the City and the design team during the design phase to address potential site constraints, scheduling challenges, and operational considerations early in the process.
- The firm also demonstrated a strong approach to value engineering to maintain project functionality while controlling costs and protecting the City's investment in the project.

The proposed contract amount for Construction Manager at Risk (CMAR) services is \$1,454,535, with a total contract authorization not to exceed \$2,339,535. This authorization includes funding for preconstruction services and general conditions associated with the project. The final contract value will be established upon approval of the Guaranteed Maximum Price (GMP), which will be based on the actual construction cost and supporting documentation.

**Motion and second.** A motion was made by **Member Melody Kelley**, seconded by **Member Melissa Mular** to Approve Contract Award to Reeves Young for Construction Manager at Risk Services for Fire Station No.1 and Fire Station No.4 and to Authorize the Negotiation of a Contract for Same, and to Authorize the Public Facility Authority General Manager to Execute the Contract.

**Member Kelley** asked what is timeline to begin construction once approved ?

**Director of Facilities/Capital Construction and Building Operations Wells** said Fire Station No.4 will begin first and may be in the ground in August. Fire Station No.1 is about two months behind that.

**Member Kelley** asked will construction take about twenty-four months?

**Director of Facilities/Capital Construction and Building Operations Wells** said construction for both fire stations should be finished by December 2027.

**Member Mary Ford** asked what are the next steps for the neighborhoods surrounding Fire Station No.4 to review the design process?

**Director of Facilities/Capital Construction and Building Operations Wells** said three renderings will be available by month-end, then the architect will meet with neighborhoods about April or May.

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

**PFA Resolution No. 2026-03-01**

## **VII. Adjournment**

**Motion and vote.** A motion was made by **Member Melissa Mular**, seconded by **Member Andrew Chinsky**, to adjourn the meeting. The motion carried by unanimous vote.

The meeting adjourned at 6:11 p.m.