



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Frank Roberts – District 4

Mary Ford – District 5

Andrew J. Chinsky – District 6

Tuesday, May 5, 2026

Work Session

6:00 PM

The City Council Work Session 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
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I. Staff Discussion Items

- A. **2026-112** Fire Stations No.1 and No.4 — Schematic Design Pricing
(Presented by Keith Sanders, Fire Chief)

II. City Council Discussion Items

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.
1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Keith Sanders, Fire Chief
DATE: March 25, 2026 Submission for the May 5, 2026 City Council Work Session
ITEM: Fire Stations No.1 and No.4 — Schematic Design Pricing

Recommendation:

Staff recommends acknowledgment of the SD pricing and direction to proceed into Design Development.

Discussion:

The City is advancing Fire Station(s) No.1 (replacement) and Fire Station No.4 (new build) to support operations, improve response times, and enhance firefighter health and safety.

Fire Station No.1 includes demolition of the existing station and construction of a new approximately 21,618 square foot facility at 1425 Spalding Drive. The new station will provide three drive-through bays, updated living quarters, administrative space, and improved health and safety features such as separated gear storage and decontamination areas. Site improvements will improve access and apparatus circulation.

Fire Station No.4 consists of a new two-story, approximately 21,618 square foot station and a separate 11,561 square foot logistics building at 5275 Roswell Road. The station is planned with three drive-through apparatus bays, support spaces for equipment and gear, decontamination areas, and living quarters for 24- hour staffing. The logistics building will provide centralized storage and support functions for the department. Site work includes apparatus circulation, parking and training space.

On October 21, 2025, the City awarded a contract to Hussey Gay Bell for design services, followed by an award of a Construction Manager at Risk contract to Reeves Young on March 17, 2026. Reeves Young has prepared Schematic Design (SD) pricing based on the current design.

The attached presentation includes Schematic Design (SD) cost estimates and conceptual renderings for Fire Station 4 and the Site Plan for Fire Station 1. This is the initial pricing milestone; value engineering has not yet been incorporated and will be undertaken during Design Development.

Financial Impact:

The SD pricing for Fire Station No.1 and Fire Station No.4 is \$37,630,250 based on current design assumptions. Value engineering has not yet been incorporated and will occur during Design Development. The projects will be fully funded using the proceeds from the City's 2025 debt issuance.

Review:

Raquel Gonzalez, City Clerk

Created/Initiated -
4/27/2026

Dave Wells, Director of Facilities/Capital Construction and Building Operations

Approved - 4/30/2026

Keith Sanders, Fire Chief

Approved - 4/30/2026

Toni Carlisle, Chief Financial Officer

Approved - 4/30/2026

Dan Lee, City Attorney

Approved - 4/30/2026

Eden Freeman, City Manager

Final Approval -
4/30/2026

Attachments:

1. Fire Station Project Update WS 5May26

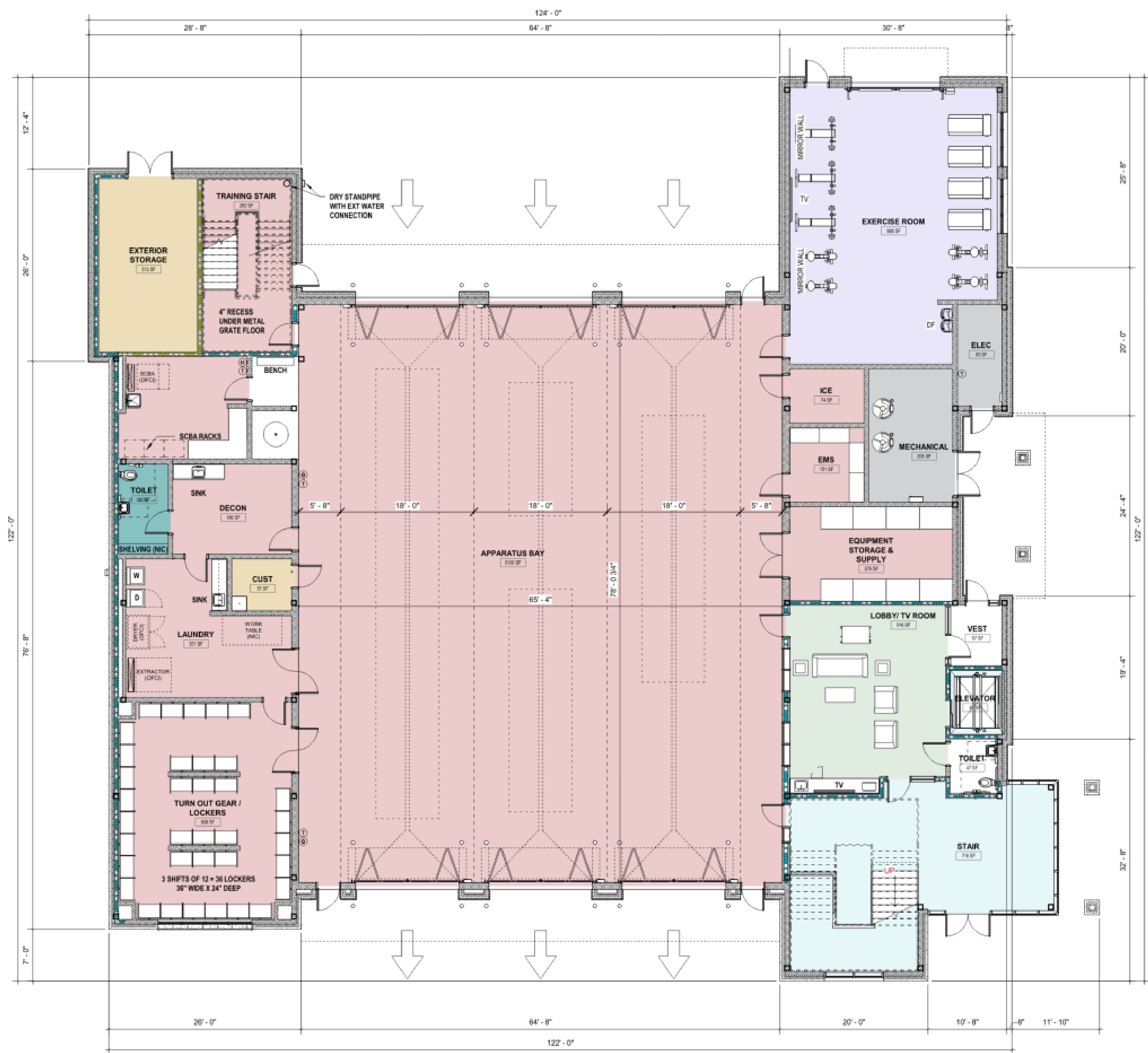
Fire Station 1 and 4 Project Update

Fire Station 4

Fire Station 4



Fire Station 4 Building Layout



FIRST FLOOR = 11,641 SF
TOTAL = 22,176 SF

- SPACE LEGEND
- APPARATUS BAY & GEAR STORAGE
 - CORRIDORS
 - ELEC / MECH
 - OFFICE / BUSINESS
 - PUBLIC
 - STORAGE
 - TOILET
 - WORKOUT



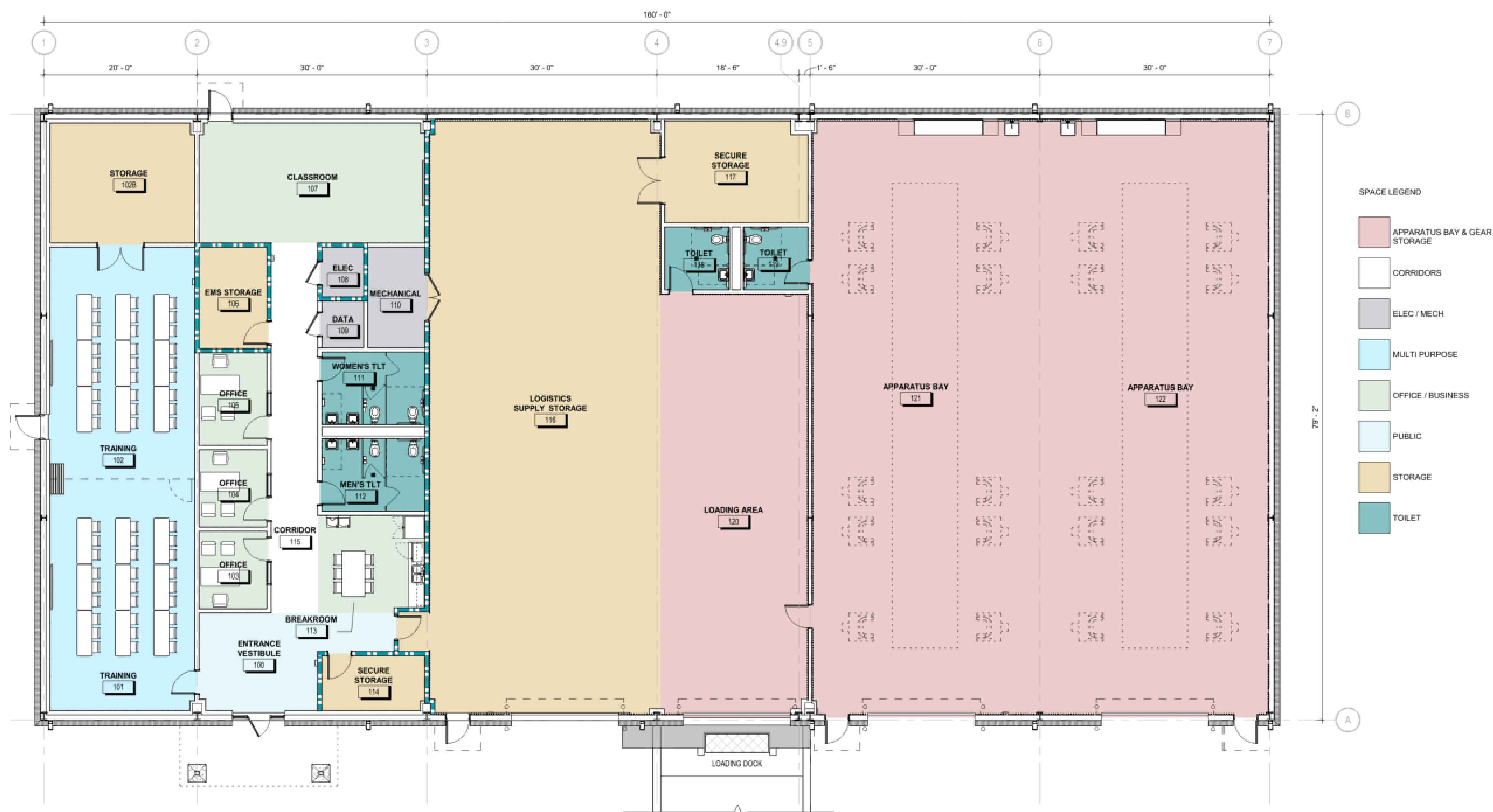
- SPACE LEGEND
- APPARATUS BAY & GEAR STORAGE
 - CORRIDORS
 - ELEC / MECH
 - KITCHEN / LIVING
 - OFFICE / BUSINESS
 - PUBLIC
 - SLEEPING / LIVING AREA
 - SLEEPING / LIVING AREA - SUPPORT
 - STORAGE
 - SUPERVISOR OFFICE / DORM / SHOWER
 - TOILET

SECOND FLOOR = 10,535 SF
TOTAL = 22,176 SF

Fire Station 4 Logistics Building

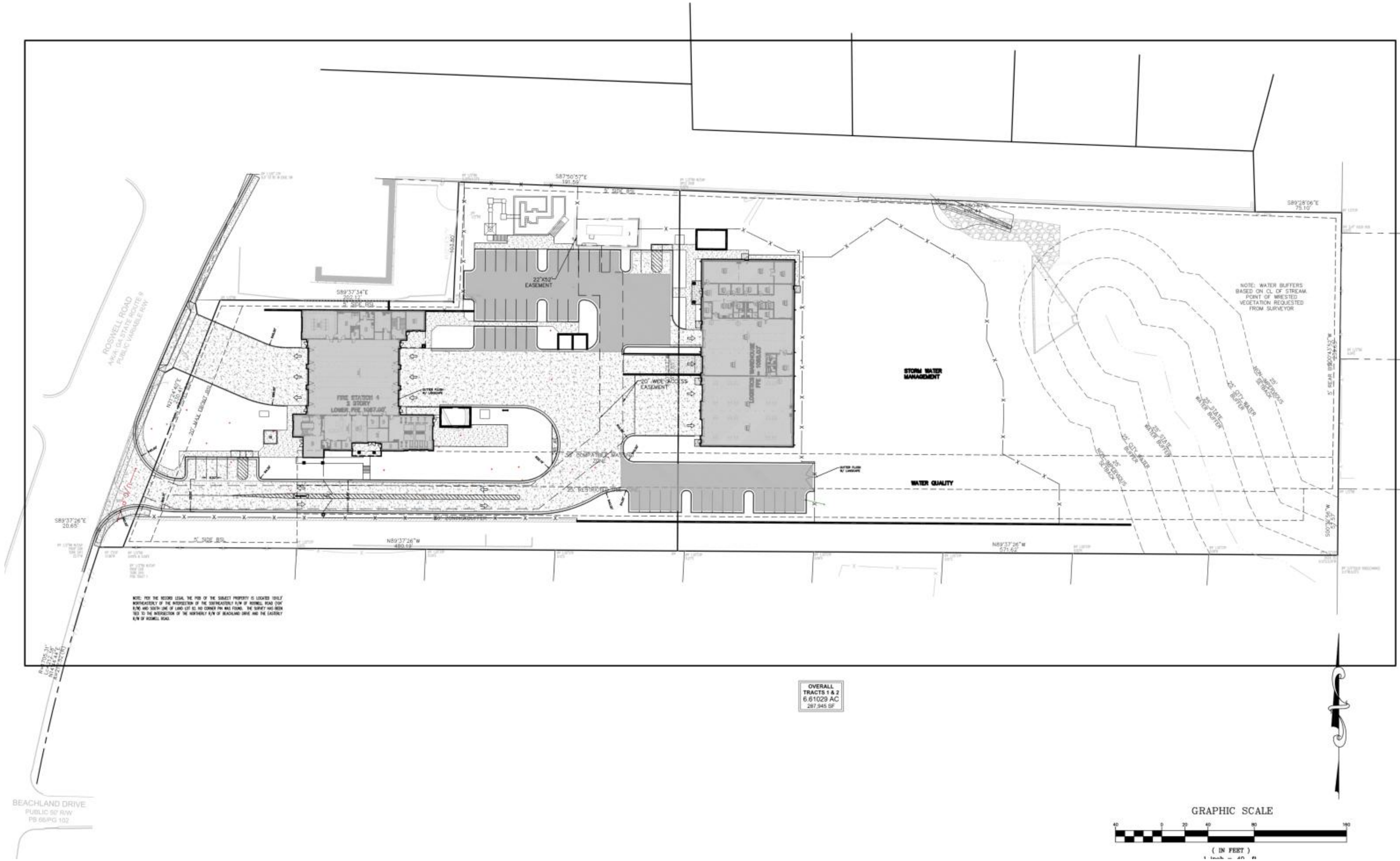


Fire Station 4 Logistics Building Layout



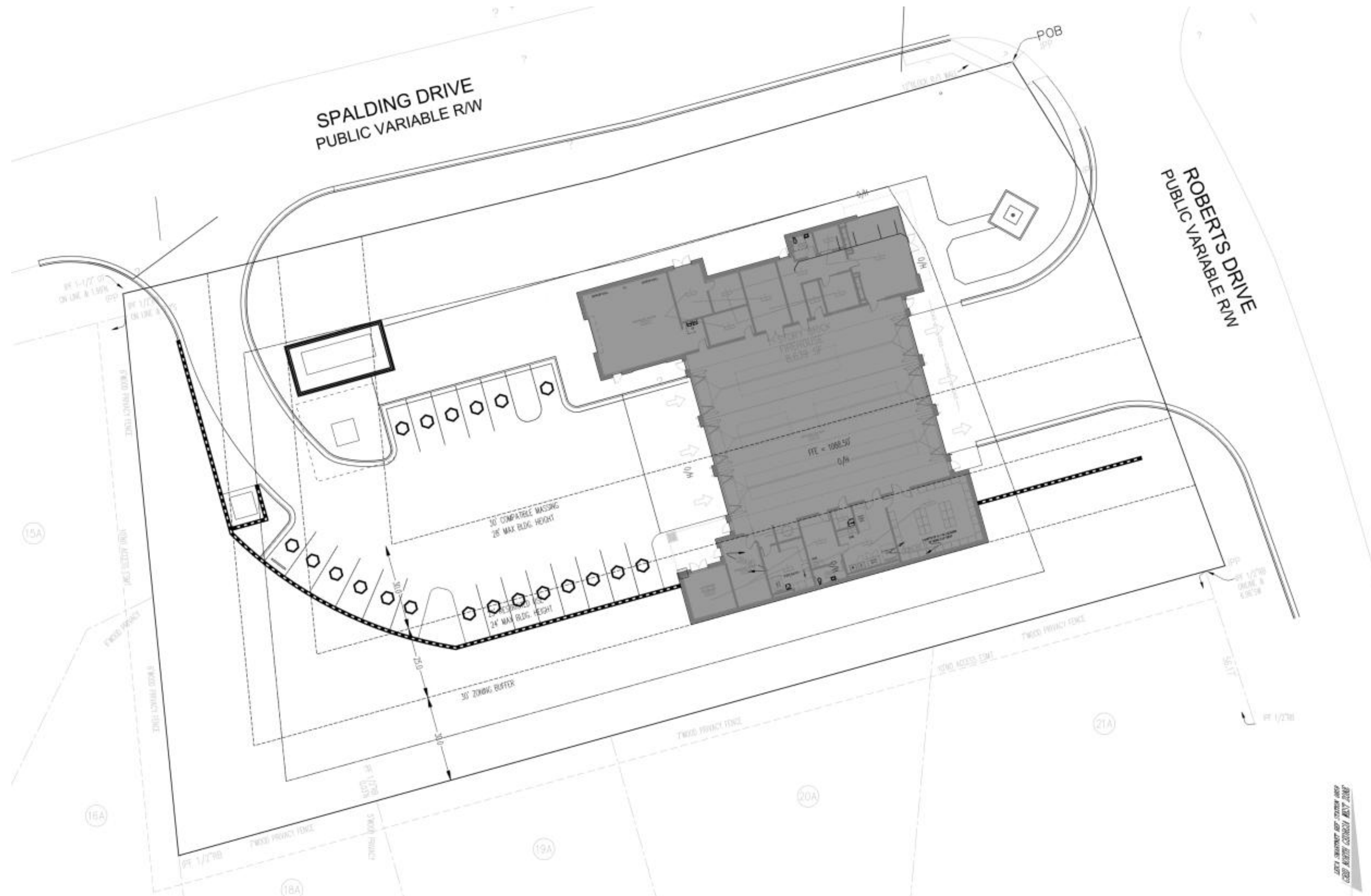
1 FURNITURE PLAN
1/8" = 1'-0"

Fire Station 4 Site Plan



Fire Station 1

Fire Station 1 Site Plan



Project Schedule and Budget

Fire Stations Project Tentative Schedule and Budget

Date	Station	Task
5 May 2026	1 & 4	Schematic Design Pricing
June 2026	4	Neighborhood Meeting for FS4 (Date TBD)
July 2026	3	Begin Design of Addition and Renovation
21 July 2026	1 & 4	Design Development Pricing
15 September 2026	1 & 4	100% Construction Documents Development (GMP Pricing)
October 2026	1	Temporary Fire Station 1 Complete – Relocate to 8615 Roswell Rd
October 2026	1 & 4	Begin Construction
January 2027	3	Begin Construction
December 2027	1, 3 & 4	Project Completion

Available Budget	\$38,477,305
Fire Station 4	\$19,515,385
Fire Station 1	\$16,363,200
Fire Station 3	\$2,598,720

Fire Stations 1 & 4 Schematic Design Pricing

Direct Construction Cost	Total
General Requirements	\$1,009,035
Fire Station 1	\$9,727,908
Fire Station 4	\$10,123,560
Logistics Building	\$3,898,359
Fire Station 1 Site	\$3,063,679
Fire Station 4 Site	\$4,833,298
Value Management (VE)	(\$1,498,313)
Total	\$31,157,526
Indirect Costs	Total
General Conditions, Insurance, Bonding and Fee (2.95%)	\$1,499,365
Design Contingency 3%	\$934,726
Construction Contingency 3%	\$934,726
City Provided Services	\$2,215,209
Total	\$5,584,026
Schematic Design Estimated Total	\$36,741,552

Fire Stations 1 & 4 Schematic Design Pricing cont...

Available Budget	\$38,477,305
Fire Station 4	\$19,515,385
Fire Station 1	\$16,363,200
Fire Station 3	\$2,598,720
Schematic Design Estimated Total	\$36,741,552
Remaining Funds Available	\$1,735,753
Delta needed to fund Fire Station 3	\$862,967

