

**Work Session of the Sandy Springs City Council was held on May 5, 2026 at 6:00 PM, Mayor Rusty Paul presiding.**

**I. Staff Discussion Items**

**Mayor Rusty Paul** called the meeting to order at 6:00 p.m.

**A. 2026-112 Fire Stations No.1 and No.4 — Schematic Design Pricing**

**Keith Sanders, Fire Chief**, presented the Fire Stations No.1 and No.4 — Schematic Design Pricing.

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 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.

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.

*A 3-D Walkthrough video of Fire Station No. 4 Was Shown to the Audience*

**Councilmember John Paulson** asked for more information about separate locker rooms for male and female firefighters.

**Fire Chief Sanders** said there is one large locker room for both male and female firefighters to store uniforms and workout equipment for instance, but there are individual restrooms, and dorms with three separate lockers for personal items.

**Councilmember Mary Ford** asked will there also be a police precinct as part of this project?

**Fire Chief Sanders** said that was a goal, but it is not possible due to lack of funding. However, police can still access the facility and utilize the gas pumps.

**Councilmember Ford** asked will both the main and logistics buildings have classrooms that the public can utilize?

**Fire Chief Sanders** said yes.

**Councilmember Ford** asked what is happening behind the logistics building?

**John Pickens, Senior Civil Designer, Hussey Gay Bell**, said the topography drops about thirty feet with a river nearby. Between the river and rear of the logistics building is stormwater management, to mitigate the rate of runoff from the property, along with water quality requirements.

**Councilmember Ford** said feedback from neighbors may be to save as many trees possible.

**Fire Chief Sanders** said none of the trees in the back will be removed.

**Hussey Gay Bell Senior Civil Designer** said that is protected by state water buffers.

**Councilmember Ford** asked if the Fire Station No.4 walkthrough video was also shown to the public.

**Fire Chief Sanders** said not yet. The design is conceptual. Final renderings will be available and there will be plenty of landscaping to protect the area.

**Councilmember Ford** asked has current Fire personnel provided feedback on the design?

**Fire Chief Sanders** said yes. They were asked to create a list of what they wanted to see, which includes the workout room and separate locker rooms.

**Dave Wells, Director of Facilities/Capital Construction and Building Operations**, presented the tentative schedule and budget for Fire Stations No, 1, No.3, and No. 4, and the schematic design pricing for Fire Stations No.1 & No. 4.

Fire Stations Project Tentative Schedule and Budget

| <b>Date</b>       | <b>Station</b> | <b>Task</b>                                                     |
|-------------------|----------------|-----------------------------------------------------------------|
| 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

| <b>Direct Construction Cost</b>                        | <b>Total</b>       |
|--------------------------------------------------------|--------------------|
| 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 |
| <b>Indirect Costs Total</b>                            |                    |
| 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       |

|                                     |              |
|-------------------------------------|--------------|
| 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    |

**Councilmember Melody Kelley** asked will there also be a 3D walkthrough video for Fire Station No.1?

**Fire Chief Sanders** said yes.

**II. City Council Discussion Items**

There being no further business, the meeting adjourned at 6:25 p.m.