



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, August 4, 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. **2026-195** Design Development Pricing for Fire Stations No.1 and 4
(Presented by Dave Wells, Director of Facilities/Capital Construction and Building Operations)

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.
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TO: Eden Freeman, City Manager
FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations
DATE: July 21, 2026 Submission for the August 4, 2026 City Council Work Session
ITEM: Design Development Pricing for Fire Stations No.1 and 4

Recommendation:

Staff recommends acknowledgment of the Design Development ("DD") pricing for Fire Stations No.1 and 4 and consensus for staff to continue project design through Construction Documents ("CD") and development of the Guaranteed Maximum Price ("GMP") for the projects.

Discussion:

The City is advancing Fire Station(s) No.1 (replacement) and Fire Station No.4 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 22,500 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 22,500 square foot station and a separate 10,000 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 award of a Construction Manager at Risk contract to Reeves Young, LLC on March 17, 2026.

On May 5, 2026, staff presented Schematic Design ("SD") cost estimates and conceptual renderings for both projects, with a combined total estimated project cost of \$37,630,250. This represented the initial pricing milestone prior to value engineering ("VE") and further design refinement.

The projects have now progressed through Design Development ("DD"), and Reeves Young has prepared updated pricing based on the current design documents and ongoing coordination with the project team.

This pricing reflects refinements made since Schematic Design and establishes the basis for continued advancement of the projects into Construction Documents and development of the GMP.

Financial Impact:

The proposed Design Development pricing reflects the current project estimate based on design refinements, updated market conditions, and value engineering efforts completed during this phase. Staff will continue to monitor project costs as the design progresses toward GMP and will provide updates as additional cost information becomes available.

Review:

Octavia Baynes, Administrative Asst.

Created/Initiated -
7/30/2026

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

Approved - 7/30/2026

Keith Sanders, Assistant City Manager

Approved - 7/30/2026

Toni Carlisle, Chief Financial Officer

Approved - 7/30/2026

Dan Lee, City Attorney

Approved - 7/30/2026

Eden Freeman, City Manager

Final Approval -
7/31/2026

Attachments:

1. Fire Station Project Update WS 4 AUG 20268 UPDATED8-4-26

Fire Station 1 and 4 Updates

August 4, 2026



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Fire Stations 1 & 4 Design Development (DD) Pricing

Direct Construction Cost

	Total
Fire Station 1	\$10,837,909
Fire Station 4	\$10,942,651
Logistics Building	\$4,629,817
Fire Station 1 Site	\$3,393,667
Fire Station 4 Site	\$4,942,197
Value Management (VE)	(\$2,694,454)
Total	\$32,051,787

Indirect Costs

	Total
General Conditions, Insurance, Bonding and Fee (2.95%)	\$1,516,125
Design Contingency 2.12%	\$707,135
Construction Contingency 2%	\$641,036
Earthwork Contingency - FS1	\$225,790
Earthwork Contingency - FS4	\$430,062
FF&E, WestNet	\$2,633,139
Total	\$6,153,287

Design Development Estimated Total

\$38,205,074

Value Management Log

- Accepted Deductions - \$2,694,454
- Pending Deductions - \$1,595,986

STATION	MAJOR VM DEDUCTIONS	ACCEPTED/ PENDING	DEDUCTION
1	Utilize a two-tone brick in lieu of stone veneer	Pending	\$174,635
1 & 4	Remove field framed canopies at windows	Pending	\$101,222
1 & 4	Change Wood Ceiling tiles to ACT	Accepted	\$154,839
1 & 4	Remove Fueling Station	Pending	\$848,030
1 & 4	Revised Elevator BOD and Spec - Otis 2,500LB	Accepted	\$75,420
1 & 4	Reduce generator size and load from 400kW to 250kW	Accepted	\$447,957
1 & 4	Aluminum Conductors in lieu of Copper for electrical service	Accepted	\$77,080
Logistic	Remove brick wainscot at logistic building and use Metal Panels	Accepted	\$72,564
Logistic	Remove Classroom and Warming Center - Rough in for future	Accepted	\$901,171
Logistic	Remove Fire Pump	Accepted	\$365,200

Fire Stations Budget and Schedule

Available Budget	\$38,477,305
Fire Station 4	\$21,768,704
Fire Station 1	\$16,436,369
Fire Station 3 Renovations	\$272,232

Fire Station 3 Estimated Costs	\$2,598,720
Delta needed to fund Fire Station 3 Renovations	(\$2,326,488)

Station	Date	Task
1 & 4	May 5, 2026	Schematic Design Pricing
1 & 4	August 4, 2026	Design Development Pricing
1 & 4	November 17, 2026	100% Construction Documents Development (GMP Pricing)
3	November 2026	Begin Design of Fire Station 3 (if funding is available)
1 & 4	January 2027	Begin Construction
1	December 2026	Temporary Fire Station 1 Complete - Relocate to 8615 Roswell Road

