

Work Session of the Sandy Springs City Council was held on August 4, 2026 at 5:00 PM, Mayor Rusty Paul presiding.

I. Staff Discussion Items

Mayor Rusty Paul called the meeting to order at 5:00 p.m.

A. 2026-195 Design Development Pricing for Fire Stations No.1 and 4

Dave Wells, Director of Facilities/Capital Construction and Building Operations, and Adam Scott, Preconstruction Manager, Reeves Young, presented the Design Development Pricing for Fire Stations No.1 and 4.

The City is advancing the replacement of Fire Station No. 1 and construction of Fire Station No. 4 to improve fire operations, response times, and firefighter health and safety. Fire Station No. 1 will replace the existing facility at 1425 Spalding Drive with a new approximately 22,500-square-foot station featuring three drive-through bays, updated living and administrative areas, separated gear storage, decontamination spaces, and improved site circulation. Fire Station No. 4 will be constructed at 5275 Roswell Road as a new approximately 22,500-square-foot, two-story station with three drive-through apparatus bays, support and living spaces for 24-hour staffing, decontamination areas, and a separate approximately 10,000-square-foot logistics building for centralized department storage and support. The City awarded design services to Hussey Gay Bell on October 21, 2025, and a Construction Manager at Risk contract to Reeves Young, LLC on March 17, 2026. Following the May 5, 2026 Schematic Design estimate of \$37,630,250, the projects have advanced through Design Development (DD), with updated pricing prepared by Reeves Young based on design refinements, current market conditions, and value engineering efforts. Staff will continue monitoring costs as the projects move toward Construction Documents and development of the Guaranteed Maximum Price (GMP).

Adam Scott, Preconstruction Manager with Reeves Young, presented the Design Development pricing update for Fire Stations No. 1 and No. 4, including the logistics building and site-related costs. The estimate was broken out by each fire station, the logistics building, site costs, value management efforts, and indirect costs, resulting in a current Design Development estimated total of approximately \$38,205,074. He noted that the value management process has identified more than \$2,600,000 in accepted cost reductions to date, with some items potentially being carried into the Guaranteed Maximum Price phase as deductive alternates. Major value management items included removing the brick wainscot at the logistics building, reducing the generators back to the 250kW level from schematic design, shelling out the training classroom facility at the logistics building, and removing the fire pump.

Dave Wells, Director of Facilities/Capital Construction and Building Operations reviewed the current budget status and project schedule for the City's fire station projects. The available project budget is \$38,477,305. Based on Design Development pricing, Fire Station No. 4, including the building and site work, is estimated at \$21,768,704, while Fire Station No. 1 is estimated at \$16,436,369. This leaves approximately \$272,232 available for Fire Station No. 3 additions and renovations, resulting in an estimated funding gap of about \$2,300,000 for that work. Staff noted that Schematic Design pricing was presented in May, the current update reflects Design Development pricing, and the 100% Construction Document pricing, or Guaranteed Maximum Price, is expected to be presented in mid-November. Construction on Fire Stations No. 1 and No. 4 is planned to begin in January, and the temporary fire station on Roswell Road for Fire Station No. 1 is expected to be completed in December so crews can relocate there during construction.

Mayor Paul asked whether the proposed value engineering change from copper to aluminum conductors could create any safety concerns, particularly given that the facilities are fire department buildings, and whether the Fire Department is aware of the differences between aluminum and copper.

Reeves Young Preconstruction Manager Scott clarified that aluminum conductors would only be used where permitted by applicable electrical code requirements.

Councilmember John Paulson asked for clarification regarding the proposed removal of the fueling station, noting that having a fueling station on the south end of the City, similar to the one on the north end, appears beneficial. He asked whether the City was actually eliminating the south-end refueling station.

Director of Facilities/Capital Construction and Building Operations Wells said the fueling station item is still pending, and the City Manager has provided guidance to add it back into the project.

Councilmember Paulson asked what percentage complete the design is at the Design Development pricing stage. He explained that he was asking because he would like the project team to identify an additional couple million dollars in savings so the City would not have to find approximately \$2,000,000 in additional funding elsewhere.

Reeves Young Preconstruction Manager Scott responded that the design is approximately 70% to 75% complete at the Design Development stage. He clarified that even though the project is at DD and nearing GMP, the team will continue value management efforts. This includes working with subcontractor markets and leveraging both fire station projects together to help reduce costs and identify additional value throughout the pricing process.

Mayor Paul encouraged the project team to continue looking for additional cost savings, noting that the City still needs to renovate another fire station and identify resources to complete that work as well.

II. City Council Discussion Items

There being no further business, the meeting adjourned at 5:05 p.m.

Approved: August 18, 2026

Russell K. Paul, Mayor

Raquel D. González, City Clerk