



## SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Members of the Public Facilities Authority

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

DATE: December 21, 2022 Submission for the February 7, 2023 Public Facilities Authority Meeting

ITEM: Request for Public Facilities Authority Consideration to Authorize the Design Development Pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road, and Authorizing the General Manager to Continue the Project Design to Obtain Guaranteed Maximum Pricing for the Project, and to Move Forward with Early Release of Trades of Long Lead Time Materials

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### ***Recommendation:***

Staff recommends that the City of Sandy Springs Public Facilities Authority (“PFA”) approve the attached resolution authorizing the design development pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road (“Project”), as indicated on the attached presentation, and authorizing the General Manager to continue the Project design to obtain guaranteed maximum pricing (“GMP”) for the Project, and to move forward with releasing certain trades that have long lead time materials.

### ***Background:***

The property located at 620 Morgan Falls Road (“Property”) was acquired by the PFA for the Project. The Property totals 7.42 acres and currently consists of a single four-story office building (“Building”), parking lot and site improvements. The Building is a brick and glass veneer and steel-frame structure containing a reported total of 106,678 square feet of space. The Building was built in 1990 and has been through one significant remodel.

The current design square footage for the Project is 130,542, with 23,864 square feet of additional space to the existing building.

1. Police Headquarters – 110,763 sq. ft
2. Courthouse/Lobby Addition - 11,295 sq. ft
3. Sally Port Addition (external to the building) – 8,484 sq. ft.

***Discussion:***

On April 29, 2021, the City issued a purchase order to Jericho in the amount of \$1,035,400.00 for design services. The design scope included considerations of new mechanical, electrical, and plumbing systems, and fire protection, where applicable. In addition, upgrades as required for Americans with Disabilities Act (ADA) compliance, current building codes, including the International Building Code, NFPA 101, and Georgia Peach Green Building Rating System were to be incorporated into the design plan. Compliance with energy efficiency and sustainable construction standards were also design imperatives.

In June, 2021, the City conducted a procurement to identify and select a qualified construction manager at risk to construct the Project according to the design plan developed by Jericho. On September 1, 2021, the City awarded a contract in the amount of \$958,026.00 plus 2.75% of construction cost to Reeves Young for construction of the Project. Reeves Young's contract contains provisions for pricing and value management review efforts at various stages of the Project, including at the completion of design development, which has now been achieved.

On September 20, 2022, staff presented schematic design pricing and floor plan designs to the PFA and was authorized to move forward with design development.

As a part of design development, staff, along with the contractor and design trades, have conducted value management exercises to determine ways to mitigate cost on the Project without impacting the functionality or performance of the Building. A review of these efforts is also included in the accompanying presentation.

***Financial Impact:***

The initial schematic design budget for the Project was \$50,532,282.00. The proposed pricing for the design development budget and building additions is \$50,718,125.00, as shown on the attached slides. This pricing is reasonable per staff, pricing consultant, and architect review of similar construction projects. The Project currently reflects a deficit of \$185,843.00. Additional efforts to control cost as design finalizes will continue to be conducted.

***Alternatives:***

Members of the PFA may decide not to accept staff's recommendations and provide further guidance or recommendations to staff.

***Review:***

Octavia Baynes, Administrative Asst.	Created/Initiated - 1/26/2023
Richard Collins, Construction Manager	Approved - 1/27/2023
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 1/31/2023
Toni Carlisle, Chief Financial Officer	Approved - 2/1/2023
Kathy Williams, Staff Attorney	Approved - 2/1/2023
Eden Freeman, City Manager	Final Approval - 2/3/2023

**Attachments:**

1. SSPS - January Mini-Brief Council Meeting Presentation - REV00
2. PFA Resolution (Authorizing GM to Continue Design to GMP (012623))