The image is a composite architectural rendering. On the left, a woman in a brown jacket and blue jeans walks on a paved path towards a modern building with large glass windows and a white facade. The sky is blue with scattered white clouds. On the right, a semi-transparent white trapezoidal shape contains the title text. The background of the entire image is a larger, semi-transparent rendering of the same building, showing a courtyard area with people walking and a woman in the foreground looking at a tablet. The overall design is clean and professional, using a color palette of blues, greys, and whites.

Sandy Springs Police HQ & Municipal Court

August 2022 Project Update

Project Update

Schematic Design

- End user approval of floor plans
- Exterior elevation development

Schematic Design (SD) Pricing Exercise

- Internal takeoffs
- Select market feedback

SD Estimate Reconciliation

- Assumption Validations
- Budget Variance Comparisons
- Value Management

Site Planning

- Identification of site programming

Takeoffs

- Historical Cost Data
- Select Market Feedback





Project Budget Update

Schematic Design Estimate

Building Renovation	\$20,323,145.00
Exterior Skin Renovation & Hardening	\$5,144,095.00
Building Addition:	\$7,222,369.00
- Courts	INCLUDED ABOVE
- Sally Port	INCLUDED ABOVE
- Public Security Vestibule	INCLUDED ABOVE
LV Systems	\$1,586,687.00
Sitework	\$5,468,808.00
<i>Subtotal</i>	<i>\$39,745,104.00</i>
Fleet Maintenance Building	\$1,846,418.00
Police Auxiliary Building	\$0.00
Detailed Design /Market Conditions Contingency	\$2,571,979.00
Construction Maintenance Costs	\$1,324,788.00
Construction Maintenance Contingency	\$1,285,989.00
Construction Manintenance Fee	\$1,367,418.00
Owner's Contingency	\$3,000,000.00
<u>DIRECT CONSTRUCTION COSTS</u>	<u>\$51,141,696.00</u>

Value Management

- ▶ Scope reconciliation between RY & Design team
- ▶ Subcontractor feedback
- ▶ Exterior skin material cost studies
- ▶ Total savings identified \$5,453,739

	TOTAL	PENDING DEDUCT	PENDING ADD	REJECTED	ACCEPTED	STATUS	
	\$ (1,846,274)			\$ (1,846,274)		R	7/5 - per RC...
ades to get revised budget aintenance is located on	\$ 250,000		\$ 250,000			PA	7/5 - per RC...
963 target budget	\$ (266,081)				\$ (266,081)	A	
udget	\$ (694,102)				\$ (694,102)	A	
963 target budget	\$ (133,040)				\$ (133,040)	A	
metal panel are	\$ -					C	
7/11/2022 with cells at holding steel cell in item	\$ (88,328)				\$ (88,328)	A	7/11 - refer...
removal of ceiling finish.	\$ (10,926)				\$ (10,926)	A	7/11 - refer...
	\$ -					C	5/30 - refer...
	\$ -					C	7/11 - refer...
h chair rail at	\$ (10,952)				\$ (10,952)	A	
ure ceiling. This is	\$ -					C	No...
om new addition	\$ (115,425)				\$ (115,425)	A	
Clerk of Court 20.07 as well as all bullet resistant	\$ (37,606)				\$ (37,606)	A	7...
erence rooms. Allow for one	\$ (30,250)				\$ (30,250)	A	
hanged to freestanding shelving al 100 units	\$ (30,258)				\$ (30,258)	A	
avy+duty+steel+shelving	\$ (42,000)			\$ (42,000)		R	
omplete (plan SE of new vestibule addition) to h secure corridor (plan S elevation with four 9'x3' be taken with item A14 below. Includes adjustment	\$ (101,640)				\$ (101,640)		

Starting Estimate (02 - SSPS SD 06.15.2022)	\$
Accepted Value Management	\$
Mark-up Adjustment for Accepted Items	\$
Current Estimate Amount	\$
Target Budget	\$
Variance to Overcome	\$

Anticipated Total Project Budget

DIRECT CONSTRUCTION COSTS	\$51,141,696.00
Value Management Amount	<u>-\$5,453,739.00</u>
	\$45,687,957.00
A/E Design Fee	\$1,469,325.00
Geotechnical	\$125,000.00
Material Testing	\$100,000.00
Multivista / Mapping	\$150,000.00
FF&E Allowance	\$3,000,000.00
<u>TOTAL ANTICIPATED PROJECT COST</u>	<u>\$50,532,282.00</u>

Budget Comparison

	PROGRAM 2021	SCHEMATIC 2022	VARIANCE
DIRECT CONSTRUCTION COSTS	\$46,117,963.00	\$51,141,696.00	\$5,023,733.00
Value Management Amount	<u>\$0.00</u>	<u>-\$5,453,739.00</u>	<u>-\$5,453,739.00</u>
	\$46,117,963.00	\$45,687,957.00	-\$430,006.00
A/E Design Fee	\$1,092,050.00	\$1,469,325.00	\$377,275.00
Geotechnical	\$125,000.00	\$125,000.00	\$0.00
Material Testing	\$75,000.00	\$100,000.00	\$25,000.00
Multivista / Mapping	\$150,000.00	\$150,000.00	\$0.00
FF&E Allowance	\$3,000,000.00	\$3,000,000.00	\$0.00
TOTAL ANTICIPATED PROJECT COST	\$50,560,013.00	\$50,532,282.00	-\$27,731.00

Public Safety Project Fund Update

Initial Bond Proceeds - \$58,000,000

- Less: Fire Station #2 \$10,000,000
- Less: Fire Station #5 \$ 5,000,000*
- Less: Fire Station #3 \$ 900,000
- Plus: Fund Balance Usage \$ 4,333,285 (General fund usage)
- Plus: FYE 2023 GenFund Appropriation \$1,516,728.15

Adjusted Budgeted funds for Police HQ & Municipal Court Project - \$47,950,013.15

Less: Building purchase \$11,027,423.85 & other costs of \$123,161.00

Remaining available project budget: \$36,799,428.30

- Police HQ & Municipal Court anticipated Project Cost - \$50,532,282
- Shortfall - (\$13,732,853.70)

Use of ARPA Funds \$13,868,305 (Already received \$6,934,152.50) would bring the project within budget by \$135,451.30



Current Design Review

Floor Plans, Exterior Renderings & Site
Master Plan



Coligny Ct

CBRE Commercial
Realestate

Morgan Falls Rd

Morgan Falls Rd

Morgan Falls Rd

Master Site Plan for Pricing

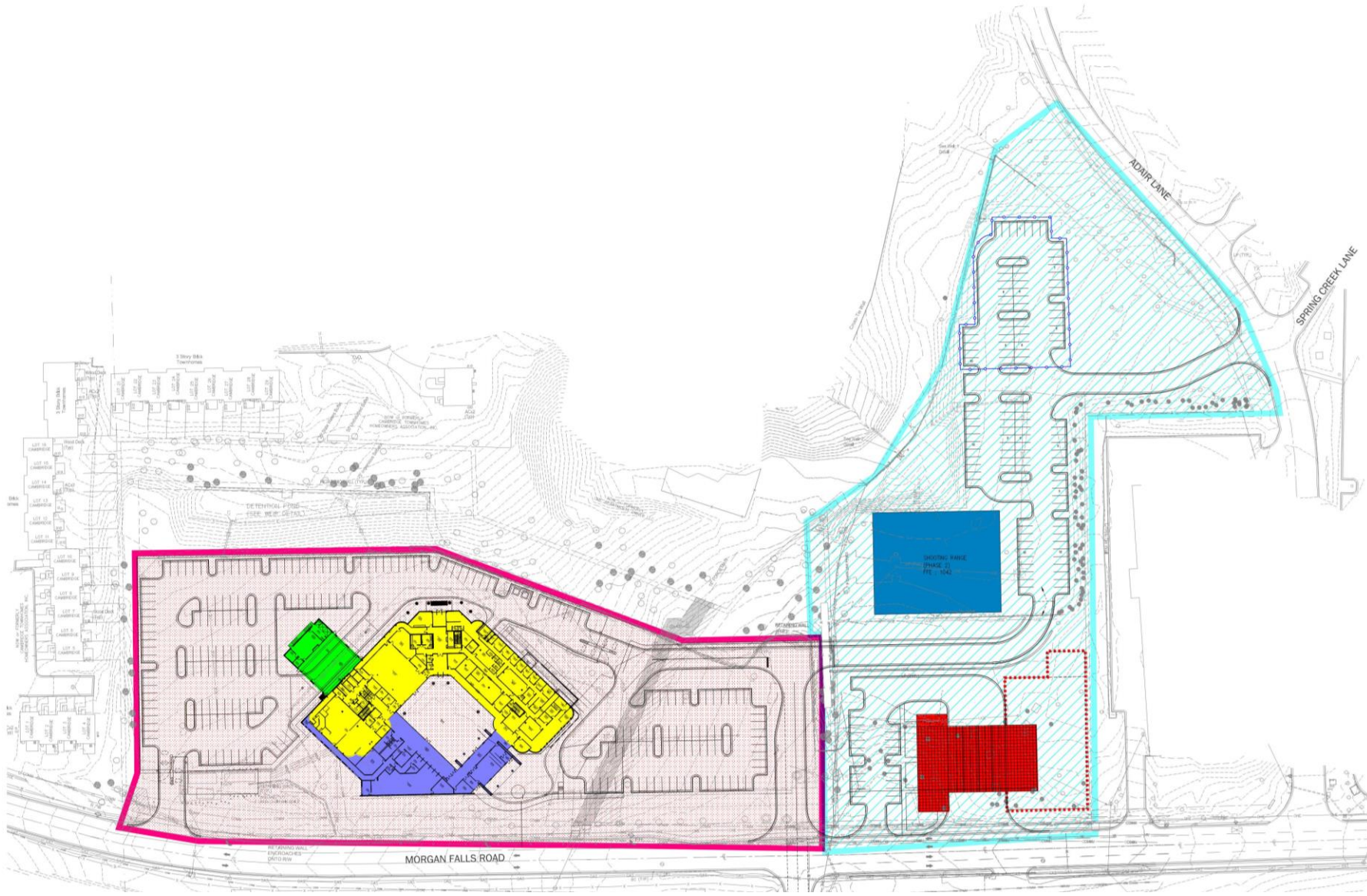
2022-07-27

CorTech

CONCEPTUAL SITE MASTER PLAN

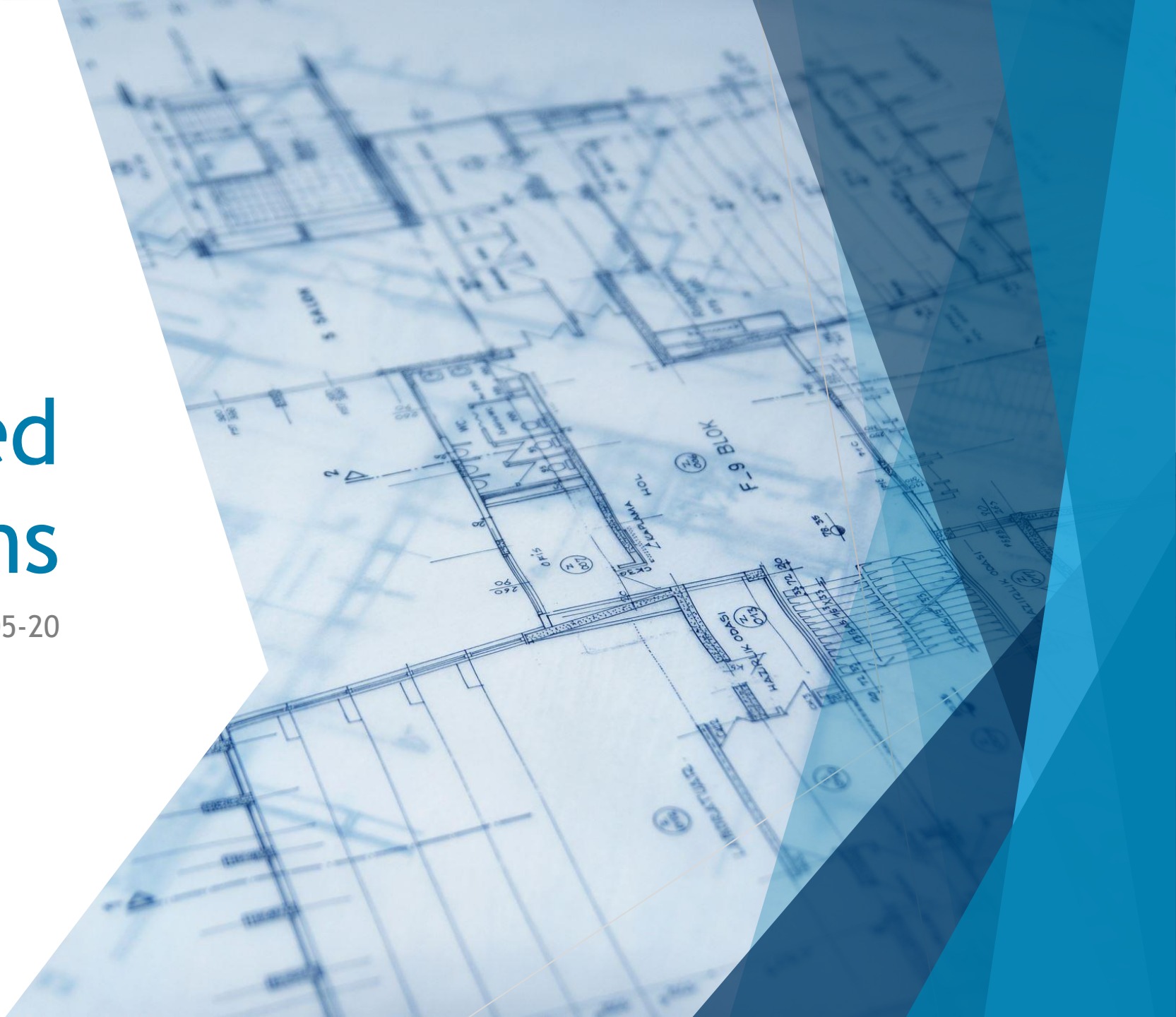
LEGEND

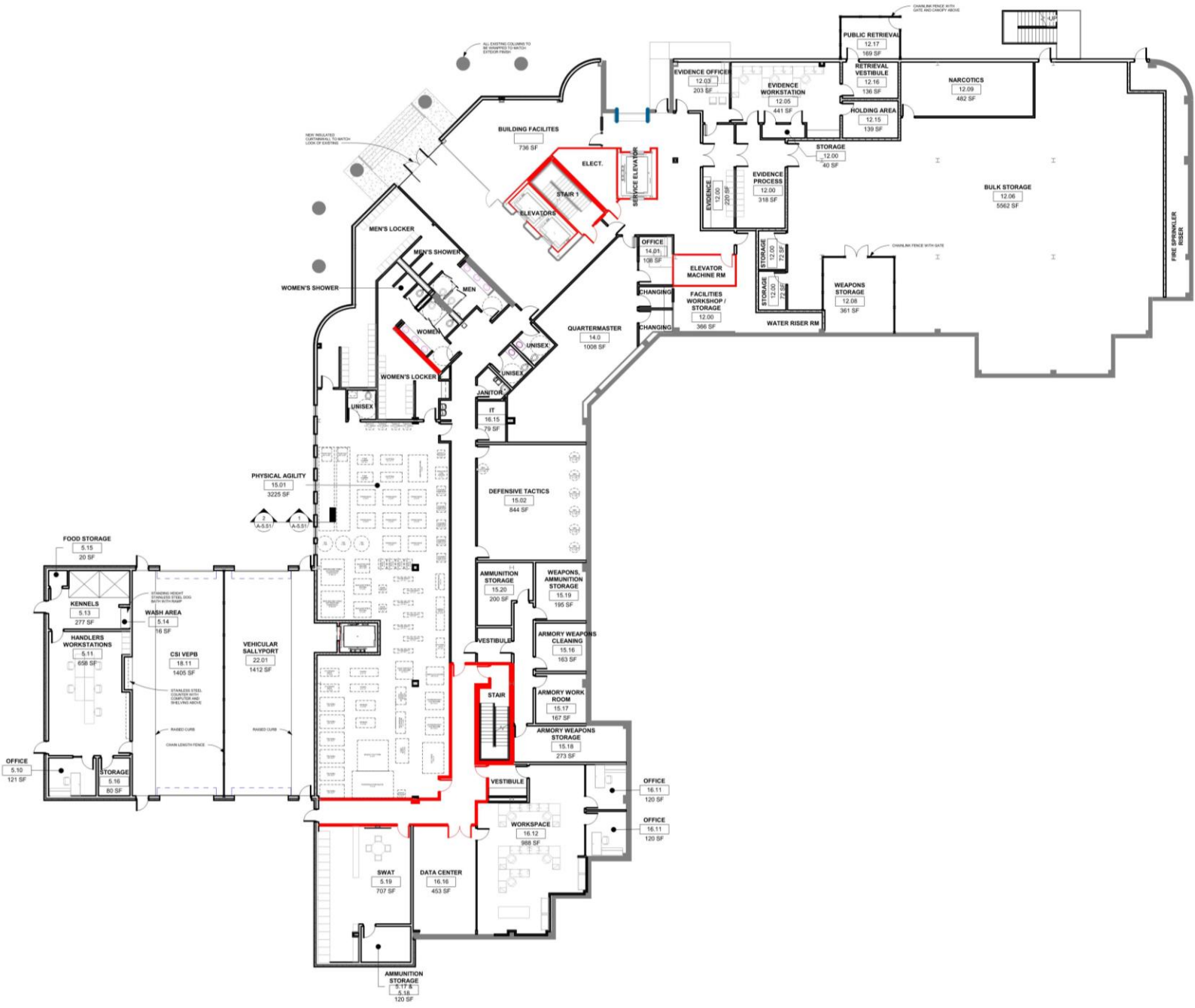
- 1 POLICE HEADQUARTERS + MUNICIPAL COURT (EXISTING BUILDING TO BE RENOVATED)
- 2 BUILDING ADDITION - SALLYPORT
- 3 BUILDING ADDITION - MUNICIPAL COURT
- 4 FIRE STATION
- 5 CHATTAHOOCHEE RIVER 911 AUTHORITY (CHATCOMM)
- 6 POLICE SHOOTING RANGE + SIMULATION FACILITY
- 7 SECURE POLICE IMPOUND LOT
- 8 PHASE 1
- 9 PHASE 2



Proposed Floor Plans

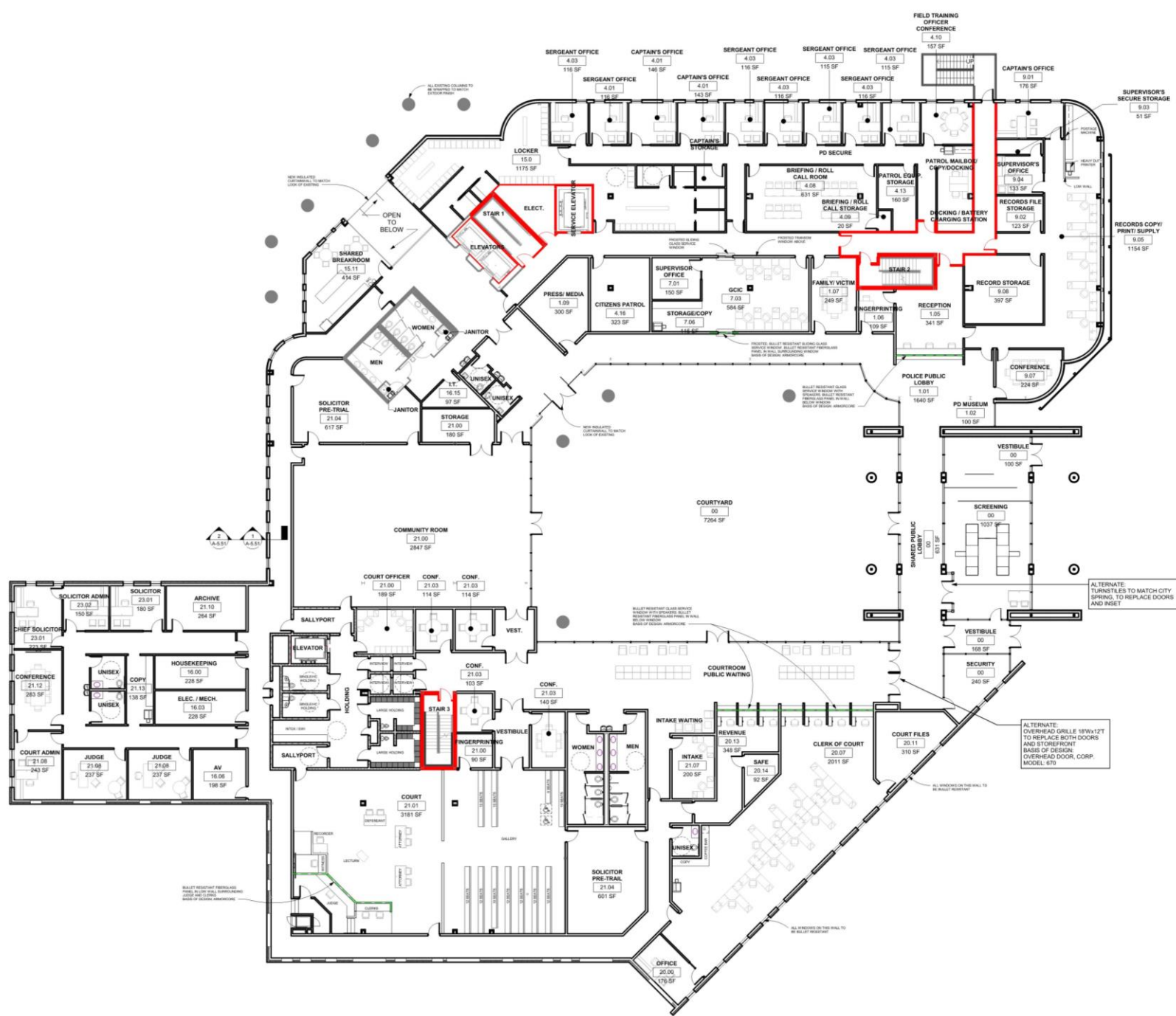
2022-05-20





1 FIRST FLOOR
SCALE: 1" = 10'-0"





1 SECOND FLOOR
SCALE: 1" = 10'-0"



1 THIRD FLOOR
SCALE: 1" = 10'-0"



The image is a composite architectural rendering. On the left, a photograph shows a large tree with vibrant red leaves in full bloom, standing in a landscaped courtyard with a paved walkway and a modern building in the background. On the right, a larger, semi-transparent rendering shows a multi-story building with a curved facade and a central courtyard featuring a fountain and people walking. The entire scene is overlaid with a blue and white geometric graphic design.

Proposed Exterior Renderings



EXISTING

NEW

NEW

NEW

MORGAN FALLS RD



EXISTING

NEW

NEW



POLICE HEADQUARTERS
& MUNICIPAL COURT
CITY OF SANDY SPRINGS









NEXT STEPS

Council Approval of SD Budget

- 8/2/22

Construction Documents

- 01/2023 - Drawings issued
- 03/2023 - GMP presentation

Design Development

- 08/2022 - Drawings issued
- 10/2022 - Estimate deliverable

Construction

- 04/2023 - RY Mobilization
- 04/2024 - Substantial Completion

