The image features a modern architectural rendering of a building, likely a police headquarters and municipal court. The building has a prominent white facade with large glass windows and a curved entrance. A person is walking on the paved walkway in the foreground. The background shows a blue sky with scattered clouds. A large, semi-transparent white triangular overlay is positioned on the right side of the image, containing the title and subtitle text. The overall design is clean and professional, with a blue geometric pattern on the right edge.

Sandy Springs Police HQ & Municipal Court

January 2023 Project Update

Project Update

Design Development

- End user approval of floor plans
- Design meetings

Design Development (DD) Pricing Exercise

- Internal takeoffs
- Select market feedback

DD Estimate Reconciliation

- Assumption Validations
- Budget Variance Comparisons
- Value Management

Fleet Maintenance Site

- Site studies for new location

Early Release Trades

- Electrical
- HVAC
- Glass & Glazing



Project Budget Update

Design Development Estimate

Public Safety & Courts Building	\$31,990,918.00
Complete	
Sitework	\$4,083,994.00
<i>Subtotal</i>	<i>\$36,074,912.00</i>
Fleet Maintenance Building	\$3,431,166.00
Police Auxiliary Building	\$0.00
Detailed Design /Market Conditions	\$2,027,305.00
Contingency	
CM Costs	\$1,989,331.00
CM Contingency	\$1,013,653.00
CM Fee	\$1,285,110.00
Owner's Contingency	\$2,407,501.00
Security System by Owner	\$863,455.00
DIRECT CONSTRUCTION COSTS	\$49,092,433.00

Starting Estimate (DD Budget Estimate dated 1/19/2023)	\$
Accepted Value Management	\$
Mark-up Adjustment for Accepted Items	\$
Current Estimate Amount	\$
Target Budget	\$
Variance to Overcome	\$

Value Management

- ◆ Scope reconciliation between RY & Design team
- ◆ Subcontractor feedback on specified products/systems
- ◆ Total savings identified \$3,200,443

DESCRIPTION	PENDING ADD	REJECTED	ACCEPTED	STATUS	NOTES
			\$ (1,505,792)	A	12/16/2022 - Must accept RY7 and RY8 shot... 1/6/2023 - Exact value to be finalized with final... Estimate 1/23/2023 - this value represents... for Fleet Maintenance at SD budget and DD... Maintenance has moved to a new site and has... fuel services
	\$ 500,000			PA	12/16/2022 - requested add per JDG after call... 12/15/2022
			\$ (304,220)	A	7/21 - JD to provide rendering for Design & B... 1/23/2023 accepted by Eden
.4)				PD	take out third floor & reduce the 4th... room
			\$ (20,000)	A	1/19/2023 - per AV meeting, this s... and incorporated in to the AV bud... software. 1/23/2024 Reduced by
			\$ (12,250)	A	1/23/2023 removed form budget... funding per DW/RC. However... at walls, possible closer stud... design contingency at GMP
			\$ -	A	1/19/2023 - budget currently... of \$121,000. Do not anticipate... this time, use Design Contingency
rBD				TBD	

Anticipated Total Project Budget

DIRECT CONSTRUCTION COSTS	\$49,092,433.00
Value Management Amount	-\$3,200,443.00
	<i>\$45,891,990.00</i>
Commissioning	\$182,000.00
A/E Design Fee	\$1,483,325.00
A&R Engineering - Traffic Study	\$25,500.00
Geotechnical	\$0.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FF&E Allowance	\$3,000,000.00
TOTAL ANTICIPATED PROJECT COST	\$50,718,125.00

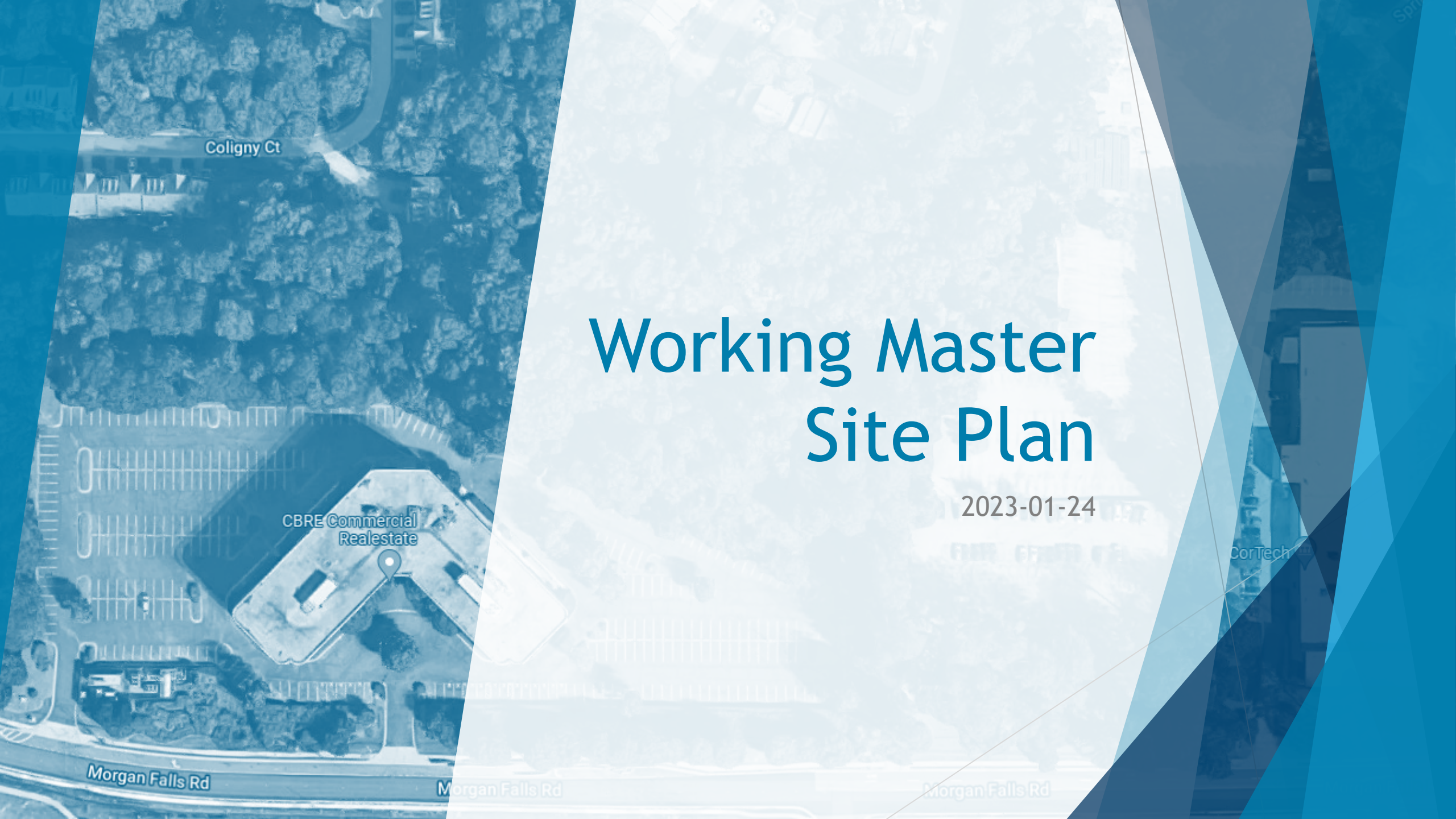
Budget Comparison

	SCHEMATIC 2022	DESIGN DEVELOP 2023	VARIANCE
DIRECT CONSTRUCTION COSTS	\$51,141,696.00	\$49,092,433.00	\$2,049,263.00
Value Management Amount	-\$5,453,739.00	-\$3,200,443.00	\$2,253,296.00
	<u>\$45,687,957.00</u>	<u>\$45,891,990.00</u>	<u>\$204,033.00</u>
Commissioning	\$0.00	\$182,000.00	\$182,000.00
A/E Design Fee	\$1,469,325.00	\$1,483,325.00	\$14,000.00
A&R Engineering - Traffic Study	\$0.00	\$25,500.00	\$25,500.00
Geotechnical	\$125,000.00	\$0.00	-\$125,000.00
Material Testing	\$100,000.00	\$70,000.00	-\$30,000.00
Multivista / Mapping	\$150,000.00	\$65,310.00	-\$84,690.00
FF&E Allowance	\$3,000,000.00	\$3,000,000.00	\$0.00
TOTAL ANTICIPATED PROJECT COST	\$50,532,282.00	\$50,718,125.00	\$185,843.00



Current Design Review

Floor Plans, Exterior Renderings & Site
Master Plan



Coligny Ct

CBRE Commercial
Realestate

Morgan Falls Rd

Morgan Falls Rd

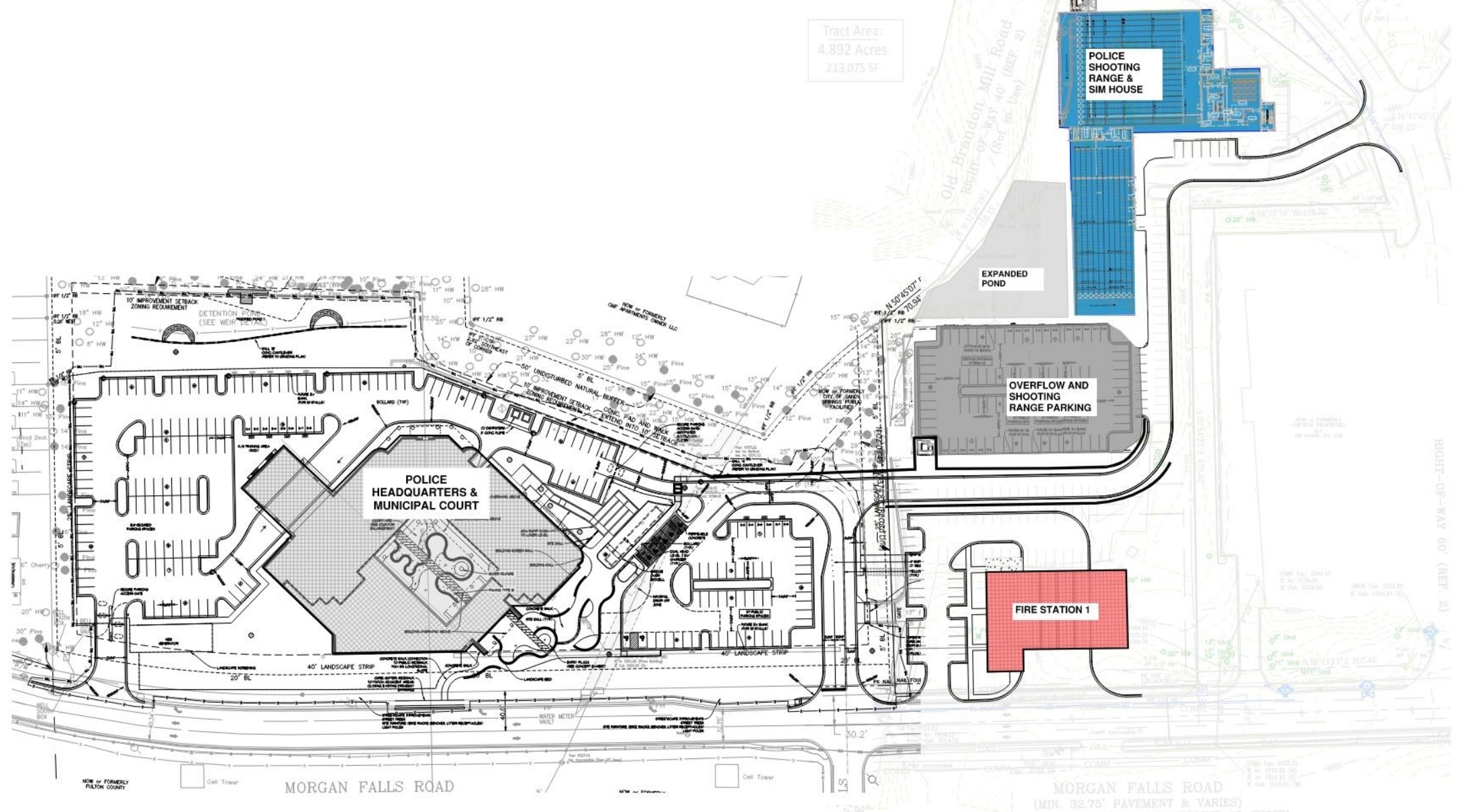
Morgan Falls Rd

Working Master Site Plan

2023-01-24

CorTech

Tract Area:
4.892 Acres
213,075 SF

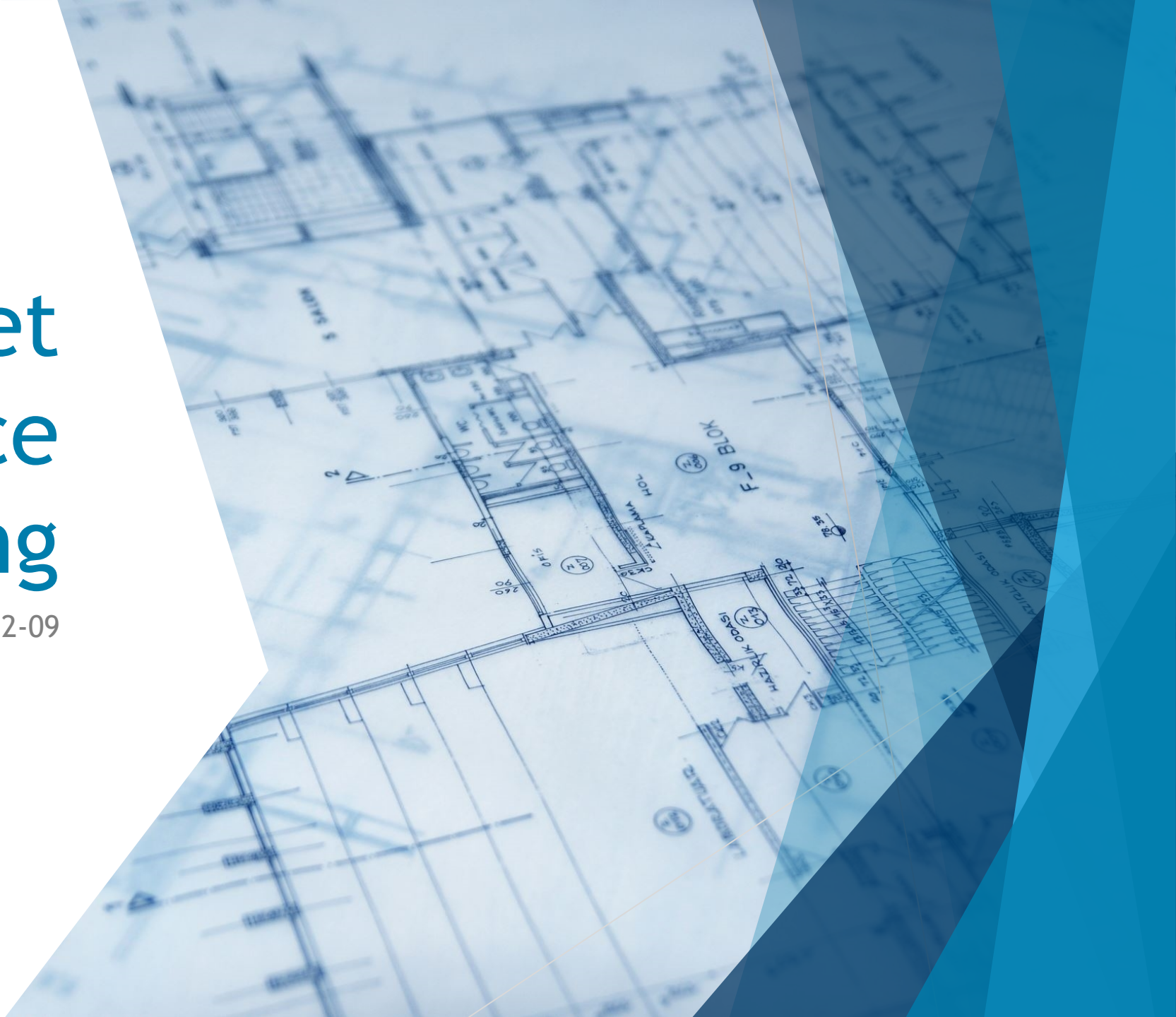


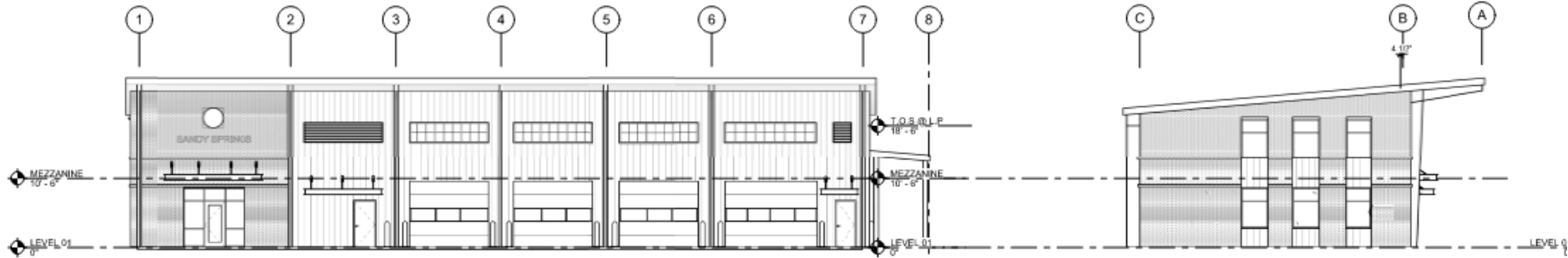
POLICE HEADQUARTERS & MUNICIPAL COURT MASTER PLAN

01.24.2023

Offsite Fleet Maintenance Building

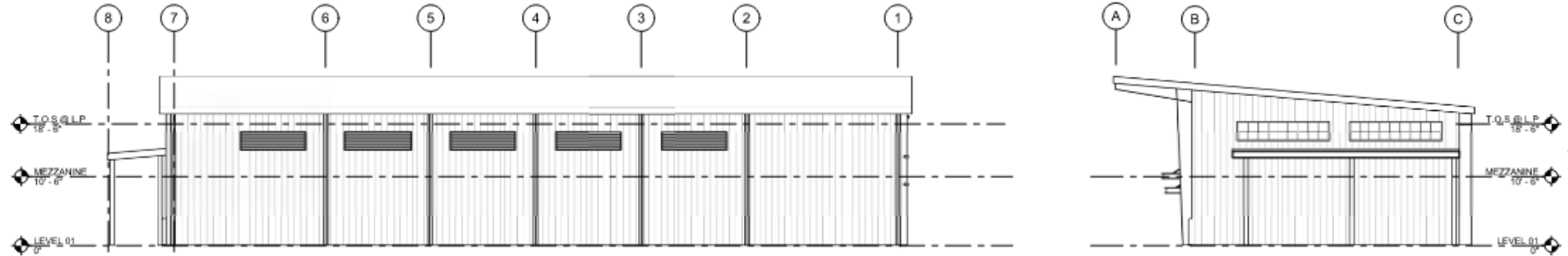
2022-12-09





B1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

B4 WEST ELEVATION
SCALE: 1/8" = 1'-0"





Proposed Exterior Renderings



EXISTING

NEW

NEW

NEW

MORGAN FALLS RD



EXISTING

NEW

NEW



POLICE HEADQUARTERS
& MUNICIPAL COURT
CITY OF SANOT SPRINGS



POLICE HEADQUARTERS
& MUNICIPAL COURT







NEXT STEPS

Council Approval of
DD Budget

• 2/7/23

Construction

- 06/2023 - RY Mobilization
- 12/2024 - Substantial Completion

Guaranteed
Maximum Price

- 03/2023 - Drawings issued
- 05/2023 - Estimate deliverable

