



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: July 27, 2022 Submission for the August 2, 2022 Public Facilities Authority Meeting

ITEM: Request for Public Facilities Authority Consideration to Approve the Schematic Design Pricing for the Police Headquarters and Municipal Courthouse Project at 620 Morgan Falls Road (Project), and to Authorize the General Manager to Continue Design to Obtain Guaranteed Maximum Pricing for the Project

Recommendation:

The purpose of this presentation is to keep members of the PFA apprised of costs, schedules, and any major modifications to the Project throughout the course of preconstruction and construction. Staff recommends that the PFA approve the schematic design pricing for the Project as indicated on the attached presentation and authorize the General Manager to continue the Project design to obtain GMP for the Project.

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.

Discussion:

Acting as agent for the PFA, the City performed fit-test analysis for the Project and anticipates the following space usage.

1. Police Headquarters - 106,678 sq. ft
2. Courthouse/Lobby Addition - 11,294 sq. ft
3. Sally Port Addition (external to the building) – 8,484 sq. ft.

In October, 2020, the City conducted a procurement to identify and select a qualified architectural firm to design the Project. On February 16, 2021, the City awarded a contract to Jericho Design Group (“Jericho”) to provide all personnel, materials, and services necessary to provide architectural and engineering design services and project/construction administration services for the Project (“Services”). On April 29, 2021, the City issued a purchase order to Jericho in the amount of \$1,035,400.00 for the 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 and to provide pricing at the completion of schematic design, which has now been achieved.

Financial Impact:

The proposed pricing for the schematic design budget and building additions is \$50,532,282.00 shown on the attached slides and is reasonable per staff review of contract and item pricing. The initial budget for this Project was \$50,532,282.00. Through the schematic design period, the Project remains on budget and no additional financial impact is noted at this time.

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 - 7/29/2022
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 7/29/2022
Toni Carlisle, Chief Financial Officer	Approved - 7/29/2022
Kathy Williams, Staff Attorney	Approved - 7/29/2022
Eden Freeman, City Manager	Final Approval - 7/29/2022

Attachments:

1. PFA Resolution (Authorizing GM to Continue Design to GMP (072722))(revised)
2. SSPS - August Council Meeting Presentation