An architectural rendering of a modern, multi-story building with a curved facade and large glass windows. The building is set against a blue sky with scattered white clouds. In the foreground, a paved walkway leads to the entrance, where a person is walking. The building's design features a mix of brick and light-colored panels. The overall scene is bright and clear, suggesting a sunny day.

# Sandy Springs Police HQ & Municipal Court

May 2023 Project Update

# Project Recap & Update

## Schematic Pricing

- Approved to move forward in August 2022
- Total Estimated Cost: \$50,532,282

## Fleet Maintenance Redesign

- Additional two parcels purchased by City
- Site redesigned to take advantage of additional land

## GMP Pricing

- Full market pricing validation
- Team reconciliation & pricing review
- Value Management

## Design Development Pricing

- Approved to move forward February 2023
- Total Estimated Cost: \$50,718,125

## Early Release Trades

- Select trades engaged early to help with long lead time items





# Project Budget Update

# GMP Estimate

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Police Headquarters & Municipal Court	
- Building	\$31,652,164.00
- Sitework	\$5,025,354.00
<i>Subtotal</i>	<u>\$36,677,518.00</u>
Fleet Maintenance Building & Site	\$3,611,492.00
Detailed Design /Market Conditions Contingency	\$0.00
Construction Manager Costs	\$1,966,135.00
Construction Manager Contingency	\$1,035,078.00
Construction Manager Fee	\$1,251,245.00
Owner's Contingency	\$2,344,288.00
<b><u>DIRECT CONSTRUCTION COSTS</u></b>	<b><u>\$46,885,756.00</u></b>

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

# Value Management

- ◆ Scope reconciliation between RY & Design team
- ◆ Fleet Maintenance site redesign with additional parcels
- ◆ Reduction in Owner Contingency to \$2m
- ◆ Reassessment of joist modifications
- ◆ Total savings accepted \$1,697,324

PENDING	ADD	REJECTED	ACCEPTED	STATUS	NOTES
			\$ (1,505,792)	A	12/16/2022 - Must accept RY7 and RY8 shown in DD Budget Estimate 1/23/2023 - Exact value to be finalized with final Estimate 1/23/2023 - this value represents savings for Fleet Maintenance at SD budget and DD Budget. Fleet 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 Deck & E... 1/23/2023 accepted by Eden
.4)				PD	take out third floor & reduce the 4th floor room
			\$ (20,000)	A	1/19/2023 - per AV meeting, this savings was identified and incorporated in to the AV budget software. 1/23/2024 Reduced by
			\$ (12,250)	A	1/23/2023 removed from budget funding per DW/RC. However, savings at walls, possible closer study design contingency at GMP
			\$ -	A	1/19/2023 - budget currently at \$121,000. Do not anticipate this time, use Design Contingency
rBD				TBD	

# Anticipated Total Estimated Cost

DIRECT CONSTRUCTION COSTS	\$46,885,756.00
Value Management Amount	-\$1,697,324.00
	<hr/>
	\$45,188,432.00
Security System by Owner	\$1,054,790.00
Commissioning	\$182,000.00
A/E Design Fee	\$1,500,525.00
A&R Engineering - Traffic Study	\$25,500.00
Geotechnical	\$0.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FF&E Allowance	\$2,311,880.00
<b>TOTAL ESTIMATED COST</b>	<b>\$50,398,437.00</b>

# Budget Comparison

	<b>SCHEMATIC 2022</b>	<b>DD w/ VE 2023</b>	<b>GMP 2023</b>	<b>VARIANCE FROM DD</b>
DIRECT CONSTRUCTION COSTS	\$50,278,241.00	\$45,028,535.00	\$46,885,756.00	\$1,857,221.00
Value Management Amount	-\$5,453,739.00	SPREAD ABOVE	-\$1,697,324.00	\$0.00
	<b>\$44,824,502.00</b>	<b>\$45,028,535.00</b>	<b>\$45,188,432.00</b>	<b>\$159,897.00</b>
Building Security System by Owner	\$863,455.00	\$863,455.00	\$1,054,790.00	\$191,335.00
Commissioning	\$0.00	\$182,000.00	\$182,000.00	\$0.00
A/E Design Fee	\$1,469,325.00	\$1,483,325.00	\$1,500,525.00	\$17,200.00
A&R Engineering - Traffic Study	\$0.00	\$25,500.00	\$25,500.00	\$0.00
Geotechnical	\$125,000.00	\$0.00	\$0.00	\$0.00
Material Testing	\$100,000.00	\$70,000.00	\$70,000.00	\$0.00
Multivista / Mapping	\$150,000.00	\$65,310.00	\$65,310.00	\$0.00
FF&E Allowance	\$3,000,000.00	\$3,000,000.00	\$2,311,880.00	-\$688,120.00
<b>TOTAL ESTIMATED COST</b>	<b>\$50,532,282.00</b>	<b>\$50,718,125.00</b>	<b>\$50,398,437.00</b>	<b>-\$319,688.00</b>

# Total Project Budget \$61,818,318

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Property Purchase Costs	\$11,150,892.16
Project Costs Encumbered to Date	<u>\$2,484,051.00</u>
Total Costs to Date	\$13,634,943.16

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RY CM@R Direct Construction Costs (GMP)	\$45,188,432.00
Initial RY Contract Encumbrance	<u>(\$958,026.00)</u>

Future Project Costs	
Direct Construction Costs (GMP Contract CO)	\$44,230,406.00
Building Security System	\$1,054,790.00
Commissioning	\$182,000.00
Material Testing	\$70,000.00
Multivista / Mapping	\$65,310.00
FF&E Allowance	<u>\$2,311,880.00</u>
Total Future Project Costs	\$47,914,386.00

TOTAL AVAILABLE FUNDING	\$48,183,374.84
TOTAL BUDGETED FUNDS REMAINING	\$268,988.84

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The background of the slide is an architectural rendering of a modern building's courtyard. On the left, a large tree with vibrant red leaves stands in a landscaped area with green grass and various plants. A paved walkway leads through the courtyard. In the center and right, a multi-story building with a curved facade and large windows is visible. The scene is bright and clear, suggesting a sunny day. The entire image is overlaid with a semi-transparent white and light blue geometric design that frames the text.

# Current Design Review

Police Headquarters/Municipal Court and  
Fleet Maintenance Update



POLICE HEADQUARTERS  
& MUNICIPAL COURT

FUTURE FIREARMS  
TRAINING FACILITY

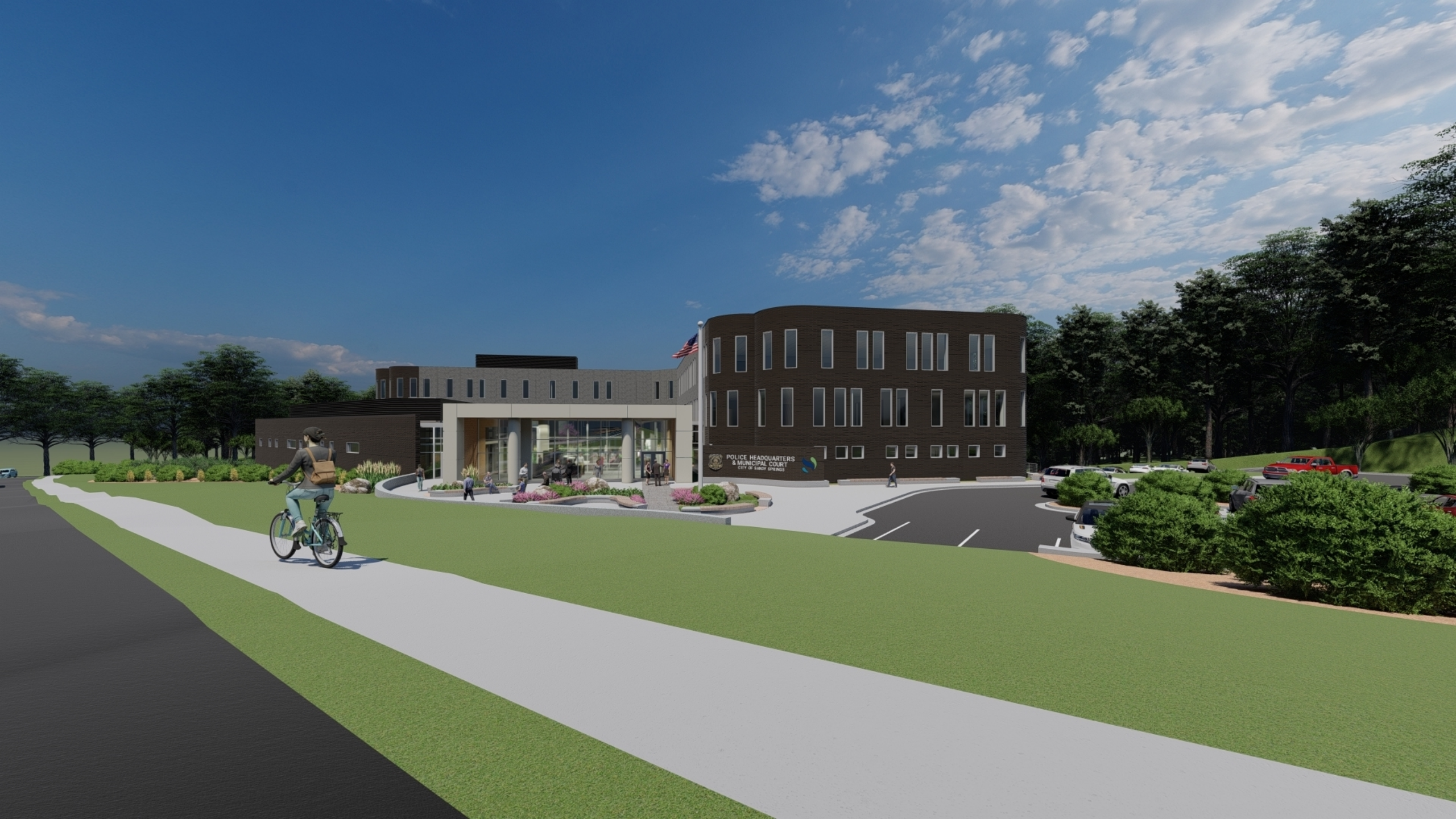
FUTURE OVERFLOW  
PARKING LOT

FUTURE  
FIRE STATION 1

MORGAN FALLS RD

ADAIR LN





POLICE HEADQUARTERS  
& MUNICIPAL COURT  
CITY OF SANDY SPRINGS



NEW

POLICE HEADQUARTERS  
& MUNICIPAL COURT  
CITY OF SANDY SPRINGS



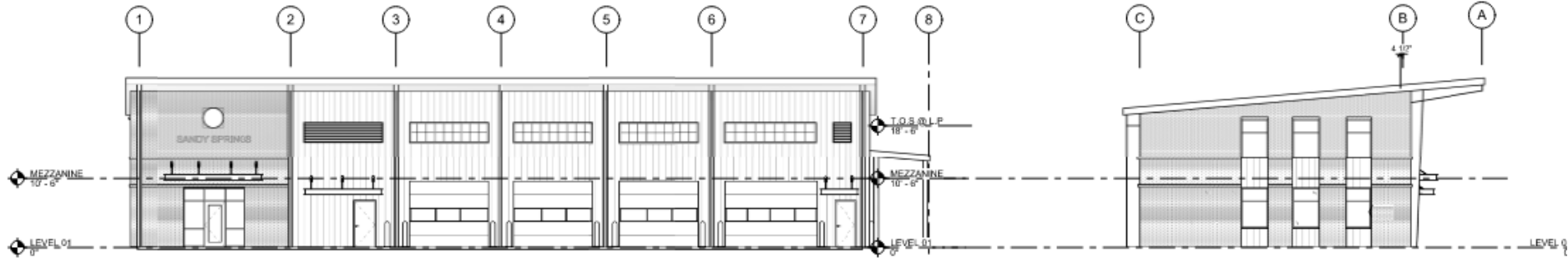
**POLICE HEADQUARTERS  
& MUNICIPAL COURT**  
CITY OF SANDY SPRINGS





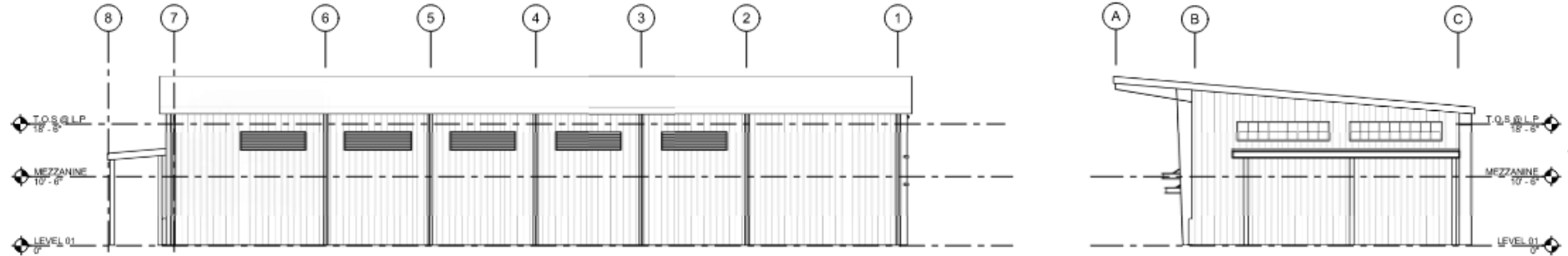






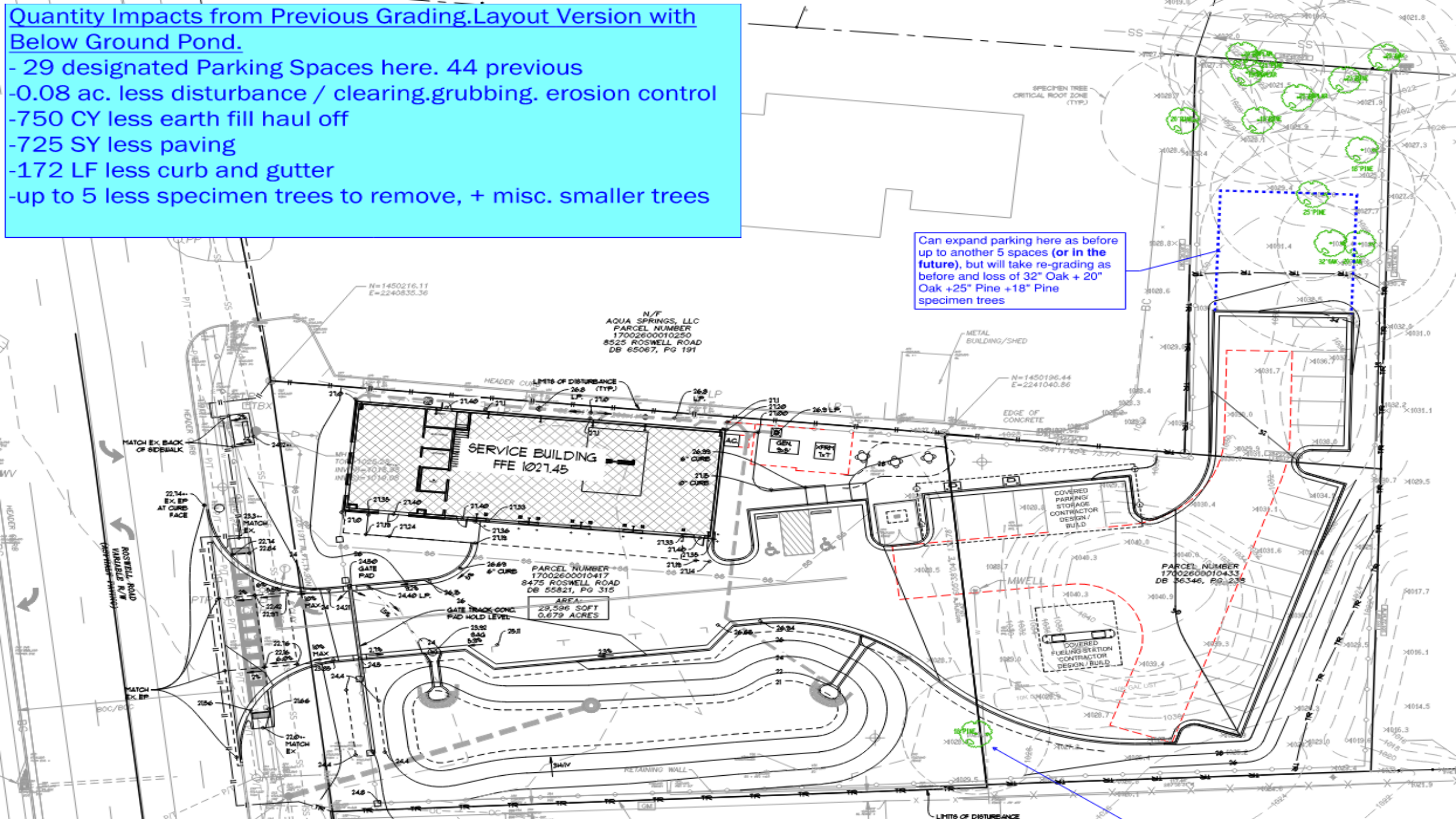
**B1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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



# Quantity Impacts from Previous Grading. Layout Version with Below Ground Pond.

- 29 designated Parking Spaces here. 44 previous
- 0.08 ac. less disturbance / clearing, grubbing, erosion control
- 750 CY less earth fill haul off
- 725 SY less paving
- 172 LF less curb and gutter
- up to 5 less specimen trees to remove, + misc. smaller trees



# NEXT STEPS

Council  
Approval of GMP

• 05/30/23

Substantial  
Completion

• 12/2024



Construction  
Mobilization

• 06/2023