



# **City of Sandy Springs Long-Range Facilities Planning Task Force Status Report**

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Municipal Services  
CH2M HILL OMI**

# Overview of the Process

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- As staff moved into a completed City Hall, Mayor established task force and initiated effort in Fall 2006
  - John McDonough, City Manager
  - Rick Hirsekorn, CH2M HILL OMI
  - David Rubenstein, Citizen
  - Van Westmoreland, Citizen



# Overview of the Process

- Task force mission
  - *“...Develop a comprehensive, long-range General Government and Public Safety Long-Range Facilities Plan for the City of Sandy Springs...”*
- Recreations and Parks not included in this effort



# Overview of the Process--Conducted interviews with Elected Officials

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- Public safety facilities first priority
- Location important
  - Sandy Springs Circle area vs. value of that land on tax rolls
  - City Hall access to Roswell Road
- Practical considerations vs. “Taj Mahal”



# Overview of the Process--Conducted interviews with Elected Officials

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- Split facilities
  - Public Safety separate from City Hall
  - Council separate from Courts
- Use City Hall to jump start/stimulate Roswell Road re-development
- Open to innovative financing; possible PPP



# Overview of the Process—Action Plan

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- Program the Police Facility
  - Value Engineer and revise previous work for planning horizon
- Determine Fire Department needs
  - Conduct response time study to recommend where facilities should be located
- City Hall needs
  - Value Engineer and revise previous work for planning horizon
- Determine Court needs as part of this evaluation
- Need recommendation on square footage, parking- all needs

# Overview of the Current Situation

## ■ City Hall/Court

- Term through 2012, 2-5 year options
- Morgan Falls, 57,000 s.f. (includes Court in Council chambers)
- \$1.2 million annually

## ■ Police

- Annual lease
- RBM Building, 30,000 s.f.
- \$550,000 annually

## ■ Fire

- Own Stations 1&2; Lease Stations 3&4
- \$250,001 annually



# Priorities Based on City Council Interviews

- Public Safety Focus

- Police
- Fire

- Court

- City Hall



# Space Needs Assessment—engaged Lord, Aeck & Sargent

Building	Est. s.f.	Parking Requirements	Parking/ Greenspace Acres	Total Acres required (One story)	Total Acres required (Two story)
City Hall	70,874	300	3.86	5.48	4.67
Court House	13,500	175	2.25	2.56	2.40
Police Station	45,000	110	1.41	2.44	1.93
Fire Station	12,000	75	1.00	1.24	1.12
Fire Station	13,500	90	1.15	1.46	1.30
Fire Station	9,400	30	.38	.60	.49

# Options to Meet Facilities Needs

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## ■ Police/Courts/City Hall

- New
- Re-Use Existing (North Fulton Annex)
- Lease-extension (Current City Hall / RBM)
- New Lease Space
- Combination



## ■ Fire

- Detailed and comprehensive study conducted
- Recommended locations and staging of needed facilities in consideration of plan (Aid agreements, QRV, etc)

# Fiscal Impact

	Sq. Ft.	Construction Cost per Sq. Ft.	Construction Cost	Acre	Land Acquisition On (Acreage X \$1MM)	Site Costs (Acreage X \$350,000)	Soft Costs (Construction + Site) X 15%	FFE (Construction Costs X 20%)	Total
New Police Station	<b>45,000</b>	<b>\$275</b>	\$12,375,000	<b>4</b>	\$4,000,000	\$1,400,000	\$2,066,250	\$2,475,000	\$22,316,250
New Courthouse	<b>13,500</b>	<b>\$250</b>	\$3,375,000	<b>3</b>	\$3,000,000	\$1,050,000	\$663,750	\$ 675,000	\$8,763,750
New City Hall	<b>70,874</b>	<b>\$240</b>	\$17,009,760	<b>7.5</b>	\$7,500,000	\$2,625,000	\$2,945,214	\$3,401,952	\$33,481,926
New Fire Station (std.)	<b>12,000</b>	<b>\$240</b>	\$2,880,000	<b>1.25</b>	\$1,250,000	\$437,500	\$497,625	\$576,000	\$5,641,125
New Fire Station (two bay)	<b>9,600</b>	<b>\$240</b>	\$2,304,000	<b>1.25</b>	\$1,250,000	\$437,500	\$411,225	\$460,800	\$4,863,525

# Fiscal Impact—comparison for Courts and PD

Annex Comb.	Sq. Ft./ Acre.	Construct. Cost per Sq. Ft.	Construct. Cost	Purch.	Rehab (Sq. Ft. X \$50)	New Bldg. (Sq. Ft. X \$250)	Site Work (Acre. X \$200K)	Soft Costs (15%)	Land Acquis. On (Acre. X \$1M)	Site Costs (Acre. X \$350 K)	Soft Costs (Construct. + Site) X 15%	FFE (Construct. Costs X 20%)	Total
Existing	27,866/ 8	-		\$8,8 M	\$1.39 M		\$1.6 M	\$1.6 M					\$13.39 M
New Addition	30,700/ -		\$3.37 M	-		\$7.67 M	-	-					\$7.66 M
<b>Annex Total: \$21.06 M</b>													
New Police Station	45,000/ 4	\$275		\$4 M	\$2.25 M	\$12.4 M	\$0.8 M		\$4 M	\$1.4 M	\$2.07 M	\$2.48 M	\$22.32 M
New Court-house	13,500/ 3	\$250	\$12.37 M	\$3 M	\$0.67 M	\$3.38 M	\$0.6 M		\$3 M	\$1.05 M	\$0.66 M	\$0.68 M	\$8.76 M
<b>New Construction Total: \$31.08 M</b>													

# Fiscal Impact—comparison for Courts and PD

<b>Annex vs. New</b>	<b>Total Cost</b>
New Police Station	\$22,316,250
New Court House	\$8,763,750
New Total	\$31,080,000
Annex Total	\$21,068,545
New vs. Annex Difference	\$10,011,455

# Council discussion and input

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Discussion led by City Manager John McDonough