

Fire Station #27 Siting Analysis

February 13, 2026



Timeline

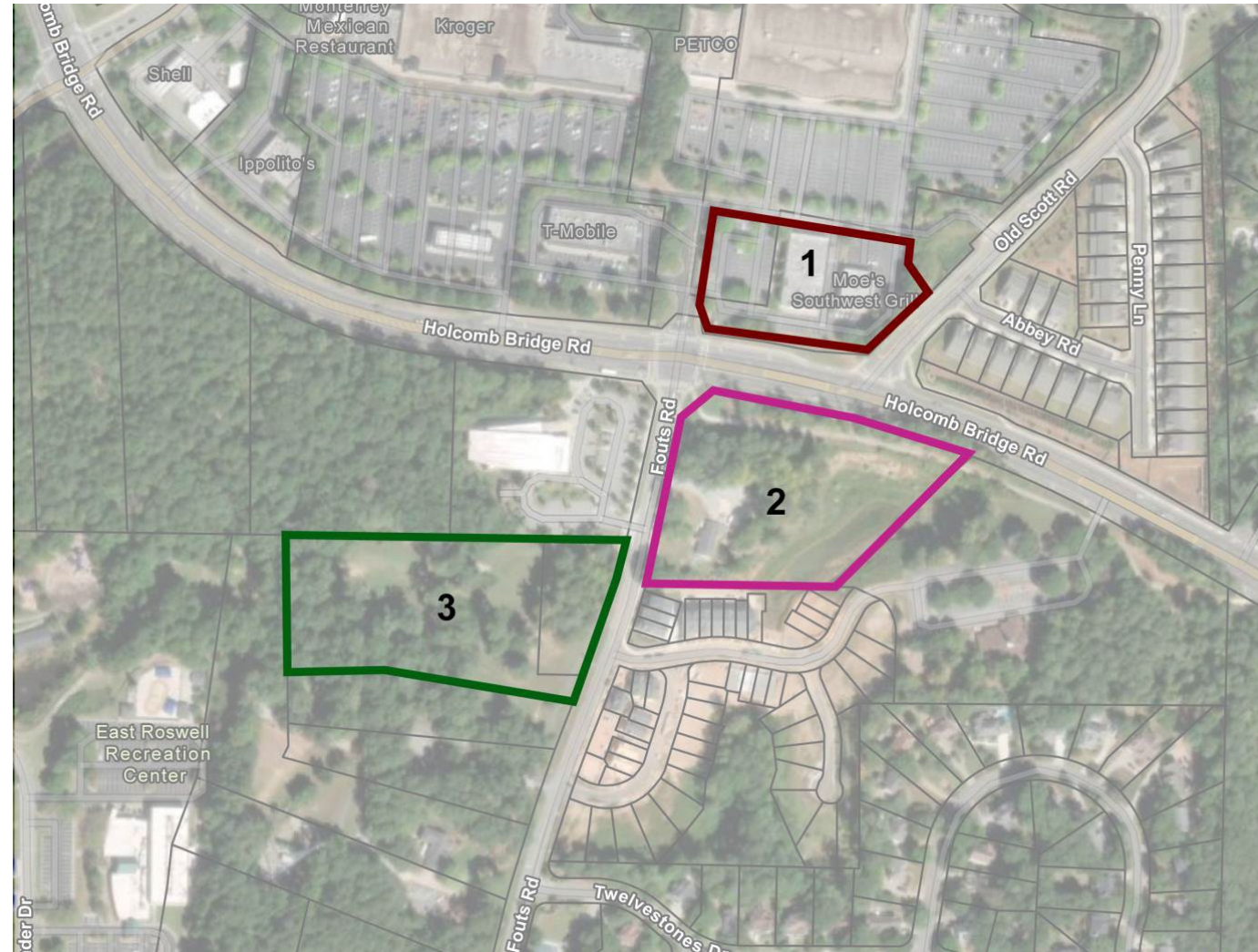
Fire Station #27 – History of Events

- 2022 – Gap Analysis/Bond Referendum
- 09/2023 – Cost estimate for 5 Fire Stations
- 09/2023 – Siting Assessment of 3 sites
- 12/2024 – Fire Station Traffic Preemption Analysis
- 12/2024 – M&C Approved Design Contract and Location
- 12/2024 – Design Start (Hussey Gay Bell - HGB)
- 04/2025 – City Reviewed 50% Construction Documents
- 06/2025 – City Reviewed 95% Construction Documents
- 07/2025 – Tree Survey & Tree Protection Plan
- 07/2025 – City Received 100% Construction Documents
- 09/2025 – City Requested Elevation Re-Design Options

Fire Station #23 – History of Events

- 08/2023 – Concept/Site Design for Lake Charles Site
- 09/2023 – Cost Estimate for Lake Charles Site
- 10/2023 – Survey of the Bowen & 92 Site aka ‘Christ United Methodist Church property’
- 11/2023 – Acquisition of the Bowen & 92 Site aka ‘Christ United Methodist Church property’
- 03-05/2024 – Facility Condition Assessment of existing FS23
- 12/2024 - Traffic Preemption shows relocating FS23 to Bowen & 92 improves city wide coverage with 7 fire stations
- 11/2025 – Signage for Project Installed
- 12/2025 – SJC Ventures Site Layout

Potential Sites



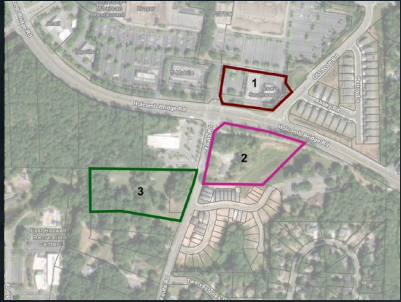
Siting Analysis – Pros & Cons



Potential Sites

Location	Size	Pros	Cons
Site #1 – 2342 HOLCOMB BRIDGE RD	5.0 acres	- Ingress/Egress: None - Roadway: Road width allows room for passing - Location: None	- Ingress/Egress: Retail driveway may block entrance, modifications needed - Roadway: Not the best line of sight, interparcel traffic, potential change in traffic signal (GDOT) - Location: Disruption to adjacent stores
Site #2 – HOLCOMB BRIDGE RD	3.9 acres	- Ingress/Egress: Ample frontage for driveway and turning radius, low volumes unlikely to block access - Roadway: Road width allows room for passing, good line of sight - Location: Potential direct access to Holcomb Bridge	- Ingress/Egress: Ingress requires turning across an opposing left turn lane - Roadway: None - Location: Less than 1,000ft from library, noise impacts to Parkside townhomes
Site #3 – 9135 FOUTS RD	4.13 acres	- Ingress/Egress: Ample frontage for driveway and turning radius, low volumes unlikely to block access - Roadway: Road width allows room for passing, driveway can tie into intersection - Location: Close to Holcomb Bridge	- Ingress/Egress: None - Roadway: None - Location: Less than 1,000ft from library, noise impacts to Parkside townhomes

Siting Analysis – Cost Comparison Estimate



Potential Sites

Location	Size	Cost	Schedule
Site #1 – 2342 HOLCOMB BRIDGE RD	5.0 acres	Land - \$2,940,700 Sunk Design - \$700,000 Design - \$655,257 Construction - \$9,594,491 TOTAL – \$13,890,448	Land Acq. – 03/2026-09/2026 Design – 10/2026-10/2027 Constr. – 11/2027-04/2029 COMPLETE – 05/2029
Site #2 – HOLCOMB BRIDGE RD	3.9 acres	Land - \$1,212,200 Sunk Design - \$700,000 Design - \$655,257 Construction - \$9,594,491 TOTAL – \$12,161,948	Land Acq. – 03/2026-09/2026 Design – 10/2026-10/2027 Constr. – 11/2027-04/2029 COMPLETE - 05/2029
Site #3 – 9135 FOUTS RD	4.13 acres	Land - \$0 Design - \$700,000 Re-design - \$100,000 Construction - \$9,208,742 TOTAL – \$10,008,742	Re-design – 03/2026-09/2026 Constr. – 10/2026-04/2028 COMPLETE – 05/2028

Land costs based on Fulton County 2025 Valuation – Acquisition cost would likely be higher.

Public Safety Budget

Total Budget:	\$52M	
	Encumbered/ Budgeted	Spent
Public Safety HQ	\$18.6M	\$12.25M
911	\$13M	\$7.5M
Traffic Preemption	\$0.5M	\$0.5M
Fire station #27	\$9.2M	\$0.56M
Fire station #23	\$8.1M	\$0.1M
PM and Contingency	\$2.6M	
Total:	\$52M	\$20.9M

Next Steps and Estimated Timeline

Complete Design of FS#27: 4 - 6 months (March – September 2026)

- Update Landscaping Screening along Fouts Road to include mature landscaping
- Evaluate building facade

Work with Disc Golf community

- Relocating impacted “holes”
- Improvements to existing “holes”

Bid Project: 2-4 months (October 2026 - January 2027)

Construction: 12-16 months (February 2027 – May 2028)

Questions?



Aerial Imagery – 2006



Aerial Imagery – 2016



Aerial Imagery - 2025



