

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: February 4, 2015

Agmt

From: Jon Hopkins, Director
(Department Head - please type)

Phone Ext. X759

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:

02/10/15

Department Head Signature *[Signature]*

Agenda Title: Selection of Architectural firm for the Jail Project

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Please see the attached memorandum

Recommendation/Requested Action:
Please see the attached memorandum.

Fiscal Impacts (attach budget transfer form if appropriate) N/A
Staffing Impacts N/A

Is a 4/5ths vote required? Yes No

Committee Review? N/A

Name _____
Committee Recommendation: _____

Contract Attached: Yes No N/A
Resolution Attached: Yes No N/A
Ordinance Attached: Yes No N/A

Comments: _____

Request Reviewed by: *[Signature]*
Chairman _____ Counsel _____
Auditor _____ GSA Director *[Signature]*
CAO _____ Risk Management *[Signature]*

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)
GSA-Jon Hopkins

FOR CLERK USE ONLY

Meeting Date February 10, 2015 Time 9 a.m. Item # 4B

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___
Ayes: _____ Resolution _____ Ordinance _____ Other: _____
Noes _____ Resolution _____ Ordinance _____
Absent: _____ Comments: _____

Distributed on _____	A new ATF is required from _____ Department _____ For meeting _____ of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
Completed by _____		

APPLYING FOR A PASS

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TO VISIT	<input type="checkbox"/>
THE STATE	<input type="checkbox"/>
TO VISIT	<input type="checkbox"/>
THE STATE	<input type="checkbox"/>

State of Tennessee
Department of Transportation
1000 North 2nd Street
Nashville, Tennessee 37203
Phone (615) 532-2222

PERSONAL INFORMATION	
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GENERAL SERVICES ADMINISTRATION

MAIL: 12200-B Airport Road, Jackson, CA 95642

LOCATION: 12200-B Airport Road, Martell, CA

PHONE: (209) 223-6759 FAX: (209) 223-0749 E-MAIL: jhopkins@co.amador.ca.us



MEMORANDUM

TO: Board of Supervisors

FROM: Jon Hopkins, GSA Director *JH*

DATE: February 2, 2015

RE: RFQ 14-30 Architectural & Consulting Services for Jail Expansion

On September 23, 2014 the Board of Supervisors authorized General Services to issue an RFQ for Architectural & Consulting Services for Jail Expansion. On Thursday, January 22, 2015 at 1:30 PM Amador County Request for Qualifications, RFQ 14-30 were received, opened and read publicly for architectural & consulting services for the jail expansion project.

A Qualifications Review Committee was formed consisting of the Sheriff, CAO, Jail Committee and myself that evaluated the two (2) responses submitted to determine the most qualified firm. Responses were evaluated by each committee member based upon points assigned to a category item and then totaled and averaged for a final score. The top scored response was submitted by Nacht & Lewis. Attached for reference is the Evaluation Score Sheet which is an average of all scores collected from each committee member.

No interviews were conducted as the information provided by each responder was sufficient to determine the best candidate.

Of the two (2) firms evaluated Nacht & Lewis provided the best overall qualifications for the following reasons:

1. Demonstrated overall best experience with lease-revenue bond funded projects.
2. Fundamentally best approach without significantly compromising the existing structure.
3. Overall best methodologies providing specifics to their plan that address and solve challenges.
4. Established greatest understanding of the Jail while providing the County with present future options.
5. Represented the best ability to relate to project requirements.
6. Experience includes previous successful work with projects of similar size and scope.
7. Prepared the best response with minimal errors and realistic schedule.

Attached for reference is Nacht & Lewis's response. Based upon the Committee's review I submit the follow recommendation.

Recommendation: 1) Authorize the GSA Director to receive a cost proposal from Nacht & Lewis and;
2) Authorize the GSA Director, Sheriff, CAO and County Counsel to negotiate final terms and conditions and develop a contract based upon the needs outlined in RFQ 14-30 and Nacht & Lewis's responses dated January 22, 2015 in accordance with Government Code Sections 4525 through 4529.5.

Proposal Evaluations RFP 14-30 Architectural & Consulting Services
 The Evaluation Committee was made up of five (5) members including the Purchasing Agent

CATEGORIES

A. Content and Submission	Max Points	Proposers 0-20 Points	Weight	Proposer 1		Max Points	Proposers 0-20 Points	Weight	Proposer 2	
				Nacht & Lewis Weighted Score	Weighted Score				LDA Partners Weighted Score	Weighted Score
A.1. Proposal contains all requested information, is organized, not missing or lacking material information, does not have numerous spelling or grammatical errors, is not laborious and provided relevant information.	20	17.2	10%	8.60	8.60	20	11.8	10%	5.90	5.90
B. Executive Summary B.1. Proposer identified the most important elements, understands the County's needs, provided a summary of requirements & constraints, provided a summary of services, objectives and intended results, how & why the proposal meets the RFP, why the proposer is most qualified, when work can begin, how their workload will affect this project and responses to E & O consequences.	20	19.4	20%	19.40	19.40	20	11.8	20%	11.80	11.80
C. Statement of Experience and Qualifications C.1. Evaluated the number, size and complexity of projects of similar nature that have been completed or are currently being constructed, including the position held and role provided for past projects, list of current projects & commitments, and provided list of past work as required in 4., c.. Considered the location of project team and if it is located in Northern California. Assessed the teams knowledge of the current jail and related project experience with jails. Evaluated relationships and experience with State agencies including experience with legislative funding, and the teams understanding of the current legislative funding thorough SB 863. Associates, personnel and sub-consultants experience, qualifications and resumes were considered. An organizational chart that clearly shows hierarchy was provided. Response to Proposer's requirements of County involvement is clear, reasonable and not over burdensome. All education and any special licensing or qualifications were provided and considered.	20	18.4	20%	18.40	18.40	20	12.6	20%	12.60	12.60
D. Work Plan D.1. Considered the approach and methodologies applied to planning, designing, and administration to meet the objectives of the project. Examined the plan to ensure project requirements and constraints were identified and discussed to demonstrate how requirements will be accomplished and constraints resolved. Assessed the detailed listing of all services and phases contemplated including the estimated schedule of services and number of meetings and if these are timely and realistic. Quality control measures are evident and examined to provide confidence the Proposer has the ability to avoid mistakes and minimize conflicts. Evidence of budget preparation and experience was reviewed and considered. Conceptual drawing(s) and site plan included illustrations of the Proposers ideas and concepts to maximize the number of beds and capitalizes on the use of SB 863 funding specifically showing concepts for the building, new beds, changes to the existing facility, traffic circulation and parking. The plan accounts for how SB 863 funding will be justified, maximized and incorporated the design.	20	17.8	30%	17.80	17.80	20	12	30%	12.00	12.00
E. Interview and Presentations E.1. Considered proposers responses to their proposal, understanding of the project, experience, qualifications, approach and methodologies, abilities, attitude and commitments.	20	0	30%	0.00	0.00	20	0	30%	0.00	0.00
TOTAL POINTS * 0 = Non-existent 4 = Poor 8 = Marginal 12 = Acceptable 16 = Very Good 20 = Excellent	100	72.8	100.000%	64.20	64.20	100	48.2	100.000%	42.30	42.30

No interviews were conducted as the information provided by each responder was sufficient to determine the most qualified candidate. The totals represent the average of all committee members scores.

**RFQ No. 14-30
Architectural & Consulting Services
for Jail Expansion**

January 22, 2015

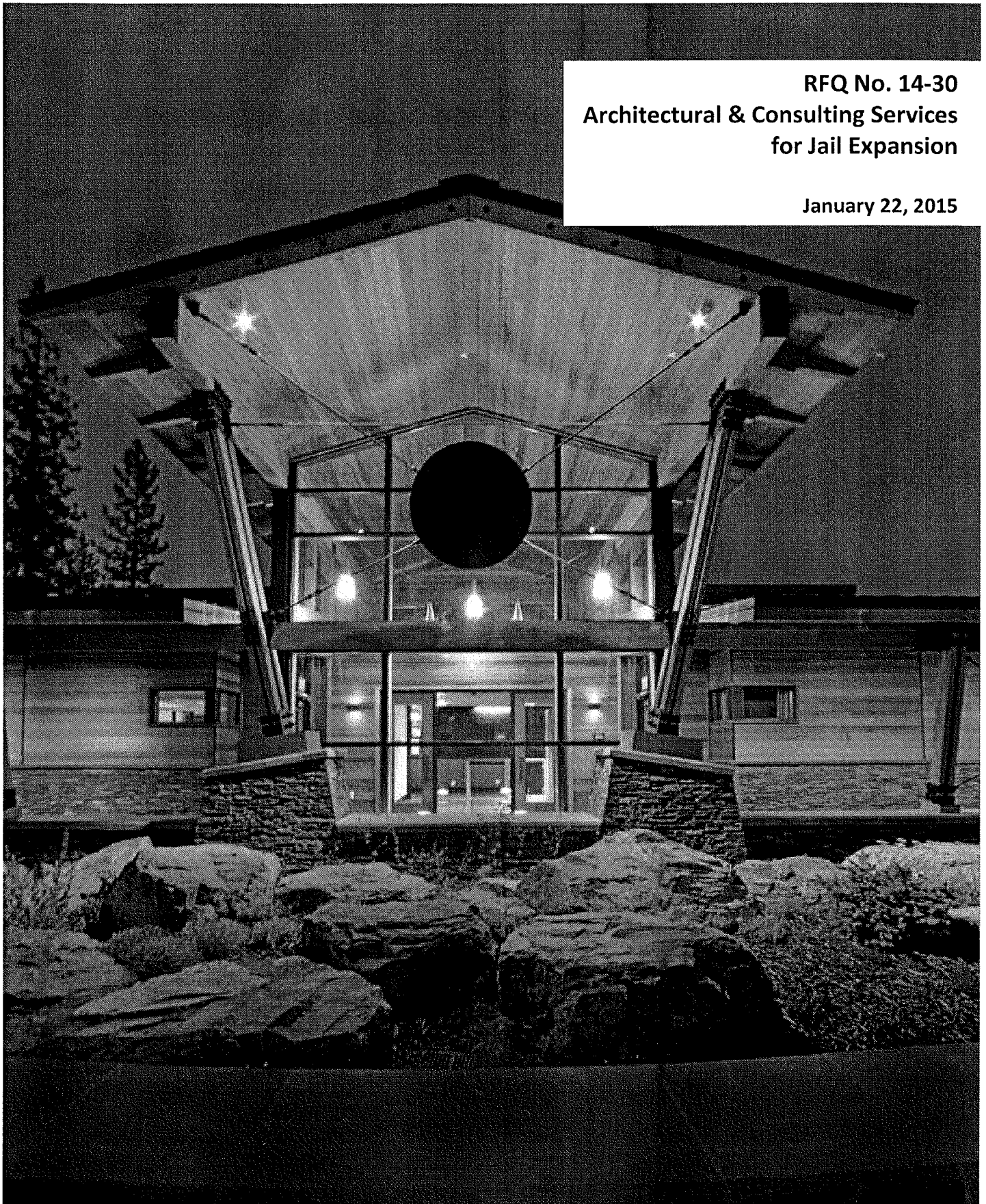


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2. TRANSMITTAL LETTER

Attn: Jon Hopkins, General Services Director
General Services Administration, County of Amador
12200-B Airport Road, Jackson, CA 95642

RE: RFQ No. 14-30 Architectural and Consulting Services for Jail Expansion

Dear Mr. Hopkins,

Amador County is embarking on a critical project to design and construct an expansion to the County's Jail. This project is important for the future of the County's criminal justice system in fulfilling a need for additional jail beds and to resolve some of the functional deficiencies of the current jail. The County is seeking an architectural and engineering team to provide Architectural services for the expansion and to assist the County in a successful pursuit of state funding through SB 863.

Nacht & Lewis offers just that team. We have the relevant experience, established relationships, availability and commitment to partner with you for a successful project.

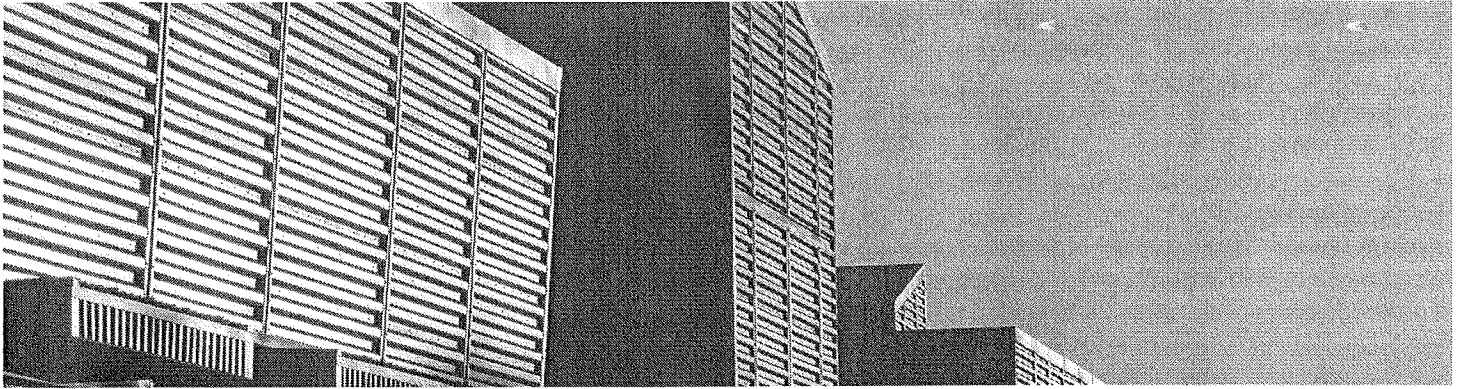
Highlights of Team and Experience:

- The Nacht & Lewis team includes: architects, planners and engineers with a decades-long history of high performance for our correctional and public sector clients. We have developed successful relationships with the review agencies involved in delivery of these projects. We will leverage our experience and relationships to the County's benefit.
- Vanir joined forces with Nacht & Lewis to provide recognized excellence in every element of the project from concept design, through occupancy. We help clients deliver exceptional jails and you will not find a stronger team.
- Our team includes Vanir's Jim Aboytes, who consulted for the Board of State and Community Corrections (BSCC) for seven years, and helped them develop project selection, funding and payment processes currently in use by BSCC today. Jim's job is to get the County money. From needs assessment verification and scope development through the application process, Vanir maximizes every selection point; Vanir's hit rate is 78%.
- Nacht & Lewis is an expert at programming and designing efficient jails with an understanding of smaller County jail needs. Vanir is unparalleled at managing cost and schedule during design and construction. We understand that the cost of operating the facility far exceeds the original investment. From state grant development through project completion and occupancy, we focus on operational and life-cycle cost reduction. We help the Sheriff keep operational costs down.
- Nacht & Lewis is unique, offering a level of expertise normally found only in the largest A/E firms. We offer nationally recognized justice experience, and are leaders in the American Institute of Architects Academy of Architecture for Justice community at the national level. We are a firm with a single office, located in Sacramento. Many of our staff have worked together for over 20 years on justice projects. The depth of our experience and the quantity of staff with justice/detention expertise rival even the largest firms who list the same individuals on projects nationwide. We can assure that the staff assigned to your project will remain involved from inception to completion.

Nacht & Lewis, our staff and our approach offer our clients the best service and the most value possible. Our proposed team offers the needed leadership, skill set and strong desire to support you in making this project a success. We look forward to further presenting our qualifications in the interview process.

Sincerely,

Eric Fadness, AIA Principal
efadness@nachtlewis.com | 916.329.4000
Nacht & Lewis | 600 Q Street, Suite 100, Sacramento, CA 95811



3. EXECUTIVE SUMMARY

Understanding of the County's Most Important Needs

Nacht & Lewis understands the importance of this jail expansion project to Amador County and their criminal justice system. The County's jail is overcrowded and it lacks the necessary space and flexible housing to classify and safely segregate inmates. Because of the jail's limited bed capacity, Amador County's justice system relies on early release programs to manage the jail's inmate population.

The original jail opened in 1983 with a rated capacity of 76 beds. The jail is rated a Type II detention facility by the Board of State and Community Corrections (BSCC) and includes a mix of single and double bunk cells within a configuration of six housing pods. Operationally, there are not enough beds/bunks to meet current custody housing needs. The County jail does not have the ability to safely segregate numerous classifications of inmates because of peak population levels and the lack of physically secure custody housing to segregate inmates who should be housed in higher custody single- and double-occupancy units because of their classification.

In addition to capacity issues that complicate classification, the jail's physical layout does not provide for many programmatic opportunities or reflect the needs of a modern adult detention facility. The jail has one medical exam room and no safety cells or medical/mental health beds to properly treat physically or mentally ill inmates.

As a result, the County is actively pursuing funding for the addition of beds and program space at the existing jail site.

Project Requirements

Amador County's overall goal is to **expand the jail with a solution that efficiently and cost effectively resolves the County's needs**. Efficiency and cost effectiveness apply to both the project cost and the County's operations costs for any new construction.

The County has not established a budget for the project, so it will be the selected team's initial task to work with the County to program, and plan and **design a facility that will not exceed a total project cost of ten million dollars (\$10,000,000.00)**. Our teams successful cost control processes will assure the County that the project is a critical component of our services.

The County has identified that their greatest need is to **maximize the number beds, including medical beds, at the lowest possible cost and to provide a design solution that will capitalize on the SB 863 Funding opportunity**.

Project Constraints

The use of State funding to modify the existing building may be unwise. If state funds are used, our recommendation would be to use those funds to construct a new stand-alone facility which is separated from the existing facility by at least 10 feet. Any improvements to the existing facility should be separately funded with County funds.

If any State funds are used on the existing facility, the entire building (or significant portions of the building) will need to be brought up to current codes. This requirement is often overlooked, and you should consult the Board of State and Community Corrections and the California Office of the State Fire Marshal if you wish to hear this directly from these agencies.

A more thorough code analysis of the existing facility might uncover additional building components requiring improvement such as

fire and smoke ratings of walls and ceilings, fire and smoke dampers of HVAC components, fire suppression systems, fire alarms (strobes, sirens), seismic bracing, etc.

What we are proposing in this Statement of Qualifications are recommendations based on what can be done with the available State funding to maximize the benefit to the County and the Sheriff.

Scope of Services

Nacht & Lewis proposes a scope of services that aligns with the services identified in the Request for Qualifications and we have assembled a team of highly qualified professionals in all disciplines to deliver the scope efficiently and cost effectively. Our team has a proven history of success on State funded projects.

The Nacht & Lewis scope of services will address all of the requirements stated in the RFQ and address these project objectives:

- **Budget** - What can be built with available State funding and County funds within the identified maximum available funding. Develop a facility concept with the County that is cost effective to operate and minimizes staffing requirements.
- **SB863 Application** – Prepare a plan and strategy for a highly competitive project.
- **Programming and Planning** – Identify the jails most critical needs, maximize bed space and fulfill other needs for medical and mental health treatment and programming.
- **Site** – Develop a plan that best utilizes the site, now and in the future.
- **Topography** - Address the specific requirements of the sloped terrain, and meet building and site access requirements cost effectively.
- **Security** - Develop a plan that meets the requirements to ensure safety for staff, inmates, visitors and the public.
- **Staffing** - Develop a facility concept with the County that is cost effective to operate and minimizes staffing requirements.
- **Codes** – Manage fire and life safety/access compliance impacts on the budget/program.

We will establish Critical Success Factors early with the County's Jail planning team. The design will be tested at each step along the way, allowing the County's Jail Planning team to make informed decisions early during the design process, and proceed with confidence that the project will meet their needs and the budget. Our detailed services for each phase of the project are provided with our Workplan.

Component 1 Services

Nacht & Lewis and Vanir have joined forces to provide Amador County with a team that can deliver a cost effective project and a highly competitive SB 863 funding application.

Programming and Concept Development: Eric Fadness and Lorenzo Lopez of Nacht & Lewis, supported by Vanir and Nacht & Lewis staff, will develop efficient programming and planning, to maximize beds, resolve facility deficiencies and provide just the right amount of space, to keep construction and operational costs down. **Vanir will assist Nacht & Lewis with development of a needs assessment and population projections should it be required to support the identified bed needs and the funding application.**

SB 863 Application Submission: Vanir's Jim Aboytes, BSCC expert, will help Amador County win state funds to build the jail expansion. Jim will be supported by Nacht & Lewis who will provide program and planning support to maximize submittal points.

Preparing Budget Estimates: Vanir's Sacramento-based, in-house estimating department led by Ben Sabati, will provide all of our independent estimating support for the Jail expansion project. We have a track record of extremely accurate estimates, taking into account the complexity of a jail, the location and current bidding market factors.

Component 2 Services

Upon a successful State funding award, Nacht & Lewis' proposed services will assure Amador County that the project will meet the funding requirements with delivery on schedule and within budget.

The Nacht & Lewis team brings a range of corrections architecture experience as well as an unprecedented understanding of best practices that govern it. We will dedicate a specialized team of experienced staff to execute an intensive solution-based design process that Amador County can rely on.

Project Management: Nacht & Lewis' Mike Smith will lead the project throughout all phases of the project. Because we have experience with State funded projects, we understand what is required for the State Public Works Board approval and are familiar with the deadlines/schedules for submission.

Under Mike Smith's direction, Vanir's Rafael Martin will prepare and maintain the project schedules for Component 1 and 2 services.

Building Design and Documentation: We will address design drivers including program needs, security, sightlines, equipment, fire and life safety, access compliance, energy and life cycle cost modeling, staffing efficiency and cost of construction during development of concepts. We will communicate all requirements, opportunities and challenges to the key stakeholders at design workshops and other milestone meetings. Our process allows for the County and Sheriff's Office to make informed decisions early and to proceed with confidence that the project will meet budget and schedule.

Agency Review: Nacht & Lewis has the most expertise relative to code compliance for detention facilities: Lorenzo Lopez co-chaired a task force alongside Office of the State Fire Marshal Chief, Steve Guarino to clarify and author new codes relative to jail facilities. Eric Sifuentes, Certified Access Specialist, has been on the front lines helping with accessible requirements and precedents for correctional facilities in California. With years of experience and recent State funded projects, we have established strong relationships with both the BSCC and the State Fire Marshal. We will meet often and informally with the BSCC and State Fire Marshal for project reviews. Code compliance will be thoroughly vetted before documents are officially reviewed by these agencies.

Ensure Compliance: Nacht & Lewis' Lorenzo Lopez is an expert in Title 24, Title 15 and BSCC requirements. Vanir is managing over 50 California State funded projects. **Vanir will provide value engineering and constructability review throughout the development of design and construction documents.** The Amador County Jail Expansion will be an efficient, functional and valuable facility that complies with all appropriate codes, regulations and standards.

Availability for the Project

Nacht & Lewis has over 25 cross-trained staff in Sacramento, and of those more than a dozen have in-depth corrections experience. We have the right resources that offer the most current Jail design experience, as well as an understanding of Amador County's needs for the jail expansion project. Vanir Construction Management has the experienced resources to commit to the project. This team of dedicated design professionals is immediately available to begin work on this project. In consideration of our current and future work that is under contract, our firms have the capacity to commit additional experienced staff resources as required.

Consequences of Errors and Omissions

3.a: Consequences of bids exceeding 10% of candidates final construction estimate.

Construction bid volatility is affected by project scope, complexity, competition, risk, location and market factors. To control this volatility we take the following actions:

1. Vanir will perform our construction estimates. Vanir leads the industry in estimating accuracy of corrections projects in California.
2. We reconcile scope to budget as part of the SB 863 application ensuring that our scope commitment to the State is buildable within budget.
3. Our quality control and constructability process ensures complete, coordinated and comprehensive construction documents reducing bid contingency and change orders.
4. We help the County aggressively market the project increasing contractor and subcontractor participation and competition which reduces price and improves bid predictability.
5. We work with you on contract terms and conditions looking for ways to reasonably reduce contractor risk without adding risk to the County. This increases competition while reducing cost.
6. We apply a local Amador County "Market Factor" in our estimate which was researched and developed by Vanir as part of their program management support of CDCR.
7. We recommend bid alternates that ensure that the project will be awardable and the County receives maximum scope within budget.

By applying these techniques, it is extremely unlikely that bids will exceed 10% of our final construction estimate. However, if it happens, we work with all stakeholders including BSCC to reduce cost. We will make the necessary corrections to the construction documents and rebid the project.

3.b: Consequences of Change Orders Exceeding 5%

We control change orders by developing a comprehensive design that meets your needs. Through a series of design confirmation meetings, we describe and discuss every element of the design and document the decisions. There will be no surprises during construction or need for scope changes. Scope related changes will be minimal.

Our quality control and constructability review process minimizes errors in the construction documents. If the contractor requests a change, we review the request for merit and work with you and the contractor to resolve the issue within the contract requirements. In the rare case where a change may be required, we work with you and the contractor to mitigate impact. Error and omission related changes will be minimal.

Unforeseen conditions, force majeure or changes to code or regulatory requirements can drive change orders over 5%. This risk can be reduced through prudent investigation of conditions during design. As a technique to control change and keep you informed of change order risk, we track and quantify potential changes and work with you on mitigation strategies before the issue impacts the project.

Through stakeholder confirmation meetings, quality construction documents, change order management during construction and risk identification there is every reason to believe that change orders can be kept to under 5%.

3.c: Delays Caused by Errors and Omissions

First, Nacht & Lewis has an excellent track record of quality work and performance on our past projects, this includes a history of zero (0) claims within the past ten years. We intend to continue our success by providing Amador County with quality services and quality documentation.

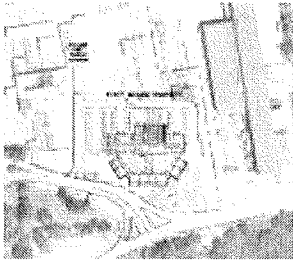
Secondly, we are insured with Professional Liability - (Errors and Omissions) Insurance with limits specified in the County's sample agreement.

Finally, we endeavor to maintain a relationship of trust and cooperation with Amador County and the project stakeholders. In this regard we will establish open and consistent communication with the stakeholder group through the duration of the project to discuss expectations and to manage the risks of project delays and added costs. Should the County, the County's CM or Nacht & Lewis staff become aware of errors, omissions or ambiguities in the Contract documents, we will notify each party in writing and expediently work toward a resolution before a delay occurs.

Should a delay be unavoidable and in the event of a dispute arising from a delay for which the County contends that Nacht & Lewis is responsible, we suggest the following action. The County may withhold fees from Nacht & Lewis equal to the value of that portion of the Change Order directly caused by CONSULTANT'S alleged errors or omissions or delay which fell below the standard of care or ten percent (10%) of CONSULTANT'S total fees, whichever is lesser. Thereafter, the County and Nacht & Lewis agree to meet in good faith within 30 days of the disputed Change Order issue arising and to negotiate and resolve any fee dispute arising from alleged error or omission or delay. If good faith negotiations do not resolve the dispute, the County and Nacht & Lewis shall enter into voluntary mediation (fees to be split equally) to work to resolve any fee dispute arising from alleged error or omission.

4. STATEMENT OF QUALIFICATIONS

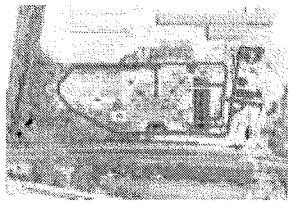
a. Description of nature of our present work



Napa County Staff Secure Transitional Housing Facility, Napa CA
Nacht & Lewis, Architect
Napa County
Juan Arias
1195 Third Street, #201
Napa, CA
(707) 259-8374
Currently in Predesign Phase
Current Staffing: Eric Fadness, Lorenzo Lopez, Laura Wood

Description

Under contract with Napa County for design of a 72-bed Staff Secure Facility (State of California Board of State and Community Corrections (Type IV). This minimum custody correctional facility will provide an environment that fosters cognitive behavioral change and allow individuals to build a foundation for transition back into the Community. The County received a conditional funding award \$13 million Through **Senate Bill 1022** from the State of California Board of State and Community Corrections for the design and construction of the Staff Secure Facility. As the first project of a multi-phased, master planned relocation of Napa County's Jail, the project includes bringing new utility infrastructure from offsite to support the new Staff Secure facility and the future build-out of the new jail. The project is being designed to achieve LEED Gold or equivalent.



Napa County New 366 Bed Jail Programming and Conceptual Planning, Napa, CA
Nacht & Lewis, Architect
Napa County
Juan Arias
1195 Third Street, #201
Napa, CA
(707) 259-8374
Current Status : Projected Completion in May 2015
Current Staffing: Eric Fadness, Lorenzo Lopez

Description

Under Contract with Napa County to prepare a comprehensive architectural program, conceptual plan, site master plan, traffic analysis, preliminary grading and drainage plans and cost estimate for a new 366 bed facility.



Butte County New Supplemental Jail Programming and Planning, Oroville, CA
Nacht & Lewis, Architect
Butte County
Consultant to Vanir
Current Status : Projected Completion in August of 2015
Current Staffing: Eric Fadness, Lorenzo Lopez

Description

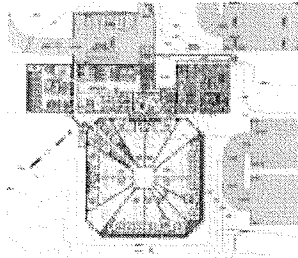
Under contract with Vanir for programming and planning service for 250-bed supplemental jail facility at the existing jail site in Oroville.



Lake County Hill Road Correctional Facility Expansion, Napa CA
Nacht & Lewis, Architect
Lake County
Matt Perry, CAO
 255 North Forbes St
 Lakeport, CA
 (707) 263-2341
Currently in Predesign Phase, Projected Completion in March 2019
Current Staffing: Eric Fadness, Lorenzo Lopez, Amber Alexander

Description

In 2013, Nacht & Lewis assisted Lake County with their successful **SB1022 application**. The application includes a master plan for the expanded facility and concepts for a new public entry with visitation, a new 40-bed female dormitory, a new 39-bed medical and mental health housing and program building and a new administration building. Currently under contract for design services.

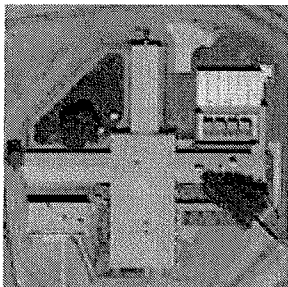


Siskiyou County Jail AB900 Phase II – New Replacement Jail Design, Feasibility Study, Yreka CA
Nacht & Lewis, Architect
Siskiyou County
Scott Waite, Director Public Works
 1312 Fairlane Road
 Yreka, CA 96097
 (530) 842-8250
Completed (Design services on hold)
Current Staffing: Eric Fadness, Lorenzo Lopez, Mike Smith

Description

Siskiyou County’s new 180-bed adult detention facility will create sufficient jail capacity to accommodate the State’s realignment program in a facility with greater efficiency than the County’s existing and aging jail facility. The new facility is designed for operational efficiency and flexibility to house pre-trial and sentenced inmates in a modern podular style housing unit which includes classrooms and group rooms for inmate programs. The housing unit includes four maximum security pods of 6 single bunked cells each and two maximum security pods of 12 double bunked cells each. The indirect supervision housing unit is controlled from a single housing control station with a direct line of sight into each pod.

b. Comprehensive list of past work on related projects for the past (10) ten years.

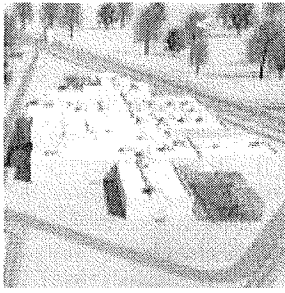


CDCR California Institute for Women – 20-Bed Psychiatric Services Unit Renovation, Corona, CA

Nacht & Lewis, Architect	Bid Amount: N/A (Constructed with inmate labor)
CDCR	Completed Project Amount: \$3,400,000
John Petropoulos, Project Director	Contingency: 7%
9839 Old Placerville Road	Number of Change Orders: 0
Sacramento, CA	Dollar Amount of Change Orders: \$0
(916) 255-2188	Current Staff: Eric Fadness, Lorenzo Lopez
Completion Date: 11/10	Cost Control Measures: Value engineering at schematic design and design development phase
Budget: \$3,701,000	

Description

The project involved rehabilitation of an existing linear style housing wing to serve as a new psychiatric services housing unit. The conversion required removal of existing walls and removal of the interior concrete walls to create 20 new patient rooms and a new housing unit control. A new “PIA modular” treatment building and a new recreation yard are sited adjacent to the converted housing wing to serve the psychiatric patients. The treatment building is designed to provide clinician offices, counseling support, group treatment and exam rooms.



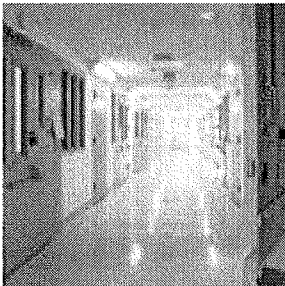
CDCR California Institute for Women – 45-Bed Acute/Intermediate Care Facility, Corona, CA

Nacht & Lewis, Architect
CDCR
Keith Beland, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2191
Completion Date: 10/12
Budget: \$41,000,000

Bid Amount: \$18,590,000
Completed Project Amount: \$20,662,177
Contingency: 17%
Number of Change Orders: Unknown
Dollar Amount of Change Orders: \$2,072,177.00
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: Value engineering at schematic design and design development phase

Description

The new stand-alone mental health correctional treatment center provides housing and treatment space for 45 inmate/patients. Treatment spaces include observation rooms, safety cells, group treatment rooms, recreational yards, interview rooms and dining as well as administrative offices and support space. The secure perimeter of the facility was expanded to accommodate the new building. Additional parking was also included in the scope. LEED Silver Certified.



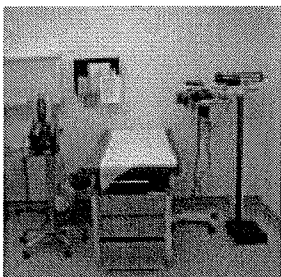
CDCR California Men's Colony – 50-Bed Mental Health Crisis Facility, San Luis Obispo, CA

Nacht & Lewis, Architect
CDCR
Keith Beland, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2191
Completion Date: 10/13
Budget: \$32,000,000

Bid Amount: \$19,800,000
Completed Project Amount: \$22,458,262
Contingency: 16%
Number of Change Orders: Unknown
Dollar Amount of Change Orders: \$2,658,262
Current Staff: Eric Fadness, Lorenzo Lopez, Amber Alexander
Cost Control Measures: Value engineering at schematic design and design development phase

Description

The CMC 50-Bed mental health crisis facility provides 50 beds to meet the mental health treatment needs of CDCR inmate-patients requiring short-term crisis care. The stand alone facility is licensed as a CTC and designed under OSHPD 4 requirements. In addition to the treatment and housing component of the facility, patient services include: laboratory, phlebotomy, radiological services, dietetic services, pharmacy and a trauma and triage area consisting of a medical observation room, treatment room and nurse station area. Support areas include: administrative offices (second floor) for senior and staff level treatment providers with appropriate staff lockers, lounge and conference room facilities. LEED Gold Certified.



CDCR Correctional Medical Facility 50-Bed Mental Health Crisis Bed Facility, Vacaville, CA

Nacht & Lewis, Architect
CDCR
Keith Beland, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2191
Completion Date: 07/05
Budget: \$19,400,777

Bid Amount: \$21,699,000
Completed Project Amount: \$22,720,462
Contingency: 5%
Number of Change Orders: 16
Dollar Amount of Change Orders: \$1,021,462
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: Value engineering at schematic design and design development phase

Description

The stand-alone housing and treatment building provided 50 licensed mental health crisis beds for the California Medical Facility in Vacaville, CA. Two housing units, each with three wings radiating from a nurses station and support spaces, are arranged on either side of a central support area which includes: a medical clinic, radiology services, lab, pharmacy, dental treatment, kitchen, dining, storage and other support spaces. The housing wings include 50 patient rooms, observation rooms, respiratory isolation rooms, safety cells, nurses station, medication rooms, exam rooms, activity/interdependent treatment team rooms, recreational therapy rooms/yards, interview rooms and offices and support space.



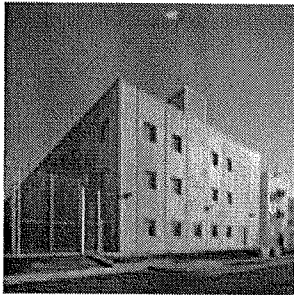
CDCR Correctional Medical Facility – 64-Bed Intermediate Care Facility, Vacaville, CA

Nacht & Lewis, Architect
CDCR
Keith Beland, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2191
Completion Date: 02/12
Budget: \$35,877,492

Bid Amount: \$18,700,000
Completed Project Amount: \$19,996,224
Contingency: 7%
Number of Change Orders: Unknown
Dollar Amount of Change Orders: \$1,296,224
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: Value engineering at schematic design and design development phase

Description

This facility is operated by the Department of Mental Health and located at the Vacaville Correctional Medical Facility. The new facility accommodates 64 inmate mental health patients in a correctional setting, and provides group treatment and therapy space in addition to medical exam, food services and dining spaces. The project includes the expansion of the secure site perimeter to accommodate the new facility. LEED Silver Certified.



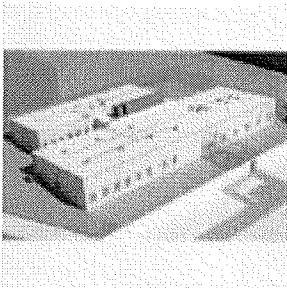
CDCR Correctional Medical Facility – Enhanced Outpatient Facility Addition, Vacaville, CA

Nacht & Lewis, Architect
CDCR
John Spain, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-3060
Completion Date: 12/12
Budget: \$23,800,000

Bid Amount: \$12,400,000
Completed Project Amount: \$13, 144,380
Contingency: 7%
Number of Change Orders: 13
Dollar Amount of Change Orders: \$744,380
Current Staff: Eric Fadness, Mike Parrott, Lorenzo Lopez
Cost Control Measures: Value engineering at schematic design and design development phase

Description

The new Enhanced Outpatient building is a three-story building wing addition attached directly to secure circulation spine of the existing facility. The facility provides mental health services for general population and administrative segregation inmates. The dimensions of the wing were limited by setback requirements from adjacent wings. All three floors of the building plan prioritized visual supervision of all inmate accessible treatment room doors from the custody stations on each level. The building includes: classrooms, group rooms, recreational therapy rooms, interview rooms, interdisciplinary treatment conference rooms and administrative offices & support space. LEED Gold Certified.



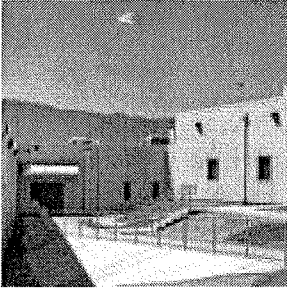
CDCR CA State Prison Los Angeles County - Enhanced Outpatient Facility, Lancaster, CA

Nacht & Lewis, Architect
CDCR
Keith Beland, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2191
Completion Date: 06/12
Budget: \$7,108,713

Bid Amount: N/A (Constructed with inmate labor)
Completed Project Amount: Unknown
Contingency: 10%
Number of Change Orders: 0
Dollar Amount of Change Orders: \$0
Current Staff: Eric Fadness, Lorenzo Lopez, Laura Wood
Cost Control Measures: Value engineering at design development phase.

Description

The new Enhanced Outpatient building is a single story building accessed directly from D yard of the Los Angeles County facility. The facility was programmed to provide mental health services for general population inmates. The footprint of the facility was designed to fit between existing structures on site. The building includes: classrooms, group rooms, recreational therapy rooms, interview rooms, interdisciplinary treatment conference rooms and administrative offices and support space. LEED Gold Certified.



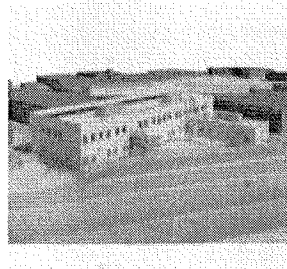
CDCR Salinas Valley State Prison – 64-Bed Mental Health Facility Addition, Soledad, CA

Nacht & Lewis, Architect
CDCR
Keith Beland, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2191
Completion Date: 11/09
Budget: \$22,000,000

Bid Amount: \$21,000,000
Completed Project Amount: \$21,130,000
Contingency: 7%
Number of Change Orders: 10
Dollar Amount of Change Orders: \$130,000
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: Value engineering at design development phase

Description

This facility is organized to facilitate treatment of intermediate care inmate/patients in a three phase program. Sixty four single occupancy patient rooms are grouped into four wings of sixteen rooms each and organized around a nursing and treatment core that includes nursing support services, group therapy rooms and a group dining room. Corridors and support services are arranged to maximize visibility from the nursing stations and the officers’ station and to allow for safe, secure, and efficient movement of patients through the daily treatment regimen. As a testament to the success of this design, there have been no reported incidents of violence or injury to staff or inmates within facility. According to staff Inmate/patients have stated “I am in a real hospital”. LEED Silver Certified.



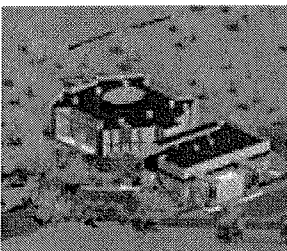
CDCR Salinas Valley State Prison – EOP, Soledad, CA

Nacht & Lewis, Architect
CDCR
John Petropoulos, Project Director
9839 Old Placerville Road
Sacramento, CA
(916) 255-2188
Completion Date: 11/13
Budget: 19,130,000

Bid Amount: \$10,255,000
Completed Project Amount: \$10,524,446
Contingency: 5%
Number of Change Orders: 22
Dollar Amount of Change Orders: \$269,446
Current Staff: Eric Fadness, Lorenzo Lopez, Mike Smith
Cost Control Measures: Value engineering at design development phase

Description

This two-story, 27,150 s.f. building has been designed to fit on a tight site between the two housing units serving the supported inmates. The facility provides secure separation of inmate and administrative functions by floor. Optimal visibility from the custody station allows the State to reduce its initial staffing requirements, saving significant operating costs over the life of the facility. The first floor connects directly to the recreation yard making transportation of inmates to the program spaces safe, secure and efficient. The experience of the design team has allowed us to keep this project under budget and on schedule despite a foreshortened design period of only two and one half months from programming to 100% design development documents. LEED Gold Certified.



Amador County New Jail Facility Conceptual Design, AB 900 Phase 1, Martel, CA

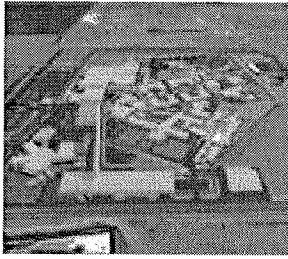
Nacht & Lewis, Architect
Amador County
Jon Hopkins

Completion Date: N/A
Budget: \$22,712,000

Bid Amount: N/A
Completed Project Amount: N/A
Contingency: N/A
Number of Change Orders: N/A
Dollar Amount of Change Orders: \$N/A
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: N/A

Description

Nacht & Lewis was retained to assist Amador County with developing a conceptual design and site plan for a new 165-Bed new jail facility in Martel, California. Nacht & Lewis worked with the County and Sheriff’s Department to refine the program that was developed for their jail needs assessment and **AB900 funding proposal**.



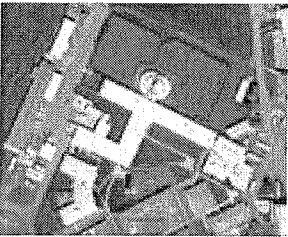
Rio Cosumnes Correctional Center Additions and Expansion, Elk Grove, CA

Nacht & Lewis, Architect
Sacramento County
Janet Cornelius
9660 Ecology Lane
Sacramento, CA
(916) 876-6308
Completion Date: Ongoing
Budget: \$80,000,000

Bid Amount: N/A
Completed Project Amount: N/A
Contingency: N/A
Number of Change Orders: N/A
Dollar Amount of Change Orders: N/A
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: N/A

Description

For over 30 years, Nacht & Lewis has provided design services to Sacramento County and the Sheriff’s Department for multiple projects at the Rio Cosumnes Correctional Center (RCCC). Nacht & Lewis developed the funding application which allowed Sacramento County to receive a conditional award from BSCC for their **SB 1022** project.



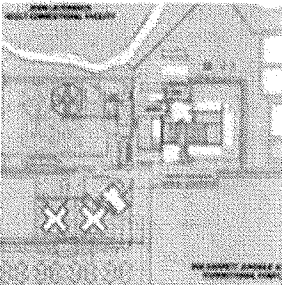
Rio Cosumnes Correctional Center – Roger Bauman Facility, Elk Grove, CA

Nacht & Lewis, Architect
Sacramento County
Dennis Fong
9660 Ecology Lane
Sacramento, CA
(916) 876-6313
Completion Date: Ongoing
Budget: N/A Job Order Contract

Bid Amount: N/A
Completed Project Amount: \$2,250,000
Contingency: N/A
Number of Change Orders: N/A
Dollar Amount of Change Orders: N/A
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: N/A

Description

This Job Order Contracting project was to assess and renovate the existing Roger Bauman Facility, within the Rio Cosumnes Correctional Center (RCCC) so that it could once again be operated by the Sacramento Sheriff’s Department and approved by the Correctional Standards Authority. The project included security upgrades, code required additions, improvement to existing, renovated MEP systems including new rooftop mechanical units and new shower rooms. Abatement was performed in various locations due to asbestos and lead paint. The building was partially re-roofed and various roof penetrations were repaired.



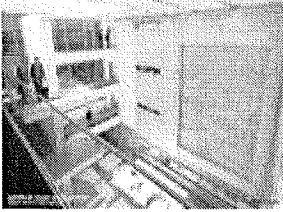
Merced County John Latorraca Correctional Center Expansion, El Nido, CA

Nacht & Lewis, Architect
Merced County
Vince Griffiths, Retired
N/A
N/A
(209) 722-7314
Completion Date: Not Completed
Budget: \$118,500,000

Bid Amount: N/A
Completed Project Amount: N/A
Contingency: N/A
Number of Change Orders: N/A
Dollar Amount of Change Orders: N/A
Current Staff: Eric Fadness, Lorenzo Lopez
Cost Control Measures: N/A

Description

Nacht & Lewis was retained to program and design a 600-bed expansion to the County’s Adult Correctional Facility in El Nido, bringing the jail’s rated capacity to a total of 1400 beds. The expansion consisted of six tiered maximum security housing units of 96 beds each on a new site adjacent to the existing facility, adding a new visitation facility, administrative offices, intake booking and medical/mental health space and a cook/chill food services facility. Nacht & Lewis assisted the County with the development and submittal of their **AB900 Funding Proposal**.



AOC - Hanford Courthouse, Hanford, CA

Vanir, Prime & Project Management
Administrative Office of the Court
Kim Davis, Manager
2424 Ventura Street Room 226
Fresno, CA 93721
(559) 445-5369
Completion Date: Ongoing
Budget: \$96,500,000

Bid Amount: \$86,000,000
Completed Project Amount: In construction
Contingency: 3%
Number of Change Orders: 17
Dollar Amount of Change Orders: \$2,408,000
Current Staff: Ben Sabati
Cost Control Measures: Budget Tracking, change order management.

Description

New courthouse consolidating all court operations in a modern, secure, full-service courthouse. The new facility is designed to handle all types of proceedings, including: criminal, traffic, civil, family law, juvenile dependency and delinquency, small claims, probate, appeals, unlawful detainer, conservatorships and guardianships and family court mediation. It will consolidate all family law proceedings and support services currently spread out of over three locations in three different towns into a centralized location.



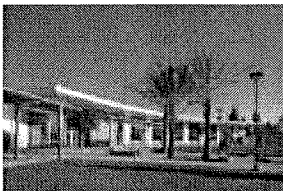
County of Riverside - East County Detention Center, Indio, CA

Vanir - Prime/Project/Construction
County of Riverside - EDA
Frank Gonzales, Project Manager
3403 10th Street, Fourth Floor
Riverside, CA 92501
(951) 955-8467
Completion Date: Ongoing
Budget: \$240,000,000

Bid Amount: \$180,000,000
Completed Project Amount: In construction
Contingency: 7%
Number of Change Orders: 1
Dollar Amount of Change Orders: \$38,000
Current Staff: Jim Barger, Rafael Martin, Ben Sabati
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management.

Description

Vanir project scope consisted of replacement of existing Indio Jail facility with new jail, support facilities and parking structure. Scope includes: new housing units, new kitchen, new sheltered housing, medical clinic and 500 parking spaces.



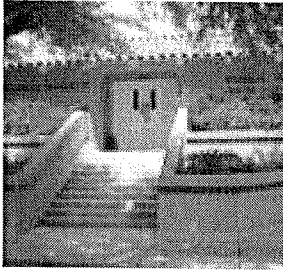
County of San Diego Women's Detention and Reentry Facility, Santee, CA

Vanir - Prime/Project/Construction
San Diego County - DGS
Lou Cavagnaro, Assistant Director
5560 Overland Ave Ste 410 M/S 0-360
San Diego, CA 92123
(858) 694-3885
Completion Date: Ongoing
Budget: \$250,000,000

Bid Amount: \$221,500,000
Completed Project Amount: \$221,000,000
Contingency: 5%
Number of Change Orders: 27
Dollar Amount of Change Orders: (\$250,000)
Current Staff: Ben Sabati
Cost Control Measures: Risk management, change order management.

Description

Vanir provided project and construction management consulting services for a new 1,216-bed Women's Detention Facility. The much larger, 512,000 s.f. facility is being built adjacent to and replacing an existing 16-acre facility. The first phase of new construction will be completed while the existing facility is still operational. Once the initial phase is completed and ready for occupancy, inmates will switch locations and the old facility will be demolished and replaced.



Imperial County - New Medium Security Adult Detention Facility, El Centro, CA

Vanir - Prime/Project/Construction
Imperial County
Ralph Cordova, Executive Officer
940 West Main Street, Suite 208
El Centro, CA 92243
(760) 482-4290
Completion Date: Ongoing
Budget: \$27,000,000

Bid Amount: Pre bid
Completed Project Amount: N/A
Contingency: 5%
Number of Change Orders: 0
Dollar Amount of Change Orders: 0
Current Staff: Jim Aboytes, Jim Barger, Ben Sabati, Andrew Freeman
Cost Control Measures: Efficient bridging design, price competitive design build procurement process.

Description

The project includes two structures – the first a new, two-level dormitory jail facility located immediately west of the central portion of the existing jail. This main building will consist of approximately 64,000 s.f. of building area. The second is a print shop and video visitation facility with associated parking. The project is mainly funded by the state’s AB900 funding process.



Kings County - Jail - Phase II, Hanford, CA

Vanir - Prime/Project/Construction
Kings County
Rebecca Campbell, Deputy Officer
1400 West Lacey Boulevard
Hanford, CA 93230
(559) 852-2379
Completion Date: Ongoing
Budget: \$35,133,000

Bid Amount: \$41,000,000
Completed Project Amount: In construction
Contingency: 5%
Number of Change Orders: 4
Dollar Amount of Change Orders: \$182,000
Current Staff: Jim Aboytes, Jim Barger, Rafael Martin, Ben Sabati
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management.

Description

Vanir is providing project management services for the planning, design and construction of Phase II of the Kings County Jail. The jail has been facing severe overcrowding and this new phase will add 252 new beds to the existing 613, alleviating the current need for inmates to sleep on temporary beds in the day rooms of the existing jail. Our team will assist the county during the pre-design, design and construction phases. We will also assist the county with its AB900 funding application.



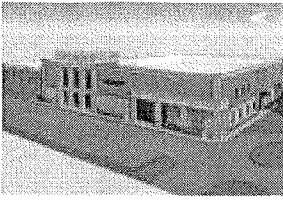
AOC - Butte County Courthouse, Chico, CA

Vanir - Prime/Project Management
Administrative Office of the Court
Kim Davis, Manager
2424 Ventura Street Room 226
Fresno, CA 93721
(559) 445-5369
Completion Date: 10/14
Budget: \$46,000,000

Bid Amount: \$39,054,350
Completed Project Amount: In construction
Contingency: 5%
Number of Change Orders: 7
Dollar Amount of Change Orders: \$2,467,000
Current Staff: Rafael Martin
Cost Control Measures: Budget tracking, change order management.

Description

The Butte County Courthouse is a two story steel frame building to be constructed on a 4 acre site. The project includes a sallyport and 5 courtrooms along with court administration and support spaces.



Gillespie County - New Jail, Gillespie County, TX

Vanir - Prime/Project Management
Gillespie County
Larry Crump, County Auditor
101 West Main Street, Unit 4
Fredericksburg, TX 78624
(830) 997-6777
Completion Date: 10/14
Budget: \$12,900,000

Bid Amount: \$12,700,000
Completed Project Amount: \$15,000,000
Completed Project Amount: In construction
Contingency: 7%
Number of Change Orders: 1
Dollar Amount of Change Orders: \$56,369
Current Staff: Ben Sabati
Cost Control Measures: Constructability review, change order management.

Description

The proposed Gillespie County Jail will house 96 inmates with potential for expansion to a capacity of 144. The project also includes a flexible court room with jury box and jury room, District and County clerk office, judges office, training room with occupancy for 50, dispatch center and adult probation offices.



County of San Diego - East Mesa Detention Reentry and Rehabilitation Facility Construction, San Diego, CA

Vanir - Prime/Project Management
County of San Diego, DGS
David Salud, Project Manager
5560 Overland Ave 4th Fl Ste 410
San Diego, CA 92123
(858) 694-8906
Completion Date: 07/14
Budget: \$35,000,000

Bid Amount: \$33,681,800
Completed Project Amount: \$35,000,000
Contingency: 5%
Number of Change Orders: 20
Dollar Amount of Change Orders: \$1,794,400
Current Staff: Ben Sabati, Rafael Martin
Cost Control Measures: Risk management, change order management.

Description

New inmate housing unit within the existing East Mesa Detention Facility in South County, San Diego. The design-build project will span 16 months and primarily consist of construction of two inmate dormitory re-entry and rehabilitation housing units with a total capacity of 400 beds. The scope includes: related remodel/reconstruction of support facilities, site work, utility/services infrastructure, security systems and detention furnishings. It will be constructed to standards sufficient for LEED Silver certification.



AOC - Delano / Porterville / Los Banos Courthouses, Delano, Porterville, Los Banos, CA

Vanir - Prime/Project Management
Administrative Office of the Court
Kim Davis, Manager
2424 Ventura Street Room 226
Fresno, CA 93721
(559) 445-5369
Completion Date: 09/13
Budget: \$70,000,000

Bid Amount: \$92,000,000
Completed Project Amount: In construction
Contingency: 5%
Number of Change Orders: 9
Dollar Amount of Change Orders: \$2,760,000
Current Staff: None
Cost Control Measures: Budget tracking, change order management

Description

Vanir Construction Management provided Project Management services during various stages (from the site selection/acquisition phase, preliminary plan phase, working drawing phase, construction phase and the close-out phase) of the following 3 courthouse projects: The New Porterville Courthouse, 96,532 s.f.; The New Delano Courthouse, 39,780 s.f.; The New Los Banos Courthouse, 29,511 s.f..



County of Placer - South Placer Adult Correctional Facility, Roseville, CA

Vanir - Prime/Project/Construction
Placer County-Facility Services
Rob Unholz, Cap. Improv. Manager
11476 C Avenue
Auburn, CA 95603
(530) 886-4946
Completion Date: 05/12
Budget: \$80,000,000

Bid Amount: \$78,988,000
Completed Project Amount: \$91,435,186
Contingency: 7%
Number of Change Orders: 53
Dollar Amount of Change Orders: \$12,447,186
Current Staff: Jim Aboytes, Anthony Foster-Davis, Ben Sabati
Cost Control Measures: Efficient criteria, project marketing, risk management, change order management.

Description

Vanir was responsible for managing the pre-design, design, and construction phase activities from initial conception and contract award through occupancy and commissioning of the facility. It is a new medium/maximum security detention facility which will ultimately be comprised of approximately 320,000 s.f. with a capacity for 980 inmates.



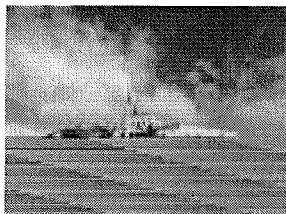
Los Angeles County - Sheriff's Department - Facilities Planning Bureau, Alhambra, CA

Vanir - Prime/Project Management
LA County - Sheriff's Department
David Waters, Commander
4700 Ramona Boulevard
Monterey Park, CA 91754
(323) 526-5488
Completion Date: 12/10
Budget: \$360,000,000

Bid Amount: Program management
Completed Project Amount: On-going
Contingency: N/A
Number of Change Orders: N/A able
Dollar Amount of Change Orders: N/A
Current Staff: Ben Sabati
Cost Control Measures: Estimating

Description

Design and construction management of various sheriff unit support facilities and stations throughout Los Angeles County. Vanir established scope, verified design, monitored project progress and reported status of Sheriff Department projects. Need assessment studies, project budgeting, construction documents review, construction cost estimating and scheduling.



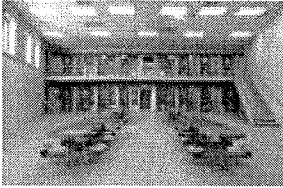
City of La Mesa - New Police Facility, La Mesa, CA

Vanir - Prime/Constr. Management
City of La Mesa
GregOrry P. Humora, Public Works
8130 Allison Avenue
La Mesa, CA 91941
(619) 667-1146
Completion Date: 09/10
Budget: \$16,000,000

Bid Amount: \$14,727,860
Completed Project Amount: \$21,151,809
Contingency: 10%
Number of Change Orders: 28
Dollar Amount of Change Orders: \$1,135,998
Current Staff: None
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management.

Description

Vanir performed construction management for the City of La Mesa's new police facility. The police facility is the third phase of a four phase project to reconstruct the City's Civic Center. This phase includes demolition of the old library and Helix Water District offices and construction of a new \$16 million, 90,621 s.f. police facility. The project includes the construction of 47,737 s.f. (including grade-level special vehicle garage) of below grade parking and a two-story structure for police office and operations.



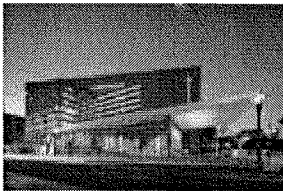
County of Riverside - Larry D. Smith Correctional Facility - Expansion #3, Banning, CA

Vanir - Prime/Constr. Management
County of Riverside - EDA
Frank Gonzales, Project Manager
3403 10th Street, Fourth Floor
Riverside, CA 92501
(951) 955-8467
Completion Date: 03/10
Budget: \$62,608,000

Bid Amount: \$62,608,000
Completed Project Amount: \$83,733,333
Contingency: 7%
Number of Change Orders: 20
Dollar Amount of Change Orders: \$849,614
Current Staff: Jim Barger, Anthony Foster-Davis, Ben Sabati
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management.

Description

Vanir provided agency construction management services which involved the planning, design and construction of a new 294-cell, 582-bed housing pod expansion with related support spaces and a new central plant. The county is now able to utilize a modern, state-of-the-art, high-tech facility that not only is more cost effective, but better serves the public, staff and inmates in a safer, more secure environment.



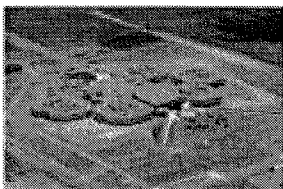
City of Los Angeles - New Police Administration Building Project, Los Angeles, CA

Vanir - Prime/Project/Construction
City of Los Angeles - BOE
Gary Lee Moore, Former City Engineer
425 South Palos Verdes Street
San Pedro, CA 90731
(310) 732-3456
Completion Date: 08/09
Budget: \$341,000,000

Bid Amount: \$231,377,246
Completed Project Amount: \$242,754,444
Contingency: 10%
Number of Change Orders: 112
Dollar Amount of Change Orders: \$11,377,198
Current Staff: Jim Barger, Anthony Foster-Davis, Ben Sabati
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management.

Description

Vanir provided project/construction management services for the new headquarters, which replaces the original Parker Center that was built in 1955. The main building is a 500,000 s.f., ten-story office building. There are also two levels of subterranean parking, several mechanical and communication rooftop penthouses and a helicopter landing platform. The entire facility has extensive security infrastructure.



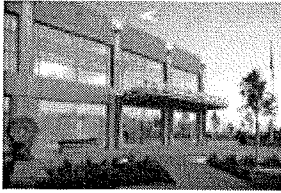
Lubbock County - Jail, Lubbock, TX

Vanir - Prime/Project/Construction
Lubbock County
Lyle Fetterly, Director of Facilities
916 Main Street, Suite 614
Lubbock, TX 79401
(806) 775-1003
Completion Date: 08/08
Budget: \$67,744,000

Bid Amount: \$70,395,000
Completed Project Amount: \$82,000,000
Contingency: 7%
Number of Change Orders: 52
Dollar Amount of Change Orders: \$11,605,000
Current Staff: Ben Sabati
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management.

Description

This 404,000 s.f., \$94 million, new jail construction project was built to house approximately 1500 inmates and expand to 2000. The two-story administration building is accompanied by six, one-story and mezzanine cell clusters. The design also included an 8,000 s.f. central plant/warehouse building, site work, utilities, parking areas, drives and access roads.



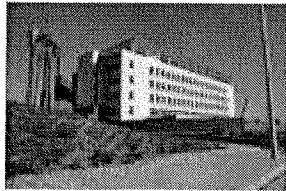
County of Alameda - Juvenile Justice Center, San Leandro, CA

Vanir - Prime/Project/Construction
County of Alameda - General Services
James R. Kachik, Deputy Director
 1401 Lakeside Drive, Suite 1115
 Oakland, CA 94612
 (510) 208-9515
Completion Date: 04/07
Budget: \$135,000,000

Bid Amount: \$142,156,269
Completed Project Amount: \$149,312,529
Contingency: 7%
Number of Change Orders: 107
Dollar Amount of Change Orders: \$7,156,260
Current Staff: Ben Sabati
Cost Control Measures: Risk management, change order management.

Description

The project consisted of three building areas. The Juvenile Hall has the capacity to house 360 minors; 90 are classified as maximum security and 270 as medium security. The administrative area provides support space for the probation department, administration and correctional officers. The courts building provides support spaces for five courtrooms, administration, visitation, judges, District Attorney, Public Defender and Defendant’s Counsel.



CA DGS - Los Angeles Regional Crime Laboratory Facility, Alhambra, CA

Vanir – Subconsultant/Constructability
LA County - Sheriff’s Department
Patrick Mallon, LA Commander
 2525 Corporate Place 2nd Floor
 Monterey Park, CA 91754
 (323) 881-8290
Completion Date: 02/07
Budget: \$78,580,000

Completed Project Amount: \$82,509,000
Contingency: 7%
Number of Change Orders: 43
Dollar Amount of Change Orders: \$3,929,000
Current Staff: Andrew Freeman
Cost Control Measures: Design creep control, value engineering, constructability, bid marketing, risk management, change order management

Description

The Los Angeles Regional Crime Laboratory Facility project, officially known as Hertzberg – Davis Forensic Science Center, consisted of facility construction and site improvements of a crime laboratory facility to be utilized by the Los Angeles Police Department, Los Angeles Sheriff’s Department and the California State University Los Angeles Department of Criminalistics and Criminal Justice. Also included in the facility will be the California Forensic Science Institute. The building gross size was currently 209,080 s.f.

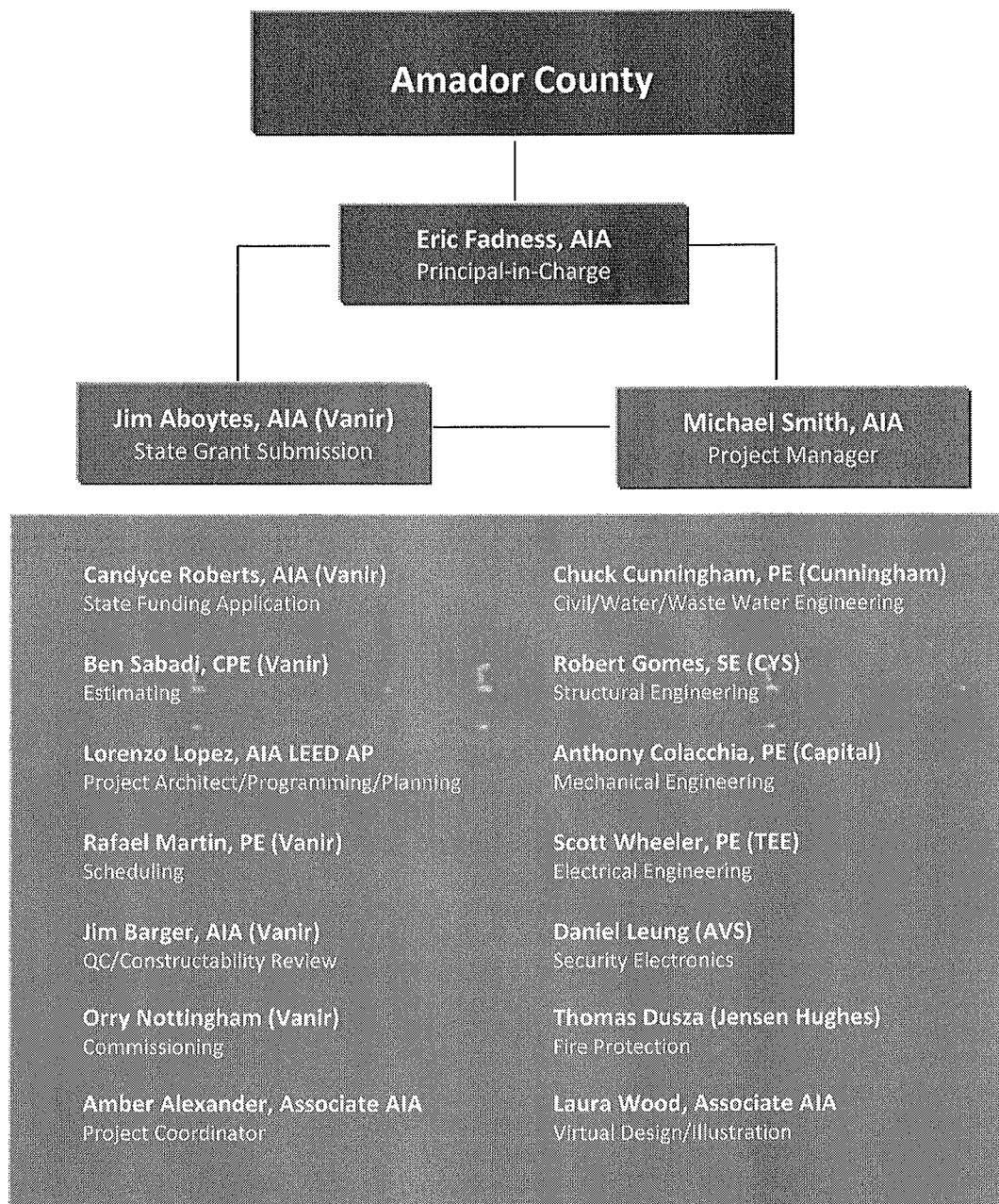
Desired Qualifications:

To demonstrate how our teams experience aligns with the County’s desired qualifications stated in the RFQ.

	Based in Northern California	Design & Construction of Existing Jail	Jail Expansions	State Agencies	BSCC & State Public Works Board	Legislative Funding (AB900/SB1022)	Understands SB863 Funding
Eric Fadness, AIA	X	X	X	X	X	X	X
Michael Smith, AIA	X	X		X	X	X	X
Lorenzo Lopez, AIA, LEED AP	X	X	X	X	X	X	X
Laura Wood, Associate AIA	X	X	X	X			
Amber Alexander, Associate AIA	X	X	X	X			
Jim Aboytes, AIA (Vanir)	X	X	X	X	X	X	X
Candyce Roberts, AIA (Vanir)	X	X	X	X	X	X	X
Ben Sabadi, CPE (Vanir)	X	X	X	X	X	X	X
Rafael Martin, PE (Vanir)	X	X	X	X	X	X	X
Jim Barger, AIA (Vanir)	X	X	X	X	X	X	X
Orry Nottingham (Vanir)	X	X	X	X	X	X	X
Chuck Cunningham, PE (Cunningham Engineering)	X	X	X	X	X		
Robert Gomes, SE (CYS)	X			X	X	X	
Anthony Colacchia, PE (Capital Engineering)	X	X	X	X	X	X	X
Scott Wheeler, PE (The Engineering Enterprise)	X	X	X	X		X	X
Daniel Leung (AVS Engineers)	X	X	X	X	X	X	X
Thomas M. Dusza (Jensen Hughes)	X	X	X	X			

Project Staffing

Project Team Organizational Chart

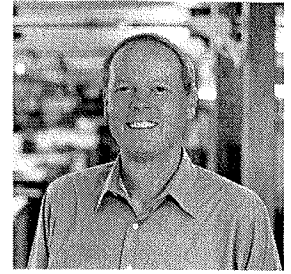


We have selected a team of highly qualified consultants with the necessary expertise for this project. The Nacht & Lewis team and our consultants are available and ready to begin working with you on your project.

Detention Expertise - Most of these firms have a record of accomplishment with Nacht & Lewis delivering successful detention and corrections projects. Our years of success in working together with these firms exemplifies our commitment to fairness and equity in contractual approach.

Eric Fadness, AIA

Nacht & Lewis, Principal-in-Charge



Education

Bachelor of Architecture - California Polytechnic State University, San Luis Obispo
Urban Architecture at Washington, Alexandria Center for Urban Studies

Registration

Architect - CA C25272

Years with Firm

21

Professional Affiliations

AIA Academy of Architecture for Justice

American Institute of Architects, Central Valley Chapter (AIACV)

AIACV Committee on Architecture for Justice (Committee Chair) and Technology Committee (Co-Chair)

California State Association of Counties (CSAC)

California State Sheriff's Association - Corporate 100 Member

Professional Qualifications

With over 25 years of professional experience, Eric brings extensive corrections expertise and leadership to the team. As Principal of the firm's Corrections work, he has a diverse background in planning and design of correctional and jail facilities including, housing, medical, mental health and essential services projects at both State and County facilities. He is skilled at team organization and leadership, and he takes a hands-on pragmatic approach to each project.

Tasks To Be Performed

As Principal-in-Charge, Eric will be responsible for the work and performance of the Nacht & Lewis team to ensure that each project's design, schedule, budget and quality control requirements are met. He has the contractual obligations and final accountability for the team's performance and client satisfaction.

Relevant Project Experience

County

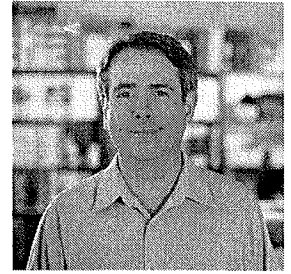
Amador	AB900 Phase 1 New 165-Bed Jail Concept/ Master Plan for CEQA, Martel, CA
Butte	County Jail - Cell Bunk Retrofit, Orville, CA Supplemental Jail Facility Programming and Planning, Oroville, CA
El Dorado	AB900 Phase 1 - Jail Exp. Needs Assessment Master Planning, Placerville, CA AB900 Funding Application, Placerville, CA
Lake	SB 1022 - Lake County Hill Road Correctional Facility Expansion, Lakeport, CA Main Jail Renovations and Additions, Lakeport, CA SB1022 Main Jail Expansion Needs Assessment & Master Plan, Lakeport, CA
Merced	John Latorraca 600-Bed Expansion/Master Plan, Merced, CA
Napa	SB1022 - New 72-Bed Staff Secure Transitional Housing Facility, Napa, CA New 366 Bed Jail Conceptual Program and Planning, Napa, CA Napa Hall of Justice, Jail Medium & Maximum & Security Bed Add, Napa, CA Security Controls Upgrades, Napa, CA
Placer	House 4 192-Bed Housing Unit Addition, Auburn, CA County Main Jail - Infill and Controls Upgrades Projects - 2003
Sacramento	SB1022 RCCC Medical & Mental Health Expansion, Elk Grove, CA AB900 Phase 2 - RCCC 2030 Master Plan 384-Bed Addition, Elk Grove, CA
Siskiyou	AB900 Phase 2 - New Replacement Jail Design and Master Plan, Yreka, CA

California Department of Corrections and Rehabilitation

CIW	45-Bed Acute/Intermediate Care Facility, Corona, CA 20-Bed Psychiatric Services Unit Renovation, Corona, CA
CMF	50-Bed Mental Health Crisis Bed Facility, Vacaville, CA 64-Bed Intermediate Care Facility, Vacaville, CA Enhanced Outpatient Facility Addition, Vacaville, CA
CMC	50-Bed Mental Health Crisis Facility, San Luis Obispo, CA
LAC	Enhanced Outpatient Facility, Lancaster, CA

Michael Smith, AIA

Nacht & Lewis, Senior Project Manager



Education

Bachelor of Architecture, Syracuse University

Registration

Architect - CA C14761

Years with Firm

4

Professional Affiliations

American Institute of Architects

AIA Academy of Architecture for Justice

APCO International Commercial Member

California State Sheriff's Association (CSSA) Corporate 100 Member

Professional Qualifications

Mr. Smith's experience includes 33 years of project architect and project manager roles on a variety of justice related projects, including detention. He is also the firm's public safety facility expert and has participated in more than 45 public safety projects. Michael is well versed in needs assessments, planning, security and detailing for justice facilities. He has presented to professional organizations nationwide on facilities hardening, ergonomics and designing for growth and change.

Tasks To Be Performed

As a Senior Project Manager, Michael will manage the project team and the project's overall development. Mike will be responsible for in-house asset allocation and is responsible for the development and maintenance of the project budget and schedule. As the day-to-day point of contact, he will coordinate all consultants involved in this project to ensure that the project will be completed on time and that the client gets the best value for the budget.

Relevant Project Experience

County

Siskiyou AB900 Phase 2 - New Replacement Jail Design and Master Plan, Yreka, CA

Corrections

CDCR SVSP Enhanced Outpatient Facility General Population, Soledad, CA

US Navy Waterfront Brig, Ford Island, Pearl Harbor, HI*

California DGS Deuel Vocational Institution Remodel, Tracy, CA*

Public Safety

DGS CHP Grass Valley Replacement Facility, Grass Valley, CA

Sacramento County Sheriff's 911 Call Operations Relocation, Sacramento, CA

Sacramento City 911 Dispatch & Training Facility, Sacramento, CA

Lake County 911 Center, Clearlake, CA*

Amador Sheriff's Office & Detention Facility, Jackson, CA*

Woodland Police Station, Woodland, CA*

AOC Santa Cruz Courthouse Security Lobby*

Orlando Police Facility, Needs Assessment, Orlando FL*

Los Angeles Athens Sheriff's Station, Los Angeles, CA*

Beverly Hills Police Department 911 & EOC, Beverly Hills, CA*

Boston Police Headquarters, City of Boston, MA*

Camarillo Police Facility, Camarillo, CA*

California CSUN, Campus Police Facility, Northridge, CA*

Ventura County Sheriff / City Police Facility, Thousand Oaks, CA*

Fremont Firing Range, Fremont, CA*

Galt Police Facility, Galt, CA*

Hartford Police Headquarters Needs Study, Hartford, CT*

La Mesa Police, Library and Post Office, La Mesa, CA*

Long Beach West Police Station, Long Beach, CA*

**Mike's experience with another firm.*

Lorenzo Lopez, AIA, LEED AP

Nacht & Lewis, Senior Project Manager



Education

Bachelor of Architecture - California Polytechnic State University, San Luis Obispo

Registration

Architect - CA C27981

Years with Firm

16

Professional Affiliations

American Institute of Architects (AIA), Central Valley Chapter

AIA Academy of Architecture for Justice

National Advisory Group Chair

Former National Conference Chair, Former Justice Facilities Review Chair, Former Bay Area Chapter Chair

California State Sheriff's Association

California State Fire Marshal

I-3 Occupancy Codes Task Group, Author Code Commentary

Professional Qualifications

Lorenzo has planned all of Nacht & Lewis' local detention and correctional medical/mental health housing for over a decade. He has been involved from program/concepts through the completion of construction, providing him relevant project experience and first-hand knowledge of AB900, SB1022 Board of State and Community Corrections and California State Fire Marshall requirements. Lorenzo also oversees the AIA's Academy of Architecture for Justice as current national chair of the organization's Advisory Group. This ensures that Nacht & Lewis produces secure, practical, constructible and efficient designs.

Tasks To Be Performed

As the Corrections Planner, Lorenzo will be core member of the programming team, later transitioning to planning and concept development. Lorenzo will also support the project by coordinating consultants and ensuring constructability.

Relevant Project Experience

County

Napa	New 366 Bed Jail Conceptual Program and Planning, Napa, CA SB1022 – New 72-Bed Staff Secure Transitional Housing Facility, Napa CA County Hall of Justice Fire Safety Upgrades Feasibility Study, Napa, CA Napa Hall of Justice, Jail Med.& Max. & Security Bed Add, Napa, CA Jail Security Controls Upgrades, Napa, CA
Amador Butte	AB900 Phase 1 New 165-Bed Jail Concept & Master Plan for CEQA, Martel, CA County Jail - Cell Bunk Retrofit, Oroville, CA Supplemental Jail Facility Programming and Planning, Oroville, CA
El Dorado Lake	AB900 Phase 1 - Jail Exp. Needs Assessment Master Planning, Placerville, CA SB 1022 - Lake County Hill Road Correctional Facility Expansion, Lakeport, CA Main Jail Renovations and Additions, Lakeport, CA Adult Detention Facility Expansion. SB1022 Needs Assessment, Lakeport, CA
Merced	John Latorraca 600-Bed Expansion/Master Plan, Merced, CA
Placer	House 4 192-Bed Housing Unit Addition, Auburn, CA
Sacramento	AB900 Phase 2 - RCCC 2030 Master Plan 384-Bed Addition, Elk Grove, CA SB1022 RCCC Medical, Mental Health, Food Service Expansion, Elk Grove, CA RCCC 228-Bed Roger Bauman Facility Renovations, Elk Grove, CA Main Jail Tier/Guardrail Renovations, Sacramento, CA
Siskiyou	AB900 Phase 2 - New Replacement Jail Design and Master Plan, Yreka, CA

California Department of Corrections and Rehabilitation

CIW	45-Bed Acute/Intermediate Care Facility, Corona, CA 20-Bed Psychiatric Services Unit Renovation, Corona, CA
CMF	50-Bed Mental Health Crisis Bed Facility, Vacaville, CA 64-Bed Intermediate Care Facility, Vacaville, CA Enhanced Outpatient Facility Addition, Vacaville, CA
CMC	50-Bed Mental Health Crisis Facility, San Luis Obispo, CA

Amber Alexander, Assoc AIA
Nacht & Lewis, Project Coordinator



Education

A.A. - Design Technology – American River College, Sacramento, CA

Registration

Autodesk Certified

Years with Firm

9

Professional Affiliations

AIA Academy of Architecture for Justice

American Institute of Architects, Central Valley Chapter (AIACV)

Professional Qualifications

Amber has focused her career on the firm’s corrections, justice, and civic markets. She has been involved in the design, construction, and modernization of public buildings. She balances her strong BIM skills with an understanding of constructability and security. Because she is involved in programming and concept stages, she can apply her understanding of design intent and code requirements to the production of documents and through construction.

Tasks To Be Performed

As Project Coordinator, Amber is responsible for the coordination and documentation of the design intent to ensure all aspects of the project requirements are met. She will be involved from the project conception to completion.

Relevant Project Experience

County

- Lake SB 1022 - Lake County Hill Road Correctional Facility Expansion, Lakeport, CA
- Napa New 366 Bed Jail Conceptual Program and Planning, Napa, CA
- Sacramento New Criminal Courthouse Site Selection and Master Planning
- Siskiyou AB900 Phase 2 - New Replacement Jail Design and Master Plan, Yreka, CA

California Department of Corrections and Rehabilitation

- CMC 50-Bed Mental Health Crisis Facility, San Luis Obispo, CA
- SVSP Enhanced Outpatient Facility- General Population, Soledad, CA
- LAC Enhanced Outpatient Facility, Lancaster, CA
- CIW 45-Bed Acute/Intermediate Care Facility, Corona, CA
- 20-Bed Psychiatric Services Unit Renovation, Corona, CA
- CMF 64-Bed Intermediate Care Facility, Vacaville, CA
- Enhanced Outpatient Facility Addition, Vacaville, CA

Public Safety

- Sacramento County Sheriff’s 911 Relocation, Sacramento, CA - 2011-2014

Other

- DGS Central Plant Renovation, Sacramento, CA
- Yuba City USD Facilities Master Plan & Conditions Assessment, Yuba City, CA
- Plumas-Sierra Superior Court of California, 1 Courtroom, Portola, CA

Laura Wood, Associate AIA

Nacht & Lewis, Virtual Design Coordinator



Education

Bachelor of Architecture, Distinction, Southern California Institute of Architecture

Registration

National Council of Architectural Registration Boards #234033

Years with Firm

7

Professional Affiliations

American Institute of Architects

Construction Specifications Institute

National Building Information Model Standards Testing Team 2007-2008

Autodesk Certified

Professional Qualifications

As the firm's Virtual Design Coordinator (VDC) Laura Wood leads research and implementation of emerging building information modeling (BIM) at Nacht & Lewis. Ms. Wood has managed the BIM process over a wide range of project types, from large utility plants to detailed interiors of surgical rooms. Laura's objective is to utilize BIM to empower clients and establish trust between project stakeholders of a project. With decades of technical experience in the craft of BIM and passion for successful project delivery, she is a great asset to any team.

Tasks To Be Performed

Laura will be responsible to manage BIM from conceptual design through construction documentation. She will protect the owner's interests by ensuring the client receives coordinated documents, highly detailed 3d visualization and excellent quality control.

Relevant Project Experience

County

Napa	SB1022 – New 72-Bed Staff Secure Transitional Housing Facility, Napa CA
Sacramento	RCCC AB 900 Phase 2 Planning, Sacramento, CA

Corrections

LAC	Enhanced Outpatient Facility, Lancaster, CA
SVSP	Enhanced Outpatient Facility-General Population, Soledad, CA
CMF	Enhanced Outpatient Facility Addition, Vacaville, CA
RCCC	AB900 Planning, Sacramento, CA
CMC	50-Bed Mental Health Crisis Facility, San Luis Obispo, CA
CSP	Enhanced Outpatient Facility Interior Renovation, Folsom, CA

Justice

AOC Sacramento	New Criminal Courthouse, Sacramento, CA
AOC Solano	Tenant Improvement, 19,620 SF, 2 courtrooms, Fairfield, CA

Jim Aoytes

Vanir Construction Management Inc., Project Director

**Education**

Consumes River College, Associates of Arts, Architecture w/Highest Honors
California Polytechnic University – Pomona, Bachelor of Science, Architecture w/ Honors

Registration

N/A

Years with Firm

7

Professional Affiliations

American Corrections Assoc.
American Jail Association
National Center for State Courts
Construction Specification Institute

Professional Qualifications

Jim has been involved in over 100 justice projects in California which include the courts, probation, sheriffs and police departments. Typically, each project involved a needs assessment, space program and master plan, grant funding, architect selection process, design management, inspector selection process, construction managements, close-out, warranty administration and furniture procurement.

Tasks To Be Performed

Project needs assessments, financial feasibility analysis, facility space programming, master planning, project management, cost modeling, budget control, bidding strategies, construction documents and construction management.

Relevant Project Experience

Tehama County Needs Assessment, Tehama County, CA
Napa County Department of Corrections ADA Study, Napa County, CA
El Dorado County Sheriffs Administration Building Feasibility Study, El Dorado County, CA
Santa Cruz County Juvenile Hall Needs Assessment, Santa Cruz County, CA
Lake County Juvenile Hall Needs Assessment, Lake County, CA
Sacramento County Probation Department Admin Building - Space Planning, Sacramento, CA
Humboldt County Juvenile Hall Needs Assessment, Humboldt County, CA
San Joaquin County Sheriff's Department Jail Needs Assessment (1,200 New Bed Need), French Camp, CA
Maryland Department of Public Safety and Correctional Services (ADA Technical Assistance – DOJ/NIC), Baltimore, MD

Candyce Roberts, AIA, PMP

Vanir Construction Management Inc., Architectural Technical Support



Education

Master of Architecture, University of Colorado at Denver
Bachelor of Science Architectural Studies, Andrews University, Berrien Springs, MI
Professional Sequence Award in Project Management, University of California, Davis

Registration

California Registered Architect #C21688
Project Management Professional #1551033

Years with Firm

1 year 10 months

Professional Affiliations

American Institute of Architects, Member
Project Management Institute, Member
Organization of Women Architects and Design Professionals, Member

Professional Qualifications

Ms. Roberts is a registered architect with 29 years of experience in the design and construction industry. She has provided facility planning and program management services to the California Department of Corrections and Rehabilitation (CDCR) for 20 years and has extensive experience in planning correctional facilities for men, women and juveniles of all custody levels. Candy is skilled in programming for health care within the corrections environment, including: medical, mental health, dental and substance abuse treatment.

Tasks To Be Performed

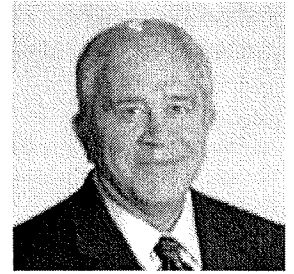
Project management, state funding application assistance, planning, design, construction administration, space planning and facility management.

Relevant Project Experience

Los Angeles County - Consolidated Correctional Treatment Facility, Los Angeles, CA
Central California Women's Facility, Chowchilla, CA
State Prison Condemned Inmate Complex, San Quentin, CA
Kern Valley State Prison, Delano, CA
Coalinga State Hospital, Coalinga, CA
State Prison Building 22 Seismic Retrofit, San Quentin, CA
High Desert State Prison, Susanville, CA
Mental Health Crisis Beds, Vacaville, CA

Ben Sabati, CPE

Vanir Construction Management Inc., Vice President/Director of Cost Management Services

**Education**

Master of Science, Civil Engineering, Pahlavi University, Iran
Under Graduate Studies in Construction Management, San Jose State University

Registration

Certified Professional Estimator

Years with Firm

26

Professional Affiliations

Society of American Value Sacramento Chapter
American Society of Professional Estimators
Society of American Value Engineers

Professional Qualifications

Mr. Sabati holds a Master of Science degree in civil engineering and has over 35 years of construction experience. He has provided approximately \$6 billion of cost estimating/cost control services on criminal justice, educational, health care, transportation and infrastructure/utility projects.

Tasks To Be Performed

Mr. Sabati will perform condition assessment and cost-related activities, including: take-off, pricing, budgeting, purchasing, constructability review, value engineering and bidding.

Relevant Project Experience

South Placer Adult Correctional Facility, County of Placer, Department of Facility Services, Rocklin, CA
Imperial County Jail - Needs Assessment Study, Imperial County, CA
Kings County Jail - Phase II, Kings County, CA
County of Alameda - Juvenile Justice Center, San Leandro, CA
County of San Diego, Women's Detention Facility, Santee, CA
California Department of Corrections and Rehabilitation (CDCR), Program Management Services for Capital Program, Statewide

Rafael Martin, PE

Vanir Construction Management Inc., Scheduling Manager

**Education**

Master of Science, Civil and Environmental Engineering, Construction and Engineering Management, Stanford University
Bachelor of Science, Civil Engineering, California State University, Sacramento

Registration

Professional Engineer (Civil) – CA
Lic. No. C 63486

Years with Firm

4

Professional Affiliations

Advanced Scheduling; SWPPP
– QCP/D Certification; Cal OSHA

Professional Qualifications

Mr. Martin has over 17 years of practical, professional engineering and construction experience in water/wastewater, transportation and building projects. He has assisted public agencies in the development and review of engineering designs and construction processes, focusing on inconsistencies which may contribute to the disruption of the project schedule or overall project execution. He has demonstrated success in proactively determining potential areas of constraint and developing feasible alternatives to ensure the project progress remains on track.

Tasks To Be Performed

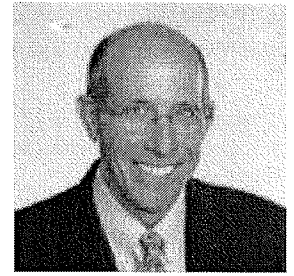
Program/project planning, baseline Critical Path Method (CPM) schedules, review of monthly progress schedules, analyzing potential schedule and cost impacts, preparing monthly status reports, evaluating and negotiating change orders and establishing project controls systems and procedures.

Relevant Project Experience

Department of Corrections and Rehabilitation (CDCR), Statewide, CA
Kings County Jail, Kings County, CA
Riverside County – East County Detention Center, CA
AOC - New Madera Courthouse and Parking Structure, Madera, CA
LA County, Department of Public Work, Los Angeles County, CA

Jim Barger

Vanir Construction Management Inc., Deputy Director, Design Review Services

**Education**

Bachelor of Science, Business Administration, California State University, Chico

Registration

General Building Contractor, B959672, CA

Years with Firm

10

Professional Affiliations

N/A

Professional Qualifications

Mr. Jim Barger has more than 30 years of experience in the construction industry. Mr. Barger works with the design review group and manages projects in all market segments. His reviews encompass architectural, civil, structural and landscape drawings. All reviews include inter- and intra-disciplinary coordination, as well as the coordination between specifications and plans. The reviews identify bidability and constructability issues and alert the design team and owner to issues that will lead to requests for information and potential change orders. This includes the review of the phasing of work segments and coordination of the bid documents for projects involving multiple contracts.

Tasks To Be Performed

Constructability Review

Relevant Project Experience

California Department of Corrections & Rehabilitation - Central California Women's Facility - EOP GP, Chowchilla, CA

California Department of Corrections & Rehabilitation - Salinas Valley State Prison - EOP GP, Soledad, CA

California Department of Corrections & Rehabilitation - HCFIP - San Quentin State Prison - Central Health Services Building, San Quentin, CA

California Department of General Services - Library and Courts Building Renovation, Sacramento, CA

Orry Nottingham, PE, LEED AP, CCP

Vanir Construction Management Inc., Commissioning Agent

**Education**

B.S. Electrical Engineering, Virginia, Polytechnic Inst., Blacksburg, VA

Registration

Professional Engineer, Electrical, CA #E14890

CAP, Commissioning Authority Professional, University of Wisconsin

CCP, Certified Commissioning Professional, Building Commissioning Association

TQM, Total Quality Management Workshops instructed by Dr. Edward Deming

SEMS, Standard Emergency Management Systems Training instructed by FEMA

LEED Accredited Professional

Years with Firm

15

Professional Affiliations

American Correctional Association

California Board of Engineers

U.S. Green Building Council (USGBC)

Building Commissioning Association

Professional Qualifications

Mr. Nottingham is a registered engineer in the State of California with more than 45 years of experience as an engineer, designer, construction manager and providing high performance LEED building enhanced commissioning and energy measurement and verification services. His experience ranges from Project Engineer during 1960's at Bureau of Ships, Naval Sea Systems Command, overseeing ship alterations and modernizations, and Production Superintendent in the 1970's. Mr. Nottingham was in charge of Depot Maintenance Modernization for the Navy Models A-6 Intruder and F-14 Tomcat Aircraft Programs at the Naval Air Station, Norfolk, Virginia.

Tasks To Be Performed

High performance building design, energy use assessment, quality process and deployment.

Relevant Project Experience

Los Angeles Police Administration Building, Los Angeles, CA

Gillespie County Jail Construction, Fredericksburg County, TX

San Diego County Women's Detention Facility, Santee, CA

Charles W. Cunningham

Cunningham Engineering, Civil Engineering Project Manager



Education

Master of Science, Civil Engineering

University of Arizona

Bachelor of Science, Civil Engineering

San Diego State University

Registration

Civil Engineer California C-30339

Years with Firm

31

Professional Affiliations

American Society of Civil Engineers

Comstock's Business Magazine, Editorial Board

CSU Sacramento, Community Council Member

Sacramento Metro Chamber, Board of Directors

Urban Land Institute Sacramento District, Advisory Board, Co-Chair of Infrastructure Council

Yolo County Transportation Advisory Committee, Former Chairman

Professional Qualifications

Charles Cunningham is a proven professional in his chosen discipline of civil engineering. Possessing nearly 40 years experience in the planning, design and management of projects for municipalities, special purpose districts and private industry, he is an effective and powerful advocate. He is Cunningham's correctional lead and has been the project manager for several California Department of Corrections and Rehabilitation (CDCR) projects.

Tasks To Be Performed

Project management, quality assurance, assignment of duties to technical staff, design review and scheduling matters.

Relevant Project Experience

Lake County Jail Expansion, Lakeport, CA (currently in design)

Stanislaus County Public Safety Center Expansion - Projects 1 and 3, Modesto, CA (currently in construction)

California Institution for Women, CalPIA, Corona, CA

Folsom State Prison, CalPIA, Represa, CA

O.H. Close Youth Correctional Facility, CalPIA, Stockton, CA

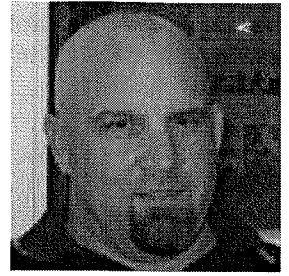
Pelican Bay State Prison, CalPIA, Crescent City, CA

California State Prison, CalPIA, Corcoran, CA

California Healthcare Facility, CalPIA, Stockton, CA

Robert Gomes, S.E

CYS Structural Engineers, Structural Engineer Project Manager

**Education**

M.S. Civil Engineering, Structural/Geotechnical, Cal Poly San Luis Obispo

B.S. Civil Engineering, UC Davis

Registration

Registered Structural Engineer, California No. S5322

Registered Civil Engineer, California No. C61769

Years with Firm

15

Professional Affiliations

Structural Engineers Association of Central California (SEA OCC)

PROFESSIONAL QUALIFICATIONS

Bob has 22 years of structural engineering experience covering all project phases from planning and design to construction in both the public and private sectors. He has provided engineering services in structural design and analysis for concrete and masonry design, timber and steel design, specifications, analysis of existing structures, site investigations, value analysis, estimating, budgeting, plan and peer review, submittal review, and project inspection. Projects have included correctional, K-12 and higher educational facilities, offices, retail, library buildings, historical buildings, wastewater facilities and modular buildings, to name a few.

TASKS TO BE PERFORMED

As the lead Structural Engineer, Bob will provide the day-to-day structural engineering design management effort and coordination with other design disciplines. He will be responsible for the structural design quality of the documents and specifications provided to Nacht & Lewis.

RELEVANT PROJECT EXPERIENCE

Siskiyou County Jail Feasibility Study, Yreka, CA

64-Bed Intermediate Care Mental Health Facility, Vacaville, CA

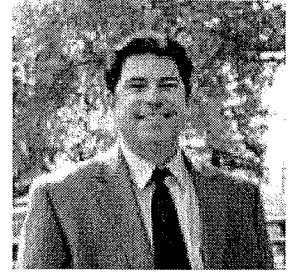
Vacaville CMF Mental Health Crisis Beds, Vacaville, CA

Salinas Valley State Prison Additional 64-Bed Mental Health Facility, Soledad, CA

R. J. Donovan Correctional Facility EOP Treatment/Office Conversion, San Diego, CA

Anthony Colacchia, M.E.

Capital Engineering Consultants, Inc., Principal, Criminal Justice Team Lead



Education

Bachelor of Science, Mechanical Engineering
California State Polytechnic University, San Luis Obispo

Registration

Professional Engineer, Registration #M29743, California

Years with Firm

24

Professional Affiliations

American Society of Heating, Refrigerating and Air-Conditioning Engineers
U.S. Green Building Council

Professional Qualifications

Anthony, Principal and Team Leader of Capital's Civic and Criminal Justice team, graduated from California State Polytechnic University, San Luis Obispo and joined Capital in 1991. His professional background spans more than 23 years of progressive experience in sustainable mechanical design, energy conservation, complex mechanical systems, building management systems, fire protection and large built-up mechanical systems on a multitude of projects ranging primarily in government facilities, public safety buildings, treatment and detention centers to healthcare facilities. Anthony provides the unique combination of extensive, recent and relevant criminal justice project experience as well as fast-track and large, multiphase project experience to the team. He is proficient in sustainable and energy efficient HVAC design, hydronic systems, prison and laboratory design.

Tasks To Be Performed

- Principal and Primary Point of Contact for Mechanical Design and Energy Modeling
- Contributes to design, workshops and meetings
- Daily management of mechanical design effort
- Collaborates with design team to ensure alignment of budget, quality, and performance
- Maintains quality control and adherence to BSCC and local standards and codes

Relevant Project Experience

Lake County Jail Adult Detention Facility Expansion, Lakeport, CA
Napa County Jail Staff Secure Facility Expansion, Napa, CA
Monterey County Jail Housing Addition, Monterey, CA
Imperial County Jail AB 900 Jail Expansion, El Centro, CA
Stanislaus County Public Safety Center Expansion, Modesto, CA
San Joaquin County Jail Expansion, French Camp, CA
San Joaquin County Juvenile Justice Center Expansion, French Camp, CA
Sacramento County Juvenile Hall 60 Bed Housing Addition Package 4, Sacramento, CA
Sacramento County Juvenile Hall Renovation and Expansion, Sacramento, CA
Santa Cruz County Juvenile Center Facility Renovation and Expansion, Santa Cruz, CA
Placer County Jail Housing Unit #4, Auburn, CA
CDCR California Institute for Women 20 Bed Addition, Corona, CA
CDCR California Medical Facility 658 Enhanced Outpatient Program, Vacaville, CA
CDCR California State Prison 192 Bed Enhanced Outpatient Program, Sacramento, CA
CDCR Salinas Valley State Prison Enhanced Outpatient Program, Soledad, CA
CDCR California Institute for Women 45 Bed Acute/ICF, Corona, CA
CDCR California Men's Colony 50 Bed Mental Health Crisis, San Luis Obispo, CA
CDCR Salinas Valley State Prison 180 Bed Housing Unit
CDCR Southern Youth Correctional Reception Center and Clinic Cabrillo Living Unit Modifications, Norwalk, CA
CDCR Southern Youth Correctional Reception Center and Clinic Pico Housing Unit Modifications, Norwalk, CA
CDCR Southern Youth Correctional Reception Center and Clinic Sutter Living Unit Modifications, Norwalk, CA
CDCR Southern Youth Correctional Reception Center Outpatient Housing Unit Modifications, Norwalk, CA

Scott D. Wheeler, P.E., LEED AP

The Engineering Enterprise, Principal Project Engineer

**Education**

B.S. Electrical Engineering, California Polytechnic State University, San Luis Obispo

Registration

Electrical Engineer, California E15491, 1997

Years with Firm

20

Professional Affiliations

Institute of Electrical and Electronic Engineers

LEED Accredited Professional, U.S. Green Building Council

Professional Qualifications

Scott Wheeler joined The Engineering Enterprise in 1994 and opened the Sacramento Area office in 2000. He began his electrical career as a field electrician working on a variety of commercial and light industrial projects. This acquired field experience has helped Scott apply a practical approach to the engineering design process. With twenty-one years of experience, he continues to expand his knowledge and skills in the areas of electrical, life safety, lighting and power distribution system design through his work on a variety of commercial office, institutional, university/school, healthcare and data center/server room projects.

Scott has been involved in the design of various correctional institution projects throughout the state. For these projects, he has worked closely with the California Department of Corrections and Rehabilitation and Prison Industry Authority.

Tasks To Be Performed

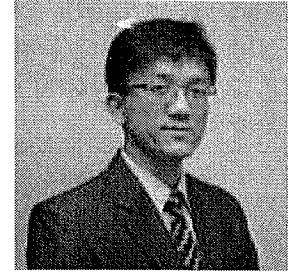
As Principal Project Engineer, Scott's responsibilities would include: full electrical engineering for the project, including spec writing, development of working drawings and the management and coordination of the in-house design team. In addition to leading the electrical design team, he would also as serve as the main public interface for the project.

Relevant Project Experience

CDCR California Correctional Center Health Care Facility Improvements, Susanville, CA
CDCR High Desert State Prison Health Care Facility Improvements, Susanville, CA
CDCR Kern Valley State Prison Health Care Facility Improvements, Delano, CA
CDCR Pleasant Valley State Prison Health Care Facility Improvements, Coalinga, CA
CDCR DeWitt Nelson Correctional Facility, Stockton, CA
CDCR Small Management Yards, Chowchilla, CA
SYCRCC Conversions, Norwalk, CA
PIA Modular Building Additions, San Quentin State Prison, San Quentin, CA
PIA Modular Building Additions Solano State Prison, Vacaville, CA
PIA Modular Building Additions Salinas Valley State Prison, Soledad, CA
PIA Modular Building Additions Avenal State Prison, Avenal, CA
CDCR California State Prison Los Angeles County Central Health Services Building Peer Review, Lancaster, CA
State of California Secure Treatment Facility Peer Review, Coalinga, CA
South Placer Adult Correctional Facility Peer Review, Roseville, CA
South Placer County Courthouse, Roseville, CA
Calaveras County Courts, San Andreas, CA
Portola Courthouse, Portola, CA
Los Banos Courthouse, Los Banos, CA
Yolo County/Woodland Courthouse, Woodland, CA
Tehama County/Red Bluff Courthouse, Red Bluff, CA

Daniel Leung

AVS Engineers, Principal-in-Charge / Project Manager



Education

B.S. in Electrical Engineering
CAL State University, Los Angeles, California

Registration

California Contracting Licenses: Low Voltage (C7) & High Voltage (C10)

Years with Firm

14+

Professional Affiliations

American Correctional Association
American Jail Association
National Fire Protection Association

Professional Qualifications

Daniel Leung has devoted over 24 years of his professional career to the design, engineering and installation of security electronics, communications and life safety systems. As the Principal-in-Charge in most of the correctional projects successfully completed by his firm, Daniel has focused in delivering the best quality design services and top quality production in every aspect of the project proactively handling all design, installation and system commissioning issues.

As one of the most recognized professionals in the security design and contracting industry, Daniel has been retained by the Counties of San Bernardino, Sacramento and Santa Clara to provide on-call security and low voltage consulting services for the past several years.

Tasks To Be Performed

Daniel's extensive experience of working at correctional, detention and criminal justice at local, county and federal levels, will bring in-depth knowledge of the existing systems, problems they face and current policies and procedures that must be met within correctional facilities. As Principal-in-Charge, Daniel also provides the necessary leadership that translates into an excellent client-team communication and understanding of the project at hand, and his attention to detail and concern for his clients has helped him built a long lasting relationship and earned him a reputation of trusted advisor and consultant .

Relevant Project Experience

On-call County-wide Security Design and Consulting, San Bernardino, CA
On-call County-wide Security Design and Consulting, Sacramento, CA
On-Call County-wide Security Design and Consulting, Santa Clara, CA
Adelanto Detention Center Expansion, Adelanto, CA (AB900 project)
East County Detention Center Expansion, Indio, CA (AB900 project)
South County Detention Center, Tulare, CA (AB900 project)
Sacramento County Main Jail Security Upgrade, Sacramento, CA
West Valley Detention Center, San Bernardino, CA
Santa Barbara Main Jail Security Upgrades, Santa Barbara, CA
Napa County Jail, Security Upgrades, Napa, CA
Stanislaus Juvenile Hall Security Upgrade, Stanislaus, CA
New Commitment Center, Stanislaus, CA
Stanislaus Honor Farm Jail Housing Addition, Stanislaus, CA
CDCR CMC 50-Bed MHC Facility, San Luis Obispo, CA
CDCR Prison 192-Bed EOP Facility, Folsom, CA

Thomas M. Dusza, P.E.

JENSEN HUGHES, Associate Manager

**Education**

BS Architectural and Building Construction Engineering Technology
Milwaukee School of Engineering, Milwaukee, WI

Registration

Professional Engineering, Fire Protection Engineering
CA 1104
NV 11853
AZ 34545

Years with Firm

15

Professional Affiliations

National Fire Protection Associates (NFPA), *Member*
Society of Fire Protection Engineers (SFPE), *Member*
Building Owners and Managers Association (BOMA), *Codes and Regulations Committee, San Francisco*

Professional Qualifications

Mr. Dusza is the Operations Manager of the San Francisco Bay Area Office of RJA and a Senior Consulting Engineer. His experience spans 40 years of Fire Protection Engineering in the built environment. He is an expert in providing building/fire and life safety code consulting and fire protection systems design, including: smoke control systems, construction administration, and special inspection.

Mr. Dusza brings a unique knowledge of getting a project built that meets code. His education is in architecture, engineering and building construction. This unique program has allowed him to analyze fire protection within the reality of actual construction. He understands how other systems interface with a building's fire protection and life safety.

Prior to joining RJA, Mr. Dusza was Vice President of a leading fire protection engineering firm.

Tasks To Be Performed

Provide Fire Protection and Life Safety Building Code Consulting on the project, including attendance at State Fire Marshal meetings, preparation of reports and internal drawing review.

Relevant Project Experience

San Joaquin County Jail Expansion, French Camp, CA
CDCR California Health Care Facility, Stockton, CA
Mule Creek Infill Complex
South Placer County Adult Correctional Facility, Roseville, CA
Los Guillicos Juvenile Justice Facility, Santa Rosa, CA
Alameda County Courthouse, Oakland, CA
California State Prison Folsom, Folsom, CA
Pima County Jail, Tucson, AZ

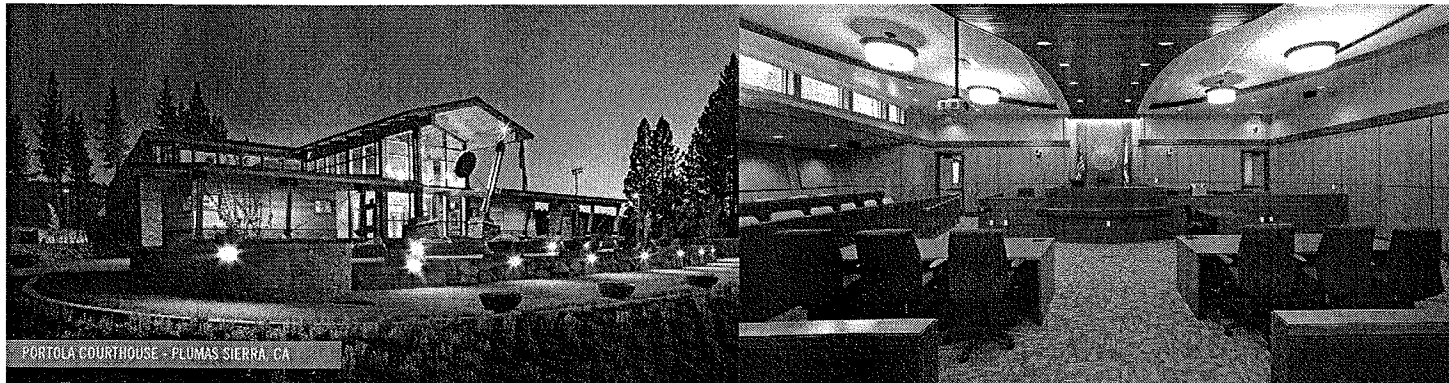
County Personnel Involvement

Task	Total Hours Available in Phase	Core Jail Planning Team					Transition Team					CM	
		Supervisors	CAO	Sheriff	General Services (Project Manager)	Jail Commander	Correction Staff Rep. (Sheriff PM)	Medical Mental Health Staff Rep(s)	Kitchen Manager	Laundry Rep	Maintenance Rep.	Construction Manager	
Component 1	1040	10	16	16	52	52	208	10	10	10	10	0	
Component 2													
Schematic Design	520	5	8	10	26	26	78	16	16	16	16	0	
Facility Analysis	347	5	14	14	28	21	21	3	3	3	14	0	
Design Development	867	9	17	17	43	43	130	13	4	4.3	9	320	
Construction Documents	1040	9	16	16	52	52	104	16	5	5	21	600	
Bid Award and Negotiations	520	10	21	10	52	16	16	0	0	0	0	200	
Construction Administration	3467	15	30	30	433	80	433	40	8	8	56	800	
Commissioning	173	0	0	0	8	0	9	0	0	0	17	120	
Record Drawings	347	0	0	0	35	7	17	0	0	0	17	20	
Total Estimated Time (hrs)	7280	53	105	98	677	245	808	88	37	37	150	2060	4356
FTE		0.007	0.014	0.013	0.093	0.034	0.111	0.012	0.005	0.005	0.021		0.315

Assumes one Supervisor on Planning Team and that County will hire a Construction Manager.

5. WORK PLAN

COMPONENT 1



Phase 1: Architectural Programming/SB863 Application & Requirements/ Conceptual Design & Site Plan Review

Approach to Programming and Planning: Nacht & Lewis brings an acute sensitivity to the client's concerns of schedule, budget and performance to each project. We approach design as a collaborative process - teaming with our clients to recognize their goals. Nacht & Lewis uses a front-end loaded, value-based design approach to ensure that Amador County's requirements are met with a strategic project plan for successful funding.

Facility Assessment: Nacht & Lewis will carefully examine the existing jail facility to understand the current operation and compliance with building codes. We will examine the existing facilities relative to current jail facility needs, including an evaluation of the potential for continued and future use of the existing facilities. We will look into such crucial issues as its history of crowding and early releases due to lack of space; its security levels, classification system and ability to house inmates consistent with their classifications; whether there are beds contracted to other agencies; whether there are designated medical or mental health beds; what programs are currently available; and whether the facility has been the subject of crowding-related or other litigations. Following our tour of the existing jail facility we will review all available facilities drawings and site plans. The complete evaluation will be documented and findings summarized.

Architectural Programming: Nacht & Lewis will lead a series of interactive workshops with the Sheriff's Office and other user groups to verify space definitions, functions, circulation, equipment and operational relationships. The purpose of the programming is to understand the operational and functional requirements for the new facilities and to develop the departmental functional space requirements. We will explore issues relative to the intake, housing, programming, medical and mental health services, transportation and release of the inmates and the operation requirements for the facility. In this early phase of the project, we will consider and establish fundamental operational and functional requirements such as:

- Direct or indirect supervision (how proven sightline-based housing designs might affect staffing requirements and daily operational costs)
- Security systems and requirements
- Medical and mental health treatment needs
- Vehicular circulation and parking
- Circulation between new and existing areas of the jail
- Environmental conditions
- Maintenance requirements
- Alignment with AB109 needs
- California code of regulations Title 15 and 24 requirements

SB 863 Application and Requirements: Nacht & Lewis and Vanir recognize that the SB 863 State Grant Funding is a competition. We approach the application with the same attention to detail and quality of content that we bring to our sales pursuits. We endeavor to maximize the points possible. BSCC is clear about what they consider important. We review each of these criteria with you and reconcile the project to ensure points are maximized.

Jim Aboytes will lead our effort to respond to the SB 863 application. Jim worked as a consultant to BSCC for seven years and crafted many of the grant funding processes currently in use by BSCC. Jim has helped 13 Counties win State funding for their correctional work. His award rate is 78%.

We kick the application off with a work session to review the project, BSCC scoring criteria and status of the exhibits. Assignments are made. The Nacht & Lewis/Vanir team focused on the budget summary table and schedule maximizing points for a cost effective project. The project description and narrative is a joint effort with applicable stakeholders describing your project and programs and how they align with BSCC initiatives. To stay organized, we use a proposal checklist that includes: scoring criteria, a breakdown of the proposal and who is responsible to respond, a proposal schedule, and compliance requirements. A final draft is reviewed and scored by an independent "Red Team" that evaluates the proposal as if they were the Executive Steering Committee making comments for improvement as necessary.

Conceptual Jail Facility and Site Planning: Based on the functional space requirements for a new jail facility, Nacht & Lewis will explore site and building planning options with the Sheriff's Office and the County. We will explore and refine locations and develop the conceptual layouts for the project. The planning process consists of the following tasks:

Planning Charrette

- Conduct planning charrettes with the County and Sheriff's Office to present and discuss planning concepts. Resolve issues and set direction for development of a conceptual plan for the new facility.

Conceptual Design and Site Planning

- Based on the architectural program and functional, operational and security requirements provided during the kick-off meeting and collected site information, prepare conceptual plans.

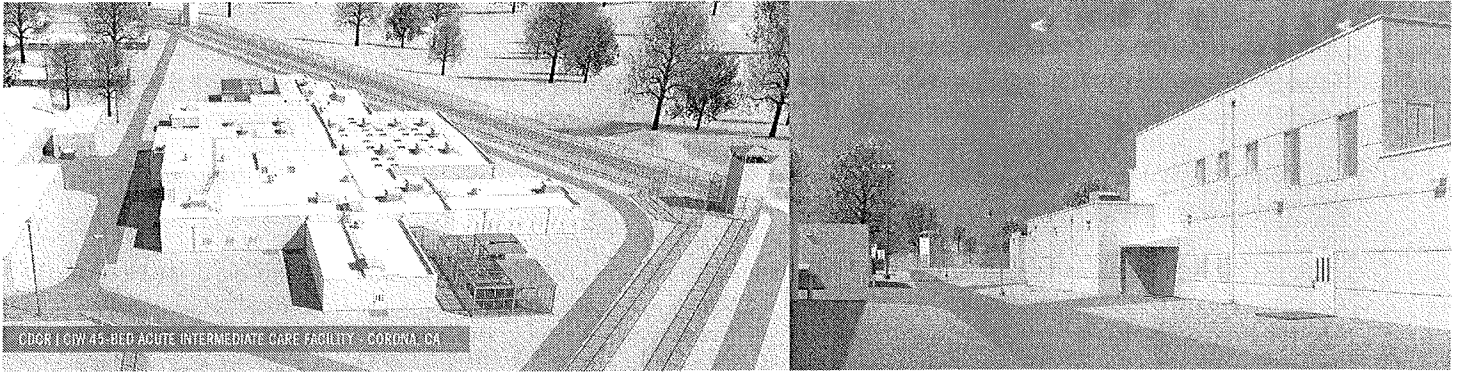
Final Conceptual Plans and Building Elevations

- Based on direction for a final planning concept, prepare final conceptual building plans of the facility.
- Estimate preliminary normal and emergency power loads, heating and cooling loads and water and wastewater loads for the new facility. Provide initial energy analysis to inform concepts.
- Determine detention equipment and security electronics systems requirements.
- Determine food services and laundry equipment requirements.

Conceptual Site Grading, Drainage and Utility Plan

- Based on conceptual site planning, prepare a conceptual grading plan for the site, establishing in general, cut/fill and earth retaining requirements for the building and parking areas and access roads. Determine preliminary loads and requirements for onsite storm drainage and detention, electrical, water, wastewater including a sewer lift station if required and gas utilities. Identify points of connection with utilities.

Once the program has been finalized, we will develop the basis of design for each building system along with a program level categorical cost estimate. We will align the estimates and modify the program as needed to provide the greatest value.

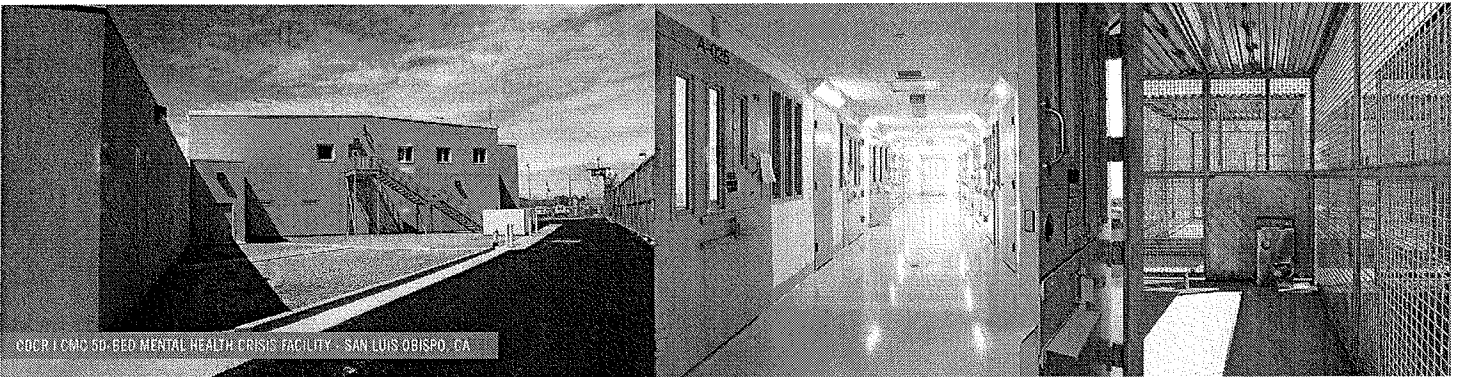


Phase2: Preliminary Project Estimate (VANIR)

Vanir’s Sacramento-based, in-house estimating department, led by Ben Sabati, will provide all of our independent estimating support for the Amador County Jail Expansion Project. We have a track record of extremely accurate estimates, taking into account the complexity of a jail, the Jackson location and current bidding market factors. **Vanir just completed a statewide market survey of jail and prison bids and costs for the California Department of Corrections and Rehabilitation.** With Vanir estimating, Amador County will always know, with a high degree of confidence, what the project costs are and where we are with budget.

Managing the Budget: As part of the state grant proposal development, we will develop the three page estimate which clearly defines construction hard and soft match costs. Once award is made, this is the budget. We vigorously manage the budget by design control, value engineering, constructability, risk and change order management. We protect your cash match.

COMPONENT 2



Phase 3: Schematic Design

During **Schematic Design**, we will further develop building models which identify architectural and engineering building systems (with options and recommendations), renderings, impact studies of building costs and operational costs. *The Nacht & Lewis team will work with the Sheriff’s Office to develop a cost effective staffing plan based on operational standards and best practices for maintaining a secure and safe environment for the public and staff as well as the inmates.* The final step in this phase will be development of an estimate cost of construction and facility operations.

The user group will be involved to provide input and offer final decisions critical to the completion of the schematic design.

It is imperative to have **regular meetings throughout design**. Quality, cost and schedule control require clear and consistent communication with the client and the design team. The design team will meet regularly with users and client stakeholders to assure that we understand the building needs and to review the development of the design and documents. The design team itself will meet weekly to coordinate and ensure progress.

Schematic Phase Tasks:

- a. Prepare schematic design phase civil drawings for site grading, drainage, utilities and other site improvements.
- b. Prepare schematic design phase structural, mechanical, plumbing, electrical, security electronics, communications, food service and landscape drawings.
 - 1) Estimate preliminary normal and emergency power loads, heating and cooling loads and water and wastewater loads for the new facility and future build-out. Provide initial energy analysis to inform concepts.

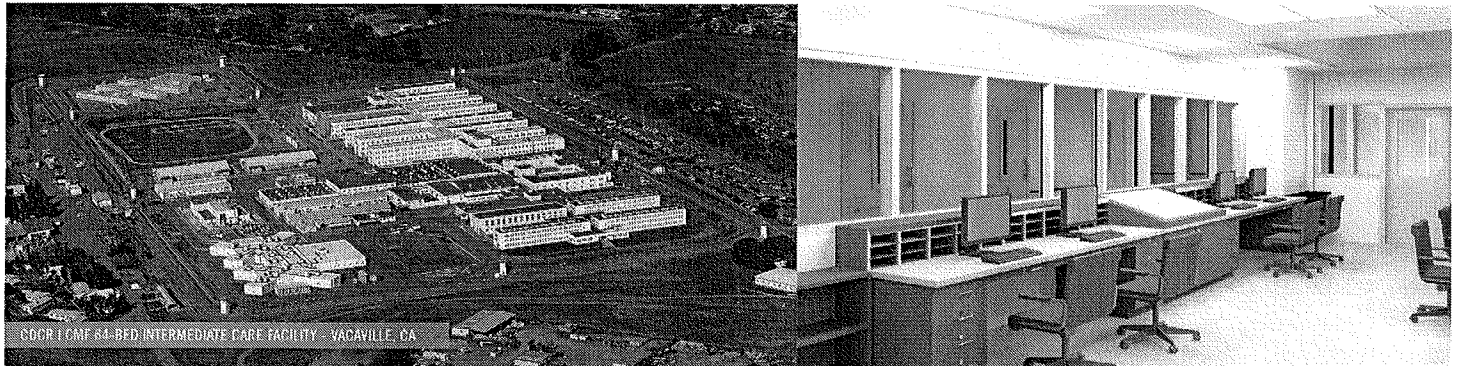
- 2) Determine detention equipment and security electronics systems requirements.
 - 3) Determine other equipment needs and requirements.
 - c. Energy Analysis and Modeling - Provide initial energy analysis to inform building concept development, refine energy analysis and revise for the final schematic design.
 - d. Prepare schematic design phase architectural drawings for building shell design, interior layout for all program components and interior finish schedule.
 - e. Establish possible phasing and bid alternates.
1. Update Code analysis – Meet and coordinate with Board of State and Community Corrections, California State Fire Marshal, County Building Department and local Fire Authority to obtain approvals. Provide technical assistance to County for coordination with other county agencies having jurisdiction over the design of the project.
 2. Prepare schematic design phase outline specifications.
 3. Prepare Estimate of Operation Costs Prepare estimation of operational costs based on the approved conceptual design. Estimate annual energy costs utilizing energy analysis.
 4. Prepare presentation drawings for Public Hearings. These will include one colored exterior elevation, colored landscape and building renderings in addition to plans and sections.

County to provide the following:

- 1) Staffing plan for the new facility. (Consultant will assist the Sheriff's department in developing the staffing plan)
- 2) The most recent approved fiscal year jail operations budget including staff salaries and cost of benefits.
- 3) Prepare a list of Owner furnished equipment.
- 4) CEQA Documentation.

Deliverables

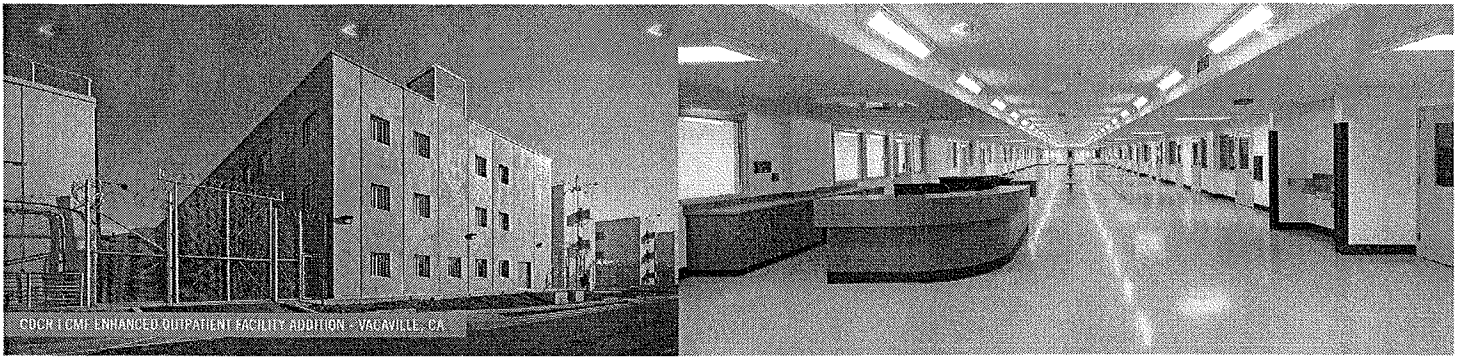
1. Hardcopy submittal of schematic design drawings for BSCC and CSFM.
2. Hardcopies of final schematic design drawings, specifications, cost estimates and presentation drawings and renderings.
3. Hardcopies of final Feasibility Study Report including: verified architectural program, presentation drawings and renderings.
4. Electronic copy of Schematic Design Submittal.
5. County's Deliverable to BSCC - Operational Program Statement.



Phase 4: Feasibility Analysis

Nacht & Lewis will prepare a comprehensive feasibility study of the proposed project. This completed prior to the development of a schematic design. The purpose of the study will be to determine if the program requirements and conceptual drawings are feasible. The analysis shall include the following:

1. Project description and goals of the project.
2. Opportunities and constraints of the designated site.
3. Key issues influencing the design.
4. The sizes and design criteria for every room in the building.
5. The limits of the project site and the scope of all related site improvements such as: roads, landscaping, and utilities, etc.
6. Design criteria for all building systems.
7. Estimated construction cost.
8. Operating cost.
9. Lifecycle cost.
10. Proforma development (if required)



CDCR T-001 ENHANCED OUTPATIENT FACILITY ADDITION - VACAVILLE, CA

Phase 5: Design Development

During **Design Development**, the building model will be further developed to include more definitive information on room sizes and configuration, form, materials, hardware and building systems. Documents will include: detailed calculations, drawings and full-text specifications. Cost estimating will be done in detailed line item format. Value engineering will again be used as a tool to reconcile the estimate with the budget.

Understanding Design Drivers - The Nacht & Lewis team understands that if you want something, you have to plan for it from the start. We understand how important it is to provide for proper circulation and security in jails including consideration for future expansion. It is also imperative to address codes, regulations, sustainability, security, site drivers and cost considerations at the beginning of the process. The design team offers the most in-house expertise relative to the revised detention requirements of the California Building Code. *Nacht & Lewis has helped author new code language, written to allow for more economical construction of jail facilities.*

Our team has always used knowledge of the CBC to satisfy code requirements in ways that have saved our clients millions of dollars. Also, we have the most current experience relative to disabled accessibility requirements for justice facilities and have presented on this topic at national justice conferences. Our sustainable strategies influence building designs from their inception, ensuring concepts are not compromised late in design in order to meet these requirements. **Early consideration of these design drivers do not need to limit creativity, rather, they should inspire the coalescence of practical design and innovation.**

Examples of Past Performance:

The Merced Courthouse used concrete tilt-up panel construction and understanding of the building code to construct a courthouse for \$237/s.f. at a time when other courthouses were built for over \$500/s.f.

Reference: Angelo Llamas, Merced County Executive Office

(209) 381-6842

Our CDCR projects in San Luis Obispo, Corona and Soledad used the code intent to develop Alternate Means of Compliance to economically place administration above a horizontal fire wall over detention areas. This saved an estimated \$1 million per project.

Reference: Steve Guarino, Deputy State Fire Marshal III

(916)341-6641

Design Development Tasks:

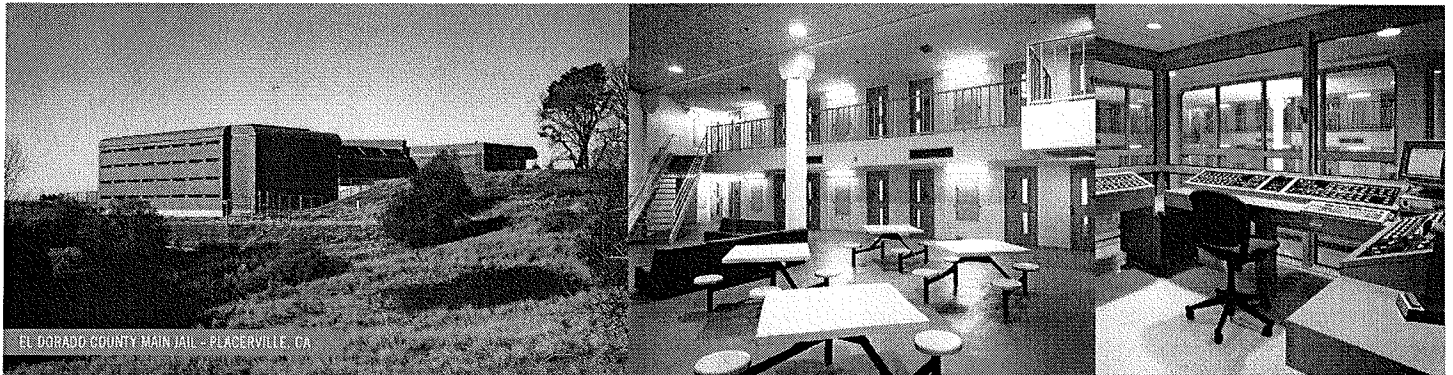
1. Review/Implement schematic design phase drawing comments.
2. Building and Site Design
 - a. Prepare design development phase civil drawings: erosion control and storm water retention plans and calculations.
 - b. Prepare design development phase architectural, structural, mechanical, plumbing, electrical, electronic security, communications and landscape drawings. Coordinate with county relative to colors, finishes and FF&E requirements.
 - c. Coordinate with user relative to all detention hardware, doors windows, glazing and miscellaneous security issues.
 - d. Coordinate civil and structural design with County Geotechnical consultant.
3. Develop energy model and refine energy analysis.
4. Prepare design development phase specifications.
5. Prepare design development phase estimate of probable construction cost.

Meetings

1. User meetings as required. Certain meetings will be held at the Architect's office in Sacramento. Online meetings will also be conducted as necessary.
2. Attendance at one (1) Public Hearing.

Deliverables

1. Complete hardcopy submittal of schematic design drawings for BSCC and CSFM.
2. Hardcopies of final schematic design drawings, specifications and cost estimates and presentation drawings and renderings.
3. Electronic copy of Schematic Design Submittal.



Phase 6: Construction Documents

Construction Documents efforts include the production, detailing and coordination of the documents leading to bidding. Inter-disciplinary BIM model coordination will involve clash detection software. Specifications will be reviewed, coordinated and product availability will be verified. The project manager will receive, assimilate and distribute to all team members design review comments. We will also ensure all comments are properly addressed. A final cost estimate will be submitted as part of the 100% construction documents deliverable. LEED efforts (if applicable) should include a final Matrix of Points, a differential Cost Report due to LEED, a final Commissioning Document and Building Energy Model(s).

Construction Documentation Tasks:

1. Review/implement design development phase review comments.
2. Building and Site Design
 - a. Prepare construction documents (drawings and specifications)
 - 1) Architectural
 - 2) Civil Engineering
 - 3) Structural Engineering
 - 4) Mechanical Engineering
 - 5) Fire Protection Engineering
 - 6) Electrical Engineering/Security Electronics
 - 7) Landscape Architecture
 - 8) Acoustical Engineering
 - b. Prepare structural calculations.
 - c. Prepare final energy modeling and energy analysis to meet Title 24- Energy Requirements.
 - d. Prepare construction documents phase estimate of probable construction cost.
 - e. Coordinate final construction documents with County Geotechnical consultant.
3. Review 90% complete construction documents with County Project Manager.
4. Submit 100% complete construction documents, structural calculations and energy forms to initiate building department review process.
5. Submit 100% complete construction documents to BSCC and CSFM for review.
6. Revise construction documents as appropriate in response to County Building Department and County Project Manager review comments. Submit revised (Final) construction documents to County Project Manager.
7. Participate in presentation of the project to Board of Supervisors if required.

Meetings

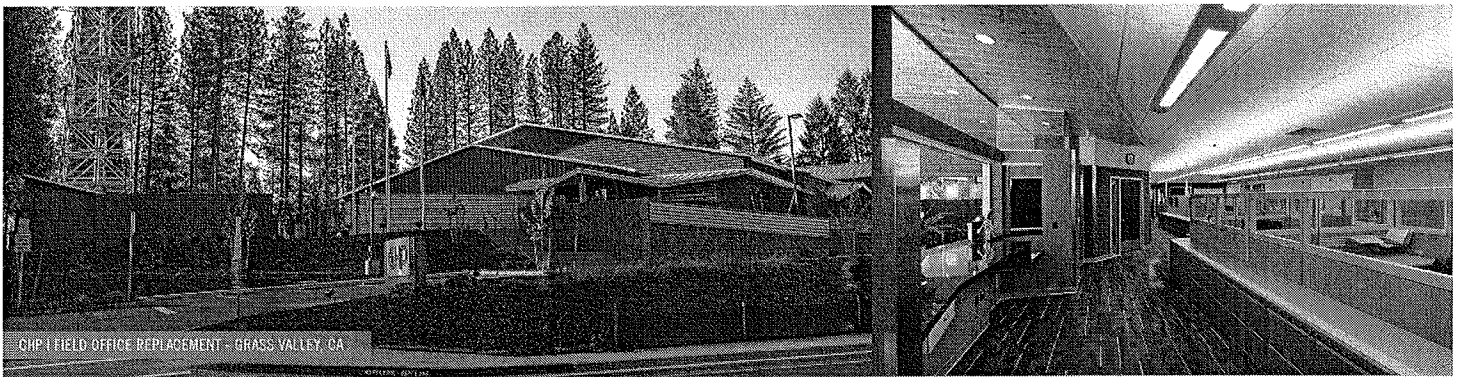
1. User meetings as required. Certain meetings will be held at the Architect's office in Sacramento. Online meetings will also be conducted as necessary.
2. Attendance at one (1) Public Hearing as noted under "7" above.

Deliverables

1. Deliver one reproducible hardcopy of the following for bid. Multiple signed copies will be submitted for Agency approval.
 - a. Final Construction Documents
 - b. Final Specifications
 - c. Final Estimate of probable construction cost
 - d. Final Title 24 Calculations and forms

Agency Review and Approval - Nacht & Lewis will meet regularly with enforcing agencies in order to ensure approval. Nacht & Lewis' office is located in Sacramento within blocks of two of the agencies that will review holding facilities for this project. While Amador County will review access compliance for this project, we understand how the Division of the State Architect interprets enforcement of access compliance in jail facilities. Having completed successful State and County projects over the last 25 years, we have cultivated trusted relationships with each of these agencies, which, in turn, will help to streamline the agency review process.

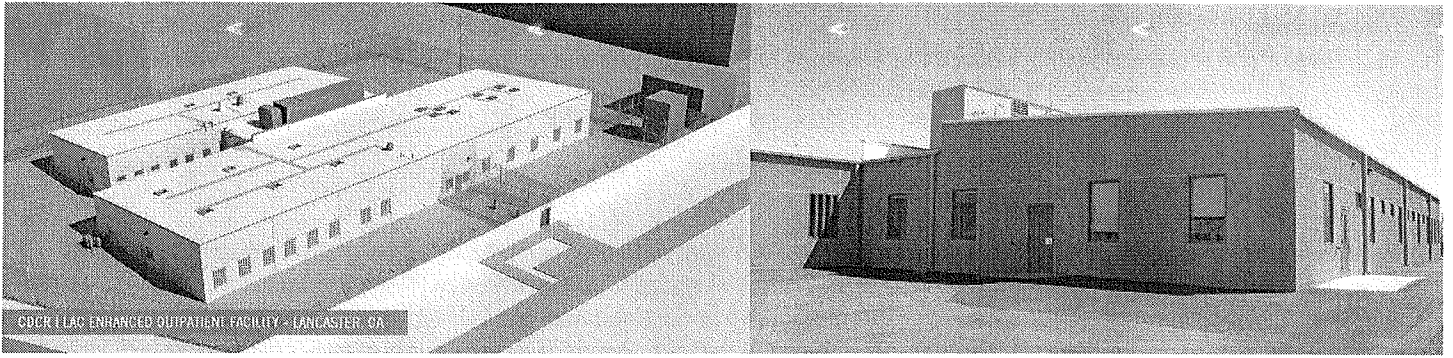
- **BSCC** – Nacht & Lewis has a 20 year+ history of working closely with the Board of State and Community Corrections formerly known as the Corrections Standards Authority and the Board of Corrections.
- **CSFM** – Nacht & Lewis has extensive experience with the California State Fire Marshal. Lorenzo was hand-picked to co-chair a committee along with senior CSFM staff to interpret the California Building Code, propose changes and even author new code language relative to jail requirements.
- **DSA/CASp** – We have a Certified Access Specialist (CASp) on staff, and this team recently presented on accessibility for justice projects at a national conferences along with DSA's senior CASp.



Phase 7: Bidding and Award or Negotiation Phase:

1. Respond to Bidder's questions.
2. Attend one (1) pre-bid conference.
3. Prepare addenda as required.
4. Review bids with County.

Meetings: User meetings as required



Phase 8: Construction Administration

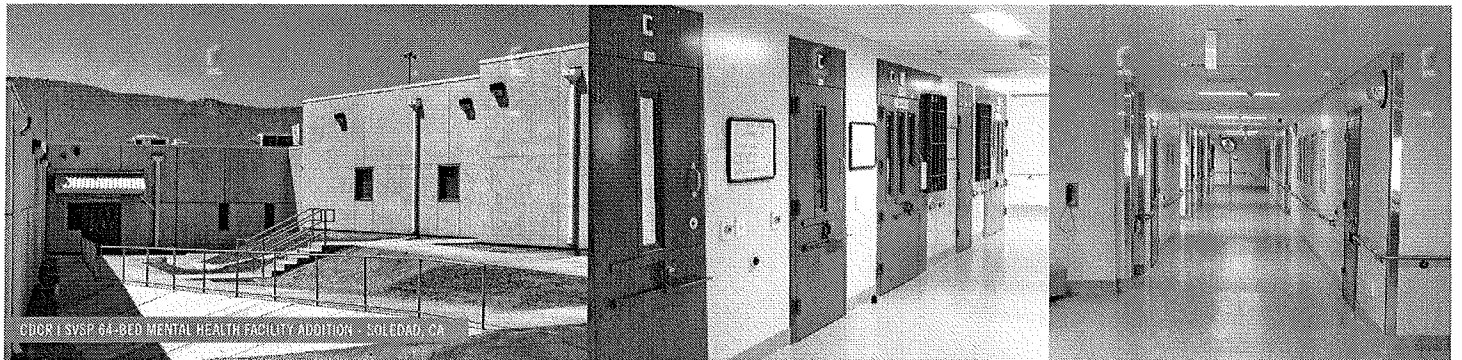
Construction Administration - The Nacht & Lewis team understands the importance of having experienced staff on site to ensure construction is consistent with design intent and to respond to RFIs and other construction phase documents in a timely manner. Nacht & Lewis commits to staff being present during construction to ensure that proper communication exists with the contractor. In addition to periodic site visits, the County has requested that full time construction inspection to be included in these services.

Construction Administration Tasks:

1. Attend one (1) pre-construction meeting in Jackson.
2. Respond to contractor Requests for Information.
3. Review construction submittals and shop drawings.

Prepare a punch list for all construction disciplines. Work includes one follow-up visit per discipline to verify completed items. These visits will be conducted once the contractor indicates in writing that all work is complete.

Meetings: Attend periodic site meetings approximately every two weeks over an anticipated 84-week construction period.



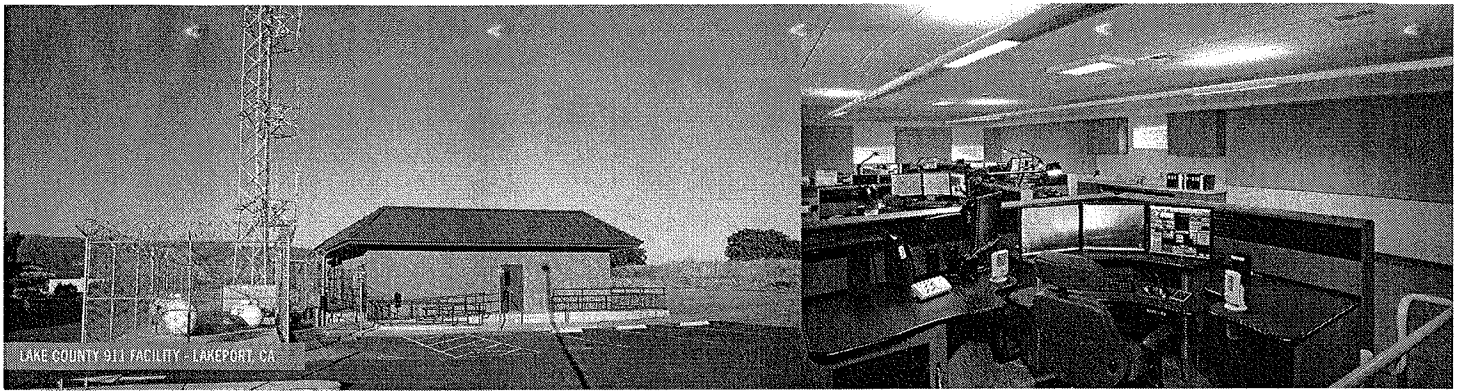
Phase 9: Commissioning (Vanir)

Vanir can provide commissioning services if the decision is made to commission the project. By keeping this service in-house, we keep the cost down while meeting the requirements for LEED certification and ensuring functional performance tests are in place to verify that the Amador County jail will function flawlessly.

Vanir commissioned the South Placer Detention Facility and is currently providing commissioning services on the State funded San Diego County Women's Detention Facility. Orry Nottingham will lead our commissioning team integrated with the program and design teams. We develop the commissioning requirements and functional performance test checklists for each building system.

Once in construction we require the contractor, subcontractors and manufacturers to perform the tests that we developed and we certify results. Tests are pass/fail. The system either operates perfectly or the test starts again. We ensure the contractor leaves ample time in the schedule to perform system testing and commissioning.

On jail projects, we like to leave at least two weeks at the end of the project to perform operational testing. The Sheriff's staff runs the facility with the contractor and subcontractor's present. Tests can include fire drills, extraction and lock-down, whatever is important to ensure function without a hitch. If something does not work, the contractor fixes it on the spot and the test starts from scratch. By the time we are done with testing and commissioning, the facility will be fully ready to operate.



Phase 10: Record Drawings

Following completion of the construction phase, Nacht & Lewis shall prepare and provide two (2) complete sets of reproducible record drawings using information provided by the contractors and County in the form of marked-up prints, drawings, and other data representing the as-built conditions of the Project including two (copies) in PDF electronic format. We will verify the accuracy and completeness of the information provided by the contractor, County and through the commissioning process and incorporate and place the information on the record drawings. Record drawings shall represent all changes made in the specifications and working drawings during construction showing the exact dimensions, geometry and location of all elements of the work completed.

Quality Control: With over 30 years of successfully completed Corrections and Jail projects, Nacht & Lewis has developed proven tools to ensure quality, schedule and budget benchmarks are met. On our recent projects with the Department of Corrections, due to Coleman, Plata and Armstrong lawsuits, the federal court mandates drove the project schedules. In response, Nacht & Lewis accelerated many of these project schedules, never missing a deadline and always meeting the budget. We developed a reputation for seamless agency review and the quality of our documents was always rated with high marks by CDCR's program managers.

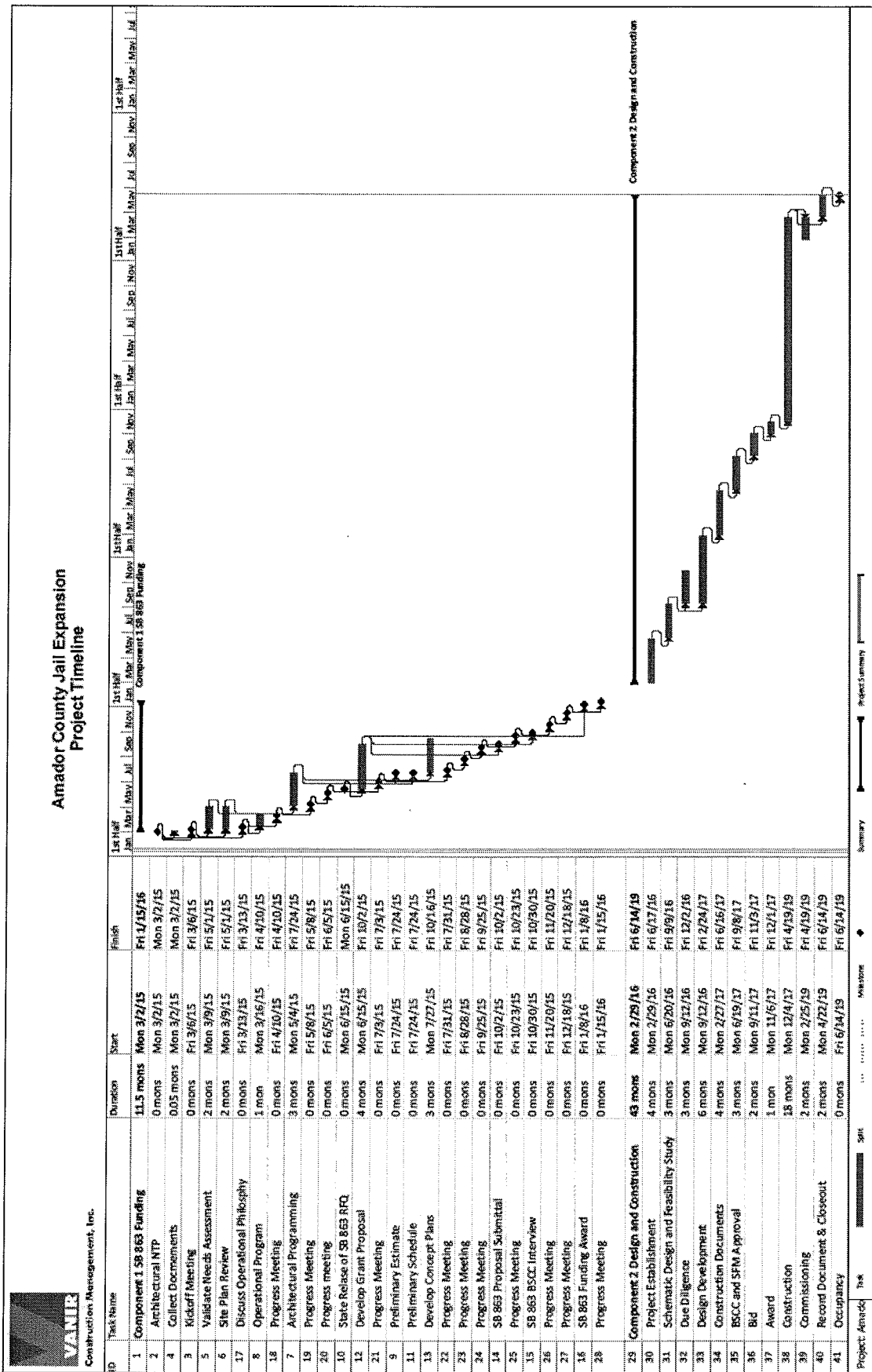
Here are brief summaries of our quality control, schedule and cost control processes:

Quality control is built into our process. There are multiple facets of our quality assurance system, beginning with our planning software, BIM and regular meetings, all discussed previously. We also utilize clash detection software to analyze the architectural, structural and mechanical models to ensure there are no conflicts between building components. However, technology and process are nothing without an experienced team to employ them properly. **The staff in this Statement of Qualifications will be dedicated to your project through fruition. They will continually focus on project quality and client service.**

Another critical component of our quality control system is a weekly project update prepared by the project manager. He will inform the client and consultants of the status of ongoing and resolved issues, schedule and budget. This will allow you to follow our progress and comment on any concerns promptly. Furthermore, a checklist developed by the firm's Quality Control Committee is used by the project manager and the project architect to assure that information needed is included and coordinated throughout the documents. Our team will also perform a quality control review using senior staff not involved in the day-to-day of the project at major project milestones.

Finally we will take advantage of **Vanir's highly regarded independent design/constructability review team**. They review the program and design documents with a focus on completeness, coordination, material value engineering and constructability. Whether program, criteria or design, our documents are complete and ready to go.

Proposed Schedule with Milestones and Number of Meetings:



Conceptual Project Plan

Summary of Challenges and Constraints:

The existing facility would require significant improvements to meet current code and these improvements would most likely exceed any State funding you might receive. Some examples of building components which would require improvement are:

- Fire and Life Safety- The existing building is complicated by the fact that it houses multiple functions (jail, sheriff offices, and emergency dispatch center); multiple occupancy groups (business, detention, and enclosed/covered parking); and multiple phases of construction. While we have yet to perform a thorough code analysis on the existing facility, there are obvious signs that the facility is not constructed to Type II-F.R. requirements (which is now classified as Type I-B construction per the 2013 CBC Table 601) as previous documents state. An example of this is the steel columns in the most recent addition that do not have 2-hour rated fire protection. If the addition does not meet these requirements, then the addition is not adequately separated from the jail portion of the facility by 3-hour rated fire walls. Any improvements necessary to improve the construction type to meet the requirements of CBC Table 601 will be costly. In addition, there are specific building components to address, which your Amendment #6 addresses:
 - Exiting from the jail portion of the building and individual spaces, may not be compliant or of sufficient quantities
 - Rated corridors may be required as part of the exiting system
 - Mechanically separate smoke compartments are required
 - Sliding doors are not compatible with corridors or smoke barriers
 - The jail needs to meet requirements for windowless buildings
 - If the jail is not properly separated from the sheriff office and dispatch center, it may be subject to the Essential Services Act
- Access Compliance- Use of State funds on the existing building would trigger an upgrade of accessible requirements to accommodate persons with disabilities. Because all buildings were required to be upgraded to ADA requirements by 1999, and because Counties are exempt from the “hardship” exceptions allowed by the California Building Code, the facility would need to be improved to current code. Even accessible accommodations which were compliant under recent renovations would require improvements to the latest standards.
 - Many of the doors in the Sheriff’s Office do not have the required clearances, i.e. the doors at reception, squad room, evidence, photo, visiting, files, equipment, public toilets, and the entry doors to dispatch. Major renovation would be required to provide proper clearances.
 - Sliding doors are not accessible.
 - No cells are accessible.
 - Inmate showers are not accessible.
 - The inmate toilet in the recreation yard is not accessible.
 - Public toilets are not accessible.
 - The reception counter is not accessible.
 - Staff lockers may not be fully compliant.
 - Miscellaneous obstacles which protrude into pathways such as shelving are not accessible.

A more thorough code analysis of the existing facility might uncover additional building components requiring improvement such as fire and smoke ratings of walls and ceilings, fire and smoke dampers of HVAC components, fire suppression systems, fire alarms (strobes, sirens), seismic bracing, etc. Nacht & Lewis has the most expertise relative to code compliance for detention facilities: Lorenzo Lopez co-chaired a task force alongside Office of the State Fire Marshal Chief Steve Guarino to clarify an author new codes relative to jail facilities. Eric Sifuentes, Certified Access Specialist, has been on the front lines helping to accessible requirements and precedents for correctional facilities in California.

Concept Narrative

Our proposed concept, which is designed to be fully compliant and meet the current ADA requirements, addresses all of the challenges and Constraints previously mentioned.

- It is designed as a Type I-A building per the 2013 CBC Table 601. It will have denser coverage of fire sprinklers which create a building that is non-combustible, negating the need for access to fire apparatus around the building. The cost estimate, included in this proposal, reflect the costs of this robust construction.
- As a stand-alone building, it does not touch the existing structure. It provides a separation of 11 feet, which by code allows for the required separation for distinct buildings with small windows facing each other. This arrangement would not require fire and life safety or ADA upgrades of the existing facility.

- It provides connectivity with the existing jail by providing a path through the existing recreation yard. This is really the only way to provide a connection without compromising one of the housing units or eliminating the visitation area and the dispatch center. 600sf is the minimum size for a recreation yard, and even divided, the existing yard is more than double this size. It still provides ample space for a basketball court as shown. In addition, the divided yard may allow more flexibility for providing yard access to incompatible populations. The new wall and doors in the existing facility would need to be funded separately- not part of the State Funded project.
- The proposed design provides 32 new beds separated in two pods. Each pod can contain 8 double cells (6 below and 10 above) or mini-dorms can be substituted for cells which would reduce the quantity of walls, plumbing fixtures, and doors. The requirements for building area remains the same with cells or dorms. The two pods can be treated as indirect supervision, or if desired, they can be treated as shared direct supervision. One ADA cell is provided in each pod as well as an ADA shower, sink, and a janitor closet on the lower level. Stairs on the far walls provide access to the upper tier, and a door on the tier level between pods provides the second exit required for each.
- A program room which accommodates sixteen inmates and one instructor is provided for the housing unit, but it can also serve the existing facility as well. Windows into the program room provide direct sight lines from the corridor, and views to the control room can be achieved with CCTV cameras.
- The yard exceeds the 600 s.f. minimum size and is provided for occupants of the new housing unit, but can also be used to support the existing facility as well. The entry and yard are directly visible from control and can be enhanced with CCTV.
- The new housing unit also provides medical and dental spaces. A medical exam room and a dental procedure room are visible from the control station. Also included is a respiratory isolation room and a safety cell. These spaces are accessed from a transparent vestibule which doubles as an ante room for the respiratory isolation room and a sound lock for the safety cell, while still allowing for visual control of these spaces from the control station.
- The new housing unit also contains an office, a staff toilet, and inmate toilet, storage, and utility areas.
- The building (and the exiting strategy) is designed to rest on the edge of the hill but with a finish floor at grade between the new and existing buildings. Some of the building can be built on stilts or primary bearing walls that extend to the grade below. The cells themselves can be cantilevered from the structure to reduce grading and foundations. Steel wall panels can be used for cells which are secure, lightweight, and economical.
- A canopy can connect both buildings as long as it is non-combustible, independently supported, and sprinklered. Furthermore, security fencing encloses the new concrete plaza between the two buildings.
- Because it does not make sense for Amador County to invest money in a project that is only a temporary solution, we have provided space for expansion so that our proposed concept works for the long term. The future 32 bed unit shown can also be connected to the other buildings via a canopy.

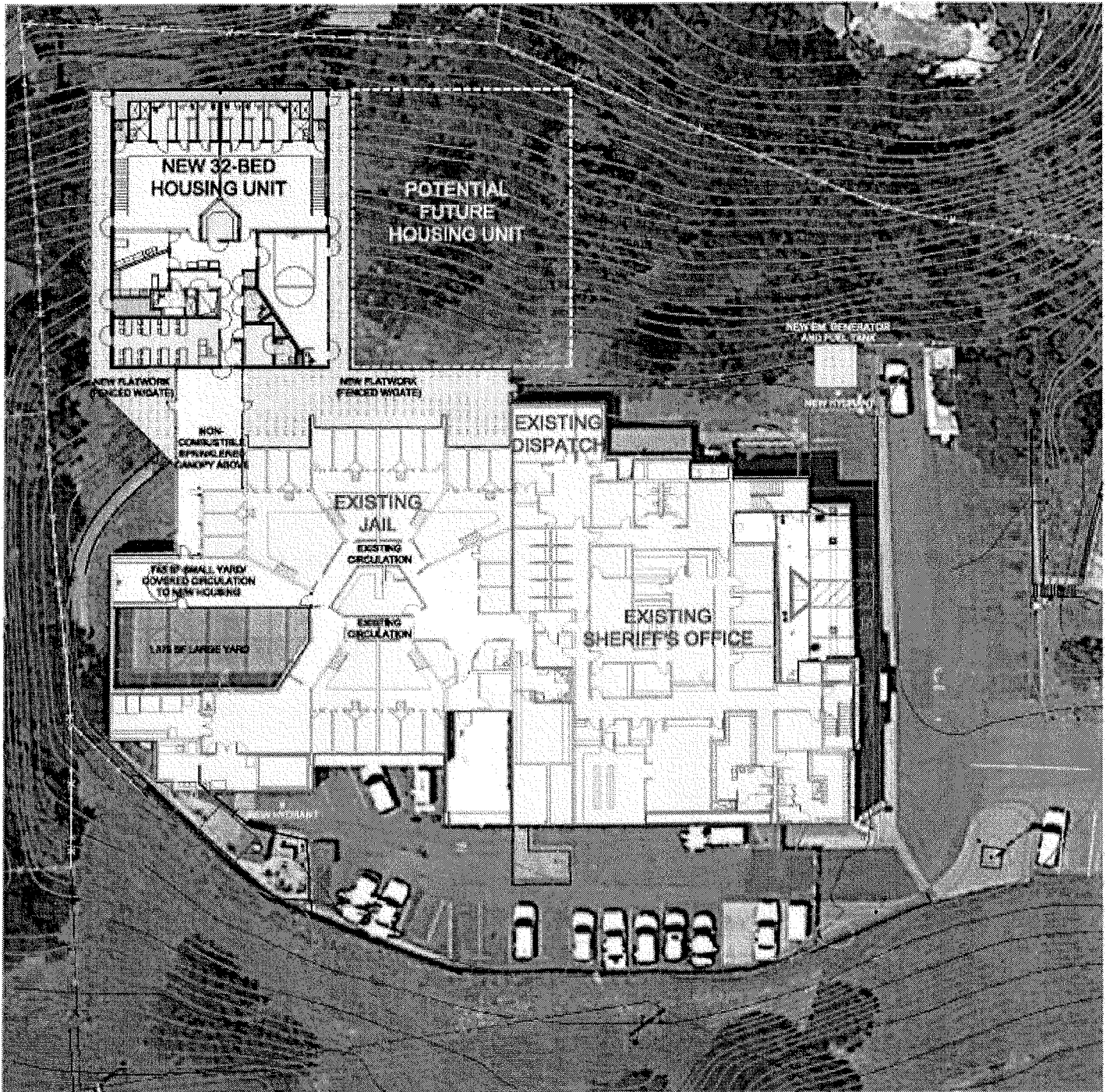
The design and budget also account for site improvements that must occur. An important requirement that is addressed in Amendment #6 is the addition of two fire hydrants: one at the end of the visitor parking lot, and one at the end of the sheriff vehicle parking lot. This will satisfy the requirements for fire apparatus to battle a fire in the existing building. We are also sensitive to the fact that we need to maintain as much clearance for fire trucks as possible, and will extend this site access where economically feasible.

Both an addition or a separate and distinct building on this site will most likely raise questions about code requirements of the existing facility. This team is best equipped to negotiate with the relevant agencies, develop solutions, and author any required Alternate Means of Compliance. We will leverage both our understanding of jail construction, knowledge of building codes, and relationships with review agencies to streamline the process so we can arrive at a solution which meets the budget and schedule and provides a safe and operationally efficient project.

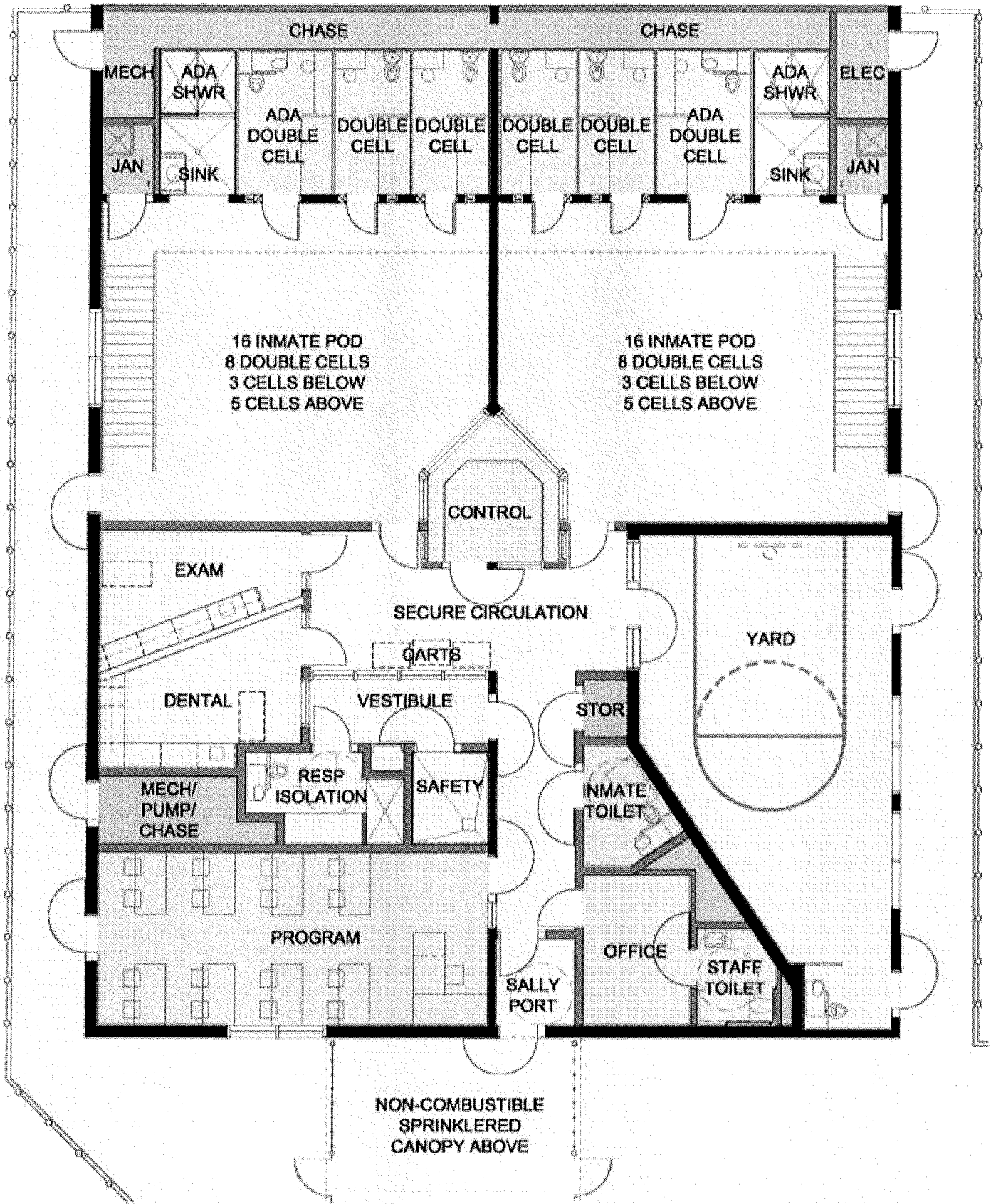
Conclusion:

We feel that the proposed concept satisfies the intent of SB 863 funding. It allows you to better manage your adult offender population by offering a greater variety of housing options.

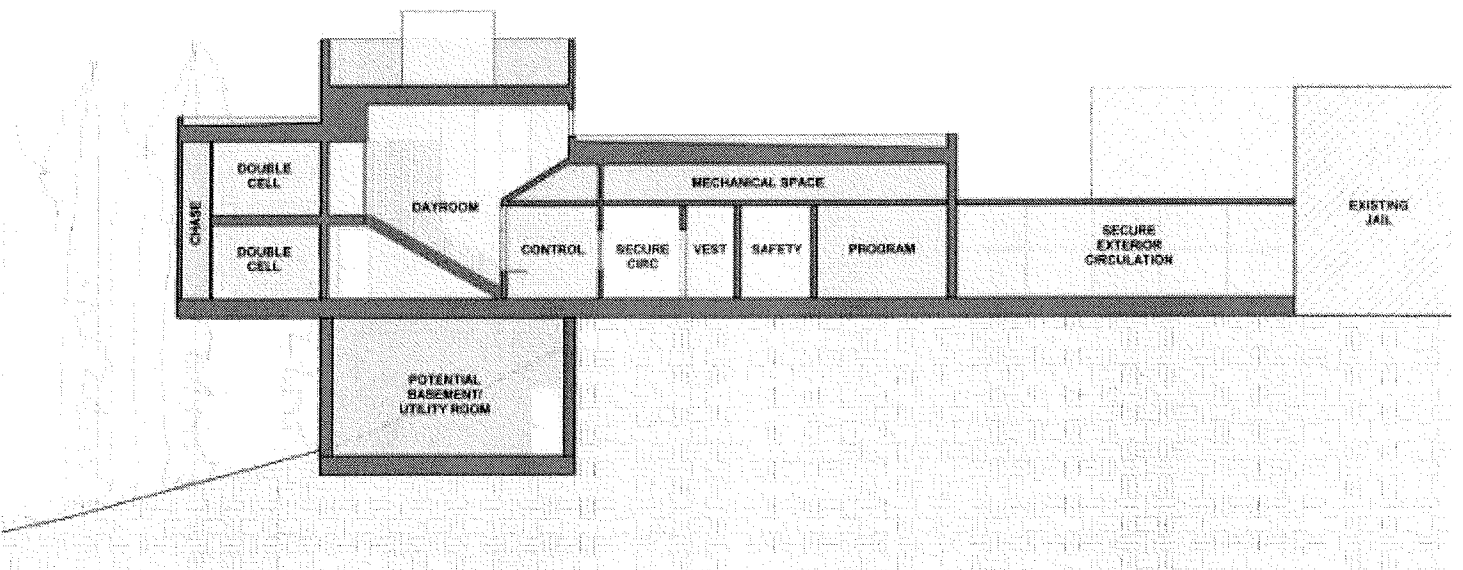
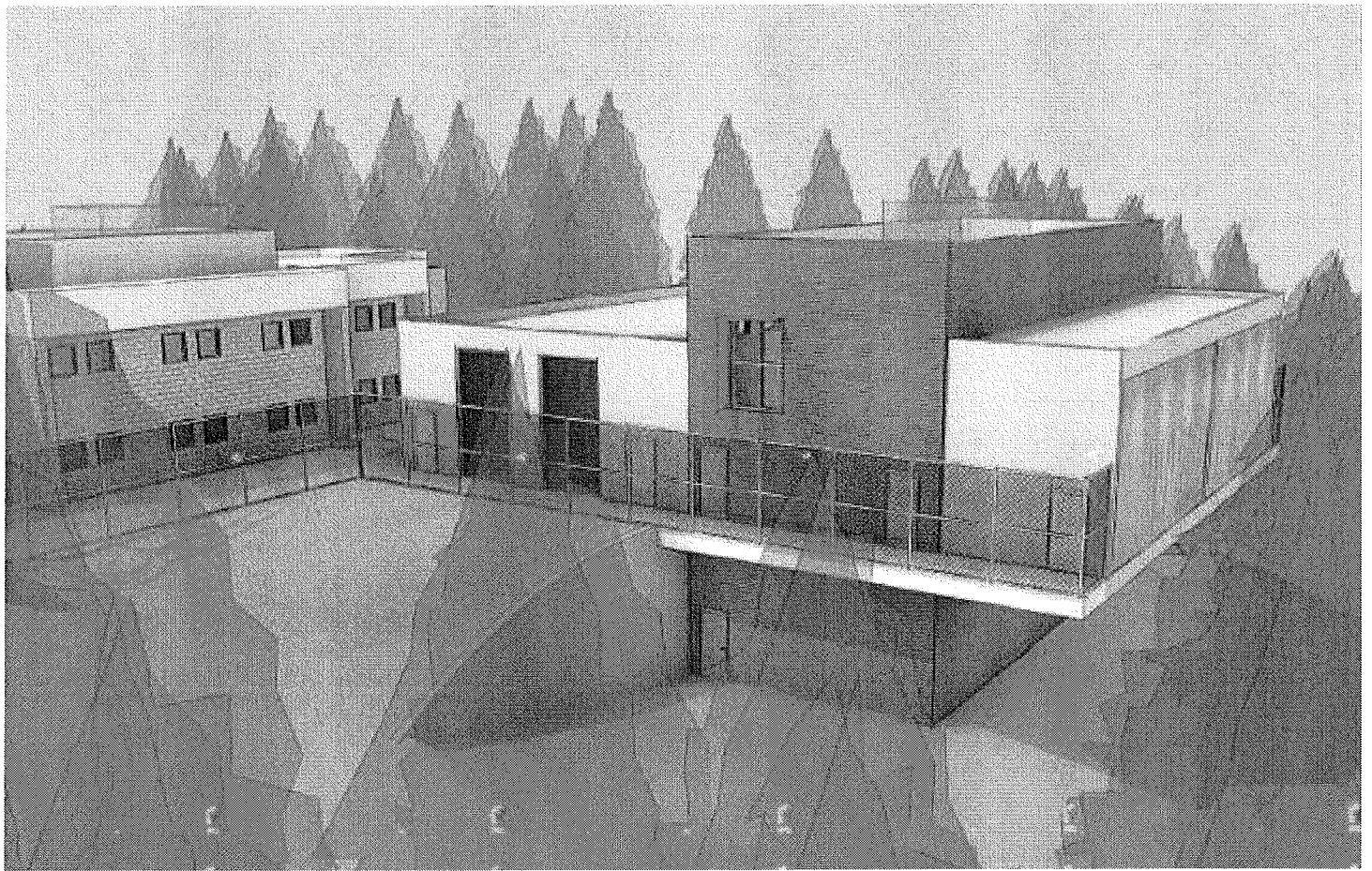
- It provides for **improved housing** in the new building while simultaneously reducing overcrowding in the existing facility and freeing up dayroom space.
- It expands **program space** by providing a **large classroom** which can be used by occupants of the new building or by inmates in the existing facility.
- It provides **treatment space** with the addition of an **exam room**, a **dental procedure room**. Related spaces include a **respiratory isolation** cell and a **safety cell**. These treatment spaces can also be used to support the existing facility.
- If you chose to incorporate mini-dorms into the design, the new facility may also provide appropriate housing to inmates who are transitioning out of custody and into **reentry programs**.



Concept Plan



3D View



6. EXECUTION OF SAMPLE AGREEMENT

The Sample agreement has been reviewed by Eric Fadness, Principal of the firm. The following list of exceptions or changes is requested prior to execution of the agreement.

- Paragraph 4.1 Request to revise the paragraph as follows:
“Monthly invoices will be issued by CONSULTANT for all services performed under this AGREEMENT. Invoices shall reference the project title and shall provide a breakdown of percentage of work completed by project phase. County shall pay Consultant in monthly payments on or before the last day of each month for Services.”
- Paragraph 4.2 Refer to Public Contract Code Section 6106.5 which applies to certain State agencies.
We request that the County consider revising the retention provision to permit, at CONSULTANT’S expense, the establishment of an escrow account for the payment of retentions earned directly to a state- or federally chartered bank in this state. CONSULTANT shall receive the interest on the funds retained in the escrow account. The County will control and shall authorize the release of amounts retained, by written notification to the escrow agent, with the final payment provided CONSULTANT has satisfactorily performed its obligations under this Agreement.
- Paragraph 4.3 This paragraph is inconsistent with other contract provisions, specifically 4.1. Nacht & Lewis takes exception to this provision as written. As a Small Business Enterprise, we are not in a position to forego payment for services completed until the completion and delivery of all deliverables in a phase. We prefer that the County make payments based on our submitted monthly invoices. We will invoice on a percentage of work completed basis for each phase of work.
- Paragraph 4.6 Request to revise paragraph as follows:
“The County shall not withhold amounts from the CONSULTANT’S compensation to impose a penalty or liquidated damages on the CONSULTANT, unless the CONSULTANT agrees. In the event of a dispute arising from alleged errors, omissions, breaches of this agreement, or delays that caused the County monetary damages, for which the County contends CONSULTANT is responsible, the County may withhold fees from the CONSULTANT equal to the value of that portion of the monetary damages directly caused by CONSULTANT’S alleged errors, omissions, breaches of this agreement, or delays, or ten percent (10%) of CONSULTANT’S total fees, whichever is lesser. Thereafter, County and CONSULTANT agree to meet in good faith within 30 days of the dispute arising and to negotiate and resolve any fee dispute arising from alleged errors, omissions, breaches of this agreement, or delays. If good faith negotiations do not resolve the dispute, County and CONSULTANT shall enter into voluntary mediation (fees to be shared equally) to work to resolve any fee dispute arising from alleged errors, omissions, breaches of this agreement, or delays.”
- Paragraph 8.1 Section 8.1 states in relevant part as follows: “Consultant shall defend..., indemnify and hold harmless...(collectively “Indemnitees”) from and against any and all...(collectively “Liabilities”) that arise from or relate to, directly or indirectly; in whole or in part, (1) performance of any of the Services under this Agreement by Consultant..., or (2) any negligent act or omission of Consultant.... This obligation to defend, hold harmless and indemnify an Indemnitee shall not apply to the extent that such Liabilities are caused in whole or in part by the sole negligence, active negligence, or willful misconduct of an Indemnitee.”
- This language is not consistent with California Civil Code section 2782.8 (which contains an exception for claims that “arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the design professional”). As written, the only exceptions are for “sole negligence, active negligence, or willful misconduct.” This needs to be clarified.
- Also, the paragraph starts with a very broad indemnity obligation and then sets forth an exception to the extent the services involve professional design services. This is likely to lead to confusion and potential conflict going forward. By agreeing to indemnify the Owner for anything other than our own, proportional negligence for a claim, we may have assumed a liability that will not be covered by our insurance. Most claims against design professionals do arise out of the negligence of many parties, including the owner, such that all contribute to the damage.

We prefer to negotiate an indemnification clause that is more equitable, particularly with regard to the “mixed-claims” scenario described above. We request that the County consider the following language:

“Commercial General Liability. As respects the operations of Consultant under this Agreement for other than the performance of professional services, notwithstanding any other provision to the contrary in this or any other agreement governing the performance of Services provided hereunder, and to the fullest extent permitted by law, Consultant hereby releases and agrees to assume all liability for and shall defend, indemnify and hold County harmless from and against any and all losses, claims, suits, liabilities, penalties, damages, costs (including reasonable attorney’s fees), or expenses on account of injuries, disease, or death to any person (including Consultant’s employees), or damage to property, or any type of claim, loss, suit, damage, cost, or liability (“Damages”), without regard to the cause or causes thereof, arising out of or alleged to arise out of the Consultant’s performance of the Services under this Agreement. Consultant’s obligation to defend, hold harmless and indemnify an Indemnitee shall not apply to the extent that such Damages are caused in whole or in part by the sole negligence, active negligence, or willful misconduct of an Indemnitee.

Professional Liability. As respects Consultant’s performance of professional services under this Agreement, notwithstanding any other provision to the contrary in this or any other agreement governing the performance of Professional Services provided hereunder, and to the fullest extent permitted by law, Consultant hereby releases and agrees to indemnify and hold harmless the Indemnified Parties from and against any and all losses, liabilities, penalties, damages, costs (including reasonable attorney’s fees), or expenses on account of injuries, disease, or death to any person (including Consultant’s employees), or damage to property, or any type of loss, damage, cost, or liability (“Damages”), to the extent caused by the Consultant’s negligent performance of the Services under this Agreement. Regarding professional liability claims, Consultant shall have no upfront duty to defend the Indemnified Parties, but shall reimburse County its legal fees and defense costs to the extent ultimately determined to be caused by Consultant’s negligence, including the negligence of those for whom Consultant is legally liable.”

Paragraph 8.2 Request to insert the following in line 5:

...that may at any time arise for any *intentional or negligent* infringement of the patent rights, copyright, trade secret, trade name, trademark, service mark....

7. RATE SCHEDULE

Nacht & Lewis' Rates

Principal	\$245	Virtual Design Coordinator	\$125
Director of Design	\$185	Senior Design Technician II	\$110
Senior Project Manager	\$170	Senior Design Technician	\$100
Senior Planner	\$165	Interior Designer	\$ 95
Project Manager	\$150	Graphic Designer	\$ 90
Senior Designer	\$150	Design Technician	\$ 90
Senior Project Architect	\$145	Office Manager	\$100
Senior Project Coordinator	\$140	Video Producer	\$ 75
Project Architect	\$135	Project Administrator	\$ 70
Project Coordinator	\$125	Administration	\$ 65

Vanir's Rates

Jim Aboytes	\$185	Rafael Martin	\$175
Candy Roberts	\$160	Scheduling Staff	\$135
Orry Nottingham	\$165	Jim Barger	\$155
Ben Sabati	\$180	Constructability Review Staff	\$135
Estimating Staff	\$150		

Cunningham Engineering's Rates

Sr. Principal Engineer	\$ 215	Landscape Architect	\$ 121
Principal Engineer	\$ 204	Sr. Landscape Designer	\$ 110
Project Manager II	\$ 190	Landscape Designer II	\$ 99
Project Manager I	\$ 171	Landscape Designer I	\$ 87
Assistant Project Manager	\$ 132	Planning & Sustainability Analyst	\$ 92
Senior Engineer / Hydrologist	\$ 200	Project Coordinator II	\$ 105
Senior Engineer	\$ 187	Project Coordinator I	\$ 74
Project Engineer III	\$ 150	Senior Technician	\$ 121
Project Engineer II	\$ 136	Technician/Drafter III	\$ 117
Project Engineer I	\$ 128	Technician/Drafter II	\$ 99
Staff Engineer II	\$ 117	Technician/Drafter I	\$ 73
Staff Engineer I	\$ 102	Operations Manager	\$ 110
Sr. Landscape Architect/Project Manager	\$ 149	Clerical	\$ 69
Sr. Landscape Architect/Planner	\$ 132		

CYS' Rates

Principal/Sr. Structural Engineer	\$185	Engineer, EIT	\$75 - \$80
Project Manager	\$130	Sr. Drafter	\$95
Structural Engineer	\$120 - \$160	Drafter	\$65 - \$85
Civil Engineer	\$90 - \$115	Word Processing	\$55

Capital Engineering's Rates

Sr. Principal	\$220	Engineer	\$135
Principal	\$200	Senior Designer	\$125
Director	\$190	Designer	\$115
Sr. Project Manager	\$175	Technician / CADD	\$105
Project Manager	\$165	Project Administrator / Sr. Admin.	\$90
Field Services	\$160	Clerical / Admin.	\$40
Senior Engineer	\$145		

The Engineering Enterprise's Rates

Principal	\$210
Associate/Project Engineer	\$190
Engineer/Project Manager	\$160
Lighting Designer	\$145
Designer	\$130

CAD Operator	\$105
Project Coordinator	\$100
Administrative	\$ 75
Delivery	\$ 55

AVS Engineers' Rates

Principal/Project Manager	\$175
Senior Engineer	\$163
Systems Engineer	\$155

Senior Designer	\$122
Designer/Technician	\$100
Administrative	\$79

Jensen Hughes' Rates

Fire Protection Engineer	\$120 - 220
Associate	\$110 - 120
Associate Manager	\$230
Administrative Assistant	\$65

Project Administrator	\$75
Director – Bay Area Operations	\$230
CAD Technician	\$90

8. COMPENSATION

Compensation for providing all of the services required by the Agreement shall be a fixed fee amount including our estimated expenses for the project.

Invoices for services rendered will be submitted monthly and will be billed in proportion to services completed. Payments are due and payable 60 days from the date of the invoice.

If the scope of services is modified from what has been outlined above, the resulting work shall be provided only when confirmed in writing by the County and Nacht & Lewis. Such services shall be billed as additional services at the hourly rates shown on the attached Billing Rate Schedule or a negotiated stipulated sum.

Billing rates are subject to review and change on the anniversary date of the contract.

Reimbursable expenses include reproductions, plotting, postage, shipping, meals, travel, lodging, models and renderings. Reimbursable expenses will be billed at actual cost plus an administrative charge of 10%. Mileage is at the Internal Revenue Service standard mileage rate. The current rate is 56 cents per mile.

GENERAL SERVICES ADMINISTRATION

MAIL: 12200-B Airport Road, Jackson, CA 95642
LOCATION: 12200-B Airport Road, Martell, CA
PHONE: (209) 223-6759 FAX: (209) 223-0749 E-MAIL: jhopkins@amadorgov.org



December 2, 2014

Amendment No. 1

**REQUEST FOR QUALIFICATION
RFQ No. 14-30**

**Architectural & Consulting
Services**

For

Amador County Jail Expansion

NOTICE TO ALL PROSPECTIVE PROPOSERS

**THE FOLLOWING ITEMS AND INFORMATION WILL SUPERSEDE THOSE PREVIOUSLY
STATED IN THIS REQUEST FOR PROPOSAL OR IN ANY E-MAIL CORRESPONDENCE:**

CHANGES and CLARIFICATIONS:

Item 1: Pre-Conference Meeting Clarification

The bid documents (page 3) state the Pre-conference meeting Thursday, December 5, 2014.

Clarification:

The Pre-conference meeting is scheduled for Friday, December 5, 2014.

This amendment must be signed and attached with all other required documents when you submit your Proposal. This amendment is hereby made a part of and incorporated herein by reference into "RFQ 14-30 Architectural & Consulting Services for Jail Expansion".

Signature _____ Date _____

Any questions regarding this Amendment, please e-mail www.publicpurchase.com.

GENERAL SERVICES ADMINISTRATION

MAIL: 12200-B Airport Road, Jackson, CA 95642
LOCATION: 12200-B Airport Road, Martell, CA
PHONE: (209) 223-6759 FAX: (209) 223-0749 E-MAIL: jhopkins@amadorgov.org



December 4, 2014

Amendment No. 2

**REQUEST FOR QUALIFICATION
RFQ No. 14-30**

Architectural & Consulting Services
For
Amador County Jail Expansion

NOTICE TO ALL PROSPECTIVE PROPOSERS

THE FOLLOWING ITEMS AND INFORMATION WILL SUPERSEDE THOSE PREVIOUSLY STATED IN THIS REQUEST FOR QUALIFICATIONS OR IN ANY E-MAIL CORRESPONDENCE:

CHANGES, CORRECTION and CLARIFICATIONS:

Item 1: Amendment No. 1

Amendment No. 1 changed and clarified the Pre-conference meeting date yet referenced and used the term "bid documents".

Correction:

RFQ No. 14-30 is specifically a Request for Qualifications and not a bid. The use of the word "bid" is an error and Amendment No.1 should have referred to RFQ documents only.

CLARIFICATION:

Item 2: SB863 requirements

The RFQ has several key elements and Senate Bill (SB) 863 is one of those. Throughout the document there is reference to SB 863 funding and for firms to discuss their experience and qualifications in regard to their exposure to State funded programs. In addition, the RFQ specifically states in the Project Description "The team will also be sought after for the development, programming and application of Adult Local Criminal Justice Facility Construction Funding Program (as authorized by Senate Bill 863 (SB 863), Chapter 37, Statutes of 2014). The RFQ also specifically states under the Scope of Work/Services "Architectural Programming (including SB 863 requirements), development and application to Board of State and Community Corrections (BSCC)".

Clarification: The use of the word "development" and "requirements" means all those necessary and essential components (i.e. Needs Assessment, Cost and Budget Summary, Project Timetable, Narrative, Project Needs, Alternatives, Scope of Work and Project Impacts, Administrative Work Plan, Funding

Preferences, Application, Architectural Program and Space list, Board Resolution, etc.) needed to fully compete and comply with SB 863 including all other State and/or Board of State and Community Corrections (BSCC) requirements to be successful in capturing funding for this project. The County anticipates the firm selected to have the qualifications and ability to perform these services or the ability to include as part of their team a consultant qualified to perform this service.

This amendment must be signed and attached with all other required documents when you submit your RFQ Documents. This amendment is hereby made a part of and incorporated herein by reference into "RFQ 14-30 Architectural & Consulting Services for Jail Expansion".

Signature _____ Date _____

Any questions regarding this Amendment, please e-mail www.publicpurchase.com.

GENERAL SERVICES ADMINISTRATION

MAIL: 12200-B Airport Road, Jackson, CA 95642
LOCATION: 12200-B Airport Road, Mariposa, CA
PHONE: (209) 223-6759 FAX: (209) 223-0749 E-MAIL jhopkins@amadorgov.org



December 8, 2014

Amendment No. 3

**REQUEST FOR QUALIFICATION
RFQ No. 14-30**

**Architectural & Consulting Services
For
Amador County Jail Expansion**

NOTICE TO ALL PROSPECTIVE PROPOSERS

**THE FOLLOWING ITEMS AND INFORMATION WILL SUPERSEDE THOSE PREVIOUSLY
STATED IN THIS REQUEST FOR QUALIFICATION OR IN ANY E-MAIL CORRESPONDENCE:**

DATE CHANGES:

Item 1:

In the RFQ the deadline for question submission is December 11, 2014 at 5:00 p.m.

CHANGE:

Deadline for question submission has changed to January 16, 2015 at 5:00 p.m.

Item 2:

In the RFQ the dead line for qualifications submission is December 18, 2014 at 1:30 p.m.

Change:

Deadline for qualifications submission has changed to January 22, 2015 at 1:30 p.m.

Item 3:

Tentative interviews to be scheduled the week of January 12, 2015.

Change:

Tentative interviews to be scheduled the week of February 23, 2015.

This amendment must be signed and attached with all other required documents when you submit your RFQ documents. This amendment is hereby made a part of and incorporated herein by reference into "RFQ 14-30 Architectural & Consulting Services for Jail Expansion".

Signature _____ Date _____

Any questions regarding this Amendment, please e-mail www.publicpurchase.com.

GENERAL SERVICES ADMINISTRATION

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January 15, 2015

Amendment No. 6

REQUEST FOR QUALIFICATION RFP No. 14-30

Architectural & Consulting
Services
For
Amador County Jail Expansion

NOTICE TO ALL PROSPECTIVE PROPOSERS

INFORMATION:

Item 1: During a recent informal site visit to the Amador County Jail by the State Fire Marshall's office, the items below were noted as they potential affect the project. In an effort to assist Proposers with as much information as possible, the following notes are for Proposers to consider.

Notes

Due to site limitations, fire apparatus will be allowed to back out of the parking lot; turnabouts or loop roads will not be required as long as the existing parking lots and lanes are preserved. This will be contingent on the addition of two fire hydrants:

- one at the northeast corner of the existing building at the end of the visitor parking lot
- one as the southwest corner of the existing building at the end of the sheriff vehicle parking lot

Two options for the jail expansion were considered:

1. An addition to the existing building
 2. A separate distinct building
- I. Challenges to be considered when expanding the existing building include but are not limited to:
- Meeting requirements of State funding which may require the existing building (in its entirety or portions of the building which are adequately separated) to meet current code.
 - Consider a code analysis to confirm the existing building was constructed properly when it was designed.
 - There are two portions of the existing facility: the jail and the sheriff's office.
 - Previous plans show the entire building was designed as Type II-FR (Type I-B under the 2013 CBC Table 601).
 - If a code analysis determines the building did not meet code requirements at the time of construction, then the entire building will need to be improved.
 - If the sheriff's facility (including the addition) does not meet requirements, it may need to be improved to Type I-B OR:

- The 2-hour fire barrier between the sheriff's office and the jail could be improved to a 3-hour rated fire wall (CBC Section 706) creating separate buildings provided exiting from each buildings is independent and compliant (CBC Chapter 10).
 - Exiting needs to be studied to ensure code minimums are maintained (CBC Chapter 10).
 - 2 compliant exits are required from the jail portion of the facility (CBC Section 1015).
 - Exiting cannot occur through the sheriff office (CBC Section 1014; 1014.2.1).
 - Exiting through the vehicle sallyport would require the addition of a personnel door; evidence that the path of travel is properly sprinklered; determination if that space is a different occupancy group and whether exiting can occur through that occupancy group (CBC Section 1008; Section 1014).
 - Exiting through the yard would require the addition of exit doors from the yard to the exterior (CBC Section 1027).
 - If BSCC requires a portion of the yard to be covered, the impact to sprinkler requirements must be considered.
 - 2 compliant exits are required from spaces with an occupant load greater than 10 (CBC Table 1015.1).
 - Pod dayrooms can exit into adjacent dayrooms, consider security concerns between pods.
 - Tiers with an occupant load greater than 10 may require a second stair.
 - The existing yard would require two exits to the exterior.
 - Required corridors need to be indicated and shown to be compliant (CBC Section 1018).
 - Required corridors need to be smoke tight (CBC Section 708).
 - Doors in corridors need to be analyzed and improved if they do not meet requirements (CBC Section 716).
 - Air cannot be moved through corridors (CBC Section 1018.5).
 - Corridors must extend to the exterior or an exit passageway leading to the exterior (CBC Section 1027).
 - Smoke compartment requirements must be examined (CBC Section 408.6; 408.8).
 - Pods need to be individual smoke compartments OR:
 - Pods must exit directly to the exterior.
 - The jail must meet requirements for windowless buildings (CBC Section 408.9).
 - Operable windows/skylights must be provided to maintain tenable environment OR:
 - Engineered smoke controls system.
 - Any addition shall consider the implication of triggering compliance of the Essential Services Act on the existing facility which houses an emergency communications and law enforcement facility.
 - While it is not under the purview of the OSFM, ADA requirements will need to be examined accounted for (ADA; CBC Chapter 11).
 - Phasing, continued occupancy/operations, and maintaining access and exiting should also be a consideration for the budget and schedule.
- 2. Challenges to be considered when proposing a separate/distinct building:
 - Providing an additional fire protection due to limited access to any new construction.
 - Using Type I-A construction (CBC Table 601).
 - Providing denser coverage of fire sprinkler heads throughout the new facility (Ordinary hazard NFPA 13).
 - Providing secure connectivity between buildings.
 - Should facilitate secure, protected movement of inmates and staff.

- Should maintain exiting of the existing building (CBC Chapter 10).
- Must not impede access to fire fighters and fire-fighting apparatus to the existing building.
- Any canopies between the buildings must be of non-combustible construction, have independent structural support, and be fully sprinklered.
- Providing proper (code compliant) separation between buildings.
 - Must consider openings in existing building as well as potential openings to the new facility (CBC Chapter 7; Table 705.8).
 - Separation must satisfy funding requirements as interpreted by BSCC and the Department of Finance.
- Meeting requirements of state funding for separate infrastructure which allows building to continue to operate independent of the existing facility.
- Working with existing site constraints.
 - Limited available site area.
 - Steep topography which may impact access and exiting.
 - Existing trees may need to be removed and mitigated.

This amendment must be signed and attached with all other required documents when you submit your Proposal. This amendment is hereby made a part of and incorporated herein by reference into "RFP 14-30 Architectural & Consulting Services for Jail Expansion".

Signature _____ Date _____

Any questions regarding this Amendment, please e-mail www.publicpurchase.com