

REQUEST FOR PROPOSAL

COUNTY JAIL IMPROVEMENTS

ISSUE DATE:
JULY 07, 2009

RESPONSE DUE:
AUGUST 10, 2009, 4:00 P.M.

INTRODUCTION

Kalamazoo County and the Kalamazoo County Sheriff's Office (collectively, the Owners) are inviting Statements of Qualifications and Proposals from qualified professional service firms with specific expertise in the design and management of correctional facilities and for architectural, engineering, and environmental services related to the renovation, expansion, and new construction for the Kalamazoo County Jail (Jail Project). The Owners will select and retain one General Consultant to provide all required general consulting services.

The Owners will negotiate a master contract with one General Consultant (GC) for all services required for the Jail Project. The Owners, in conjunction with the GC, will cooperatively select and approve additional sub-consultants as may be required. Any sub-consultant services will be directly contracted between the GC and any sub-consultant. The Owners reserve the right to approve all work of the GC and of its sub-consultants.

Teams comprised of previously unassociated persons or entities are discouraged from submitting Statements of Qualifications under this request. The Owners along with the selected GC will identify needs for sub-consultants and cooperatively perform qualification-based selection of any required sub-consultants.

SUMMARY DESCRIPTION OF EXISTING JAIL FACILITY AND DESIRED IMPROVEMENTS

The Kalamazoo County Jail was constructed in 1973, with a rated capacity of 268 inmates. An internal renovation in 1982 raised the capacity to 286 beds. Another internal renovation in 1984 raised the capacity to 303 beds, and in 1993, the last internal renovation raised the maximum rated capacity to its current 327 bed count. The current receiving area was originally designed for approximately 4,500 bookings per

year. The average number of bookings for the past three years is nearly 12,000 annually.

The current inmate receiving area consists of two (2) holding cells, each measuring 11 x 12 feet, and a functional booking area space of approximately 490 square feet. The inmate medical office contains approximately 270 square feet of functional space, and the kitchen consists of approximately 1,650 square feet of functional space, all described areas do not include associated storage areas.

Attached to this Request are diagrams showing the existing lay-out/floor plans of the inmate receiving area, inmate medical facility area and kitchen area.

DESIRED IMPROVMENTS

The Owners seek various options on how to combine new construction and renovation of the existing Jail Facility to accomplish the following objectives:

1. Increase the current rated capacity by 200 beds
2. Provide for a new/renovated receiving and booking area sufficient to meet the Jail's immediate needs and for 20 years (e.g. 1,000 beds).
3. Provide for a new/renovated inmate medical care facility area sufficient to meet the Jail's immediate needs for 20 years. (e.g. 1,000 beds)
4. Provide for new/renovated areas to store inmate property and general non-perishable supplies for the entire jail facility
5. Provide plans for modifying and/or expanding the current Jail Kitchen Facility to feed the current jail population and additional jail population from the addition of

200 beds, and to provide for expansion of the facilities to eventually meet the Jail's needs during the next 20 years (e.g. 1,000 beds)

6. Provide plans for expanding the Jail Facility during the next 20 years to achieve a 1,000 bed rated capacity. This 20 year plan can include any combination of remodeling, demolition, and new construction.

PROGRAM DESCRIPTION

Interested professional architectural/engineering consultants are requested to submit a Statement of Qualifications to the Owners in regards to providing the following services:

Phase 1

Provide an analysis including conceptual plans, with a detailed evaluation including life cycle costs and preliminary cost estimates, to accommodate the need for additional storage space, inmate medical care space, kitchen space, and additional booking and receiving space, through the remodeling/renovation of the existing Jail Facility, the construction of a new stand-alone facility connected to the existing Jail Facility, or a combination of remodeling/renovation and new construction. Any new construction shall be developed on a site northwest of the existing Jail Facility. The study shall include alternatives for 12 and 15 million dollars of total funds available. The conceptual plans shall also include a cost/benefit analysis and a detailed financial plan for completing all phases of the project.

Phase 2

Based on the analysis and conceptual plans of Phase 1 of the Project, the Owners will decide whether to remodel/renovate the existing Jail Facility, build a new Jail Pod Complex, or proceed with a combination of remodeling/renovating the existing Jail Facility and building a new Jail Pod Complex.

Professional consulting services related to this program shall include, but without limitation of other needs or requirements, the following:

- Architectural Design
- Interior Design
- Security Systems
- Design Landscape
- Environmental Engineering
- Structural/Mechanical/Electrical
- Financial Planning

SUBMITTAL PROCEDURES

Information in the submitted proposals shall relate to the type of services required by the Request for Proposal and Qualifications and overall scope of the project. The proposal must include the following, at a minimum:

- General description/history of the firm, which includes office locations and number of employees.
- A copy of the organizational chart.
- A description of the perception of the requested services and approach to delivering those services.
- Capability to perform the work in a timely manner.
- Project approach.

Interested firms should submit eight (8) copies of their Statement of Qualifications to:

Kalamazoo Corporate Counsel
Kalamazoo County Administration Building, Room 207
201 West Kalamazoo Avenue
Kalamazoo, MI 49007
(269) 384-8111

The qualifications must be submitted on 8 ½" x 11" single-sided paper and be limited to not more than twenty (20) pages.

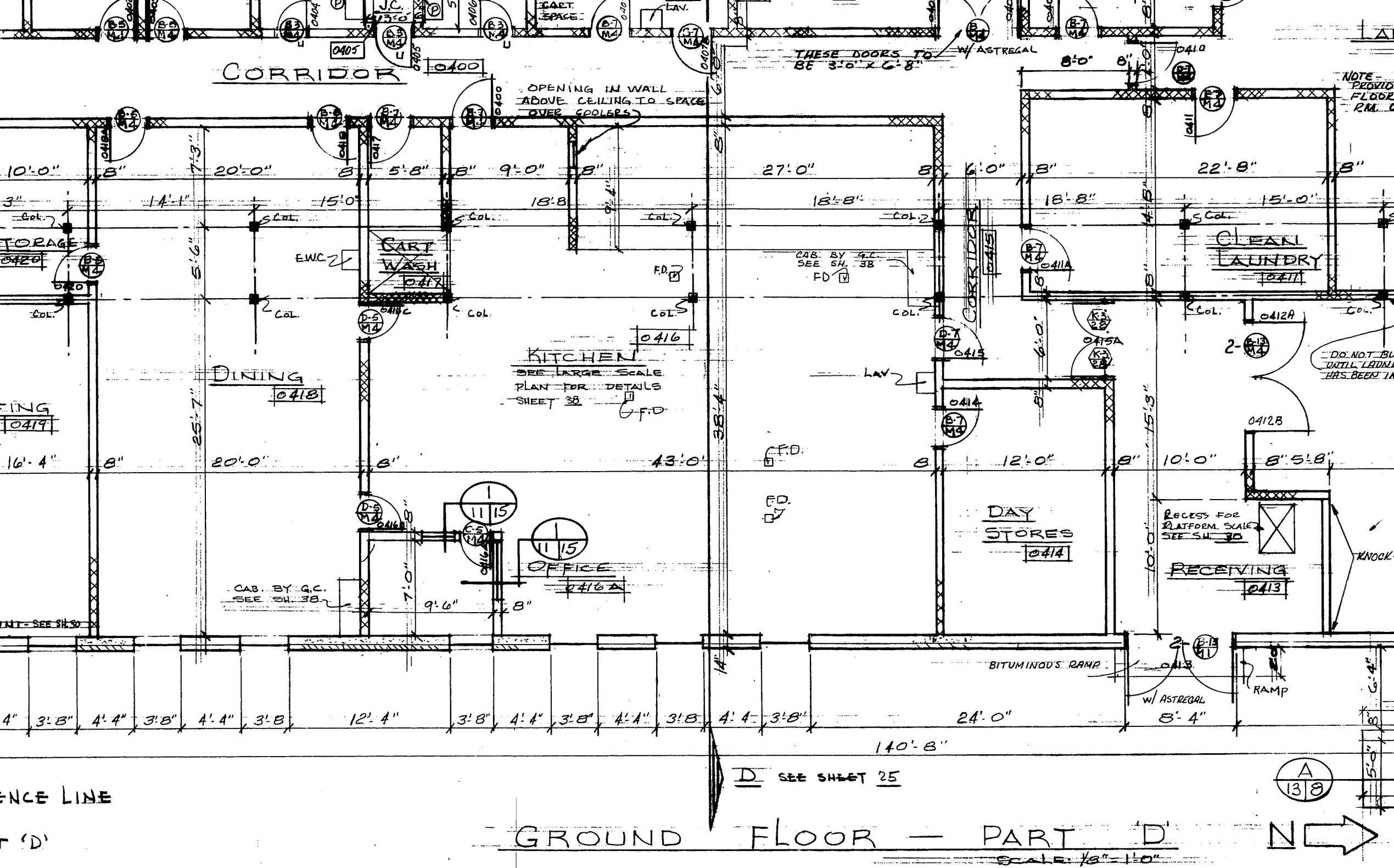
The Statement of Qualifications and Proposal must be received in the office of the Corporate Counsel no later than 4:00 p.m., local time, on August 10, 2009. Materials received after the deadline will not be considered.

SELECTION PROCEDURE

The Owner's Selection Committee will review and evaluate each Statement of Qualifications and Proposal based on the following criteria:

1. Responsiveness of the proposal to the requirements listed within the solicitation.
2. Recent experience of the firm and proposed key personnel with similar project experiences.
3. Depth and breadth of experience on other projects that are similar in nature.
4. Perception of the project and approach to the services required.
5. Ability of the firm to perform the work in a timely manner.

Firms will be ranked and short-listed for the purpose of conducting interviews. Short-listed firms will be notified of dates for interviews.



DOOR SCHEDULE

DOOR SYMBOL
 B-5 UNDERWRITERS LABEL IF APPLICABLE
 P-0 UNDER CUT 1"

DOOR MATERIAL KEY
 A - ALUMINUM
 B - HOLLOW METAL
 C - PLASTIC LAMINATE
 D - H.M. LEAD LINED

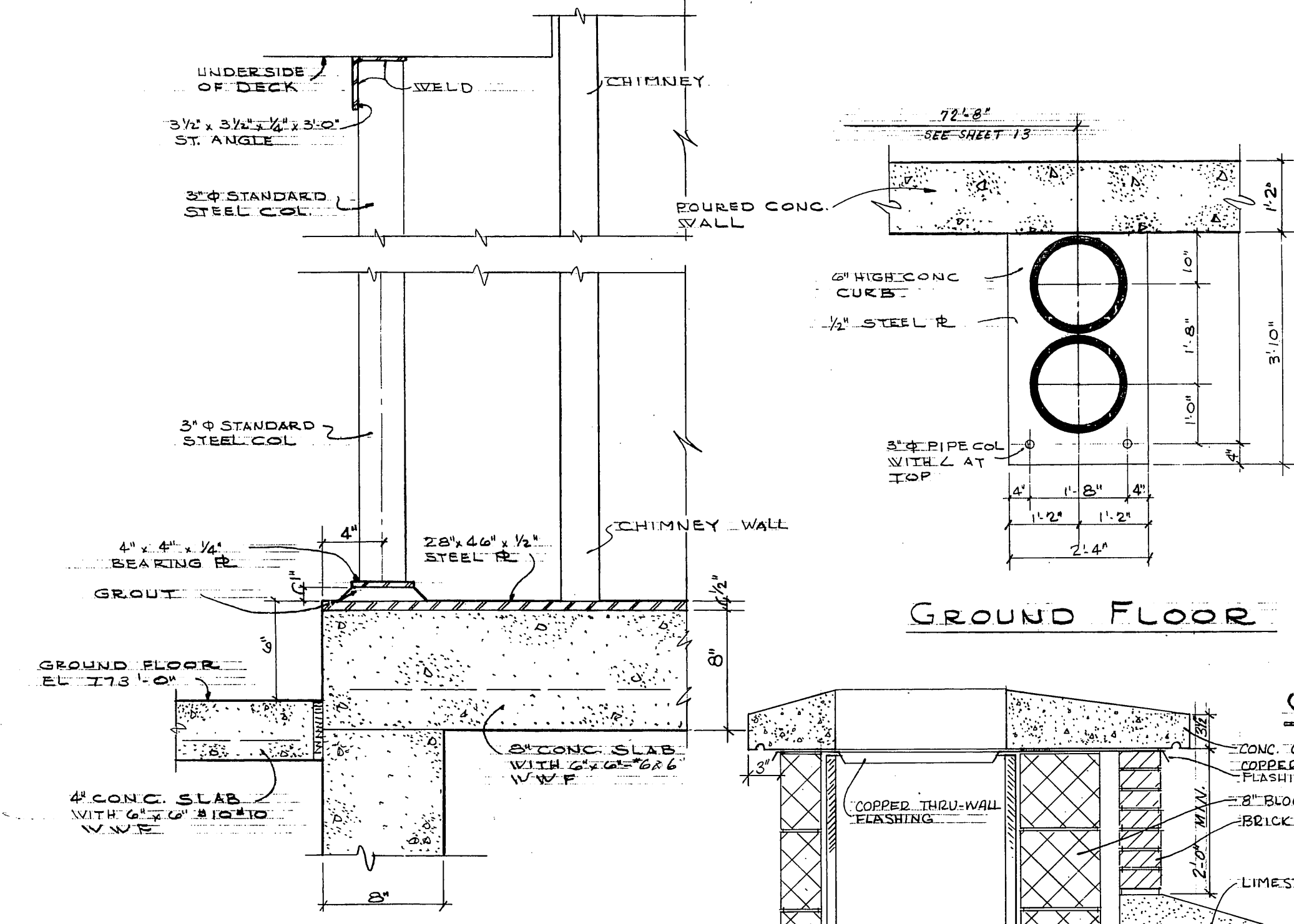
DOOR SIZE KEY
 1 1670 2 2070 3 2470 4 2670 5 2870
 6 21070 7 3070 8 3270 9 3470 10 3670
 11 3870 12 31070 13 4070 14 5070 15 6070

EXAMPLE
 FLUSH TYPE PLASTIC LAMINATE DOOR 2'-8" X 7'-0" IN A MASONRY PARTITION

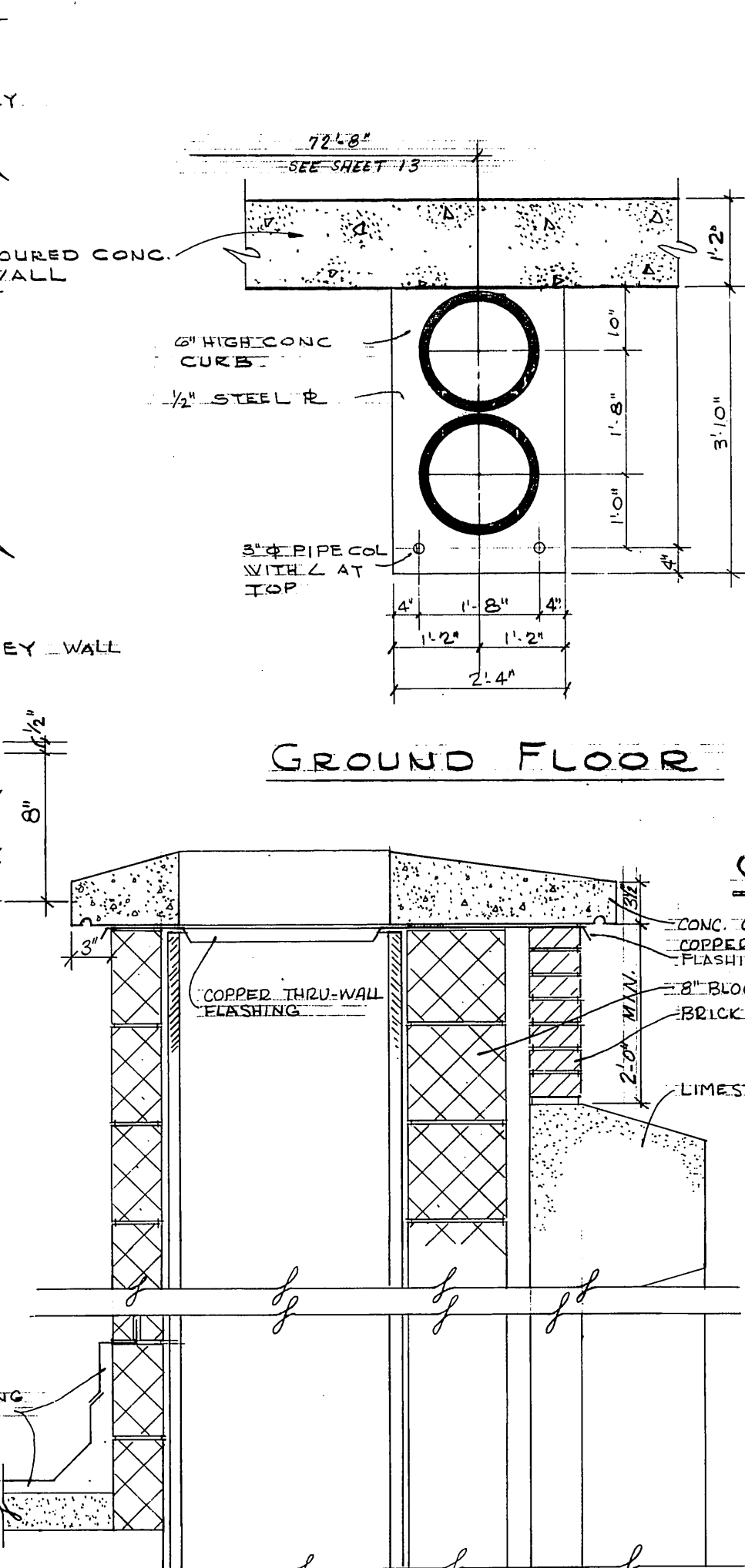
JAIL EQUIPMENT DOOR SCHEDULE

JAIL DOOR TYPE
 Z-2 JAIL DOOR SIZE
 3-4 JAMB TYPE

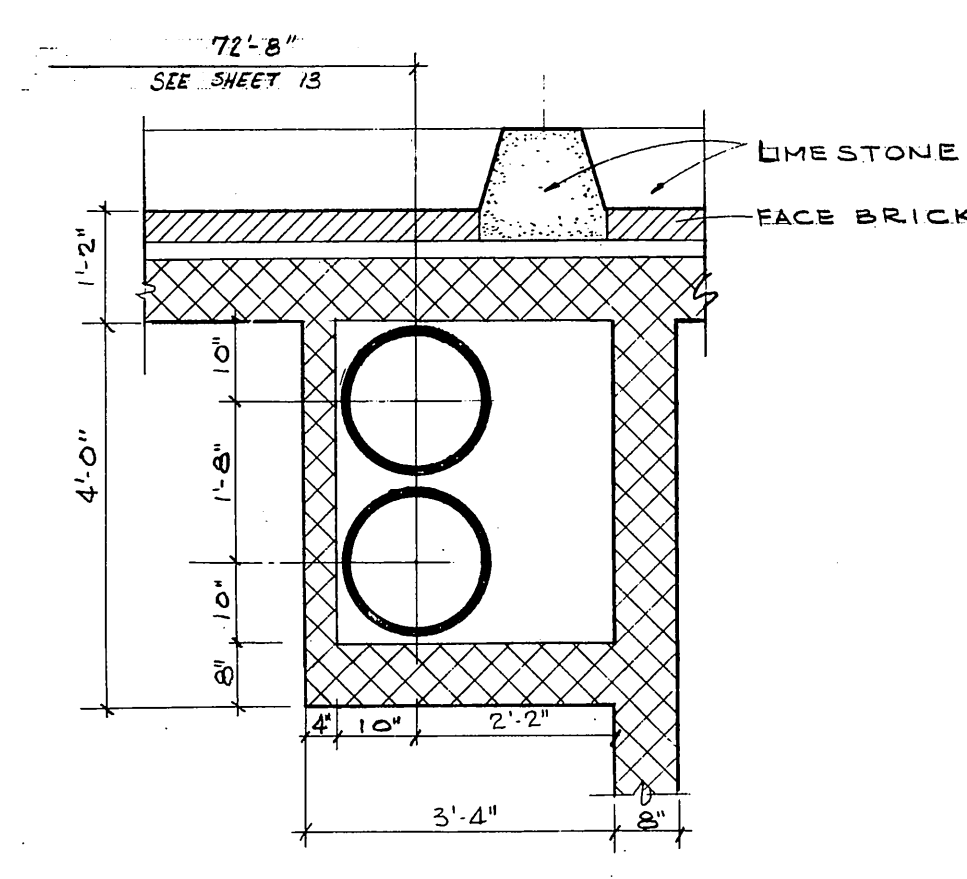
JAIL LOCK TYPE
 1- KEYED ONE WAY
 2- KEYED TWO WAY
 3- ELECTRO-MECHANICAL 120 V.
 4- KEYLESS-LOCK FROM CONTROL CABINET
 5- ELECTRIC MOTOR OPERATED DOOR (SLIDING) 120 V.



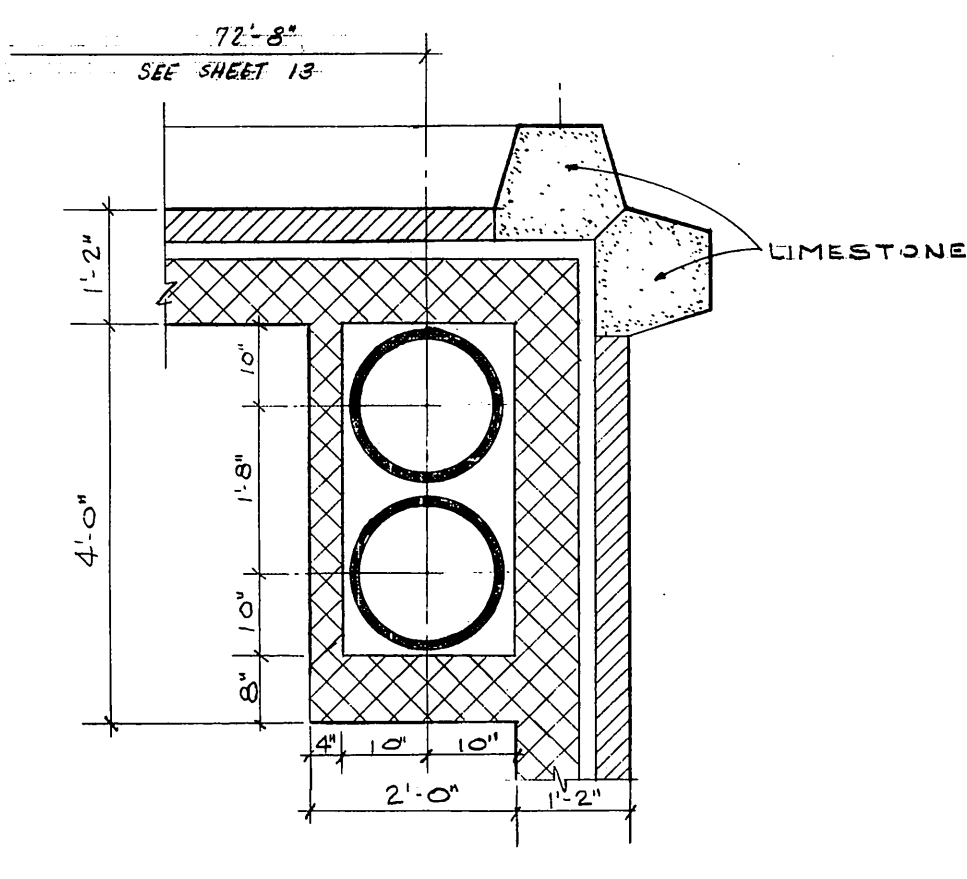
SECTION THRU CHIMNEY
 BASE AT GROUND FLOOR
 SCALE 1/2" = 1'-0"



SECTION THRU PARAPET
 & CHIMNEY CAP
 SCALE 1/2" = 1'-0"



FIRST FLOOR



SECOND FLOOR

CHIMNEY DETAILS PART 'D'
 SCALE 1/2" = 1'-0"

