



New Escambia County Jail Correctional Facility Design Criteria Package

DBE Proposals – Technical Analysis

July 26, 2017

The New Escambia County Correctional Facility
DBE Submittal Technical Evaluation

Executive Summary:

This technical review was completed prior to disclosure, review or discussion of cost proposals in order to assure that it was primarily driven by technical and operational considerations relative to compliance with the Design Criteria documents as part of a transparent best value evaluation process.

The following information presented herein represents the Design Criteria Professional (DCP) team's technical evaluation of the two Design Build Entity (DBE) Stage Two submittals received on June 23, 2017. The two DBE teams are "Whitsell-Green/Caddell a Joint Venture" and "W.G Yates Sons Construction Company" were shortlisted in the first stage of the selection process along with a third DBE team that later withdrew from the competition.

This technical evaluation is based on DLR Group's national expertise with the Design-Build selection process and the extensive knowledge that DLR Group has in respect to the design and planning of correctional/detention facilities. Escambia County may utilize this information as presented or use it as a reference for performing their own individual technical analysis of the DBE submittals.

Both teams submitted the required technical proposal (including narratives and drawings) and a cost proposal, which was submitted to the county in a sealed envelope. The Design Criteria Professional (DCP) team reviewing this technical proposal did not have access or any knowledge of the overall cost proposals while performing their technical evaluation.

The technical review team consisted of the following twelve individuals:

Architecture / Planning	Andy Cupples, AIA	DLR Group
	Joe Haines, AIA	DLR Group
	Jeff Buck	DLR Group
	Tim Gibson, AIA	DLR Group
	Ashley Pollard, AIA	DLR Group
	Steve Jernigan, FAIA	Bay Design
Engineering	Rod Oathout, PE	DLR Group
	Troy Thompson, PE	DLR Group
	Richard Terry, PE	DLR Group
	Jason Rebol, PE	Rebol Battle
Specialty Consultants	Dennis Sebo	R&N (Electronic Security)
	Bill Maidment	Crabtree McGrath (Food Service)

The proposals were first reviewed by each person individually and then, later reviewed as a group to discuss individual findings to determine if there was general understanding of the detailed information contained within each submittal. Together, the DCP team then agreed upon technical scores for the individual categories identified in the RFP for each of the DBE submittals. During the review process, the DCP team identified a set of clarification questions for both of

The New Escambia County Correctional Facility
 DBE Submittal Technical Evaluation

the DBE teams. The purpose of the clarification questions was to ensure that each of the proposers were meeting the intent of the criteria documents or agree to comply with the intent of the criteria documents.

The following evaluation factors were included in the Design Criteria documents in section 2C, specification # 00 1119 Request for Proposals. The technical evaluation by the DCP team covered Items I. through V. which had a potential maximum value of 170 points. Items VI. and VII. are to be evaluated by the Board of County Commissioners on December 8, 2017 during the DBE interviews. These two categories have a maximum total of 150 points. When added together, the total maximum points each team could receive is 320 points.

EVALUATION FACTORS		Maximum Points
I.	Compliance with the Design Criteria Document (refer to section 302.A, 302.B.4-6)	50
II.	Proposed Design Approach (refer to section 302.B.1-3)	40
III.	Project Management Plan (refer to section 302.C)	30
IV.	Design/Construction Schedule (refer to section 302.D)	30
V.	Life-Cycle Costs over 30 Years (refer to section 302.B.9)	20
VI.	Best Value (Determined by BOCC)	50
VII.	Interviews with the Board of County Commissioners (Determined by the BOCC)	100
Total Maximum		320

General Findings:

In general, both DBE submittals were found to be complete, with only some minor omissions and inconsistencies in the overall response of the proposal. It was apparent that both teams invested a significant amount of time preparing the documents for the submission and were found to be generally responsive to the overall Design Criteria.

However, both teams deviated from the conceptual floor plans in several areas in what appeared to be efforts to reduce the overall volume of space in the building, resulting in potential savings on construction costs. These types of deviations were expected and in some respects encouraged, as a method to either reduce overall construction costs, propose different operational intents, or improve on the overall delivery timeline.

The New Escambia County Correctional Facility DBE Submittal Technical Evaluation

In addition to the internal DCP team meeting, an additional meeting was held on July 20, 2017 with representatives of the Escambia County Corrections and Facilities Department to review our evaluation comments and to determine if there were additional and/or major difference of opinion compared to the DBE team evaluations. . The results of this meeting can be found in the attached meeting minutes.

The WG-Caddell proposed design solution relocates the medical services to the second floor while reducing the overall volume (floor-to-floor height) of each floor of the facility. The volume of the first floor housing is adjusted vertically to align with the new second floor height. Juvenile housing remains in its original location. Overall, no proposed operational changes were perceived to have occurred with the suggested floor plan modifications.

The Yates proposal contained an operational approach which relocated the Juvenile Detention housing from the third floor to the first floor. The assumption made by the Yates team was that the juveniles would be better served on the first level of the building to minimize movements within the facility This approach required the relocation of the Segregation unit and Classification housing unit to a new 4th floor. This approach would create a significant movement of inmates since these two housing units were no longer adjacent to Intake area. It is also believed that the creation of a 4th level for Segregation and Classification housing would create the need for additional staffing positions on the added floor. The creation of these additional correctional officer posts could cost the county millions of dollars over the lifespan of the facility. A more detailed analysis of the operational differences can be found later in this report.

It is the opinion of the DCP review team, that the WG-Caddell team’s proposed architectural design is a superior solution, based on the operational intent and proposed staffing implications than the Yates team proposed design.

Both teams were asked to provide any “voluntary enhancements” to the project. None were found in either proposal. However, the Yates team did provide a list “Value Engineering” (VE) items. Although this information was not requested to be included in the submittals, we felt that some response was warranted since they suggested a number of items to reduce overall cost in the building. An analysis of their VE list is provided later in this report. We do not believe the vast majority of these VE items are appropriate for this facility or can be accepted from an operational standpoint. It is also important to note that most of the VE items can be applied to either proposal. Therefore, we recommend that this list not be considered as a factor in the overall selection of the DBE team.

The technical score calculated for each team is as follows:

Description	WG-Caddell Team	Yates/Rosser/BTA Team
Compliance with the DCP	39	32
Proposed Design Approach	31	22
Project Management Plan	20	20

The New Escambia County Correctional Facility
DBE Submittal Technical Evaluation

Design/Construction Schedule	25	22
Life-Cycle Costs over 30 Years	15	10
Totals	130	106

Attached to this document you will find the following items:

1. Technical Evaluation Matrix
2. DBE Comparison Analysis
3. Operational Review of the Design Build Proposals
4. Architectural Character Analysis
5. Clarification Questions for the DBE teams
6. DBE Proposals - Structural Review
7. DBE Proposals - Mechanical, FP, Plumbing Review
8. DBE Design Review (Rebol Battle)
9. General Proposal Review (R&N Systems Design)
10. Food Service Proposal Review (Crabtree McGrath)
11. Yates Value Engineering List Evaluation
12. Meeting Minutes (July 20, 2017) with Corrections/Facilities

New Escambia County Correctional Facility - Technical Evaluation Matrix

Eval. Factors	Proposal Contents	Scoring	Teams			
		Maximum Points	Whitsell-Green/Caddell Joint Venture	Points	Yates & Rosser/Bullock Tice Associates	Points
	3.01 General Proposal Submission					
	1. Document 00 4200 (Proposal Form)	required	p 26, sealed envelope	provided	p 6 - 31, sealed envelope	provided
	2. Proposal Security (Document 00 4316)	required	p 28	provided	p 33 - 35	provided
	3. Document 00 4330 (Subcontractors List)	required	p 32 - 41	provided	p 36 - 45	provided
	4. Document 00 4516	required	p 43 - 44	provided	p 47 - 48	provided
	5. Document 00 4520	required	p 46 - 48	provided	p 50 - 53	provided
	6. Letter from Surety	required	p 50 - 52	provided	p 55 - 60	provided
	7. Letter from Insurer	required	p 54	provided	p 62 - 81	provided
	8. Material Changes List	required	p 56	provided	p 82	provided
	3.02 Technical Proposal Submission					
I.	A. Proposed Staffing and Designated Contractors	50	p 60 - 62	39	p 84 - 85	32
I.	B. Proposed Design and Design Approach					
	B. 4 - 6					
	4a. Site Plan		C-100			
	4b. Conceptual Floor plans		AE101 - AE107, AE401 - AE428			
	4c. Existing areas of renovation		not found			
	4d. Enlarged Cell Plans		AE430 - AE431			
	4e. Enlarged Food Service Area		AE429			
	4f. Building Elevations		AE201 - AE202			
	4g. Building Sections		AE301 - AE303			
	4h. Exterior Renderings		AE905 - AE906			
	5. Technical Approach Plans for the ECCF		p 65 - 154			
	6. On- and Off-Site Civil Utilities Systems					
	7. Conceptual Grading Plan		C-103			
II.	B. Proposed Design and Design Approach	40	p 65 - 200	31	p 86 - 111	22
II.	B. 1 - General					
II.	B. 2 - Building Program Report		p 155 - 200			
II.	B. 3 - Additions to Criteria Specs					
V.	B. 9 - Life-Cycle Costs	20	p 201- 350	15	p 115 - 124, 264 - 308	10
III.	C. Draft Project Management Plan	30	p 352 - 387	20	p 176 - 201	20
IV.	D. Design/Construction Schedule	30	p 390 - 396	25	p 202 - 212	22
	E. Potential DBE-Provided Builder's Risk Insurance	required	p 398 - 399	provided	p 213 - 233	provided
	Technical Sub-Total	170		130		106
	BOCC Presentation and Questions					
VI.	Best Value	50		tbd		tbd
VII.	Interviews with the Board of County Commissioners	100		tbd		tbd
	Total Maximum Score	320		tbd		tbd

The New Escambia County Correctional Facility

DBE Comparison Analysis

Discipline	Whitsell-Green/Caddell Joint Venture	Yates & Rosser/Bullock Tice Associates	Comments
Civil/Site solution	Poor	Good	Yates provided detailed Civil design and landscape plan. WGI eliminated juvenile parking and lacked water quality requirements.
Architectural Program Compliance	Good	Good	Both team's programs were in full compliance.
Project Approach	Fair	Fair	Both teams had incorrect start dates in schedule. Use different software than noted in DCP for CA. WGI, lacking details about use of minority subcontractors. Neither were clear on steps taken after award and the time necessary to possibly revise the schemes.
Operational Intent	Good	Poor	Yates placement of Juvenile is deficient, vertical movement of high security is not desired and may result in increased staffing. Future expansion is impacted based on mechanical room location.
Architectural Image/ Civic Presence	Fair	Fair	Lacking in civic presence and addressing new urbanism goals. Yates scheme eliminated windows in intake, use of concrete and small windows resembles existing facility.
Existing Building Connection	Poor	Good	WG/Caddell missing the connection corridor in the drawings.
Structural systems	Fair	Fair	Caddell utilizes heavier precast concrete structure and did not provide framing drawings.
Mechanical Drawings	Good	Fair	Yates calculations were off by 50% in loads, used wrong weather, code, financial info, etc.
Plumbing	Good	Good	No significant issues noted.
Fire Protection	Fair	Good	While accurate, WGI provided very little information compared to Yates.
Electrical	Good	Fair	Yates - No reference to lightning protection systems
Communications	Good	Good	No significant issues noted.
Sustainability	Good	Poor	WG/Caddell provided a LEED Checklist and very detailed approach to LEED. Yates had no sustainability information.
Food Service	Fair	Fair	Very brief, did not list food service equipment manufacturers.
Electronic Security	Good	Good	No significant issues noted.
Life Cycle Cost Analysis	Good	Poor	Yates calculations were off by 50% in loads, used wrong weather, code, financial info, etc.
Detention hardware, glazing, doors & frames	Fair	Poor	A copy and paste from DCP documents. No original information provided.

Legend

Poor	Non-responsive to DCP
Fair	Meets DCP requirements
Good	Exceeds DCP requirements

Escambia County Correctional Facility Evaluation of D/B Proposals – Factors impacting Scoring

Functional/Operational Responsiveness to Design Criteria

The Design Criteria called for a two level housing unit (Main level and mezzanine) on the ground floor which resulted in a 22'0" floor-to-floor height from the 1st level to the second floor. This resulted in "excess" volume above the intake and administrative components. In an effort to reduce construction costs and respond to budget limitations, both teams developed alternative blocking and stacking diagrams targeted at reducing the building volume. While both schemes realized the DBE's goal of reducing building volume, the two alternative approaches differ significantly in terms of their impact on functional and operational considerations.

WGI/Caddell Proposed Scheme

The WGI/Caddell scheme reduced volume by relocating the Medical outpatient and inpatient functions to a floor directly above Intake and Administration. Juvenile Housing is also move to the Second floor; As a result of this revision, staff services are relocated to the third floor. The rest of the block and stack/functional organization remains as initial planned. The scheme as proposed results in a significant reduction in building volume at Intake, Administration and all support services, which is slightly offset by an increased volume in the high security and reception housing units located adjacent Intake as envisioned in the Design Criteria documents.

Functional/Operational Impacts from the revised blocking and stacking/functional organization are summarized as follows:

- Outpatient, Inpatient and Medical Administration are no longer located on a housing floor as envisioned in the Design Criteria documents. Design Criteria was based on collocating Medical with two cell housing units and three dormitory units -one of the cell units was designated as acute Mental Health Housing with other housing units being used as chronic or step-up/step-down units, with medical support on the same floor. **Relocation of Medical to a separate floor is not viewed as a significant functional and operational impact**, as the acute Mental Health unit has specific on-unit spaces for treatment staff and other units have Interview rooms and other spaces that can be used for treatment. Additionally, offices could be created on the main corridor if Mental Health wants to further decentralize staff to the floor.
- Initially, Juvenile housing was located on the third level, collocated with Female Housing, with all program circulation internalized; The proposed blocking and stacking/functional organization co-locates Juvenile Housing on the second floor with medical services and maintains internal circulation for programs; **Functionally/Operationally the revised functional organization is viewed as a positive**, since inmate access to this floor in Phase I will be limited and it provides more direct access to medical services for juvenile. Other aspects of the planning for juvenile housing intended to improve the physical and operational environment have been maintained – internal circulation to programs, windows in cells, clerestories etc.;
- Staff Services are relocated to the third floor; All other operational aspects maintained – direct Sallyport access to facility, separate staff elevators etc; Impact is staff may need to walk up an

additional flight of steps (10' difference from grade), or use elevator as originally intended; **No significant impact on function or operations;**

All other aspects of the blocking and stacking/functional organization of the Design Criteria have been maintained including:

- Adjacency of High Security Housing and Reception Housing to Intake for reduced movement and staff response;
- Basic housing floor plate of five units - 2 cells and 3 dorms, 320 beds – per level in Phase 1 maintained for unit management and staffing efficiencies
- Staff/professional visitor elevators to all floors maintained along with attorney visiting on the floor accessed from elevator;
- Actual corridors or structure provided to accommodate extension of corridors for future expansion to the east;
- Maintains overall building height at 3 housing floors (6 levels)

The proposed block and stack/functional organization revisions proposed by the WGI/Cadell Team do not appear to have any functional, operational or staffing impacts in conflict with the Design Criteria and appear to be a beneficial improvement to the project.

Yates/Rosser/BTA Proposed Scheme

The Yates/Rosser/BTA Scheme (Yates) reduced volume by placing the Juvenile Housing on the first level under the housing stack. The argument is made that this is a better location for Juveniles to limit movement upon intake into the adult facility. While the proposed change does in fact result in a reduction in volume, and results in stacking of all cells and plumbing chases, it creates several program and operational compromises and may impact required staffing.

Functional/Operational Impacts from the revised blocking and stacking/functional organization are summarized as follows:

- A key impact of the reorganization is the relocation of High Security and Reception Housing to an upper floor. These components were located adjacent Intake/Transfer for several reasons:
 - To reduce movement of high security/high risk individual through the facility that may require two-on-one staffing;
 - To keep reception housing close to intake/release so that those that may be released within 48-72 hours can have limited processing;
 - To keep reception housing close to video arraignment courtroom to limit movement;

Relocation of High Security and Reception Housing to an upper floor is believed to result in significant functional and operational compromises and may in fact result in increased staffing for internal movement (high security and reception video appearance/release);

- A key impact of the reorganization is the relocation of Juvenile Housing to being adjacent Intake. This relocation has a significant impact on operations and as importantly quality of environment as originally envisioned for the juvenile population.

- Contrary to the justification outlined in the proposal, this location places the juveniles in the main floor where there is the greatest amount of adult movement for Intake, transfer and release; The design Criteria Documents provided for a direct elevator connection from separate juvenile circulation to medical; In the proposed revised blocking and stacking/functional organization Juveniles will use the main floor and elevators to access the outpatient clinic when required; given the amount of traffic in this corridor for Intake, transfer, video appearance, release and movement of goods and services, significant effort will be required to clear the corridor and avoid contact with adult inmates;
- A key issue considered in developing the Design Criteria was an improved environment for juveniles – cells were to have windows, clerestories were to be provided for dayrooms and outdoor areas were to be partially open to the sky – these concepts were all related to providing an enhanced environment that reduced the institutional feel of the housing unit and promoted more positive behavior. The proposed restacking obviates all of these concepts and creates a more jail like environment, and in fact will tend to be more oppressive due to the reduced floor-floor height created by the overall blocking and stacking plan.

Relocation of Juvenile Housing as proposed is believed to result in significant functional and operational compromises related to movement and a reduced quality of environment from that envisioned in the Design Criteria.;

- The Design Criteria were based on three levels of housing – a main level with High Security and Reception adjacent to Intake/Transfer, and two levels of five housing units or 320 beds. A key impact of the revised Blocking and stacking/functional organization is to increase housing from three levels to four levels. By placing the juvenile housing on the lowest level the resulting stack maintains two levels of five housing or 320 beds, but results in two housing units totaling 128 beds being isolated on the fourth level. This has the potential to significantly increase staffing for the housing floors. The Design Criteria scheme assumed that emergency response and movement staff would be shared with Intake/Release and transport. With two units now isolated it is probable that higher staffing will be required for these units both for emergency response and internal movement. Note that there is not a corresponding reduction in Juvenile staffing, since the Juvenile unit is already staffed at a higher level due to PREA requirements. Additionally, this conceptually compromises the idea of creating two 320 bed management units + two special housing units near intake and a separate juvenile unit.

Revising the blocking and stacking/functional organization as proposed is believed to result in significant functional and operational compromises and will result in increased due to the isolation of two housing units on the fourth level with no adjacent support functions;

- The proposed block and stack/functional organization eliminates the staff elevators extending to the 3rd and 4th floors and the associated professional visiting areas. Design Criteria called for separate elevators for staff movement to each floor which also served a non contact visiting area for attorneys on each floor to allow for in-person visits when requested or mandated without allowing attorneys onto the housing floor as they do in the current jail. This was a key operational consideration.

Elimination of the staff elevators and professional visit areas on the 3rd and 4th floor represents significant operational compromises, potentially increases staffing for movement of inmates to other floors for attorney visiting or potentially allows attorneys access to the floor which may require additional screening as well as place attorneys in a position to view day-to-day operations or critical incidents and misinterpret same.;

- The proposed Block and Stack does not make any provisions for future expansion and in fact the mechanical room on the third floor is in direct conflict with a corridor location for expansion to the East.

The proposed block and stack/functional organization revisions proposed by the Yates Team appears to have significant functional, operational and staffing impacts which are in conflict with the Design Criteria and would result in increased long-term costs to Escambia County for staffing and operations.

New Escambia County Correctional Facility Evaluation of D/B Proposals – Factors impacting Scoring

Architectural Character Responsiveness to Design Criteria

The Design Criteria emphasized two key elements related to the character of the facility:

- Responsiveness to “New Urbanism’ for the future retail development of parcels fronting on Fairfield Drive and Pace Boulevard; and
- Development of a non-institutional/non jail like character for the exterior of the building.

Both schemes preserved the basic planning diagram to accommodate new urbanism via placement of building pads, but neither developed or illustrated future development in any great detail. Regarding the architectural character, both will require further design development, but the basic construct presents varying levels of opportunity for improvement.

WGI/Caddell Proposed Scheme

The WGI/Caddell scheme basically reflected the site planning in the Design Criteria documents which would allow future retail development to be located on the street with parking in the rear, and maintained fencing to separate the retail/public realm from the more controlled area of the jail. No illustrations were provided for future development, but based on the scheme as presented. Site development could proceed as envisioned in the Master Plan diagram included in the Design Criteria documents.

WGI/Caddell proposed the use of a commercial metal panel system in conjunction with glazed curtain walls at public/non-secure areas for the exterior of the building. They also provided numerous large openings on the primary façade facing Pace Boulevard to relieve the institutional character inherent in the building typ. While illustrated in grey tones, product should be available in multiple standard colors potentially providing for a more aesthetic vision during design development. Also as illustrated, material allows for various joint patterns to provide exterior relief. Finally, the WGI/Caddell proposed scheme maintained the planters at the front of the building and importantly windows to the intake area which provide natural light in one of the busiest areas of the jail for staff and inmates alike.

The architectural character proposed by the WGI/Cadell Team in materials and detailing appears to meet the intent of the Design Criteria documents to develop a less institutional appearance supportive of downtown urban development and it is believed provides greater flexibility to the County to influence the appearance of the building going forward.

Yates/Rosser/BTA Proposed Scheme

As with the WGU/Caddell scheme, the Yates/Rosser/BTA Scheme (Yates) basically reflected the site planning in the Design Criteria documents which would allow future retail development to be located on the street with parking in the rear, and maintained fencing to separate the retail/public realm from the more controlled area of the jail. No illustrations were provided for future development, but based on the scheme as presented. Site development could proceed as envisioned in the Master Plan diagram included in the Design Criteria documents. It is noted, however, that the Yates proposal suggested that fencing be removed from the jail site as a cost saving measure which does not support a new urbanism approach to development in terms of separating retail parking located behind the retail pads from the operating jail site.

New Escambia County Correctional Facility Evaluation of D/B Proposals – Factors impacting Scoring

Yates based their exterior on what they believed was the primary context of the area – namely government buildings including the existing jail, Blanchard Judicial Building Sheriff's office etc. As a result, they selected a combination of precast concrete and window wall for the exterior. This decision by its nature, moves the building toward a more institutional character – more in line with the look and feel of the existing jail. The exterior is finished in a light sand blast finish with reveals to reduce the mass of the building and provide an additional level of detail.

The building is rendered again in grey tones. There is no information in the proposal regarding the quality of the precast finish (architectural vs. structural) and whether or not the proposals have allowed for additives in the concrete mixture to adjust the color from anything other than a standard grey concrete color. Development to include either or both of these considerations to mitigate the architectural character of the building as presented could result in additional costs.

The Yates proposal also eliminates at grade planters proposed in the Design Criteria and significantly eliminates all windows into the intake area which was viewed as a desirable feature both in terms of aesthetics and quality of environment. Finally, again as a cost reduction item, Yates suggested removing the reveals from the precast which would negate any effort to reduce the massiveness of the exterior.

The architectural character proposed by the Yates Team in materials and detailing appears to fall short of meeting the intent of the Design Criteria documents to develop a less institutional appearance supportive of downtown urban development and it is believed provides limited flexibility to the County to influence the appearance of the building going forward.

Whitsell-Green/Caddell Joint Venture

General:

- After contract award, please describe the process and time allowed to work with County Stakeholders and Design Criteria Professional to review and refine, if necessary, your design solution to meet owner's operational requirements.
- Page 358 outlines the use of Procore for the administration of submittals, RFIs, etc. during construction. Newforma was listed as the preferred system for this project, please tell us how this differs and what advantages it provides to the county. Are you willing to change to the Newforma software?
- If the answer to the previous question is negative, will you provide training and licenses for Escambia County to utilize the Procore software and other digital tools you use for project management?
- Page 375 summarizes safety training for employees and subcontractors. Will you provide safety orientation for Owner representatives and Escambia County Corrections representatives?
- Please provide a detailed subcontracting plan to utilize minority, women-owned, or disadvantaged business enterprises?
- Please provide any suggested Value Engineering (VE) items and estimated cost reduction concepts for the overall project?
- What is your approach to mitigating any unforeseen delays in material delivery or labor in within your proposed schedule?
- If the County elects to place an Owner Controlled Insurance Program in effect as indicated in the solicitation will the resulting bid deducts for contracted services be retained by the County?
- Does the Insurance cost indicated in your proposal constitute the DBEs insurance cost for the entire life of the project?
- Discuss your approach to developing the connection to the existing jail (physical and security systems) while maintaining continuous operations of all functions including but not limited to food, laundry, maintenance, vehicular service, etc. within the existing jail.
- Per specification section 00 7340, the owner has the right to implement an ODP program. If the ODP is implemented, what are the projected savings you would anticipate?

Architecture / Programming:

- Explain how your design solution addresses concepts of "new urbanism" as it relates to future commercial development along Pace Blvd. and Fairfield Drive?
- On Page 114, sound and vibration control is explained but no mention of appropriate STC ratings for walls. Please confirm that requested STC ratings for partitions will be incorporated into the final design documents.
- Proposed cells are constructed using pre-manufactured modular steel cells. Manufacturer is not identified nor is subcontractor supplying the product. Please provide information and verify that cell walls may serve as secure perimeter as indicated in drawings.
- Inmate Cell Construction: Page 109 indicates cell construction to be 7-gauge steel panel over steel framing. Page 85 states that detention wall panels are grout filled. What is the proposed construction of the modular cell walls beyond the steel panel, insulation, grout,

or other material? Page 85 states that modular cell walls are “powder-coat” finish. Is this proposed for both cell fronts and interior sides? Polyurea coating is more typical for interior finish of steel surface. Please provide additional information regarding proposed modular cell construction.

- Does the modular cell steel wall meet *ASTM F2322-03 “Standard Test Methods for Physical Assault on Vertical Fixed Barrier for Detention and Correctional Facilities”*?
- Please provide information for the connecting corridor and existing areas of renovation within the existing jail.
- Your proposed design shows the exterior of the building to be Aluminum Composite Panels with a gray color. Will the county be allowed to select from the manufacturer’s standard colors at no additional proposed cost?

Civil / Site Planning:

- Site planning is required to maintain parking spaces for the adjacent Juvenile Facility as illustrated in the Design Criteria Documents. Additional provisions related to water quality (LIDS) etc. are required. Please confirm that you can accommodate required revisions with your proposed storm water retention approach to comply with the DCP requirements.

Engineering:

Mechanical/Plumbing

- Assuming most areas will be served with AHUs that have economizers. Explain load control for chilled water system during sporadic low temperatures.
- Are the conclusions identified in the life cycle cost analysis included in the proposal for mechanical and plumbing systems?
- Explain strategy for serving housing units with one VAV air handling unit specifically addressing the significantly different ventilation requirements. Provide example of the outside air ventilation calculation.
- Describe design intent for adding future equipment (chillers, boilers, water heaters, pumps, etc.) in the mechanical room?
- On page 199, there is a reference to providing humidification equipment. Provide an example of spaces/areas expected to be equipped with humidification equipment.
- Can the electrical switchgear be installed in a separate room rather than the mechanical room as proposed?
- What is the proposed strategy for water treatment system serving cooling towers?
- What is the proposed domestic hot water heater capacity?
- Confirm that a natural gas monitoring system is provided?
- Is a refrigerant monitoring system planned?
- Describe additional details for upgrading LP gas system to service project.
- What is the calculated EUI for the proposed design?
- Please confirm that final design, including all MEPS and electronic security systems, will accommodate planned future expansion as identified in the master plan.

Electrical

- A separate utility transformer and service is indicated for the fire pump. Please confirm that this is required.

Structural

- Proposal indicates Seismic Design Category (SDC) A for the site. Using the coefficients from the USGS and the Site Class per the preliminary geotechnical report, we determined SDC B was the likely rating. Please confirm SDC A is correct.

Security Electronics/Hardware:

- Pages 110-111 show laminated polycarbonate security glazing that differs from the requirements identified in the DCP. Verify that, if desired by the county, DBE will provide ½" tempered glazing per the DCP with an appropriate cost credit.
- Need more details for the relocation and the integration of the existing locking control and intercom systems controls from the central control in the existing jail to the new central control.

Food Service:

- The food service specification *DC E11 BSD-Food Service Equipment Criteria* calls for certain manufacturers of equipment or an approved equivalent. Since your proposal does not list any specific equipment manufacturers for food service equipment, please confirm that you will utilize the specified manufacture as your basis of design?

Note: All page references pertain to the page number of the PDF copy of the DBE response.

Yates & Rosser/Bullock Tice Associates

General:

- After contract award, please describe the process and time allowed to work with County Stakeholders and Design Criteria Professional to review and refine, if necessary, your design solution to meet owner's operational requirements.
- Page 191, your record document plan describes using "Viewpoint" software for submittal and RFI review. Newforma was listed as the preferred system for this project, please tell us how this differs and what advantages it provides to the county. Are you willing to change to the Newforma software?
- If the answer to the previous question is negative, will you provide training and licenses for Escambia County to utilize the Viewpoint software and other digital tools you use for project management?
- Page 190 discusses safety training for employees and subcontractors. Will you provide safety orientation for Owner representatives and Escambia County Corrections representatives?
- Page 204, project schedule. Your start date is shown as August 1. Please be aware that your proposal is valid for 90 days from submittal (June 23) or such extension as agreed to which should be reflected in your schedule. Please provide revised schedule to reflect this contract requirement?
- What is your approach to mitigating any unforeseen delays in material delivery or labor in within your proposed schedule?
- If the County elects to place an Owner Controlled Insurance Program in effect as indicated in the solicitation will the resulting bid deducts for contracted services be retained by the County?
- Does the Insurance cost indicated in your proposal constitute the DBEs insurance cost for the entire life of the project?
- Discuss your approach to developing the connection to the existing jail (physical and security systems) while maintaining continuous operations of all functions including but not limited to food, laundry, maintenance, vehicular service, etc. within the existing jail.
- Per specification section 00 7340, the owner has the right to implement an ODP program. If the ODP is implemented, what are the projected savings you would anticipate?

Architecture / Programming:

- Explain how your design solution addresses concepts of "new urbanism" as it relates to future commercial development along Pace Blvd. and Fairfield Drive?
- No discussion of STC ratings for walls found nor vibration/noise control. Please confirm that requested STC ratings for partitions will be incorporated into the final design documents.
- Page 196, your BIM Execution plan does not mention the anticipated Level of Development (LOD) for the model. Please provide the anticipated LOD for the BIM model at different project stages.
- Proposed cells are constructed using grout filled metal panels for cell construction. Manufacturer is not identified nor is subcontractor supplying the product. Please provide

additional information and verify that panels may serve as secure perimeter as indicated in drawings.

- Your proposed exterior finish is an exposed pre-cast concrete panel. What is the proposed finish or texture of the panels? Is this architectural grade or structural grade? Is there any intended coating system applied to the panel and if so, will the county be allowed to select from the manufacturer of standard colors at no additional proposed cost?

Civil / Site Planning:

- Site planning is required to maintain parking spaces for the adjacent Juvenile Facility as illustrated in the Design Criteria Documents. Please confirm that you can accommodate relocation of this parking to comply with the DCP within the limits of your proposal.

Engineering:

Mechanical/Plumbing:

- Please confirm that final design including all MEPS and electronic security systems will accommodate future expansion as identified in the master plan.
- Page 131, you propose to incorporate the plumbing controls into the HVAC controls. How will this work specifically?
- What are the pipeline materials planned for chilled water, heating hot water, cooling tower water, and condensate?
- Are the conclusions identified in the life cycle cost analysis included in the proposal for mechanical and plumbing systems?
- What are the life cycle cost and energy performance results if calculations are based on weather local to Pensacola, calculations are based on ASHRAE 90.1-2010, and the financial matrix in the RFP are utilized?
- Describe design intent for adding future equipment (chillers, boilers, water heaters, pumps, etc.) in the mechanical room?
- What is the design intent for replacing chillers?
- How does the design change if roof penetrations are not permitted as suggested in the RFP?
- What is the proposed domestic hot water heater capacity?
- Confirm that a natural gas monitoring system is provided?
- Is a refrigerant monitoring system planned?
- Describe additional detail on plan for upgrading LP gas system to service project.

Electrical:

- No reference to any Lightning protection systems was included in your submission. How will this be addressed and is it included in your cost proposal?
- Page 127 of the proposal indicated alternate 1 include "No electrical". Alternate 1 includes full generator back-up of the facility. Provide information related to estimated service sizes and generator sizes related to alternates.
- One-Line Diagram provided includes one utility transformer. Has transformer size and quantity of secondary conductors been discussed with Gulf Power? One utility transformer is preferred, but two may be required.

Structural:

- Shored deck at Mechanical Mezzanines? Concrete filled HSS beams at Mech. Mezzanines? Please elaborate on your proposed design.

- Shored composite deck construction is proposed, please elaborate on this design solution?

Security Electronics/Hardware:

- Need detail/description for the design intent for the relocation and the integration of the existing locking control and intercom systems controls from the existing central control to the new central control.
- Note about Control Workstations having individual UPS units; Each control workstation location should have UPS power from the UPS unit installed in the local security electronics room. This is not the desired design. Future issues for the facility to repair or replace these types of units.
- Need further design intent and details as to the future monitoring of the existing fire alarm systems in the existing central control as it relates to the new central control.
- Please provide detailed information related to all detention systems; door hardware (controlled and keyed), door and frame and glazing. The door/frame/hardware schedule was provided but no details explaining what the intent is for each system.

Food Service:

- The food service specification *DC E11 BSD-Food Service Equipment Criteria* calls for certain manufacturers of equipment or an approved equivalent. Since your proposal does not list any specific equipment manufacturers for food service equipment, please confirm that you will utilize the specified manufacture as your basis of design?

Sustainability:

- Please provide a draft of your LEEDv4 checklist score and describe how your integrated design approach will achieve a LEED Silver rating for this project.

Note: All page references pertain to the page number of the PDF copy of the DBE response.

Description	WGI / Caddell Submission	Remarks	Yates / Rosser / BTA	Remarks
Proposed engineer	LBYD - Birmingham, AL		Rosser - Atlanta, GA	
Design Criteria	per RFP except per remark	confirm Seizmic Criteria SDC A?	per RFP	
Plans	None - only narrative description		Yes - Concept/SD Level	
Foundations	Auger-cast piles		Footings on rammed aggregate piers (geopiers)	
Superstructure	Areas A & C: Precast double tees, columns and walls. Areas B & D: Structural steel composite beams and columns.	Does not specifically mention fire ratings in Areas B & D.	Structural Steel with composite deck	Shored deck at Mech. Mezzanines? Concrete filled HSS beams at Mech. Mezzanines?
Lateral load resisting system	Yes		Yes	
General Comments	limited justice portfolio		large justice portfolio	Why are the Mech Mezzanines 2'-10" higher than the 2nd tier cell elevations?
	no key plan to identify Areas....			Why shored composite deck construction?

DBE Proposals - Mechanical, FP, Plumbing Review

Description	WGI / Caddell Submission	Yates / Rosser / BTA	Remarks
Proposed engineer	GRW	Rosser	
AHUs	VAV AHUs; FCUs; CRACs, MAUs	per RFP	
Chilled water			
Base	3 @ 286-tons; total load 572-tons	3 @ 400-tons; total load 800-tons	DLR Group calculated 585 tons
Alternate #2	3 @ 620-tons; total load 1192-tons	3 @ 800-tons; total load 1600-tons	DLR Group calculated 1205 tons
Boilers			
Base	4 @ 2587-MBH; total load 7840-MBH	5 @ 1440-MBH; total load 5500-MBH	DLR Group calculated 3786 MBH
Alternate #2	4 @ 7006-MBH; total load 21230-MBH	10 @ 1440-MBH; total load 12700-MBH	DLR Group calculated 10986 MBH
HW/CW piping			
3" and smaller	Type L copper		
larger than 4"	welded sch 40 CS; grooved in accessible areas		
Cooling tower	grooved sch 40 CS		
Condensate	Type L copper or PVC		
Smoke Control	integral with HVAC equipment	stand alone	
Plumbing - water	bronze fittings and soldered joints or PEX for 1"	copper or CPVC	
Plumbing - sanitary	cast iron or PVC	Cast iron	
Plumbing - storm	gutter downspout	PVC	
Natural gas	sch 40 carbon steel	sch 40 carbon steel	
Water heater capacity		one for laundry and two for building	DLR Group calculated 3x 2500 gallon tanks with 4x 2000 MBH DHW heaters
		laundry 600 gallons	
		11250 gallons for building	
Water softener	provide if necessary	analysis suggests not necessary	
interceptors	grease and lint not mentioned.	grease and lint not mentioned.	
Solar Dom HW	not planned.	question	
Domestic water connection	6", booster pump provided	6", booster pump provided	
Fire water connections	8", fire pump provided	fire pump provided	
Energy	34% better based on ASHRAE 90.1-2010	30.7% better based on ASHRAE 90.1-2007	

DBE Proposals - Mechanical, FP, Plumbing Review

		99kBTU/sf/yr	
Sustainability	Provided detailed approach	Silent on subject.	
Alternate #2	Confirmed with requirements of RFP. Expressed a concern with lack of condensing in the boilers.	per RFP	
Alternate #3	Confirmed with requirements of RFP	per RFP	



Mr. Timothy A. Gibson
DLR Group
100 East Pine Street, Suite 404
Orlando, FL 32801-2761

RE: Escambia County Jail Facility
Re: DBE Design Review
RBA Project No.: 2015.053

Dear Tim:

Rebol-Battle & Associates (RBA) has completed our review of the Design Build Entities (DBE) proposals and offers the following comments for each submitters civil and site portion of the proposal.

Review Comments Below for DBE Whitesell-Green:

1. Proposed stormwater pond is 30' deep with 2:1 side slopes. DBE proposes to use Landlok or ArmorFlex Turf Reinforcement Mat for slope stabilization. With 2:1 side slopes on a 30' deep pond long term maintenance may become an issue. From maintenance and safety aspects, the maximum side slope the County accepts for ponds is 3:1. It is unknown if this geotextile will work in combination with the heavy mowing equipment (7,200 lb 4wd mower) the County would use for maintenance.
2. The pond volume mentioned in narrative is consistent with required volume for the 500 year storm event.
3. It would be expected that this configuration will improve drainage conditions and reduce flooding potential in the immediate vicinity of the jail.
4. Due to the configuration of the pond, all Juvenile Justice parking spaces have been eliminated. These parking spaces are required to serve the Juvenile Justice facility.
5. Base bid proposed does not include any LID components. In their opinion, LID designs will only increase the cost of the project without providing significant impact on the stormwater design.
6. Design does not appear to accommodate the low area prone to flooding at Juvenile Justice. Due to proposed grading, we have a concern that the flooding may worsen at this location.
7. The conveyance system appears to provide less inlets and pipe than what may be necessary for the conveyance requirements of this project.
8. The overall site layout is constant with the RFP documents but offers very little in the way of alternate designs or options.
9. No connections to the facilities drainage system are indicated.
10. Fire hydrant coverage does not appear to be addressed.

Review Comments Below for DBE Yates & Sons:

1. Primary pond uses vertical side walls and 3:1 slopes and is 18 feet deep and is consistent with the RFP documents.
2. Extensive documentation and calculations were included with the submittal. The information provided reinforces the design methodology and selection of improvements. The DBE reviewed the drainage in multiple scenarios and reviewed the overall impact to the Longhollow Basin. While these improvements will not solve the issues to the 3,100-acre basin, they will improve drainage conditions and reduce flooding potential in the immediate vicinity of the jail.
3. Pond volume mentioned in narrative is consistent with RFP document calculations.
4. Drainage design appears to accommodate the low area prone to flooding at Juvenile Justice.
5. Base bid LID elements include rain gardens at 3 locations to address treatment volume and underground retention system. Pervious pavement is provided as an alternate.
6. Design proposal says contractor may use the pumps already owned by the county during construction to prepare the site and adjacent properties as part of the extreme event management plan during construction.
7. Pond was shifted to the east property line which moves the Juvenile Justice parking west further away from the building. This was done to put the pond in the lowest elevation in the area. The 125 spaces remaining for use of by Juvenile Justice are not located as conveniently to the facility.
8. Underground system will help alleviate groundwater mounding which will help ensure the ponds will empty and does add another LID aspect to the project.
9. Utility design does not include sewage separation station.
10. Fire hydrant coverage does not appear to be addressed.

Sincerely,

REBOL-BATTLE & ASSOCIATES, LLC

A handwritten signature in black ink, appearing to be 'JR' or similar initials, written in a cursive style.

Jason Rebol



New Escambia County Correctional Facility
Pensacola, Florida

July 13, 2017

DBE Proposal review for Security Electronics and Detention Systems.

General Proposal Review Comments

DBE Team: WGI/Caddell

Communications

- 6.1. General Comments; No Exceptions.
- 6.2. Communication Network; No Exceptions.
- 6.3. Optic Fiber; No Exceptions.
- 6.4. Cable Television (MATV); No Exceptions.

Security Electronics

- Locking Control System; No Exceptions.
- Watch Tour; No Exceptions.
- Staff Duress; No Exceptions.
- Volunteer Personal Alarm; No Exceptions.
- Utility Control from TCS; No Exceptions.
- Touchscreen Controls; No Exceptions.
- Event Recording System; No Exceptions.
- Intercom System; No Exceptions.
- Closed Circuit IP Video; No Exceptions.
- Card Access; No Exceptions.
- Survivability; No Exceptions.
- Elevator Control; No Exceptions.
- Existing Central Control controls Relocation; No Exceptions. No details provided in proposal.
- Responsibility Matrix; No Exceptions.
- Communications Networks; No Exceptions.
- Power (UPS); No Exceptions. nothing offered
- Quality Control; No Exceptions.
- Factory Demonstration; No Exceptions.

Fire Alarm System

- Sections A and B; No Exceptions.

Security Detention

- 1.1. General Detention; No Exceptions.
- 1.2. Detention Hollow Metal; No Exceptions.
- Steel Cell; (Modular Steel Cell and Steel Wall Panel Cell); No Exceptions.

615 Oakleaf Office Lane
TEL 901-309-0115

*

Memphis, Tennessee 38117
FAX 901-309-0292



- 1.3. Detention Hardware; No Exceptions.
- 1.3. Security Glass; No Exceptions. Nothing offered referring to the tempered glass. All security glazing offered in design.

There is very little information provided in the proposal. Mostly just “No exceptions to the RFQ” or “All requirements of the RFQ will be met or exceeded”.

Please advise if there are any questions about the above review.

Dennis Sebo
R&N Systems Design
901.275.0839



New Escambia County Correctional Facility
Pensacola, Florida

July 13, 2017

DBE Proposal review for Security Electronics and Detention Systems.

General Proposal Review Comments

DBE Team; Yates & Sons

Division 27 Design Narrative

- A. Structured Cabling System (SCS) Infrastructure (DC D51); No Exceptions.
- B. Telephone System DC D54; No Exceptions.
- C. Cable Television (CATV) DC D55; No Exceptions.
- D. Raceway and Raceway/Wiring Systems; No Exceptions.
- E. Life Safety System (DC D56):
 - Fire Alarm System; No Exceptions.
 - No information was provided as it relates to the relocation or additional monitoring of existing Fire Alarm system that is being monitored in the existing Master Control.
 - Need to provide design intent for monitoring of the existing fire alarm systems in the new Master Control.
- F. Testing of Copper and Fiber cabling; No Exceptions.
- G. Training and Closeout; No Exceptions.
- H. Intercom and Public Address System (DC D52, DC D53)
 - Public Address System; No Exceptions.
 - Intercom System; No exceptions.
 - Nurse Call System; No exceptions.
- I. Existing Master Control Controls Relocation;
 - No information has been provided for the relocation of the existing intercom controls in the current Master Control room.

Division 28 Design Narrative

Electronic Security and Life Safety

- A. Security Electronics and Detection (DC D57)
 - Electronic Security General
 - Security Networks; No Exceptions.
 - Master Control Workstations; No Exceptions.
 - ACR Control Workstations; No Exceptions.
 - Acute Care Unit Control Workstations; No Exceptions.
 - Infirmary Nurse Workstations; No Exceptions.
 - Cell and Dormitory Dayroom Workstations; No Exceptions.
 - Intake Transportation, Maintenance; No Exceptions.
 - Locations to be determined; No Exceptions.

615 Oakleaf Office Lane
TEL 901-309-0115

* Memphis, Tennessee 38117
FAX 901-309-0292



- Event Recording Computer (ERC); No detail information on the software or hardware that is being provided.
 - Programmable Logic Controller (PLC); No Exceptions.
 - Master Control; No Exceptions.
 - Main Security Electronics Room; No Exceptions.
 - Local Control; No Exceptions.
 - Local Security Electronics Rooms; No Exceptions.
 - Locking Control and Security Monitoring; No Exceptions.
 - Utility Control from TCS; No Exceptions.
 - Watch Tour System; No Exceptions.
 - Card Access Control System; No Exceptions.
 - Passive Duress System; No mention of video camera call-up for duress stations with camera coverage. This is a critical function that needs to be addressed in the description.
 - Active Duress System; No mention of video camera call-up for duress stations with camera coverage. This is a critical function that needs to be addressed in the description.
 - IP-CCTV System (DC D57); No exceptions.
 - Elevator Control; No exceptions.
- B. Relocation of the existing master control room controls:
- No information has been provided as it relates to the relocation or addition of the existing locking and intercom control system to the new PLC/HMI system
 - No information has been provided as it relates to the relocation or addition of the existing lighting controls to the new PLC/HMI system.
 - No information has been provided as it relates to the existing elevator controls remaining in the current master control.
- C. Uninterruptable Power Supply (UPS) System (DC D51);
- Note about Workstations having individual UPS units; Each control workstation location should have UPS power from the UPS unit installed in the local security electronics room. This is not the desired design. Future issues for the facility to repair or replace these types of units.
 - Note about locks and locking devices will not be powered from the UPS system; If detention locks are powered by 24VDC, then the low voltage power supplies should be powered/fed from the UPS system. **Review the LSC to verify if code required.**
- D. Surge Protection System (SPD);
- The description provided does not note if the SPD devices will be monitored from the security PLC system. Each SPD device should be monitored from the PLC/HMI system and each alarm should be logged on the ERC.
- E. Testing; No exceptions.
- F. Training and Closeout; No exceptions.
- G. Security Detention System
- No information was provided in the written proposal.



SYSTEMS
DESIGN
L.L.C.

- There is a detention door/frame/hardware schedule provided in the architectural drawings, A9.02-A9.05. Cannot find any information as it relates to the description of a hardware set (i.e. SH1) or glazing type (i.e. SG1).
- No manufacturers of the detention hardware, glazing or hollow metal was provided.
- No information provided as to the gauge of the detention doors or frames.

Please advise if there are any questions about the above review.

Dennis Sebo
R&N Systems Design
901.275.0839



July 3, 2017

Foodservice Proposal Review

Proposals for the New Escambia County Correctional Facility

Tim,

Yates and Sons

I've reviewed the proposal and drawings from Yates and Sons. Overall I found the foodservice portion of the written proposal to be very brief; there is no equipment budget and no list of equipment manufacturers to compare with the specifications.

- The drawings appear to be a copy of original documents with updated item call out tags.
 - The base plan appears to have been updated with some changes which resulted in some equipment that does not line up with the walls.
 - I noticed that two column rows have been added which span the width the kitchen and conflict with equipment in several areas, but not so much that it requires a major change to the plans.
 - The equipment schedule was pasted in and is partially obscured by the title block.
- Page 245 provides a comparison between the Required room Program Areas and another column labeled Room Area; the numbers in the Room Area column vary slightly from both the required program areas column and what can be measured on the CAD plans. It's unclear to me how the Room Area numbers were generated; I expected them to match the CAD plan.
- They have listed Camacho Associates, Inc. of Atlanta, GA as the foodservice consultant.

Whitsell-Green/Caddell

This written proposal was also brief; there is no equipment budget and no list of equipment manufacturers to compare with the specifications. However, they did include a comments section on page 111 which does offer two valid points. First, they suggest the addition of power for a future blast chiller. The client refused this piece of equipment in the planning process but I believe that it would be a good idea to have a circuit available for the future. A (20 amps - 208/1) wall mounted j-box near item 20 in the (12.07) Cold Food Prep area. Secondly, they found an error with item 58, the CAD block is smaller than the size indicated on the schedule. They suggest that the exhaust hood need to be 24" longer but I think that it can be done with 12" or by taking some of the space for the future item 51.

- They have listed Romano Gatland of Lindenhurst, NY as the foodservice consultant.

Bill Maidment

The New Escambia County Correctional Facility

W.G. Yates Construction

Proposed Value Engineering items

Item #	Description	Value	Accept?	Pending Savings	Comments
1	Use vertical hydraulic door in lieu of bi-fold hydraulic	\$ (194,733)	N		Horizontal Bi-Fold doors are preferred due to higher opening/closing speeds, secure construction of door assembly, and extremely high operational usage. Roll up vertical doors are less secure and require more maintenance over time. Note that roll-up or coiling doors may be considered for the Secure Vehicle Transfer Sally Port, given they do not undergo the severe daily use experienced with the Main Sallyport. Potential savings could be 50% of proposed value.
2	Change hydraulic bi-fold doors at vehicular sallyport to high speed roll-up doors.	\$ (196,760)	N		Horizontal Bi-Fold doors are preferred due to higher opening/closing speeds, secure construction of door assembly, and extremely high operational usage. Roll up vertical doors are less secure and require more maintenance over time. Note that roll-up or coiling doors may be considered for the Secure Vehicle Transfer Sally Port, given they do not undergo the severe daily use experienced with the Main Sallyport. Potential savings could be 50% of proposed value.
3	Use hydraulic elevators for 3 3,500 lbs. rated passenger elevators in lieu of MRL. Balance of elevators will remain MRL.	\$ (32,392)	N		Not acceptable, due to lesser quality and dependability.
4	Reduce the amount of window wall at public entrance.	\$ (44,100)	N		Not acceptable for public image and preferred daylighting into this space.
5	Eliminate the exterior architectural element at the public entrance.	\$ (140,000)	N		Not acceptable for maintaining a strong public image and well defined public entrance.
6	Eliminate architectural reveals in precast panels.	\$ (57,000)	N		Not acceptable. Architectural finish and detailing are important features to the overall building elevation
7	Eliminate fencing around employee parking area and storm retention pond.	\$ (356,334)	N		Not recommended. Fencing separation is highly recommended as a means to limit public access to employee parking areas. This fencing also provides a clear separation between correction staff usage and public access areas.
8	Replace parking area west of the retention pond with grass area.	\$ (160,805)	N		The existing paved parking area is required for the Juvenile Justice Center.
9	Reduce the amount of landscaping by 50% and replace with hydroseeding.	\$ (180,000)	N		Landscaping is required for visual barrier from future public parking areas. County may entertain alternate design solution, based upon more detailed information.
10	Delete the requirement for a 1.0 PERM rating for the precast concrete in accordance with DC C2.	\$ (53,000)	N		Limiting water penetration is a requirement of the design criteria and demonstrated best practices for long range durability and maintainability.
11	Eliminate powder coat finish and use plastic laminate on cabinetry.	\$ (10,000)	N		Not sure what Powder coat is being eliminated. More detail is required in order to effectively evaluate suggestion.
12	Delete security ceilings in circulation areas with ceiling height above 12'.	\$ (854,675)	N		This suggestion may be accepted, but item 17 is preferred, if any change is made in criteria documents.
13	Delete skirts at lower bunks.	\$ (87,551)	Y	\$ (87,551)	Will defer decision to County security staff.
14	Provide food service equipment for current project in lieu of including for Phase II.	\$ (150,000)	N		Not acceptable. Specified equipment is required to feed inmates in the existing jail after the old kitchen is shutdown.
15	Remove the roof elements from the vehicular sallyport and create an open air space in lieu of enclosed.	\$ (180,000)	N		Not acceptable. Enclosed space is preferred in order to provide shelter from sun, rain, and other storm events.
16	Eliminate the Inmate Transfer vehicle Sallyport, modify the intake vehicle sallyport and move the penthouse that was previously located on the roof to a location adjacent to the building on the ground.	\$ (269,199)	N		Not acceptable, as this suggestion does not meet the specific operational and security requirements for the facility.
17	Change security ceilings in circulation areas to ACT where ceilings are above 12'.	\$ (734,675)	Y	\$ (734,675)	Possible consideration and will discuss with county security staff.
18	Utilize insulation in security metal wall panels in lieu grout fill.	\$ (460,000)	N		Not sure if use of insulation allows the panels to maintain acoustic and attack resistance requirements. Cannot be substituted in any wall panels that are part of security perimeters. Will need specification and testing criteria to evaluate.

The New Escambia County Correctional Facility

W.G. Yates Construction

Proposed Value Engineering items

19	Delete the roof element for the compact vehicle sallyport as discussed in VE 24.	\$ (138,000)	N		Not acceptable. Enclosed space is preferred in order to provide shelter from sun, rain, and other storm events.
20	Eliminate sub-dayrooms at single cell housing units.	\$ (113,866)	N		Not acceptable. Physical barrier is required for corrections department operations and security.
21	Eliminate sub-dayrooms at single cell housing units.	\$ (113,866)	N		Not acceptable. Physical barrier is required for corrections department operations and security.
22	Use 30 days of video storage in lieu of 60 days.	\$ (52,210)	N		60 days is required at a minimum, per from Escambia Corrections requirements.
23	10% reduction in CCTV cameras.	\$ (72,715)	N		Unable to evaluate due to limited information on suggestion and no final design solution.
24	Reduce the redundancy on the boilers from 4 boilers @ 33% to three boilers @ 50%.	\$ (28,000)	Y	\$ (28,000)	An approach that uses three 50% capacity boilers provides the redundancy intended by the RFP and slightly more
25	Reduce the redundancy on the chillers from 3 chillers @ 50% go to 2 chillers @ 75%.	\$ (58,000)	N		The three, 50% capacity chillers provide the redundancy desired. Two, 75% could leave the facility venerable in the event of a failure. It is the opinion of the Design Criteria Professional that the three, 50% design criteria will be more energy efficient because the smaller individual equipment will be capable of more accurately matching the cooling load of the facility.
26	Delete the redundant supply air fans going to a single centrifugal supply fan.	\$ (20,000)	N		Deleting one of the supply fans will not provide the redundancy desired and could leave areas of the building venerable in the event of a failure.
27	Delete the air side economizer sections from all air handlers	\$ (14,100)	N		This project falls under the Florida Building Code (FBC), 5th Edition (2014) Energy Conservation. Design Criteria Professional believes that economizers are required by this code. The economizer are also necessary to achieve the energy conservation goals prescribed in the RFP.
28	Delete the energy wheel from the multizone units.	\$ (40,000)	N		This project falls under the Florida Building Code (FBC), 5th Edition (2014) Energy Conservation. We Believe that energy recovery devices are required by this code. The energy recovery devices are also necessary to achieve the energy conservation goals prescribed in the RFP.
29	Allow the exhaust system and the smoke control system to share the same ducts.	\$ (108,000)	Y	\$ (108,000)	Possible consideration to be determined during final design confirmation.
30	Add the work required to be performed during Phase I to stack the Phase II housing on top of the Phase I housing should the county desire to go to a high rise solution.	\$ 3,200,000	N		Escambia Corrections does not desire a high-rise configuration.
		\$ (1,719,981)		\$ (958,226)	

Meeting Minutes

Meeting Date	July 20, 2017
To	Bob Dye
From	Tim Gibson
Location	Escambia County Facilities Management Dept. 100 E. Blount Street, Pensacola, FL 32501
Project	Escambia County Jail DCP
Project No.	36-15104-00
Attendees	Major Scott Nash (Escambia County Corrections) Corinne Miller (Escambia County Jail) Bob Dye (Escambia County Facilities) George Bush (Escambia County Facilities) Adam Thompson (Escambia County Facilities) Tamyra Jarvis (Escambia County Corrections) Whitney Lucas (Escambia County Corrections) Andy Cupples (DLR Group) Tim Gibson (DLR Group)
Purpose	Corrections Working Group – DBE Response Review
Action Items	<p>Tim Gibson</p> <ol style="list-style-type: none">1. Sign-in Sheet distributed to attendees.2. Review of Agenda.3. Reviewed evaluation factors and scoring<ol style="list-style-type: none">a. 170 points technicalb. 150 points commission4. Reviewed the 2 proposals technical scoring in general and how DLR Group process worked. How did the two DBE teams compare?<ol style="list-style-type: none">a. Proposal evaluation form – DLR Group did not review cost proposals.5. Reviewed the 2 DBE scores out of 170 points.6. Discussed next steps. <p>Andy Cupples – PowerPoint</p> <ol style="list-style-type: none">1. Reviewed Design Criteria Package – Site Plan, Floor Plans, why original design decisions were made. <p>Caddell</p> <ol style="list-style-type: none">2. Caddell Site Plan – Reviewed concerns.3. Caddell 1st Floor – no major comments.4. Caddell 2nd Floor – Juvenile to 2nd Floor, moved medical to west, OK/Acceptable.5. Caddell - 3rd Floor – Staff Services moved to 3rd Floor – acceptable. Expansion is taken into account for Phase 2.

6. Reviewed Caddell's Functional/Operations Impact. No major negative impacts noted.
7. Corrections Agreed with DLR Group evaluation.

Yates

4 Floors of Housing VS. 3 – more staffing.

1. Site Review – New Urbanism. Other concerns – better stormwater analysis and traffic, L.I.D., landscaping, etc.
 2. 1st Floor – Moved juvenile to 1st – that is a concern. Does reduce volume.
 3. 2nd Floor – Acute Mental Health (see slide).
 4. 3rd Floor – (See slide for concerns)
 - Elevators don't extend to 3rd floor?
 - No provision for expansion to the South.
 5. 4th Floor – 2 housing units.
 - Same components as 3rd floor.
 6. Summary – significant impact functional, operational and staffing impact. Can't expand.
- * Corrections concurs with DLR Group evaluation.
7. Reviewed Yates' "VE" items – agreed to ignore in comparing DBE since would apply to either if accepted.
 8. General DBE Comparison (Green/Yellow/Red)
 - Reviewed – Discussed Arch. "imagery."
 - Reviewed each category.
 - Will ask Caddell for any "VE" items.

Director Jarvis said she was concerned about Yates' design. Major Nash agreed with Director Jarvis, concern over inmate movement and staffing. Concern over long-term operational expenses.

Reviewed DLR Group submittal clarifications for the DBE (see DLR Group questionnaire).

- Reviewed each item for each DBE
- Minor edits made in conjunction with Facilities and Corrections.

Reviewed Alternates

1. #1 Priority – Full back-up power. YES
2. #3 Priority – HW/CW/Heat HW at Existing Jail – good for future maintenance.
3. #2 Priority – Inmate Plumbing Control
4. Manual Slider Doors VS. Swing (Unit price)
5. Fully operable doors – Unit cost.
6. #5 Priority – Detention Glazing Change – scratch-proof.
7. Cisco video switch (owner preference).
8. Axis cameras.

9. Exacq Vision VMS – expansion system.
10. N/A.
11. Pervious concrete paving.
12. Sewage grinder.
13. Building demolition.
14. Priority #4 – 2nd bunk for cells 1A and 1B.

End of Meeting Minutes



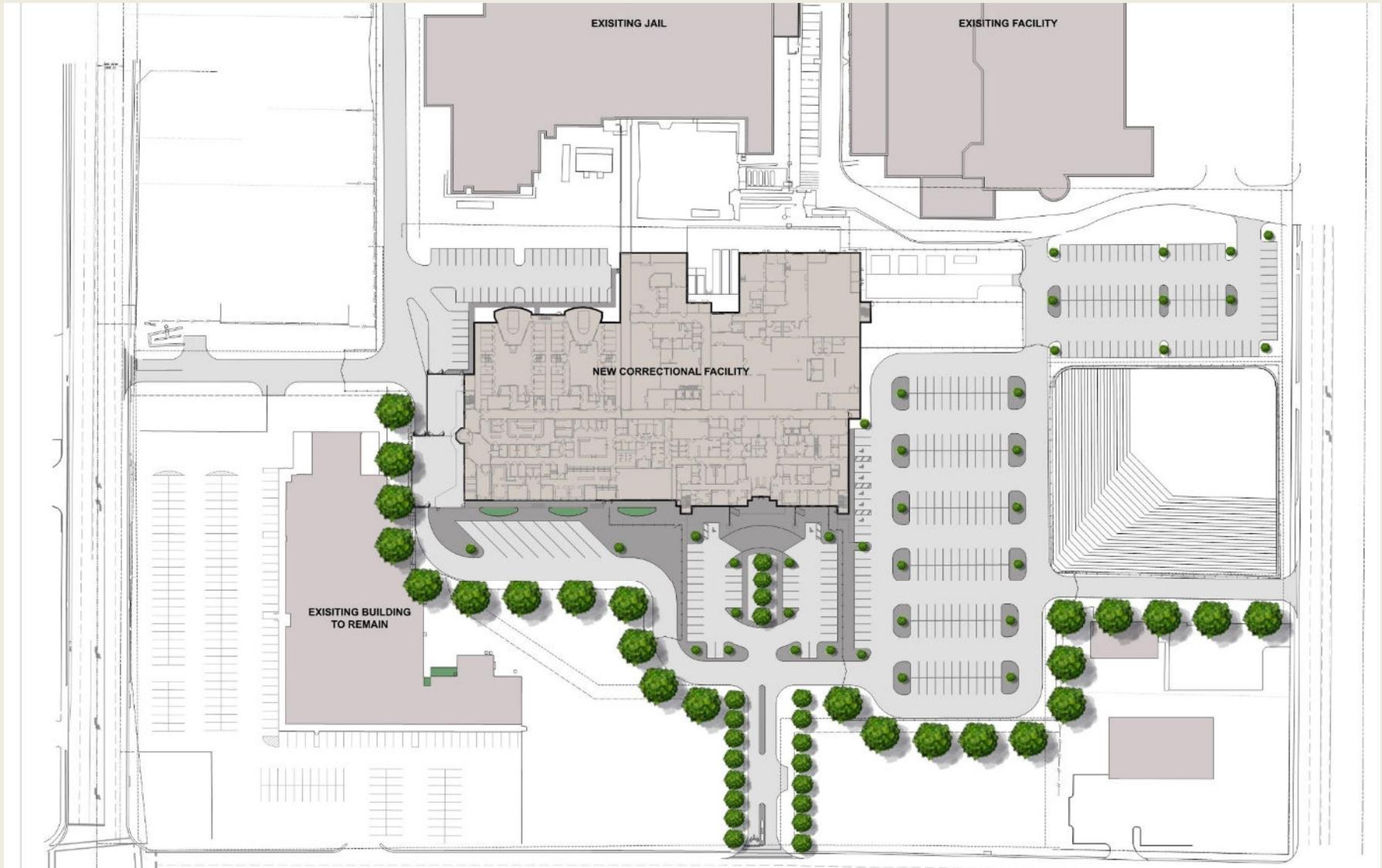
Escambia County Jail

Functional Evaluation of Proposal

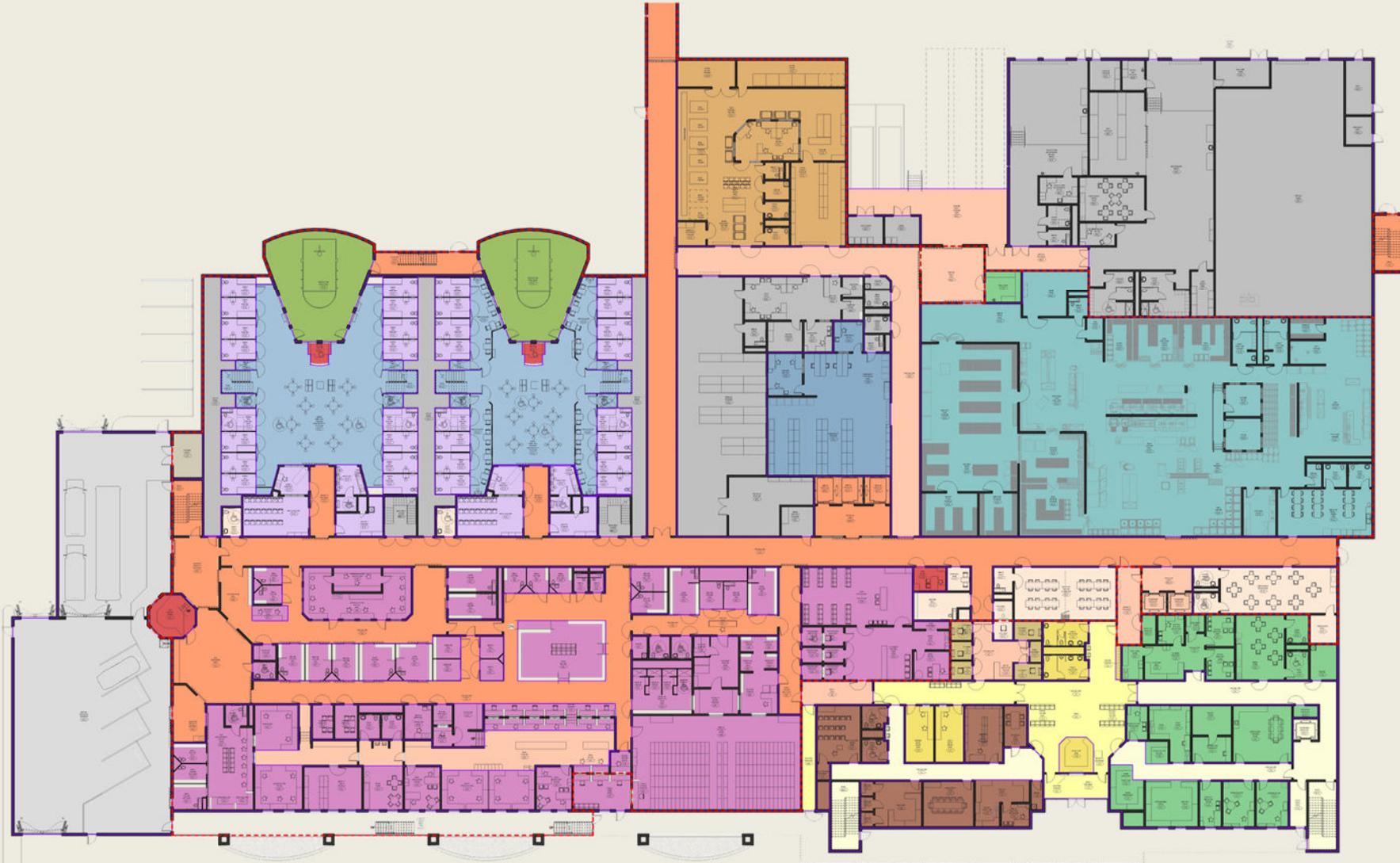
Department of Corrections Review
July 20, 2017



Site Concept Design – Site Program

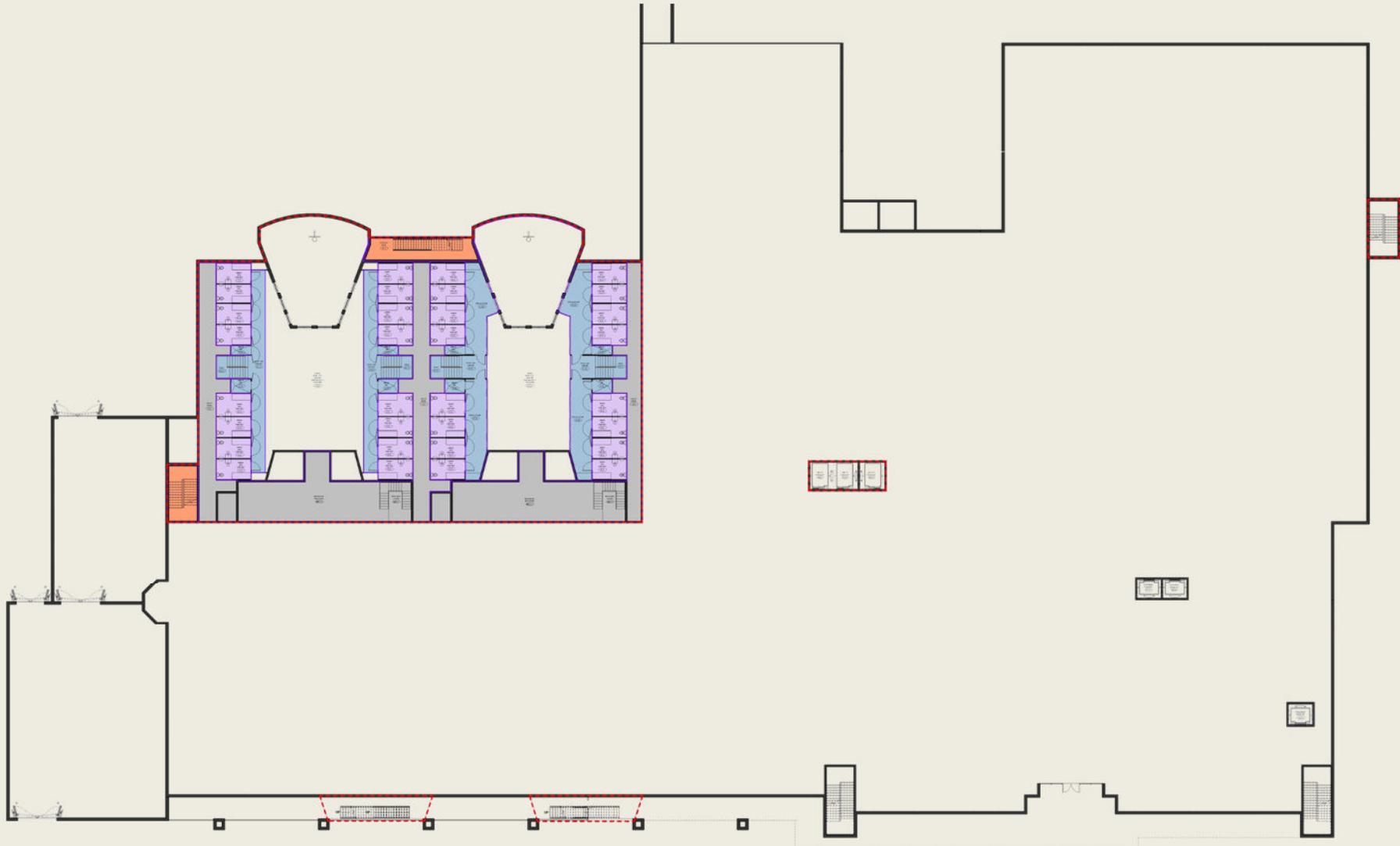


First Floor – Design Criteria



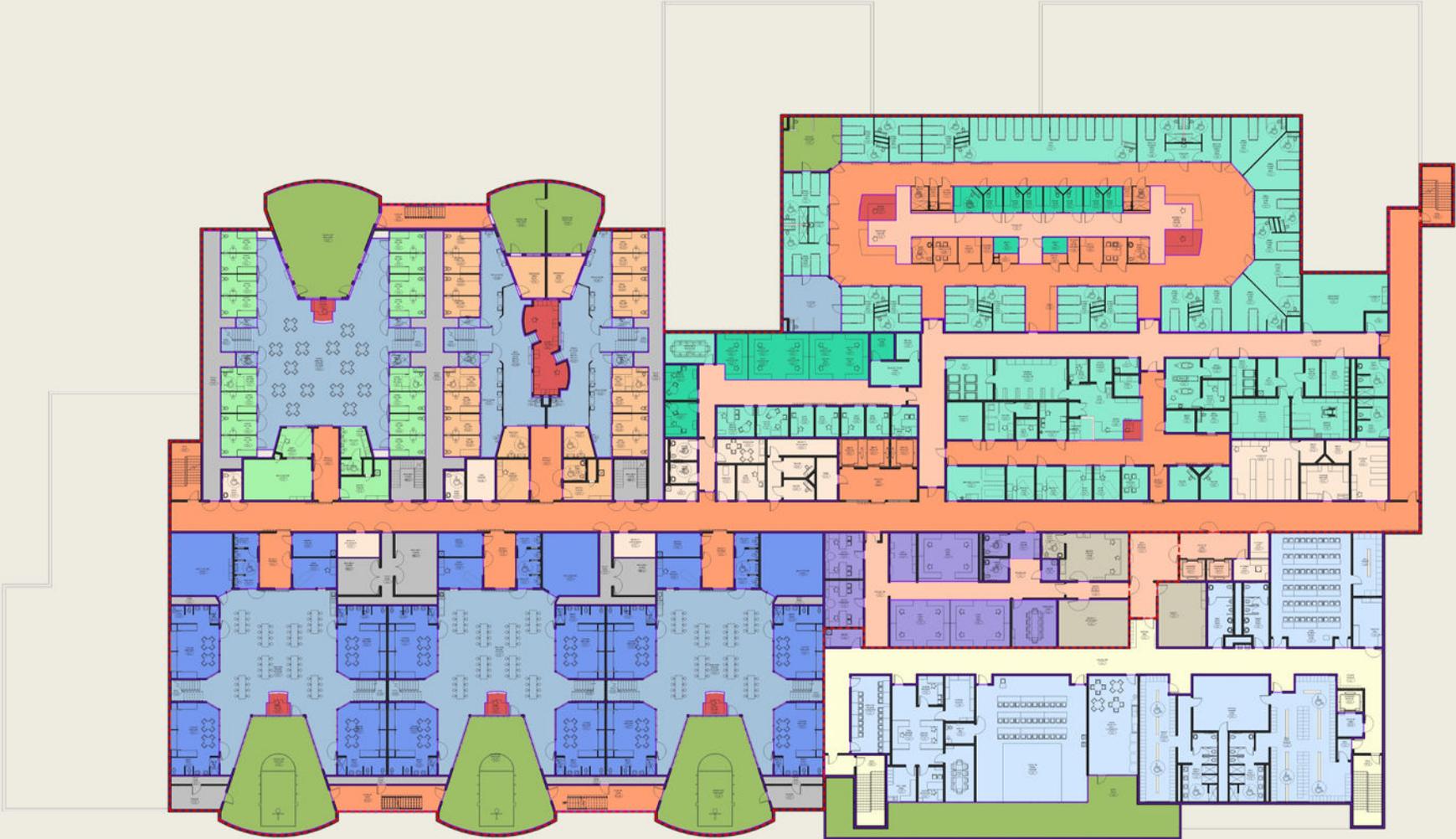
Escambia County Jail
Proposal Review – Functional Considerations

First Floor Mezzanine – Design Criteria

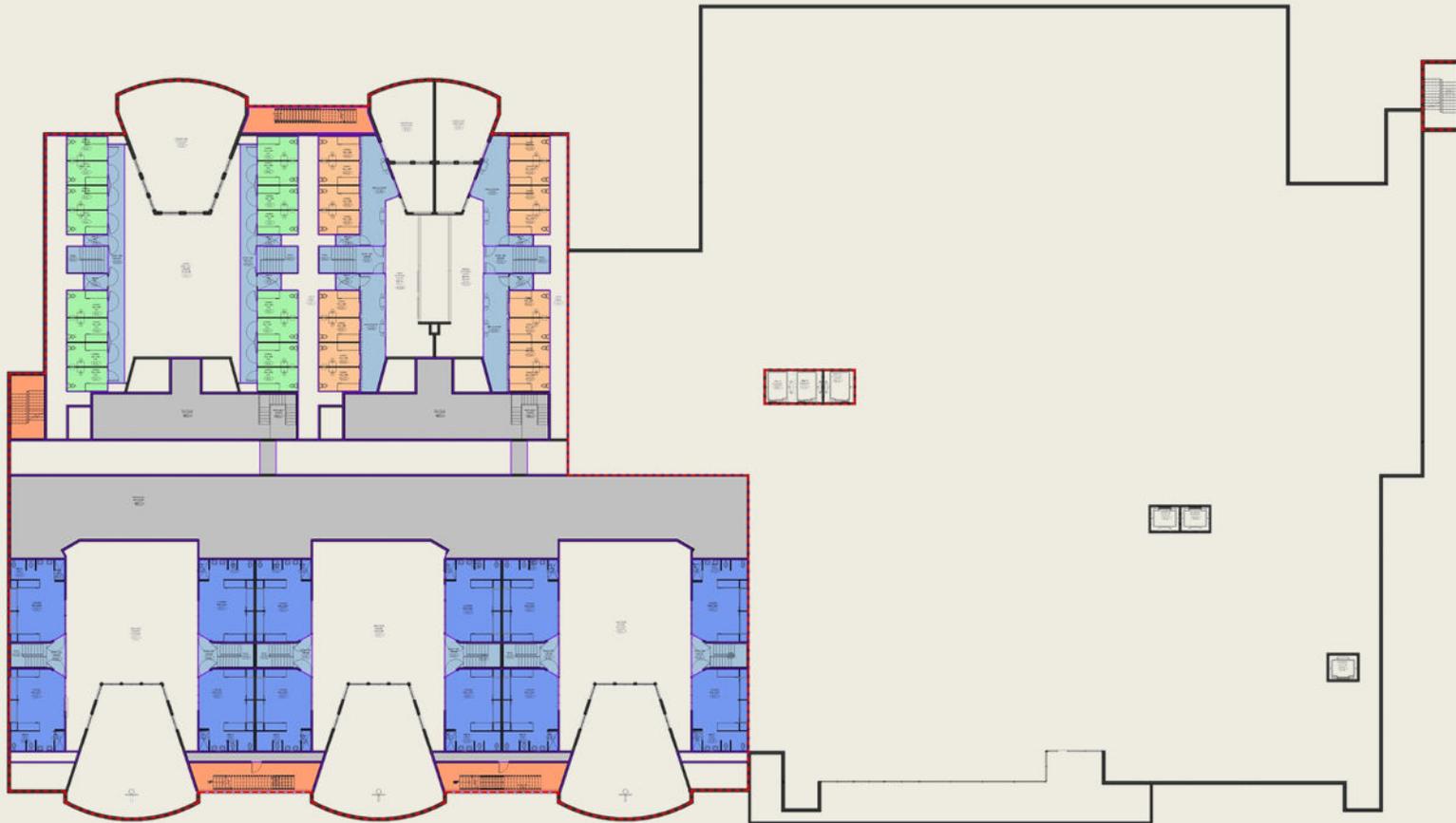


Escambia County Jail
Proposal Review – Functional Considerations

Second Floor – Design Criteria

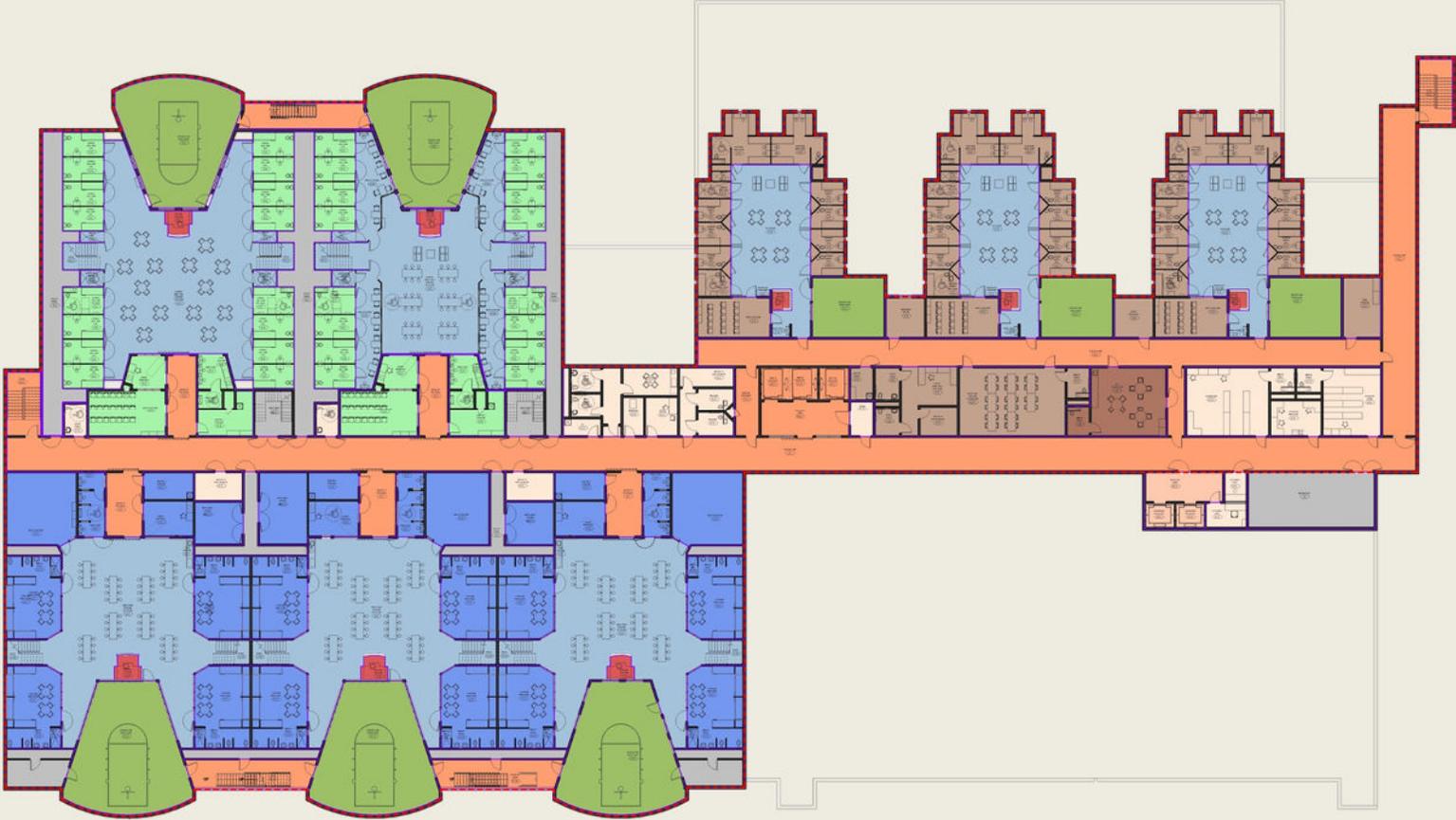


Second Floor Mezzanine – Design Criteria

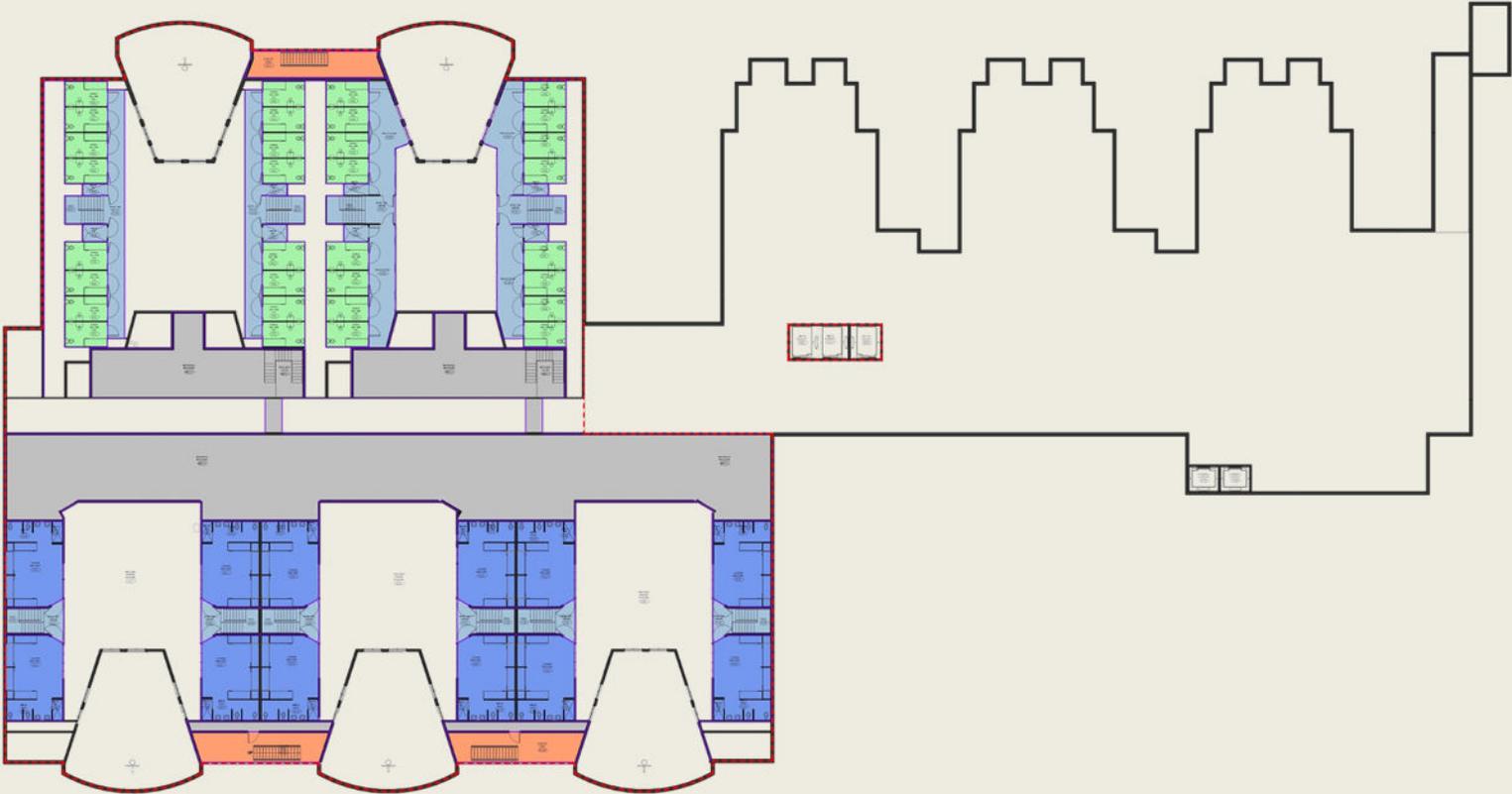


Escambia County Jail
Proposal Review – Functional Considerations

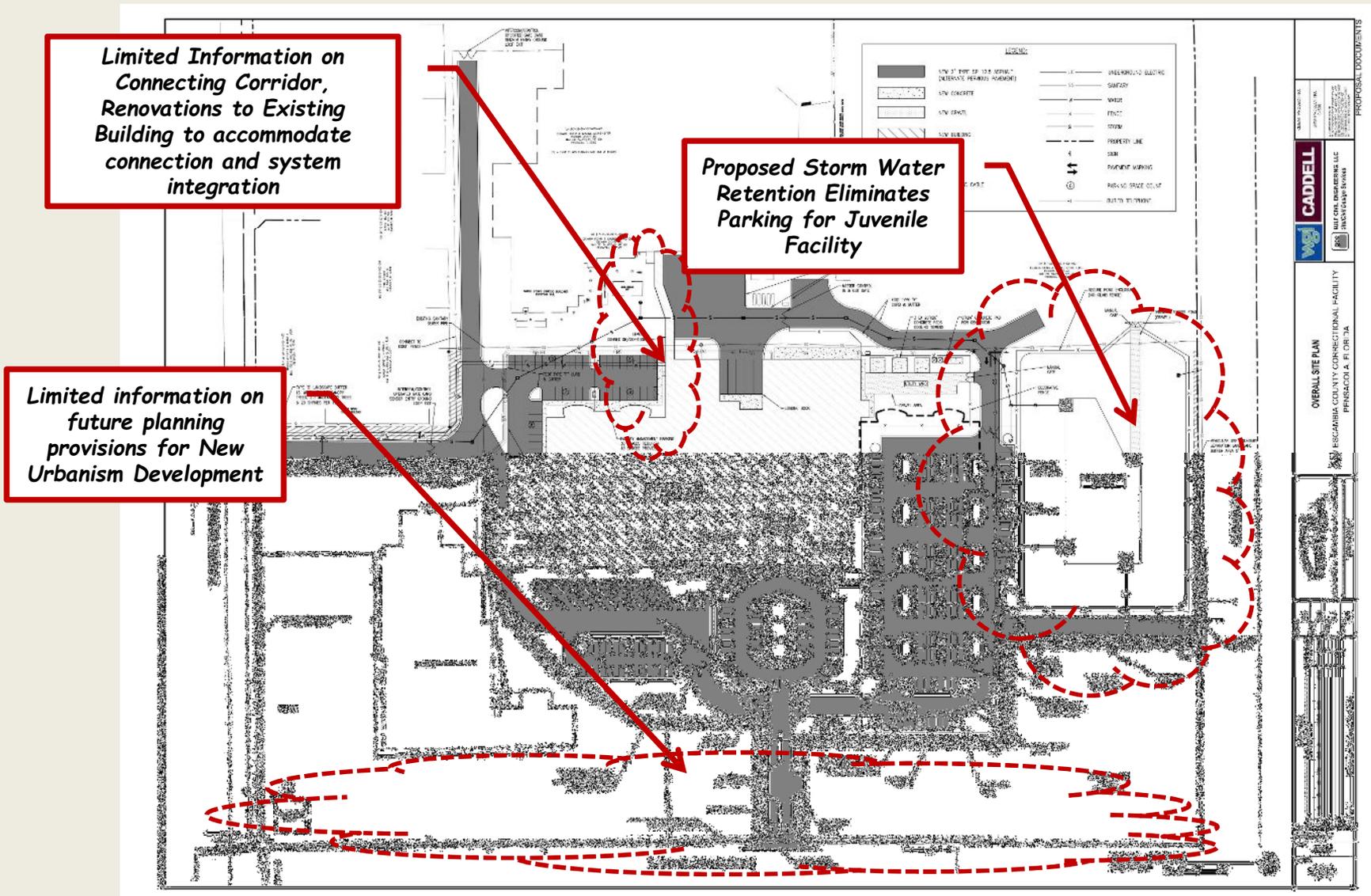
Third Floor – Design Criteria



Third Floor Mezzanine – Design Criteria

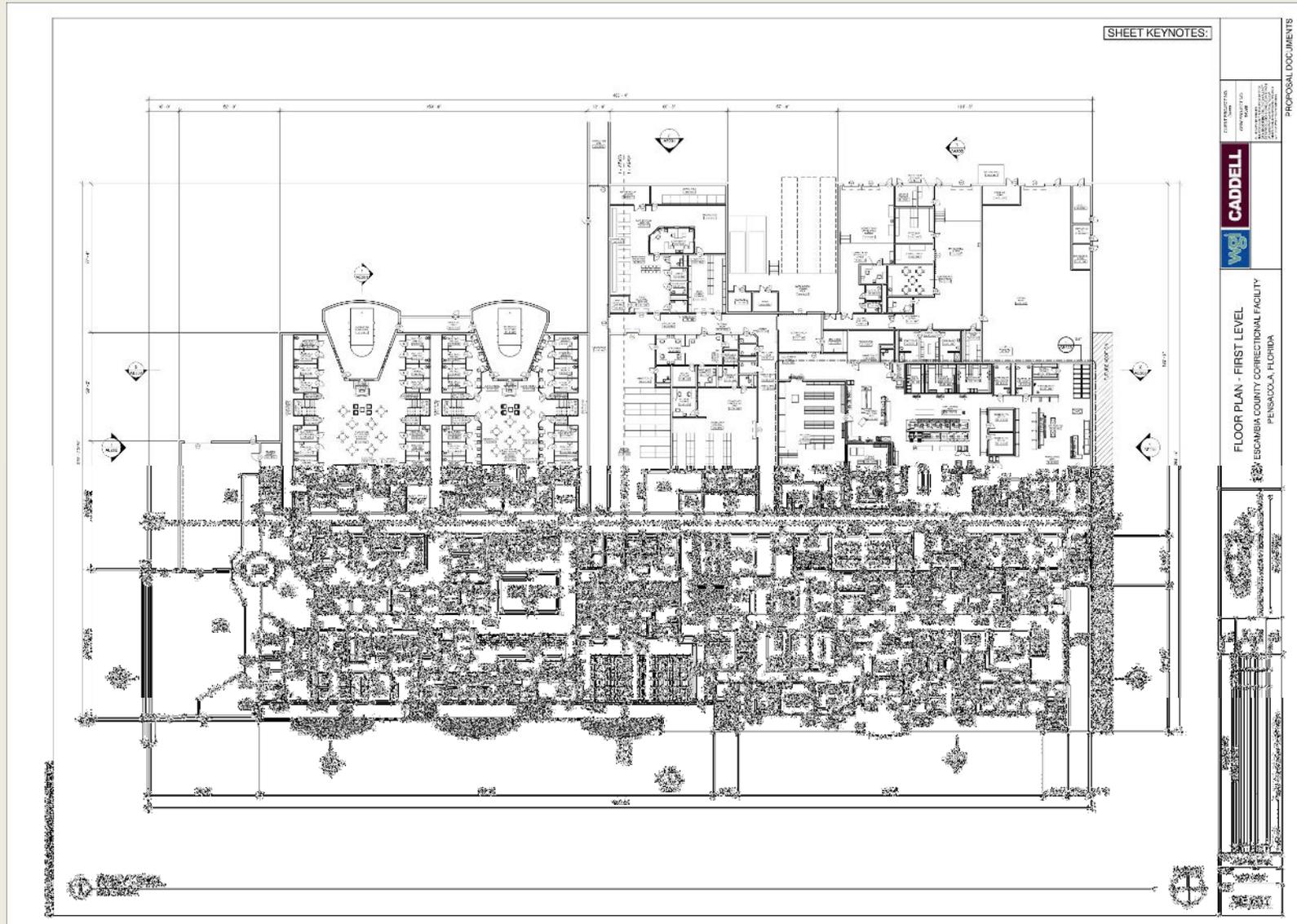


Site Concept - Caddell



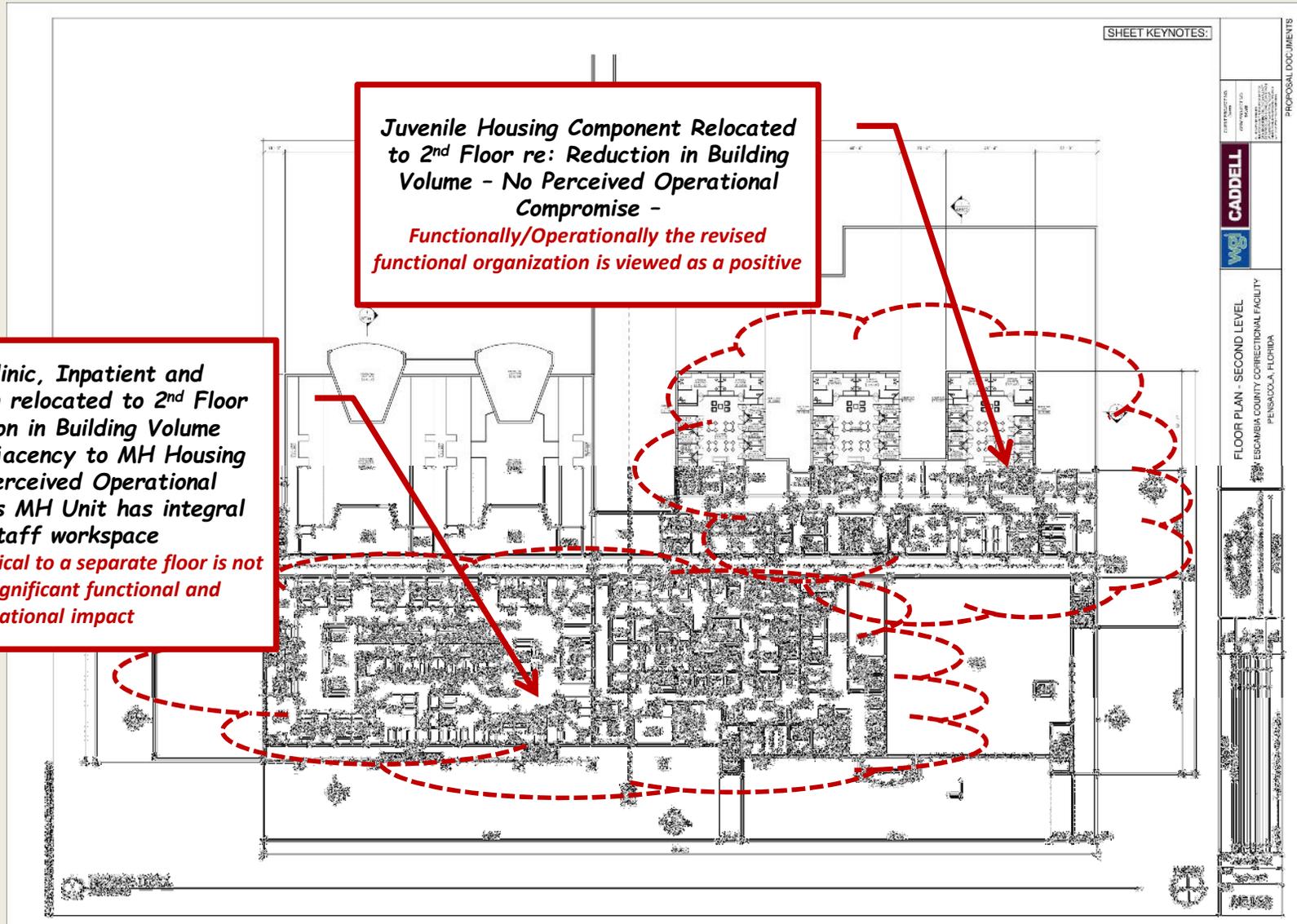
Escambia County Jail
 Proposal Review – Functional Considerations

First Floor - Caddell



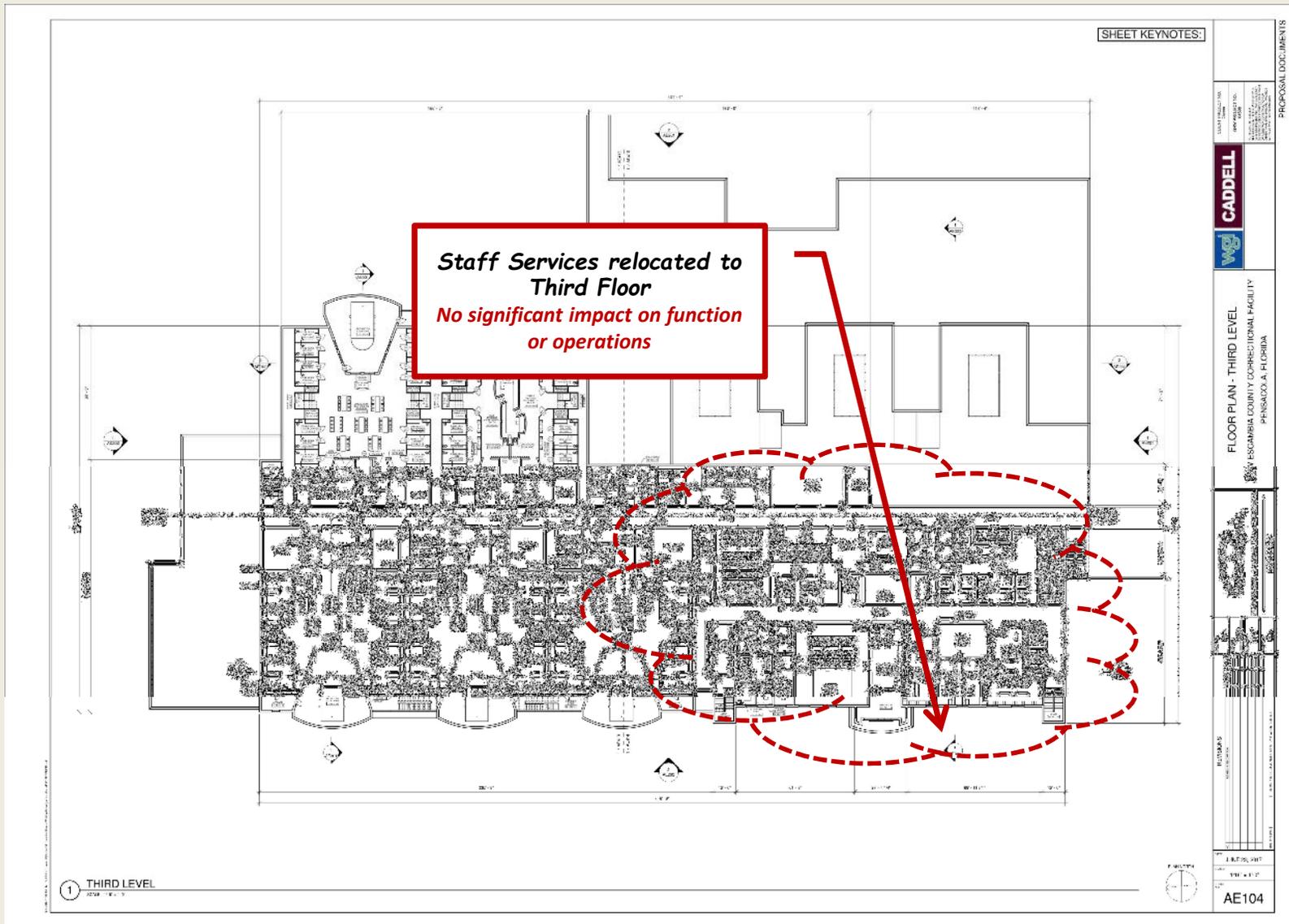
Escambia County Jail
Proposal Review – Functional Considerations

Second Floor - Caddell



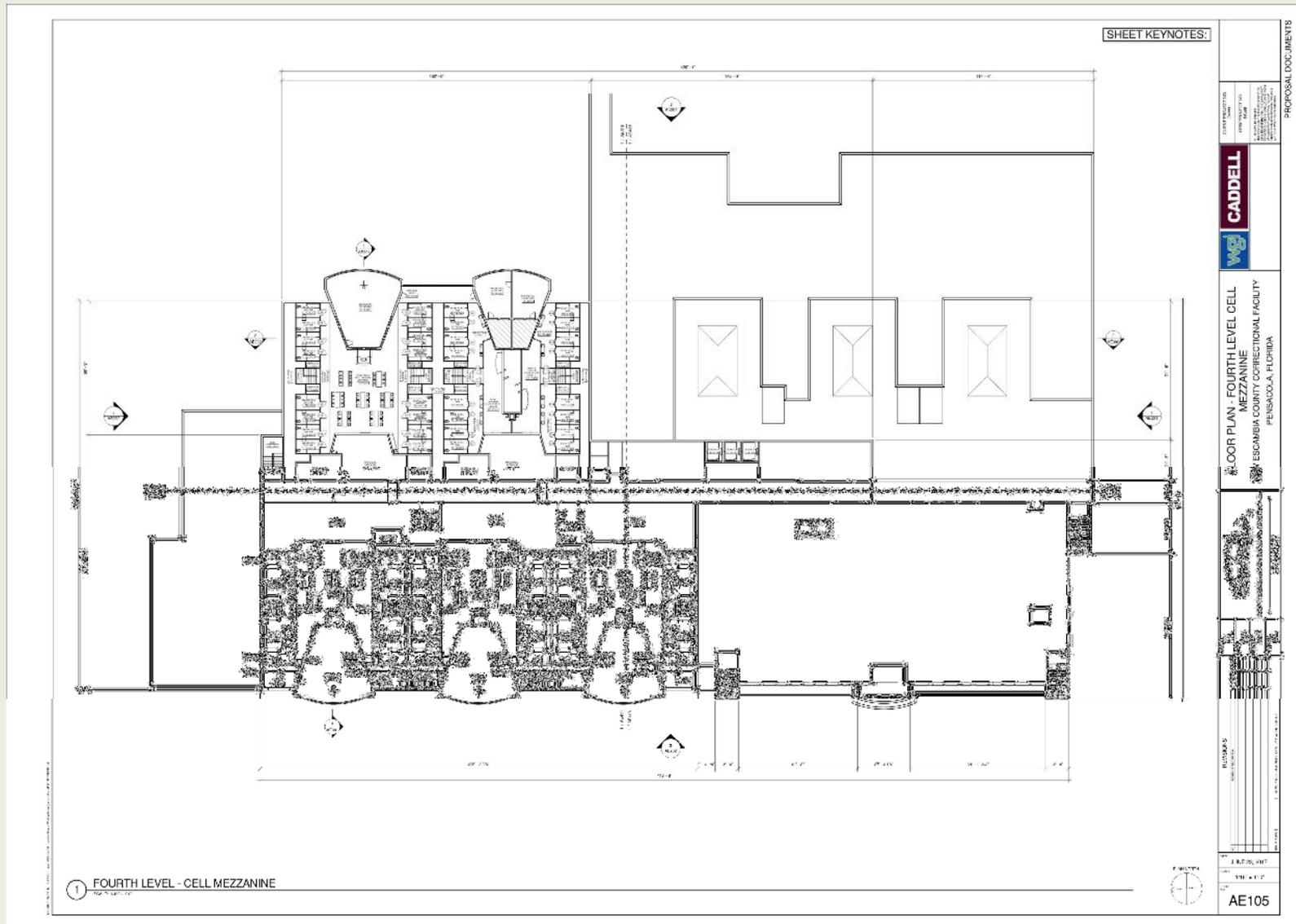
Escambia County Jail
Proposal Review – Functional Considerations

Third Floor - Caddell



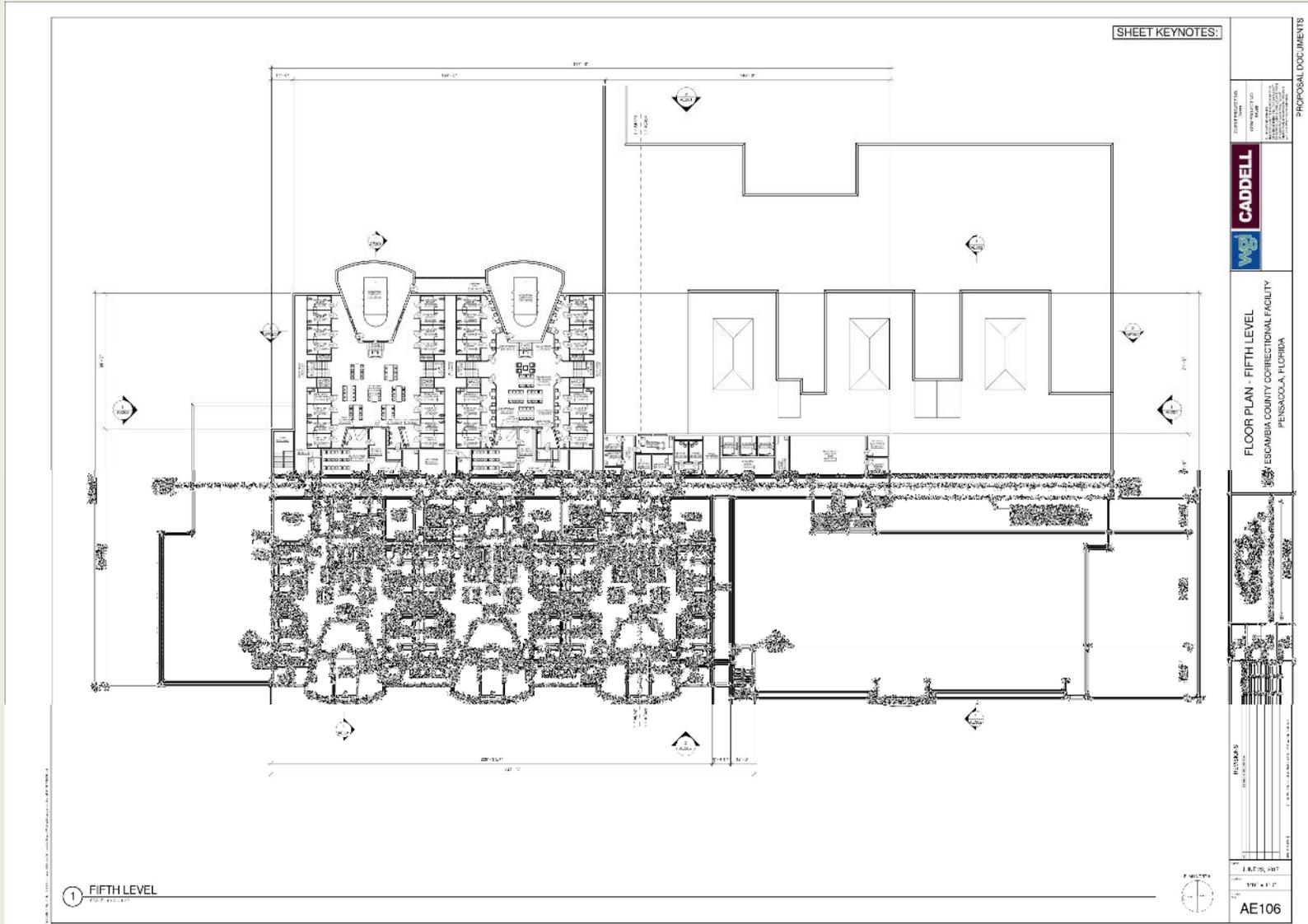
Escambia County Jail
Proposal Review – Functional Considerations

Third Floor Mezzanine - Caddell

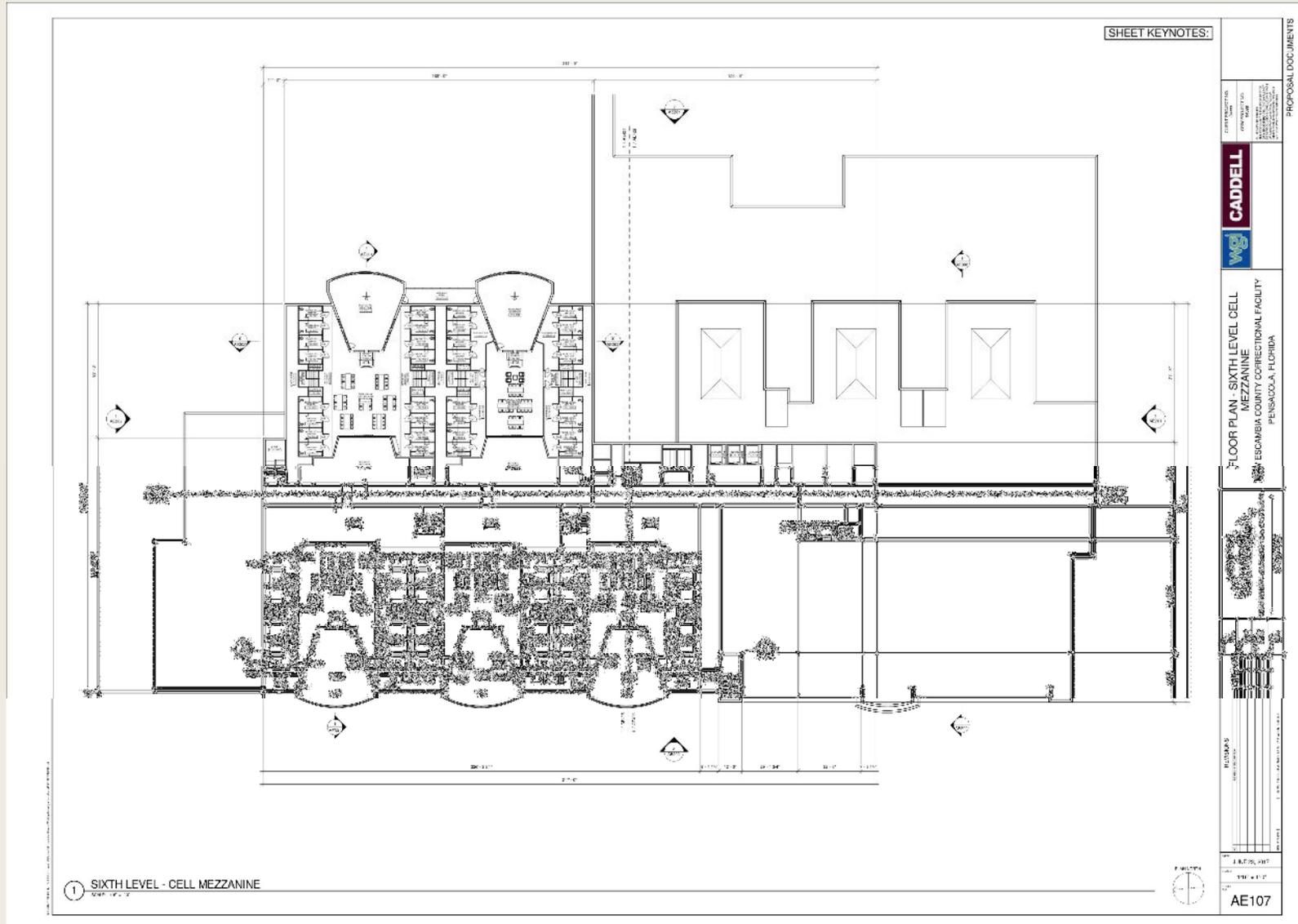


Escambia County Jail
Proposal Review – Functional Considerations

Fourth Floor - Caddell



Fourth Floor Mezzanine - Caddell



Escambia County Jail
 Proposal Review – Functional Considerations

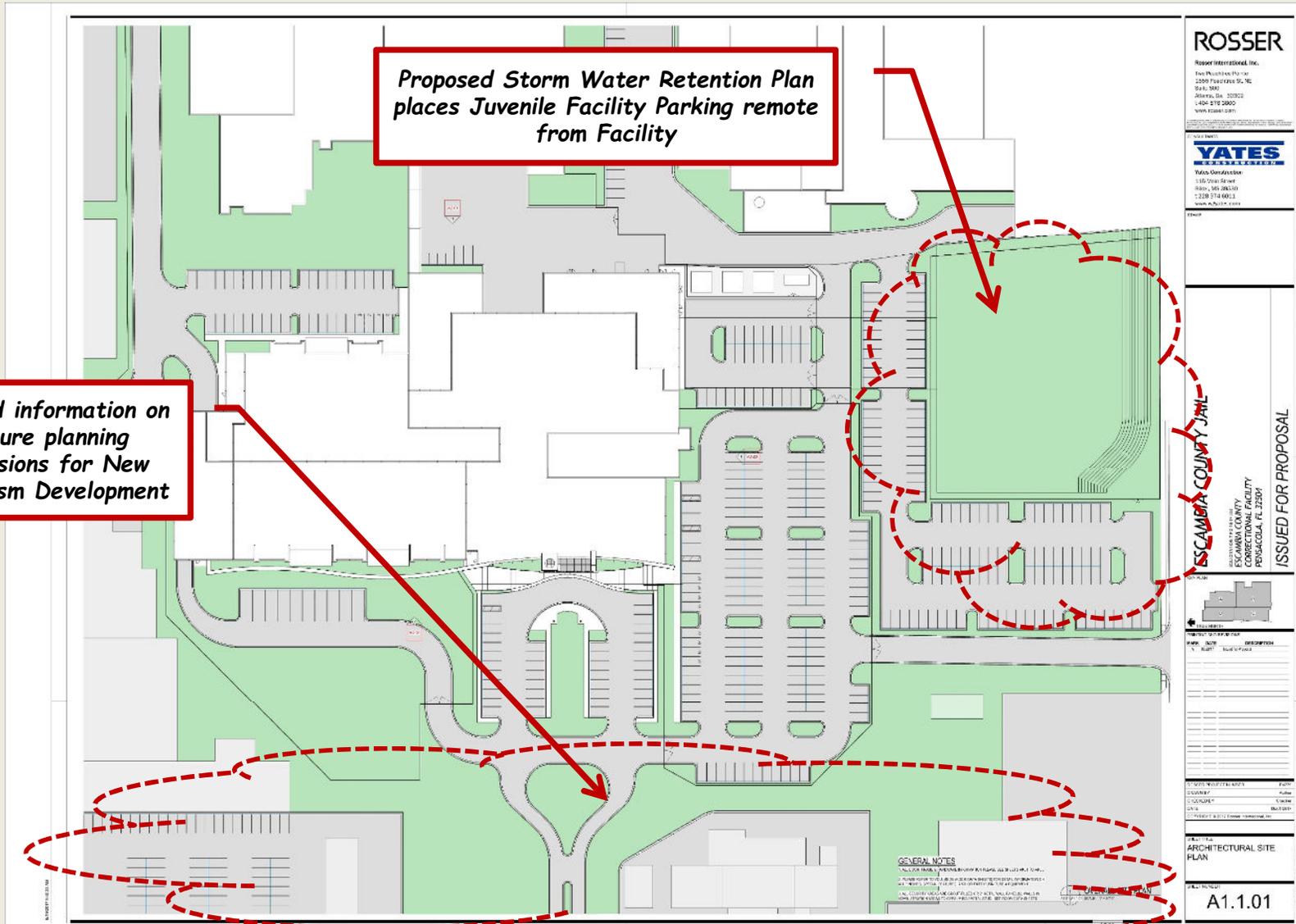
Functional/Operational Impact Summary - Caddell

All other aspects of the blocking and stacking/functional organization of the Design Criteria have been maintained including:

- Adjacency of High Security Housing and Reception Housing to Intake for reduced movement and staff response;
- Basic housing floor plate of five units - 2 cells and 3 dorms, 320 beds – per level in Phase 1 maintained for unit management and staffing efficiencies
- Staff/professional visitor elevators to all floors maintained along with attorney visiting on the floor accessed from elevator;
- Actual corridors or structure provided to accommodate extension of corridors for future expansion to the east;
- Maintains overall building height at 3 housing floors (6 levels)

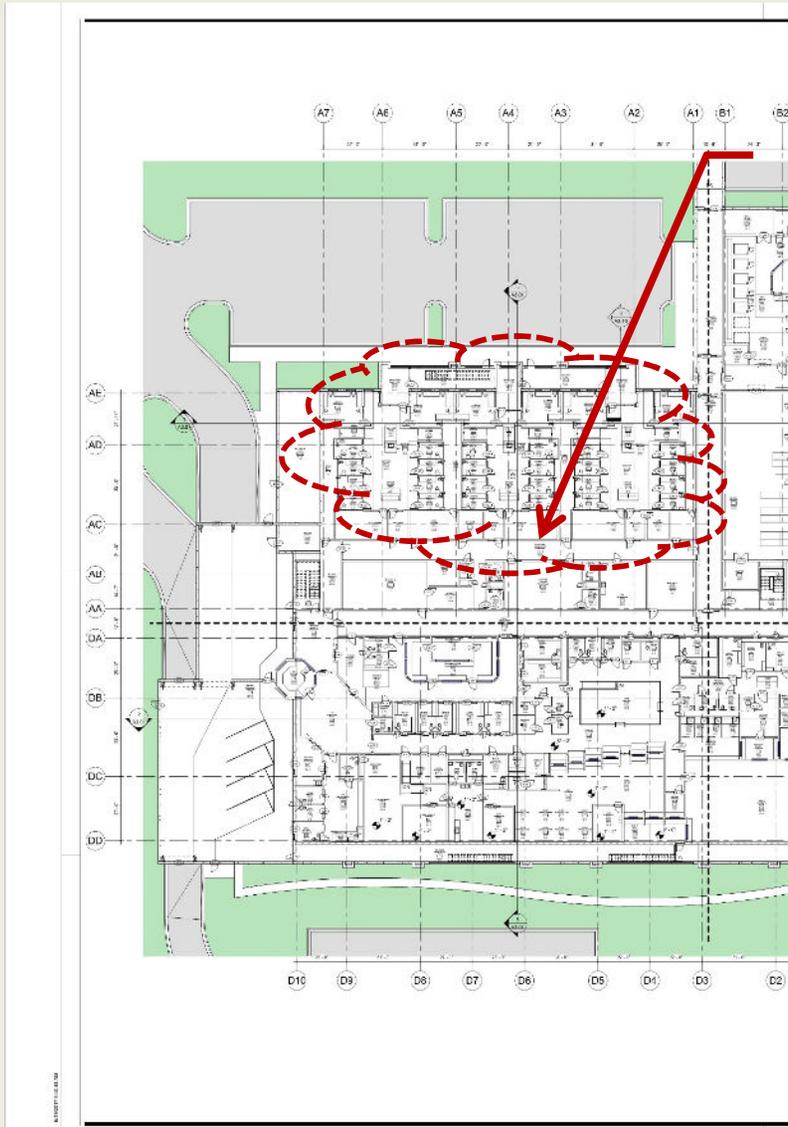
The proposed block and stack/functional organization revisions proposed by the WGI/Cadell Team do not appear to have any functional, operational or staffing impacts in conflict with the Design Criteria and appear to be a beneficial improvement to the project.

Site Concept - Yates



Escambia County Jail
 Proposal Review – Functional Considerations

First Floor - Yates



- Juvenile Housing Relocated to First Floor to reduce building volume:**
- High Security & Reception housing moved to upper Floor - Potential Operational & Staffing Impact for increased & High Security Movement
 - Intake/Transfer/Release staff no longer part of immediate response team
 - Quality of Environment for Juvenile Housing Diminished - More Institutional/Jail like (Elimination of windows in cells, dayroom proportion, clerestory lighting, outdoor exercise open to the sky)
 - Significant Impact on Facility when Juveniles moved to Medical
 - Juvenile now located near highest traffic area

Relocation of High Security and Reception Housing to an upper floor is believed to result in significant functional and operational compromises and may in fact result in increased staffing for internal movement (high security and reception video appearance/release)

Relocation of Juvenile Housing as proposed is believed to result in significant functional and operational compromises related to movement and a reduced quality of environment from that envisioned in the Design Criteria.

ROSSER

Rosser International, Inc.
Two Hawk Road, Suite 100
2599 Peachtree Road, NE
Atlanta, GA 30329
404.852.2822
www.rosser.com

YATES

Yates Construction Services, Inc.
1445 Main Street
Pensacola, FL 32504
www.yatesconstruction.com

ISSUED FOR PROPOSAL

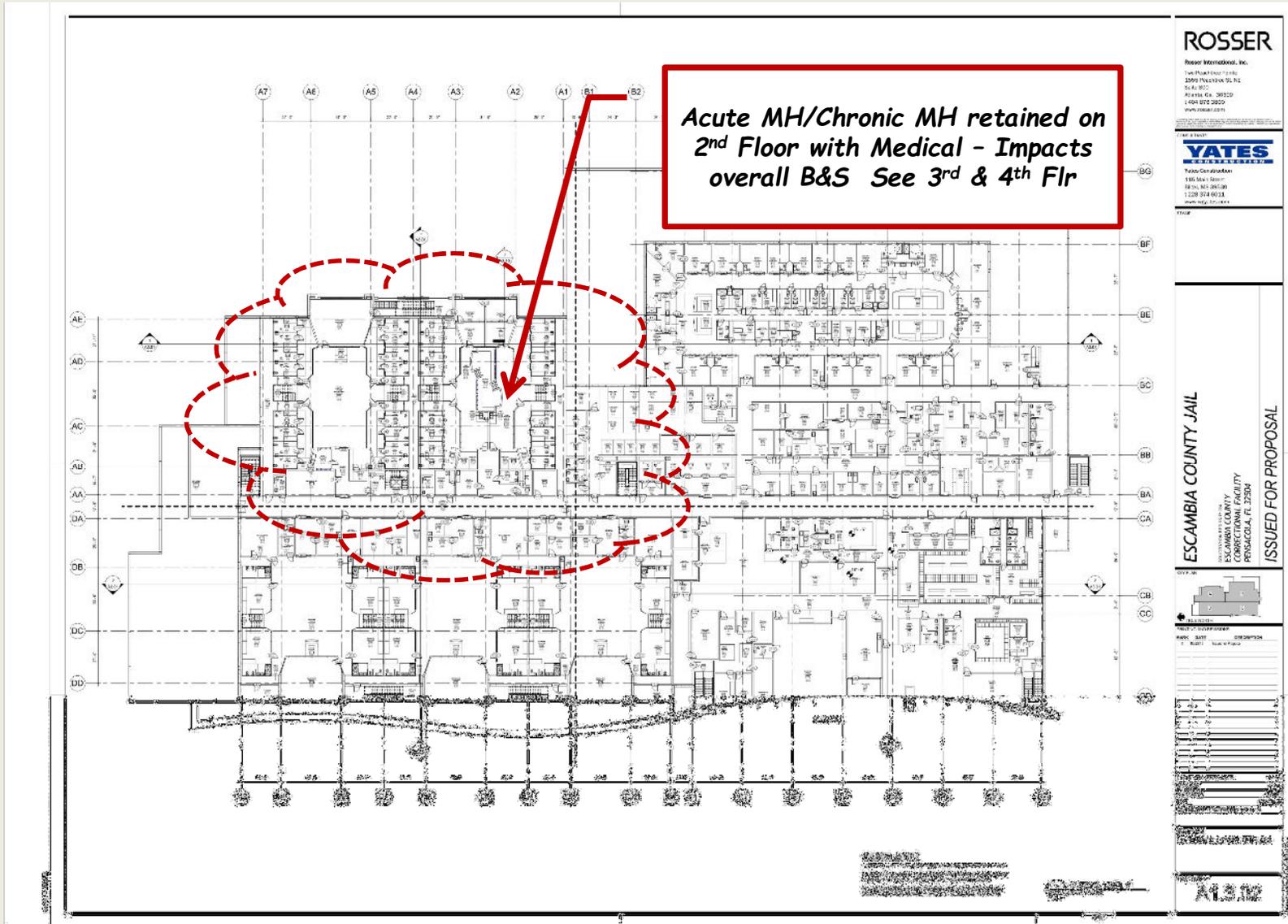
ESCAMBIA COUNTY JAIL

PROPOSED ESCAMBIA COUNTY
CORRECTIONAL FACILITY
PENSACOLA, FL 32504

OVERALL LEVEL 1 PLAN

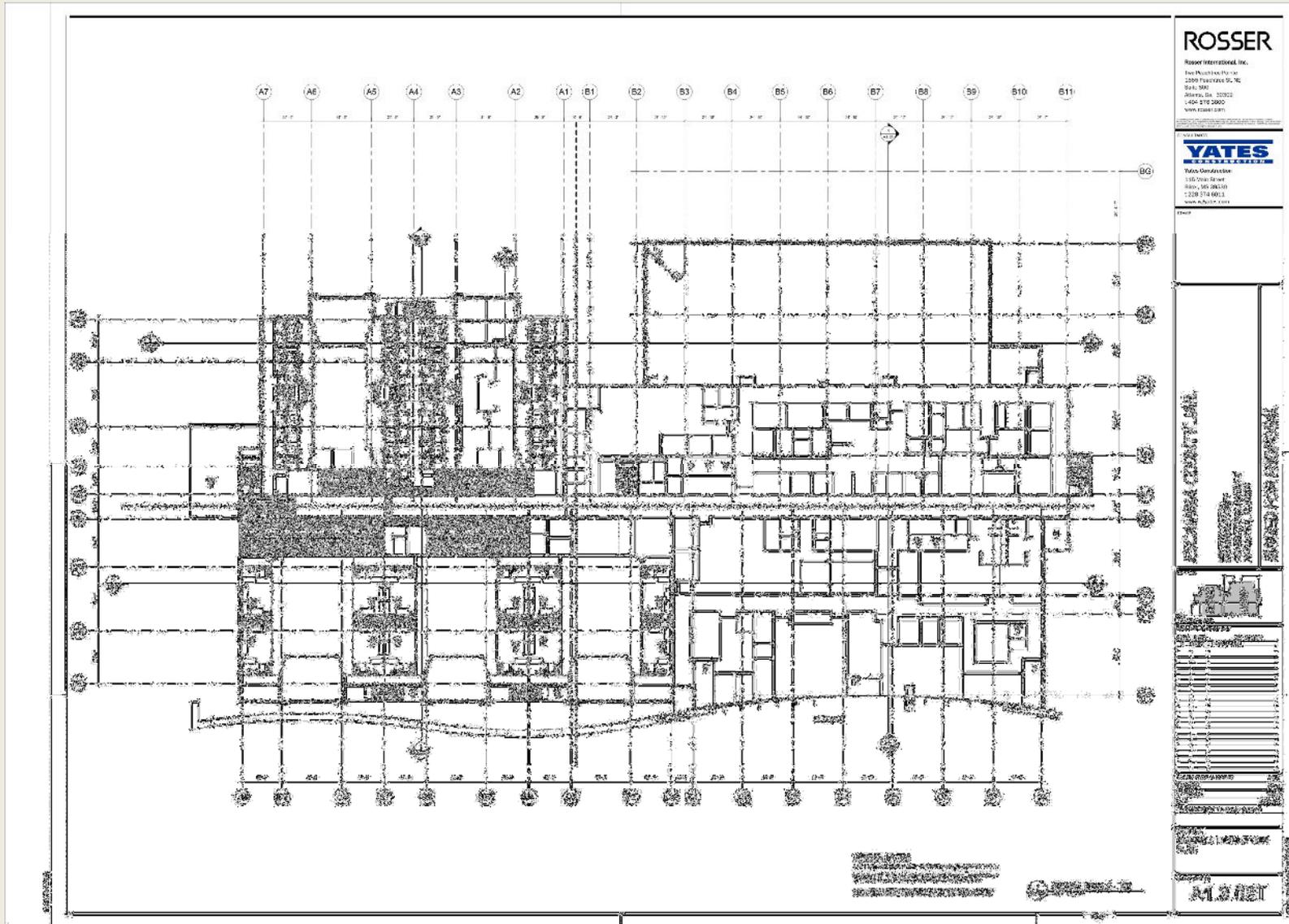
A13.01

Second Floor - Yates



Escambia County Jail
Proposal Review – Functional Considerations

Second Floor Mezzanine - Yates



Third Floor - Yates

B&S/Functional Organization as presented places Reception and High-Security on 3rd floor

- Increased Movement, potential staffing increase
- Precludes dedication of single floor to females as anticipated in Design Criteria

Current population numbers suggested the need for 300 beds for females with a variety of housing configurations, suggesting that one floor should be dedicated to females

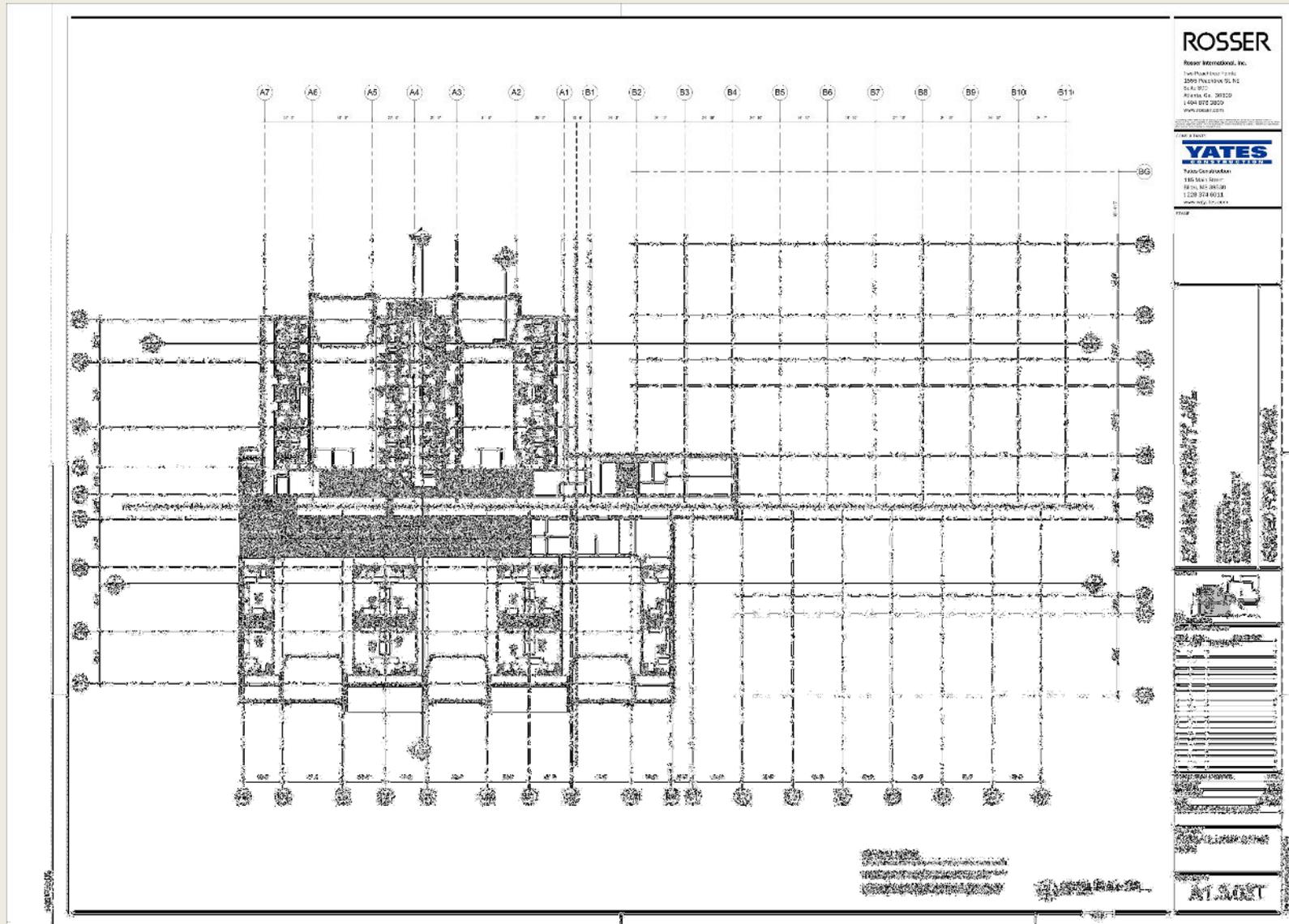
No provisions for future Expansion to the East; Mechanical Room located where Corridor would be needed

The proposed Block and Stack does not make any provisions for future expansion and in fact the mechanical room on the third floor is in direct conflict with a corridor location for expansion to the East.

Staff Elevators do not extend to 3rd Floor; no provisions for Atty/Client Visiting provided

Elimination of the staff elevators and professional visit areas on the 3rd floor represents significant operational compromises, potentially increases staffing for movement of inmates to other floors for attorney visiting or potentially allows attorneys access to the floor which may require additional screening as well as place attorneys in a position to view day-to-day operations or critical incidents and misinterpret same;

Third Floor Mezzanine - Yates



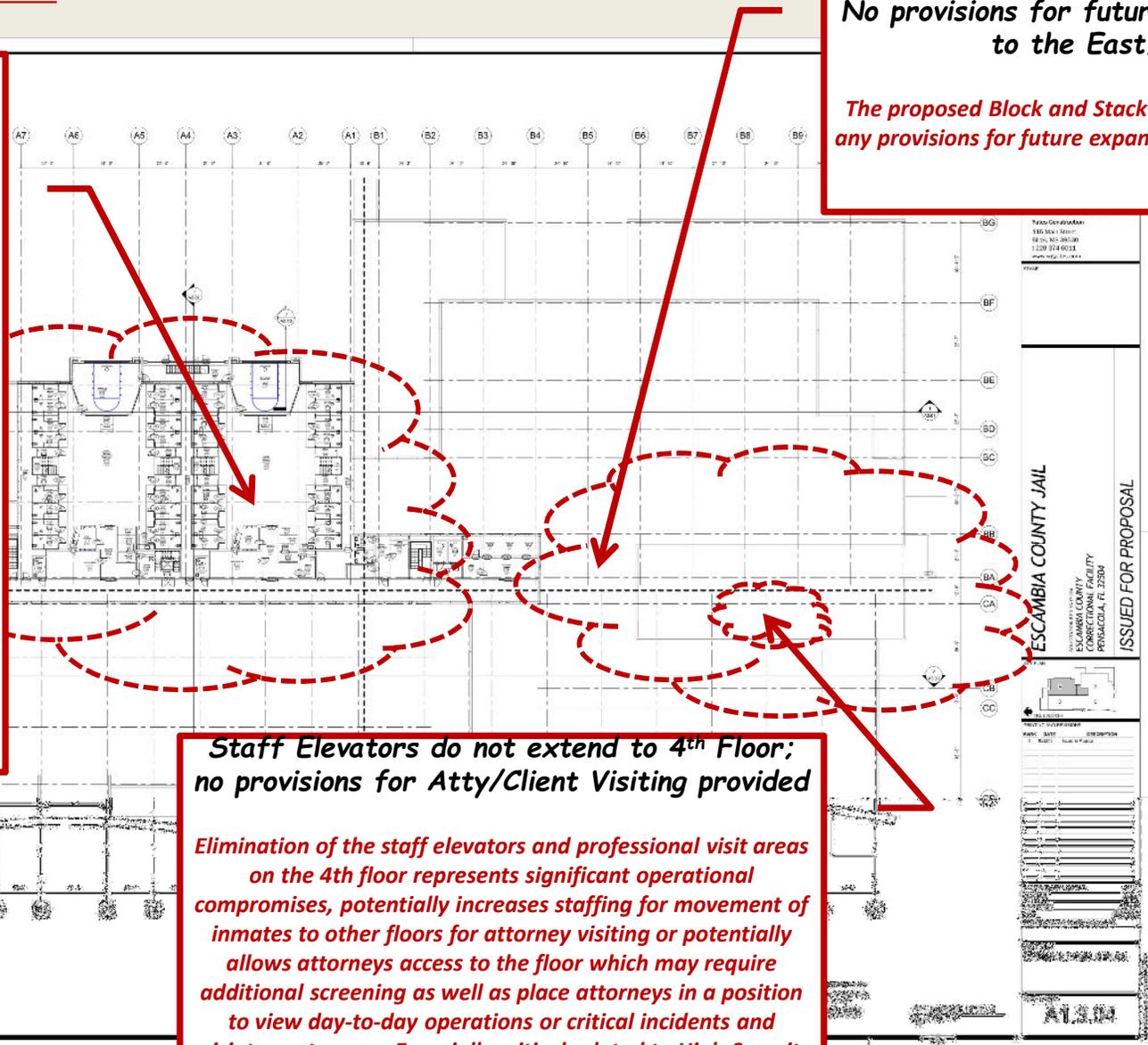
Fourth Floor - Yates

B&S/Functional Organization

Results in two units isolated on 4th floor

- Conflicts with creating 320/future 640 bed management units
- Limited availability of emergency response staffing & Increased movement will result in increased staffing;
- If one floor still desired for females, places High-Security and Reception at greatest distance from Intake/Transfer, Arraignment Courts and Release

Revising the blocking and stacking/functional organization as proposed is believed to result in significant functional and operational compromises and will result in increased due to the isolation of two housing units on the fourth level with no adjacent support functions;



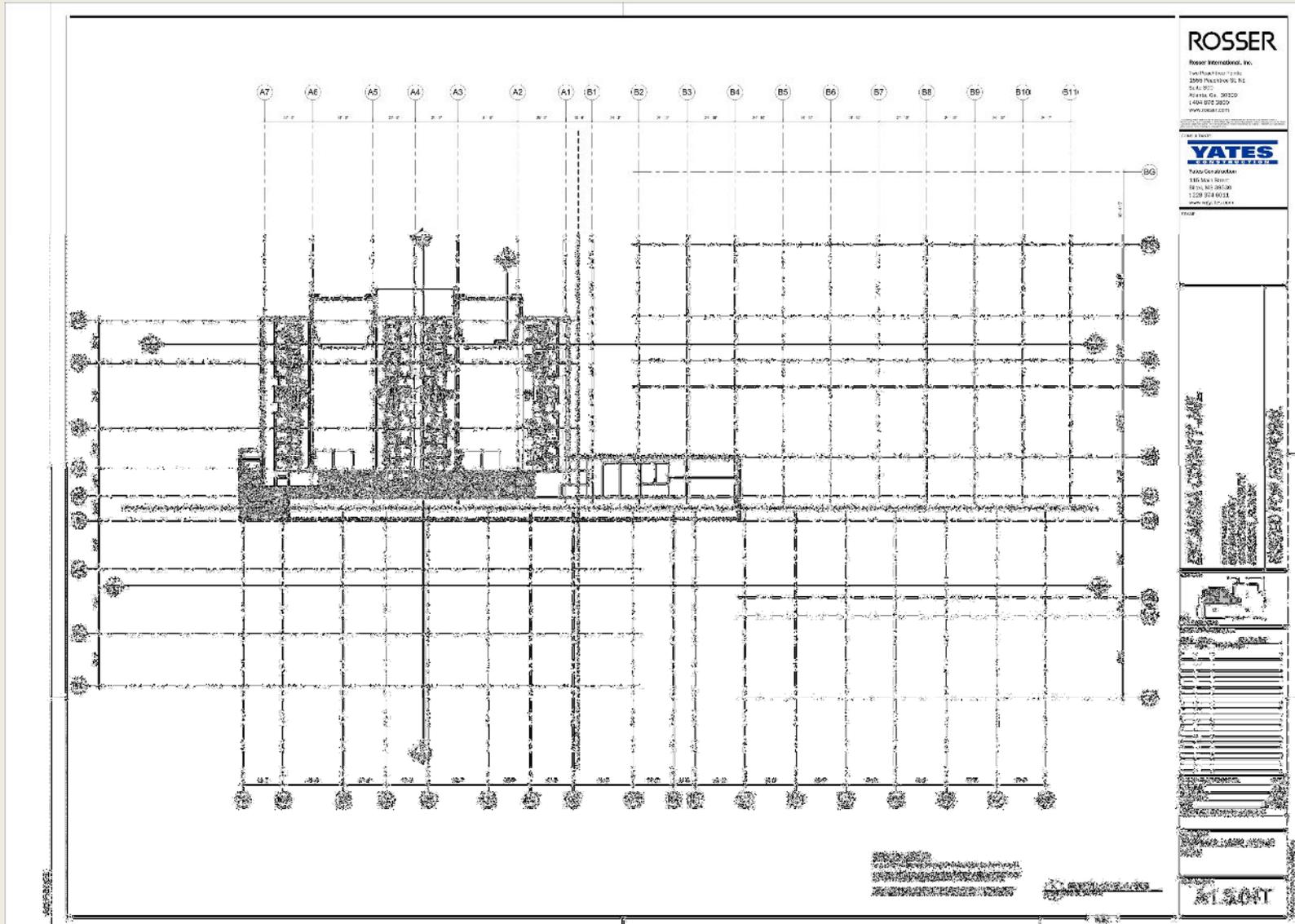
No provisions for future Expansion to the East;

The proposed Block and Stack does not make any provisions for future expansion to the East.

Staff Elevators do not extend to 4th Floor; no provisions for Atty/Client Visiting provided

Elimination of the staff elevators and professional visit areas on the 4th floor represents significant operational compromises, potentially increases staffing for movement of inmates to other floors for attorney visiting or potentially allows attorneys access to the floor which may require additional screening as well as place attorneys in a position to view day-to-day operations or critical incidents and misinterpret same; Especially critical related to High-Security & Reception Housing if provided on 4th floor;

Fourth Floor Mezzanine - Yates



Functional/Operational Impact Summary - Yates

The proposed block and stack/functional organization revisions proposed by the Yates Team appears to have significant functional, operational and staffing impacts which are in conflict with the Design Criteria and would result in increased long-term costs to Escambia County for staffing and operations.

Moreover, the “value Enhancements” offered show an even greater lack of understanding of key operational considerations – covered vehicular areas, separate transportation vehicle vestibule, fenced employee parking etc.



Escambia County Jail

Functional Evaluation of Proposal

Department of Corrections Review
July 20, 2017



33