

Venture Architects Group

Proposal Summary

1. Completeness of proposal and compliance with requirements

- Attended the pre-bid meeting and completed facility tour
- Met all deadlines for submission of proposal
- Provided a cover letter with their proposal listing past clients, experience of staff, and advised that they would be partnered with CRS Inc. for completion of the study and with Boldt for all construction cost budget work.
- Advised of their prior work for Winnebago County and familiarity with the building
- Overall, proposal was easy to read, understand, and mostly followed the chronological order of the RFP as written.

2. Responses to requirements in section 3 of the RFP (Deliverables)

- **PHASE 1**
- Venture project team would analyze inmate-specific information and data for at least the past three years (preferably 10 years or more) to identify inmate characteristics and associated trends. They will look at the criminal justice system through the inmate population to identify key characteristics of inmates and the reasons for which they are incarcerated. This detailed insight of the nature of the previous jail populations will be useful to:
 - i. Identify trends that might impact future Jail needs (beds and support)
 - ii. Understand the dynamics of the inmate population
 - iii. Analyze the range of options available to the stakeholders and the gaps by looking at the inmates who end up in jail
 - iv. Identify opportunities to safely divert inmates from confinement- pretrial and post-conviction
 - v. Estimate the impact of proposed programs and services on future jail needs (beds and support)
 - vi. Describe the types of jail beds that will be needed in terms of:
 - 1. Gender
 - 2. Status (pretrial/sentenced)
 - 3. Risk and security levels (minimum, medium, maximum)
 - 4. Special Needs (geriatric, bariatric, medical, mental health)
 - 5. Supervision
- Length of inmate stay will be evaluated to provide an analysis of the dynamics of admissions, releases and length of stay

- Project team would use historical jail data to generate a statistical model that forecast future jail needs for twenty years in five year increments.
 - i. They would use data to convert projected Average Daily Population in beds by applying:
 1. Peaking factor (to accommodate expected sustained increase in the jail population)
 2. Classification factor (reflecting the beds that are sometimes empty because of inmate classification and separation needs)
 3. Maintenance factor (beds not available due to maintenance)
- Project team would complete an assessment of current alternative programs, service providers and practices that are provided in the community and in the jail that have an impact on current and future jail populations. They will meet with current service providers and assemble information and data about their efforts and results.
- Project team will perform an assessment of surrounding County, State and Federal agencies that are anticipated to need bed space (potential contract beds)
- Project team will consider various external factors potentially impacting jail population outlined in letter D (page 2) of the RFP
- In the final step of Phase 1, the Project Team will compare projected needs to the capacity, design and condition of the current jail. They will identify the full range of options that could respond to future needs, including but not limited to:
 - i. No change
 - ii. Renovate current jail
 - iii. Renovate and expand current jail
 - iv. Replace jail
 - v. Collaborate with other counties
 - vi. Adapt another facility for use as jail
 1. A preliminary “architectural program” will be developed to identify scope and scale of a facility that will meet future needs
 2. This final step will be the development of a population projection for the next 15-20 years. It will take into consideration a number of variables that will influence the final projection.
- At conclusion of phase 1, a draft report would be completed and a presentation made to County Officials.

- **PHASE 2**

- Based on the recommendations developed in the Phase 1 portion of the study, the Project Team will develop optional physical solutions for expansion (and remodeling if required). This will be to master plan the site for future phased expansion beyond the initial recommendation. Site diagrams will be developed with cost estimates for construction and operations. A 30 year life cycle cost analysis will be generated to compare all options for the short term and over the long haul.
- Project team will complete an analysis of facility needs based on 20-year jail population growth projection. Areas to be assessed include administrative and staff areas, intake and release, inmate housing and program spaces, services such as food, dental/medical/health and counseling, and laundry. In addition, operational cost estimates will be developed for the next 20 years.
- Project team will complete an analysis of facility needs based on jail staff and inmate safety requirements. Basically, how does facility design and related accessories impact the safety of the staff and inmates, now and in the future?
- A survey of out-of-county housing opportunities will be completed and an in-depth analysis related to the feasibility of housing inmates in other jurisdictions, either temporarily, short, or long term.
- Project team will identify key Jail operational areas (such as staffing levels) that will be impacted by inmate population growth and facility (re)design.
- Upon completion of Phase 2, a report will summarize the results to include all findings, conclusions and recommendations
- Once phase 1 and phase 2 draft reports have been reviewed by the County and any modifications completed, a final phase 1 and phase 2 report would be presented to County leadership and other audiences, as desired.
- **OTHER**
 - i. Projected hours to achieve project scope = 528 hours
 - ii. Proposed project schedule = 26 weeks (13 weeks for phase 1 and another 13 weeks for phase 2)

3. Previous experience of offeror including references

- Venture Architects has been in existence for 35 years
- CRS Inc. has 46 years of experience
- Venture Architects states that it has completed 27 county jails and law enforcement planning studies, and 18 completed jail and law enforcement projects
- CRS Inc. has complete over 170 different planning studies relevant to this study

4. Previous experience of individuals assigned to project

- Principal in Charge – John H Cain AIA (Venture Architects) Cain has been the Design Director for more than forty years. BS, Architectural Studies, University of Illinois at Urbana-Champaign and Master of Architecture, UW-Milwaukee
- Facility Planner – Thomas Poweleit (Venture Architects) Poweleit is one of the two founding partners of Venture Architects with more than 40 year's experience in design and construction of public building spaces. He has been a registered Architect in the State of Wisconsin since 1980
- Team Liaison – Kaia Glenn (Venture Architects) Glenn has over twenty year's experience working in the construction industry. She is currently enrolled in the Waukesha County Technical College for Graphics Design, previously serving in the United State Army during the Gulf War in Fort Hood Texas managing and analyzing personnel records to determine eligibility for advancement in rank
- Justice Planner – Rod Miller (CRS Inc. President) Miller has four decades of experience and developed the National Jail Core Standards. BA and graduate studies, Systems Analysis, Interdisciplinary Studies, Planning, design, Economics, High Honors Distinction, University of Michigan Ann Arbor
- Project Manager – Mark Sievert (Boldt) Sievert has 20 years of experience in all phases of construction. BS, Civil Engineering, UW-Platteville.



RFP TABULATION SHEET

RFP TITLE: JAIL CONSULTING SERVICES

DUE DATE: 3/8/2018 RFP #: SH03-18

WINNEBAGO COUNTY

BIDDER	LUMP SUM PRICE	NOTES	DAYS TO COMPLETION	
			PHASE 1	PHASE 2
BKV GROUP	\$85,000	none	75	150
MATRIX CONSULTING	\$91,000	Could be NTE price	84	126
VENTURE ARCHITECTS	\$58,000	Includes all normal reimb expenses	90	90

