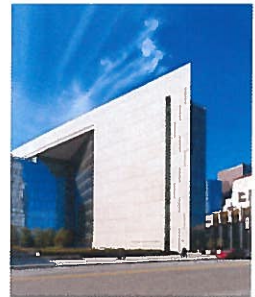


STATEMENT OF QUALIFICATIONS

**RFP FOR PROVIDING JAIL CONSTRUCTION
CONSULTATION SERVICES**

County of Siskiyou | County Administrative Office

April 21, 2017





Construction Management, Inc.

4540 Duckhorn Drive, Suite 300
Sacramento, CA 95834
T 916-575-8888
F 916-575-8887
www.vanir.com

April 21, 2016

Terry Barber
County Administrative Office
1312 Fairlane Road
Yreka, CA 96097

RE: Jail Construction Consultation Services

Dear Ms. Barber,

Please consider this our formal proposal to provide consulting services for the new Siskiyou County jail. We understand the first order of business is to work with your staff and the Sheriff's Department to define a project that meets County needs within budget. The next step is to get BSCC approval to move forward with the revised scope. Vanir is the right team to help you achieve these goals:

AB 900 Specialists: Vanir has helped California Counties on 38 State funded lease revenue bond projects from AB 900 Phase 1 through SB 844. We understand the protocols, procedures and nuances working with BSCC and other state agencies. BSCC trusts Vanir which helps smooth the way for BSCC establishment and approval.

Successfully Re-Scoped BSCC Projects: Vanir has helped four Counties re-scope projects and receive approval from BSCC. For instance, on the Tri-County (Yuba, Sutter, and Colusa) SB81r1 Juvenile Detention Facility, Vanir sought and received approval to reduce project scope from 48 beds to 16 beds. We applied for additional funds in SB81r2 to build-out the full 48 beds and helped the Counties receive approval to combine a SB 81r1 project and a SB 81r2 project into a single project.

Top Jail Design Firm in State: Our team includes Nacht & Lewis. They will lead the conceptual design development of the various options for project scope including use of the existing juvenile detention facility. Nacht & Lewis is already supporting you and is intimately familiar with County requirements and expectations. Nacht & Lewis is a leading jail designer in the state specializing in state funded projects. Vanir and Nacht & Lewis are currently working together on five state funded detention projects.

Highly Skilled Local Estimators: Estimating will be provided by Vanir's in-house Sacramento based estimating department led by Ben Sabati. Vanir has a reputation of extremely accurate estimates with typical bid results within 1 to 3 percent. We use our data base of local costs and intimate knowledge of factors effecting the detention market. You will be able to trust Vanir's numbers when making decisions about path forward.

We Bring the A Team: Candy Roberts, our project manager has led Yuba, Colusa and Amador counties through the due diligence and BSCC establishment and approval process. She knows the players and their requirements. Jim Aboytes, worked for BSCC for seven years. Jim led the re-scoping approval for Yuba, Kings El Dorado and Imperial Counties. Jim gets it done. Eric Fadness and Lorenzo Lopez are top California state funded jail designers. Lorenzo is considered an expert in state fire and life safety codes. State Fire Marshal approval is always a challenge. Lorenzo gets us through the process.

We Know the Steps: We know each step, the order and timeline to obtain re-scope approval, project establishment and permission to award. We are experienced with the administration necessary for timely cash reimbursement once in construction. Vanir and our partner Nacht & Lewis are committed to getting the project re-scoped, approved by BSCC and under construction as quickly as possible. We have done it before and are highly confident that we are the help you need.

Support of Siskiyou County has been in our vision for a long time. We are very excited about the opportunity to assist you on this important project. I am an officer of Vanir with full authority to commit the staff and scope of services that we are proposing. Please do not hesitate to contact me any time at 916.575.8888 or by email at Andrew.freeman@vanir.com to discuss our proposal further.

Sincerely,

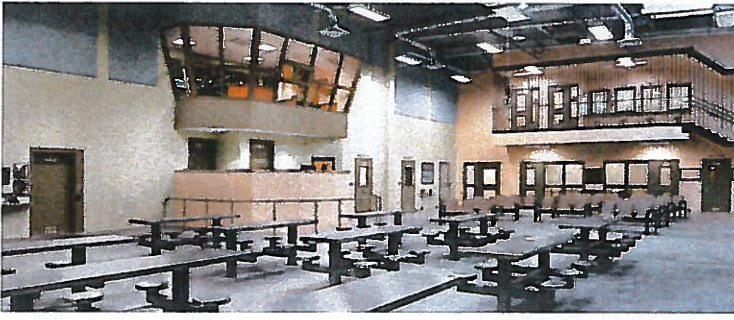
A handwritten signature in blue ink, appearing to read 'A. Freeman', with a stylized flourish at the end.

Andrew Freeman, PE
Area Manager



New Mother Lode Regional Juvenile Facility, Tuolumne County - Photo Credit to HMC Architects

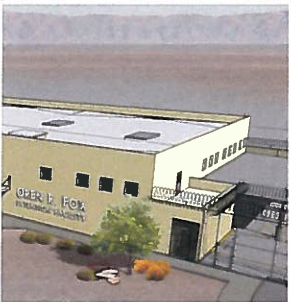
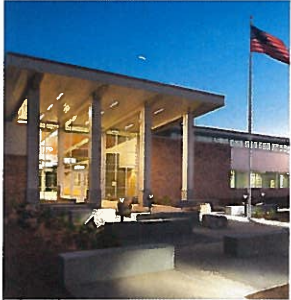
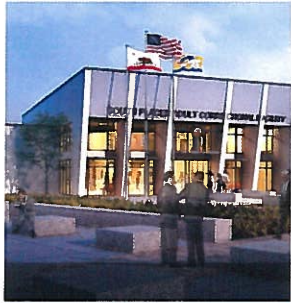
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Qualifications and Team Experience



QUALIFICATIONS AND TEAM EXPERIENCE



FIRM HISTORY

Vanir Construction Management, Inc. is one of the nation's leading project management firms. Vanir provides a wide variety of project services to public sector clients. Our capabilities carry a project from inception through completion. From planning, through design, construction, and move-in, we focus on achieving the owner's goals for cost, schedule, and quality. Combining seasoned personnel, specialized expertise, and state-of-the-art management information systems, we have established a track record of satisfying client needs. Vanir provides services you need, whether they are standalone services such as comprehensive needs assessments, constructability reviews, or master planning through full service program, project and construction management services.

We are a woman and minority owned business headquartered in Sacramento. Since 1980, Vanir has provided program, project, and construction management services for over \$25 billion in construction, including justice facilities, public works, education, healthcare, and water/wastewater projects. Vanir is an experienced leader, providing input and management to cities, states, counties, and other public agency projects.

Vanir is consistently ranked as one of the Top CM Firms in the Nation by *Engineering News-Record*. Our staff of more than 380 professionals includes Project Directors, Project Managers, Construction Managers, Registered Architects, Professional Engineers, Schedulers, Estimators, Claims Specialists, BIM specialist, financial analysts, sustainability experts, certified accessibility specialists and other design and construction professionals.

JUSTICE PROJECTS ARE OUR CORE BUSINESS

Vanir is the largest provider of project management services on justice projects in California. Our justice project experience includes:

- Project Management support on justice related projects in 48 California Counties.
- Over **\$13 billion** in justice construction, **250,000 beds**.
- Jail Plan for the **\$2 billion** Los Angeles County Consolidated Correction Treatment Facility.
- Program Manager for CDCR managing over **\$3 billion** of large and small projects at **34 institutions**.
- Program Manager for the Judicial Council of California providing program level support of their **41 courthouse** construction program.
- Current Project Management of state funded jail projects in Orange, San Bernardino, Imperial, Kings, Tulare, Santa Barbara, San Mateo, Alameda, Tuolumne, Amador, Contra Costa, Napa, Yolo, Yuba, Sutter, Colusa, Placer and El Dorado Counties.
- Experts in Government Code, **Title 15, Title 19, and Title 24**, as well as BSCC requirements.
- Employees include former BSCC members, law enforcement personnel, county administrators, and county project managers.

Projects Similar to the County of Siskiyou Jail Replacement		
Tuolumne County - New Mother Lode Regional Juvenile Facility*	Colusa County - Jail Facility Project	Yuba County - Tri-county Juvenile Rehab Facility*
Amador County - Jail Expansion	County of Placer - South Placer Adult Correctional Facility	Tulare County - South County Detention Center*
Kings County - Jail Expansion Projects*	County of Alameda - Juvenile Justice Center	Orange County - James A. Musick Jail Facility - Phase I & II
County of Riverside - East County Detention Center	Imperial County - New Medium-security Adult Detention Facility	County of San Diego Women's Detention and Reentry Facility
County of Riverside - Larry D. Smith Correctional Facility - Expansion #3	City of Los Angeles - New Police Administration Building Project	Kings County SB1022 Phase III
County of Riverside - Southwest Juvenile Courthouse	Imperial County - Jail SB863	San Mateo County-Sheriff's Office-Maple Street Correction Center
Tulare County - Jail - Sequoia Field Program Facility	Yuba County - New Sheriff Facility	Yuba County - Sheriff - SB863
County of Alameda - Santa Rita Adult Detention Facility - ADA Assessment	County of Santa Cruz - Probation Department - Multi-use Recreational Facility	Alameda County - Santa Rita Jail Facility SB863
Butte County - Criminal Justice Facility - SB863 PM Services	CJRF - Humboldt County - SB863	El Dorado County - Sheriff's Facility - Site Suitability Analysis

* Data sheet available on the next page.

VALUE ADDED SERVICES TO JUSTICE CLIENTS

Research and Planning Phase

- Research and Analysis
- Feasibility Studies
- County Jail Needs Assessment
- Correctional Facility Master Planning
- Site Utilization
- Facility Programming
- Fiscal Impacts/Probable Costs
- Cash Flow Analysis
- Scheduling

- Cost Estimates
- Budget Review
- Jail Constructability Analysis
- Security and Electronics
- Hardware and Locks
- Strengths of Materials
- Design Development Reviews and Estimates
- Construction Docs Review & Estimates
- Facility FF&E Selection, Budget and Delivery Schedule

- Process Payment Requests
- Change Order Review
- Monthly Reports
- Project Accounting
- Cost Control
- Communication Plan
- Document Controls
- Claim Management
- Mock-Ups
- FF&E Coordinating
- GUI Mapping

Pre-Design Phase

- Master Schedule
- Contract Administration
- Technical Specifications
- Building Delivery Systems
- Condition Assessment
- RFQ/P for Design
- Design Recommendations
- Preliminary Statements

Bid Award Phase

- Advertise for Bids
- Pre-Qualification
- Pre-Bid Conference
- Bid Evaluation
- Recommend Award

Occupancy Phase

- Commissioning
- Final Inspections
- Punch List
- Corrective Actions
- Keying Schedule

Design Phase

- T-24 Minimum Jail Standards
- Design Schedule
- Schematic Drawing Review & Estimate
- CPM Schedule

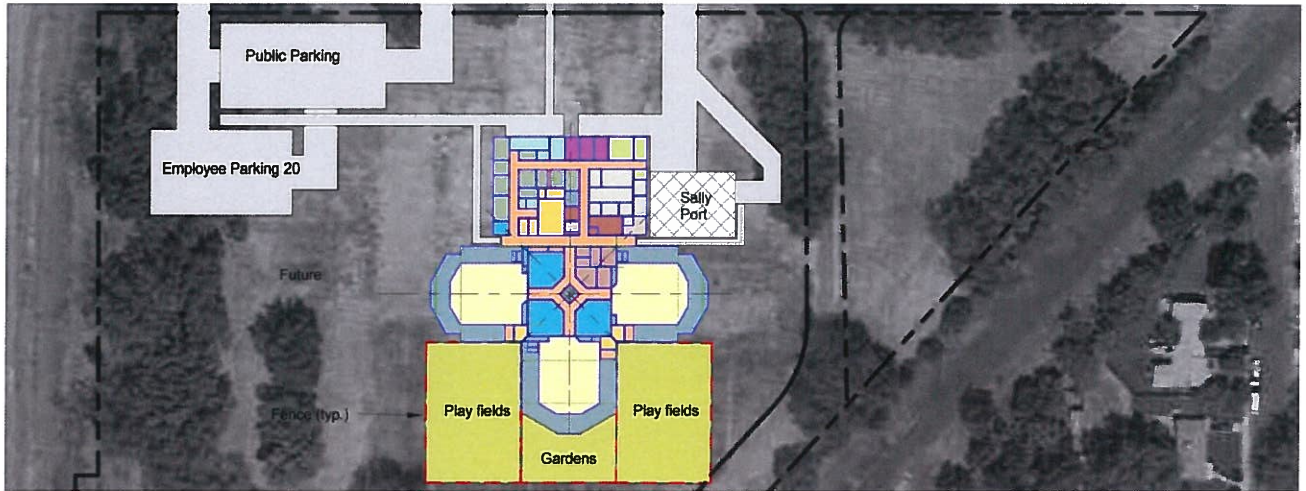
Construction Phase

- Notice to Proceed
- Pre-Construction Meeting
- Review & Approve Construction Schedule
- Construction Observation & Management
- On-Site Management
- Testing & Inspection Coordination

State Lease Revenue Bond Financing

- SB81
- AB900
- SB1022
- SB863
- SB844

Yuba County | Tri-County Juvenile Rehabilitation Facility (SB81r1 and SB812)



Project Overview

Vanir provided assistance with project establishment and criteria development on a new 48-bed juvenile detention facility funded by SB 81 lease revenue bond funds. The project had originally been awarded \$9.6 million of state funds for a 10 bed facility. Yuba, Sutter and Colusa Counties then approached BSCC to convert the project into a regional facility with 48 beds. BSCC agreed, but no additional funds were awarded.

To assist with project establishment, Vanir performed an estimate and determined that there was not enough funds to build a 48 bed facility without a significant County cash match. Vanir recommended that the project be re-scoped and submitted to BSCC for approval.

Vanir provided a number of options within the submitted budget to the counties, and ultimately they selected a 16 bed option which could be built without additional funds. Vanir prepared the re-scope package and presented the approach and justification to the BSCC. The package was submitted and the reduced scope was approved.

Vanir then prepared a funding application for a 32-bed facility under SB 81 phase 2 - full funds were awarded. The team then proposed that the two projects be combined to create a single 48 bed juvenile detention facility. This was also approved, although the two project pieces will be tracked separately for cash reimbursement purposes.

With an approved project Vanir has supported the county with due diligence, project establishment, design-build criteria development, estimating, design-build RFQ and RFP development, procurement and construction management.

PROJECT RELEVANCE TO TUOLUMNE COUNTY'S SCOPE

- ✓ County Detention Facility
- ✓ State Funded
- ✓ Re-scoping

Location

Marysville, CA

Client

Yuba County

Project Duration

2012 - 2017

Reference

Doug McCoy, Yuba County,
Director, Administrative Services
(530) 749-7880
dmccoy@co.yuba.ca.us

Tulare County | South County Detention Facility (AB900 and SB1022)



Project Overview

Vanir is providing project and construction management services for the planning, design, and construction of the new jail, which is the first in Southern Tulare County. The 119,000-square foot, 510-bed facility will occupy 15 acres of a 60-acre greenfield site, and will provide space for classrooms, counseling, and training. The housing space will include dayrooms, exercise yards, multi-purpose space for programs, including self-help, parenting, life skills, education classes, and religious services. The project is primarily funded by a \$60 million AB900 grant from California's Jail Construction Financing Program.

Alternate Project Approaches = Significant Cost Savings

When Vanir was brought on board, the project was approximately 20% over budget. Vanir assisted the County to help reduce costs by working in conjunction with the County's architect to help develop several design alternative studies. As a result, the project has regained compliance with the budget.

Client Satisfaction

The County originally awarded the AB900 construction management contract to another firm in 2012. After the County reviewed bids for their SB1022 project, they decided to go in a different direction and selected Vanir to provide services for both their AB900 and SB1022 funded projects. The County reduced the original firm's scope and awarded Vanir the contract to manage the South County Detention Facility.

PROJECT RELEVANCE TO TUOLUMNE COUNTY'S SCOPE

- ✓ Adult Detention Facility
- ✓ State Funded
- ✓ Re-scoping
- ✓ Expansion & Remodel

Location

Porterville, CA

Client

Tulare County

Project Duration

2014 - 2018

Reference

John Hess, Assistant Director,
General Services
(559) 636-5005
jhess@co.tulare.ca.us

Kings County | Jail Expansion (AB900 and SB1022)



Project Overview

Vanir is providing Kings County with project and construction management services for the planning, design, and construction of Phase II and Phase III Expansion Projects, as well as project and construction management services for its Juvenile Center Remodel Project.

Phase II Expansion - AB900 Vanir assisted the County with its AB 900 funding requirements and is managing the \$41 million expansion project that adds 252 new beds to the existing 613, alleviating the current need for inmates to sleep on temporary beds in the day rooms of the existing jail.

Phase III Expansion - SB1022 Our performance on the Phase II AB900 expansion project led the County to award Vanir project management services on their SB1022 project. This State funded project is a new \$20 million Type II 24-bed mental health addition with a culinary service kitchen, vocational space, three program rooms, and a day reporting center.

Client Satisfaction

Our performance on the County's AB900 and SB1022 projects led Kings County to request Vanir to assist them with their \$13 million (SB81) renovation and remodel of the existing adult detention facility into the new Kings County Juvenile Center.

PROJECT RELEVANCE TO TUOLUMNE COUNTY'S SCOPE

- ✓ Adult Detention Facility
- ✓ State Funded
- ✓ Re-scoping

Location

Hanford, CA

Client

Kings County

Project Duration

2012 - 2016

Reference

Rebecca Campbell,
Deputy Administrative Officer
559-852-2379
rebecca.campbell@co.kings.ca.us

Tuolumne County | New Mother Lode Regional Juvenile Facility - Phase I and II (SB81)



Project Overview

Vanir provided full time Project/Construction Management Services for a new 26,815 square foot, 30-bed juvenile detention facility to house juvenile offenders. Project scope included converting an existing juvenile detention facility into an adult detention center, and increasing square footage and functional space. The project will be constructed of concrete CMU and steel, on approximately 2.5 acres of county owned land.

We also provided value engineering, constructability review of the CD documents, cost estimating, and scheduling services for our client. The delivery method was a design/bid/build. At bid, Vanir received 10 bids and 6 were under the estimate and budget.

The new \$16 million facility consists of concrete and steel structure including: one housing unit (18 sleeping rooms), 2 classrooms, dayroom, medical examination room, an enclosed/secure outdoor exercise courtyard, central control room, juvenile processing, holding cells, vehicular sallyport, administration / staff area, laundry room, culinary kitchen and maintenance area including other ancillary spaces; plus site work, irrigation, utilities, security electronics and fencing, landscaping and public/secure parking.

PROJECT RELEVANCE TO TUOLUMNE COUNTY'S SCOPE

- ✓ County Detention Facility
- ✓ State Funded
- ✓ Rural Project

Location

Sonora, CA

Client

Tuolumne County

Project Duration

2014-2017

Reference

Maureen Frank,
Deputy County Administrator,
Tuolumne County
209-533-5511
mfrank@co.tuolumne.ca.us

EXPERTS WORKING WITH BSCC

Our support services to counties across California on their BSCC State funded projects includes facility condition assessment, needs assessment, funding support, project planning, estimating, scope reduction, accessibility and energy surveys, programming, criteria development, design support, project and construction management, post occupancy support and commissioning.

Vanir helps counties, identify their needs, receive state funding and manage the work through design, construction and occupancy. We pride ourselves in staying in budget and on schedule.

The following table details the counties we have supported with their state funded jail projects from AB 900 Phase 1 through SB 844.

	County	AB900 Phase 1	AB900 Phase 2	SB81r1	SB81r2	SB1022	SB863	SB844
1	Alameda						X	
2	Amador						X	
3	Butte						X	
4	Colusa				X		X	
5	Del Norte					X		
6	El Dorado				X			X
7	Humboldt					X	X	
8	Imperial		X				X	
9	Kings		X		X	X		
10	Lake					X		
11	Mariposa							X
12	Mono							X
13	Napa					X		
14	Nevada							
15	Orange		X			X		
16	Placer						X	
17	Riverside		X					
18	Sacramento					X		
19	San Diego		X					
20	San Joaquin	X						
21	Santa Cruz			X	X			
22	Sutter				X			
23	Tehama					X		
24	Tulare		X			X	X	
25	Tuolumne			X				
26	Yolo				X			
27	Yuba			X	X		X	
Total County Projects		1	6	3	7	9	9	3
					38			

FAMILIARITY WITH STATE AND REGULATORY AGENCIES

Vanir has worked with California regulatory agencies for more than 35 years. We maintain strong working relationships with all Local and State departments, as well as offices that are responsible for or regulate construction programs and projects. Sometimes the agency is our client, and sometimes it is a stakeholder or regulator. Regardless of the relationship, our approach is to include the agencies as part of the solution, facilitate quick resolution of the issue at hand, and complete the project in the most expeditious manner.



Board of State and Community Corrections (BSCC): Since 1989 we have worked closely with the California Board of State and Community Corrections (BSCC), formerly the Corrections Standards Authority (CSA) and Board of Corrections (BOC) on every California State jail and juvenile hall funding program. Jim Aboytes, BSCC Specialist is a former BOC staff consultant for seven years. Vanir has successfully worked with the BSCC on 38 Lease Revenue Bond Funded projects, as shown in an earlier chart. We have an in-depth understanding of the regulations, Titles 15 and 24. That knowledge and Mr. Aboytes’ experience led to an invitation by the BSCC to participate in the standards revisions process for Title 24, last year. We understand how BSCC conducts business and we know their staff.



Office State Fire Marshal (OSFM): We have worked closely with the Fire Marshal at the State and regional levels since our firm’s inception in 1980. We understand their focus and lead times, and we work to satisfy their concerns in order to keep the projects moving.

The OSFM is responsible for the fire and life safety approval of State funded projects. As a result of the large number of CDCR, Judicial Council of California (JCC), and the County Jail projects, the OSFM is experiencing resource issues that are limiting their ability to perform timely plan reviews and the bid time being experienced by projects is increasing. With the volume of projects that the OSFM is responsible for, it is critical that input is received at appropriate stages of the project with periodic project reviews at each phase to create a dialogue and project familiarity that will expedite the review and document approval. We understand that the current bin time with the OSFM is close to eight weeks and plans are being rejected if they do not meet minimum plan requirements at time of submission; this time period needs to be accounted for in the planning and built into the schedule at the onset. In order to ensure acceptance of documents, we have developed an OSFM Submittal Checklist that we administer with the design team during design development and prior to submission.



State Public Works Board (SPWB): We have a history with the State Public Works Board (SPWB). As part of our ongoing responsibilities, we have worked closely with our clients to develop necessary documentation and then have made presentations before the SPWB to obtain project funding approval.



Department of Finance (DOF): We frequently work with the DOF on all of our State-funded projects. We understand their expectations and know how to prepare budgetary and project information to support the DOF’s objectives. We have prepared required reports, presented them on behalf of our clients, and negotiated successful outcomes.



California Department of Corrections and Rehabilitation (CDCR): Vanir Team members have worked with the department for over 25 years, building a background of experience that provides us with a solid understanding of the CDCR’s expectations, working style, and requirements.



NACHT & LEWIS - OUR PARTNER

Nacht & Lewis will provide the planning, programming and design support as we work with you to develop project alternatives that meet your needs while staying in budget. Nacht & Lewis has over 50 years of justice experience and 35 years designing correctional environments such as new county jails, juvenile halls and California State Prison medical and mental health facilities. Their history in correctional design began in 1980 with Sacramento County, designing various new facilities and renovations at the County’s Rio Cosumnes Correctional Facility. These experiences ultimately led to Nacht & Lewis’ selection for the design of the downtown Sacramento Main Jail in partnership with HOK. Since that time, Nacht & Lewis has provided architectural design and planning services for jail projects in numerous California counties. These projects range in scale and complexity from large new jail facilities to facility renovations. Nacht & Lewis’ work spans the state of California and into Nevada; their list of jail clients includes Amador, Butte, Colusa, El Dorado, Lake, Marin, Merced, Napa, Placer, Riverside, Sacramento and Siskiyou Counties.

Vanir and Nacht & Lewis formed a strategic alliance three years ago. We are currently working on five projects together, sometimes with Vanir as prime, sometimes with Nacht & Lewis as prime. Always a blended team with a single Vanir/Nacht & Lewis identity. The alliance decision was based on both companies having a similar culture of client first.



“A key aspect of the success of the project was the **quality of the individuals** assigned by Vanir and their **focus on finding solutions**—not just identifying problems for others to solve. In an environment of **mutual respect**, we were able to **partner together as a team** to meet and exceed the goals of the County.”

- Andrew Cupples, AIA,
Former Design Principal,
DMJM

PROJECT TEAM

Vanir has an established record of success in the justice facility environment and understands the delicate balance of meeting long, mid, and short-term expectations.

Our in-house team includes highly qualified professional staff with a depth of knowledge and experience that will meet your detention facility needs. Having an experienced detention team minimizes miscommunication and maximizes efficiency. The individuals chosen for this project were selected for their unique attributes and their collaborative history of successfully delivering these types of projects.

VANIR

Andrew Freeman, PE, Project Director will provide Vanir corporate support to the County of Siskiyou and our project team. Andrew’s construction management career spans over three decades and includes some of the most complicated and complex projects in the industry. He is a Vice President with Vanir and the Northern California Area Manager. Andrew is authorized to commit our staff and resources to the County. He will work with you to confirm our approach, level of effort, and provided resources. Andrew is an expert in the development and management of county, state funded correctional projects.

Jim Aboytes, BSCC Specialist. Jim has helped counties compete for, and execute lease bond revenue projects for the past eight years. Over this time, Jim has supported California counties on 38 lease revenue bond projects including leading Vanir’s effort in support of four counties obtaining BSCC re-scope approval. Prior to that, Jim served seven years, as the principal consultant to the California State Board of Corrections (BOC), now the Board of State and Community Corrections (BSCC), in the administration and cost / design review of \$2.5 billion in bond funds for County adult and juvenile detention facility construction projects. As the principal consultant to the Board of Corrections, Jim developed an automated construction cost control system and data base, which helped the Board apply cost guidelines at strategic points in the detention facility development process. Jim was involved with establishing the Board of Correction’s policies and procedures to better serve the Counties. Jim will bring leadership, expertise and experience with re-scoping as well as his understanding and relationship with BSCC in support of Siskiyou County on the jail project.

Candyce Roberts, AIA, PMP, Senior Project Manager will provide day-to-day management for the Vanir Team. She is a registered architect with extensive experience in criminal justice projects. Candyce has particular expertise in facility assessment, needs assessment, programming and planning, and design management for detention/correctional facilities at both the County and State level. This has frequently included working with the project team in the identification and evaluation of alternatives to achieve the best possible outcomes for the client. Candyce also brings specialization in planning for health care within the corrections environment, including: medical, mental health, dental and substance abuse treatment. She has experience managing the project team’s work through the Board of State and Community Corrections (BSCC) process, including development of successful SB863 Applications, completed project establishment, preparation of required due diligence packages, and the development of Performance Criteria.



Nacht & Lewis is the legacy firm you can trust to provide one dedicated, experienced and reliable team that delivers complex projects from start to finish. Nacht & Lewis are experts who reduce risk and craft design solutions tailored to your needs.

Ben Sabati, CPE, Estimator has provided approximately six billion in cost estimating/cost control services on criminal justice projects. His responsibilities include a wide variety of condition assessment and cost-related activities, including take-offs, estimating, pricing, budgeting, purchasing, constructability review, value engineering, and bidding. Ben will be responsible for providing accurate estimates utilizing our database of local material and labor costs. He recently led our estimating efforts for Tuolumne County on the Mother Lode Regional Facility to identify estimates for cost reduction options including anticipated mark-ups and soft costs.

NACHT & LEWIS

Eric Fadness, AIA, Design Principal brings extensive corrections expertise and leadership to the team. As Principal of Nacht & Lewis' corrections work, he has a diverse background in planning and design of correctional and jail facilities including, housing, medical, mental health and essential services projects at both State and County facilities. He is skilled at team organization and leadership, and he takes a hands-on pragmatic approach to each project. Eric will be responsible for the work and performance of the Nacht & Lewis team to ensure Siskiyou Counties' project design, schedule, budget and quality control requirements are met. He has the contractual obligation and final accountability for the Nacht & Lewis team's performance and client satisfaction.

Lorenzo Lopez, AIA, Corrections Planner has planned all of Nacht & Lewis' local detention and correctional medical/mental health housing for over a decade. He has been involved from program/concepts through the completion of construction, providing him relevant project experience and first-hand knowledge of AB900, SB1022 Board of State and Community Corrections and California State Fire Marshall requirements. As the Corrections Planner, Lorenzo will be core member of the programming team, later transitioning to planning and concept development. Lorenzo will also support the project by coordinating consultants and ensuring constructability.

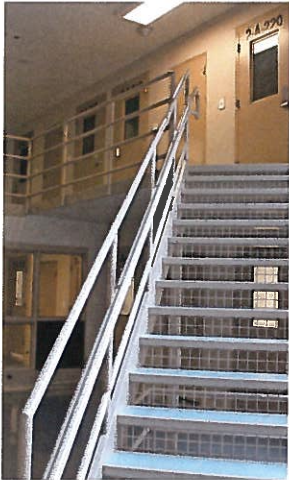
Fred Campbell, Criminal Justice Specialist brings over 38 years of experience working with California County criminal justice agencies. He is recognized as an expert in the adult/juvenile corrections field and has conducted numerous studies and planning projects for law enforcement, detention facilities, probation/parole, and the courts. Mr. Campbell will use his adult / juvenile corrections field expertise to implement Siskiyou County Jail's AB900 plan. With respect to the juvenile hall reuse feasibility planning option, Mr. Campbell will assist the County, Probation Department and Juvenile Court to review Siskiyou County's juvenile detention system requirements and operational policies for responding to youthful offenders. He will focus specifically on identifying major obstacles and key concerns the juvenile justice agencies have which should be considered in determining the "next steps" or other areas of analysis for this facility development option.



Project Understanding



PROJECT UNDERSTANDING



PROJECT UNDERSTANDING

In 2013 the County of Siskiyou received a funding award of \$26,985,000 from the State of California, through the 2011 Local Jail Construction Financing Program AB900 Phase II, to design and construct a new adult detention facility in Yreka. The facility is intended to replace the existing downtown jail.

In 2014 Nacht & Lewis was retained to conduct a Feasibility Study to determine the costs of the project, including the cost of construction, as well as staffing and operations costs for the new adult detention facility. The Feasibility Study, completed in August of 2014, concluded that initial project costs for construction exceed the AB 900 budget. Further escalation, market conditions and lack of competition in select detention trades has driven the estimate even higher. To move forward, the County requires a forensic review of County needs and recommendations for an approach that keeps the project in budget.

The County intends to hire a firm to validate project costs and work with the County to develop a project scope that satisfies county needs within budget. Once scope is determined, the firm will help the County receive BSCC approval for the revised approach.

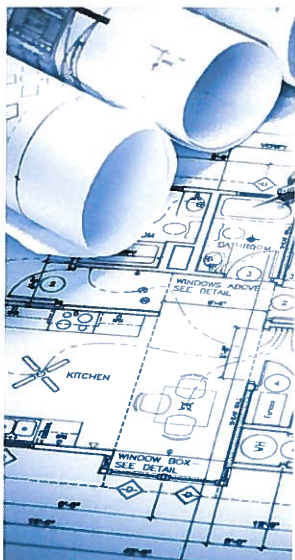
Siskiyou County currently operates an under utilized 40-bed juvenile hall. As part of our analysis, Vanir and our partner Nacht & Lewis will evaluate the feasibility of using the unused portion of the juvenile facility for adult detention as well as moving the juveniles out of the facility and converting the juvenile hall to 100% adult detention. Each of these options includes constructing additional new beds and support and program space.

Analysis of the juvenile detention conversion includes:

1. A confirmation of County juvenile detention needs and possible relocation options.
2. Determination and confirmation of BSCC requirements regarding upgrades to the juvenile hall for juveniles as part of partial conversion to adult as well as code limitations for co-location of juvenile and adult.
3. Determination of building code upgrades and state requirement if state funds are used for conversion of an existing facility including safety and security upgrades.
4. Analysis of how a new housing unit could be added to the existing facility to accommodate the jails population and the needed inmate and staff support services.
5. Analysis of the site and utility upgrades that will be required to support an expanded secure facility.

“Vanir has provided **excellent communication** and has disseminated information through regularly scheduled project and design review meetings, special meetings, documents, emails and phone conferences that is not only appreciated, but **helped to mitigate and resolve issues immediately.**”

Rebecca Campbell,
Deputy CAO, Dave
Robinson, Sheriff Kings
County



The Vanir team will start our support with a cost validation of the current plan as submitted to BSCC and analysis of what can be built within the budget submitted to BSCC. Each option presented to the County will include an estimate of costs including impact to soft costs as a direct result of the project approach and scope of work. We envision providing options that include:

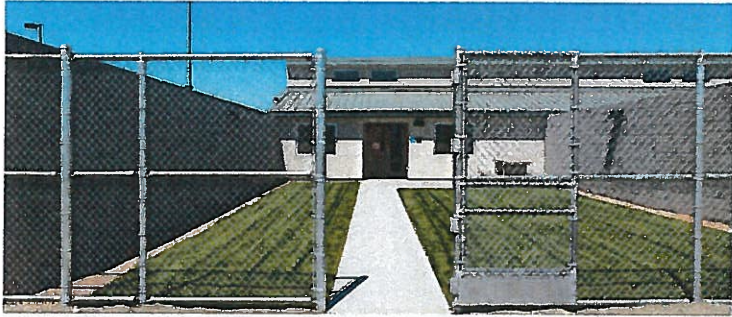
1. Build the most beds possible plus needed program and support requirements within budget utilizing a standalone new facility.
2. The cost of collocating adults and juveniles in the existing juvenile detention facility including a new addition. Cost will include any upgrades needed for the juvenile side to remain.
3. The cost of upgrading the entire juvenile detention facility including a new addition. We can also help with analysis of the cost and impact of relocating the juveniles currently housed in the facility.
4. Optional outside the box solutions that come from brainstorming session including dormitory, single and double cell mix as well as dayroom configuration and joint use program space.

Once the County has agreed on scope and path forward, Vanir will help the County prepare the package to be submitted to BSCC for approval of a revised scope. This is something that Vanir has helped a number of counties with. Prior to submittal, Vanir arranges meetings with BSCC to introduce the approach and seek advice. When we follow BSCC advice we gain an advocate. Our experience gives us a high level of confidence that the County can gain approval of revised scope with justification backed by numbers and a clear path forward that is achievable.

Once the revised scope is approved by BSCC, Vanir understands that the County may opt for additional support with BSCC project establishment and construction management. Vanir is expert at both scopes and would be thrilled to continue our support of the County through project establishment and project completion.

Our Promise

We promise to translate your needs into a completed facility with cost-effective design solutions and efficient contracting methods – delivered on time and on budget.



Workplan



WORKPLAN



The following work plan captures the general steps we anticipate following to validate costs and propose scope alternatives to partially, or fully, utilize the existing juvenile detention center or a standalone facility without the juvenile hall. Once a revised project scope is determined, the work plan then includes the steps we anticipate to secure BSCC approval of the revised scope.

We are ready to start immediately. The resources we have identified are available and committed to Siskiyou County, and to the project. Per the attached work plan, we anticipate submitting the re-scope to BSCC by October 2017. The schedule includes some flexibility but we thought it prudent to be conservative. Prior to submittal, we recommend meeting with BSCC to lay out the plan. They typically are willing to extend the establishment date as long as clear activity and a plan is presented. We should be able to submit the project establishment package within a few weeks of approval of the new scope.

Although not included in the basic services, we included general activities and timelines to establish the project with BSCC, complete the design, construct and occupy the facility. These are gross timelines that we can validate as we gather more information about the project and ultimate scope.

“During every phase of the project... Vanir’s personnel have been **vital and integral members** of the County’s team...we do not expect that we could find a better roster of teammates than we had with Vanir CM”

Dennis Salter and
Gerald Minta, Former
Sr. Architects, County of
Placer, Facility Services
Department

PROJECT APPROACH

Teaming with Nacht & Lewis: Nacht & Lewis is already supporting Siskiyou County on the jail expansion project. Their understanding of the project details, site, and sheriff’s expectation is critical. The Vanir and Nacht & Lewis staff are a cohesive team with Vanir primarily focusing on estimating, process management, and BSCC approval, and Nacht & Lewis bringing design expertise to the various scope concepts.

Estimating: Estimating will be provided by Vanir’s Sacramento based estimating department. We are expert at pricing jail construction in small and medium sized Northern California counties. We use our cost data base of material and labor costs that we have gained estimating jail projects that we are currently bidding and working on in Counties near Siskiyou including Del Norte, Humboldt, Shasta and Colusa. Vanir has a statewide reputation of highly accurate estimates. You can be confident in our estimating.

Concept Alternatives: Vanir and Nacht & Lewis will start the concept process with an expectation and process meeting. We then gather all the information available and research current conditions on site and within the juvenile facility. We confirm code requirements and limitations. The ultimate result of the meetings, planning and programing is a set of concept plans and elevations that represent potential scope option. Vanir provides continuous estimating support confirming that the team is making decisions that keep us on track to stay in budget.



Options Report: The final report will include concept plans and elevations, grading, drainage and utility plans, costs estimates, schedule, and possible risks to project success.

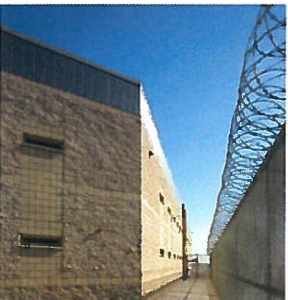
BSCC Re-Scope: After the County agrees on the best path forward, we help prepare the package for BSCC approval of the revised scope. This is something we have done for other counties which has, to-date, been 100% successful. We suggest informal meetings with BSCC throughout the process so they are not surprised, and can advise us on how they want us to proceed. When we follow their advice, they become advocates of the change.



BSCC Project Establishment: Although not within the current scope, if the County opts, Vanir is highly experienced at helping our clients with BSCC project establishment. We understand the documents required and the BSCC process, we know the people, and they trust us. Depending on the status of due diligence and any Board of Supervisors action that might be necessary, it's reasonable to assume we can secure establishment shortly after approval of the re-scope. For Yuba County, we were able to submit within a couple of weeks after BSCC approved the project re-scope.



Construction Management: CM services have also been included in the RFP as an optional service. Vanir would certainly be honored to continue our support of Siskiyou County through project completion. We will place a highly qualified and experienced team on site in a cost-effective manner to support you through design and construction. Together we will deliver a wonderful facility that will meet the needs of the County well into the future.





Cost Reduction Solutions



COST REDUCTION SOLUTIONS



“Vanir has **provided consistently high-quality services**, and the projects they have assisted us with have always been successful...Vanir was there when the County needed resources or people to fill a project need. Their **flexibility and resourcefulness** were threads which held the project together... Their support of the project was exemplary and is worthy of recognition.”

Aki K. Nakao, Former
Director,
General Services Agency,
County of Alameda

In addition to evaluating the existing juvenile detention facility, our team believes it is prudent to look for every opportunity to reduce cost with minimum impact to the function and quality of the facility. During our estimating support and as we develop project alternatives we look at cost reducing techniques that translate into more funds for construction. Some of these areas include:

Schedule: An accelerated schedule and possibly shortened design and construction period, reduces the state mandated escalation. This translates directly into more money for construction.

Construction Materials: As we estimate and define the project, we look for materials and systems that can reduce cost without reduction of function. Cell construction is a big cost area, as is building skin, structure and HVAC systems.

Security Levels: The current proposal is primarily a medium security jail with no minimum beds. We will look at an acceptable mix of cells and dormitories; small dormitories with as few as four beds can reduce costs.

Program and Administrative Space: Although program space is the current focus of BSCC, there may be opportunity to reduce this space and/or provide it in another facility reserving more construction funds for housing.

Intake: Inmate storage is often expensive space when included in a hard facility. We could look at opportunities to provide less expensive storage space.

Soft Costs: As part of our estimating support, we look at funds included in other eligible costs as well as design and CM. We check to make sure that other eligible costs do not duplicate items included in the construction budget.

Sitework: Our proposal includes evaluation of utility and site conditions. Let’s spend as little as possible on site, saving funds for building. We also look at site improvements. Landscaping and site improvements may need to be reserved for future projects.

Estimate Mark-ups: Mark ups include owner contingency, design contingency and market factors. Reduction of mark-ups in the estimate increases the design target for construction but also increases risk to the County. We find a balance that is not too conservative but can be managed. The County might consider a 5% owner contingency. This is a little on the low side but realistic with a strong constructability review and commitment by stakeholders to not make changes during construction.

Bid Alternates: BSCC allows additive bid alternates that are not included in the construction estimate but can be awarded if the county chooses. We identify bid alternates that are not must-haves but are open for consideration after receipt of contractor bids.

Strong Competition: Cost is controlled by designing to budget, high quality design documents that have minimum errors, change management during construction and competitive bidding. To increase competition, we review the design to ensure that the terms and conditions don't scare off bidders. We heavily market the job to increase the number of bidders. Vanir has had great success attracting large bidder pools on projects in small Northern California Counties.



“Please consider me a believer in, and support of, the **highly personal and proactive approach** Vanir delivers to its clients and projects...I highly recommend all public sector entities consider involving the Vanir staff on their projects to **ensure successful progress and project delivery.**”

Robert Botta, Building Facilities Manager, Department of General Services, County of San Luis Obispo



Pricing



FEE PROPOSAL

FEE PROPOSAL

The following fee proposal is based on the scope of services in the RFP and includes all labor and expenses for the development of project scope options including cost estimating and assistance with the development and presentation of a re-scoped project to BSCC for approval.

SERVICE	FEE
Validation of Existing Estimates	\$6,890
Evaluation of Juvenile Hall including Condition Assessment and Code Review	\$14,240
Scope Concept Development and Estimating	\$18,070
BSCC Re-scope Package and Presentation	\$8,340
Total for All Services	\$47,540

OPTIONAL ADDITIONAL SERVICES

SERVICE	FEE
Assistance with BSCC Establishment	Determined when project scope resolved
Construction Management	Determined when project scope resolved

