#10

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE

Date: February 16th, 2016

Weekly Agenda Date: February 23rd, 2016

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz; Building Services Superintendent

SUBJECT: Woodbury County Architectural Services

ACTION REQUIRED:

Approve Ordinance ☐	Approve Resolution ☐	Approve Motion ☒
Give Direction ☐	Other: Informational ☐	Attachments ☒

WORDING FOR AGENDA ITEM: Woodbury County LEC Expansion Project Architectural Services

EXECUTIVE SUMMARY: Woodbury County intends to retain professional Architectural services related to a possible Expansion of the Woodbury County LEC.

BACKGROUND: RFQ's submissions have been sought & interviews conducted to retain professional design services for the Woodbury County Law Enforcement Center -Jail Renovation & expansion project. Three firms were interviewed in a detailed evaluation process. Please reference LEC Expansion Committee letter to the Board of Supervisors.

FINANCIAL IMPACT:

RECOMMENDATION: Woodbury County Building Services Department requests Board of Supervisor's proceed on and designate CBMA as LEC Expansion Project Architect.

ACTION REQUIRED / PROPOSED MOTION: Motion to designate Cannon, Moss, Brygger Architects for the LEC Expansion Project.

Woodbury County LEC

Request for Qualifications

Instructions to Interviewers

1. Each Architectural Team has been given 45 minutes for our interview and it will be split as follows:
    - 30 Minutes for a Presentation by the Architects to our group. They choose their own format of delivery. Each of you should have had a copy of their written proposal.
    - 15 Minutes for questions and answers. Each of you is a critical part of this team. This is the time for you to ask any questions you wish. It can be for clarification of statements in their presentation, their RFQ response package or in their fee proposal. After this portion the Architects will be dismissed.

(15 Minutes open discussion within our group will follow each interview)

2. Evaluation forms:
    - You will each be given an evaluation form with Sections A thru F. The RFQ we published had an Evaluation Criteria with a percentage applicable to each section. We have given each Section questions in proportion to the sections total value. As an example. Section A has a value of 35% so we included 3 questions. Section B has a value of 20% so we included 2 questions. All the other sections have a value of 15% or 10% and they each have 1 question. Your task individually is to rank each Architect in the Rating line under the questions from 1 to 10 with 10 being the best score.
    - Sections D and F will be primarily evaluated based on the references that have been assigned for follow up. If time allows, we will try to get a report on the references from our team for each of the references they called. If we need more time, it may be necessary to do so at the end of all interviews or schedule a review meeting.
    - Each of the following organizations will turn in one final Evaluation Form. It will be your organization's responsibility to poll its interviewers and to concur on a final evaluation for each Ranking. The final Evaluation Form should be turned in to Heather at the Board of Supervisors office by the end of this week and the results will be input into an electronic spread sheet for averaging the scores.

        Board of Supervisors

        Building Services

        Sheriff's Department

        Taxpayers Research Council

        Baker Group

    - The final tally will be handed over to the Chairman of the Board of Supervisors and passed on to the final Board for further action.

LEC Expansion Committee Members,

The County would like to contact references that were provided in the RFQ submissions.

Since we have a limited time to complete this I am asking that each of the committee groups make contact with these references prior to our meeting on Wednesday morning.

To streamline the process I have assigned references to each committee group. I would ask that each of you immediately touch base with on another & assign one individual within your group as lead person to ensure that contact is made to each reference & then compile that information to present to the rest of the committee for review & discussion on Wednesday.

Thanks,

Group/ Reference Contacts as follows:

Board of Supervisors-

CBMA- Reference Contact-
Mark Monson
MRHD
Sioux City, Iowa
712-737-2280

M+- Reference Contact-
Tony Boyd, County Manager
Cibola County
505-234-3300

RML- Reference Contact-
Pete Groetken
City of Sioux City
712-277-2077 or 712-898-4545

Building Services-

M+- Pam Nicosin, Facilities Mangt. Div.
State of New Mexico
505-795-1296

Sheriff's Department-

CBMA- Reference Contact-
Brian Marks, Sheriff
Cloud County LEC
Concorida, Kansas
785-243-3636

M+- Reference Contact-
Skip Perley

CEO, Tec-Corp
Sioux City, Iowa
712-252-4221

RML- Reference Contact-
Woodbury County Jail
Lynette Phillips
712-279-6040

Taxpayers Research Council-

CBMA- Reference Contact-
Glenn Boyer, Sheriff
Jefferson County Dorm
Hillsboro, Missouri
636-797-5000

M+- Reference Contact-
John Baker, President
Suter Services
Sioux City, Iowa
712-252-3007

RML - Reference Contact
Siouxland Historical Railroad
Larry Obermeyer
Sioux City, Iowa
712-276-6432

The Baker Group-

CBMA- Reference Contact-
Jerry Mckernan, Commissioner
Doniphan County Jail
Troy, Kansas
816-797-7350

M+- Reference Contact-
Beth Grigsby, VP Briar Cliff Univ.
Sioux City, Iowa
712-279-5504

RML- Davenport Companies
Jim Johnson
Sioux city, Iowa
712-277-2002

Woodbury County Board of Supervisors
Court House Room 104
620 Douglas Street
Sioux City, Iowa 51101

REQUEST FOR QUALIFICATIONS for Architectural Services

Woodbury County intends to retain professional design services from an Iowa based firm for the Woodbury County Law Enforcement Center – Jail Renovation and Expansion project. Interested and qualified firms are invited to submit Statement of Qualifications for this project based on the tentative scope of work and information identified below. This request is specifically for the defined facility in this RFQ. The Board of Supervisors, at their option, may retain the firm selected for architectural services on this project as well as future work on other County owned facilities. Any further work in not guaranteed; the facilities could include, but are not limited to, the following:

1. Woodbury County Court House (Designated as a National Landmark), 620 Douglas St, Sioux City, IA, 51101.
2. Woodbury County Law Enforcement Center, 407 7th St., Sioux City, IA 51101
3. Trosper-Hoyt, 822 Douglas St., Sioux City, IA 51101 (also contains Juvenile Detention)
4. Siouxland District Health, 1014 Nebraska St., Sioux City, IA 51105
5. Social Services and Veterans Affairs, 1211 Triview Ave., Sioux City, IA 51103
6. Eagles Club, 400 Block of 8th St., 51101
7. Prairie Hill complex, County Road D25, Sioux City, IA
8. Climbing Hill Emergency Services Building, Climbing Hill, IA
9. Secondary Roads facilities located throughout the county
10. Conservation Department facilities which include Dorothy Pecaut Nature Center in Sioux City, as well as various parks throughout the County

Project Background

The Woodbury County Law Enforcement Center consists of approximately 85,000 gross sq. ft. and was originally designed in 1985. The first floor of the facility houses the Sheriff's Department, Clerk of Courts, 4 Court Rooms and supporting Judges Chambers, conference rooms and meetings rooms. The second floor is dedicated to the Jail system; Administration, Cell Blocks, various open style detention rooms, Visitation, Counseling rooms, serving Kitchen and Observation areas. The Jail was originally designed to house about 94 inmates and is now housing around 200 or more inmates. Overflow problems have been dealt with by moving some inmates to a minimum security area in the Prairie Hills facility. The primary prep kitchen for all meals for the inmates is also located in the Prairie Hills facility where they also prepare the meals for Juvenile Detention inmates. The Prairie Hills facility has been utilized far beyond its useful life and must be taken out of service soon. Tentative plans are to move the Kitchen out of Prairie Hills and into the lower level of the Court House where a Kitchen Area already exists. The Kitchen move will not be a part of this project.

Project Description

The original design for the Jail included an outside 5000 sq. ft. recreation area above the center portion of the jail area. This area has not been utilized for years and is currently empty. A recent study completed by Raker Rhodes Engineering out of Des Moines, IA concluded this area is constructed to hold over 100 psf which exceeds the required 40 psf required for jail cells. The mission of this project is to design and construct a jail expansion into this existing open area that will efficiently allow space to be designed as dormitory style housing for a female population so that the current dormitory style housing area may be returned back to its original purpose of Work Release. This will provide the ultimate answer as an alternative to Prairie Hill and provide expanded space that best fits the needs of the Jail. A budget for this project has not yet been set, but the target is to keep the project under $1,200,000. This must include all professional services in addition to construction costs. Any project exceeding $1,200,000 must go out to public vote before full design work could start and that could significantly change the direction of the project.

Project Scope

Provide Plans and Specification to renovate the open exercise area into fully operational jail facility that best fits the needs of Woodbury County and their detention capability. This must include, but is not limited to, enclosing the area with a proper secured roofing system, expanding the electronic door locking and monitoring system, addressing egress issues and needs, expansion of life safety systems (i.e. fire alarm and sprinkler systems), plumbing systems, HVAC systems, electrical systems, and comply with all appropriate building codes both state and local. All plans must be approved by the State Fire Marshall and Department of Corrections.

Anticipated Project Schedule

Selection of Architect date: January 2016
Design kickoff meeting: February 2016
Schematic Design: March/April 2016
Budget presentation to Board: April 2016
Design Development: May 2016/June 2016
Budget Presentation to Board: June 2016
Construction Documents: July/August 2016
Budget Presentation to Board: August 2016
Bidding: September 2016
Commence Construction: TBD
Substantial Completion: TBD

Selection Process

Woodbury County will select an Iowa based professional design firm for this project. The County will work with the design professional to select the various sub consultants required for the project and whose work will be the responsibility of the design professional. An Interview Committee will be appointed by the Board of Supervisors Chairman. The Interview Committee will conduct an evaluation of all Statement of Qualifications submitted and then select firms to invite to an interview. A firm recommendation will be made to the Board of Supervisors for approval by the Interview Committee. All firms submitting a State of Qualification will be notified of which firms were selected for interviews. See the Evaluation and Scoring information at the end of this RFQ for additional guidance.

The selected firm will be put under contract using AIA form of contracts using AIA Document B132-2009 Standard Form of Contract Between Owner and Architect, Construction Manager as Advisor Edition. It is the intent of Woodbury County to utilize the services of a Construction Manager for this project.

Statement of Qualifications

Firms interested in providing services for this project shall include (as a minimum) the following in their Statement of Qualification:

1. Cover letter expressing interest in providing services for the project and the principal contact information.
2. Design Firm's general brochure.
3. Proposed project team, individual roles, qualifications and resumes. Office location for each team member.
4. Project team's experience on Jails/Correctional Facilities and support space that has been managed or designed by the individuals on the project team. Team's experience on Historical Preservation and working with National Landmarks should also be included for future project consideration.
6. Project approach and schedule.
7. Description of the firm's quality control procedures. This should address quality in documentation as well as in the design process.
8. In a separate sealed envelope please provide a summary of your firm's fee schedule for this type of project. Fee schedules will not be opened or reviewed until after interviews and evaluations are completed and could at that point and at the County's discretion, have an impact on final selections.

Submittal of Information

Firms interested in providing services for the project shall submit the requested materials via seven (7) hard copies and one (1) single PDF file by no later than 4:00 p.m. (CDT) on Tuesday, January 19, 2016 to:

Woodbury County Board of Supervisors
Court House, Room 104
620 Douglas Street
Sioux City, Iowa 51101

All responses will be opened and acknowledge as received at the Board of Supervisors weekly meeting on January 19, 2016. Sealed fee schedules will not be opened at this time. The meeting starts at 4:30 PM and the opening will be as scheduled per the approved agenda.

Submittal Package shall be labeled:
"Woodbury County LEC Jail Expansion"
"Statement of Qualification – firm name - date".
Statement of Qualifications shall be a maximum of 40 pages front to back excluding the title page, cover letter, and resumes. Failure to complying with the criteria set forth may be result in rejection of submittal and consideration of the submitting Firm. Firms from which additional information/clarification is requested will be contacted.

Evaluation Criteria

Proposals will be evaluated based upon the following criteria and weighted according to the percentages below:

35% Suggested project approach which includes demonstrable knowledge and articulation of a vision for how the design firm will meet the challenges of the LEC expansion while staying under the bonding threshold of $1.2 million including design fees (cost will be factored).

20% Proposed Project Team qualifications and experience with Jail/Correctional facility design work

15% Firm's capacity for meeting the anticipated project schedule

10% Firms References Results

10% Quality Control Procedures

10% Reputation of Firm for Business Ethics and History of fulfillment of contractual obligations and demonstrated financial stability.

Fee schedule may be at the discretion of Woodbury County be used for the selection process but the County is not required to choose the lowest cost provider.

All questions shall be directed to (Shane Albrecht, Baker Group Project Manager and/or Kenny Schmitz, Facility Director).

All costs associated with the development and submittal of the Statement of Qualifications and interview presentation will be the responsibility of the design professional. Proposals are to be made in good faith, without fraud, collusion or connection of any kind with any other contractor for the same work. Respondents must compete in their own interest and on their own behalf. All firms are required to disclose any potential conflicts of interest in doing work for Woodbury County. Woodbury County, in its sole and complete discretion, reserves the right to reject any or all proposals, in whole or in part, with or without cause, even if all the stated requirements are met.

LEC Expansion Committee

February 18, 2016

Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

Dear Supervisors,

The LEC Expansion Committee has jointly crafted what we believe to be a practical yet sound set of checks & balances to assist us in making the best logical recommendation in Architectural Firms for the possibility of a Woodbury County LEC Expansion going forward. In determining best process we were mindful of the Board of Supervisors quest to remain transparent in all functions. While this inherently somewhat lengthened the exercise we believe it also provided a very accurate way of identifying a best selection.

The events & procedures to date were as follows:

1. RFQ's were sent out to six firms & three submission respondents were identified publicly in the Board of Supervisors Meeting. The Architectural firms were identified as CMBA, M+, and RML.
2. The Expansion Committee outlined a process whereby a scoring system was drafted to follow during perspective interviews. The system outlined specific question categories which were assigned a percentage on importance. Each committee member then assigned a point rating from a scale of 1 thru 10 to each of the respective categorical candidate responses during interviews. Each entity would then be required to combine their perspective member's scores and will provide their entities averaged total to submit with other entities for a total tabulation. Each entity would also submit member scoring sheets to the Board of Supervisors office for accuracy & verification. The percentages & score ratings will then to be tabulated to arrive at average & total over-all scores for each firm. Prior to the interviews each committee entity was assigned one reference from each of the three firm submissions to contact & verify firm's performance and responses. This was also a rating identified on the score sheet.
3. On February 10th, an open meeting was established & closed session interviews were conducted at the request of each interview candidate. Participating were all committee entities, interview candidates, and their associates.

4. Statements were requested from each committee entity to quantify perspective views and overall comments.

Next steps;

The committee will tabulate scores, compile committee entity statements, and at the February 23rd Board of Supervisors Meeting provide a recommendation to the Board of Supervisors on an Architectural Firm selection for the LEC Expansion Project.

Best wishes,

The LEC Expansion Committee

Woodbury County Law Enforcement Center
Architect RFQ Evaluation
Tabulation Sheet

Priority	Section Points		CMBA Evaluation								M+ Evaluation								RML Evaluation							
			Supv	Bld Srv	Sheriff	TRC	BG	Average Score	Value	Section Score	Supv	Bld Srv	Sheriff	TRC	BG	Average Score	Value	Section Score	Supv	Bld Srv	Sheriff	TRC	BG	Average Score	Value	Section Score
A	35	**Suggested project approach which includes demonstrable knowledge and articulation of a vision...**																								
		1. What is your vision for this project?	9.50	9.00	9.00	7.00	9.00	8.70	10.15		7.00	7.00	5.00	5.00	7.00	6.20	7.23		9.00	10.00	8.00	9.00	8.00	8.80	10.27	
		2. What is your knowledge of this project?	9.00	10.00	9.00	7.00	9.00	8.80	10.27		6.50	6.00	4.00	6.00	7.00	5.90	6.88		####	10.00	9.00	10.00	9.00	9.60	11.20	
		3. What challenges do you see of keeping this project under $1.2M?	9.50	9.00	9.00	8.00	####	9.10	10.62		6.00	8.00	5.00	6.00	8.00	6.60	7.70		8.50	10.00	9.00	8.00	8.00	8.70	10.15	
		Total Section Points								31.03								21.82								31.62
B	20	**Proposed Project Team qualifications and experience with Jail/Correctional facility design work.**																								
		1. What is your project team qualifications?	10.00	10.00	10.00	8.00	####	9.60	9.60		6.50	7.00	5.00	5.00	7.00	6.10	6.10		6.00	7.00	8.00	6.00	6.00	6.60	6.60	
		2. What is your experience with jail design work?	10.00	10.00	10.00	9.00	####	9.80	9.80		7.50	8.00	8.00	8.00	7.00	7.70	7.70		8.00	7.00	6.00	6.00	5.00	6.40	6.40	
		Total Section Points								19.40								13.80								13.00
C	15	**Firm's capacity for meeting the anticipated project schedule.**																								
		1. What is your anticipated schedule for this project?	9.00	9.00	9.00	8.00	####	9.00	13.50		8.00	8.00	8.00	8.00	8.00	8.00	12.00		8.50	9.00	9.00	9.00	8.00	8.70	13.05	
		Total Section Points								13.50								12.00								13.05
D	10	**Firms Reference Results.**																								
		1. NOT A QUESTION ASKED, follow-up with references provided.	9.00	9.00	10.00	9.00	9.00	9.20	9.20		8.00	8.00	8.00	5.00	7.00	7.20	7.20		9.00	9.00	9.00	9.00	8.00	8.80	8.80	
		Total Section Points								9.20								7.20								8.80
E	10	**Quality Control Procedures.**																								
		1. What is your vision of building this in an occupied and secured building?	9.50	10.00	9.00	9.00	####	9.50	9.50		7.00	4.00	9.00	4.00	6.00	6.00	6.00		9.00	10.00	9.00	9.00	9.00	9.20	9.20	
		Total Section Points								9.50								6.00								9.20
F	10	**Reputation of Firm for Business Ethics and History of fulfillment of contractual obligations and...**																								
		1. NOT A QUESTION ASKED, follow-up with contacting and questiong provided references.	10.00	10.00	9.00	8.00	9.00	9.20	9.20		8.25	8.00	7.00	4.00	7.00	6.85	6.85		9.00	9.00	10.00	9.00	9.00	9.20	9.20	
		Total Section Points								9.20								6.85								9.20
Total	100	**Maximum Points** **Total Points all Sections**							91.83	91.83							67.67	67.67							84.87	84.87

Kenny Schmitz - Re: Request for Statements

From: Roger Caudron <rjcaudron@gmail.com>
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>, Taylor Goodvin <taylor....
Date: 2/17/2016 11:45 AM
Subject: Re: Request for Statements

Kenny,
On behalf of the Taxpayers Research Council I wish to commend you, Baker Group and the selection committee for very fair and thorough process.

In summary of both my comments and scoring sheet, a summary of my comments, scores and thoughts is as follows:

RML
Scored highest of the firms on the knowledge of the building and the project. The firm has been responsible for most of the design work for renovations and improvements for the last many years. The firms intimacy with the building and the project is a benefit to the project. However, I found that limited experience outside the immediate area might be limiting on other ideas and alternative design opportunities that might be of benefit in this particular case.
RML comes highly regarded in the community and with the County's continued use of their services over the years, the experience with them must be good.
Mike's presentation was both thoughtful and thorough and I believe that he looks at things very pragmatically and with the County's best interests in mind.
I have not had personal experience with projects that RML has been responsible for.

CMBA
Scored the highest of the firms on innovation and experience outside the community. The firm's partner jail designer seemed both very knowledgeable and and innovative in his approach to the project. I believe that with changes that may be coming in the requirements for prisoner personal security, that this firm is better prepared to be both in front of those requirements and to innovatively deal with them. While the firm did not score as well on knowledge of the building and the project, I believe that there is a large value to having someone new look at the issues.
CMBA comes highly regarded in the community and I personally have worked with principals and past principals of the company on many projects over the years and was quite satisfied with their work.

M+
Scored less on knowledge of the project and the building and also less on innovation and experience outside the community. The lower scores on experience outside the community reflected the jail designer's sphere of projects and home base being in New Mexico. And I ranked them lower because of there not being a jail expert or their projects within the midwest region.
M+ is noted as a very creative firm and Dale is one of the most creative architects in the region. However, based on the consulting designer's lack of midwest project experience and a midwest home, I rated them as last among the three firms.

Conclusion
Having only limited knowledge of jail design and the building specifically, I will defer specific recommendation to the other members of the committee and respect and support a decision that would include either CMBA or RML. Both bring unique skills, talents, experiences to the table.

On behalf of the TRC, I do, and the TRC will, publicly commend the County Board and staff, and the Baker Group on a very well thought out and fair process for securing proposals for this very important and unique project.

Thank you for allowing our participation.

Roger J. Caudron
Board Member

--
Roger J. Caudron
Caudron Development Consulting Services
rjcaudron@gmail.com
712/253-0198

On Mon, Feb 15, 2016 at 8:40 PM, Kenny Schmitz <kschmitz@woodburycountyiowa.gov> wrote:

All,

In substantiating final preparations, I am requesting that each perspective entity provide a final statement and summation. I view this as something that would verifiably encompass the statements you each made following the interviews and your overview of how firms compared relative to one another overall. This will require a joint response from one person representing each entity and I would like the responses to be be provided from each entity as follows:

Taxpayers Research Council- Roger Caudren.
Sheriffs Department- Dave Drew
Board of Supervisors- Jeremy Taylor
Building Services- Kenny Schmitz

Please return these letters to me no later than 5:00 pm Wednesday, February 17th.

Thanks to all of you for your continued assistance with this process.

Baker Group
4224 Hubbell Avenue
Des Moines, Iowa 50317-4508

Phone: 515.262.4000
855.262.4000
Fax: 515.266.1025
www.thebakergroup.com

Feb 16, 2016

Woodbury County Board of Supervisors
Court House Room 104
620 Douglas Street
Sioux City, IA 51101

Attention: Jeremy Taylor, Chairman and all Board Supervisors:

It has been our pleasure to support and serve on the Interview Committee to review the Statements of Qualification for the Request for Qualifications (RFQ) for Architectural Services on the Woodbury County Law Enforcement Center. We are also pleased to have participated in the interview of each firm responding to the RFQ and in the evaluation process following the interviews.

Woodbury County received three responses to the RFQ from excellent firms with a local presence. Based on the findings of Baker Group's independent evaluation of each firm, we respectfully recommend Woodbury County select the local firm of Cannon Moss Brygger Architects (CMBA) for the Law Enforcement Center expansion.

As with all interviews, there was time for group discussion about the candidates and how we each felt about the qualifications presented. Without exception, all interviewers had similar comments and seemed to be leaning toward CMBA. The scored results added up to the same conclusion.

There were a couple of points that really stood out to differentiate the firms.

- All firms had solid reputations in the community and were represented by very professional experts in the field of Architecture.
- RML Architects, who has had a lot of experience with the facility as well as other buildings in the County, scored very strong in the first category " Suggested Project Approach ---"; just slightly above CMBA.
- Both companies tied in the last category which was "Reputation of Firm for Business Ethics ---".
- CMBA led all other three categories with their strongest showing in the second section which was "Proposed Project Team qualifications with Jail/Correctional facility design work." CMBA not only has experience in this type of facility but has partnered with Goldberg Group Architects (GGA) out of St. Joseph, Missouri. Goldberg has over 30 years of justice experience with projects in 26 states.

In summary, the biggest difference was RML had a lot of experience in your LEC building, but CMBA/GGA has much broader correctional facility experience overall and has solid cost comparisons on similar active projects. Two of their many projects were very comparable to the Woodbury County LEC project in that they were utilizing Court Yard/Gym areas to enclose and become part of the jail area.

Thank you for allowing Baker Group to participate in this process.

Respectfully submitted,

David C. Jorgenson

David C. Jorgenson
Director, Facility Improvement Master Plan

2/17/2016

RFQ Interviews conducted on February 10th, were very interesting. The talent of the three Firms overall was very good. The scoring system utilized by the committee was a great tool to outline the final scoring and identify specific areas where firms differentiated from another when they were close in some instances.

I believe CMBA would be the best choice for the LEC project due to the experienced team they brought to the table & particularly their teams experience in jail renovation. I believe that all the Committee members were impressed by this.

In my opinion RML came in a close 2nd place, & M+ fell slightly short of the bar overall.

I believe CMBA is the practical choice for Woodbury County LEC Expansion.

I further believe RML Architects could be encouraged to continue to provide Architectural services for the County on other project needs going forward.

Thanks,

Kenny Schmitz

Building Services

Sheriffs Department:

Statement of Interview response/comments; (Please see scoring sheet)

Sheriff's Office:

Statement of Interview response/comments; (Please see scoring sheet)

Woodbury County Board of Supervisors

Courthouse • Room 104
620 Douglas Street • Sioux City, Iowa 51101
Telephone (712) 279-6525 • Fax (712) 279-6577

MEMBERS

LARRY D. CLAUSEN
SIOUX CITY

MARK A. MONSON
SERGEANT BLUFF

JACLYN D. SMITH
SIOUX CITY

MATTHEW A. UNG
SIOUX CITY

JEREMY J. TAYLOR
SIOUX CITY

BOARD ADMINISTRATIVE COORDINATOR
KAREN JAMES

EXECUTIVE SECRETARY / PUBLIC BIDDER
HEATHER SATTERWHITE

Board of Supervisors:

The interviews of the three local architects certainly showed a great depth of experience and knowledge within our community. However, CMBA presented the most detailed and specific plan for a long-term, creative and thoughtful approach to maximizing available dollars with highly reputable and quality professional service. Coupled with the expertise of a robust staff including a structural engineer, mechanical-electrical design team, and unparalleled jail consultant expertise not only in detention-specific design but also in cost-saving approaches, CMBA was the clear choice to head up this project.

Sincerely,

Supervisors Jeremy Taylor and Mark Monson

Woodbury County Board of Supervisors

Statement of Qualifications

Jail Renovation and Expansion for Woodbury County

January 19, 2016

M+ ARCHITECTS

NCA

ARCHITECTS · PLANNERS · AIA

M+ ARCHITECTS

January 19, 2016

Woodbury County Board of Supervisors
Court House Room 104
620 Douglas Street
Sioux City, IA 51101

RE: Jail Renovation and Expansion Request for Qualifications

M Plus Architects is a local SDVOSB design firm. We are interested in providing professional design services for Woodbury County. Our practice covers a very broad range of building types from vehicle storage and maintenance facilities to historic preservation of buildings listed on the National Register of Historic Places.

We have combined our local experience with NCA Architects, a highly qualified, award-winning design firm with specialized experience in detention and correctional facilities. NCA is led by Bob Calvani, AIA, a long-time friend and colleague. They are dedicated to straight-forward and economical yet innovative design solutions that provide their clients with facilities that are neither over nor under designed and which represent the best value for their client's investment.

We believe we have assembled a team that meets and surpasses the requirements in experience and knowledge to provide the County with superior service. Your project will benefit from the expertise of NCA Architects in combination with M+ Architects' clear understanding of local construction costs and methods.

We look forward to the opportunity to provide professional design services to Woodbury County. Thank you for allowing M+ Architects to be part of this process.

Sincerely,
M+ Architects Inc.

Dale McKinney, NCARB, FAIA
President

Riverview Professional Building
117 Pierce St. Suite 110
Sioux City, IA 51101
712.252.4014
www.mplusarch.com

At M+ Architects, we believe that high-performing architectural solutions are achieved with successful collaboration with clients. We recognize that clients have a unique perspective as well as vision and creativity - our process is designed to animate this resourcefulness.

M+ Architects has been committed to the future of Sioux City for over 20 years. In recent years, we're proud to have been a part of just a few of the many positive things happening in our community, including the Roth Fountain, the Missouri Riverfront/Anderson Dance Pavilion, ISU Design Studio West, and numerous community-defining programs such as Iowa Great Places.

Much of our firm's early work in the community was focused on historic preservation and adaptive-reuse projects, such as Historic Fourth Street and Castle on the Hill. In recent years, we have expanded our services. Since then we have been involved in public/private partnerships such as the design-build projects from TEC Corp/Thompson Electric, Roth Fountain, and the Norm Waitt Sr. YMCA.

Our firm's core belief is that in order to succeed professionally, we must be active in the future of the community where we work. Dale McKinney, NCARB, FAIA, Principal has served on many boards in the community. Locally, Dale is currently actively involved with the Sioux City Historic Preservation Commission and the Center for Siouxland. Principal Dale McKinney leads each project and his staff shares his commitment to outstanding quality with adherence to budget and schedule. Because your building project is an important asset to us, we champion your project throughout design and construction for the best possible return on your investment.

Services Provided

At M+, we are committed to design innovation and sustainability. In addition to basic services, we provide:

- Historic Preservation
- Site Planning/Landscape Design
- Interior Design
- Master Planning

Awards

2015 Best Development Award, Renovated Commerician Building, 1,000 Friends of Iowa
TEC Corp

2013 American School & University Educational Interior Showcase Outstanding Design Awards for Laboratories and Common Areas - Briar Cliff University Heelan Hall

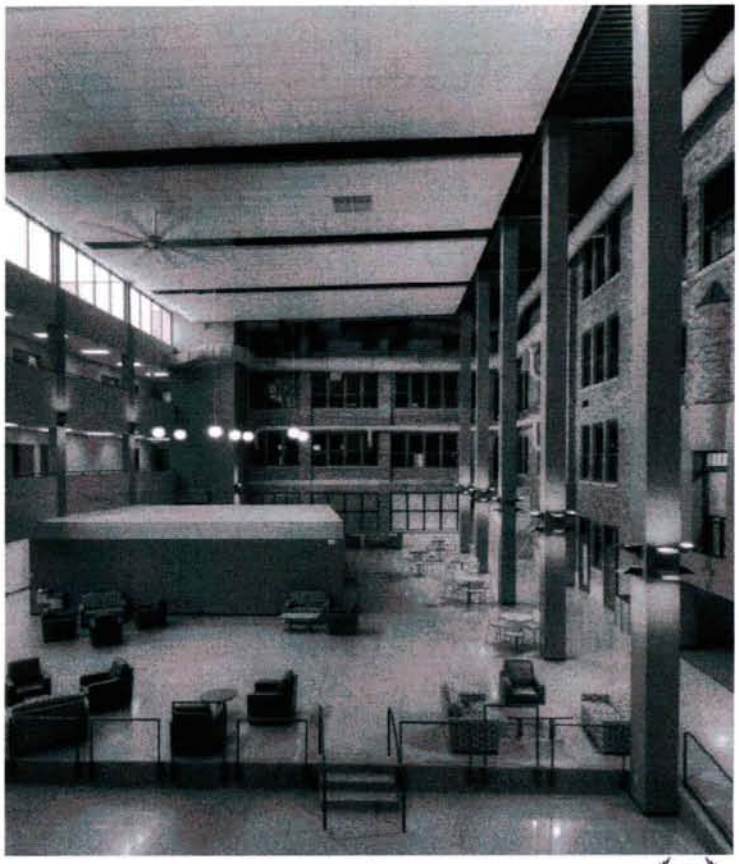
2011 Housing Iowa Multifamily Award
Family Crisis Centers of NW Iowa

2009 Excellence in Concrete Award
Girls Inc. of Sioux City

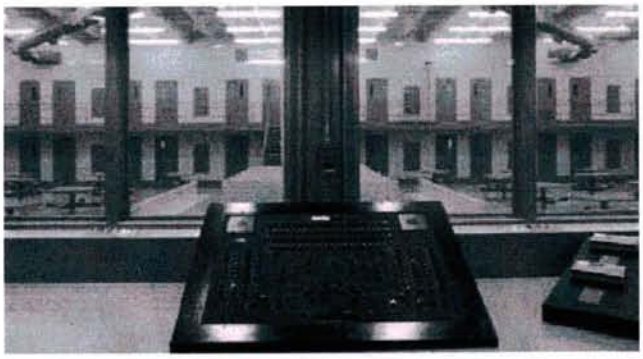
2008 AIA Iowa Honor Award of Excellence
ISU Design Studio West

2008 Brick in Architecture Silver Award
2006 Masonry Institute of Iowa Award
Roth Fountain, Sioux City, Iowa

2004 IDP Outstanding Firm of the Year,
National American Institute of Architects



M+ ARCHITECTS



Valencia County Detention Control Room

NCA Architects

Founded in New Mexico in 1976, and incorporated in 1979, NCA Architects (NCA) is dedicated to providing quality architecture and responsive personalized service to clients regardless of project size or location. Our commitment to straight-forward, innovative design solutions has gained us recognition as one of New Mexico's leading architectural, planning, and design firms. Specializing in detention, corrections, and judicial buildings; we believe that architectural design should enhance our daily lives and add beauty and dignity to our cities and buildings.

Our depth of staffing coupled with the strengths of our proposed sub consultants, will provide Woodbury County with a fully functional Architecture/Engineering team that can keep pace with the demands of this jail expansion. As detention facility design experts we fully understand the unique qualities to this kind of expansion project including rigid process restrictions and security requirements. We take great pride in the fact that the security of our designs has never been compromised, and our county clients report dramatic decreases in incidents and inmate lawsuits as a result of our designs.

NCA has designed and constructed more than 3,375 detention facility beds throughout the state, and provided preliminary planning services for several detention/correction facilities; including a five year statewide correctional study for the State of New Mexico Department of Corrections. We have also been a resource of information for general architectural questions about detention/corrections facilities for years. Our client's return to us time and time again because of our ability keep the project on schedule and within budget – two elements absolutely critical to any project. We accomplish these goals by:

- Selecting the most experienced design team members.
- Principal Architect involvement throughout the project including construction.
- Development of a Work Plan that includes all aspects associated with the design phases.
- Quality Control practices from programming through 11-month inspection.

Mr. McKinney opened the office in 1991 as a founding partner. He has been a principal and an office manager since that time. His 33 plus years of experience covers the full range of professional services. He has worked on a variety of facility types. Dale balances his architectural work with a variety of active volunteer service in the community including civic and nonprofit groups.

Registration

National Council of Architectural Registration Boards

Licensed Architect in Iowa, Nebraska, South Dakota, Minnesota, North Carolina, Arizona, South Carolina and Maryland

Education

Bachelor of Arts in Architecture, Iowa State University 1975

Awards & Honors

Fellow, American Institute of Architects, 2011

AIA Iowa Medal of Honor, 2011

AIA/NCARB IDP Firm of the Year, 2004

Professional Experience

M+ Architects, Principal, 2006 - present
InVision Architecture, Principal, 1995 - 2006
Huntington Ewing McKinney Architects, Principal, 1991 - 1995
Lee * McKinney Architects, Principal, 1988 - 1991
RML Architects, Partner, 1986 - 1988
DeWild Grant Reckert, Project Architect/Project Manager, 1978 - 1985

Renovation/Preservation Experience

TEC Corp/Thompson Electric
Antlers Hotel, Spencer, Iowa
Van Allen Building, Clinton, Iowa
Dubuque Casket Co., Dubuque, Iowa
Armstrong Building, Clinton, Iowa
Carnegie Library, Sioux City, Iowa
Montgomery Wards Building (Hatch Furniture)

Other Related Experience

Plymouth County Courthouse Annex
Plymouth County Courthouse Reroof
Plymouth County Historic Museum
Anderson Dance Pavilion
Roth Fountain
Grandview Park Restrooms

Community Service

Board Member, Downtown Partners, 2007-2012
City of Sioux City Historic Preservation Commission, 2004-present
Board Member, Siouxland Y, 1998-2003 President, Siouxland Y, 2002-2003
Board Member, 1000 Friends of Iowa, 2005-present, Treasurer, 2006-present
Board Member, Council on Sexual Assault & Domestic Violence, 2004-2010
Endowment Committee, CSADV, 2006-2010
Board Member, Main Street Sioux City, 1991-1997
President, Main Street Sioux City, 1992-1995
Broad Member, Downtown Partners, 2008 - present
Member, Hinton Community School Board of Education, 1976-1991
President , Hinton Community School Board of Education, 1980-1991
Vietnam War Veteran

NCARB Service

Past President, National Council of Architectural Registration Boards, 2015-2016
President, National Council of Architectural Registration Boards, 2014-2015
1st Vice President, National Council of Architectural Registration Boards, 2013-2014
2nd Vice President, National Council of Architectural Registration Boards, 2012-2013
Treasurer, National Council of Architectural Registration Boards, 2011 - 2012
Secretary, National Council of Architectural Registration Boards, 2010 - 2011
IDP Committee 2005-2008; Chair 2008-2009
Professional Development Program Committee 2004-2005
IDPAC, 2006-2009
IDP Direct Supervision, 2006-2007
IDP Employment Settings Chair, 2007-2008
Commitee on Procedures and Documents, 2008-2009
Treasurer Region 4, 2004
Vice Chair Region 4, 2005
Chair Region 4, 2006, 2007

Anna Vestweber, AIA

Anna joined the architectural staff at M+ Architects Inc. in 2010. Anna's project approach starts with thorough and considerate communication to reach a clear understanding of clients' expectations. She aligns wishes and desires with physical requirements and economic sense using innovative design and finish solutions. Her attentive and thoughtful process transforms clients' objectives into well thought-out designs and well planned working drawings.

Registration

National Council of Architectural Registration Boards

Licensed Architect in Iowa

Education

Bachelor of Architecture, Cum Laude, Iowa State University

Professional Experience

M+ Architects, 2010 - present

Renovation/Preservation Experience

TEC Corp/Thompson Electric
Briar Cliff University Heelan Hall Addition & Renovation
3rd Judicial District Roof Replacement, Sioux City
1703 Pierce Street Remodel
Montgomery Wards Building (Hatch Furniture)

Other Recent Project Experience

Dakota City Fire Department
Emerson Volunteer Fire Department
Hubbard Fire Department
Gerkin Residence, Dakota Dunes
Perley Residence Remodel, Sioux City
Wissing Residence, Sioux City
McLaughlin Residence Remodel, Dakota Dunes
Pierce Street Same Day Surgery, Sioux City
Tri-State Specialist, Sioux City
SmithCo. Addition, Le Mars
Milwaukee Weiner House, Sioux City
Fitzpatrick Auto, Storm Lake
Iowa National Guard Hangar Doors, Sioux City
United Methodist Church, Le Mars
Palo Coop Telephone Cooperative, Palo, Iowa
Blackhawk Community Center Addition & Renovation, Winnebago, Nebraska
Blackhawk Community Center Exterior Improvements, Winnebago, Nebraska

Professional Affiliations

American Institute of Architects, Associate Member
Northwest Iowa Architects Council

Community Activities

Siouxland Sleep Out
Sioux City Police Dept Citizen's Academy
Leadership Siouxland
Muscular Dystrophy Association Summer Camp

Education Level/Degrees

Masters of Architecture,
University of California, Los Angeles

Bachelor of Architecture,
University of New Mexico

Registrations/Certifications

Registered Professional Architect
(NM, AZ, CO, NV, TX)

NM Licensed Interior Designer

NCARB Certified

Robert M. Calvani, AIA, NCARB

Principal Architect, Contract Administrator

Mr. Calvani's 35 years of experience includes detention and correctional facilities, educational and university projects, learning and community centers, and high profile, culturally relevant facilities. He will be responsible for administration of the contract, as well as development of the project, client liaison and decision-making. Mr. Calvani oversees complete project direction and works closely with the Project Manager in the development of the design.

Project Experience:

- Valencia County Detention Facility, Los Lunas, NM
- Roosevelt County Detention Center Needs Assessment and Proposed Additions Study, Portales, NM
- Eddy County Detention Adult and Juvenile Facilities Additions/Renovations, Carlsbad, NM
- Lincoln County Detention Facility, Carrizozo, NM
- Luna County Detention Facility, Deming, NM
- CCA Detention Facility and Additions, Estancia, NM
- Santa Fe County Detention Facility Renovations and Additions, Santa Fe, NM
- Sandoval County Adult Detention Facility Additions and Modifications, Bernalillo, NM
- Department of Corrections Open End, State of NM
- Camino Nuevo 100-Bed Juvenile Detention Facility, Albuquerque, NM
- NM Women's Correctional Facility and Additions, Grants, NM
- Socorro County Detention Center Study
- Penitentiary of NM, Renovations, Alterations, Santa Fe, NM

Education Level/Degrees

Architectural Design,
Vocational Technology,
Albuquerque, NM

John Layman VP | Project Manager

Mr. Layman has over 30 years of experience in programming, design and management of a broad variety of projects. As Project Manager, John will be responsible for the day-to-day management of the project through all of the phases and work closely with the principal architect in producing all phases of your project including being responsible for supervision of production of programming, schematic design, design development and working drawings. John will coordinate and oversee the project budget and schedule and coordinate all consultants.

Project Experience:

- Valencia County Detention Facility, Los Lunas, NM
- Eddy County Female & Juvenile Detention Center, Carlsbad, NM
- Hidalgo County Detention Center, Lordsburg, NM
- Roosevelt County Detention Center, Portales, NM
- Cibola County Judicial Complex, Grants, NM
- Lincoln County Detention Facility, Carrizozo, NM
- Sierra County Courts/Jail, Truth or Consequences, NM
- Camino Nuevo Juvenile Detention Facility, Albuquerque, NM
- Santa Fe County Courthouse, Judge Steve Herrera Judicial Complex, Santa Fe, NM
- Socorro County Detention Center Study

Specialized Services

FAIRBOURN CONSULTING

Education Level/Degrees

Bachelor of Science, Mechanical Engineering, University of NM

Registrations/Certifications

Licensed Professional Engineer NM

Richard Fairbourn | Security Designer

Specializing in jail and justice-related projects, Richard's experience in security design and threat assessment is complemented by 30 years of integrated security system project management, estimating and installation supervision. Projects include criminal justice, manufacturing plants, medical facilities, water treatment plants, munitions storage areas, industrial parks, mining slot storage and transfer systems, airports, aircraft maintenance facilities, general office buildings, and educational facilities. Integrated systems have included security, fire, CCTV, card access control, and criminal justice systems cell and environment control.

With more than $250 million in justice-related security design experience, Richard brings to the team a clear understanding of security systems that complement the operations of justice facilities. His broad knowledge of door hardware and electronic controls as they relate to a successful security design will complement the overall criminal justice complex. Richard provides security system design that keeps visitors, judges, staff and prisoners safe. **Richard has experience in Iowa having complete the Iowa State Penitentiary in Ft. Madison and the Polk County Jail in Des Moines.**

Related Project Experience with NCA

- Hidalgo County Jail, Lordsburg, NM
- Pueblo of Laguna Criminal Justice Complex, Pueblo Laguna, NM
- McKinley County Juvenile Detention Center, Gallup, NM
- State of New Mexico Correction Facilities Assessment
- Ramah Detention Center, Mountain View, NM
- Roosevelt County Jail, Roosevelt, NM, Detention Hardware Upgrade

NCA has designed and constructed more than 3,375 detention facility beds and has completed more beds in the southwest region than any other architect.

Planning Studies

- San Miguel County Corrections Study
- Cibola County Detention Study
- Grant County Detention Needs Assessment Study
- Española Detention Needs Assessment Study
- Roosevelt County Detention Needs Assessment Study
- Sierra Country Detention Facility Concept Study
- State of New Mexico Department of Corrections – Five-Year Statewide Correctional Study, Minimum Restrict Male and Female Inmates
- Eddy County Jail and Judicial Facilities Study and Master Plan
- Taos County Jail and Judicial Facilities Study, Master Plan and Facilities Design

County Detention Center Facilities

- Grant County Juvenile Detention Center (24 beds, adult M)
- Luna County Detention Facility (136 beds, adult M/F) and Expansion (50 beds)
- Eddy County Adult Detention Center Additions/Renovations, Phase II (104 beds)
- Eddy County Juvenile Detention Center Addition/Renovations, Phase III (13 beds)
- Valencia County Detention Center (98 beds, adult M/F)
- Lincoln County Detention Center (123 beds, adult M/F)
- Sandoval County Detention Facility Remodels and New Expansion (168 beds, adult M/F)
- Cibola County Detention and Justice Center (158 beds, adult M/F)
- Bernalillo County Juvenile Detention Center (renovations)
- Taos County Justice Center (study, plan and design)
- McKinley County Juvenile Detention Center (34 beds, M/F)

Private Detention Facilities

- Torrance County Detention Center (899 beds, adult M)
- NM Women's Correctional Facility (611 beds, adult F)
- Santa Fe County Detention Center (50 bed addition, adult M)

State Correctional Facilities

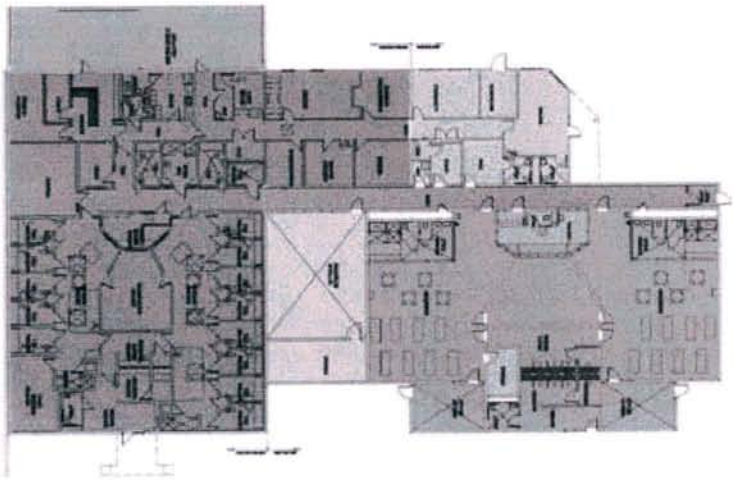
- NM Department of Corrections Statewide Security Upgrades
- Camino Nuevo Juvenile Detention Center (100 beds, M/F)
- CNMCF Mental Health Treatment Center (104 beds, adult M)
- Penitentiary of New Mexico (planning, renovations, security upgrades)

Federal Detention Facilities

- Immigration and Naturalization Services Processing Center, El Paso, TX (400 beds, M/F)
- Federal Correctional Institution La Tuna in Anthony, TX 96-Cell Special Housing Unit and A/E Services (current)

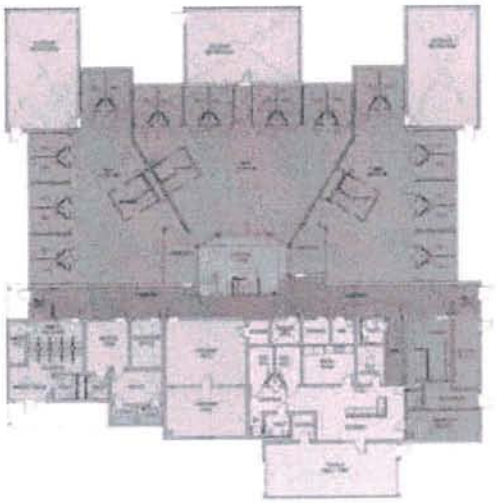
Preliminary Design Facilities

- Union County Detention Center (50 beds, adult M/F)
- DeBaca County Detention Center (50 beds, adult M/F)
- Sierra County Detention Center (70 beds, adult M/F)
- Hidalgo County Detention Center
- Grant County Detention Center
- Roosevelt County Justice Center (40 beds, juvenile, adult M/F)
- Quay County Detention Facility (10 beds, juvenile, adult M)
- Southeastern NM Juvenile Detention Center – Preliminary Design for CCA (100 beds)
- Special Incarceration Alternative Facility at Grants, NM – Preliminary Design for State of NM (132 beds, juvenile, adult M/F)
- Santa Rosa Prison, Preliminary Design for State of NM (With HOK) (1,400 beds, adult M/F)
- Hobbs Prison, Preliminary Design for State of NM (With HOK) (2,200 beds, adult M/F)
- Bernalillo County Detention Center Preliminary Design (634 beds, adult M/F)



Female Detention

- 9,237 sf of building addition
- Two Day Rooms (32 total beds)
- Program space
- Outdoor recreation yard
- Visitation Area
- Master Control Room
- Medical/Exam Room
- Reconfiguration of existing administration spaces



Juvenile Detention

- 16,744 sf of building area
- Three Day Rooms with cells (24 total beds)
- Two Program spaces
- Outdoor recreation yards
- Visitation Area
- Master Control Room
- Medical/Exam Room
- Booking and Holding area
- Laundry Facility
- Property and Record storage
- Padded cell
- Vehicular Sally Port

Date Completed: November, 2011

Client

Eddy County Board of Commissioners
101 W. Greene, Suite 225, Carlsbad, NM 88221-1139
Danny Stafford

Engineering Team

Chavez-Grieves - Structural Engineer
4700 Lincoln Rd NE # 102, Albuquerque, NM 87109
(505) 344-4080 • George Bradley

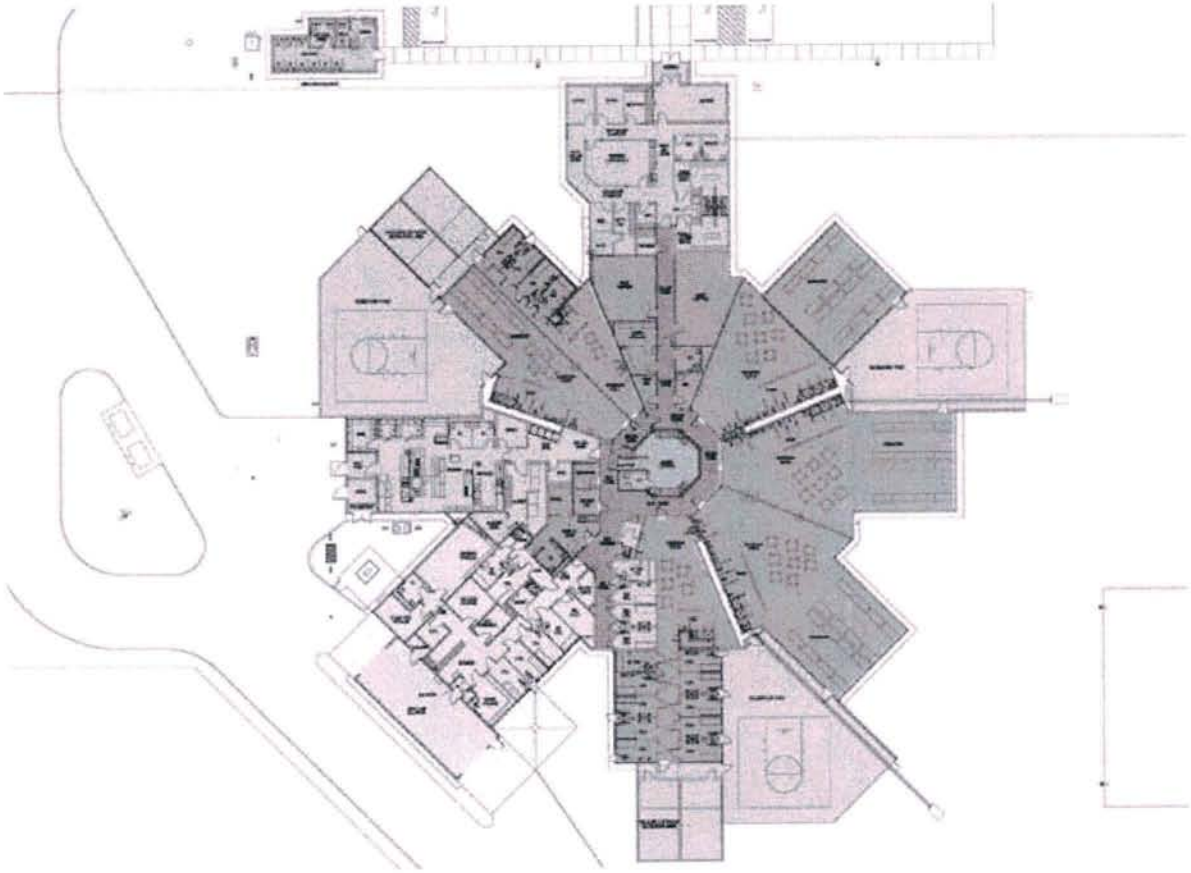
Miller Engineering - Civil Engineer
3500 Comanche Rd NE # F, Albuquerque, NM 87107
(505) 888-7500 • Verlyn Miller

Balis & Co. - Cost Estimating
4600 Montgomery Blvd NE #202, Albuquerque, NM 87109
(505) 883-7990 • Jon Balis

Eddy County Juvenile and Female Detention Center Addition/Remodel

Carlsbad, NM

NCA provided architectural design and engineering for both the Female Detention Center and the Juvenile Detention Center. An existing building was renovated and combined with an administrative addition to form the Juvenile Detention center. The juvenile facility utilized prefabricated concrete modular cells, which saved the County significant time and money. Much of the addition to the female facility was in the form of medical exam rooms, supervisor's offices, dayrooms, visitation, and master control



Date Completed: July, 2011

Client

Hidalgo County
300 S. Shakespeare, Lordsburg, NM 88045
575-542-9428

Design/Engineering Team

Chavez-Grieves - Structural Engineer
4700 Lincoln Rd NE # 102, Albuquerque, NM 87109
(505) 344-4080 • George Bradley

ArSed Engineering - Mechanical Engineer
4700 Lincoln Rd NE, Albuquerque, NM 87109
(505) 761-3100 • Pat Sedillo

AC Engineering - Electrical Engineering
120 Also Dr SE, Albuquerque, NM 87108
(505) 842-5787 • Fred "Bud" Telek

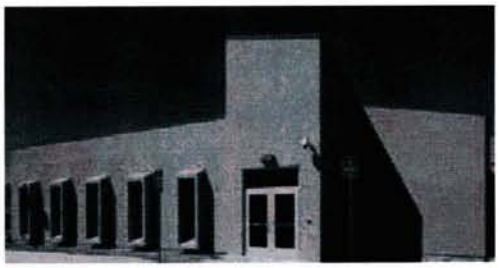
Balis & Co. - Cost Estimating
4600 Montgomery Blvd NE #202,
Albuquerque, NM 87109
(505) 883-7990 • Jon Balis

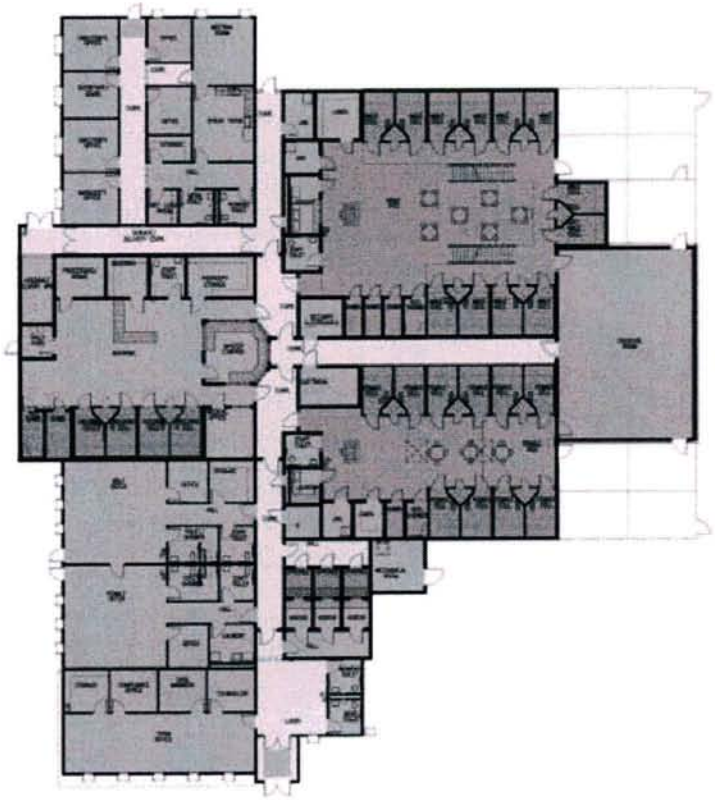
Hidalgo County Detention Center

Lordsburg, NM

NCA provided architectural design and engineering for this new 25,500 sf detention facility. Prefabricated concrete cells, kitchen, laundry room, classroom/multi-purpose rooms, master control office and administration offices were part of the design.

- 149 total beds
- 24 prefabricated cells
- Classification Breakdown
  - 20 male maximum security
  - 8 female maximum security
  - 32 male medium security
  - 64 male minimum security
  - 16 female minimum security
  - 4 segregation cells
  - 2 isolation cells
  - 3 holding/book cells
  - 1 group holding/booking cell
- Day rooms
- In-direct supervision
- Intake/release
- Master Planning for future expansion
- Maximum Security Electronics
- Medical Area
- Recreation Areas
- Program Space
- Video Visitation
- Kitchen and Laundry Area





Date Completed: April, 2010

Client

McKinley County
300 S. Shakespeare, Lordsburg, NM 88045
505-867-1813

Design/Engineering Team

Chavez-Grieves - Structural Engineer
4700 Lincoln Rd NE # 102, Albuquerque, NM 87109
(505) 344-4080 • George Bradley

ArSed Engineering - Mechanical Engineer
4700 Lincoln Rd NE, Albuquerque, NM 87109
(505) 761-3100 • Pat Sedillo

Allied Engineering - Electrical Engineering
5101 Coors Blvd NW # F, Albuquerque, NM 87120
(505) 262-1766

Balis & Co. - Cost Estimating
4600 Montgomery Blvd NE #202,
Albuquerque, NM 87109
(505) 883-7990 • Jon Balis

McKinley County Juvenile Detention

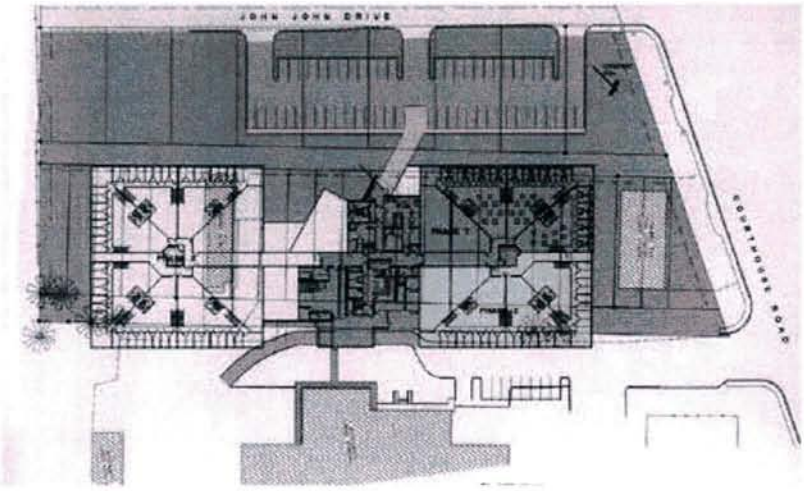
Gallup, New Mexico

The project is a 34 bed facility for male and female juveniles. Precast concrete cells, fabricated in Texas, were shipped by rail at the start of the project in order to expedite construction. Load bearing, grout-filled CMU wall construction was placed against the precast cells. The project included the following:

- Visitation area
- Office/staff area
- Dayrooms: Male dayroom has two stories of cells with an enclosed mezzanine
- Exercise room
- Outdoor recreational yards
- Electronic security access control system (operated from the master control room)
- Video surveillance around the perimeter of the building including all inmate areas.

All security doors were monitored and controlled from the master control room. An outdoor sallyport, with perimeter security fence controlled through the security access control system, was provided. Natural lighting was provided in all detention rooms through skylights and exterior windows.

Mechanical systems consisted of packaged rooftop air handling units and ductless split system indoor units. Security bars were provided at mechanical penetrations through security walls and ceilings. Detention light fixtures were medium-security grade. An emergency generator was provided.



> We are very pleased with the design of the Valencia County Detention Center. The location of the observation points provides very good sight lines for visual supervision of the inmates and security of the facility. The facility was designed with secure yet low maintenance materials making the cells and entire facility easy to maintain. The quality of the inmate space is very good and enhances the inmates' morale and is conducive to good inmate behavior.
>
> We have a very good working relationship with NCA. If issues come up, I can call Mr. Calvani and the issue gets immediate attention. We feel so comfortable working with NCA that we are looking forward to working together with them on a variety of other projects in the future.
>
> - Lawrence Barreras, Former Senior Warden, Valencia County Detention Center, Cornell Corrections

Valencia County Detention Facility

Los Lunas, NM

This 98-bed, adult facility was constructed with prefabricated concrete cells, a less expensive and more secure approach than utilizing concrete block. The facility includes a kitchen and dining areas.

The facility design also included state-of-the-art security electronics, closed circuit television, and a security control system controlling all door and fire alarm monitors.

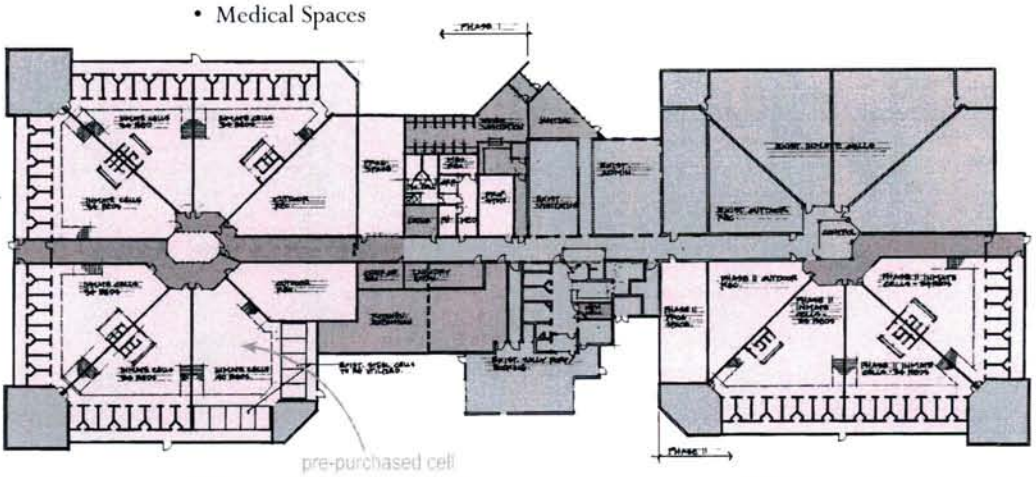
The design emphasizes simplicity, efficient spaces, and modular design to maximize inmate manageability, control, observation, and security for inmates, staff and the public.

- 98 Total Beds (48 cells x double bunks)
- 26,512 sf
- 50 Cells (3 holding)
- Day Rooms
- Direct Supervision
- Fast Track Design
- Intake/Release
- Master Planned for Future Expansion
- Maximum Security Electronics
- Medical Spaces
- Prefabricated Cells
- Recreation
- Shared Spaces

Preliminary study of phased expansion at the existing detention center utilizing existing pre-purchased cells

LEGEND

- INMATE HOUSING
- SECURE OUTDOOR RECREATION
- SECURE CIRCULATION
- BUILDING SUPPORT
- EXISTING



Eddy County Adult Detention Center

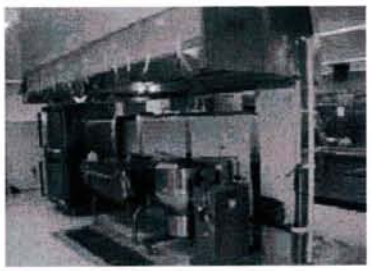
Carlsbad, NM

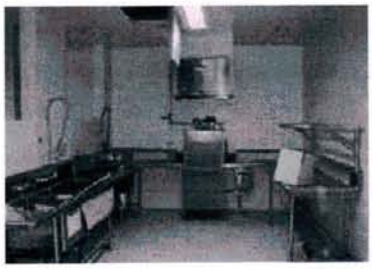
NCA Architects designed an addition to the existing jail which utilized prefabricated modular cell units and was able to save the county significant time and money on the project.

The direct supervision of inmates design method puts an open guard monitoring station inside the dayroom. This approach allows the guards to interact with the inmates which can help to defuse inmate conflicts or unrest. According to the County the new unit is now not only the preferred living unit for the inmates, it is also the preferred working unit for the guards.

> "We had a very definite budget that we had to work with. NCA was able to meet that budget and got it done on time."
>
> "The new facility is a direct supervision pod. We have found that it is not only the preferred housing unit for the inmates, but that it is the preferred working unit for the detention officers."
>
> When things came up, they [NCA] were on site to work out the details and make sure we got things done. We have had three major projects with NCA and we have been pleased with what we have seen. We look forward to working with them again in the future."
>
> -Steve Massey, Former Eddy County Manager

- ACA Standards/Accreditation
- 18,810 sf at $120 per sf
- 52 Total Beds
- Master Planned for Future Expansion
- Adult Facility
- Medium Security
- Day Rooms
- Direct Supervision
- Fast Track Design
- Intake/Release
- Prefabricated Cells
- Recreation
- Non-Contact Visitation
- Educational/Vocational Building



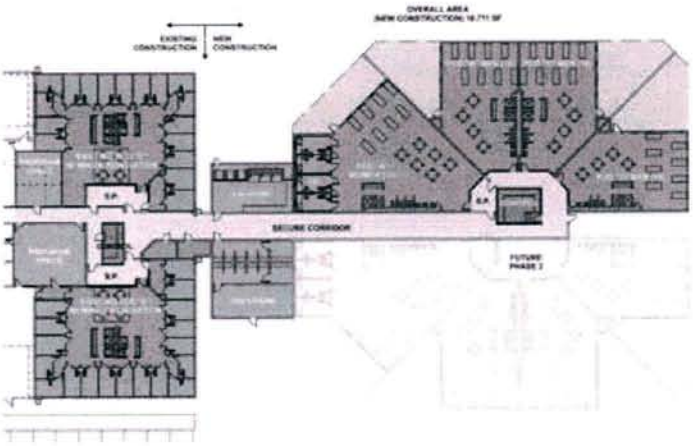


Cibola County Detention/Justice Center

Grants, NM

This detention center facility includes an adjoining Sheriff's Department and Magistrate Court. The overall design emphasizes clear lines-of-sight and a centrally located control station to maximize control and minimize required staffing. The detention center control room has clear vision over eight separate pods and the outdoor recreation area. Showers and toilets are located in the dayrooms and provide modesty walls for privacy. A secure intake access corridor provides for direct passage from booking to the detention facility as well as from the detention facility to the court facility. In the court facility, the holding cell is located at the end of the secure corridor. A separate courtroom access is provided for the inmate directly off of the holding cell. Separate courtroom access and passage is provided for both the judge and public.

- ACA Accreditation
- 158 Beds
- Male/Female Adult Facility
- Day Rooms
- Direct and Indirect Supervision
- Enclosed Sally Port
- Kitchen
- Maximum Security Electronics
- Master Planned for Future Expansion
- Medical Spaces
- Prefabricated Modular Cells
- Visitation Area
- Adjoining Sheriff's Department
- Adjoining Magistrate Courts



Roosevelt County Detention Center Addition And Renovation

Portales, NM

This design utilized the existing building to house inmates and add a new Housing Block to provide additionally required cells, dayrooms and holding cells. Support for the new expansion is attached to the east end of the existing facility. Provisions were made for future expansion to the south of the new housing block.

- 72 Total New Adult Beds (48 Male and 24 Female)
- Relocate and Remodel Master Control Area
- New Pharmacy and Armory Areas included in Existing Building
- Indirect Supervision Pods
- Indoor/Outdoor Recreation
- Non-Contact Visitation
- Holding, Detox and Isolation Cells
- New Laundry Room in New Addition

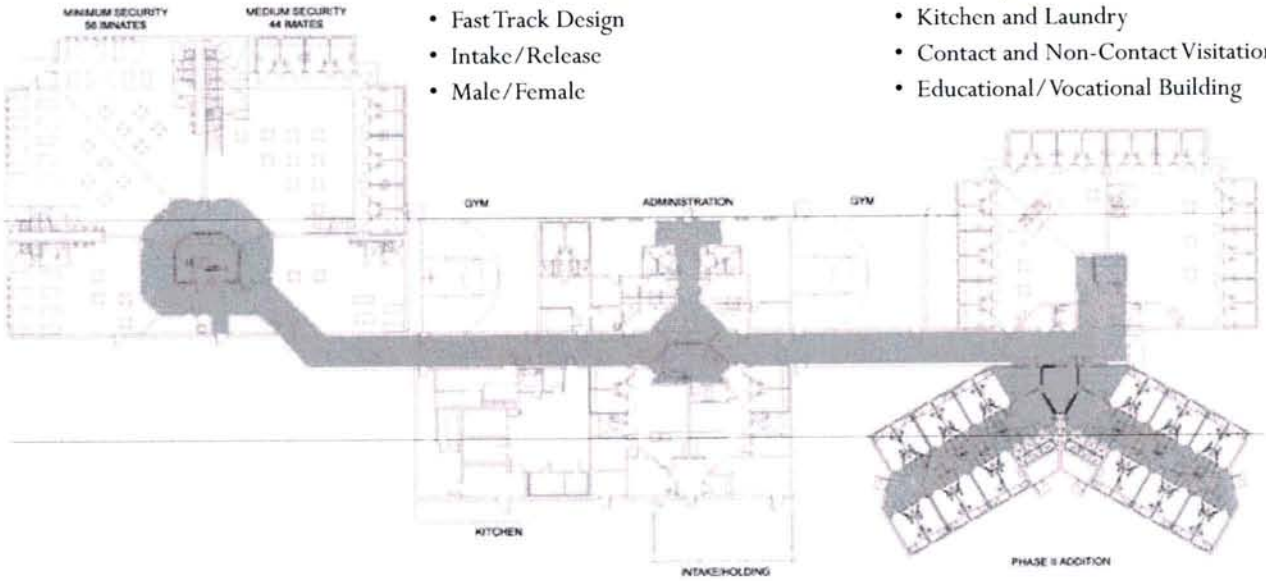
> "The project was completed on time and under budget, and we are very pleased with the way it is operating. We have excellent lines-of-sight. We have been able to save money because of the way it was designed. It is very conducive to maximizing staff supervision of inmates. We have had very few incidents with prisoners in the new facility, and have had very little damage to the facility because of the very good supervision. We are very pleased with NCA and we will definitely use them again."
>
> - Scott Vinson, Former Luna County Manager, (Current Cibola County Manager)

Luna County Detention Facility

Deming, NM

Housing pods included dormitory areas and day rooms. A control room and visiting areas were also part of the design.

- ACA Standards/Accreditation
- 32,000 sf
- 132 Total Beds
- Adult/Juvenile
- Day Rooms
- Direct Supervision
- Fast Track Design
- Intake/Release
- Male/Female
- Master Planned for Future Expansion
- Maximum Security Electronics
- Medical Spaces
- Prefabricated Cells
- Recreation
- Shared Spaces
- Kitchen and Laundry
- Contact and Non-Contact Visitation
- Educational/Vocational Building



Sioux City Projects

TEC Corp
- *2015 Best Development Award Renovated Commercial - 1,000 Friends of Iowa*

Iowa State University Design West
- *2008 IA Honor Award for Excellence in Architecture*
- *Best Renovated Commercial Development 2008*

Williges Building

Riverview Professional Building
(Former Milwaukee RR Depot)

Call Terminal Building(Plymouth Block)

Castle on the Hill
- *2003 Best Residential Rehabilitation - 1,000 Friends of Iowa*

Carnegie Library
- *Iowa's Best Adaptive Reuse Award 1999 Outstanding Achievement Historic Preservation 1999*

Century Plaza

Lessenich Building

Other Iowa Projects

Plymouth County Historical Museum

Plymouth County Courthouse

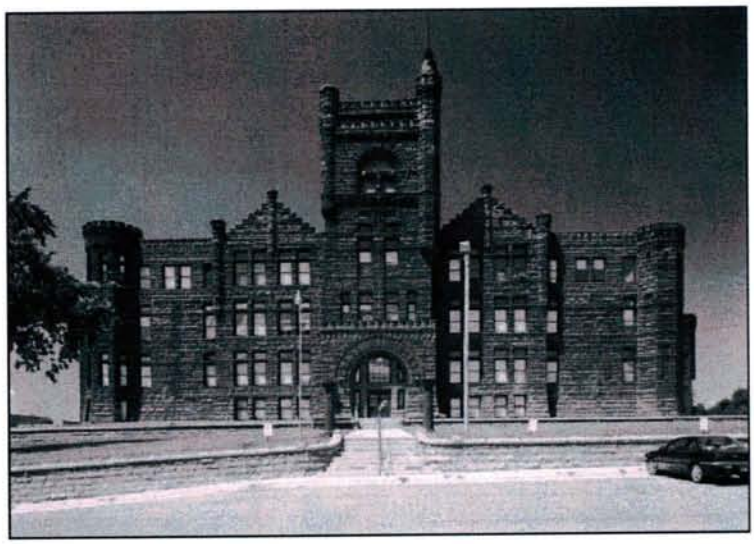
Van Allen Building
- *2005 Best Renovated Residential Development - 1,000 Friends of Iowa*

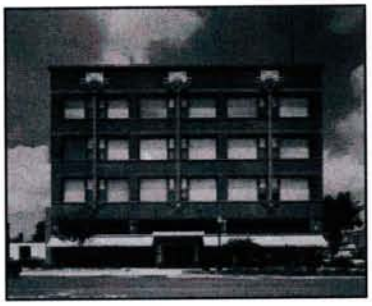
Clinton Block Building

Washington Court Building
- *2007 Best Renovated Mixed Use Development - 1,000 Friends of Iowa*

Armstrong Building
- *2008 Award of Merit - IA Historic Preservation Alliance*

Antlers Hotel
- *2009 IA Historic Preservation Alliance Margaret Keyes Award - Outstanding historic preservation of a commercial property greater than $500,000*





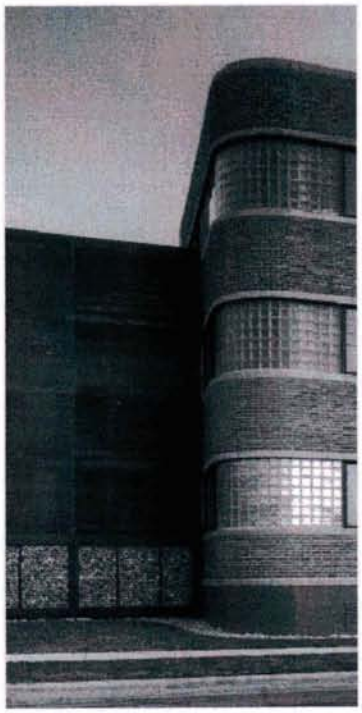
M+ ARCHITECTS

TEC-CORP
Sioux City, Iowa

In the summer of 2012 CEO Skip Perley approached M+ Architects about converting the vacant 1937 Standard Oil warehouse at 2300 7th Street into a new corporate headquarters for TEC-Corp, allowing their Sioux City companies room to expand all under the same roof. The existing warehouse, with its thick concrete floors, exposed brick walls, and large windows, had potential that was hidden by EIFS darkening most of the windows and a concrete block addition that was not consistent with the original building.

It was a tight timeline – less than nine months from schematic design to completion of the 60,000+ SF renovations – but with a great team consisting of local contractor W.A. Klinger and local subcontractors & suppliers to work with, it was met. Skip is a community-minded client who chose local when possible and aimed to provide an excellent working environment for employees by including amenities such as a workout room with showers, a large meeting/party room with a kitchen, and a 50's-themed break room with booths. They chose to name the rooms after historical buildings in Sioux City, including a sign with a photo and the story of that landmark in each room. The design team embraced the industrial aesthetic of the space and added contemporary details to create an environment with clean lines and durable materials that will continue to withstand the test of time.

As part of the renovation, the ceilings were intentionally left exposed, showing off the electrical conduit, data cabling and other work performed by the companies' own skilled technicians. "The building is a tremendous opportunity for our customers to learn more about us," Perley said.



The wide hallways encourage collaboration between employees. "There's room to stand in the hallways and talk just like we are now," Perley said as he gave a recent tour of the building.

A generous use of glass helps illuminate the offices and common spaces with natural light. "The building we moved out of had no windows so we're really learning how to use a lot of light," Perley said as he stood in his third-floor corner office.

Design Start: August 2012
Construction Start: 2013
Project Completion: March 2013
Project Size: 66,000 sq. ft.

Client Contact:
Skip Perley, CEO
712.252.4221
sperley@tec-corp.com

M+ ARCHITECTS

This building is a four story structure of cast concrete superstructure and masonry veneer. The project consists of major renovation of the entire mechanical, electrical and plumbing systems as well as alterations to accommodate ADA compliance, building code issues and finishes/ alterations. An addition closes the existing u-shape structure to create a finished atrium space. Phase I, completed in 2008, consisted of the evaluation of existing building systems and programming. Extensive interviews involving administration, staff and faculty members were conducted to determine programming needs and prepare recommendations for the addition and remodel of this 1930's classroom building.

Phase II was the design of the addition and remodel to accommodate the growing needs of the University, upgrade all building systems and comply with ADA requirements. As Heelan Hall is the only classroom building on campus and must be fully functional at all times, the project was carefully scheduled to ensure that students, facility and visitors had access to their classroom space. The existing single story Heelan Auditorium on the west side was removed. This made way for the new 3-story addition which will house additional classrooms as well as complete the closure of the building perimeter to create an atrium space in the center. This also houses additional restrooms, coffee shop, new elevator and gathering space for Meis auditorium.

2013 American School and University
Outstanding Design for
Atrium and Laboratory Classrooms

Project Complete: July 2013
Project Size: 49,000 sq. ft.
Project Cost: $10,115,700
Client Contact:
Beth Grigsby, Vice President
712.279.5504
beth.grigsby@briarcliff.edu

The Woodbury County Law Enforcement Center was originally designed in 1985 and houses a multitude of departments and Courts on the first floor. The second floor is dedicated to the Jail system. The original design of 85,000 sf allowed for an inmate population of approximately 94. The Jail system currently houses approximately 200. The overflow of inmates has put a strain on the Jail system by having to move the Work Release program out of an existing dormitory to house inmate overcrowding.

The proposed scope of work will include renovating approximately 5,000 sf of outdoor recreation/exercise yard space into housing pods for female inmates. These pods will be dormitory style housing. With this renovation the existing dormitory housing can be returned back to its original purpose of Work Release program. A study of the facility was recently completed and concludes the existing structure design allows for a 100 psf load can be applied in this area. This load capability exceeds the pound per square foot load allowed by codes.

The work will include:

- Design to allow for clear line of sight without blind spots within dayroom and dormitory areas.
- The project will be designed to meet all applicable codes and American Correctional Association (ACA) standards.
- Minimum ceiling height of 14'-0" for double bunk dayroom configuration and 10'-0" for single bunk configuration.
- Roof/Ceiling construction to be determined. Bar joists with security mesh and high impact gypsum board or security plaster is most cost effective.
- Spider tables at Dayroom area.
- Natural light design with skylights. Security bars will be installed at skylight well at 6" oc. and at all roof/ceiling penetrations larger than 6" size.
- Slot windows if desired with frosted glass to hinder view into and communication to outside.
- Supervision can be direct or indirect or combination of both.
- Sally port with interlock doors.
- Design will call for dayroom unencumbered space to be a minimum of 35 sf per inmate.
- Design will call for dormitory/sleeping area unencumbered space to be a minimum of 25 sf per inmate.
- Toilet and wash basin fixtures will be provided for (1) fixture for 12 inmates. Plumbing fixtures will be security stainless steel type.
- Shower units will be provided for (1) shower per 8 inmates.
- Convenience outlets.
- Modesty walls at toilet/shower areas.

Video visitation stations are typically provided for to control movement of inmates. If desired the design will include visitation station(s) at each Dayroom and public visitation space at secured Lobby area.

The renovations of the open exercise area will be designed for a full operational jail facility that will fit the needs of Woodbury County and their detention capabilities. Expanding all security monitoring systems and electronic door hardware along with life safety systems will be modified as required. All design elements will be completed to assure all codes for both state and local authorities are met. Plans will be required to be approved by the State Fire Marshal and Department of Corrections.

McKinley County Adult Detention

Lincoln County Detention Center - day room

Valencia County Detention Facility

Cibola County Detention Facility

Project Approach

NCA's approach to correction/detention projects emphasizes simplicity, secure and efficient spaces, clear lines of sight, modular design and state-of-the-art technology to maximize inmate manageability, control, and security while minimizing costly manpower requirements.

We are dedicated to straightforward, economical design solutions and are committed to excellence in planning and design. Our goal is to provide our clients with a facility that is neither over, nor under designed, and which represents the best value for the investment, while specifically addressing the unique needs of the client.

Programming

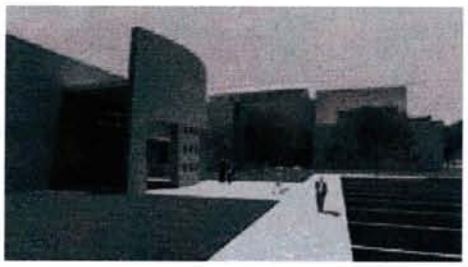
Analyze information on present and future needs as well as the verification of available resources

- Review program requirements through questionnaires and workshops
- Distribute questionnaires
- Prepare report based on questionnaire findings
- Ensure code compliance
- Ensure user needs are being met
- Discuss adjacency requirements
- Discuss staffing philosophies
- Develop programming documents
- Begin site study
- Schedule workshops for preliminary design input
- Sign-off on final facility program requirements
- Develop cost model

Schematic Design

This phase involves the translation of verbal information into graphic spaces.

- Prepare schematic design drawings based on final program requirements
- Schedule Schematic Design workshops with Woodbury County
- Incorporate on-site design



Laguna Integrated Justice Center - Rendering

Camino Nuevo Detention Facility, Albuquerque, NM

Torrance County (CCA) Detention Facility, Estancia, NM

New MexicoWomen's Correction Facility

- Schedule Schematic Design workshops with users
- Revise Schematic Design to reflect comments
- Sign-off on final Schematic Design
- Develop value engineering sessions with design assistant, architectural & engineering team & Woodbury County
- Develop cost estimate

Design Development

Incorporation of previous revisions and changes in the schematic design phase and compiling all comments and suggestions into an accurate drawing.

- Schedule Design Development workshops with each user group/department
- Schedule final Community meeting for presentation of Design
- Sign-off on design development
- Review cost estimates

Construction Documents

- Documents are constantly updated, incorporating Woodbury County input
- Incorporate quality assurance quality control plan
- Review cost estimate

Design Technology

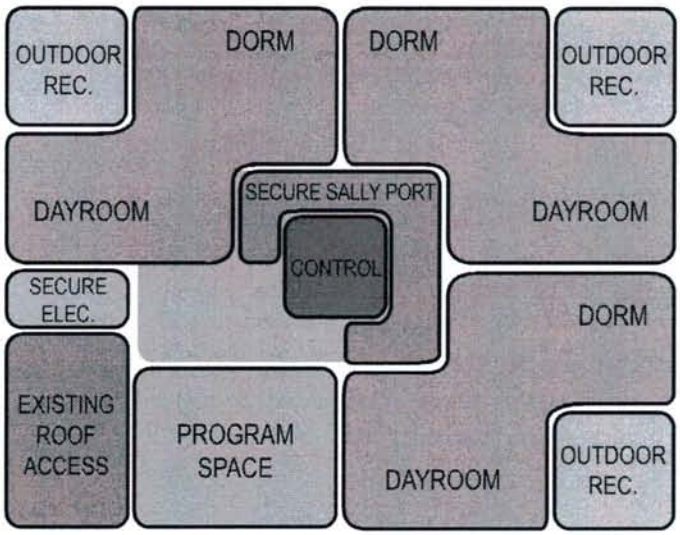
NCA operates within a fully networked and integrated computer environment. We make use of the latest design tools and architectural software. Our team of design technicians and 3-D visualization artists draft in AutoCAD, Revit (BIM), and Lumion. These programs allow our team to provide clear, legible drawings to our consultants while also acting as a "back up" quality control system. Being able to see all aspects of the design in three-dimensions really helps eliminate problems in the construction phase. It also helps our clients visualize their new facility, understand architectural concepts, and relationships between new and existing buildings. These tools can be used for conceptual planning and cost estimating for funding. We can provide you with some or all of the following items depending on project scope and size:

- Graphics
- Perspectives/Renderings
- Physical Models
- Computer-Generated 3-D "Fly By" and "Walk-Thru" Animations

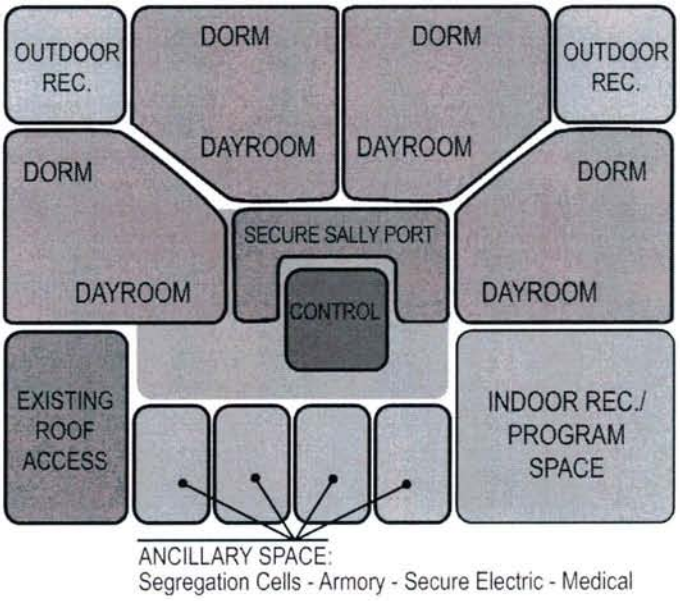
NCA uses Office 365 for easy cloud-based file sharing. This systems allows us to immediately share drawings and other documents with the owner and all team members regardless of location.

Detention Security Design

NCA is knowledgeable in all corrections/detention standards and the latest in security technology. We take great pride in the fact that the security of our designs has never been compromised, and our county clients report dramatic decreases in incidents and inmate lawsuits as a result of our designs. Our team includes Richard Fairbourn, a leader in security consulting and design.



INITIAL STUDY 1



INITIAL STUDY 2

January 20th - February 19th	Architect selection
	Schedule kick off meeting
	Tour Law Enforcement Center
	Programming meetings
	Sheriff Drew
	Key Deputies
	Key Jail Staff
	Operations / Maintenance Staff
	Review existing security systems
	Develop space program
February 22nd	Meeting with Building Committee
February 23rd	Meeting with Board of Supervisors
February 24th - March 18th	**Schematic Design** (minimum of 2 working plans)
	Code review
	American Correctional Standards review
	Review plans for conflicts with day-to-day operations
	Cost Estimate
March 22nd	Presentation to Building Committee
March 23rd	Presentation to Board of Supervisors
March 23rd - April 10th	**Design Development**
	Refine selected plan
	Evaluate and select construction materials
	Incorporate technology into the design
	Cost estimate with options on material selections
April 11th	Presentation to Building Committee
April 12th	Presentation to Board of Supervisors
April 13th - June 3rd	**Construction Documents**
	Prepare final bid/construction documents including:
	Architectural, Structural, MEP (mechanical, electrical, plumbing) and Security plans & specifications
	Cost estimate
June 6th	Review - Meeting with Building Committee
June 7th	Review - Meeting with Board of Supervisors
June 8th - 13th	**Final coordination of Construction Documents**
	Print plans and specifications
	Deliver plans and specifications to bidders
June 13th - July 12th	Respond to bidder questions
	Issue addenda as necessary
July 12th	Bids are due
July 13th - July 18th	Review bids
	Make recommendations
July 19th	Meeting with Board of Supervisors
July 20th - July 29th	Prepare contracts
August 1st	**Construction starts**

M Plus Architects' Quality Control/Quality Assurance Program has been established to safeguard continued high standards of quality for our design projects. Throughout the design process, we have strategically positioned Quality Control and Quality Assurance review points to improve product quality, minimize re-work and reduce risk.

Quality is the result of an ongoing deliberate process, planned and carried out by Dale McKinney, FAIA, Principal-in-Charge of your project.

During each phase of design and document development, Dale will:

- ensure that work is done correctly the first time
- focus on preventing problems or errors rather than reacting to them
- assign qualified individuals to perform all work functions
- ensure that assigned personnel are current on the required knowledge and skills
- adequately plan, coordinate and supervise with a clear understanding of the project requirements
- verify through checking, reviewing and monitoring work activities

Quality Control Procedures are conducted at each phase before proceeding to the next phase:

- Cost estimates to ensure the project remains with the Owner's budget
- Peer reviews, internal reviews, constructability reviews, and code plan reviews

Communication is key to all successful projects. We use a web-based system that allows all team members access to construction documents, meeting agenda/minutes, RFIs, shop drawings and other relevent documents. From schematic design through to substantial completion, this process facilitates timely and accurate communication between the Owner, Design Team, Construction Manager and Contractors.

As past performance is one of the best tests of future capabilities, we strongly encourage you to contact the following references:

Beth Grigsby, Vice President
Briar Cliff University
Sioux City, Iowa
712-279-5504
beth.grigsby@briarcliff.edu

Skip Perley, CEO
TEC-Corp
Sioux City, Iowa
712-252-4221
sperley@tec-corp.com

John Baker, President
Suter Services
Sioux City, Iowa
712-252-3007
jbaker@cwsuter.com

Pam Nicosin, Facilities Management Division
General Services Department
State of New Mexico
505-795-1296

Tony Boyd, County Manager
Cibola County
505-285-2557

Gary Perkowski, Superintendent
Carlsbad Municipal Schools
575-234-3300

M+ ARCHITECTS

NCA

ARCHITECTS · PLANNERS · AIA

CANNON MOSS BRYGGER ARCHITECTS
208 N PINE STREET, SUITE 301 • GRAND ISLAND, NE 68801 • (P) 308.384.4444

January 19, 2016

Jeremy Taylor, Chairman
Woodbury County Board of Supervisors
620 Douglas St.
Sioux City, IA 51101

Dear Chairman Taylor,

CMBA proudly submits our qualifications for your consideration and, if selected, our sincere commitment to providing the services and dedicated personnel is described in the attached proposal.

We have proposed a team specifically brought together to achieve your goal of expanding the Law Enforcement Center to allow for dormitory-style housing of your current female population. CMBA will lead the team with our consultant, nationally-recognized detention center experts Goldberg Group Architects, providing programing and feasibility analysis.

Currently, CMBA is working with the City of Orange City to study various solutions that include a combined police/fire building. In addition, we have been engaged by the City of Le Mars to study whether an existing building will meet their needs or if they should construct a new facility for their Police Department. Each of these projects involve multiple options, including project cost comparisons.

Our experienced team offers a true commitment and passion to lead this project to an outstanding conclusion.

Please do not hesitate to contact me with further questions or clarifications needed.

Sincerely,

Brian N. Crichton AIA, LEED AP
President/CEO

WWW.CMBAARCHITECTS.COM
SIOUX CITY, IA • SPENCER, IA • GRAND ISLAND, NE

PRINCIPAL CONTACT
BRIAN CRICHTON AIA, LEED AP
Principal-In-Charge

(P) 712.274.2933
(E) crichton.b@cmbaarchitects.com

CANNON MOSS BRYGGER ARCHITECTS (CMBA)

CMBA is a Midwestern architectural firm with Midwestern values. We have regional offices in Sioux City, Iowa; Des Moines, Iowa; Spencer, Iowa; and Grand Island, Nebraska. Together we maintain a staff of approximately 55 employees; we are large enough to handle big projects, but small enough to provide outstanding service.

We are recognized as a regional leader in the education, collegiate and healthcare sectors. Our projects are diverse in type and unique in design. We believe that design of our built environment directly affects how we live, work and play. We, as designers, have the opportunity and responsibility to enhance the quality of people's lives through design. By collaborating with our clients, we discover their needs, wants, challenges and opportunities. We build upon this understanding to create a distinct environment that is appropriate for its time, place and function. The creativity of youth and experience of age are both well represented on our staff. Above all, we offer a love of architecture and a commitment to quality. We strive to give our very best and to provide structures of which both the owner and architect can be proud.

Visit our website to learn more about CMBA: www.cmbaarchitects.com

FIRM PROFILE

ESTABLISHED
Roots back to 1912

STAFF
Architects: 31
Interior Designers: 5
Engineers: 3
Technicians: 9
Administration: 4
Graphic Designers: 2

LOCATIONS
Sioux City, Iowa
Des Moines, Iowa
Spencer, Iowa
Grand Island, Nebraska

PROJECT TEAM

PROJECT TEAM

WOODBURY CO. BOARD OF SUPERVISORS

(Architect of Record)

GOLDBERG GROUP ARCHITECTS, PC

(Justice Design Consultant)

SENIOR MANAGEMENT TEAM

Principal-in-Charge – Brian Crichton
Design Principal – Lawrence Goldberg
Project Architect/Manager – Brent Koch

ARCHITECTURAL TEAM

Lead Designer – Derek Ptomey
Interior Services – Blaine Martin
Criminal Justice Planner – Joe Weber

ENGINEERING TEAM

Structural Engineer – Bill Murphy
Mechanical Systems Designer – Gary Lange
Electrical Engineer – Kevin Vander Kolk
Technology Systems Designer – William Loghry

The overall project leadership will be provided by CMBA's Sioux City office. GGA will draw from their national expertise to lead the programming and design. CMBA will serve as architect-of-record and oversee the construction phase.

Consultants listed are recommendations, final decisions would be made only with Owner input.

BRIAN N. CRICHTON AIA, LEED AP
PRESIDENT & CEO

PROJECT ROLE: PRINCIPAL-IN-CHARGE
LOCATION: SIOUX CITY, IOWA

EDUCATION
Bachelor of Architecture – Iowa State University

REGISTRATIONS
Registered Architect – Iowa, Nebraska and South Dakota

National Council of Architectural Registration Boards (NCARB)

Leadership in Energy and Environmental Design – Accredited Professional

AFFILIATIONS
American Institute of Architects (AIA)

185th Air Refueling Wing

Sioux City Growth Organization

Siouxland Chamber of Commerce – Board Member

Siouxland Chamber Government Relations Committee – Chair

Woodbury County Board of Adjustment – Chair

Moville Economic/Community Growth Task Force – Design Representative

Moville Youth Recreational Association (MYRA) – Board Member

Leadership Siouxland – Class of 2001-2002

PROFESSIONAL EXPERIENCE
Mr. Crichton has developed a wide range of experience including: education, healthcare, financial and retail project types. He prides himself on listening to his clients and translating their ideas, wishes and needs into architectural designs that meet and exceed the clients' expectations.

BRENT KOCH AIA
ASSOCIATE PRINCIPAL

PROJECT ROLE: PROJECT ARCHITECT
LOCATION: SIOUX CITY, IOWA

EDUCATION
Master of Architecture – University of Nebraska, Lincoln

Bachelor of Science in Architectural Studies – University of Nebraska, Lincoln

REGISTRATIONS
Registered Architect – Iowa, Nebraska and South Dakota

National Council of Architectural Registration Boards (NCARB)

AFFILIATIONS
American Institute of Architects (AIA)

Northwest Iowa Architects Council (NIAC)

Sioux City Noon Sertoma Club – Board of Directors

Leadership Siouxland – Class of 2005-2006

Downtown Partners – Trader Sioux Committee

Downtown Market Rate Housing Incentive Committee

PROFESSIONAL EXPERIENCE
Mr. Koch has developed a broad range of experience in various project types. He is passionate about collaborating with clients to develop creative solutions that are unique to their needs and respectful to their community.

LAWRENCE GOLDBERG AIA, NCARB, ASC
PRESIDENT & DIRECTOR OF DESIGN

PROJECT ROLE: DESIGN PRINCIPAL
LOCATION: ST. JOSEPH, MISSOURI

EDUCATION
Bachelor of Architecture – Washington University

Postgraduate Work – Boston Architectural Center

REGISTRATIONS
Registered Architect – Missouri

National Council of Architectural Registration Boards (NCARB)

AFFILIATIONS
American Institute of Architects (AIA)

American Correctional Association (ACA)

American Society of Criminology (ASC)

AIA – Former Board of Directors Executive Committee

PROFESSIONAL EXPERIENCE
Lawrence Goldberg has extensive architectural experience with multiple building types over the past 35 years. Early in his career, he was lead designer on projects from California to St. Louis to Boston which included residential, laboratory, commercial and medical facilities. In 1981, he opened his own firm which has increasingly specialized in institutional and commercial projects.

Mr. Goldberg helped pioneer fourth-generation radial-podular jail planning in the United States. His many projects remain models of cost-effective operations, compact floor plans and efficient staffing. Because of his extensive justice experience, Mr. Goldberg has served as an advisor to the Technical Advisory Service for Attorneys (TASA), providing forensic analysis for litigation involving built facilities.

Mr. Goldberg is personally involved in the design of each and every project that comes through Goldberg Group Architects. These projects exemplify how innovative and creative planning in collaboration with an inspired owner can result in cost effective design without sacrificing quality or style.

DEREK PTOMEY AIA, LEED GREEN ASSOCIATE
SENIOR PROJECT DESIGNER/ARCHITECT

PROJECT ROLE: LEAD DESIGNER
LOCATION: ST. JOSEPH, MISSOURI

EDUCATION
Certificate in Computer-Aided Drafting – Hillyard Technical Center

REGISTRATIONS
Registered Architect – Missouri

Leadership in Energy and Environmental Design – Green Associate

AFFILIATIONS
American Institute of Architects (AIA)

PROFESSIONAL EXPERIENCE
Derek Ptomey achieved a Certificate in Computer-Aided Drafting at NS Hillyard Technical Center in May of 1999 and immediately joined the GGA family. Since then, Mr. Ptomey has become a licensed architect in several states. As Senior Designer and Production Coordinator, Mr. Ptomey uses his exceptional computer skills to help develop conceptual plans for our facilities. Once the needs of the owner have been determined, he works closely with Mr. Goldberg to determine the layout of the facility as well as site plans, exterior elevations and 3D computer-generated renderings. This information is used to develop preliminary budget estimates and square footage costs. Owners appreciate and benefit from Mr. Ptomey's comprehensive and thoroughly prepared documents, reflecting his 16 years at GGA.

BLAINE MARTIN ASSOCIATE AIA
DIRECTOR OF INTERIOR SERVICES

PROJECT ROLE: INTERIOR DESIGN
LOCATION: ST. JOSEPH, MISSOURI

EDUCATION
Bachelor of Architecture – University of Kansas

AFFILIATIONS
American Institute of Architects (AIA)

Women in Design, Kansas City (WiD-KC) – Co-Founder and Committee Chair

ITT Technical Institute – Instructor of Construction Technologies

PROFESSIONAL EXPERIENCE
Blaine Martin brings an exceptional and accomplished portfolio of experience to GGA, including corporate, commercial, retail, historic restoration and renovation, medical, sports architecture and interior design. She joined the GGA staff in the late fall of 2009. As an Architectural Associate, Ms. Martin works closely with GGA clients and staff to help develop conceptual designs and then the necessary production documents to ensure design objectives are successfully implemented. On GGA interiors, she coordinates with clients to select furniture, paints, carpet, alternate flooring, laminates, wood colors/species, accessories, etc. Ms. Martin understands the importance of staying on top of current trends and products in order to offer GGA clients progressive and cost-efficient solutions. Ms. Martin also assists GGA clients to assess, budget and replace fixtures and furnishings (F.F&E) during the latter stage of construction to ensure that overall project budgets reflect these important components and that the finished building is truly ready for occupancy.

JOE WEBER MSA, ACA
CRIMINOLOGIST

PROJECT ROLE: CRIMINAL JUSTICE PLANNER
LOCATION: ST. JOSEPH, MISSOURI

EDUCATION
MSA Missouri Law Enforcement Basic Training Academy

United State Academy of Private Investigation

AFFILIATIONS
American Correctional Association

Missouri Sheriff's Association

PROFESSIONAL EXPERIENCE
Joe Weber has experience in all facets of criminal justice, including jail administration, facility planning and staff training. He serves as Senior Instructor for Missouri Sheriff's Association, with responsibilities for teaching and developing basic training for law enforcement personnel. He was a senior officer with the Crawford County, Missouri Sheriff's Department, retiring as their jail administrator.

Since 2010, Mr. Weber has provided an extraordinary range of services to GGA jail clients. During the planning of your new facility, Mr. Weber will assist Woodbury County with a needs assessment to determine the appropriate number and distribution of beds. This information is crucial to a design that is the appropriate size. As the design takes shape, he will assist the Sheriff and jail staff to evaluate the new facility for efficient staffing and operational options. Mr. Weber assists the Sheriff with training of the jail staff to safely occupy their new facility. Critical aspects of Mr. Weber's training include such topics as PREA compliance, restraint-chair use and post-order protocols.

BILL MURPHY PE
ASSOCIATE PRINCIPAL

PROJECT ROLE: STRUCTURAL ENGINEER
LOCATION: SIOUX CITY, IOWA

EDUCATION
Bachelor of Civil Engineering – South Dakota State University

Associates of Applied Science in Civil Engineering – SEVTI of Sioux Falls

REGISTRATIONS
Professional Engineer – Iowa, Nebraska, South Dakota, Minnesota and Wisconsin

AFFILIATIONS
National Society of Professional Engineers

American Institute of Steel Construction

American Society of Civil Engineers

American Concrete Institute

International Chamber of Commerce

PROFESSIONAL EXPERIENCE
Mr. Murphy has engineered schools, commercial office structures, multi-story hotels, high-end condominiums, custom frame residential homes, concrete foundations and structural inspections varying from general home inspections to progressive failure analysis of existing buildings.

GARY LANGE
PROJECT ROLE: MECHANICAL SYSTEMS DESIGNER

With over 30 years of experience in mechanical systems design, Gary has developed a reputation as an expert in integrating systems that maximize indoor air quality, optimize energy efficiency, and are easily maintainable. His understanding of the factors affecting initial costs and long-term energy savings is invaluable to his clients' ability to make informed system selection decisions. Gary is also a highly-regarded professional who excels at communication with the design team and owners to ensure project details are addressed appropriately and in a timely manner.

KEVIN VANDER KOLK PE
PROJECT ROLE: ELECTRICAL ENGINEER

Kevin has over 29 years of design and project management experience on a variety of projects. His electrical design experience includes power, lighting, fire alarm, daylight harvesting, lighting control, and intercom systems. In addition, Kevin has 11 years experience as an electrician and electrical contractor prior to becoming an engineer. Kevin has extensive public safety facility system design expertise. He is well-versed in government contract requirements and codes.

WILLIAM LOGHRY RCDD, PSP
PROJECT ROLE: TECHNOLOGY SYSTEMS DESIGNER & SECURITY SPECIALIST

Bill is an ASIS-credentialed Physical Security Professional. He has worked on 200+ technology projects in the past 10 years. His expertise in the design of telecommunications and security systems provides 21st-century technology-infused environments. His leadership and contracting experience will foster a spirit of teamwork among Baker Group and subcontractors involved in the project. Bill's grasp of the approaches to passive and active security solutions will be invaluable when developing solutions specific to each component of the project. He has knowledge of varying levels of access control systems and associated CCTV systems for multi-purpose buildings with unique needs. Bill is also adept at integrating various systems into a centralized command and control center that would provide monitoring of all areas from a single control system.

Alvine Engineering

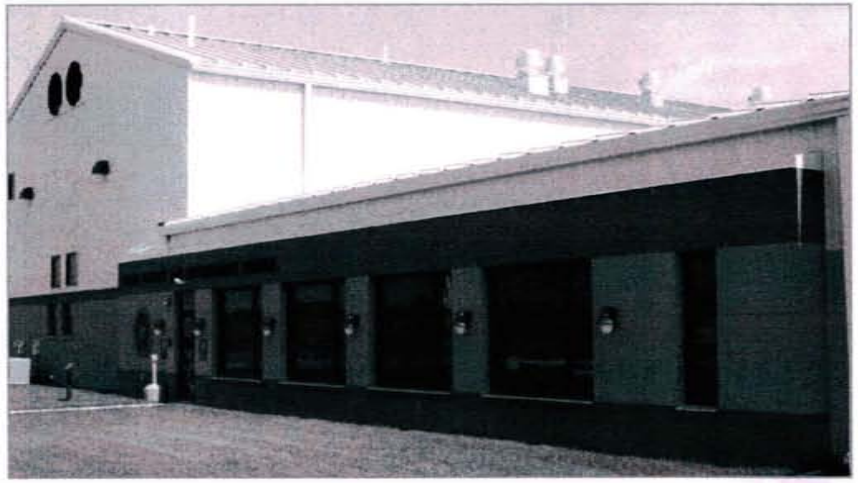
PROJECT PORTFOLIO

CLOUD COUNTY LAW ENFORCEMENT CENTER

CONCORDIA, KANSAS

Cloud County's antiquated jail had presented its community with an increasing risk of fire, escape or assault. GGA was retained to determine whether the financial and operational opportunities existed to develop a viable jail replacement project without raising taxes. Working with the Sheriff's Department, County Commission, City Officials, and representatives from the local construction community, GGA was able to put together a new 80-bed law enforcement facility plan to combine increased operating efficiency with historically low-interest rates to avoid a tax increase.

Cloud County's jail design marks the second time GGA has been able to incorporate pre-engineered building systems with its customary secure, highly efficient, radial-podular layout to achieve construction budgets some 20% to 30% less than comparative facilities built elsewhere in the region with traditional building technologies. The design also incorporates two separate housing pods containing eight (8) beds each that are designated for low-security, work release inmates.



KEY STATISTICS
Completed: 2014
Floor Area: 18,030 SF

JEFFERSON COUNTY DORM

HILLSBORO, MISSOURI

The final portion of GGA's 2006-2009 4-project return to Jefferson Co., Missouri included renovation and expansion of the 116-bed Law Enforcement Center. Using the 9,000 sq. ft. area vacated by the Sheriff's Department when they relocated to the county's newly-completed administration building, GGA was able to add 152 dormitory-style beds arranged in three discreet pods to complement the facility's original high-security/single-cell layout.

Once these additional beds were available, existing housing pods could be temporarily closed so the outdated, 22-year-old housing control rooms could be upgraded with new bathrooms, access stairs and up-to-date electronic security control systems.

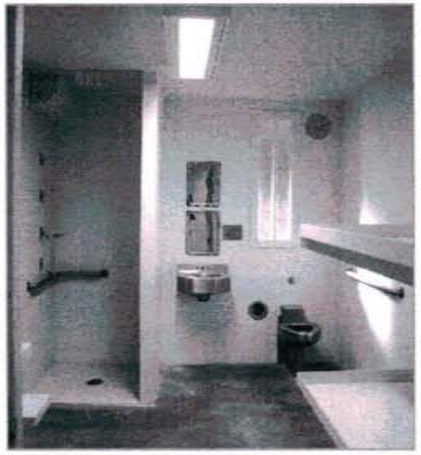
This project marks the final (fourth) phase of GGA's work following completion of Jefferson County's new Administration Building, new 44-bed multi-custody Youth Detention Center and updates to GGA's 1989 Master Plan to the County Courthouse.

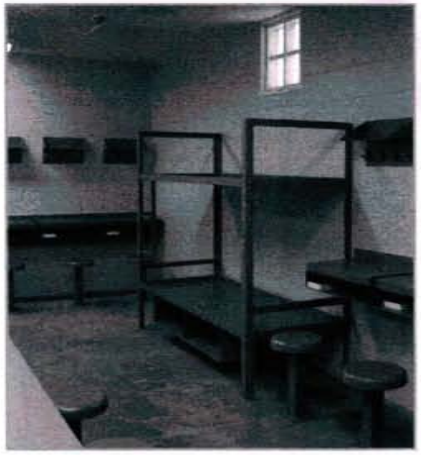
KEY STATISTICS
Completed: 2009
Floor Area: 9,000 SF

DONIPHAN COUNTY JAIL

TROY, KANSAS

In order to meet a strict budget, GGA designed the most compact Law Enforcement Center in its history. There is not a wasted square foot of space in this facility which totals 5,500 sq. ft. per level and provides complete housing and support for 48 beds. The main level includes the Sheriff's Department offices and general population beds. The vehicular sallyport, booking desk, as well as male and female dorms are on the lower level. A spiral staircase connects general Housing Control to the lower level Booking Control Room. A new type of self-contained elevator connects both floors without additional equipment space. The building is provided with a unique front façade to match surrounding circa-1900's buildings facing the County's historic square.





KEY STATISTICS
Completed: 2008
Floor Area: 11,000 SF

CLAY COUNTY JAIL

SPENCER, IOWA

CMBA, along with HMN Architects, recently completed a new, 28-bed facility for Clay County in Spencer, Iowa.

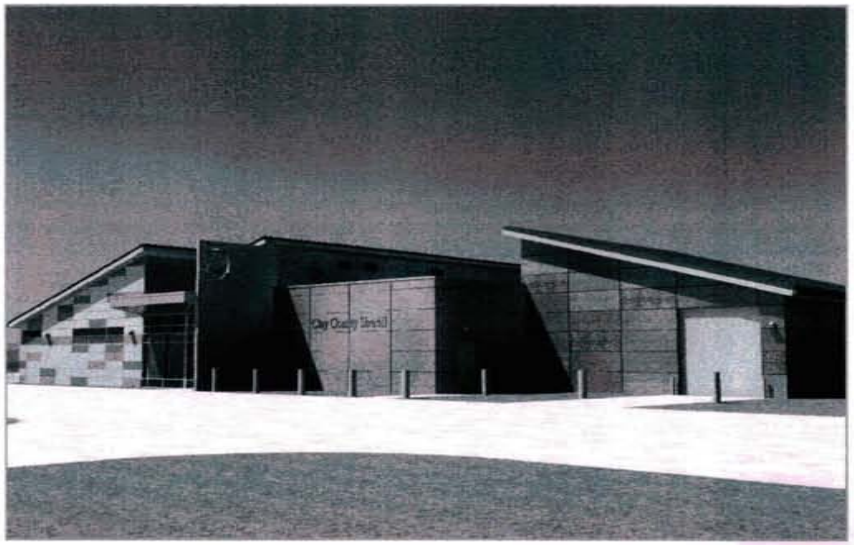
The facility includes:

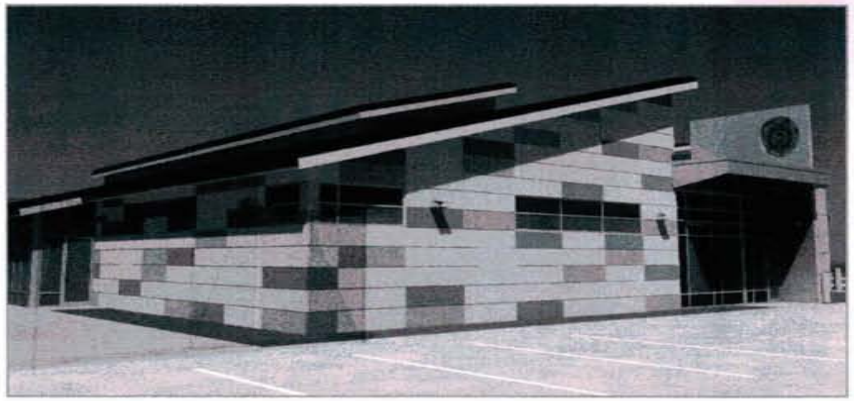
- 8 standard cells (double occupancy)
- 2 ADA cells (double occupancy)
- 2 medical cells (single occupancy)
- 6 work release beds

The jail and booking areas are constructed with exterior structural precast, interior CMU and steel framing. The Administrative areas are constructed with steel framing and CMU at secure areas.

The Conference/Training room was designed to be hardened for use in storms or, if needed, a place for disaster response teams to meet. It is not necessarily constructed to meet FEMA requirements for storm shelters, but does have a reinforced concrete lid (located right beneath the mezzanine level).

The facility is fully covered with an automatic sprinkler system and will have an emergency generator.





KEY STATISTICS
Completed: 2014
Floor Area: 16,255 SF

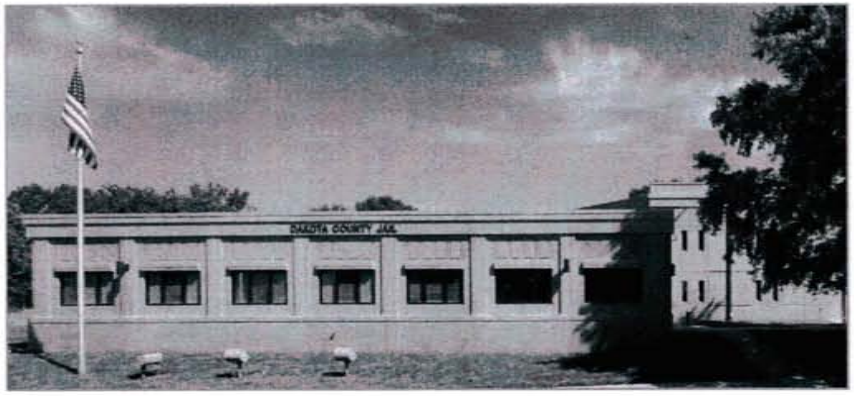
DAKOTA COUNTY JAIL

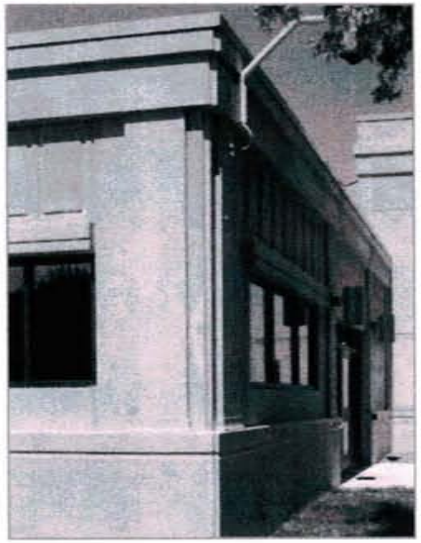
DAKOTA CITY, NEBRASKA

Dakota County, Nebraska realized a serious need for an up-to-date, higher capacity jail facility. CMBA, along with HMN Architects, designed this facility for them.

The addition to the county's existing courthouse includes:

- 64 New Modular Cells
- Intake And Release Area
- Full Commercial Kitchen
- Sallyport
- Work Release Area
- Administration Area





KEY STATISTICS
Completed: 2007
Floor Area: 32,800 SF

SIOUX COUNTY PUBLIC SAFETY CENTER

ORANGE CITY, IOWA

Sioux County passed a $6 million bond referendum. CMBA assisted them in total project budgeting (including soft costs) before and after the bond. As a result of a close eye on the budget by CMBA and the County, a large portion of those bond dollars were not needed and could be returned to the taxpayers.

This new correctional facility houses:

- Sheriff and Deputy Offices
- 911 Dispatch
- Civil Defense Offices
- 60 Jail Cells

KEY STATISTICS
Completed: 2003
Floor Area: 35,800 SF

THIRD JUDICIAL CORRECTIONAL FACILITY

SIOUX CITY, IOWA

This building at 6th and Water Streets in Sioux City is a post-modern design featuring attractive and unique masonry patterns. The octagonal entrance lobby also helps make this an exciting addition to the architectural landscape of the historic near west side.

The lower level serves primarily as a half-way house for parolees, while the upper level contains office and administrative areas.

CMBA clients can be assured that (as exemplified by Third Judicial) each of our designs are built around the parameters of site, function, aesthetics and client input.

KEY STATISTICS
Floor Area: 28,100 SF

RECENT CIVIC/MUNICIPAL EXPERIENCE

Boone County Courthouse – Albion, Nebraska*

Buffalo County Courthouse – Kearney, Nebraska*

City & Government Center – Brookings, South Dakota

City Hall – Arnolds Park, Iowa

City Hall – Sioux City, Iowa

City Hall – South Sioux City, Nebraska

City Hall – Vermillion, South Dakota

Community Services Building – Sheldon, Iowa

Custer County Courthouse – Broken Bow, Nebraska*

Emergency Services Building – Boyden, Iowa

Emergency Services Building – Primghar, Iowa

Firestation No. 1 – Grand Island, Nebraska

Firestations No. 1 & No. 7 – Sioux City, Iowa

Firestation – Spirit Lake, Iowa

Police Department – Spencer, Iowa

Police/Fire Headquarters – Sioux City, Iowa

Police/Fire Station – Orange City, Iowa

Sioux County Courthouse – Orange City, Iowa

Sioux County Human Services – Orange City, Iowa

** CMBA teamed with Goldberg Group Architects*

SOUTH SIOUX CITY CITY HALL

BROOKINGS GOVERNMENT CENTER

NATIONAL LANDMARKS & HISTORICAL PRESERVATION

SIOUX CITY HALL

SIOUX CITY, IOWA

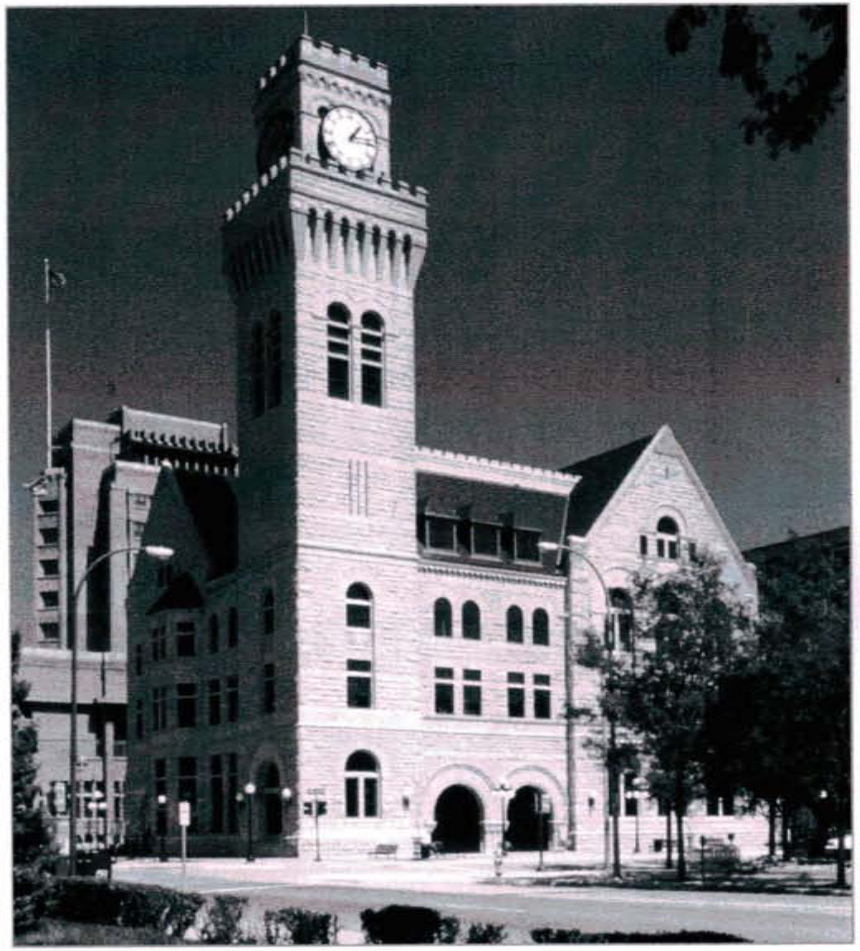
Winning a $9 million Design-Build competition, CMBA set out to combine the "best of both worlds" in a reconstruction of the City Hall. CMBA's concept included preservation of the carved and hand pitched stone tower and public facades. Each stone was cataloged, cut, and cleaned for reinstallation on the new building.

Our concept provided an entirely new, efficient, accessible, energy conservative, and technologically advanced building behind these historic facades.

The design also improved public access to city services, by maximizing the area and visibility of city departments around a very rich and voluminous entry lobby.

AWARDS

Masonry Institute of Iowa
Merit Award Winner (1998)



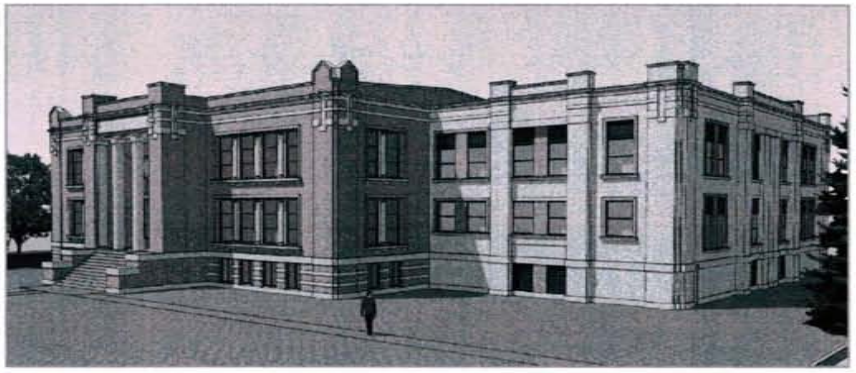
CUSTER COUNTY COURTHOUSE

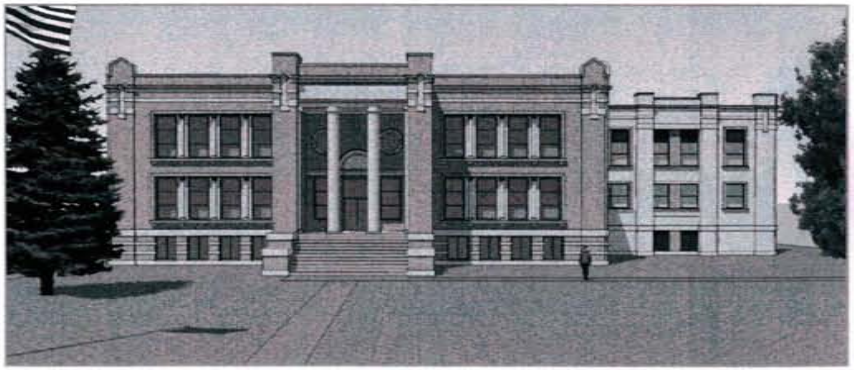
BROKEN BOW, NEBRASKA

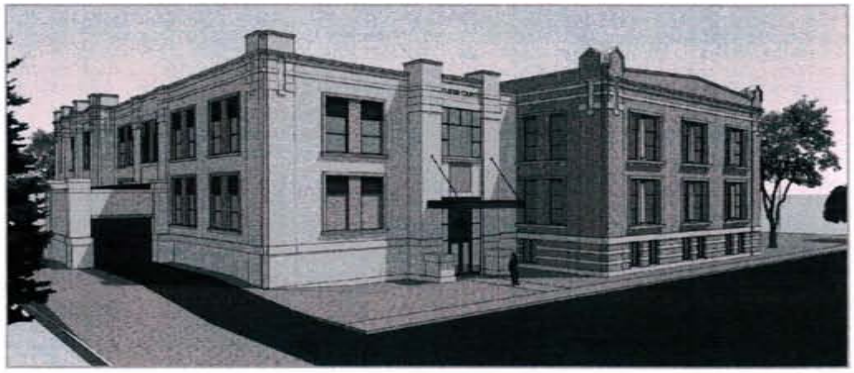
CMBA planned and designed a renovation and addition to the landmark Custer County Courthouse, partnering with the Goldberg Group for courtroom and jail planning.

The existing National Register-listed Courthouse was to be sympathetically renovated to meet modern office needs. The new addition would have included a state-of-the-art courtroom and jail facility, as well as a proper public meeting room for the county supervisors and new offices for the sheriff department.

This project was never completed, but CMBA's addition design blended the contemporary office and jail needs with the historical architecture of the existing courthouse and Broken Bow's downtown district.





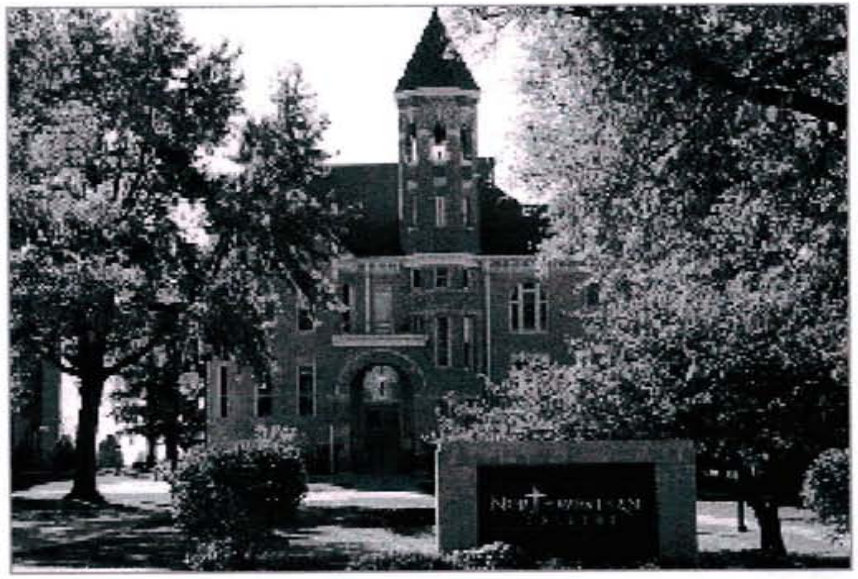


KEY STATISTICS
Only Schematic Design Services
Floor Area: 28,750 SF (addition); 4,460 SF (renovation)

ZWEMER HALL

NORTHWESTERN COLLEGE • ORANGE CITY, IOWA

Zwemer Hall, the first permanent building on the Northwestern College campus, was erected in 1894. CMBA teamed with Larry Erickson, who also took part in the Woodbury County Courthouse restoration, and Zwemer Hall was renovated in 1997. It is now the college's administration offices. It is listed in the National Register of Historic Places.



GOLDBERG GROUP ARCHITECTS (GGA)

GGA enjoys a diverse architectural practice in jails, prisons, courthouses, medical and dental offices, commercial buildings and homes. Throughout its history, Goldberg Group Architects has assisted clients in meeting their project needs on-budget and on-time.

In 1985, GGA was awarded its first justice project by the Missouri Department of Corrections – the first of six prison projects the firm received from the State of Missouri. Since then, Goldberg Group Architects has specialized in justice architecture. It has established a nationally-recognized track record in planning, design, staffing/operations, financing, construction administration and transitioning of new jail facilities.

GGA jails have housed local, state and federal prisoners. Mr. Goldberg has worked directly with US Marshal Services on projects such as Cape Girardeau County, Missouri, which was partially funded through the CAP-Grant Program. Other facilities have accommodated State, ICE and Special Needs detainees through smaller, more flexible Housing Pod layouts.

Visit our website to learn more about GGA: www.goldbergarchitects.com

FIRM PROFILE

ESTABLISHED
Established in 1981

STAFF
Architects: 4
Interior Designers: 1
Technicians: 2
Criminologist: 1

LOCATION
St. Joseph, Missouri

UNITED CENTER

SIOUX CITY, IOWA

The Pierce warehouse was built in 1906 by wholesale grocer Warfield-Pratt-Howell Co. The building was one of several warehouses along Third Street in a part of town that became known as "warehouse row." In more recent years, it was commonly referred to as the Pierce Building, recognizing the name of the moving and storage company that occupied the building.

The building had fallen on hard times and for an estimated 10 years was unoccupied, except by pigeons. Gaping holes in the roof opened the building to the elements and caused the heavy timbers extreme damage.

The project is sustainable in multiple ways: it saved a historic building destined for the landfill, and it built a high density development at the core of the city versus a low density development in the sprawling suburbs.

The project, now named the United Center (after the planned occupant of the first floor), is a mixed use office and residential condominium.

CMBA occupied our new space in February 2010.

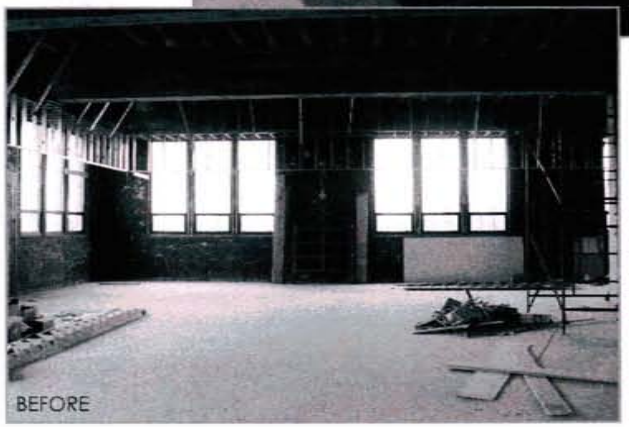
AWARDS

1000 Friends of Iowa
Best Development Award; Mixed-Use category (2011)

CMBA OFFICE

GRAND ISLAND, NEBRASKA

This is an adaptive reuse of the old City Hall building constructed in 1938.



BEFORE

KEY STATISTICS
Completed: 2013

COMMUNITY HOUSING INITIATIVE

SPENCER, IOWA

This building had been unused for approximately two years when Community Housing Initiative (CHI) acquired it. CHI, with CMBA, developed the upper two floors for a community living atmosphere.

The upper two floors contain 16 apartment units (8 single bed units, and 8 double bed units). Historical elements were preserved to the greatest extent possible while designing and developing this space. The original banister in the north stairwell was kept, along with restoring original skylights that were discovered in the ceiling cavity.

KEY STATISTICS
Completed in 2010
Floor Area: 25,000 SF

LEWIS & CLARK INTERPRETIVE CENTER

SIOUX CITY, IOWA

The building and the interactive displays in this project immerse visitors in a living history of what it was like to be a member of the Lewis & Clark expedition. The building is both physically and visually adventurous. It merges with the landscape, both literally and symbolically.

CMBA created an environment that emphasizes the idea of travel and abstractly represents important natural elements of the Lewis & Clark trail. A meandering path corresponding to the Missouri River, flows to and through the building, terminating at a grassy hill. The local bluffs are characterized by a curvilinear wall with stone outcroppings.

AWARDS

ASID, NE/IA Chapter – Institutional Category
Award winner (2003)

BETTY STRONG ENCOUNTER CENTER

SIOUX CITY, IOWA

The Betty Strong Encounter Center is the second facility developed by Missouri River Historical Development. It is a unique, but complementary, building that is physically connected to the previously completed Lewis & Clark Interpretive Center. The facility is designed to accommodate a variety of activities that depict different encounters of life in Siouxland. The gallery houses changing photography exhibitions, while a 115-seat auditorium provides a comfortable place for lectures, programs and documentaries.

A covered pathway linking the two buildings, known as "The Connection," provides a transition from the days of the Lewis & Clark expedition to modern life in Siouxland.

AWARDS

American School & University's Educational Interiors Showcase
Selected for publication cover – August issue (2009)

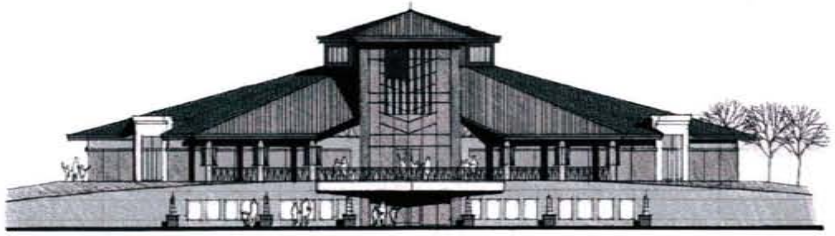
American School & University's Educational Interiors Showcase
Outstanding Design (2009)

SIOUXLAND FREEDOM PARK

SOUTH SIOUX CITY, NEBRASKA

Local leaders created a bold vision for an extensive park and chose the Interpretive Center as the first phase of the project. Located in the heart of Siouxland, along the banks of the Missouri River, the pentagon-shaped building will honor each of the five branches of the military.

The park features a half-scale replica of the Vietnam Veteran's Memorial. Siouxland has an obelisk honoring Sergeant Floyd, much like that of the Washington monument in Washington D.C. Taking advantage of this fact, the CMBA-lead design aligns the building on axis with the monument and places the wall in a proportional relationship.



YOUR PROJECT

PROJECT APPROACH

CMBA and Goldberg Group Architects are committed to the successful completion of your project by providing the full scope of services necessary to get your job done. GGA has spent 30 years in the highly-specialized field of justice architecture, developing a superior project approach which minimizes mistakes and optimizes efficiencies.

The methodology used in our project approach will establish the groundwork for an excellent project outcome for Woodbury County. As this process unfolds, we include and facilitate workshops so that project stakeholders have multiple opportunities to fully participate in the decision-making process.

1. PROGRAMMING/CONCEPT PLANNING

Our team will work with local officials to build a clear, realistic set of project parameters. It is not just about the design of a pleasant building – it is about how you want your new facility to function once it is completed and for years to come. We will evaluate population assessments and custody needs. We design around a facility capacity that is large enough to serve your needs without breaking the budget. GGA staff criminologist, Joe Weber, will evaluate the county's past incarceration statistics to establish current needs and project future needs for appropriate overall capacity and classification.

Our research with suppliers and manufacturers, coupled with our knowledge of the industry, guides us through implementation of updated construction capabilities, new technologies and current code requirements. We are experienced at incorporating federal guidelines, such as ADA, ACA and PREA into our project planning.

HIGHLIGHTS/DELIVERABLES

- Key Staff Interviews
- Existing Facility Tours
- Potentially Key Staff Surveys
- Space Program
  - Summary of space needs and corresponding narrative
- Concept level comprehensive budget
- Concept level project schedule
- Concept Site and Plan sketches

By the end of the Programming/Concept Planning stage, the owner will have a clear picture of the nature, size, cost breakdown and capacity objectives for the project.

PROJECT APPROACH

2. SCHEMATIC DESIGN

Everyone understands a three-dimensional (3D) digital image and it is the foundation of our design process. Whether evaluating initial floor plan options or interior colors, the 3D design process provides assurance the design is understood.

If there are several different concepts developed, CMBA & GGA will host a design charette for officials and project team members to review and evaluate comparative features, advantages and costs. A single concept will be agreed upon and creates the basis for moving forward.

Plans will now reflect greater definition and owner input. Detailed budgetary information and funding options are now presented for consideration. At this juncture, we evaluate the potential for grants and initiate the application process, i.e. EOC grants (Homeland Security), SEMA grants (community "safe room") and various others.

Building codes affect the design and cost of a building. Initial code reviews are completed at the schematic phase and the goal is to have all code questions resolved at 50% design development phase. This procedure assures no surprises during the construction document phase and maintains budget control.

Where possible, we schedule meetings with code officials for face-to-face reviews of detailed code applications. The onslaught of regulatory requirements for institutional projects has made these particular services increasingly critical and pertinent to cost compliance during bidding and construction. It should be noted that GGA's Joe Weber has assumed a nationally-recognized leadership

role in the application of PREA (Prison Rape Elimination Act, 2012) to jail facilities and their operational protocols. Mr. Weber will work closely with the Sheriff's Department and our team to ensure that our emerging design can be staffed and operated safely, efficiently and within statutory boundaries established by applicable jurisdictional agencies and standards.

HIGHLIGHTS/DELIVERABLES

- Review Needs Assessments
- Internal and External Adjacency
- Code Analysis/Review
- Schematic Site Plan
- Schematic Plans and Elevation Sketches
- Schematic Comprehensive Budget and Schedule Review

PROJECT APPROACH

3. DESIGN DEVELOPMENT

It is now important to evaluate progress through compliance with established cost objectives and staffing and operational evaluations. It is critical to establish how efficiently the emerging design concept(s) can be staffed and operated. This issue requires a collaborative effort between the Sheriff, the jail administration and our staff criminologist.

A plan has now been approved by all project participants, compliant with project budget objectives and acceptable operating costs. This is the time to review specialized detention equipment, telecommunications, IT/technology features, manufacturing marketplace conditions and local bid preferences. This important discussion will help set the stage for preparation of specifications, critical dimensions and bidding requirements.

HIGHLIGHTS/DELIVERABLES

- Site Layout*
- Staffing and Operational Evaluations
- Preliminary Equipment Review
- Interior Design Development
- Design Development Plans and Elevations
- Building Construction Details, Materials and Systems
- Design Development Comprehensive Budget and Schedule Review
- Presentations to Owner and Other Parties*
- Project Renderings*

4. CONSTRUCTION DOCUMENTS

CMBA & GGA take justifiable pride in our exemplary record of well-prepared, comprehensive bid documents, much of which is due to the homework done during the design phase.

At this stage, we submit our bid documents for final code review with applicable agencies. Since these agencies may require several weeks to complete their respective reviews, our clients often request that the bid process be initiated concurrently to save time (4-6 weeks). Code modifications to the technical (bid) documents are handled and communicated to bidders by addendum. Code reviews and corresponding plan and/or specification modifications are finalized for successful bidding.

HIGHLIGHTS/DELIVERABLES

- Construction Plans and Specifications
- Includes: Architectural, Interiors, Structural, Plumbing, Mechanical and Electrical, Civil* and Landscape*
- FF&E Selection (optional)
- Building & Detention Equipment Review
- Engineering Systems/Energy Efficiency Review
- Comprehensive Budget Review

** On an as-needed or as contracted basis*

PROJECT APPROACH

5. BIDDING/NEGOTIATION

Our team has substantial experience in the competitive bidding of jails. We are a resource to the jurisdiction during the bidding process and available throughout the bid period to assist in responding to bidders' questions, clarifying bid documents, advising on any matters pertaining to our design and addressing details in our documents which may arise. We also extend every effort to local bidders, whose taxes help pay for this new facility.

It is critical at this juncture to evaluate the bidder's ability to perform for Woodbury County and their performance on past projects of a similar size and nature. Additionally, it needs to be determined that a bid fully complies with all requirements of the bid documents. A bidder may be given the opportunity to perfect their bid at this time or withdraw.

Value engineering may also be utilized when the project has come in on-budget, but bidders offer cost-saving alternatives we have requested in bid documents. Our team excels at creatively solving problems. We will value engineer without diminishing the function or capacity of the design.

HIGHLIGHTS/DELIVERABLES

- Project Advertisement for Bids
- Conduct Pre-Bid Meeting(s)
- Respond to Contractor Questions
- Issue Addendums
- Receive Bids and Evaluate Low-Bid Offer
- Facilitate Owner/Contractor AIA Contract

6. CONSTRUCTION ADMINISTRATION

During the Construction Documents phase, we itemize the work to be completed by listing drawings and details required. We review job progress at regular coordination meetings. Finally, during construction,

our team has an excellent system of coordinating the review of shop drawings and responding to the broad range of questions that may arise. We take great pride in developing strong working relationships with the Construction Manager's team so that we can deliver the best possible project to our clients.

HIGHLIGHTS/DELIVERABLES

- Participate in a Pre-Construction Conference
- Attend On-Site Meetings with Owner and General Contractor
- Provide Reports to Owner regularly
- Administer RFIs, RFPs, Submittals and Pay Apps
- Issue Change Directives and Change Orders
- Create Punch List and Review Close-Out Documents
- Coordinate Substantial Completion

QUALITY CONTROL PROCEDURES

DESIGN QUALITY CONTROL PROCEDURES

CMBA & GGA learned long ago the key to a successful project is to provide a process which features quality control procedures from programming through the construction of a project.

Digital Design from Beginning to End. As mentioned in our Schematic Design phase, everyone understands a 3D digital image. Our 3D design process provides assurance that all elements of the design are understood. What does that mean? The procedure assures the design process is more linear and less back tracking occurs.

LEED Discussion at Outset. We recognize green design is everywhere, that's why the majority of our professionals at CMBA & GGA are LEED accredited. An analysis at the very initial stages of a project should benchmark possible LEED points. Without this procedure the design process loses time and becomes inefficient.

Consultants involved in Schematic Design. Sometimes consultants, especially mechanical and electrical engineers, are not involved early enough in a project. Our procedure requires overall building systems be discussed and evaluated at the schematic phase. The preliminary budget is not valid if it does not reflect appropriate mechanical and electrical systems.

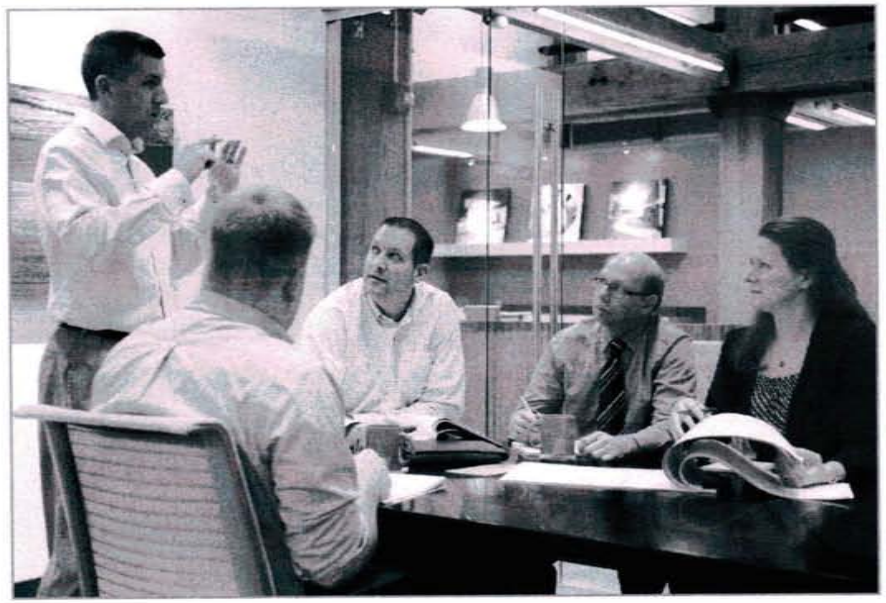
Code Review Complete at 50% Design Development. As mentioned earlier, building codes affect the design and cost of a building. Initial code reviews are completed at the schematic phase and the goal is to have all code questions resolved at 50% design development phase. This procedure assures no surprises during the construction document phase and maintains budget control. CMBA has a great working relationship with the State Fire Marshal's office. We are

required by law to meet with the State Fire Marshal's office at the Design Development phase for all Regents projects.

Cost Estimating. How do we do it?

- When we only know the square footage of the building, we use a cost per square foot to establish initial budgets.
- As soon as a floor plan and concept model are determined, a detailed cost estimate is completed by CSI specification division. The project architect who understands the most about the project completes the cost estimate.
- Major cost components are reviewed with contractors, sub-contractors, and suppliers to verify cost accuracy.
- The cost estimate is reviewed at the end of each phase of work.

QUALITY CONTROL PROCEDURES



DOCUMENTATION QUALITY CONTROL PROCEDURES

Maintain Digital Model. The digital model is maintained simultaneously while more technical drafting software is utilized. This procedure assures issues such as exterior and interior colors are understood by users.

Designated Reviewer. Our office uses the procedure of a designated reviewer for all projects. We have made it a company goal to constantly work on reducing non-owner change orders during construction caused by incomplete or unclear documents.

Revit. The office is completing projects in REVIT which integrates systems such as structural, mechanical, and electrical. This will be especially important in the design of lab spaces.

Project Architect Coordinates Documents and Does Specifications. Coordination of drawings and specifications are of utmost importance. Our procedure is the senior architect also completes specifications. The one who coordinates the design is the best to coordinate the specifications.

CONSTRUCTION QUALITY CONTROL PROCEDURES

Project Architect Carries on During Construction. The project architect in charge of the project during the design process will also carry through during construction. The best person to answer questions and deal with the issues during construction is the person who directly oversaw the design and documentation. While quality documents certainly attribute to the average of 2% non-owner change orders on 65 projects, the follow through of the project architect cannot be overlooked.

PROJECT SCHEDULE

1. **Architect Selection & Design Contract Approved** by County Board of Supervisors – January 2016

2. **Design Kickoff Meeting** – Early February 2016

3. **Schematic Design Phase** – February-March 2016
   - County Design Committee, Principal Architect and Project Architect create building program and begin layouts
   - Structural and MEP Engineers and Interior Designers begin basic input
   - Construction Manager creates initial project budget projection

4. **Schematic Budget Presentation** – April 2016

5. **Design Development Phase** – May-June 2016
   - County Design Committee, Project Architect, MEP Engineers and Interior Designer refine systems, materials, finishes and details
   - Construction Manager updates project budget, reviews with Staff and directs any modifications needed
   - Project Team present to public and County Board of Supervisors

6. **Design Development Budget Presentation** – Late June 2016

7. **Construction Document Phase** – July-August 2016
   - CMBA and Engineers continue to refine and complete construction documents (CDs)
   - Project Architect, Interior Designer, Engineers and County Design Committee review final details, make final selections and incorporate into CDs

8. **CMBA Directs Final Coordination** (document printing and distribution) – Mid-August 2016

9. **Bids Received** (reviewed by CMBA, Construction Manager & County; CMBA & CM make recommendation) – September 15, 2016

10. **Construction Contract Approved** by County Board of Supervisors – September 2016

11. **Contracts Prepared, Signed and Distributed** – October 2016

12. **Construction and Closeout** – October 2016-March 2017

WOODBURY COUNTY LEC
JAIL EXPANSION

STATEMENT OF QUALIFICATION

RML ARCHITECTS, LLC
SIOUX CITY, IOWA

JANUARY 19, 2016

RML ARCHITECTS, L.L.C.
922 DOUGLAS STREET SIOUX CITY, IOWA

Earning your trust...since 1982.

RML Architects, LLC
922 Douglas Street
Sioux City, Iowa 51101

Robert M. Lee
Mike Neswick
Regina Smith

Phone 712-293-0332
Fax 712-293-0335

info@rmlarchitects.com

CONTACT INFORMATION

Earning your trust...since 1982.

January 19, 2016

Woodbury County Board of Supervisors
Woodbury County Courthouse
Room 104
620 Douglas Street
Sioux City, Iowa 51101

Re: Qualifications for Architectural Services
Woodbury County Law Enforcement Center
Jail Renovation and Expansion Project

RML Architects L.L.C.

Robert M. Lee, NCARB
Mike Neswick
Regina Smith, NCARB

Woodbury County Board of Supervisors members,

RML Architects, LLC is pleased to submit this statement of Qualifications for Architectural services for the Woodbury County Law Enforcement Center Jail Renovation and Expansion Project. RML Architects was founded by Robert M. Lee in 1982 after 20 years of previous experience in another local firm (Beuttler Olson Lee, Architects, Inc.), RML has produced hundreds of local projects over the last 34 years. A few of our higher profile projects are Sue Bee Honey offices and plant expansion, Anderson Dance Pavilion, Conversion of the US West building into the Trosper Hoyt County Services Building (this included multiple projects over the years on all 4 floors of the building), as well as the recently completed Juvenile Recovery and Treatment Facility for Jackson Recovery and the Miracle Field complex in Riverside Park for physically challenged children.

RML Architects is a locally grown firm. We have 3 partners, Bob Lee, Mike Neswick, and Regina Smith, all life-long Siouxland residents. Mike has been with the firm since its inception in 1982 and Mike and Bob's working relationship goes back to 1975 (40 years) when Mike worked for Bob at his previous firm, Beuttler Olson Lee Architects in Sioux City. Regina joined RML in 1997 and has been with the firm for 19 years. Even 2 of our 3 employees were born here and all of them were raised in this area. We are very proud of our local heritage and have all chosen to make our lives and raise our families here. We are even one of the few local Architectural firms that actually own our own building and surrounding parking lots and pay Woodbury County property taxes on our own commercial property.

922 Douglas St.
Sioux City, Iowa 51101
Ph. 712-293-0332
Fax 712-293-0335
www.rmlarchitects.com

RML Architects, LLC has been working on projects for Woodbury County for the past 26 years and the County has been one of our largest and most consistent clients over that period of time. We have worked on 49 Projects for the County and we believe the County has consistently received impeccable personal and professional service. In our 26 year history with the County, whenever the County called, we would drop what we were doing to ensure prompt service to the good folks of Woodbury County. The County taxpayers have benefitted greatly from that service. Some of these projects were no more than a simple report on the feasibility of modifying an area to accommodate a particular County employee or department. Others were full blown bid documents with full A/E services including construction observation and project coordination. Many times we acted as informal consultants for the County without even billing for our professional services.

One prime example of that is this LEC Expansion Project for which we are submitting our Qualifications. When we got wind of the County wanting to close Prairie Hills, we spent the better portion of a weeks' worth of billable time researching past studies and plans to come up with what we thought might be the most economical solution for the County to be able to do so. The idea had been brought up again about enclosing the outdoor recreation area to house inmates. We found data in earlier reports in which we had studied that very same suggestion. It was determined back then that the floor loading would not stand constructing double tiered individual concrete block cells but was suitable for a lighter loading situation.

The existing "J Block" area which is currently housing women inmates in a dormitory type setting was originally built as the juvenile court area. When we moved the juvenile court to the Trosper Hoyt building in 1991 – 1992, the area was remodeled to house the work release and weekenders programs. When we moved those programs out to the Prairie Hills facility, the "J Block" was converted into what it is today, a dormitory for women inmates. We met with Jeremy Taylor and Kenny Schmitz and showed them that with very little or no expenditure, the "J Block" could be turned back into work release and weekenders as it was already set up that way with its own entrance and sally-port off the alley. This could possibly allow the County to enclose the outdoor recreation area to hold the women's dormitory function currently being housed in the "J Block" area.

The elevator is in close proximity to one of the exit stairs that go to the roof. It would need to be extended up to that level and a penthouse enclosure built on the roof to connect it to the stairs and the roof entrance to the outdoor recreation area. Whether or not the elevator could be extended to the roof level area and those penthouse structures built on the roof within the $1.2 million bonding capacity would have to be further vetted with an A/E study.

Mr. Taylor then brought this concept to the Board of Supervisors for further consideration. The RFQ we are responding to here says this about the solution we proposed: it "will provide the ultimate answer as an alternative to Prairie Hills and provide expanded space that best fits the need of the jail." Like many times in the past, we have never billed Woodbury County for our research and expertise coming up with this highly praised solution.

The RFQ states that the Board of Supervisors may retain the selected firm to perform work on other County owned facilities into the future. RML Architects has performed work on the first 8 of the 10 facilities listed in the RFQ. The only 2 facilities listed that we have not been involved with are the Secondary Roads facilities located throughout the County and the Dorothy Pecaut Nature Center. This uniquely qualifies us, over any of the other local firms, to continue Architectural services on these buildings into the future. For most all of these facilities, we already have their floor plans on our CAD system. We have familiarity and extensive knowledge of these buildings and their systems. We also have inside knowledge into how the various County departments function within these facilities as we have programmed and designed most of them. In most cases, we already have a working relationship with the department managers, directors, and staff that occupy these County Buildings. In short, RML Architects, LLC, over any other local firms that may submit Qualifications, is uniquely situated to hit the ground running on any project in any of these Woodbury County Facilities. That is not our opinion...that is simply a matter of fact.

Later in this Statement of Qualifications you will find a listing broken down by Buildings of all the Woodbury County Projects by RML Architects over the past 26 years. As you can see, our experience in many of these facilities is quite extensive. The 8 buildings listed in the RFQ that we have experience with are listed below along with how many projects we have worked on in each building:

1.	Woodbury County Courthouse	3 projects
2.	Woodbury County Law Enforcement Center	12 projects
3.	Trosper Hoyt County Services Building	17 projects
4.	Siouxland District Health	10 projects
5.	Social Services and Veterans Affairs – TriView	2 projects
6.	Eagles Club (study initiated but not completed)	1 project
7.	Prairie Hills Complex	3 projects
8.	Climbing Hill Emergency Services Building	1 project

In the LEC building alone, we have 12 different projects we have worked on over the years. Some of these projects were just studies and reports and some of them required full bid documents, project coordination, and construction observation. The Woodbury County Law Enforcement Center projects we have worked on over the last 16 years have accomplished the following:

- Remodeled and expanded the LEC's Booking, Holding, and ASAP areas.
- Updated the LEC security systems.
- Updated and expanded the LEC Camera system.
- Participated in projects to help expand the LEC inmate capacity from its original 94 beds to around a 200 bed facility.
- Entrance Plaza landscape and paving improvements.
- Parking lot replacement and paving.
- Roof replacement projects.
- Repaired shower areas.
- Currently working on replacing the aging exterior entrance stairs and ramp system with new and more user friendly entrance ramp, patios, and stairs. This project will go to bid this Spring.
- Numerous systems studies and reports.
- Programmed and designed various scenarios for expansion over the years from additions to the existing LEC building to remodeling existing buildings and even a brand new facility.
- Even assisted the Woodbury County Attorney with exhibits for a lawsuit in the LEC.

We have worked with 3 different Woodbury County Sheriffs and 3 different Woodbury County Maintenance Supervisors over the course of this time and have a good working relationship with current staff at the LEC.

In considering the proposed solution, a number of systems and situations will need to be further reviewed in order to ensure the viability of this proposed solution. The following is a partial listing of some of them:

- Will the Iowa Jail inspectors approve the elimination of recreation area for the LEC? The RFQ states in reference to the Outdoor Recreation Area, "This Area has not been utilized for years and is currently empty." No dedicated indoor recreation is available in the Jail that we are aware of as we have converted all available space on the 2nd floor to house inmates. If the rooftop recreation space is to be converted to house "J Block" (Women dormitory space), there will be no dedicated recreation space available in the Jail. Even though Woodbury County has not been using it, it was always previously available. Currently, recreation space in the Jail is being provided in the Day Areas of the individual cell blocks. Hopefully that scenario will be approved by the inspectors going forward. When this is submitted to the Iowa Department of Corrections, this should be monitored closely.
- Are the existing HVAC systems adequate to serve the additional square footage and population in the LEC?

- Are the existing Electrical systems adequate to serve this project?
- Structural analysis of the final design with reference to meeting codes:
    - The IBC requires that detention facilities maintain 40 lbs per square foot live load in cell areas and 100 lbs per square foot in corridor areas. The existing structure in the Outdoor rec area was designed for 100 lbs per square foot live load. Any dead load (weight of materials installed) will subtract from that 100 lb capacity of the existing structure. Any corridor access area will already be maxed out at this figure. Careful attention will have to be paid during the design of this addition in order to locate the dead load of added walls and fixtures to ensure that the remaining live load capacity requirements are met. We do not believe this is insurmountable; it just may limit the design flexibility of the available space.
    - With the requirement of extending the existing elevator to the roof level area and a penthouse enclosure connecting the elevator area to the existing exit stair and corridor to the new "J Block", attention needs to be paid as to how these areas are constructed and what they will do structurally to dead loads and snow drift loads of the existing roof areas.
- The Energy Code will require all of those rooftop areas to be insulated. The existing drawings show the exterior walls of the rooftop outdoor recreation area currently contain some cavity wall insulation. The R-value of those existing walls will need to be analyzed to make sure they meet the current codes.
- Staffing and operation models will need to be generated in order to ascertain the effect this expansion will have on the budget of the LEC operations into the future. Brick and mortar is a one-time cost. Operation costs extend indefinitely into the future.

RML Architects has other detention facility experience other than the Woodbury County LEC. Here is a list of some of the other detention projects we have been involved in:

- Woodbury County Juvenile Detention Center
- Study to expand Woodbury County Juvenile Detention Center
- Juvenile Detention Consultant for Minnehaha County Juvenile Detention expansion – Sioux Falls, South Dakota
- Winnebago Tribe Jail Facility study and design
- Multi-Tribal Detention Facility Study
- Monona County Jail Alterations – Onawa, Iowa

In the "Selection Process" portion of the RFQ, it states that the "County will work with the design professional to select various sub-consultants required for the project and whose work will be the responsibility of the design professional." For

this reason, we have not solicited any Mechanical, Plumbing, Electrical, Civil, or Structural Engineering consultants to be on our team at this time.
The RFQ asks for our experience on Historical Preservation projects. We have worked on a number of them and currently have a few historical registry projects that we are working on with the State. We won multiple awards, both locally and on the State level, for the restoration work on the Motor Mart Building (better known as the Commerce Building). We have been the Architects for 25+ years on the Siouxland Historical Railroad Association's historical district in Riverside restoring and overseeing multiple projects in that Historic District. We restored the historic grandstands at Prentis Park in Vermillion, worked on two buildings in the lower 4th Street Historical District, Egralharve and the old Evans Block (exterior only) which now houses the Heidman Law Firm. We have also worked on the Monona County Courthouse, the Sioux City Auditorium, and the Woodbury County Courthouse.

You will find resumes for members of our firm that will be involved with this project. Mike Neswick will be the partner that will act as the project manager for our team. As part of RML Architects quality control procedures, Bob Lee will be backup project manager and Architect of record. By having two partners in the firm up to speed on what is happening with the project, we are better able to respond to the owner's needs. We conduct in house critiques of all design scenarios prior to them being presented. Once the preliminary designs are presented and accepted by the owner, we perform periodic in house reviews of the contract documents as they are progressing and no project leaves the office to go out for bids until it goes through a complete checking and corrections process by two of the partners. Our quality control process has served us well over the years as we have never had a claim against our professional liability insurance in 34 years.

It appears that the project schedule timeframe as proposed in the RFQ is adequate depending on reasonable time allowed for owner input, review, and approval. We will also be at the mercy of the State on timeframes for their reviews and approvals as there are multiple entities that will need to affix their mark to the project.

In conclusion, RML Architects, LLC has enjoyed these past 26 years of service to Woodbury County, its officials, employees, and taxpayers. In those 26 years we have provided nothing but professional and personalized service producing quality, economical projects for Woodbury County. To our knowledge, in those 26 years there have been little or no complaints. We understand and believe it could be in the interest of the County to go through an RFQ / Interview process for design services if there was a large new building they were considering. However, changing the Design Service Provider for this project and any projects in the 8 buildings listed in the RFQ does not make sense either practically or economically. We know these buildings and are familiar with the County

departments that occupy them. We know the County's policies and procedures. RML Architects is not only the best solution for your professional design services on this project and future projects in these buildings, we are the only ones to fill the fiduciary obligation to the taxpayers of Woodbury County.

Thank you for the opportunity to submit our Qualifications for this and future projects. We look forward to continuing to work with Woodbury County on this project and to another 26 years of providing high quality personalized professional service to the good people of Woodbury County.

Sincerely,

Robert M. Lee, Partner

Mike Neswick, Partner

Woodbury County Projects by RML Architects, LLC

Year	Project #	Building	Project
1990	9024	Knapp & Spencer	Report on building
1996	9622	Courthouse	Law Library
1998	9821	Courthouse	Board of Supervisors Meeting Room
2015	1507	Courthouse	Update Elevators Woodbury County Courthouse
2011	1109	Eagles	Feasibility Study for Sheriff Offices to Eagles Bldg
2000	0006	LEC Building	LEC Building and Expansion Study
2000	0028	LEC Building	LEC Conference and Training area
2002	0201	LEC Building	LEC Addition and Alterations
2004	0411	LEC Building	LEC Roof Replacement
2005	0526	LEC Building	Increase Bed Count, Double bunk cells LEC Center
2006	0617	LEC Building	Cameras and Security LEC Center
2006	0635	LEC Building	Shower Repair and Alterations LEC Center
2007	0731	LEC Building	LEC Lawsuit - Exhibits for lawsuit
2008	0810	LEC Building	Site Repairs and Remodel LEC Center
2012	1214	LEC Building	ASAP Room Relocation
2013	1306	LEC Building	Security Cameras LEC Center
2015	1515	LEC Building	Entrance Plaza replacement LEC Center
2009	0916	Prairie Hills	Condition Report - Prairie Hills Center
2009	0909	Prairie Hills	Remodel Prairie Hills Center
2004	0419	Prairie Hills, Climbing Hill	Roof Replacement Prairie Hills and Climbing Hill
1998	9822	Siouxland District Health	Addition to Existing Siouxland District Health
1999	9903	Siouxland District Health	Siouxland District Health to Plymouth Block Bldg
1999	9906	Siouxland District Health	New Building for Siouxland District Health
1999	9927	Siouxland District Health	Siouxland District Health to Old Fantles Building
2000	0031	Siouxland District Health	Remodel Metz Baking Building into District Health
2003	0301	Siouxland District Health	Alterations to Siouxland District Health
2007	0729	Siouxland District Health	Remodel Siouxland District Health
2009	0908	Siouxland District Health	Roof Replacement Siouxland District Health
2012	1202	Siouxland District Health	Roof Replacement Siouxland District Health
2014	1431	Siouxland District Health	Remodel Siouxland District Health
2009	0915	TriView Building	Move Veteran Affairs to TriView Building
2013	1316	TriView Building	Woodbury County Social Services
1991	9119	Trosper Hoyt	Entrance for building
1991	9122	Trosper Hoyt	ADA Accessability for Trosper Hoyt
1991	9131	Trosper Hoyt	DHS Offices 1st Floor Trosper Hoyt
1991	9132	Trosper Hoyt	Juvenile Court and Juvenile Court Services
1992	9220	Trosper Hoyt	Remodel 1st Floor
1992	9224	Trosper Hoyt	1st Floor Signage Trosper Hoyt

1992	9225	Trosper Hoyt	4th Floor Lounge Trosper Hoyt
1992	9226	Trosper Hoyt	Juvenile Detention 4th Floor Trosper Hoyt
1992	9233	Trosper Hoyt	2nd Floor Signage Trosper Hoyt
1993	9306	Trosper Hoyt	Juvenile Court Services Signage
1996	9609	Trosper Hoyt	Iowa Dept of Human Services 3rd Floor
1996	9615	Trosper Hoyt	Woodbury County Attorney Offices
1998	9808	Trosper Hoyt	Alterations to 1st Floor Trosper Hoyt
1998	9819	Trosper Hoyt	Alterations to 3rd Floor Trosper Hoyt
1999	9901	Trosper Hoyt	Furnishings for 3rd Floor Trosper Hoyt
2001	0101	Trosper Hoyt	Alterations to Motor Vehicles 1st Floor Trosper Hoyt
2005	0524	Trosper Hoyt	Addition to Juvenile Detention - 4th Floor

ROBERT M. LEE , NCARB

PARTNER/ARCHITECT

EDUCATION: Bachelor of Architecture, Iowa State University, 1962

PROFESSIONAL REGISTRATIONS: Architect: Iowa, Nebraska, South Dakota
National Council of Architectural Registration Boards Certification

PROFESSIONAL AND COMMUNITY ORGANIZATIONS:

National Council of Architectural Registration Boards
Construction Specifications Institute
Zoning Board of Adjustment, Sioux City, Iowa 1984- 1990;
Chair 1989, 1990.
Adult Education Staff, Western Iowa Tech Community College,
1981– 2000.
Sioux City Chamber of Commerce
South Sioux City Rotary Club

PROFESSIONAL EXPERIENCE:

1982- Present: Partner/ Manager/Architect **RML Architects LLC**, Sioux City, Iowa. Chief executive officer and Principal. Project responsibilities include Project Management, Marketing, Design, Administration, Programming, and Client Consultation.

1975- 1982: Vice President / Secretary, Beuttler Olson Lee P.C., Sioux City, Iowa. Principal in charge of Design. Project responsibilities including Design, Marketing, Client Consultation, Programming, Project Management.

1970- 1975: Secretary/ Treasurer, Beuttler Associated Architects, Inc. Project responsibilities similar to those listed above.

1962- 1970: Architect, William L. Beuttler Architect & Associates, Sioux City , Iowa

SIGNIFICANT PROJECTS:

Jackson Recovery Centers Adolescent Hospital, Sioux City, Iowa
Jackson Recovery Centers Women Residence Addition, Sioux City, Iowa
Wesley United Methodist Church, Sioux City, Iowa
St. James Methodist Church, Sioux City, Iowa
United Methodist Church, Sergeant Bluff, Iowa
Telco Triad Community Credit Union Branches, Sioux City, Iowa
Sioux Honey Association, Sioux City, Iowa
  Projects including new Corporate Office Building, remodeling of Plant Offices, and Addition to Plant Building
Onawa Fire Station, Onawa, Iowa
Sergeant Bluff Fire Station, Sergeant Bluff, Iowa
Vermillion Fire Station, Vermillion, South Dakota
Mercy Medical Clinic, South Sioux City, Nebraska
Historic Preservation Projects, Sioux City
  Evans Block Building
  Egralharve Building
  Commerce Building
  SHRA Rail Museum Complex

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MIKE NESWICK

PARTNER

EDUCATION:

Briar Cliff College 1976- 1978
Bachelor of Arts, Architecture: Iowa State University 1982

PROFESSIONAL AND COMMUNITY ORGANIZATIONS:

President Green Valley/ Floyd Golf Corp. 1996- Present
Vice President Green Valley/ Floyd Golf Corp. 1994- 1996
President Greater Siouxland Golf Assoc. 1992- 1994
Vice President Greater Siouxland Golf Assoc. 1988- 1992

PROFESSIONAL EXPERIENCE:

2008-Present: Partner/Manager **RML Architects LLC**, Sioux City, Iowa. Project responsibilities include Project Management, Marketing, Design, Administration, Programming, Contract Documents and Client Consultation.

1982– 2007: **RML Architects LLC**, Sioux City, Iowa. Associate. Project responsibilities including Computer Aided Drafting, Design, Contract Documents, Programming, Marketing, Client Consultation, Project Management, and Interior Design.

1975- 1982: Beuttler Olson Lee P.C., Sioux City, Iowa Draftsman. Project responsibilities similar to those listed above.

SIGNIFICANT PROJECTS:

821 Jackson Street, Sioux City, Iowa
Siouxland Humane Society, Sioux City, Iowa
Sioux City Animal Adoption and Rescue Center, Sioux City, Iowa
Sioux City Truck Sales, Peterbilt of Sioux City, Iowa
Art Gallery, Morningside College, Sioux City, Iowa
Siouxland District Health Department, Sioux City, Iowa
Gordon Plaza Shopping Center, Sioux City, Iowa
Anderson Dance Pavilion, Chris Larsen Park, Sioux City, Iowa
Spalding Shopping Center, Sioux City, Iowa
Hamilton Shopping Center, Sioux City, Iowa
Interior Tenant Space Planning Terra Centre Building, Sioux City, Iowa
US Attorney Offices, Terra Centre Building, Sioux City, Iowa
Trosper- Hoyt County Services Building, Sioux City, Iowa
Interior projects for several Woodbury County agencies.
Commerce Building, Sioux City, Iowa
Interior projects for several agencies of the State of Iowa.
Clubhouse, Green Valley Golf Course, Sioux City, Iowa
Thompson Dean Drug, Sioux City, Iowa
Monona County Historic Courthouse Roof Replacement, Onawa, Iowa
The Ridge Independent Living, Holstein, Iowa
Peterbilt of Norfolk
Peterbilt of Lincoln
Miracle Field Sioux City, Iowa

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REGINA M. SMITH, NCARB

PARTNER/ARCHITECT

EDUCATION:

Bachelor of Architecture, Iowa State University, 2000 with distinction

PROFESSIONAL REGISTRATIONS:

Architect Iowa 2004 to Present
National Council of Architectural Registration Boards Certification

PROFESSIONAL AND COMMUNITY ORGANIZATIONS:

JW.org 2005-Present
Iowa Regional Building Committee 2010 to Present
Sioux City Growth Organization 2004-2007
Siouxland Humane Society Barkitecture 2004, 2005
Internship Development Program, NCARB 1998-2003
Orpheum Preservation Project, 2000-2002
American Institute of Architecture Students 1995-2000
Representative 1995-1997; Treasurer 1996-1998

PROFESSIONAL EXPERIENCE:

2008-Present: Partner/Manager **RML Architects LLC**, Sioux City, Iowa. Project responsibilities include Project Management, Marketing, Design, Administration, Programming, Contract Documents and Client Consultation.

2004-Present: Architect **RML Architects LLC**, Sioux City, Iowa. Project responsibilities including Project Management, Computer Aided Drafting, Space Planning, Schematic Design, Design Development, Rendering, Interiors and Marketing.

1997– 2004: Intern **RML Architects LLC**, Sioux City, Iowa. Project responsibilities including Computer Aided Drafting, Space Planning, Schematic Design, Design Development, Rendering, Interiors and Marketing.

SIGNIFICANT PROJECTS:

Milwaukee Railroad Museum, Sioux City, Iowa
Vermillion Fire Station, South Dakota
Siouxland Humane Society, Sioux City, Iowa
Iowa-Nebraska State Bank, Sioux City, Iowa
Jackson Recovery Centers Women's Residence Alterations, Sioux City
Soo Tractor Sweeprake, Sioux City, Iowa
Woodbury County Jail Alterations, Sioux City, Iowa

Interiors
Iowa-Nebraska State Bank, Sioux City, Iowa
Siouxland District Health Department, Sioux City, Iowa
Siouxland Mental Health, Sioux City, Iowa
Soo Tractor Sweeprake, Sioux City, Iowa
Mercy Medical Clinic, South Sioux City, Nebraska

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MICHELLE MATNEY

INTERIOR DESIGNER/CAD TECHNICIAN

EDUCATION:

Bachelor of Fine Arts, Interior Design, Iowa State University, 2000

COMMUNITY ORGANIZATIONS:

Siouxland Samplers Quilt Guild, 2012—present
Siouxland Samplers Quilt Guild, Board Member 2016
Quiltin' Bee Board Member, 2014-present
Sioux City Growth Organization, 2004-2006
Orpheum Theatre Preservation Project, Ltd. 2000-2001
Siouxland Civic Dance Association, 2000-2001

PROFESSIONAL EXPERIENCE:

2008-Present: Interior Designer **RML Architects LLC**, Sioux City, Iowa.

Project responsibilities including Computer Aided Drafting, Space Planning, Interior Design, Schematic Design, Design Development, Rendering, and Marketing.

RELATED EXPERIENCE:

2003-2004 Interior Designer/Office Manager, Distinctive Designs, Sioux City, Iowa
2002-2003 Construction Administrative Assistant, Reeves William's Construction, Memphis, Tennessee
2000-2001: Office Coordinator, Orpheum Theatre Preservation Project, Ltd. Sioux City, Iowa

SIGNIFICANT PROJECTS:

Jackson Recovery Centers Adolescent Hospital, Sioux City, Iowa
Jackson Recovery Centers Women's Residence Addition & Alterations, Sioux City, Iowa
Jackson Recovery Centers River Hills Clinic, Sioux City, Iowa
Sioux City Animal Adoption and Rescue Center , Sioux City, Iowa
Marta Condominiums, Sioux Center, Iowa
First United Methodist Church Canopy Addition, Sheldon, Iowa
Morningside Presbyterian Church, Sioux City, Iowa
Wine Styles, Lakeport Commons, Sioux City, Iowa
Siouxland Historic Railroad Museum, Sioux City, Iowa
Siouxland Women's Health Care, Sioux City, Iowa
Murray Apartments, Sioux City, Iowa
Onawa Fire Station, Onawa, Iowa
The Ridge. Holstein, Iowa
Power Wash, Sioux City, Iowa and South Sioux City, Nebraska
WinneVegas Event Center, Sloan, Iowa

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STUART C. JACKSON

CAD TECHNICIAN

EDUCATION:

Architectural Engineering Technology,
Western Iowa Tech, Sioux City, Iowa, 2004

PROFESSIONAL AND COMMUNITY ORGANIZATIONS:

Siouxland Youth Hockey, Assistant Coach 1997-1999
Habitat for Humanity Volunteer (Seasonal)

PROFESSIONAL EXPERIENCE:

2003– Present: Senior Drafting Technician
RML Architects LLC, Sioux City, Iowa
Project responsibilities including Computer Aided Drafting,
Project Cost Estimating, Print Copying, and Project Quality Control.

RELATED EXPERIENCE:

1995-2002: Construction Framing;
- -Paul Thompson Homes, Sergeant Bluff, Iowa
- -Thomas Hogan Construction, Onawa, Iowa
- -Kluver Construction, Homer, Nebraska
- -D&D Construction, South Sioux City, Nebraska

1987-1997: United States Air Force/ Air National Guard;
- -Construction Equipment Operator
- -Pavements Maintenance Specialist

SIGNIFICANT PROJECTS:

Jackson Recovery Centers Adolescent Hospital, Sioux City, Iowa
Jackson Recovery Centers Women's Residence Addition, Sioux City, Iowa
Sioux City Animal Adoption and Rescue Center , Sioux City, Iowa
Prentis Park Grandstand and Concession, Vermillion, South Dakota
Law Enforcement Center Roof Replacement, Sioux City, Iowa
Prairie Hills and Climbing Hill Roof Replacement, Woodbury County
Siouxland Mental Health, Sioux City, Iowa
Matney Colonial Manor and Assisted Living, South Sioux City, Nebraska
Sunrise Retirement Community, Sioux City, Iowa
Sioux City Truck Sales, Sioux City, Iowa
Sterling-Delperdang Exterior Remodel, Sioux City, Iowa
St. James Methodist Church Addition, Sioux City, Iowa
Onawa Fire Station, Onawa, Iowa
Siouxland Historic Railroad Association-Milwaukee RR, Sioux City, Iowa
Van Meter Industrial, Sioux City, Iowa
Woodbury County Law Enforcement Center Paving, Sioux City, Iowa
Telco Triad Credit Union, Morningside Branch, Sioux City, Iowa

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RML Architects, LLC is a full service architectural firm founded in Sioux City, Iowa in 1982. It is dedicated to the pursuit of excellence in Architecture, Planning, and Interior Design.

Working with both established and new clients, we have designed and produced contract documents for over 1,000 projects. In the last three years, many of our clients are repeat or referred clients. These include new financial institutions, medical offices, school projects, fire departments, libraries, churches, galleries, shopping centers, office buildings, industrial buildings, and numerous remodeling and renovation projects. We have worked with many government, private, and institutional clients.

We have developed a reputation for thoughtful personal attention to resolving the particular concerns of our clients. We feel that this success is due to our approach to design, based on analyzing and then developing solutions for the unique requirements of each individual project. Through a continuing dialogue that begins while the program is developed and extends to the end of construction, our clients participate in the design of the project, and then share satisfaction with the results. The construction process can actually be a positive, user friendly experience. We believe good design does not begin and end with appearance. Architecture is also properly judged by its usefulness, safety, accessibility, maintenance, cost, and value.

At **RML Architects, LLC** you will receive personalized services based on experience, enthusiasm for solving problems, professional competence, and production capacity, plus the resources of an organization capable of providing design expertise for almost any type or size of project.

We look forward to serving you.

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BASIC SERVICES

At **RML Architects, LLC** Basic Services consist of the five phases described below and include normal structural, mechanical, and electrical engineering services. Other consultants such as landscaping, civil, security etc can be provided as needed.

SCHEMATIC DESIGN PHASE

In this phase the program furnished by the owner is reviewed in order to prepare Schematic Design drawings. A probable construction cost is also projected in this phase.

DESIGN DEVELOPMENT

Based on the approved Schematic Design, we proceed with drawings that describe the size and character of the entire project as to Architectural, Structural, Mechanical, and Electrical Systems.

CONSTRUCTION DOCUMENT PHASE

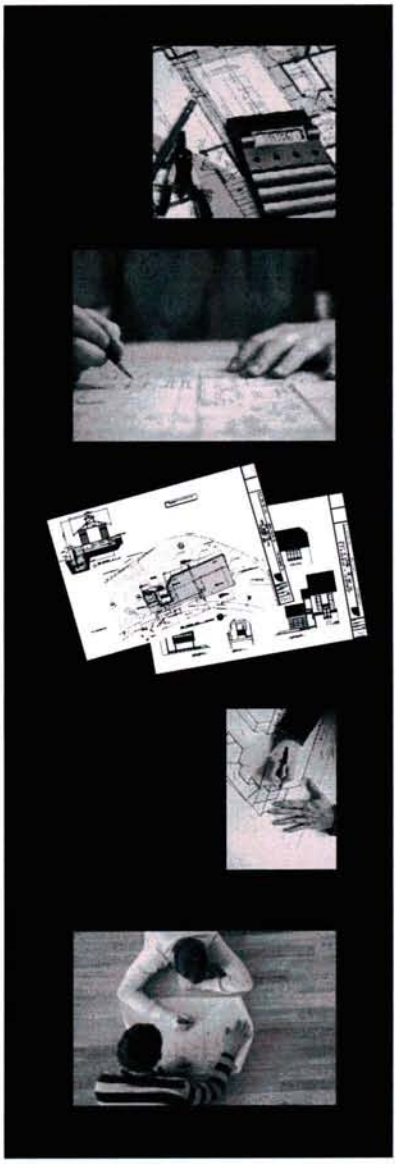
Upon approval of the Design Development, we then proceed with the Construction Documents consisting of drawings and specifications, setting forth in detail the requirements for the construction of the project.

BIDDING OR NEGOTIATION PHASE

Upon completion and approval of the Construction Documents, we assist the owner in obtaining bids or negotiated proposals from contractors. Contracts are then prepared for construction.

CONSTRUCTION PHASE

After the contracts are signed and construction is under way, **RML Architects, LLC** becomes the representative of the owner, periodically visiting the job site, observing the progress and quality of the work being performed.



ADDITIONAL SERVICES

RML Architects, LLC also provides several additional services with minimal fees.

PROGRAMMING

FEASIBILITY STUDIES

SITE EVALUATIONS

BUILDING STRUCTURE ANALYSIS

INTERIOR DESIGN

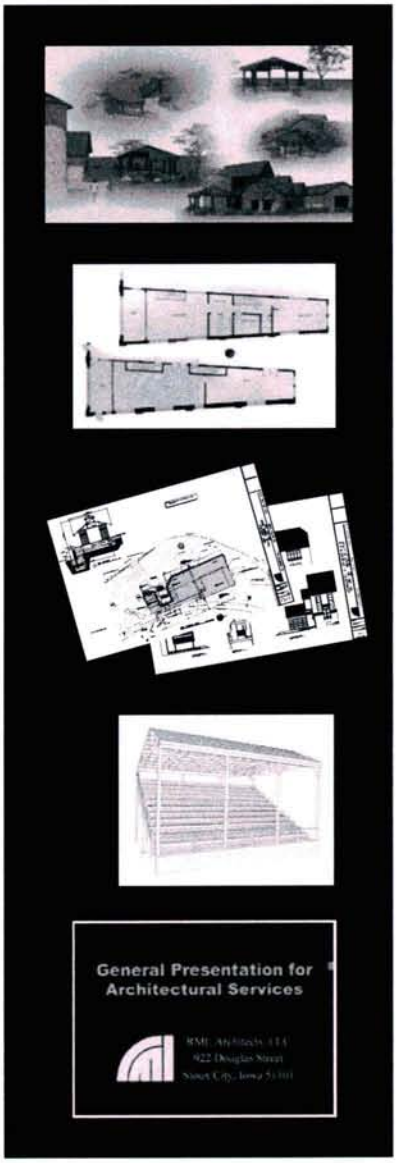
DRAWINGS OF EXISTING FACILITIES

EXPERT WITNESS-PUBLIC HEARINGS or LEGAL PROCEEDINGS

ARCHITECTURAL CONSULTATION

COLOR RENDERING

PROJECTS OF LIMITED SCOPE



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PROJECT EXPERIENCE

RML Architects, LLC has experience in new construction, additions, remodeling and repairs to the following project types:

Churches
Office Buildings
Manufacturing Buildings
Fire Stations
Detention Facilities
Maintenance Buildings
Government Offices
Schools
Medical Offices
Financial Institutions
Libraries
Laboratories
Clinics
Airport Facilities
Park Shelters
Single-Family Residences
Multi-Family Residences
Alcohol and Drug Centers
Automobile Dealerships

BY CITY

partial project listing

SIOUX CITY, IOWA:

Woodbury County Services Building-Trosper-Hoyt
- Alterations for ADA Access
- Alterations to Building Lounge
- ICN Room Design
- Alterations to First Floor for Department of Human Services
- Alterations to First Floor Department of Motor Vehicles
- Alterations to Second Floor for Juvenile Court and Court Services
- Alterations to Third Floor for Department of Human Services
- Alterations to Fourth Floor for Juvenile Detention Center
- Alterations to Woodbury County Attorney Offices

Woodbury County Law Enforcement Center
- Programming Coordination
- Paving and Sidewalks

Woodbury County Jail
- Alterations for Code Compliance and Bed Maximization
- Security Upgrades, Cameras and Alterations

Woodbury County Courthouse
- Elevator and Penthouse Renovation

Remodel Existing Building for Woodbury County Social Services

SIOUX CITY, IOWA:

Commerce Building
- State Department of Human Services (DHS) Regional Offices
- State Department of Criminal Investigation (DCI) Regional Offices
- State Department of Revenue and Finance Regional Offices

Siouxland District Health Department
- Administrative Offices
- Women, Infants, Children (WIC) Program
- Clinic Services
- Laboratory Services
- Community Education Services
- Environmental Services
- New Parent/Child Wellness Program (Stork's Nest)
- Home Health Nursing Program
- Grant Writing Department
- Board Room
- Roof Replacement

Terra Centre International Corporation
- Interior Tenant Space Planning, Terra Centre Building (10 floors)
- United States Attorney's Office, 6th and 7th Floor, Terra Centre
- Offices of Jackson Plaza
- Outdoor Sculpture Park

Alterations for Siouxland Mental Health Community Support Services

Jackson Recovery Centers
- Alterations and Addition to Women & Children's Residence
- New Building for River Hills Clinic
- New Building for Adolescent Hospital

Alterations and Addition to Siouxland Women's Health Care Clinic

New Building and Crematory Addition for Siouxland Humane Society

Morningside College
- Library Alterations and Addition
- Art Gallery

Gordon Plaza Shopping Center

Hillcrest Shopping Center

Spalding Center

O'Reilly Auto Parts-Gordon Drive

New Building for Northern Auto Parts
- Retail/Offices/Warehouse

Telco Triad Community Credit Union
- New Building for Riverside Branch
- New Building for Morningside Branch

Iowa-Nebraska State Bank Drive-up Facility

Exterior renovations for Tony's Pizza

Wendy's, Industrial Road

Dairy Queen, Floyd Boulevard

SIOUX CITY, IOWA:

Offices for Phillips Kiln Service 8th Floor, Orpheum Electric Building

Offices for King Reinsch Prosser Co. 5th Floor, Security National Bank

Central United Life Insurance Co.

Addition to Messer Distributing Co.

Sioux Honey Association
New Corporate Office Building
Plant Offices

Soo Tractor Sweeprake Offices

Green Valley Golf Course Addition to Clubhouse

Whispering Creek Golf Course Clubhouse

Riverside and Leif Erickson – Park Improvements

Anderson Dance Pavilion – Chris Larsen Park

City of Sioux City Bacon Creek Park Shelter Proposal

Sioux Gateway Airport
Maintenance Building
Flight Center, Terra International, Inc.

New Building for Wesley United Methodist Church

Addition to St. James Methodist Church

New Building for Heartland Baptist Church

Rehabilitation Independent Living Complex 8th and Jackson Streets

Alterations to Apartment Complex 1414 Casselman

New Civil Engineering Building for Milwaukee Railroad Museum

New Buildings for Power Wash

New Building for Condon Buick

OTHER CITIES:

First Financial Bank
Dakota Dunes, South Dakota

Premier Bank Credit Card Center
Dakota Dunes, South Dakota

Additions to St. Paul's Lutheran Church
Emerson, Nebraska

Additions St. John's Lutheran Church
Galva, Iowa

New Assisted Living/Independent Living Building—The Ridge for Char Mac
Holstein, Iowa

New Convenience Store
Jackson, Nebraska

New Clinic for Faith Regional Medical
Laurel, Nebraska

OTHER CITIES:

Community Building/Fire Station
Little Rock, Iowa

First Trust & Savings Bank Drive-up Facility
Moville, Iowa

North Sioux City, South Dakota:
- Gateway 2000
- Marie Avenue Plaza
- Dakota Valley Concessions for Sports Complex
- Dakota Valley Middle School Roof Replacement

Onawa, Iowa:
- Monona County Courthouse Roof Replacement
- New Fire Station

Additions to St. Paul's Lutheran Church
Remsen, Iowa

Convenience Store for Lyon Co. Coop Oil Co.
Rock Rapids, Iowa

United Methodist Church
Sergeant Bluff, Iowa

Fire Station for Volunteer Fire Department
Sergeant Bluff, Iowa

Alterations and Addition for NOBL Laboratories, Inc.
Sioux Center, Iowa

Addition to Harkers, Inc.
Sioux Center, Iowa

New Event Center Addition—Winanvegas
Sloan, Iowa

South Sioux City, Nebraska:
- Dakota County Bank Drive-up Branch
- Dakota County Bank Hy-vee Branch
- South Park Office Plaza
- Nebraska Indian Community College
- Mercy Medical Clinic
- Burger King

Vermillion, South Dakota:
- Fire Station for Volunteer Fire Department
- Prentis Park, Replacement Bleachers and Concessions

New Building for Community Center and City Offices
Wall Lake, Iowa

New Building for WIC
Winnebago, Nebraska

HISTORIC PRESERVATION:

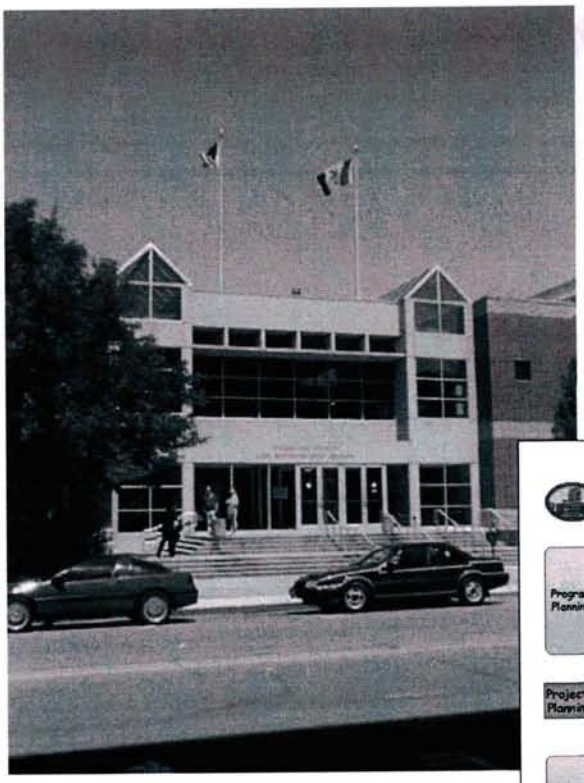
St. Peter & Paul Catholic Church
Pocahontas, Iowa

Exterior Restoration
Commerce Building
Sioux City, Iowa

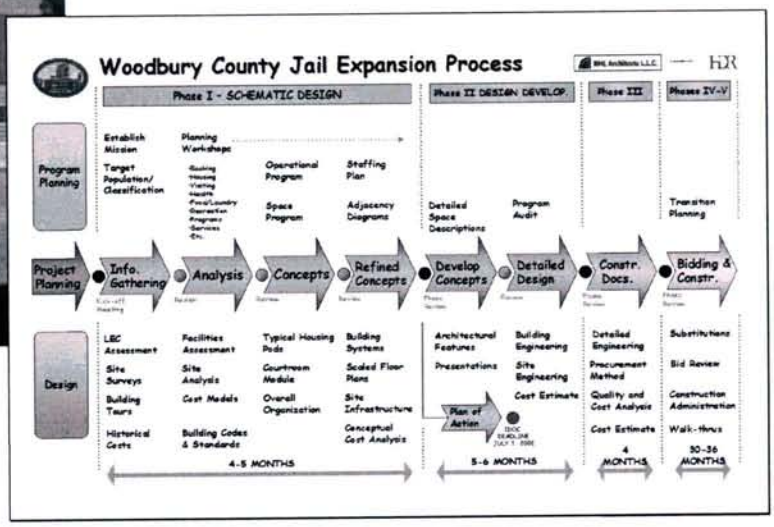
Rehabilitation for Offices/Restaurant
Evans Block, Historic 4th Street
Sioux City, Iowa

Rehabilitation for Offices/Commercial
Egralharve Building, Historic 4th Street
Sioux City, Iowa

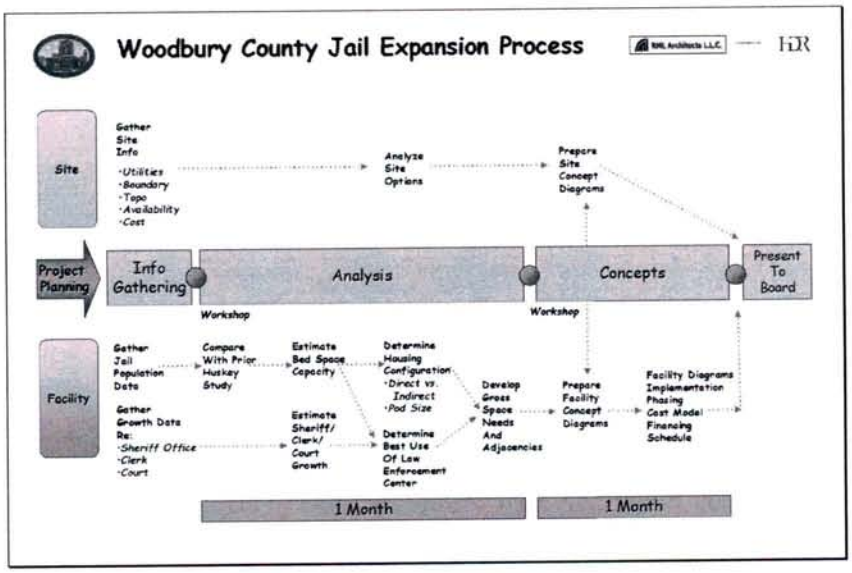
Milwaukee Railroad Museum
Siouxland Historical Railroad Association
IDOT Rehabilitations
- Roundhouse
- Carpenter Shop
- Sand House
- Sand Tower
- Fencing
- Parking
- Car Repair Shop
- Emergency Roof Repair
- Machine Shop
- Water Closet
- Engineer's Tool Shed



RML Architects, LLC partnered with HDR Architecture Inc. of Chicago for the Woodbury County Law Enforcement Center conceptual expansion study. HDR and RML have developed a strong working relationship together and continue to partner for local serviceability and justice expertise.



This project encompassed project planning as well as schematic design.

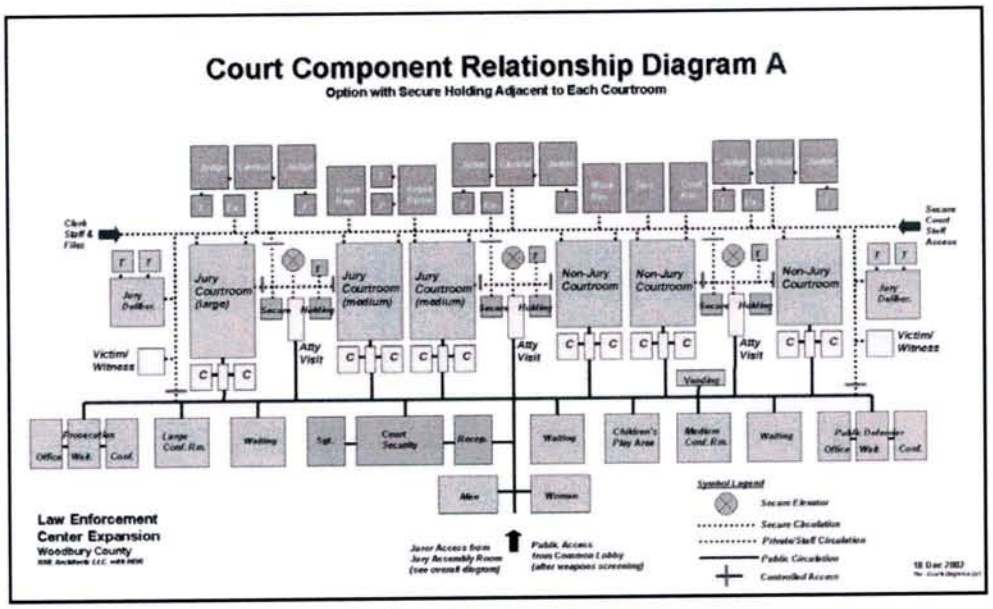


Program and space relationships were developed during a series of in-depth workshops facilitated by the Architects, featuring participation by several concerned agencies. These include:

- County Board of Supervisors
- Sioux City Council
- County Sheriff's Department
- County Treasurer
- Citizen's Justice Committee
- County Court System
- Clerk of District Courts
- Sioux City Police Department
- US Marshals Services
- Immigration & Naturalization Service
- County Building Maintenance Department
- Tax Research Council
- Jackson Recovery Center
- Siouxland Mental Health

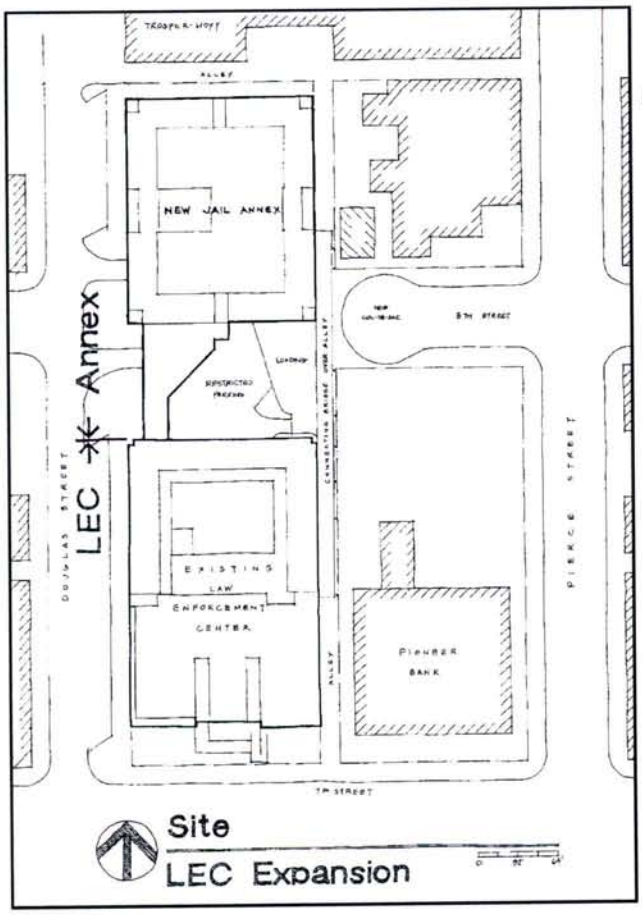
WOODBURY COUNTY LAW ENFORCEMENT CENTER, SIOUX CITY, IOWA

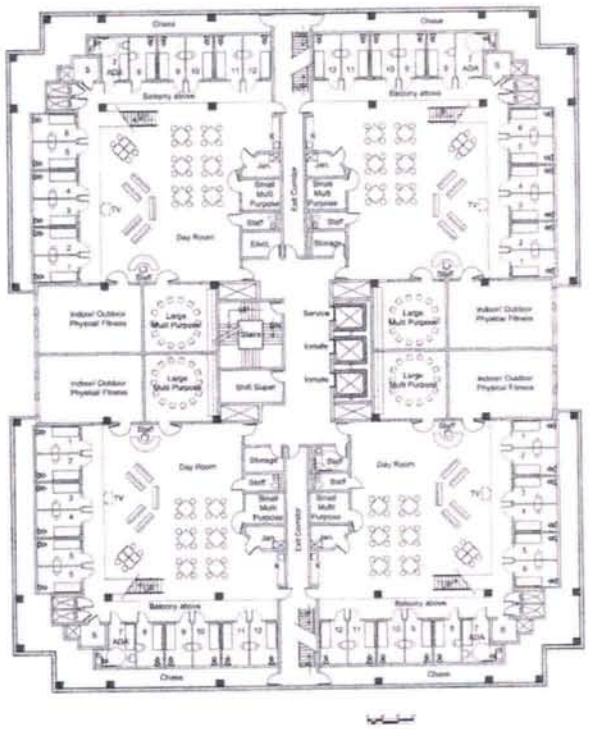
Earning your trust...since 1982.



Visual aids were developed for the Owner in order to help them visualize space needs. From these diagrams, spaces like the jail cell pod below were developed and incorporated into the overall site layout.

The County was presented with six schematic options. One such option is shown below.





RML Architects L.L.C.

HDR

WOODBURY COUNTY LAW ENFORCEMENT CENTER, SIOUX CITY, IOWA

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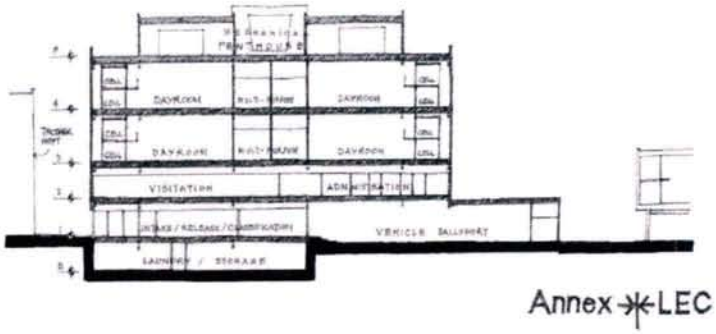
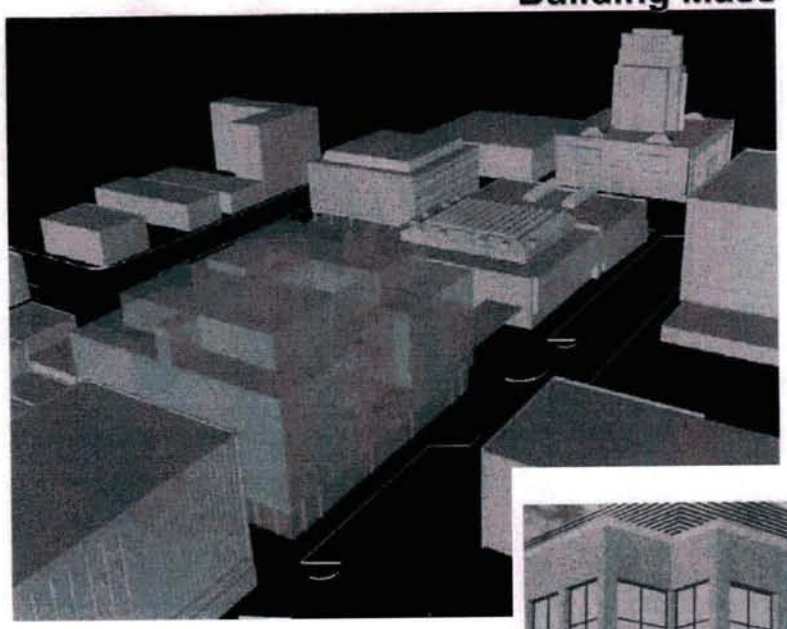
Once solutions were narrowed, the Owner was provided with options for phased construction, construction costs, and operation costs.

Public presentations were given to keep local citizens informed and answer public questions or concerns related to the project.



A North South Section
LEC Expansion
WOODBURY COUNTY IOWA

Building Mass



Massing and computer generated concept models were generated for the Owner to aid in educating the public about the new project.

Concept

Existing site for Expansion

WOODBURY COUNTY LAW ENFORCEMENT CENTER, SIOUX CITY, IOWA

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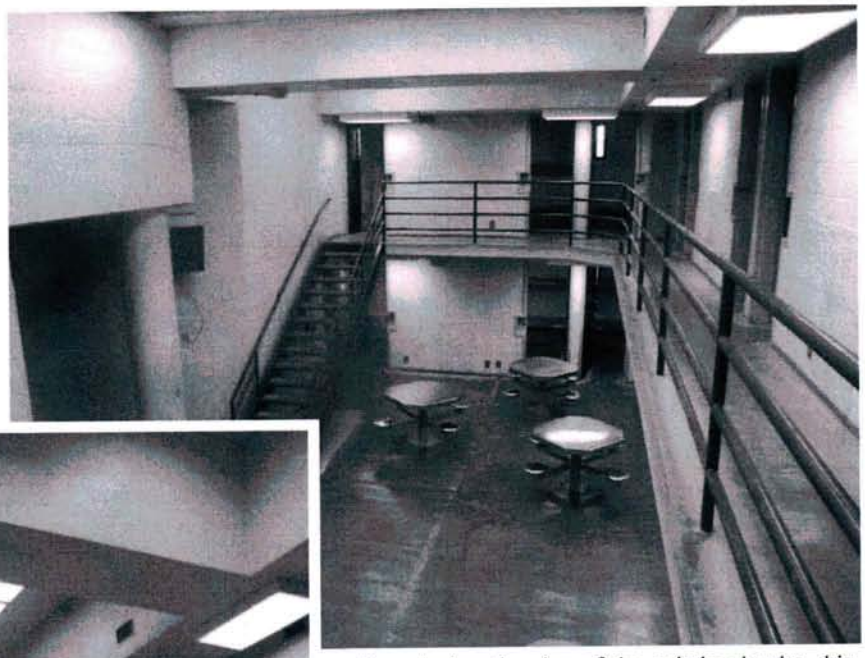
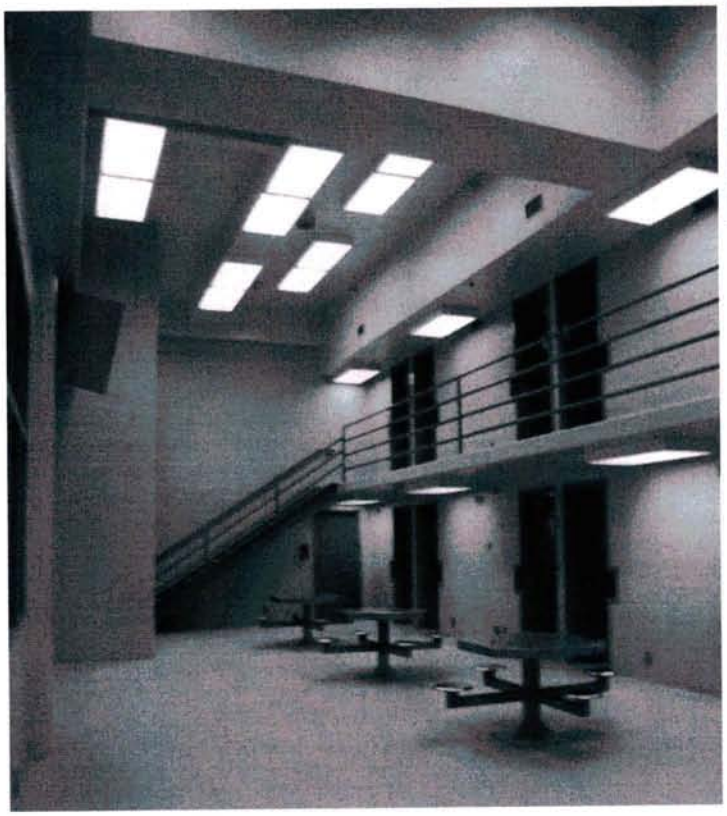
Woodbury County LEC, home of the Jail

In 2005, RML Architects, LLC was hired to alter the existing Woodbury County Jail facility to comply with code requirements and evaluate the potential to increase bed capacity. With adjustments to the existing cells, bed capacity was increased by 36 beds.

Picture of D Block before Alterations





Picture of E Block after alterations

By reducing the size of the existing bunks, this increased the square footage within the cell, allowing two bunks in what was previously a single bunk cell. Additional showers and tables were added as required due to the increase in beds.

In addition to the code alterations, cosmetic alterations were a part of this project. These included painting most surfaces and applying durable epoxy floor finish. The walls were stripped of existing paint and a new durable water-based epoxy wall paint was applied. Existing tables were painted also. Note the difference in the railing and floor in the pictures on this page.

Attention to security was priority throughout the project. Security procedures were outlined before the project was submitted for bids.

Estimate: $450,000 Original Bid: $454,328 Change Orders: -$9,374.00 Final Cost: $444,954 15,500 SF

LAW ENFORCEMENT CENTER—JAIL, SIOUX CITY, IOWA

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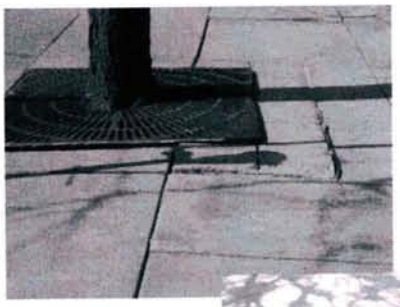
The existing paving at the Woodbury County Law Enforcement Center was heaving, cracking and ready for replacements. Additionally, the trees were overgrown and crowded.

RML Architects LLC was hired to rectify the conditions and develop an aesthetically pleasing solution. The paving on the entire site was removed and replaced in phases to ensure continued access to the building.

Pooling water can be paving's worst enemy. Existing conditions of the site promoted some pooling water. These areas were the most deteriorated. Site drainage was improved by the plan.

Trees were selected for removal. Those that remained were incorporated into the design. Snow removal and maintenance were also considered.

The parking area was designed to be replaced. During construction the underlying soil conditions were discovered to be unsuitable. The condition was rectified and improved so that the new paving would be long lasting and satisfactory.



Before

Constructed
Fall 2008
Construction Cost
$195,310

After

LAW ENFORCEMENT CENTER PAVING
WOODBURY COUNTY, IOWA

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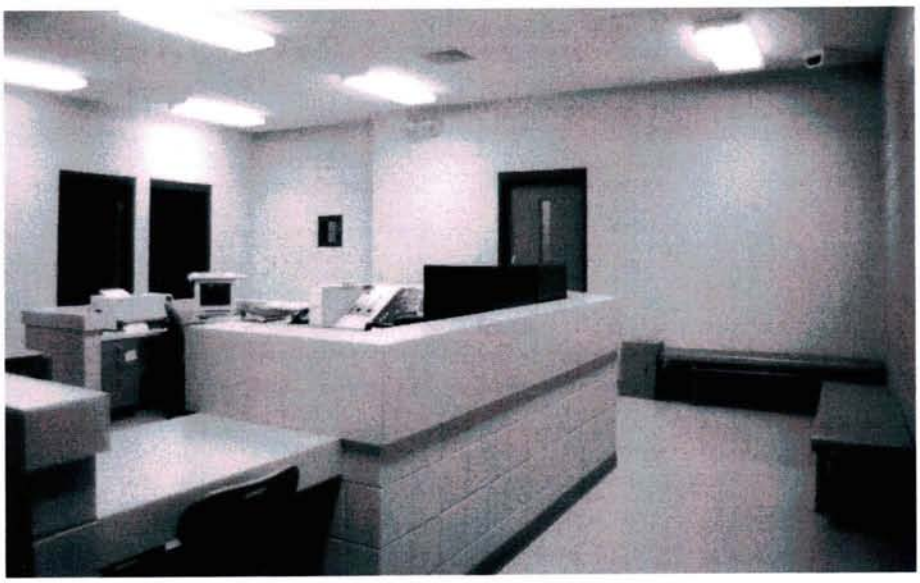
West Façade

Trosper-Hoyt County Services Building, located at the corner of 9th and Douglas in Sioux City, contains the Department of Human Services, Department of Motor Vehicles License Registration, Drivers License Renewal, Woodbury County Attorney's Offices, Juvenile Courts, Juvenile Court Services, Juvenile Detention Center and Multi-media ICN Conferencing Center. Floor by floor, this building was renovated to accommodate each of these facilities. As part of this project, all exterior windows were replaced.

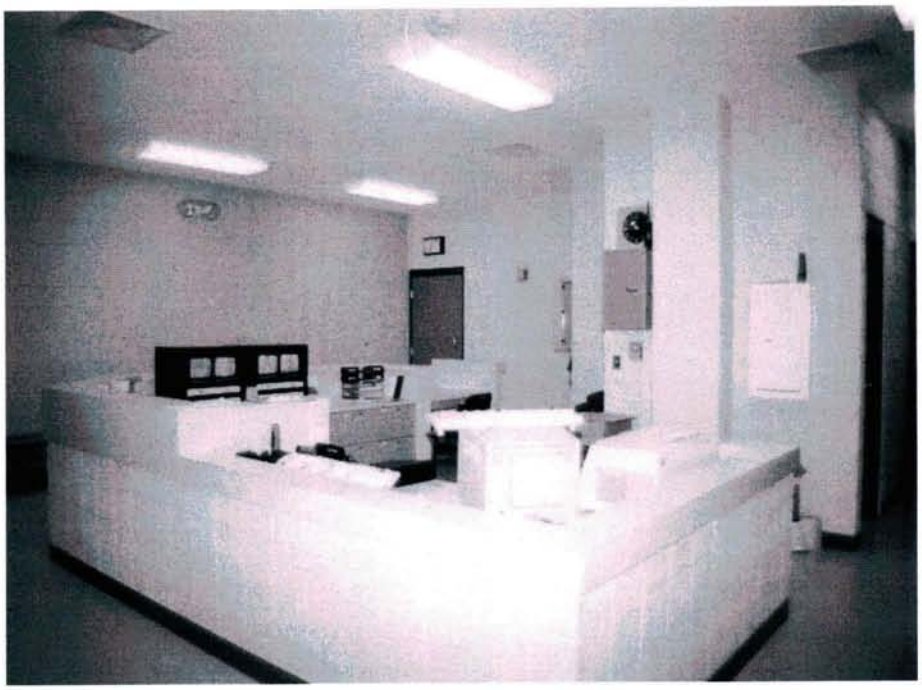
South West Corner

TROSPER-HOYT **SIOUX CITY, IOWA**

Earning your trust...since 1982.



The Woodbury County Juvenile Intake and Detention Center is located on the 4th floor of the Trosper-Hoyt County Services Building in Sioux City, Iowa. Through the initial sally port is the Receiving/Intake area in the Master Control Room for the entire facility. All of the sally sports and laocks are controlled from this main desk. Security monitors for the facilities 24 hour cameras are also controlled from here. There is space for an arresting officer to do paperwork as well as temporary holding areas and rooms, which can be monitored from both the intake side of the room as well as a back corridor.



TROSPER-HOYT **SIOUX CITY, IOWA**

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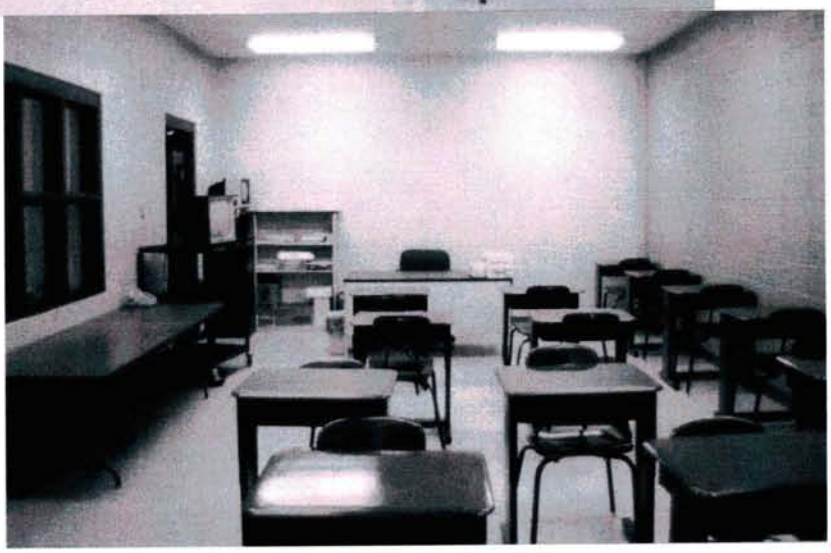

Controlled by a sally port, the direct supervision style Day Area of the facility provides indoor recreation. Cleverly, the supervision desk divides the space to account for gang activity on the juvenile level. Adjacent to this area are the kitchen, Control Area, Classroom, Offices, Controlled Day Room, and Sleeping Rooms. The Classroom is shown here.

Outdoor Receration for the facility was achieved by constructing a new stair to the roof with a new penthouse that leads to an exterior concrete recreational area. Using the "First Defence" fencing system around the perimeter of the area attains security.

TROSPER-HOYT **SIOUX CITY, IOWA**

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Woodbury County's Siouxland District Health Department is located in the former corporate offices of Sara Lee Bakeries (formerly Metz Baking) at 1014 Nebraska Street in Sioux City, Iowa.

The 40,000 Square foot building was purchased in the spring of 2002 and an extensive remodeling project was undertaken to convert this former office building into what now is the Health Department. Construction was completed through the summer, fall, and early winter months of 2002 and the building opened to the public on January 6, 2003. Additional remodeling and furnishing were completed in 2004.

Lobby

W.I.C. Waiting

Clinic Reception

SIOUXLAND DISTRICT HEALTH DEPARTMENT
SIOUX CITY, IOWA

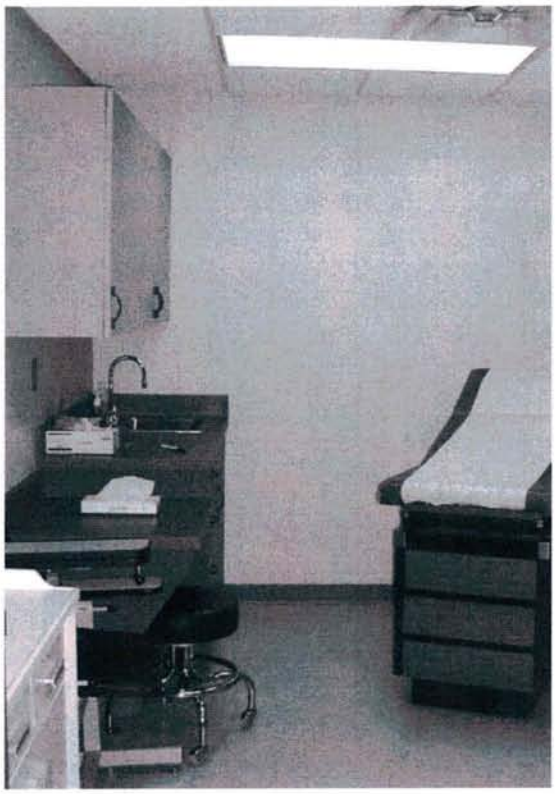
Earning your trust...since 1982.

Full Service Laboratory

Board Room

The new facility encompasses many different programs and areas. Some of the various departments that serve over 5,000 clients per month are W.I.C. (Women, Infants, Children) including its own nursing areas, an Immunization Clinic, a full service Laboratory with its own Exam area, Educational Classrooms an Environmental department, a large Home Health Nursing department, Executive and Business office areas, and a Board Room.

Exam Room

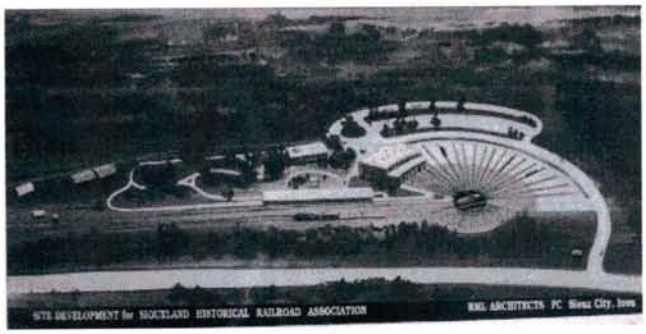


Staff Lounge

This project brought all of the various factions of the Siouxland District Health Department together under one roof to maximize the synergy between departments and to give the public a one-stop experience for their Public Health needs.

SIOUXLAND DISTRICT HEALTH DEPARTMENT
SIOUX CITY, IOWA

Earning your trust...since 1982.



SIOUXLAND HISTORICAL RAILROAD ASSOCIATION RAILROAD MUSEUM

Early 1920's

Carpenter Shop before 1998

Carpenter Shop after renovation

Rehabilitation of Various Buildings for the SHRA Riverside Yard:

Round House Building, Bay 1

Convert second floor for staff to accommodate a library, lounge, training area, office and rough-in for future toilets. Preserve original structure while removing non-original partitions. Modify the first floor to include a grand entry, machine room and storage area.

Carpenter Shop

Seal the wood floor. Install additional new windows. Complete repairs of roof. Perform tuckpointing and other masonry repair on interior brick surfaces.

Install new HVAC system and new lighting. Consider storm windows or other devices, consistent with historic preservation guidelines, capable of reducing heat and cooling loads from the large window areas.

Repair and replace the existing steel rolling doors at the south and west exterior walls. Replace the other existing exterior doors.

Wood Sand Tower

Rehabilitate, repair existing components where required and replace existing deteriorated wood components with new materials.

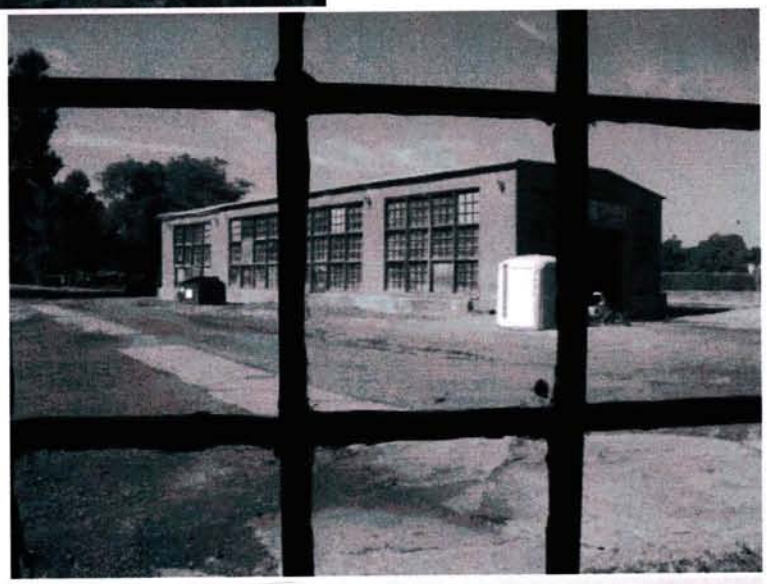
Sand Drying House

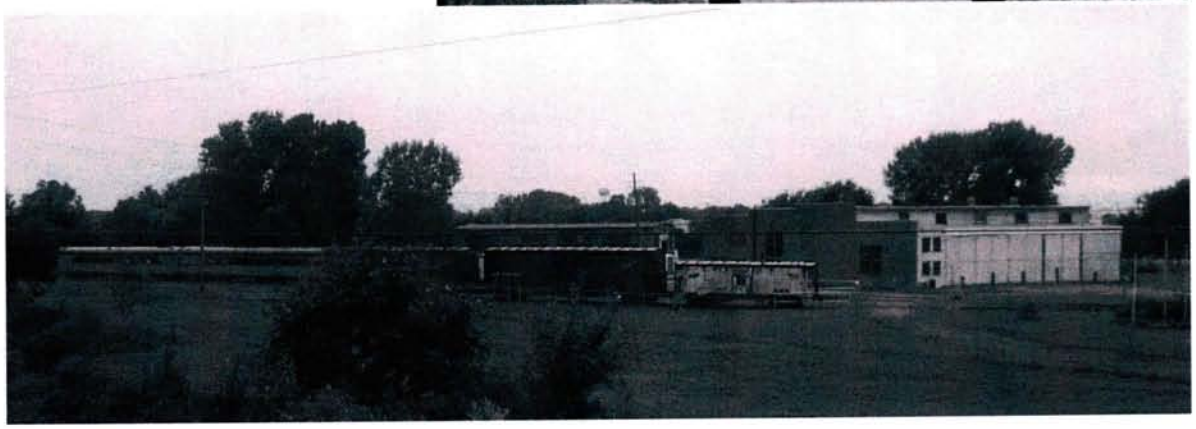
Remove damaged existing roofing, roof structure, and wood roof deck, and replace wood components where necessary. Install new roofing. Tuckpoint and repair existing masonry inside and out. Install new wood windows to match existing, and new exterior door.

City Contact: Rich Mach 712 224 5010
SHRA Contact: Jon Wagoner 712 258 0865

SIOUXLAND HISTORICAL RAILROAD MUSEUM, SIOUX CITY, IOWA

Earning your trust...since 1982.





SIOUXLAND HISTORICAL RAILROAD MUSEUM,
SIOUX CITY, IOWA

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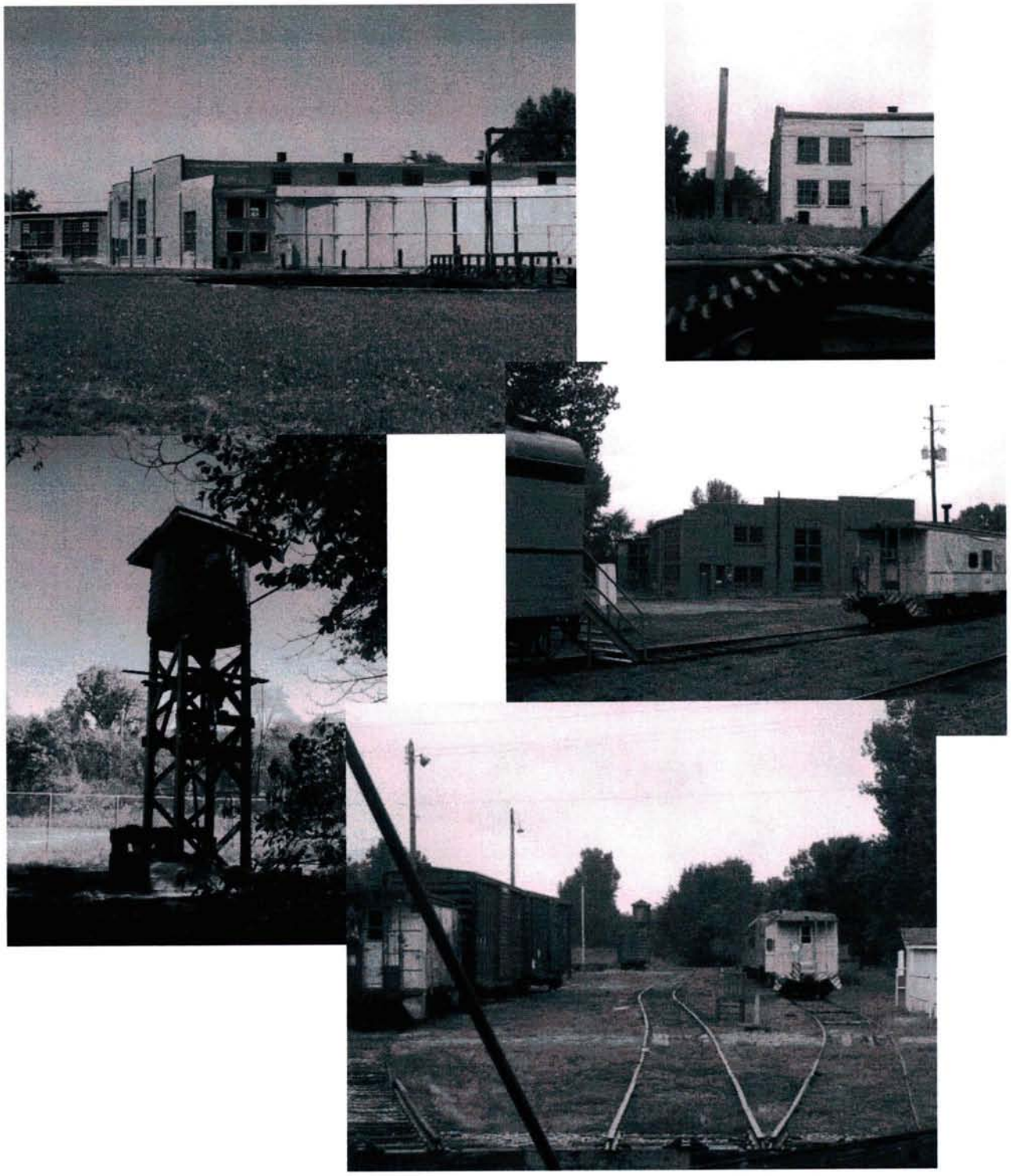
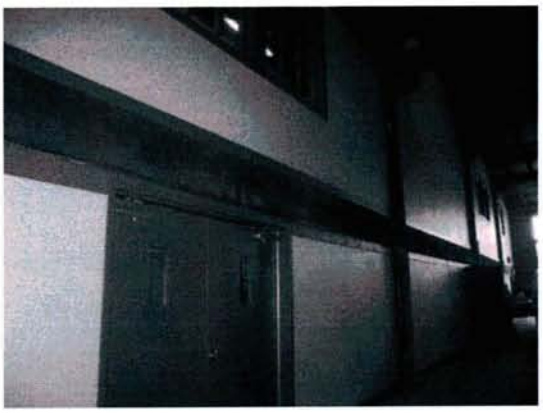


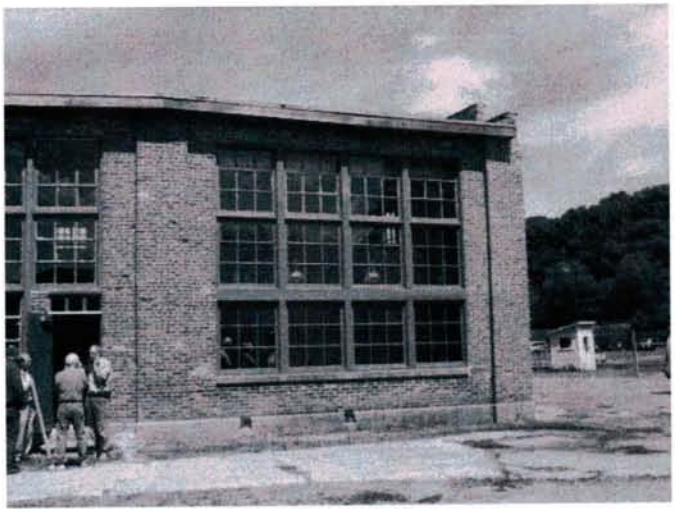
SIOUXLAND HISTORICAL RAILROAD MUSEUM,
SIOUX CITY, IOWA

Earning your trust...since 1982.



SIOUXLAND HISTORICAL RAILROAD MUSEUM,
SIOUX CITY, IOWA

Earning your trust...since 1982.



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SIOUX CITY, IOWA

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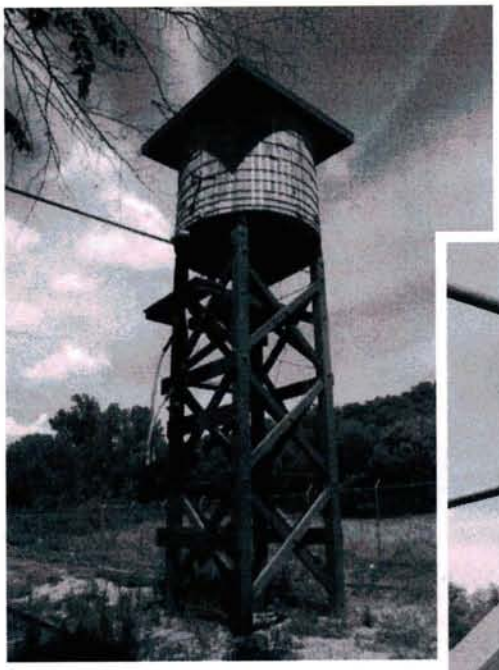

AFTER

The sand tower rehabilitation included replacement of rotted wood members, roof structure and roofing materials, and missing hardware or brackets. The tank was repaired. New hardware was labeled with the construction year in order to denote historic relevance of existing pieces. The tower is an example of old becoming young again.

BEFORE

SIOUXLAND HISTORICAL RAILROAD MUSEUM,
SIOUX CITY, IOWA

Earning your trust...since 1982.

SIOUXLAND HISTORICAL RAILROAD MUSEUM,
SIOUX CITY, IOWA

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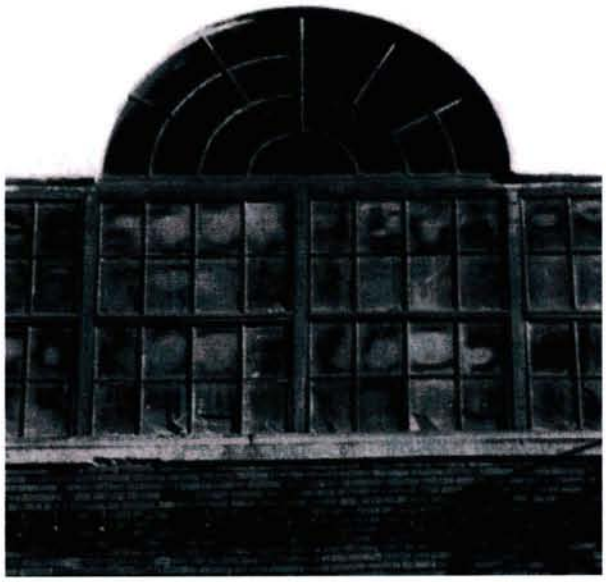
When RML Architects, LLC began work in 1994, the Commerce Building (originally known as the Motor Mart) was in heavy disrepair. Bricks required restoring; windows, terra cotta and corroded steel support angles needed to be replaced; 1600 exterior lights had to be rewired in order to return this building to early 20th Century charm.

In 1920, a 5th Floor ballroom was added to the four-story building. The ballroom featured single glazed, steel frame Palladian style windows. Eventually, the glass became broken and the openings covered with wood, rendering the space unusable for anything but storage. The existing corroded steel frames were replaced with durable, custom fit, insulated windows. This decision provides natural lighting for the commercial office space that now occupies the floor, while keeping true to the building's historical appearance.



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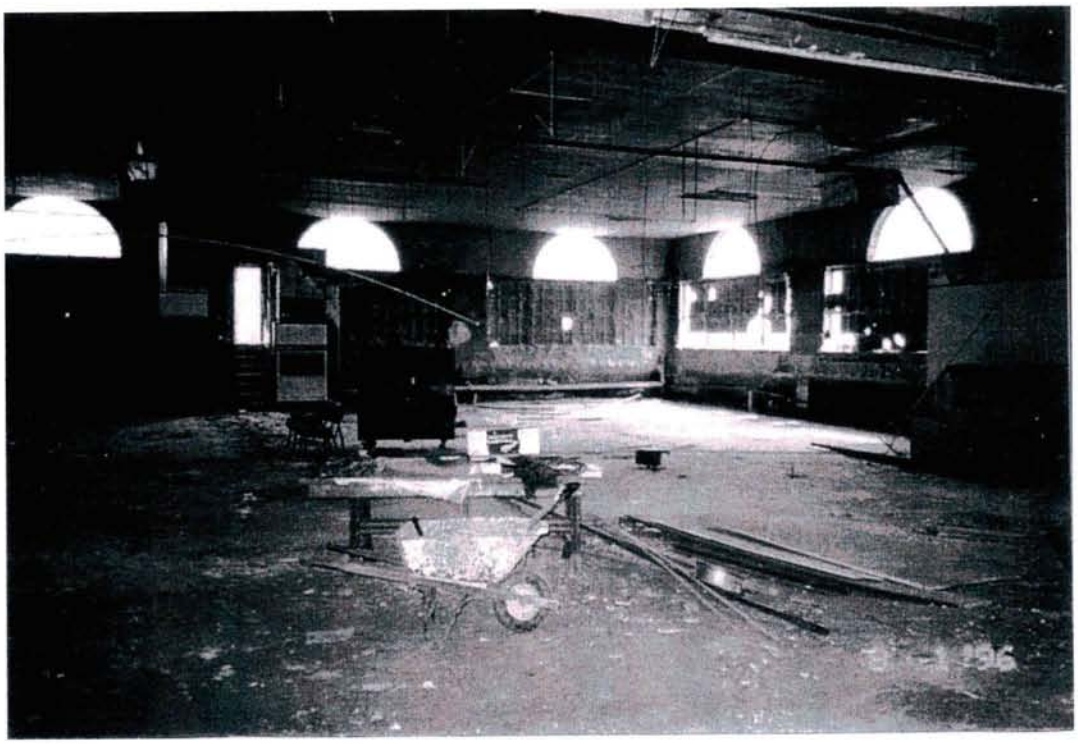
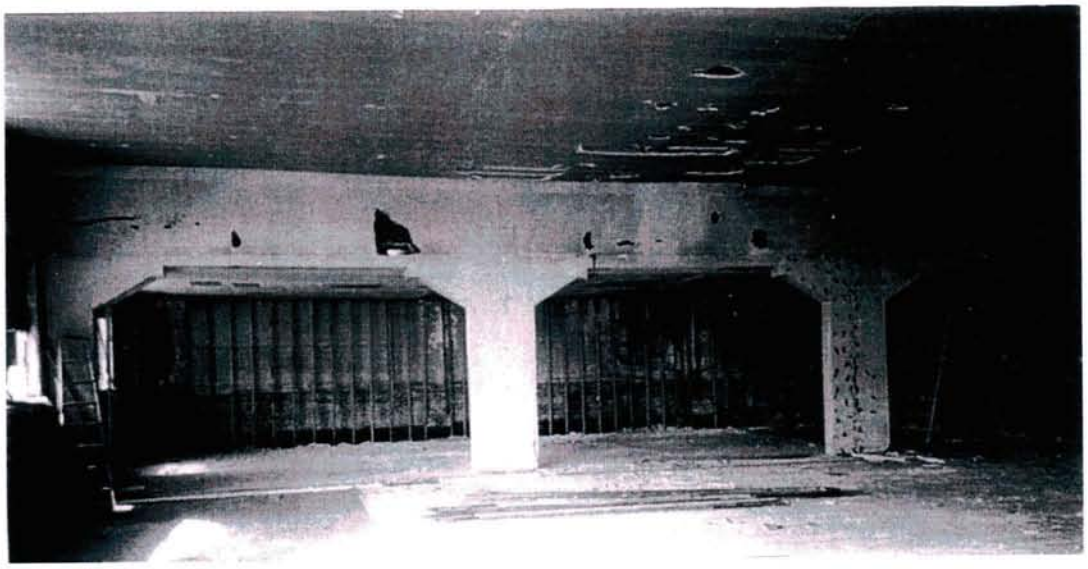


Existing conditions of 5th Floor Commerce Building before rehabilitation



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The former ballroom on the 5th floor of the Historic Commerce Building was converted into offices for the Iowa Department of Human Services. Original windows have been replaced on the south and east sides to provide dramatic natural lighting in the work environment. Employees comment frequently on the ambiance of the space due to the natural lighting provided. The pastel colors make for a cheerful work environment even on rainy days.

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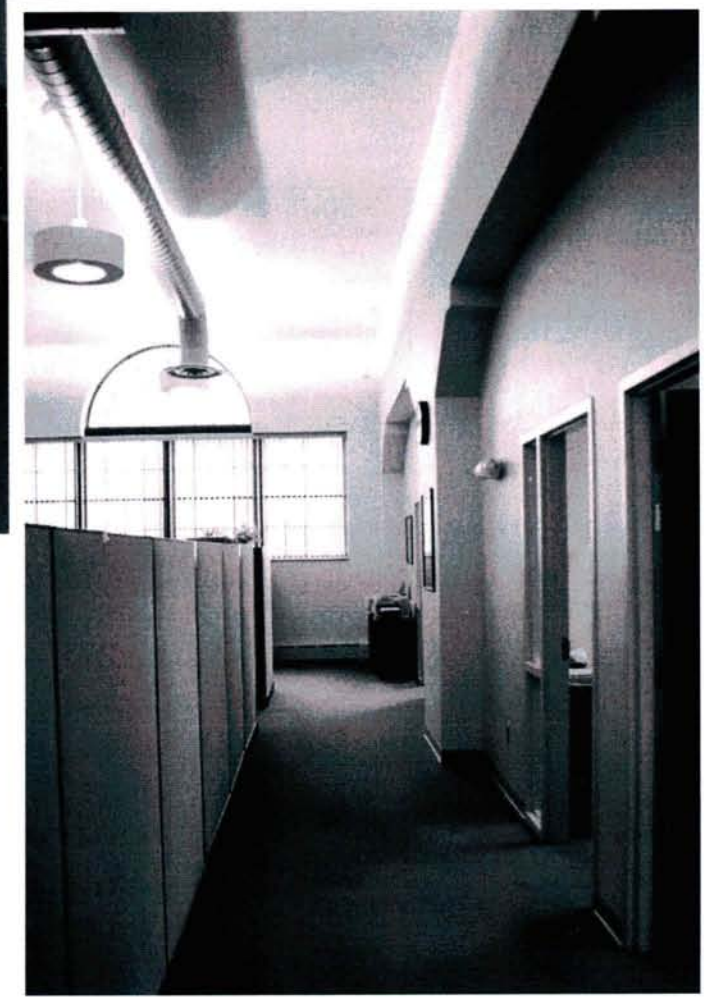
Careful attention was given to the original columns. This column, found in the lounge on the 2nd floor, was used as a central piece for the square room. Special fiber optic, colored lighting and its original stencil pattern accentuate its presence.



On the 5th floor, the west office wall emphasizes the hidden column. The column's outline breaks up the surface of the wall playing with the light that enters from the south windows.

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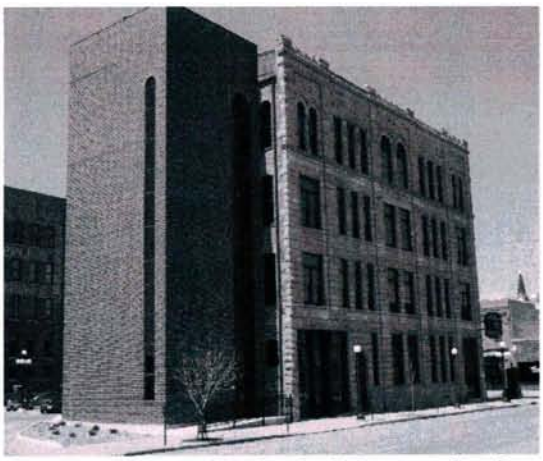
Parapet-before

Parapet-reconstructed



Elevator/Mechanical Tower at South

The Evans Block Building of Historic 4th Street, Sioux City, was redesigned and repaired by two different firms.

RML Architects LLC designed the elevator, mechanical room and stair tower. They replaced windows and restored the stone parapet. Another firm designed the interior.

New Windows
at North Entrance

New Entry at East

RML Architects LLC faced a difficult challenge in this project because of the varying floor heights; this greatly affected the elevator and stair design.
The parapet had deteriorated to a very dangerous condition; it required reinforcing and resetting.

EVANS BLOCK, SIOUX CITY, IOWA

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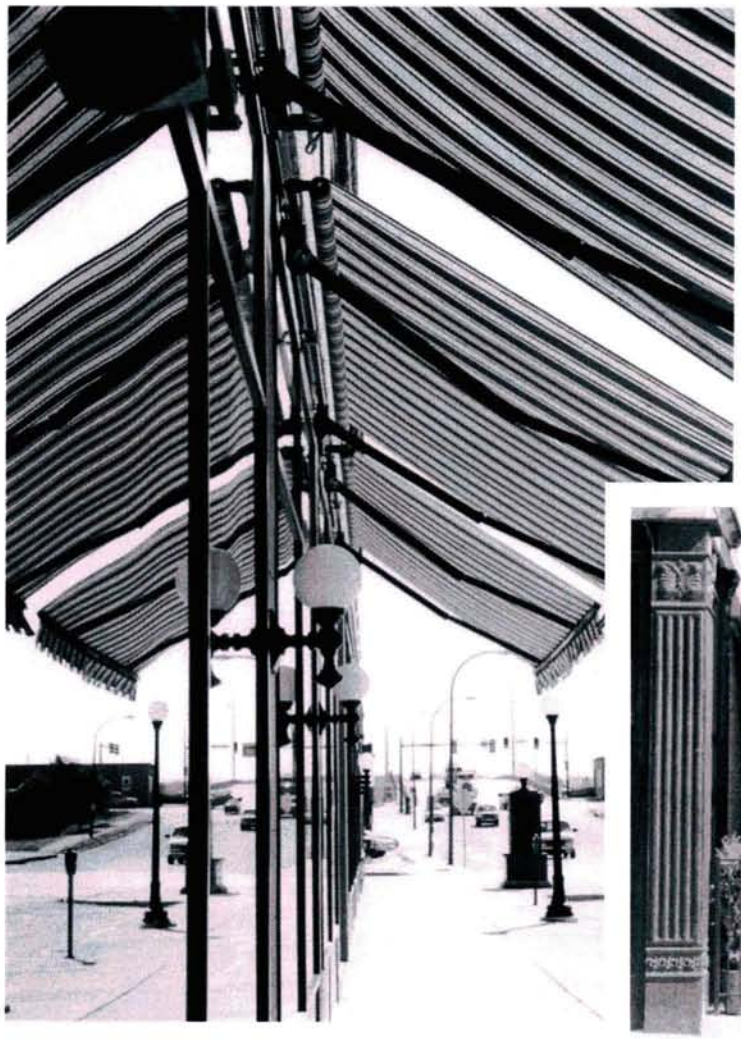

Egralharve, located in the Historic 4th Street District of Sioux City, has now joined the growing number of refurbished buildings in Siouxland. Originally built in 1910, the building was rehabilitated in 1999. Rather than being abandoned, it now provides 25,000 square feet of retail and office suites.

Additionally, the building's recently windowless face has been restored to its former splendor with large glazed openings and canopies. If a closer look is taken, the original rosettes can be seen on the steel support just above the windows. A covered garden, which replaces the West alley, eliminates the gap between Egralharve and the remainder of the street block.

EGRALHARVE, SIOUX CITY, IOWA

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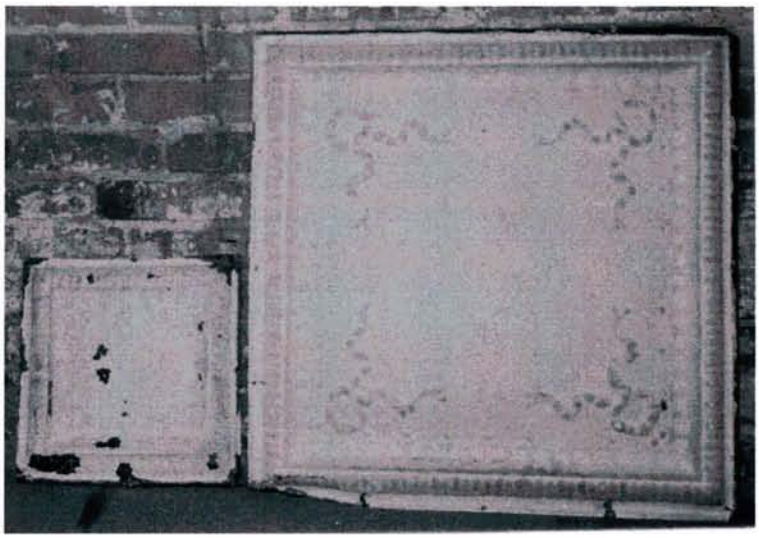
The pictures taken before the renovation indicate the amount of disrepair found on site. The original floor structure was deteriorated and was not capable of sustaining current commercial loading. The entire building required gutting. Metal ceiling tiles like these were removed to be restored.



The front façade required a facelift. The upper masonry portion underwent restoration, while the lower required removal of the plywood façade added in 1983. Elimination of this painted wood revealed hidden treasures, such as the rosette steel beam that supports the upper brick.

EGRALHARVE, SIOUX CITY, IOWA

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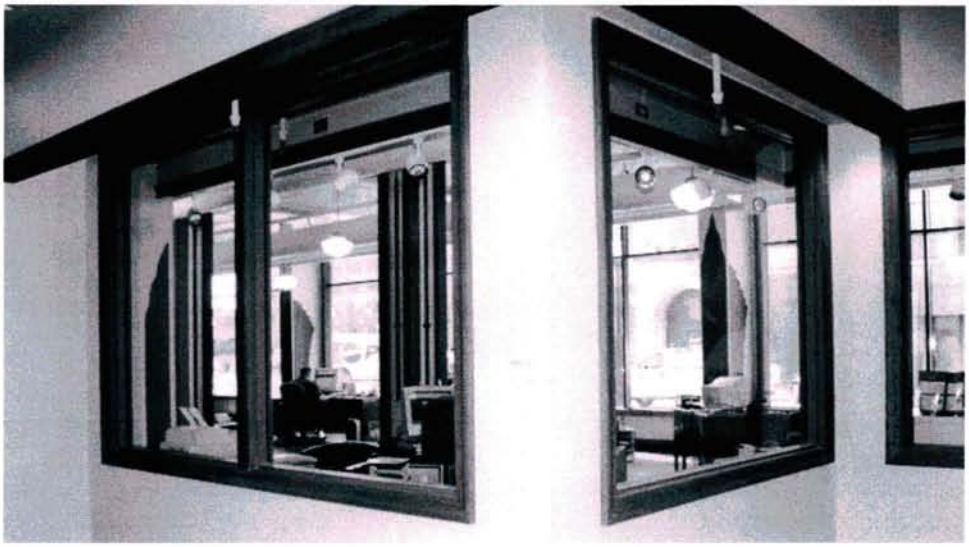
Inside, a well-lit corridor provides access to retail spaces on the ground floor. Rental spaces, like the one shown here, are beautifully trimmed in wood with refinished hard wood floors. Original wood floor framing members provided the material for these floors. Lighting throughout the main level was selected to match the original, providing a hint of another era.



Renters are welcome to decorate as they like. Each space is unique and provides an open atmosphere.

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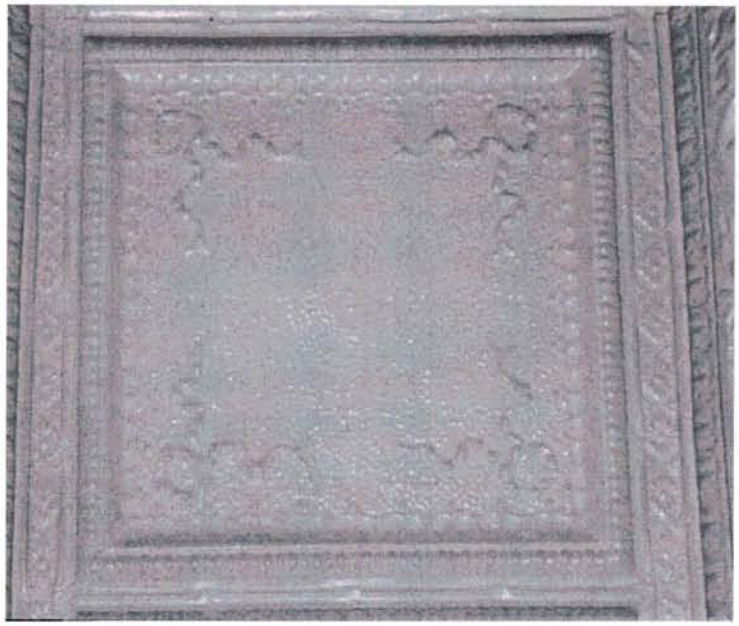
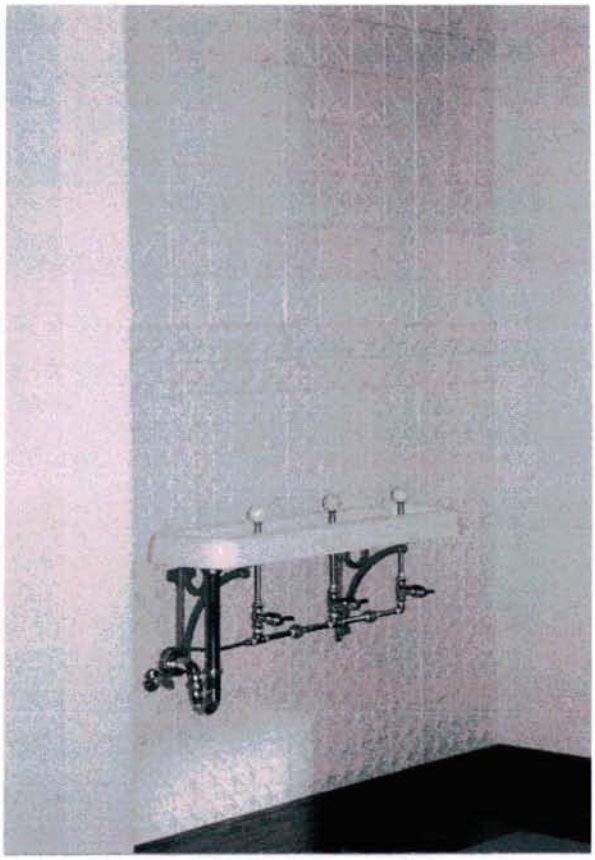


The First Floor sparkles with freshly painted, original metal ceiling tiles. Where tiles were missing, new tiles were selected to match. Tiles line the corridor



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The central, stainless steel elevator transports users to the second floor offices where skylights, reminiscent of the previous light court, provide plenty of daylight in the corridor. The airy finishes contrast with the dark, elegant wood trim, creating a warm and comfortable ambiance.

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REFERENCES

We at **RML Architects, LLC** feel we have created good working relationships with these organizations and would encourage contact with any of these individuals for their comments about our performance.

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