



**Cuyahoga County Justice Center  
Executive Steering Committee Meeting  
June 10, 2021  
9:00 A.M.**

**Due to the COVID-19 pandemic, this meeting is being conducted remotely, in accordance with HB 197. Interested parties may access the meeting via livestream by using the following link:**

**<https://www.youtube.com/cuyahogacounty>**

**Public Comment for this meeting may be submitted in writing via email to the following address either prior to or during the meeting:**

**[steven.zannoni@aboutpmc.com](mailto:steven.zannoni@aboutpmc.com)**

**Comments relating to the Determination set forth below must be submitted no later than 7:30 a.m. on Thursday, June 10 to be read in advance of the Steering Committee's deliberation. Comments may also be submitted after that deadline or during the meeting and will be read during the Additional Public Comment segment.**

**Any comment must (1) be labeled to indicate that it either applies to the proposed Determination or is intended as an Additional Public Comment, (2) state the name of the commenter, and (3) be limited to 200 words.**



# Cuyahoga County Justice Center

## Executive Steering Committee Meeting

**June 10, 2021  
9:00 AM**

### **New County Corrections Center – Criteria Architect Selection and Next Steps**



- I. Call to Order**
- II. Roll Call**
- III. Housekeeping & Protocol**
- IV. Purpose of Meeting; Review of Agenda**
  - A. To outline next steps for the Cuyahoga County Corrections Center**
  - B. To approve selection of the Criteria Architect**
  - C. To consider matters relating to real estate acquisition in Executive Session**
- V. Review of the Corrections Project Development Process and Timeline**
  - A. What are the next steps and when might they occur?**
  - B. What is the role of the Criteria Architect?**
- VI. The Criteria Architect Selection Process and Recommendation**

## **VII. Determination 6.10.20 – Approval of Criteria Architect**

*The Steering Committee approves the selection of the HOK Design Team as the Criteria Architect for the new Cuyahoga County Corrections Center. Retention of the HOK Design Team is subject to negotiation of an acceptable contract and approval of Cuyahoga County Council.*

- a. Public Comment
- b. Discussion
- c. Motion by Steering Committee
- d. Further Discussion (if required)
- e. Vote

## **VIII. Executive Session to Consider Acquisition of Property for Public Purpose (New Cuyahoga Corrections Center).**

## **IX. Additional Public Comment**

## **X. Next Steps/Next Meeting**

## **XI. Adjournment**

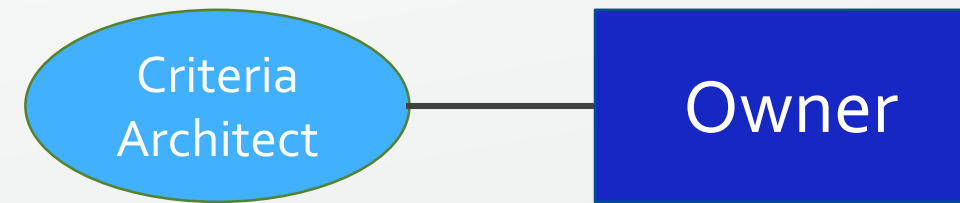
# V. Review of the Corrections Center Project Development Process and Timeline

- **Project Design**
- **Property Acquisition (Discussion in Executive Session)**
- **Implementation of Project Funding Plan**
- **Operations Plan and Eventual Transition Plan**
- **Continuing Implementation of Population Management Plan**
  - **The current plan contemplates a 2400 core function / 1600 housing unit jail (implies a 1350 jail population)**
  - **Steering Committee committed to this plan based upon continuous efforts to manage jail population**
    - **Central Booking**
    - **Diversion**
    - **Bail reform**
    - **Improved information management systems**
    - **Jail expediter/overall process coordinator**



# Project Design - The Bridging Design Build Approach

- **Step 1: Selection and Initial Work of Criteria Architect**
  - Qualifications Based Selection (QBS) based on response to RFO, shortlisting, interview and ranking
  - Fee negotiation with highest ranked firm
  - Initial Work Scope of Criteria Architect
    - Program Confirmation
    - Assistance with Site Selection Evaluation
    - Schematic Design (SD)
    - Design Development (DD)
    - Preparation of GMP Documents for Pricing by Design-Builder



Reference: County Code §504.04

# Design Work Scope and Timeline

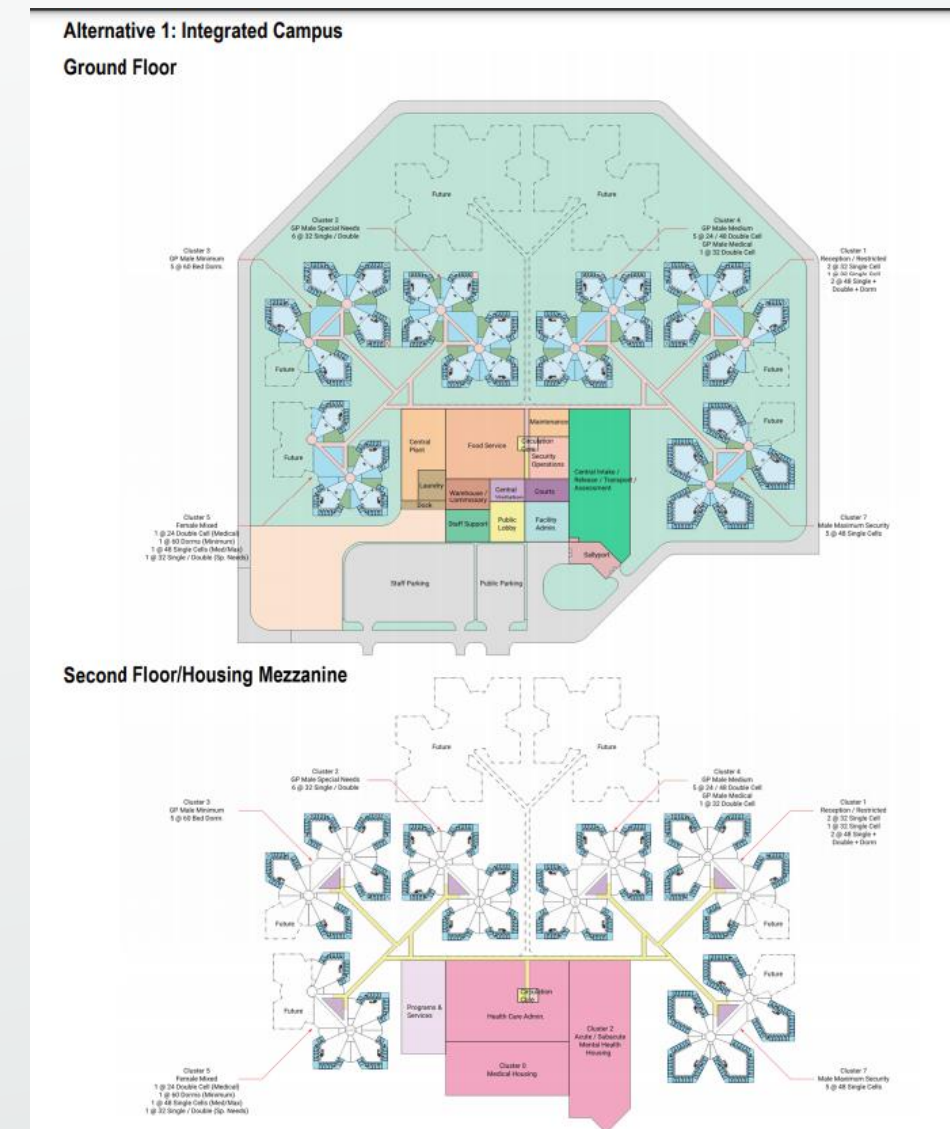
## Design Phase Services Involving Criteria Architect

### I. Program Confirmation (3 mos.)

- Gain a thorough understanding of the Initial Program
- Challenge and test the Program while respecting all underlying goals and principles
  - Example: Can efficiencies be gained (and costs reduced) by combining functions in a single space?
- Confirm the Final Program with any adjustments (with sign-off of user groups and **presentation to Steering Committee** if there are any material modifications)
- Confirm a Program level Project Budget and Schedule
- Confirm “Test Fit” of design with target sites
- Obtain Program Approval from Ohio Dept. of Rehabilitation and Corrections (ODRC)

### II. Schematic Design (SD) (3 mos.)

- Prepare SD Documents in conformance with Confirmed Program
- Reconcile SD Design with SD Cost Estimate and Budget
- Confirm Design for Approved Site
- Obtain SD Approval (**Steering Committee**, County and ODRC)





# Design Work Scope and Timeline (cont'd)

## Design Phase Services Involving Criteria Architect

### III. Design Development (DD) (4 mos.)

- Prepare DD Documents in conformance with SD Documents
- Reconcile DD Design with DD Cost Estimate and Budget
- Obtain DD Approval (**Steering Committee**, County, ODRC)
- Prepare Required Documentation for Any “Early” Packages

### IV. GMP Development (2 mos.)

- Prepare GMP Documents and Design Narrative (Prose Statement) for GMP Pricing
- Review Design-Builder GMP Submission and Assist with GMP Reconciliation and GMP Finalization

### V. Construction Documents (8 mos.) ( Concurrent with initial construction activities)

- Review and Approve Construction Documents Prepared by Design-Builder’s Architect of Record for Conformance with Design Intent Set Forth in GMP Documents and Design Narrative

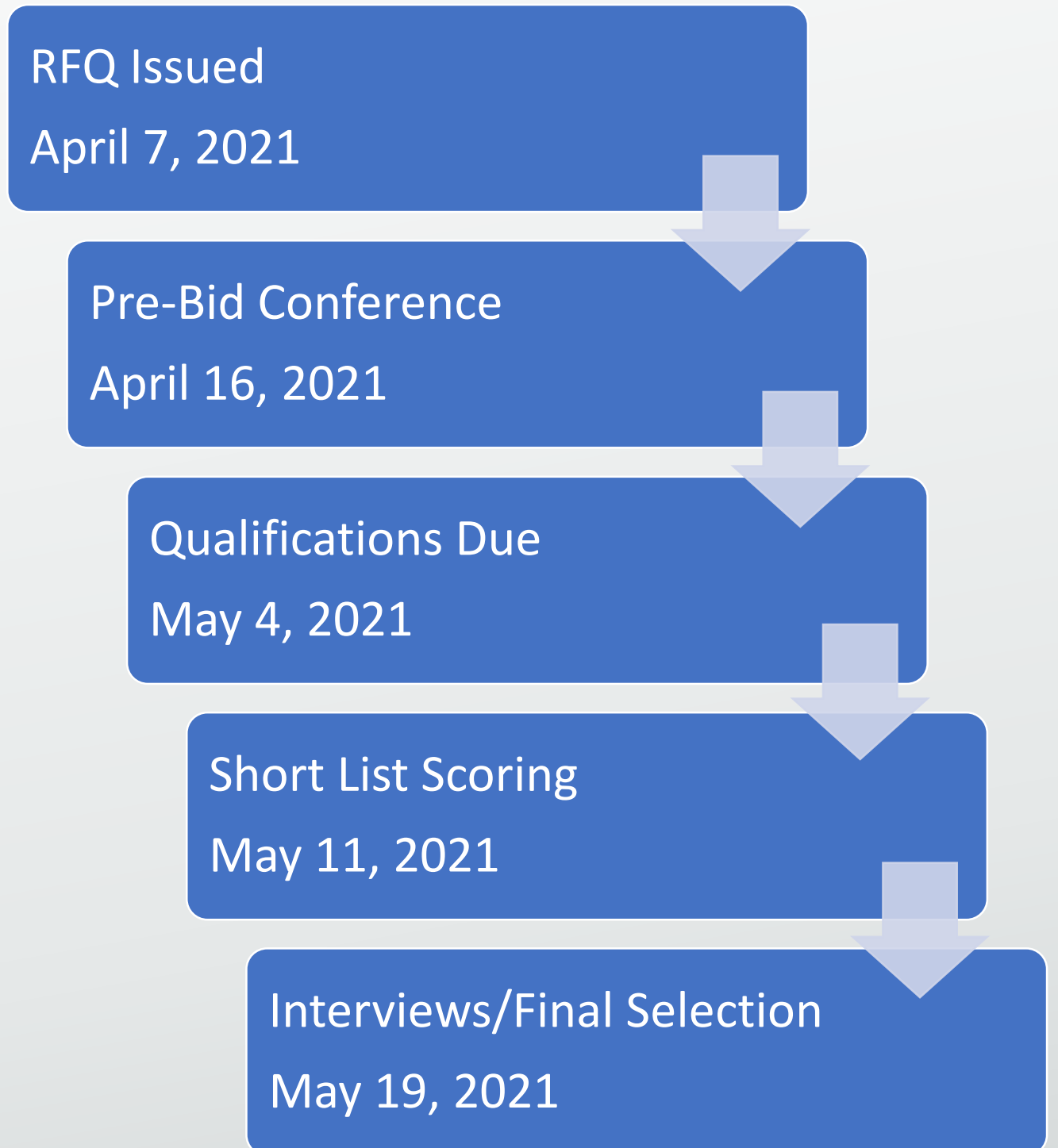
### VI. Construction Administration Services

# VI. The Criteria Architect Selection Process and Recommendation

# Criteria Architect RFQ

## Selection Committee:

- Robert Coury
- Ronda Gibson
- Michael Dever
- Clerk Nailah Byrd
- Chief Deputy Bryan Smith
- Judge Michelle Earley
- Prosecutor Michael O'Malley
- Common Pleas Court Administration



# RFQ Responses

- 5 Initial Responses
  - AECOM
  - Dewberry
  - DLR
  - HDR
  - HOK
- 3 Short Listed for Interviews
  - DLR
  - HDR
  - HOK





# RFQ Evaluation

<b>EVALUATION CRITERIA</b>	<b>Max Points</b>	<b>AECOM</b> Matt Drabic, P.E., LEED AP	<b>Dewberry</b> Bradley Hall, AIA, NCARB	<b>DLR Group</b> Gregg Williams, AIA, NCARB	<b>HDR</b> Michael Brenchley, AIA, LEED AP, NCARB	<b>HOK</b> Jason Wandersee, NCARB, AIA, LEED GA, DBIA
<b>Section 1 - Minimum Qualifications</b>						
Qualifications Met	Yes/No	YES	YES	YES	YES	YES
SBE Goal Met	Yes/No	YES	YES	YES	YES	YES
<b>Section 2 - Firm's Experience</b>	<b>25</b>	19	17	23	21	23
<b>Section 3 - Available Staff's Experience</b>						
Project Manager	<b>20</b>	15	16	17	17	17
Support Staff	<b>20</b>	16	11	17	18	18
<b>Section 4 - Project Methodology</b>	<b>20</b>	13	14	18	16	18
<b>Geographic Location</b>	<b>5</b>	5	5	5	5	5
<b>Previous Work</b>	<b>10</b>	3	10	9	10	10
<b>TOTAL</b>	<b>100</b>	<b>71</b>	<b>73</b>	<b>89</b>	<b>87</b>	<b>91</b>



# Selected Firm - HOK



**JEFF GOODALE**  
Principal-in-Charge - HOK



**JASON WANDERSEE**  
Project Manager - HOK  
POINT OF CONTACT



**SCOTT MALONEY**  
Local Lead & Jail Programming Support - K2M



**KRISTEN ZILCH**  
Sr. Medical/Mental Health Programmer - HOK

## CUYAHOGA PARTICIPATION

- OSBORN ENGINEERING (25.14% SBE)
- RPMI (6.45% MBE)
- CSS (1.73% WBE)
- AGM (1.48% MBE)
- METCO (2.18% MBE)
- KS ASSOCIATES (3.29% WBE)
- K2M DESIGN (25.93% SBE)
- COMMUNITY OUTREACH (0.44%)

### TOTAL:

WBE 5.02%  
MBE 10.11%  
SBE 51.07%

**TOTAL 69%**

Cuyahoga based company participation



**AARON LOBAS**  
Osborn Engineering  
Executive Engineer



**ANNA KLEE**  
CSS  
Cost Estimating



**DAVE TITUS**  
Titus Consulting  
Operations Consultant



**ANGELA SCHUTE-WOODSON**  
GELIC  
Community Outreach



**SANDRA MADISON**  
RP Madison  
Sheriff's Architect



**MARK SKELLENGER**  
KS Associates  
Civil + Survey



**TIM SMITH**  
HOK  
Security Electronics



**SAMSON AKLOG**  
METCO -  
Electrical Engineer

**120+**  
Projects together

**1,000+**  
projects in state of Ohio

**300+**  
Criteria/Design/Build Projects

**#1**  
Justice Design Firm ranked by BD+C past 5 years (HOK)

**750+**  
Justice projects programmed, planned, designed and delivered over the past 50 years

**15,000+**  
beds in the last 5 years

**140+**  
AIA Justice Design Awards

	Total Beds	Delivered by this Leadership Team	In the last 8 years	Delivery Method	Built Status	Adult Detention	Juvenile Detention	Medical/Mental Health	Special Populations	Diversion/Intervention/Outpatient	Intake/Assessment	Sheriff's Operations	Court's Integration	Administration	Steering Committee Approval Process	Community Engagement	On Budget	On Schedule	Diversity Goals	Program Verification	Future Expansion Planned	Environmental and Biophilic Design	Staff Wellness	LEED / WELL Certification
Utah State Draper Prison Replacement	4000	■	2020	CMAR	Const.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Indianapolis Community Justice Center, Indianapolis, IN	3,000	■	2021	DB	Const.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Wayne County Justice Center, Detroit, MI	2,240	■	■	CMAR	Const.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Douglas County Adult Detention + LEC, Douglasville GA	1,672	■	■	CMAR	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Riverside East County Detention Center	1627	■	2019	DBB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
CDCR Mule Creek Infill	1584	■	2018	DB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
CDCR Dewitt Nelson Annex	1193	■	2013	DB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Hays County Jail Addition and Renovation, San Marcos, TX	1,104	■	■	CMAR	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Richmond Justice Center, Richmond, VA	1,032	■	■	DB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
San Mateo Maple Correctional, Redwood City, CA	920	■	■	CMAR	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Davidson County Criminal Justice Complex, Nashville TN	872	■	2020	DB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stanislaus REACT & Public Safety Center, Modesto, CA	840	■	■	DB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Wichita County Law Enforcement Center + Jail, Wichita Falls, TX	672	■	■	DBB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ohio Reformatory for Women, Marysville, OH	538	■	■	CMAR	Const.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ashtabula County Jail and Sheriff's Office, Jefferson, OH	300	■	■	CMAR	Plan	■	■	■	■	■	■	■	■	■	■	■	Tracking on budget	Tracking on schedule	■	■	■	■	■	■
Joliet In-Patient Treatment Center, Joliet, IL	200	■	■	DB	Const.	■	■	■	■	■	■	■	■	■	■	■	Tracking on budget	Tracking on schedule	■	■	■	■	■	■
Adams County Detention Center, Quincy, IL	196	■	■	DBB	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ohio DRC ORW SMI Mental Health Housing Unit	148	■	2022	CMAR	Const.	■	■	■	■	■	■	■	■	■	■	■	Under budget	■	■	■	■	■	■	Well Seeking
Wilder Youth Development Center, Somerville, TN	144	■	■	DBB	Plan	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Circleville Juvenile Correctional Facility, Circleville, OH	144	■	■	CMAR	Built	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shelby County Juvenile, Memphis, TN	141	■	■	DB	Study	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

# Criteria Architect Next Steps

- Steering Committee Approval of Selection
- Finalize Contract
- Present Contract to County Council
- Commence Design Process

# VI. Determination Regarding Selection of Criteria Architect

## **VII. Determination 6.10.20 – Approval of Criteria Architect**

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- a. Public Comment
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# VIII. Executive Session to Consider Acquisition of Property for Public Purpose (New Cuyahoga Corrections Center)



**IX. Additional Public Comment**

**X. Next Steps/Next Meeting**

**XI. Adjournment**