

RFQ #5203

Orange County Jail Project Design

New County Detention Center

May 21, 2015

Submitted by:

WAKEFIELD
BEASLEY &
ASSOCIATES

Orange County Jail Project Design

New Detention Center
Orange County, North Carolina

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RESPONDER'S CERTIFICATION FORM

I have carefully examined the Request for Qualifications, the sample Agreement for Design Consultant Services and any other documents accompanying or made a part of this Request for Qualification.

I hereby propose to furnish the professional design consultant services for Orange County in accordance with the instructions, terms, conditions, and requirements incorporated in this Request for Qualification. I certify that all information contained in this response is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this response on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.

NAME OF FIRM: Wakefield Beasley & Associates

BY: (printed name) Doug Shaw

SIGNATURE:  _____

MAILING ADDRESS: 5200 Avalon Boulevard

CITY/STATE/ZIP CODE: Alpharetta, GA 30009

TELEPHONE NUMBER: 770.209.9393

FAX NUMBER: 770.209.7050

ACKNOWLEDGEMENT OF ADDENDA

Responder hereby acknowledges receipt of all Addenda through and including:

| Addendum No. | Date | Acknowledgement |
|--------------|---------------|---|
| <u>1</u> | <u>5.5.15</u> | <u>Doug Shaw</u>  |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |



ORANGE COUNTY
NORTH CAROLINA

Orange County
Financial Services Department
ADDENDUM #1
May 5, 2015

| |
|-----------------------------------|
| RFP 5203 |
| Orange County Jail Project Design |

To all Vendors:

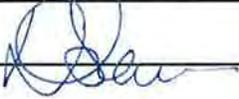
Modifications to bid documents for the above-named Request for Proposal are made as follows and shall be included in the proposed amount.

See page 2 for questions received with County's responses

All other terms and conditions shall remain the same

By: David E. Cannell, Purchasing Agent; dcannell@co.orange.nc.us / (919) 245-2651

Acknowledgement of receipt of this addendum shall be included with your submittal (page 1 only)

Company Name: Wakefield Beasley & Associates
By: Doug Shaw 
Date Received: May 6, 2015

P.O. Box 8181 200 South Cameron Street Hillsborough, North Carolina 27278
Telephones: Area Code 919-245-2651 Fax: 919-636-4913

1. The second paragraph of the RFQ refers to consideration of the use of "Prototype" County Detention Facilities. There are very few, if any, true prototype County facilities in North Carolina where there is an entire pre-designed facility that is then site adapted. I can think of several examples of *state prison* facilities that are typical master plans that are site adapted. There are, however, many county facilities that utilize pre-constructed components, such as precast concrete cell modules, arranged in ways that could be considered prototypical. Which is the intent of the RFQ?

Orange County's intention is not to construct a formal "prototype" or "pre-designed" facility. Orange County has constructed facilities based upon plans and specifications of previously constructed and operationally proven facilities, but has no intention of duplicating a precise facility. Orange County does intend to base its design on proven facilities that are in keeping with its operational philosophy and design principles and is interested in the selected design firm to be familiar with this approach of Orange County. Orange County understands other Counties in North Carolina have used this approach. Firms can include samples from other states using this approach.

Orange County is also interested in the efficacy of pre-constructed components of a detention facility and looks forward to discussing this with the selected designer in context of the overall design process.

2. Checking to see if you're going to be requiring program management services for that project?

no, see page one of the rfp

3. We would like to inquire about Building Commissioning Services and if there is an expectation to incorporate such services into the scope of work.

Yes, we anticipate this being a part of the A/E contract

NON-COLLUSION AFFIDAVIT

State of North Carolina
County of Orange

Proposal Request No. 5203

Doug Shaw, being first duly sworn, deposes and says that:

1. He/She is the Director, Justice Studio of Wakefield Beasley & Associates, the proposer that has submitted the attached proposal;
2. He/She is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
3. Such proposal is genuine and is not a collusive or sham proposal;
4. Neither the said proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other proposer firm or Person to submit a collusive or sham proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion of communication or conference with any other proposer, firm or person to fix the price or prices in the attached proposal or of any other proposers, or to fix any overhead, profit or cost element of the proposal price of the proposal of any other proposer or to secure through collusion, conspiracy, connivance or unlawful agreement any advantage against the County of Orange or any person interested in the proposed contract; and
5. The price or prices quoted in the attached proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.



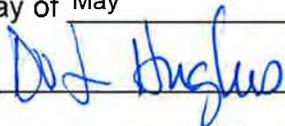
 Signature

 Director, Justice Studio

 Title

Subscribed and Sworn to Before Me,

This 20 day of May, 20 15

Notary Public 

My Commission Expires: 11.2.2015

Dodie Hughes
NOTARY PUBLIC
Fulton County, GEORGIA

STATE OF NORTH CAROLINA

AFFIDAVIT

ORANGE COUNTY

I, Doug Shaw (the individual attesting below), being duly authorized by and on behalf of Wakefield Beasley & Associates (the entity bidding on project hereinafter "Employer") after first being duly sworn hereby swears or affirms as follows:

- 1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
- 2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
- 3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - a. YES , or
 - b. NO
- 4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This 20th day of May, 2015.



Signature of Affiant
Print or Type Name: Doug Shaw, Director

State of North Carolina Orange County

Signed and sworn to (or affirmed) before me, this the 20th

day of May, 2015.

My Commission Expires:

11.2.2015



Notary Public

(Affix Official/Notarial Seal)

**Dodie Hughes
NOTARY PUBLIC
Fulton County, GEORGIA**

STATE OF NORTH CAROLINA

AFFIDAVIT

ORANGE COUNTY

I, Wayne Owen (the individual attesting below), being duly authorized by and on behalf of Conway & Owen (the entity bidding on project hereinafter "Employer") after first being duly sworn hereby swears or affirms as follows:

- 1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
- 2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
- 3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - a. YES , or
 - b. NO
- 4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This 20th day of May, 2015.


Signature of Affiant

Print or Type Name: Wayne Owen, Principal

State of North Carolina Orange County

Signed and sworn to (or affirmed) before me, this the 20th

day of May, 2015.

My Commission Expires:

11.2.2015


Notary Public

Dodie Hughes
NOTARY PUBLIC
Fulton County, GEORGIA

(Affix Official/Notarial Seal)

STATE OF NORTH CAROLINA

AFFIDAVIT

ORANGE COUNTY

I, Martin A. Cuadra (the individual attesting below), being duly authorized by and on behalf of Uzun + Case, LLC (the entity bidding on project hereinafter "Employer") after first being duly sworn hereby swears or affirms as follows:

- 1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
- 2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
- 3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - a. YES _____, or
 - b. NO x
- 4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This 20 day of May, 2015.

[Signature]
Signature of Affiant

Print or Type Name: Martin A. Cuadra

State of North Carolina Orange County

Signed and sworn to (or affirmed) before me, this the 20

day of May, 2015.

My Commission Expires:

05/18/2018

[Signature]
Notary Public

(Affix Official/Notarial Seal)



firm introduction

Firm Name and Location

Wakefield Beasley & Associates, Architects
5200 Avalon Boulevard
Alpharetta, Georgia 30009

Project's Primary

Point of Contact: Doug Shaw
Director, Justice Studio
p. 770.209.9393
dshaw@wbassociates.com

Principals

Lamar Wakefield, AIA - CEO
Registrations: AR, CO, GA, MO, NV, NY, VI, WI

John Beasley, AIA, LEED AP - President
Registrations: NC, AL, AR, District of Columbia, FL,
GA, HI, IL IN, KS, KY, LA, MD, MA, MN, MS, MO,
NE, NV, NC, OH, OK, PA, SC, TN, TX

Services

WBA is a full service architectural, interior design and planning firm. The firm is fully equipped to supply all of the services needed for the Orange County Detention Center.

Firm Introduction

Founded in 1980 by Lamar Wakefield and John Beasley, Wakefield Beasley & Associates (WBA) is one of Georgia's largest, most broadly capable multi-disciplinary design firms. Anchored by an unwavering commitment to exceptional client service, WBA has built an international reputation for its ability to complete large and high-profile projects under extremely accelerated schedules and tight budgets, without sacrificing quality and attention to detail.

Headquartered in Alpharetta, Georgia, with regional offices in Jacksonville, Florida, Dubai, United Arab Emirates, and Panama City, Panama, WBA has successfully completed more than 3,000 architectural projects for public and private sector clients throughout the southeast and around the world, ranging in size from small interior renovations to master plans for over three million square feet of space. The firm maintains a staff of highly skilled architects and other design professionals, who are fully fluent in the latest industry standards and technology such as BIM (Building Information Modeling). In addition, nearly all of WBA's professionals are LEED Accredited, as sustainability has become increasingly important among WBA's clients.

The entire WBA team shares a commitment to providing clients with the highest quality of design within their available budget, developing user-friendly and environmentally sustainable planning and design solutions. As Lamar Wakefield describes it, "Our focus is to create great spaces for our clients that will support their operational needs today and tomorrow." Wakefield Beasley & Associates' first priority is a level of service that exceeds clients' expectations. By listening carefully and working closely with each client, the firm has developed a well-earned reputation for achieving their aesthetic, functional, budget, and schedule goals through every step of the planning, design, and construction process.

WBA's Justice Studio is represented by a unique combination of architectural and planning skills required for this building type. The interdisciplinary team is dedicated to each project and utilized a collaborative planning process with the client. This studio has in-depth familiarity with professional standards for justice facilities and programmatic security and economic issues of this specialized architecture.

May 20, 2015

David Cannell, Purchasing Agent
Orange County, Purchasing Department
200 S. Cameron Street, P.O. Box 8181
Hillsborough, NC 27278

Re: RFP 5203 | Orange County Jail Project

Thank you for the opportunity to submit our firm's qualifications to provide Design Professional Services on the above referenced project. WBA's team has reviewed the Request for Proposal package including the scope of services as well as the services agreement. We fully understand what is required for this project and we believe that our team is uniquely qualified to assist the Orange County in this task in the quickest and most cost effective manner.

- As the Principal Executive, I will personally manage the assigned resources to your project and most importantly, make sure that your complete satisfaction with our team is maintained throughout the effort. My detailed contact information is available to you at all times.
- The prescribed services contained in your RFQ will be led by our project manager, Ms. Karen Sicner, AIA. Ms. Sicner has over 25 years experience in the planning and design of jails. Because her career has been spent working on these types of facilities, we think she is uniquely qualified to lead the multifaceted team that we have assembled.
- Conway and Owen is a consulting engineering firm in the building design and construction industry with specific expertise in the correctional facilities building type. Their technical staff members are market experts yet flexible enough to cross-pollinate design innovations across market lines.
- Uzun & Case is a structural engineering firm that was founded in 1993 and is one of the largest structural engineering firms in the Southeastern US. The staff consists of 10 principals and more than 50 structural engineers. Having completed developments in excess of 2 million square feet, they are capable of handling challenging projects of any size.

We know that this is important undertaking and we believe that our experts not only have the credentials but have the personal interest in your system and its' needs. We appreciate your time and effort reviewing this proposal.

Sincerely,

WAKEFIELD BEASLEY & ASSOCIATES



Doug Shaw, Director Municipal Studio

experience

At Wakefield Beasley, our motto is “Architects for the Real World”. We feel this promise is particularly applicable for this project. Our team of experts understand the “real world” requirements of your facility. We are pragmatic in our approach but understand the nature of this building type. We are tasked daily from our clients to do more with less but we also want to support the goals, design aspirations and business objectives of our clients. Our culture is one of partnership and implementation. We don’t succeed unless you succeed in your goals.

We understand the requirements for your facility. We have thoroughly reviewed the RFQ package including the project background, facility program and scope of services.

We have extensive experience in working with local, county and state government entities. This experience includes projects that are very similar to Orange County’s Jail Project. This experience has prepared us to comply with North Carolina Jail Standards as well as any regulations set forth by other agencies. We have a proven track record of completing projects within stated standards and codes. Our team will apply this knowledge with our knowledge of public projects to maximize the value for every dollar you have.

We understand that support spaces and maintenance are critical for these projects. While many times the emphasis for many projects is simply solving the program, we understand the critical need for maintenance space, storage and reliable building systems. These features need to be planned simultaneously to make sure that any project operates properly from the beginning and can be easily maintained in the future.

The WBA team approach is based on the belief that successful architecture must grow out of the dialogue between the design team and the client. We have come to realize over the years that the most successful and productive interaction between the client and the architect depends upon the design team’s ability to clearly present the design in a way that the client can have a thorough understanding. Our team uses a mix of communication mediums throughout the process including drawings, models, reports, renderings and diagrams to allow the entire team of project stakeholders understand the key design issues. This proven, user-focused approach invariably results in a design that is both functional and inspired.

Workshops are a critical working tool in our process. The workshops would be used to gain a fluent and collaborative discussion basis for advancing the project. The workshops are typically meant to have multiple topics (ie: building systems, I.T. infrastructure, security systems) and last 2-3 hours in duration. We will schedule multiple review sessions with your team and any pertinent specialty consultants to address scope and direction as appropriate through the process workshops.

We have outlined our project approach into two subsections that we believe will clearly show how our team will plan, organize and execute the services necessary for your project.

1. Management Organization

Our approach on how to manage your project surrounds the following ideas:

- » We have **Experienced Leadership** to dedicate to your project.
- » We will develop **Simple Solutions** to contain the project cost

» We will be **Responsive and Proactive** for your best interest.

Leadership.

Experienced Core Team Leadership

Design and construction projects with critical schedules require the “best and brightest” to achieve the best solutions. Our team is experienced and committed to working with your stakeholders to meet your goals and achieve a successful project. The members of the core design team are well rounded in all aspects of architectural and engineering practices in these facilities and we also meet deadlines – this is what we do.

Impact & Outcome:

Our core team will be a resource for you. The experience level of the core team is very high therefore there won't be any responses to questions such as “let me get back with the home office before I answer that.” Our experienced core team will anticipate the issues and address them to ensure a very smooth project.

Simple Solutions.

One of the real lessons the WBA team has learned from experience in this building type is that the systems need to be on the “cutting edge” not the “bleeding edge”. In any proposed solutions, the emphasis needs to be on things have been demonstrated to work reliably; can stand up to long hours of use and that can be easily maintained by your staff.

Also, making building unnecessarily complex increases the construction schedule and thus the construction cost. Based upon our experience in the design and construction of these facilities, the WBA Team will develop simple, functional solutions.

Finally, we believe an active QA/QC is as important as a cost containment strategy as anything

that the design team does. The accuracy and completeness of the drawing package reduces uncertainty of bid day for the construction team that you select.

Impact & Outcome:

This will also allow the county to gather competitive pricing from the market, avoid uncertain bid numbers from subcontractors on new, riskier systems and minimize operational maintenance costs after the project is turned over.

Responsiveness.

We listen to you – Our team will always communicate with you to determine if the design is moving in accordance with your ideas. This is your facility and we want you to understand the design and be fully informed of all aspects of the design.

Single Point of Contact – Our Project Manager, Karen Sicner, is your single point of contact and will be available at a moments' notice to resolve any issues.

Impact & Outcome:

The key to any successful design and construction project is communicating properly and listening to the client. WBA slogan “Architect's for the Real World” embodies this sentiment perfectly. Our company culture revolves around solving the clients' problems without exception – and we will propose bringing that pragmatic approach to your project.

2. Professional Services

In order to clarify the list of services contained in the RFQ BUT to make sure that you know that the WBA team is experienced in these services, we have provided an abbreviated summary of services for each phase. The following is the summary of services:

Programming/Conceptual Design:

We will organize workshops to verify the existing program.

We will meet with project stakeholders to gather all information needed for the facility.

Programming/Conceptual Design Deliverables:

Verified Programming Document

Building Conceptual Diagrams

Site Concept Diagrams

Summary of Schematic Design:

We will organize workshops to discuss the layout and provide sketch solutions onsite.

We will document the Concept Design and use REVIT for visualization and production of the documents.

We will forward all design information to the team prior to meetings to allow the entire team to formulate responses quickly and efficiently.

We will develop engineering and site concepts that support the operations and maximizes the energy efficiency of the proposed structure.

We will create a 3D exterior model to show how the facility will fit on the site.

We will perform quality control reviews, participate in budget reviews and space audits of the design.

Schematic Design Deliverables:

Drawings. Site plan, floor plans, elevations, and typical building sections.

Outline narrative specifications. These generally describe the scope and performance requirements of the project.

Schedule for materials and finishes for both the interior and exterior of the building. Samples of proposed finishes will also be assembled.

3-dimensional design model for the stakeholder team to review and approve.

Code review document. Narrative document that describes all of the required IBC and NFPA requirements of the design.

We will perform quality control reviews and internal budget review of the project.

Design Development:

We will update the design drawings to ensure that all the owner's comments are incorporated.

We will prepare written specifications and more detailed drawings to test all of the functional layouts and engineering systems discussed in the previous phase.

Design Development Deliverables:

More Detailed Drawings. Building elevations, Wall Sections and typical details to describe all of the components of the construction.

More Detailed Specifications and Narratives. Engineering narratives describing design parameters and equipment preferences.

Finalized Schedule for materials and finishes for both the interior and exterior of the building.
3-dimensional design REVIT (BIM) model for the construction team to use for proposal preparation and bidding.

Finalized Code Sheets with tables and calculations that describe all of the required IBC and NFPA requirements of the design.

Summary of Construction Documents:

We will update the design drawings to ensure that all the owner's comments are incorporated.

We will prepare written specifications and more detailed drawings to test all of the functional layouts and engineering systems discussed in the previous phase.

Construction Documents Deliverables:

More Detailed Drawings. Building elevations, Wall Sections and typical details to describe all of the components of the construction.

More Detailed Specifications and Narratives. Engineering narratives describing design parameters and equipment preferences.

Finalized Schedule for materials and finishes for both the interior and exterior of the building.
3-dimensional design REVIT (BIM) model for the construction team to use for proposal preparation and bidding.

Finalized Code Sheets with tables and calculations that describe all of the required IBC and NFPA requirements of the design.

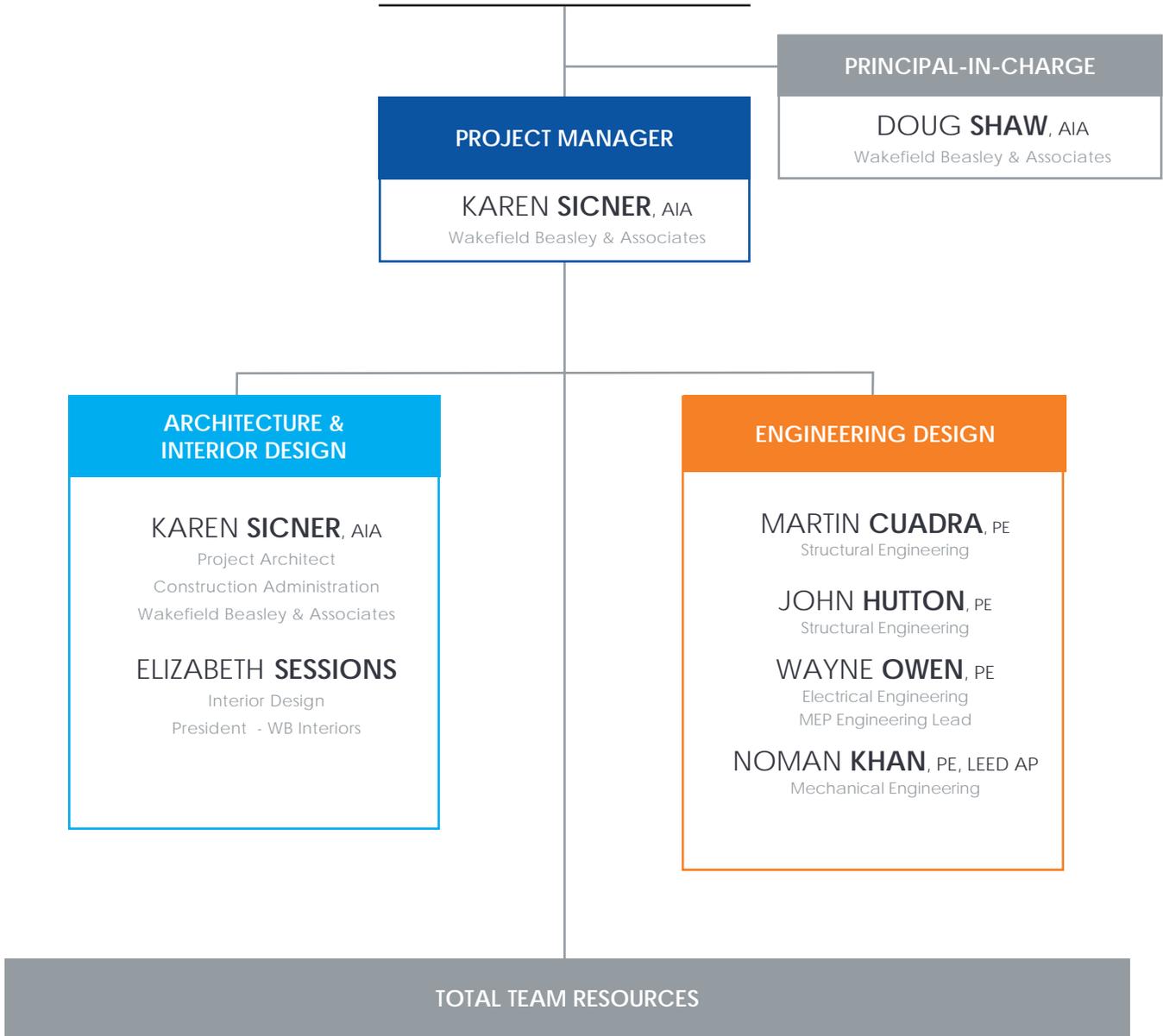
Permitting and Bid Phase – Concurrent Activities

Once our team has completed the work on the drawings and specifications for the project, the drawings will be packaged together and sent to the authorities having jurisdiction for review and comment. The site design drawings will be issued for permit earlier than the building drawings since typically the site permit takes longer to obtain. After obtaining the comments from the reviewing agencies, the drawings will be revised and corresponding addendum will be issued. During the same time as the permitting process, the drawings and specification are released for bid. WBA will answer any questions, participate in a pre-bid conference, issue addenda as needed and counsel the owner once bids are received. We will assist the County in qualifying the lowest bona fide bid and make a recommendation to the County for the award of the project.

Construction Phase

As was stated in the RFQ, we will meet with the owner and contractor at the site on a regular basis. Our project manager/project architect will attend all of these meetings and have full authority to make decisions at the site. Using BIM 360, we will document the progress at the site and review the construction to make sure that all of the requirements of the construction documents are being met. We will review and approve shop drawings for the facility and issue any clarifications needed. We will review construction for substantial completion and produce a “punchlist” of outstanding items for the contractor to complete. We will review the closeout documents and submit them to the county. WBA knows that the successful completion of projects relies on regular communication and a proactive approach to outstanding issues. We believe our team has the ability to deliver this approach for you.

Orange County



In addition to having the range of necessary skills and experience available for the project, the way in which these are applied is critical. For this assignment, we will operate as a “Core Team” with the principal staff of interest (Project Manager, Project Architect, and Engineers) working as a single integrated team in contact with one another. With highly experienced individuals in each of these roles, they can contribute their assigned perspectives to the overall benefit of the project, particularly in terms of occupying key seats at the table in the overall integrated planning approach we would utilize for the project. They will work internally and as part that overall group to identify issues, ideas, and concepts for consideration for the duration of the project. Following are resumes for the principal project staff. All Staff members assigned here will be available for the duration of the project.



DOUG SHAW, AIA

Project Director / Principal-In-Charge

Wakefield Beasley & Associates

When Doug Shaw was a high school student his art and calculus teachers recognized his talents and enjoyment of both subjects, and suggested architecture as a profession that could combine the two. This mix of analytical and creative skills has served Doug well throughout his career as an architect, where he has proven highly capable in planning, facility programming, and design. While Doug's professional experience covers a range of building types from prototype restaurants to high-rise office buildings, the majority of his career has concentrated on projects for government agencies and other public sector clients. In addition to designing and managing projects for city halls, police and fire stations, he is a recognized specialist in the criminal justice field with over \$500 million in construction work completed throughout the U.S. and internationally.

Doug maintains a high degree of involvement with clients, ensuring that he and his team members are responsive to their needs. In addition to technical proficiency and ingenuity, he takes pride in his listening skills as one of his greatest professional strengths, along with his ability to find creative solutions to potential problems. As Doug explains, "My biggest asset is my ability to see a challenge and respond to it in the best way to help my clients."

EDUCATION

Master of Architecture
Georgia Institute of Technology
Bachelor of Architecture
Georgia Institute of Technology

CERTIFICATIONS

Registered Architect
Georgia

MEMBERSHIPS & AFFILIATIONS

Member, American Institute of Architects (AIA)

EXPERIENCE

Terrell PDC Conversion - Dawson, GA
Rockdale County Sheriff's Administration Building & County Jail Additions & Renovations, Conyers, GA
Georgia Department of Juvenile Justice - RYDC Facility Assessments, GA
Forsyth County Jail & Courthouse Planning & Programming - Cumming, GA
Forsyth County Jail & Courthouse Architectural Design - Cumming, GA
Oconee County Detention Center, Oconee County, SC
Nassau County Sheriff's Administration and Law Enforcement Facility, Nassau County, FL
City of Jefferson Police Station & Library, Jefferson, GA
Alameda Juvenile Justice Center, San Leandro, CA*
Barrow County Courthouse and Jail* - Winder, GA
City of Springfield Justice Center* - Springfield, OR
Statewide RYDC & YDC Facilities Master Plan for Georgia Department of Juvenile Justice, GA
Oconee County Detention Center - Oconee County, SC
Rockdale County Jail Addition* - Conyers, GA
Fort Bend County High Rise Jail Addition* - Richmond, TX
Lubbock County Jail* - Lubbock, TX



KAREN SICNER, AIA

Senior Project Manager

Wakefield Beasley & Associates

Karen Sicner was previously the founding principal of KSGW Architects, and a Principal of a 250-person A/E firm. Currently, Karen is a Senior Project Manager for WBA's Municipal Studio. She has over 30 years of experience in practicing architecture on a wide variety of building types, with 29 years specializing in Justice Design. Due to her expertise, Karen served on the 2012 American Institute of Architects, Architects for Justice National Jury in Toronto.

Ms. Sicner has been responsible for designing or managing over \$500 million in construction, and is well respected for her ability to get the job done without losing sight of her client's objectives. Her thorough understanding of the architectural, engineering, operational, and security components of a building is an essential skill in pro actively managing a project that enhances a client's operational philosophy in a cost-effective manner.

EDUCATION

M. Architecture, GA Institute of Technology
Bachelor of Architecture, University of Illinois

CERTIFICATIONS

Registered Architect - GA

NCARB

MEMBERSHIPS & AFFILIATIONS

American Institute of Architects (AIA)
American Correctional Association (ACA)

EXPERIENCE

Terrell PDC Conversion - Dawson County, GA
Paulding County RYDC School Addition, Dallas, GA
Eastman YDC Control Room Upgrades, Eastman, GA
Oconee County Detention Center, Walhalla, SC
Riverbend Correctional Facility - Milledgeville, GA
Douglas County Sheriff's Office Jail Renovation - Douglasville, GA*
Cobb County Adult Detention Center - Marietta, GA
Webster Detention Center Addition - Augusta, GA*
Southeastern Regional State Correctional Facility - TN
Montgomery County Mental Health Treatment Facility - Conroe, TX
Dawson County Emergency Housing - Dawsonville, GA
Cherokee County Public Safety Complex - Canton, GA*
Coffee County Law Enforcement Complex MP - Douglas, GA
Federal Bureau of Prisons Work Camp - Jesup, GA*
Federal Bureau of Prisons Work Camp - Yazoo, MS*
UNICOR Warehouses Federal Bureau of Prisons - Jesup, GA, Yazoo, MS, Coleman, FL*
Evaluation, Programming & Design at Multiple Sites - GADJJ*
Rabun County Detention Center - Clayton, GA*



ELIZABETH SESSIONS

Interior Design

Wakefield Beasley & Associates

Elizabeth Sessions has a passion for the planning process, figuring out the best way to make every block of space work for the client. As she puts it, “The puzzle of space planning is the most fun to me.” Elizabeth’s career has included planning, programming, and design work for a wide range of large and small projects, including environments for institutional, healthcare, and retail clients, as well as office space for legal, financial, and other professional services. Her background also includes the design of modular furniture and equipment, giving her a strong understanding of not only physical space requirements, but also how systems such as power, data, and telecommunications must all be integrated in a functional environment.

In addition to her planning and design abilities, Elizabeth is also highly experienced in project management at an executive level. As President of WB Interiors, she has a proven track record for successfully managing project teams for complex office planning, renovation, and consolidation work. Acting as a primary point of contact for the client, Elizabeth’s outgoing personality is an asset that complements her professional expertise.

Elizabeth always tailors her approach to a client’s specific needs. She typically uses programming questionnaires as the best source of information about a client’s facility needs, followed by interviews with key personnel to clarify any issues and confirm the initial data. The results of this investigation then serve as a feedback tool to guide decisions made in later stages of the planning process.

EDUCATION

Bachelor of Fine Arts
Kendall School of Design
Grand Rapids, Michigan

MEMBERSHIPS & AFFILIATIONS

NAIOP Member
Core Net

EXPERIENCE

Terrell PDC Conversion,
Dawson County, GA
Oconee County Detention
Center, Oconee County, SC
Rockdale County Sheriff’s
Administration Building &
County Jail Additions &
Renovations, Conyers, GA
Fulton County Jail &
Courthouse, Fulton County, GA
US Bankruptcy Courthouse,
Aberdeen, MS
East Police Precinct, Gwinnett
County, GA
Police Training Complex,
Gwinnett County, GA
Gwinnett Animal Control
Facility, Gwinnett County, GA
City Hall, Sugarhill, GA
City Hall, Berkeley Lake, GA
Regus Business Centres,
Multiple locations nationwide
Primerica Corporate Office,
Duluth, GA
Georgia Department of
Transportation, Corporate
Headquarters, GA



MARTIN A. CUADRA, PE, SE

Senior Principal | Structural Engineering
Uzun & Case

As a founding principal of Uzun + Case, Martin has more than 30 years of experience in structural design and contract administration of various building types. During his career he has developed professional and personal relationships that are based on mutual respect, teamwork, and excellent engineering.

EDUCATION

University of Miami
Civil Engineering, BCE

REGISTRATIONS

Professional / Structural Engineer
Georgia & 17 Other States

MEMBERSHIPS & AFFILIATIONS

American Council of Engineering Companies
Engineer of the Year, 2012 - Private Practice, Georgia
International Code Council (ICC)
American Concrete Institute, Past President, Georgia Chapter
American Society of Civil Engineers, Associate Member, 31-41 Committee
Post-Tensioning Institute (PTI), Voting Member Building Design Committee,
Voting Member DC-100 Sustainability Committees
Prestress Concrete Institute (PCI), 8th Edition Industry Handbook Voting Member

REPRESENTATIVE PROJECTS

Douglas County Courthouse, Douglasville, Georgia
Jackson County Courthouse, Jefferson, Georgia
Alpharetta City Center - City Hall & Parking Deck, Alpharetta, Georgia
Cobb County Adult Detention Center, Cobb County, Georgia
Department of Homeland Security and Department of Justice Office Building, Atlanta, Georgia



JOHN HUTTON, PE, SE

Principal | Structural Engineering
Uzun & Case

John has over 35 years of professional experience in the design of justice, public use, higher education, commercial, institutional and industrial structures. During his career John has held high-level positions on technical committees and professional organizations. This expertise ensures that the latest knowledge is brought to his projects.

EDUCATION

Duke University
B.S. in Civil Engineering

Duke University
B.S. in Mechanical Engineering & Materials Science

REGISTRATIONS

Professional / Structural Engineer
Georgia & 10 Other States

MEMBERSHIPS & AFFILIATIONS

Structural Engineers Association of Georgia - Past President
Building Seismic Safety Council - 2003 Provisions Technical Subcommittee
NCSEA - Code Advisory Committee
Earthquake Engineering Research Institute (EERI)
American Society of Civil Engineers (ASCE)
American Institute of Steel Construction (AISC)

REPRESENTATIVE PROJECTS

Georgia Department of Corrections at Tift College, Forsyth, GA
Gwinnett County Youth Detention Center, Gwinnett County, GA*
Brushy Mountain State Penitentiary Addition, Morgan County, TN*
Trinidad and Tobago Police Stations, Trinidad & Tobago, W.I.
CDC Building 20 & Infrastructure, Decatur, GA
Georgia Department of Corrections Housing Evaluation, GA



WAYNE D. OWEN, PE

Principal | MEP Lead
Conway & Owen

Mr. Owen has over 20 years of hands-on and management experience encompassing a broad range of mechanical engineering projects. He is a graduate of Vanderbilt University where he received a Bachelor of Science degree in Mechanical Engineering. Mr. Owen has worked on jail and correctional facility projects including the Riverbend Correctional Facility and the Atlanta Federal Penitentiary. His experience spans Commissioning, Due Diligence Audits, and Life Cycle Analysis for building systems.

As a Founding Principal for Conway & Owen, Mr. Owen's responsibilities include assisting with system conceptualization, energy analysis estimating, supervision of overall drawing production, and specification writing. His ability to communicate with the client, understand the client's needs, and replicate that within his design has garnered him a place of distinction within the Mechanical Engineering community.

EDUCATION

Bachelor of Science, Mechanical Engineering, Vanderbilt University, 1994

Master of Business Administration, Mercer University, 2001

CERTIFICATIONS

Professional Engineer (Mechanical): AL, AR, CA CO, FL, GA, IL, IA, KY, LA, MS, NV, NC, OH, SC, TN, VA, DC

MEMBERSHIPS & AFFILIATIONS

Member of DBIA, Design Build Institute of America

Member of ASHRAE, American Society of Heating, Refrigerating and Air-Conditioning Engineers

Member of ICC, International Code Council

Member of NCEES, National Council of Examiners for Engineering & Surveying

EXPERIENCE

Riverbend Correctional Facility, Milledgeville, GA; A new 1,500 bed, \$50,000,00 medium security, privately run prison complex that is 290,000 square feet and includes twelve individual buildings with administrative offices, support areas, visitor areas, exam rooms, laundry facilities, kitchen and dining halls, a library, and classrooms. The full prison system incorporates a campus chilled water system with air cooled chillers. The design meets LEED Silver criteria.

Atlanta Federal Penitentiary, Atlanta, GA; A renovation to an existing prison that is approximately 100 years old. The campus is being converted from numerous small cooling systems and central steam heating to a water cooled chilled water plant with heating hot water. The plant serves approximately 700,000 square feet.

Jackson County Jail, Jefferson, GA; Preparation of drawings for the plumbing systems for the 120,000 square foot prison facility.

Lovejoy Detention Center, Lovejoy, GA; A \$9,300,000 renovation of an existing building including HVAC and fire protection design, as well as a two-story building addition with cells, public areas, general office spaces, and public restrooms.



NOMAN KHAN, PE, LEED AP

Electrical Engineering

Conway & Owen

Mr. Khan has established himself as a true professional with an extensive expertise in several areas of Electrical Engineering. A graduate of Georgia Institute of Technology, he earned a Bachelor of Science degree in the school's Electrical Engineering program. As an electrical engineering specialist, Mr. Khan has designed large-scale prison and correctional facility projects including the Atlanta Federal Penitentiary and the Riverbend Correctional Facility. With over 20 years of experience, he has gained a stellar reputation within such disciplines as Life Cycle Analysis for building systems, Due Diligence Audits, Commissioning, and the LEED Certification process for existing and new buildings in the southeast United States.

Mr. Khan's ability to communicate with the client, understand the client's needs, and replicate that within his design has garnered him a place of distinction within the Electrical Engineering community.

EDUCATION

Bachelor of Science, Electrical Engineering, Georgia Institute of Technology

CERTIFICATIONS

Professional Engineer (Electrical): GA

LEED® Accredited Professional, 2009

MEMBERSHIPS & AFFILIATIONS

Member of IEEE, Institute of Electrical and Electronics Engineers, Inc.

EXPERIENCE

Eastman Control Room Renovations - Eastman, GA

Riverbend Correctional Facility - Milledgeville, GA; A new 1,500 bed, \$50,000,00 medium security, privately run prison complex that is 290,000 square feet and includes twelve individual buildings with administrative offices, support areas, visitor areas, exam rooms, laundry facilities, kitchen and dining halls, a library, and classrooms. The full prison system incorporates a campus chilled water system with air cooled chillers. The design meets LEED Silver criteria.

Atlanta Federal Penitentiary - Atlanta, GA; A renovation to an existing prison that is approximately 100 years old. A new generator for the domestic was installed as part of the renovations. The plant serves approximately 700,000 square feet.

Lovejoy Detention Center - Lovejoy, GA; A \$9,300,000 renovation of an existing building including HVAC and fire protection design, as well as a two-story building addition with cells, public areas, general office spaces, and public restrooms.

construction administration

We will follow all of the procedures required and outlined by the Design Professional Agreement. With that stated, WBA has proposed providing experienced personnel to provide construction administration services. Our internal Construction Administration procedures have been refined over our 30 years of practice and we believe there is no substitute for bringing a mindset of solving issues to the construction site. So, as it relates to your project, our construction administration services will

be led by a registered architect and not relegated to an intern. We will manage all RFI's, submittals and other correspondence using PDFs or other easily transferable platform. We will coordinate with all team members and cooperate to solve the issues that arise. Our goal is to make this phase as simple as possible for the owner and as comprehensive as is required by our agreement and the state guidelines.

local participation

Wakefield Beasley & Associates' team is committed to utilization of local business whenever feasible and available. WBA will proceed with a good faith effort approach to achieving local participation. Our commitment is based on our past success at executing local participation plans that have consistently delivered promised percentages.

We analyze our current network and relationships within Orange County. Each member of our team has extensive experience and has built a network of consultants that provides services across all spectrums of the project requirements. These relationships will be a step in obtaining local participation.

We will implement a continuous outreach strategy throughout the contract term. Our team will capitalize on our history of implementing outreach

programs and will coordinate with the local government and other local trade organization to ensure we reach the greatest number of local firms. This could include advertising in local trade papers, local newspapers as well as conducting project awareness and outreach workshops to name a few.

WBA will provide assistance programs for local and M/WBE's to help make these firms more competitive. This includes tailoring bid packages for small business, mentoring and training.

Our team will carefully monitor and document participation by local firms. The management team will prepare reports that demonstrate compliance with any County set requirements.

current workload

The table below outlines our team's current project workload. These projects are in various stages of completion. Based upon our current workload, we can provide exceptional programming, design, and construction expertise on the project and we have staff immediately available to begin work according to Orange County's schedule.

| Wakefield Beasley & Associates Current Workload | | | |
|---|--------------------------------|--------------------------------|------------------------------------|
| Client | Project | Client | Project |
| 12 Stone Church | 12 Stone Church Sugarloaf | River Chase | River Chase Office Building |
| 12 Stone Church | 12 Stone Church Duncan Creek | Control Southern | Control Southern Expansion |
| Madison County/New South | Jail Addition | Choate | Universal Alloy Expansion |
| Ovation | Mixed-Use Development | Passion City Church | Passion City Church Phase II |
| Chase Bank | 5 Chase Branchs | Cascade Hills Baptist Church | Exterior Renovation of Existing |
| CBRE | Atlantic Station Renovations | Wages and Sons | Wages & Sons Funeral Home |
| Ross/DD's | 3 Retail Locations | Focus Design Builders | Dormitory at Truett McConnell |
| Davidson County | Sheriff's Office | NAP | Avalon Mixed-Use |
| Forsyth County | Jail & Courthouse | Lakepoint Partners | Lakepoint Sports Site/Complex |
| Lanier Technical College | Classroom/Tech Building | Kennesaw State University | Interior Renovation |
| Daniel Corporation | Lane Parke Multi-Family | Department of Juvenile Justice | Eastman Control Room Renovations |
| Sheldon Family LLC | Residences at Cambridge | Fuqua Development | Riverside Retail Center |
| Atlanta Fitness Center | Atlanta Fitness Center Vickery | Creekside Assisted Living | Creekside Assisted Living Facility |
| ViaSat | ViaSat Building 300 | Arco | Interroll |
| BL Harbert | Mercedes PCC | Rooker | Inalfa Cherokee Assembly Plant |
| Rooker | LaGrange Spec Warehouse | Jones Lang LaSalle | UPS Merck Suwanee Facility Renov. |
| Linn Energy | Linn Energy Office Building | Department of Juvenile Justice | Terrell PDC Conversion |
| Riverview | Riverview Office Building | Gwinnett Technical College | North Fulton Campus |
| Oconee County | Oconee County Jail Facility | Rockdale County | County Jail Facility |
| University of Georgia | Clark Howard Hall Renovation | Paulding County | SO Training Building |
| Georgia DJJ | Eastman YDC Renovations | Gwinnett Technical College | North Fulton Campus |

1

Georgia Department of Juvenile Justice Facility Conversions

Dawson, Georgia & Cadwell, Georgia

WBA provided master planning services for the Georgia Department of Juvenile Justice Regional Youth Detention Centers and all of its long term YDC facilities. The work includes planning for 10 separate regional sites and all of the YDC sites throughout the State of Georgia. The overall goal of the study was to provide a multi-year plan to address current and future anticipated deterioration of the facilities in the DJJ system. WBA provided a detailed study of the physical (technical and design) strengths and weaknesses of the existing facilities. This included completing a recommendation on renovations to current facilities. Further, WBA was chosen to assist the GSFIC and the GA Department of Juvenile Justice in renovating the former Terrell Probation Detention Center as well as the Central Probation Detention Center.

Terrell's existing facility is a single story, 26,000 sq. ft. PDC. This facility is being converted into a program and support building containing lobby/entry, administrative offices for DJJ staff, multipurpose room/visitation, intake/holding, central control, medical, laundry, kitchen and dining hall, 6-8 Classrooms, open area/library and teacher work rooms. New construction will consist of three new 16 bed housing units, one 8 bed housing unit all with control rooms, a new gymnasium, a new vocational education building, outdoor recreation areas, installation of perimeter security fencing and installation of a central control room with CCTV system throughout facility / campus.

Similarly, Central PDC includes renovation of the existing PDC (26,978 sf), construction of two (2) new housing units (12,850 sf each), construction of a new gymnasium building

(8,400 sf), construction of a vocational education building (4,500 sf), renovation/construction of medical offices (3,500 sf), construction of outdoor recreation areas, and installation of perimeter security fencing. The site includes sufficient space to construct the new structures and required support and programming space.

Completion Date: ongoing

Owner Contact: Joan Quinn-Cannon
Director of Engineering
and Construction
Dept. of Juvenile Justice
3408 Covington Highway
Decatur, Georgia 30032
404.508.7231
joanquinn-cannon@djj.state.ga.us

Project Manager: Karen Sicner, AIA

Original Contract Amount:

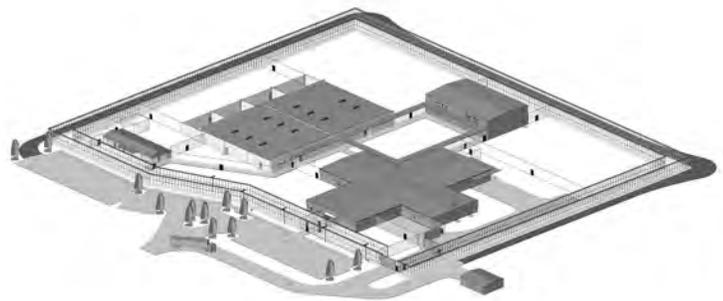
| | | |
|----------|---------|-----------|
| Terrell: | Design: | \$808,000 |
| Central: | Design: | \$858,000 |

Quantity of Change Orders:

Neither project has received change orders.

Total Project Cost:

| | | |
|----------|--------|---|
| Terrell: | \$11.1 | M |
| Central: | \$14 | M |



2

Davidson County Sheriff's Office & Justice Complex

Nashville, Tennessee

Wakefield Beasley & Associates completed a Master Plan for Davidson County's facilities. Through this, Wakefield Beasley & Associates conducted comprehensive multi-disciplinary evaluations of existing Davidson County Sheriff's Office (DCSO) facilities. This evaluation included security, safety, staff efficiency, staff effectiveness, functionality, wayfinding, standards compliance and building systems. Several options were presented to the County and one plan has been finalized.

WBA is now in the process of completing design services for the Sheriff's Justice Complex. This includes a new Sheriff's Processing Center and Law Enforcement Campus, a new Sheriff's Office Headquarters, a new Training Center, and a new Detention Center. In addition renovations are being made to the existing kitchen and dining area in one housing unit.

Completion Date: ongoing

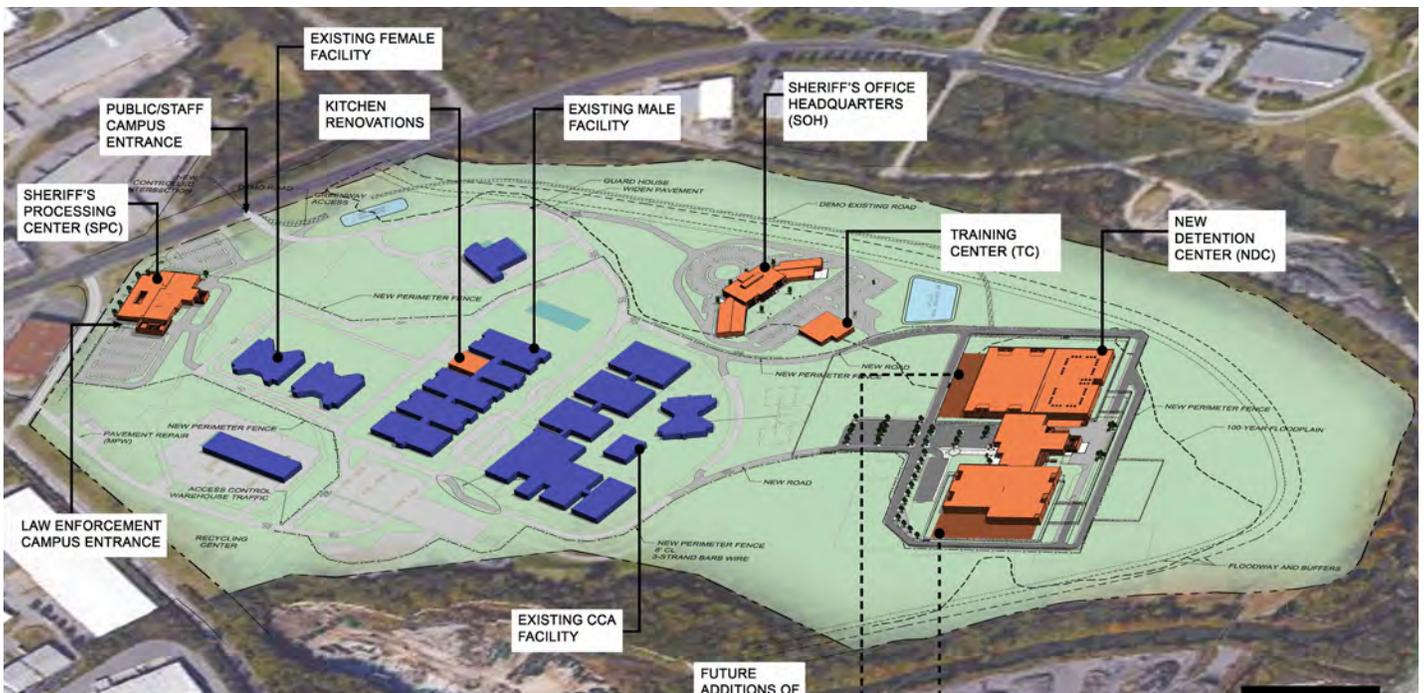
Owner Contact: Dick Darr
Capital Project Solutions, Inc.
555 Church Street; Suite 1901
Nashville, TN 37219
p. 615.347.2590

Project Manager: Karen Sicner, AIA

Original Contract Amount:
Bridging Documents : \$ 355,000

Quantity of Change Orders:
Project has received change orders.

Total Project Cost: \$110 M



3

Forsyth County Jail & Courthouse

Cumming, Georgia

The Wakefield Beasley & Associates/ HOK team was selected by the Forsyth County Board of Commissioners to provide design services for the new Courthouse and Jail addition project. This is a SPLOST VII funded project. This new 608 bed jail facility and courthouse will be located in downtown Cumming. The Jail features direct and indirect supervision models for the housing units. The courthouse features space for State Court, Superior Court, Clerk of Court, District Attorney and Solicitor Offices. The project budget totals \$100 M. The total project includes a new jail with approximately 175,000 sf, a 160,000 sf new courthouse and two parking decks to accommodate 700 vehicles. The proposed design includes a bridge connection between the court and jail facilities to allow for safe transportation of inmates.

Build an efficient, effective solution – During the SPLOST planning process, the planning team understood from the stakeholders that the first goal of the court and jail facility solution is to be an efficient and effective use of existing facilities, efficient design of new facilities and provide easy expansion of for future facilities. The aesthetics of the new structures is respectful of the existing buildings and provide a modern streetscape to help activate the downtown area.

Optimize the Budget: The cost of the project had to be less than the budget. Because previous SPLOST and bond attempts to fund projects like this have failed and the passage of this SPLOST referendum was a close vote, the budget had to be maintained and improved if at all possible. WBA endeavored to create a design that did everything that required with a simple and economical solution.

Completion Date: ongoing

Owner Contact: Doug Derrer
County Manager
Forsyth County
110 East Main Street,
Suite 210
Cumming, Georgia
770.781.2101
dederrer@forsythco.com

Project Manager: Doug Shaw, AIA

Original Contract Amount:
Construction: \$ 81 M
Design: \$ 3.9 M

Change Orders: \$3.9 M for owner requested enhancements and unforeseen conditions.

Total Project Cost: \$ 85 M



4

State of Georgia Riverbend Correctional Facility

Milledgeville, Georgia

This \$68.9 M, 280,00 sf facility provides housing for 1500 inmates for the State of Georgia, and is planned and constructed to add an additional 500 beds. The design meets LEED silver design criteria.

The project scope consisted of an Intake / Processing Center, Outdoor Recreation: walking trail, soccer field and basketball courts, Covered basketball courts with padded sports floor, Dormitory and cell housing buildings, Administrative offices, Staff locker rooms and muster/training room, Dining and food service, Laundry, Medical infirmary and clinic as well as Indoor and outdoor visitation centers.

Completion Date: Nov 2011

Owner Contact: Mr. Tom Wierdsma
The GEO Group
P: 561.893.0101
twierdsma@geogroup.com

Project Manager: Karen Sicner, AIA

Original Contract Amount:
Construction: \$68.9 M
Design: \$ 2.5 M

Change Orders: \$36,000 M for owner requested enhancements.

Total Project Cost: \$ 68.9 M



5

South Carolina Oconee County Detention Center

Walhalla, South Carolina

Wakefield Beasley & Associates was selected for a 65,000 sq. ft., 200 bed law enforcement and detention center in Oconee County, South Carolina. The placement facility is located adjacent to other county facilities and will contribute to a unified government complex and county master plan for expansion. The downtown Walhalla, South Carolina site required the architecture to be compatible to other county facilities and present a “good neighbor” to the public. Part of the strategy to minimize impact on the neighborhood is to use the contour of the site so that all support areas are submerged below street level allowing these areas to be screened from public view while allowing the administration and visitation at street level to be a one level structure similar to other buildings and residences in the area. The limited site resulted in a compact two level solution that minimized site impact and supported passive solar orientation with dayroom windows and recreation yards facing north and south and minimal window exposures on the east and west. Openings will be screened and insulated to minimize heat gain and loss to support the county’s interest in a sustainable facility.

Completion Date: Ongoing
Summer 2015 Completion

Owner Contact: Scott Moulder
County Administrator,
Oconee County
415 South Pine Street
Walhalla, South Carolina 29691
p. 864.638.4245
smoulder@oconeesc.com

Project Manager: Doug Shaw, AIA

Original Contract Amount:
Construction: \$ 13.4 M
Design: \$ 832,000

Change Orders: No change Orders

Total Project Cost: \$ 13.4 M



consultants

Uzun & Case | Structural Engineering

Uzun & Case is a structural engineering firm that was founded in 1993 by principals Tamer Uzun, James Case, Martin Cuadra and Larry McDowell. Uzun & Case Engineers is one of the largest structural engineering firms in the Southeastern US. The firm's growth has been fueled by technical expertise, creative design approach, and teamwork orientation. The staff consists of 10 principals and more than 50 structural engineers, most of whom have MS or PhD degrees. Uzun & Case has extensive portfolio of commercial, institutional, educational, and healthcare projects. Having completed developments in excess of 2 million square feet, they are capable of handling challenging projects of any size.

Project Team: Martin Caudra & John Hutton

Resumes have been included on pages 12 & 13.

Conway & Owen | MEP Engineering

Conway & Owen, Inc. is a team-oriented engineering consulting firm that focuses on our clients in order to build valuable relationships that lead to guaranteed project results. Our mechanical, electrical, and plumbing engineering services are trusted by numerous architects, developers, owners and construction companies locally as well as throughout the U.S. Conway & Owen is professionally licensed in 26 states currently. In addition, we are LEED Accredited with two office locations: Alpharetta, Georgia and Auburn, Alabama.

Project Team: Wayne Owen & Noman Kahn

Resumes have been included on pages 14 & 15.

minority, women-owned, disadvantaged business utilization

Wakefield Beasley & Associates does not hold a minority status. It is the policy of Wakefield Beasley & Associates to insure and provide equal opportunity for all persons employed by, or seeking employment with, without regard to age, color, creed, handicap, national origin, race, religion, sex, or other factors which are properly non-objective, with regard to employment qualifications under the law.

This policy extends to the employment relationship and all areas of personnel actions including but not limited to selection recruitment, recruitment advertising, job assignment, supervision, transfer, demotion, compensation, benefits, educational

opportunities and employment termination.

WBA actively seeks opportunities to partner with M/WDBE firms. The team is committed to utilization of local business whenever feasible and available. WBA will proceed with a good faith effort approach to achieving local participation. Our commitment is based on our past success at executing local participation plans that have consistently delivered promised percentages. Each member of our team has extensive experience and has built a network of MWBE consultants that provides services across all spectrums of the project requirements.

quality control and assurance

Cost Control: We find that effective cost control depends on a continuous dialog among the entire project team. We use a two-pronged approach to ensure the accuracy of our cost information. First, we maintain historic records of the costs of past projects. We routinely catalog each project's budget, earliest estimate, and final cost. Secondly, we develop an understanding of the cost implications of our own design decisions. We know this building type extremely well and know how to budget the critical systems. The factors of scope, quality, and cost are inextricably related; if any one should increase, one or both of the remaining two must decrease. We work closely with the client to prioritize goals, and be realistic about the level of complexity that can be built within the budget.

Schedule Control: To facilitate communication and understanding of the project status, our project management process approaches the project schedule from two distinctly different, but interrelated, perspectives: the Macro level and the Micro level. The macro level schedule is typically developed during the very early conceptual planning stages of the project and is used to outline the overall master plan for the project in a summary form. The macro network is developed parallel with the initial program cost model, with summary activities created for each major functional component or building system contained within the project. As the design progresses into the schematic phase, the micro level schedule is developed. The micro level schedule addresses

each major task of work. The micro level activities also summarize to the macro level, representing each building system or functional area. We have also developed our weekly updating requirement to maintain a proactive "hands-on" management posture. The output reports of the project management system provide a vital communication linkage to transmit specific project information to team participants.

Quality Control

Quality Control is maintained during the design phase through a series of in-house review meetings held by the design team in addition to the regular coordination meetings. These reviews occur at the beginning of the project and at the 30%, 60%, 90% and 100% submission points. These meetings are attended by the Principal-in-Charge, the Division Director, the Project Manager and the Designers who represent the project. These meetings and the resulting comments are very valuable and helpful to the entire design team.

At the project level, Quality Control will be accomplished by our senior, experienced project manager who will systematically oversee the progress and quality of the design and documentation of each aspect of the project. This method assures that the highest level of competency is achieved.

litigation

Wakefield Beasley & Associates does not have any current active litigation or claims. During the past ten, Wakefield Beasley has been involved in one claim, which was resolved amicable. This matter involves the owner of an undercapitalized assisted living facility claiming damages due to delays in construction and lost profits caused by Wakefield Beasley.

There have been no regulatory or license agency sanctions against Wakefield Beasley during the 35 year history of our company.

hourly billing rates

| Wakefield Beasley & Associates | |
|-------------------------------------|-------------|
| Discipline | Hourly Rate |
| Senior Principal | \$250 |
| Principal/Studio Director | \$200 |
| Director of CAD Technology | \$175 |
| Associate | \$160 |
| Construction Contract Administrator | \$145 |
| Senior Project Manager | \$140 |
| Project Manager | \$125 |
| Sr Project Coordinator | \$110 |
| Project Coordinator | \$100 |
| Project Designer | \$95 |
| Intern Architect | \$85 |
| CAD Drafting | \$75 |
| Administrative Support | \$60 |
| Junior Intern | \$45 |

| Engineering | |
|---------------------|-------------|
| Discipline | Hourly Rate |
| Senior Principal | \$235.00 |
| Principal | \$210.00 |
| Associate Principal | \$190.00 |
| Senior Associate | \$175.00 |
| Associate | \$160.00 |
| Project Engineer | \$145.00 |
| Engineer | \$135.00 |
| Engineering Support | \$105.00 |
| Administration | \$95.00 |

contract agreement

Wakefield Beasley and Associates is willing to sign the Orange County Standard Contract for Agreement for Design Consultant Services as provided in the RFQ package.