

# MONROE COUNTY

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## JUSTICE COMPLEX

November 15, 2022



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Monroe County Commissioners  
C/O Legal Department  
100 W. Kirkwood Avenue  
Bloomington, Indiana 47404

RE | Monroe County Justice Complex  
DLZ Indiana, LLC Qualifications for Professional Services

Dear Commissioners,

**County facility masterplanning, programming, design, and construction is a major capital undertaking that often represents one of the single largest expenditure projects that a county will undertake.** To ensure success, a signature project of this magnitude and significance requires diligent preparation and planning. Monroe County is taking all the right steps, including seeking professional masterplanning, architectural and engineering services from firms specializing in justice projects. DLZ has completed multiple renovation projects at the current Monroe County Correctional Center and have provided professional Site Study services regarding the proposed Monroe County Justice Complex West Fullerton Pike 87-acre site. Continuing to work together, Monroe County and DLZ will plan and design a successful project.

**One key component to a better and more effective project is partnering with an experienced and qualified architectural/engineering firm.** The strength of DLZ's planning and design team is based on the experience of its key individuals on similar projects in scale, use, and complexity – our team has done this many-times before! Over the past 21 years, we have developed 81 masterplans/ planning studies and over 250 building designs. Understanding the challenges and opportunities that will arise with the Monroe County Justice Complex project will allow DLZ to successfully help guide Monroe County through this process. Monroe County will benefit from our team's experience and expertise.

**Scott Carnegie, AIA will serve as the DLZ Project Manager for this Justice Complex project.** Scott, and his wife Stephanie, are both multi-generational Bloomington/Monroe County area residents. Being a life-long Monroe County native, Scott has grown up with an understanding and sincere appreciation of the local community values and characteristics that make Bloomington/Monroe County truly unique. He has a vested interest in this project and is proud to call Monroe County home. Scott's experience and qualifications, specific and relevant to this Justice Complex project, are noted on his included resume.

We appreciate your consideration to provide professional services for the Monroe County Justice Complex project. For any comments you may have, please contact Scott Carnegie at 317.633.4120 or [scarnegie@dlz.com](mailto:scarnegie@dlz.com). We confidently believe DLZ is your best choice and we would be honored to be part of the Monroe County Team.

Respectfully

Laurie D. Johnson, PE  
Vice President | Principal In Charge

Scott A. Carnegie, Associate AIA  
Project Manager

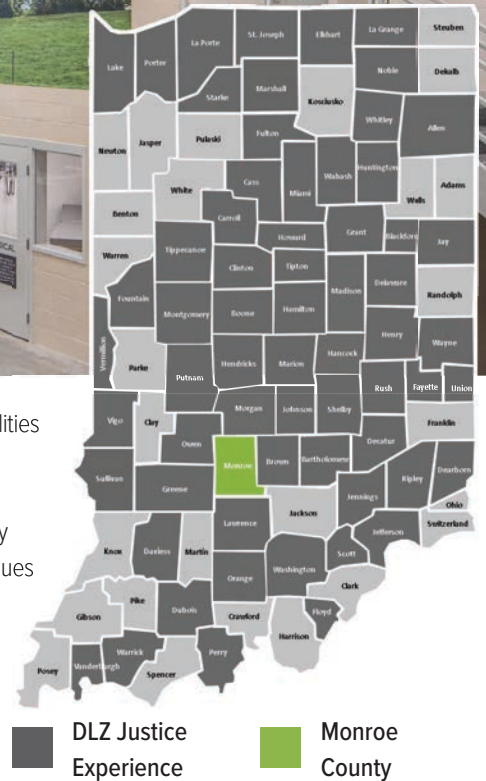
# Firm Identification

Our Justice Facilities Division has achieved a reputation for excellence by designing state-of-the-art facilities that are functional, cost efficient to operate, and within our client's budget. To accomplish this, we bring experienced in-house management, design, and technical professionals together as a Team, and we encourage active client participation throughout the project planning and design process. We effectively engage key stakeholders to integrate the design of the facility with the communities and community values they serve.

Through project experience, our professionals have amassed extensive knowledge concerning the rules, regulations, and statutes pertaining to the programming, planning, design, and construction of corrections projects. We are expert presenters at state, regional, and national conferences.

DLZ's portfolio of projects substantiates the fact that our staff of professionals offers the best elements of current planning and programming experience and state-of-the-art design expertise. DLZ has planned/designed more than 27,200 beds at various state and local facilities throughout the Midwest.

Our facility designs are program driven decisions that incorporate Evidence Based Best Practices to rehabilitate inmates with an objective to reduce recidivism. The facilities we plan and design make a difference.



## DLZ INDIANA, LLC

Firm Name

## OFFICE LOCATION

138 North Delaware Street  
Indianapolis, Indiana 46204

## AUTHORIZED NEGOTIATOR

Laurie D. Johnson, PE | Vice President  
574.904.7221 | ljohnson@dlz.com

## INDIANA

Minority Owned Business Enterprise

## 1916

Year Established

## 830+

Employees



**#1 CORRECTIONAL DESIGN FIRM  
LOCATED IN THE MIDWEST**

## 27,200+

Correctional/Detention Beds Planned/  
Designed

Nationally, Regionally, and Locally  
Recognized Justice/Correctional/Detention  
Design Experts

Program Driven Designs and Evidence  
Based Best Practices to Rehabilitate  
Inmates and Reduce Recidivism

## \$1.25 BILLION

Justice Work Completed in Past Five Years



One team.  
One goal.  
One successful project.

**LEVERAGING THE CONTINUUM OF CARE TO REDUCE RECIDIVISM**

*Ninety-five percent of incarcerated individuals are eventually released back into the community. Their successful reintegration depends on innovative programs grounded in treatment, healing, and evidence-based solutions. We bring together critical stakeholders, program providers, and community partners to identify synergistic opportunities for the integration of vital programs that reduce recidivism. We also can introduce new ideas of how to provide rapid resources to recent releasees so they have a better chance of being successful.*

# Task Breakdown

DLZ is capable of performing all tasks required to successfully complete your project in-house. As such, DLZ can provide the following:

- » Architecture Services
- » Mechanical/Electrical/Plumbing/Fire Protection Engineering
- » Structural Engineering
- » Landscape Architecture and Planning
- » Civil Engineering
- » Masterplanning
- » Programming
- » Environmental Services
- » Geotechnical Services
- » Transportation Services
- » Water/Water Resources Services
- » GIS Services
- » Renewable Energy Services
- » Industrial Engineering
- » Surveying
- » Testing Services
- » Construction Engineering and Management Services

While DLZ can complete all work in-house, we also value the importance of working with specialists and local companies to provide services within your community. If the County wishes, we are willing to add subconsultants to the DLZ Team to provide:

- » Mental Health/Substance Abuse/Addictions
- » Civil Engineering (local Monroe County Participation)
- » Survey (local Monroe County Participation)
- » Public Outreach (local Monroe County Participation)



*As we have participated in multiple Community Justice Response Committee meetings, it was noted several times Eve Hill of Brown, Goldstein & Levy, LLP contributed significantly with her study. DLZ has spoken to Ms. Hill about her willingness to be a part of the DLZ Team. Eve indicated she is willing to join our DLZ Team. If requested by the Monroe County Commissioners, DLZ will gladly welcome and add Eve Hill to the DLZ Team as a subconsultant.*

# Project Team



BOARD OF COMMISSIONERS

★ Resume Included

## Core Leadership

Eric B. Ratts, AIA, NCARB ★

**Principal Architect**

Scott A. Carnegie, Associate AIA ★

**Project Manager**

(Monroe County Native & Resident)

Laurie D. Johnson, PE

**Principal In Charge**

## Discipline Leads

### ARCHITECTURE

Phillip Wink, RA, NCARB ★

### QUALITY CONTROL

Henry Stellema, AIA ★

### MECHANICAL

Joshua R. Apling, PE, LEED AP ★

### STRUCTURAL

Elliott G. Allen, PE, SE ★

### PLUMBING & FIRE PROTECTION

Siddharth Bhat, PE ★

### CIVIL

Jonathan E. LaTurner, PE ★

### ELECTRICAL

Timothy K. Fought, PE ★

### LANDSCAPE ARCHITECTURE

Sara Huss, PLA, LEED AP ★

### ENVIRONMENTAL

Steven J. Winters ★

### SITE DEVELOPMENT/PLANNING

Jeffrey K. Hirsch, PLA, LEED AP ★

## Key Production Team

### ARCHITECTURE

Robert Hague, AIA  
Kyle Kerstiens, Assoc. AIA, LEED AP  
Corey Gray  
Zachary McGill  
Ellie Morinville

### STRUCTURAL

Vanessa Rednour, PE  
Corey A. VanLuchene, PE, SE  
Kevin Jackowski, PE  
Isiah McGuire (Monroe County Native)

### ELECTRICAL

Robert Willey, EI  
Isaac Bushue, EI  
Cleo Barmes  
Haley Nice

### MECHANICAL

Kyung-Hoon Bang, PE  
Skyler Sanders, EI  
Chee Chow, PE

### PLUMBING & FIRE PROTECTION

Zachary Harrison, EI  
Quinton Keller  
Shaelyn Starks

### CIVIL

Jamie Poczekay, PE, PS  
Brian Maurovich, PE  
Mathieu Doyle, PE, LEED AP

### ENVIRONMENTAL

Claire Thomassen

### SURVEY

Steven A. Jones, PS, CFeds  
Brian Kinney

### LANDSCAPE ARCHITECTURE

Jonathan Mooney, RLA, LEED AP  
Nick Francesconi



# Eric B. Ratts, AIA, NCARB

## PRINCIPAL ARCHITECT | ARCHITECT OF RECORD

Eric is responsible for the operations of the DLZ Justice Architectural and Building Engineering division, including the overall quality for design. **Throughout the Midwest, Eric is respected and recognized as an expert in Justice Architecture Planning and Design.**

Eric is an active member of the AIA National Justice Architecture Liaison Committee. The Committee discusses trends in Justice Architecture and speaks at justice related conferences across the country.

### EDUCATION

Bachelor of Architecture, Ball State University  
B.S., Environmental Design, Ball State University

### REGISTRATIONS

Registered Architect  
Indiana | AR19500134  
Kentucky | #5550  
Ohio | #13194  
Maryland | #20923  
Michigan | #1301049723  
Missouri | #2011008162  
Iowa | 06375  
Pennsylvania | RA404927  
Tennessee | #107417

### ORGANIZATIONS

American Institute of Architects Liaison Committee for Justice Architecture  
American Correctional Association Member  
Indiana Sheriffs' Association  
National Sheriffs' Association  
American Jail Association

With an emphasis on evidence based, program driven justice designs, Eric has developed over 80 studies and over 145 projects to meet specific Owner requests, as well as creating a code compliant, positive environment for the user groups. Quality • Schedule • Budget is the cornerstone of his building designs. Numerous of his projects have received design awards and recognition for excellence and innovation.

Eric's strengths include public consensus building, project management, building programming, feasibility studies, conceptual design, standards compliance, and quality control.

- » Monroe County Justice Complex Site Study, Monroe County, Indiana.
- » Monroe County Correctional Center 2007 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2010 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2014 Interior Improvements, Bloomington, Indiana
- » Franklin County Operations Assessment and Masterplan, Columbus, Ohio
- » Franklin County Corrections Center Phase 1 and Phase 2A, Columbus, Ohio.
- » Dearborn County Courthouse Renovation and Expansion, Lawrenceburg, Indiana
- » Elkhart County Masterplan and Correctional Campus, Elkhart, Indiana
- » Jefferson County Masterplan and New Sheriff's Office and Jail, Madison, Indiana
- » Morgan County Jail Expansion and Work Release, Martinsville, Indiana
- » Morgan County Justice Center, Martinsville, Indiana
- » Morgan County Government Masterplan, Martinsville, Indiana
- » Fountain County New Sheriff's Office and Jail, Covington, Indiana
- » Grayson County Detention Center Expansion, Leitchfield, Kentucky
- » Hamilton County Masterplan and Jail Expansion, Noblesville, Indiana
- » Hancock County, Greenfield, Indiana
  - » *Courthouse Major Renovation*
  - » *New Community Corrections*
  - » *Sheriff's Office and Jail Renovation*
- » Howard County Sheriff's Office and Jail Conversion of Indoor Recreation to Dorm Style Housing, Kokomo, Indiana
- » Huntington County Sheriff's Office and Jail Partial Renovation and Security Electronics Upgrade, Huntington, Indiana
- » LaPorte County Jail Renovation and Addition, LaPorte, Indiana
- » Montgomery County Masterplan and New Sheriff's Office and Jail, Crawfordsville, Indiana
- » Orange County Courthouse Renovation, Paoli, Indiana
- » Perry County Masterplan and New Sheriff's Office and Jail, Tell City, Indiana
- » Rush County Sheriff's Office and Jail, Rushville, Indiana
- » Starke County New Sheriff's Office and Jail, Knox, Indiana
- » Sullivan County Masterplan and New Sheriff's Office and Jail, Sullivan, Indiana
- » Tipton County Law Enforcement Center, Tipton, Indiana
- » Vanderburgh County New Sheriff's Office and Jail, Evansville, Indiana
- » Vigo County Masterplan and Security Center, Terre Haute, Indiana

» This is a sampling of projects. A complete resume list is available per request.





## Scott A. Carnegie, Associate AIA

### PROJECT MANAGER

Scott has more than 28 years of experience in the professional architectural field. His vast experience extends to correctional facilities, public and post-secondary educational facilities, churches, fire stations, and historic preservation. Scott has a strong background in community engagement, feasibility studies, project management, budget analysis, business development, contract negotiations, and design production and coordination among all applicable disciplines.

Scott and Eric Ratts first started working together in 1994. Over the past 28 years, they have developed a very strong working relationship.

### EDUCATION

B.S. Architecture, Ball State University  
B.S. Environmental Design, Ball State University  
Bloomington High School South - 1988

- » Monroe County Justice Complex Site Study, Monroe County, Indiana.
- » Monroe County Correctional Center 2007 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2010 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2014 Interior Improvements, Bloomington, Indiana
- » Jefferson County Sheriff's Office and Jail, Madison, Indiana.
- » Morgan County Jail and Work Release, Martinsville, Indiana.
- » Franklin County Corrections Center Phase 1 and Phase 2A, Columbus, Ohio.
- » Fountain County Sheriff's Office & Jail, Veedersburg, Indiana.
- » Tipton County Law Enforcement Center, Tipton, Indiana.
- » Scott County Sheriff's Office & Jail Renovations, Scottsburg, Indiana.
- » Starke County Courthouse and Former Jail Renovations, Knox, Indiana.
- » Starke County Sheriff's Office and Justice Center, Knox, Indiana.
- » Starke County Sheriff's Office and Detention Center Courtroom Buildout, Knox, Indiana.
- » Rowan County Correctional Center, Morehead, Kentucky.
- » Hamilton County Jail Security Camera Upgrade, Noblesville, Indiana.
- » Perry County Sheriff's Office and Detention Center, Tell City, Indiana.
- » Howard County Jail Security System Upgrade and Indoor Recreation Renovation, Kokomo, Indiana.
- » Howard County Jail Intake Booking Renovation, Kokomo, Indiana.
- » Hendricks County Jail Security System Upgrade and Facility Improvements, Danville, Indiana.
- » Huntington County Jail Detention Door/Hardware, Security Electronics, and Shower Upgrades, Huntington, Indiana.
- » Huntington County Jail Outdoor Recreation Enclosure, Huntington, Indiana.
- » Huntington County Sheriff's Office & Jail Expansion, Huntington, Indiana.
- » Tippecanoe County Youth Center, Lafayette, Indiana.
- » Tippecanoe County Community Corrections, Lafayette, Indiana.
- » Tippecanoe County Sheriff's Office & Jail Video Upgrade, Lafayette, Indiana.
- » Hamilton County Masterplan and Jail Expansion, Noblesville, Indiana
- » Delaware County Jail Security Electronics Upgrade, Muncie, Indiana.
- » Delaware County Jail Indoor/Outdoor Recreation, Muncie, Indiana.
- » Porter County Juvenile Detention Center Security Electronics and Detention Hardware Upgrade, Valparaiso, Indiana.
- » Vigo County Security Center, Terre Haute, Indiana.
- » Dearborn County Courthouse Expansion, Lawrenceburg, Indiana.
- » Orange County Courthouse Renovation, Paoli, Indiana.

» This is a sampling of projects. A complete resume list is available per request.



## Phillip Wink, RA, NCARB

### ARCHITECTURE

Phillip believes the most successful project stems from the collaboration of the client’s needs, budget, site, and the design team. His responsibilities include interacting with the clients to fully understand their needs and budget, implementing their needs into the project documents, and coordinating and communicating them to the project team. Phillip has extensive experience, cost estimating, architectural design, construction bid documents preparation, and construction observation for various project types.

### EDUCATION

Bachelor of Architecture, Ball State University

BS Environmental Design, Ball State University

### REGISTRATIONS

Registered Architect  
Indiana | AR10700217

- » Jefferson County New Sheriff’s Office and Jail, Madison, Indiana.
- » Franklin County Correctional Facility – Phase 2A, Columbus, Ohio.
- » Tippecanoe County Community Corrections Addition and Renovations, Lafayette, Indiana.
- » Wayne County Security Upgrades, Richmond, Indiana.
- » Vigo County Security Center, Terre Haute, Indiana.
- » Huntington County Sheriff’s Office and Jail Addition and Renovation, Huntington, Indiana.
- » Kalamazoo County Jail Addition and Renovation, Kalamazoo, Michigan.\*
- » Allegan County Sheriff’s Office and Jail, Allegan, Michigan.\*
- » Lake County Jail Visitation Upgrades and Renovations, Crown Point, Indiana\*.



## Henry Stellema

### QUALITY CONTROL

Henry has more than 32 years of experience in the field of architecture. He has the proven ability to organize complex sets of information from budget, schedule, consultants, regulatory agencies and owner’s personnel into a complete package to present to the intended audience. Henry is an excellent team player and independent contributor. He has effective leadership skills with the ability to motivate, coach and train other architects and engineers.

### EDUCATION

Bachelor of Architecture, Ball State University

BS Environmental Design, Ball State University

### REGISTRATIONS

Registered Architect  
Indiana | AR00900115

- » Indiana University Graduate School of Business, Bloomington, Indiana.
- » Fountain County Sheriff’s Office & Jail, Veedersburg, Indiana.
- » Tippecanoe County Sheriff’s Office Detective and Evidence Storage, Lafayette, Indiana.
- » Ross County Jail, Chillicothe, Ohio.
- » Wayne County Correctional Capital Improvements, Richmond, Indiana
- » Clay Township/City of Carmel Fire Department Administration Building.
- » Tippecanoe County Fairgrounds Master Site Plan, Lafayette, Indiana.
- » Fire Training Center, South Bend, Indiana.
- » Fairfield County Auditor’s Office, Lancaster, Ohio.
- » Georgia National Guard Dobbins Readiness Center.
- » Department of Defense Scope Documents, Fort Campbell, Kentucky.

» These are a sampling of projects. A complete resume lists are available per request.







## Joshua R. Apling, PE, LEED AP MECHANICAL ENGINEER OF RECORD

Josh has 18 years of experience in the mechanical engineering field. He performs mechanical engineering design services for a wide variety of institutional and municipal clients. Josh designs mechanical systems from small office buildings to sports arenas and student housing facilities. His experience extends to a wide variety of designs for Heating, Ventilation and Air Conditioning (HVAC) systems. These designs include the airside and the hydronic system design required for proper system operation. He is a LEED accredited professional and he is currently designing several LEED certifiable projects for military operations buildings.

### EDUCATION

B.S. Mechanical Engineering, Purdue University

### REGISTRATIONS

Professional Engineer  
Indiana | #PE10910274

- » Monroe County Correctional Center 2007 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2010 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2014 Interior Improvements, Bloomington, Indiana
- » Jefferson County Jail and Sheriff’s Office, Madison, Indiana.
- » Franklin County Corrections Center Phase 1 and Phase 2A, Columbus, Ohio.
- » Morgan County Jail Expansion and Work Release, Martinsville, Indiana.
- » Morgan County Justice Center, Martinsville, Indiana.
- » Elkhart County Correctional Campus, Elkhart, Indiana.
- » Tippecanoe County Build Operate Transfer, Lafayette, Indiana.
- » Sullivan County Jail and Sheriff’s Office, Sullivan, Indiana.
- » Vigo County Security Center, Terre Haute, Indiana.
- » Marion County Criminal Justice Complex, Indianapolis, Indiana.
- » Hamilton County Jail Expansion, Noblesville, Indiana.
- » Tipton County Jail, Tipton, Indiana.



## Elliott G. Allen, PE, SE STRUCTURAL ENGINEER OF RECORD

Elliott has provided structural engineering design for various institutional, educational, municipal, federal and transportation facilities. Elliott’s leadership, forward thinking and teamwork provide valuable structural design solutions with reinforced concrete, pre-cast concrete, masonry, steel and wood structural materials. In addition to design services, Elliott has been involved with the inspection of existing structures, construction administration, project management, inspection and design.

### EDUCATION

B.S. Civil Engineering, (Emphasis in Structural Engineering) Purdue University

### REGISTRATIONS

Professional Engineer  
Indiana | #10403265

Structural Engineer  
Illinois | #081006561

- » Monroe County Correctional Center 2007 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2010 Interior Renovation, Bloomington, Indiana
- » Monroe County Correctional Center 2014 Interior Improvements, Bloomington, Indiana
- » Jefferson County Jail and Sheriff’s Office, Madison, Indiana.
- » Franklin County Corrections Center Phase 1 and Phase 2A, Columbus, Ohio.
- » Morgan County Jail Expansion and Work Release, Martinsville, Indiana.
- » Morgan County Justice Center, Martinsville, Indiana.
- » Elkhart County Correctional Campus, Elkhart, Indiana.
- » Huntington County Sheriff’s Office & Jail, Huntington, Indiana.
- » Hamilton County Jail Expansion, Noblesville, Indiana.
- » Indianapolis-Marion County Community Justice Complex, Indianapolis, Indiana.
- » Vigo County Jail Expansion Study, Terre Haute, Indiana.
- » Tipton County Law Enforcement Center, Tipton, Indiana.
- » Vanderburgh County Community Corrections, Evansville, Indiana

» These are a sampling of projects. A complete resume lists are available per request.





## Timothy K. Fought, PE

### ELECTRICAL ENGINEER OF RECORD

Tim has 31 years of experience in the consulting and specifying engineering field. As a project design engineer, he has expertise in applying electrical power distribution, information and communications technology, and instrumentation and controls to a wide variety of projects and processes. Tim has extensive design experience in the public and private sectors; including correctional, courthouse, water/wastewater, industrial, educational, healthcare, and commercial.

#### EDUCATION

B.S. Electrical Engineering, Co-Op Program, Purdue University

#### REGISTRATIONS

Professional Engineer  
Indiana | #PE19700119

- » Marion County Criminal Justice Complex, Indianapolis, Indiana
- » Rowan County Detention Center, Morehead, Kentucky
- » Pendleton Juvenile Correctional Facility, Pendleton, Indiana.
- » Saint Joseph County Jail, South Bend, Indiana.
- » Lagrange County Jail, Lagrange County, Lagrange, Indiana.
- » Morgan County Justice Center, Martinsville, Indiana.
- » Dearborn County Courthouse, Dearborn County, Lawrenceburg, Indiana.
- » Sherriff's Office and Detention Center, Starke County, Knox, Indiana.



## Siddharth Bhat, PE

### PLUMBING & FIRE PROTECTION ENGINEER OF RECORD

Siddharth has experience in the mechanical engineering field. He designs mechanical systems for institutional, correctional facility and municipal clients. Mr. Bhat's experience extends to plumbing, sanitary sewer systems, and water distribution main designs. He also has experience with heating, ventilation and air conditioning (HVAC) systems.

#### EDUCATION

M.S., Mechanical Engineering, University of Southern California

#### REGISTRATIONS

Professional Engineer  
Indiana | PE12200004

- » Franklin County Corrections Center Phase 1 and Phase 2A, Columbus, Ohio.
- » Jefferson County Sheriff's Office and Jail, Madison, Indiana.
- » Vigo County Security Center, Terre Haute, Indiana.
- » Grayson County Jail Expansion, Leitchfield, Kentucky.
- » Wayne County Sheriff's Office & Correctional Center Capital Improvements, Richmond, Indiana.
- » Huntington County Sherriff's Office and Jail Addition/Renovation, Huntington, Indiana.
- » Sullivan County Jail and Sheriff's Office, Sullivan, Indiana.
- » Morgan County Justice Center, Martinsville, Indiana.



## Jonathan E. LaTurner, PE

### SITE/CIVIL ENGINEER OF RECORD

Jon has extensive experience working on drainage and stormwater management on commercial and residential sites. He is responsible for the flood control; stormwater and sanitary sewer design; water supply and wastewater elements. These projects include both industrial and governmental clients, which involves the preparation of studies, reports, preliminary design, final design, and supervision of construction.

#### EDUCATION

B.S. Civil Engineering, Valparaiso University

#### REGISTRATIONS

Professional Engineer  
Indiana | PE910028

- » Monroe County Justice Complex Site Study, Monroe County, Indiana.
- » Jefferson County Sheriff's Office and Jail, Madison, Indiana
- » Vigo County Security Center, Terre Haute, Indiana
- » Morgan County Justice Center, Martinsville, Indiana.
- » Elkhart County Correctional campus, Elkhart, Indiana
- » I-69 Section 5 Drainage and Hydraulics, Bloomington, Indiana
- » Pendleton Juvenile Correctional Facility Site Plan, Pendleton, Indiana

» These are a sampling of projects. A complete resume lists are available per request.



## Jeffrey K. Hirsch, PLA, LEED AP

### SITE DEVELOPMENT PLANNING

Jeff’s landscape architectural and planning experience includes, but not limited to, educational, recreational, environmental and civic design projects. Specific design work has included site development for large municipal, institutional and university building projects, athletic field complexes, multi-use recreational trails, urban plazas, streetscapes, and detailed planting designs.

#### EDUCATION

B. S. Landscape Architecture, Ball State University

#### REGISTRATIONS

Professional Landscape Architect:  
Indiana | 10100142

- » Monroe County Justice Complex Site Study, Monroe County, Indiana.
- » I-69 Section 5 - Landscape Aesthetics Design, Bloomington, Indiana.
- » Jefferson County Sheriff’s Office and Jail, Madison, Indiana.
- » Franklin County Corrections Center, Columbus, Ohio.
- » Elkhart County Correctional Complex, Elkhart, Indiana.
- » Sullivan County Sheriff’s Office and Jail, Sullivan, Indiana. Site
- » Vigo County Security Center, Terre Haute, Indiana.
- » Morgan County Justice Center, Martinsville, Indiana.



## Sara Huss, PLA, LEED AP, CPESC

### LANDSCAPE ARCHITECT OF RECORD

Sara’s landscape architectural and planning experience includes design and project management for large estate site planning, urban residential lots and rooftops, streetscapes, commercial projects, community parks and experience in custom hardscape and planting designs. Sara has gained practical experience through on-site construction observation and field layouts. She is furthering her expertise in the landscape architectural field through continuing education.

#### EDUCATION

B. S. Landscape Architecture, Purdue University

#### REGISTRATIONS

Professional Landscape Architect:  
Indiana | LA21000063

- » I-69 Section 5 - Landscape Aesthetics Design, Bloomington, Indiana.
- » Sullivan County Jail, Sullivan, Indiana.
- » Fountain County Sheriff’s Office and Jail, Veedersburg, Indiana.
- » Tipton County Law Enforcement Center, Tipton, Indiana.
- » Starke County Sheriff’s Office and Detention Center, Knox, Indiana.
- » Elkhart County Law Enforcement Center, Elkhart, Indiana
- » Van Buren County Jail Addition and Renovation, Van Buren County, Michigan.
- » Tippecanoe County Youth Center, Lafayette, Indiana.



## Steven J. Winters

### ENVIRONMENTAL

Steve has 27 years of technical and project management experience in the environmental and demolition field on a multitude of industrial, commercial and government agency projects. He has been involved in demolition and redevelopment projects of all sizes and complexity.

#### EDUCATION

B.S. Natural Resources and Environment, Ball State University

#### REGISTRATIONS

Asbestos Project Designer | Inspector  
Indiana - 19A005550 | #190628076

- » Monroe County Justice Complex Site Study, Monroe County, Indiana.
- » Profile Parkway Extension Roadway Project, Bloomington, Indiana.
- » Bloomington Hospital Demolition, Bloomington, Indiana
- » Clay Township Fire Museum and Administration Site Clearing Project, Carmel, Indiana.
- » Rush County Sheriff’s Office Jail Site Demolition Project, Rushville, Indiana.
- » Rowan County Detention Center Site Clearing Project, Morehead, Kentucky.
- » Indianapolis Airport Terminal and Associated Structures Abatement/ Demolition, Indianapolis, Indiana.
- » St. Mary’s College, Phase I Environmental Site Assessment.

» This is a sampling of projects. A complete resume list is available per request.





# Capacity to Perform Work Elements

***We purposefully developed a team with a large staff and the experienced resources to successfully implement your project.*** We assembled our team to achieve the best combination of expertise, relevant project experience, and availability.

DLZ is committed to providing the right staffing for your Monroe County Justice Complex project. Our track record of on-time performances, and the ability to meet stringent budgets, is directly attributed to our talented leadership and experienced, enthusiastic, and cooperative staff.

***The strength of DLZ is based on the experiences of its key individuals on similar projects in scale, use, and complexity – we have done this before!*** The team understands the challenges and opportunities that will arise with the Monroe County Justice Complex project. We will help you through the masterplanning and development phase. Our team embraces your goals of an environmentally friendly and energy efficient design.

We have a design team objective to establish a transparent and cooperative relationship. This is based on communication, mutual respect, professionalism, and trust.

*As a full service firm, DLZ has the necessary professional staff in-house who are experienced and knowledgeable to develop your Monroe County Justice Complex Project.*

*DLZ is committed to providing Monroe County a high quality, sustainable project that meets your budget and your schedule.*

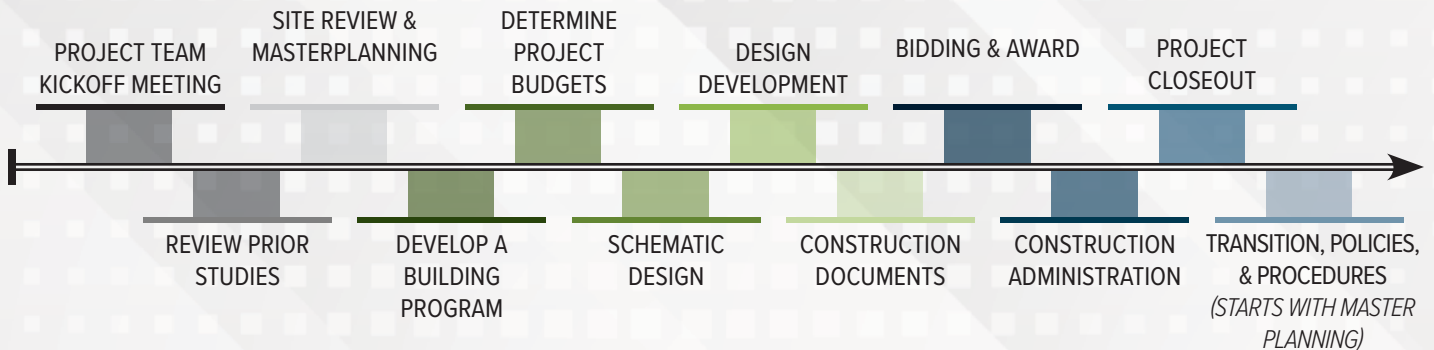
## DLZ IN-HOUSE STAFF

30 Architects	9 Landscape Architects	6 Electrical Engineers
17 Mechanical Engineers	26 Structural Engineers	44 Project Managers
11 Transportation Engineers	5 GIS Specialists	132 Administrative
201 Civil Engineer	9 Geologists	90 Surveyors
13 Environmental Engineers/ Scientists	71 Construction Observers/ Inspectors	76 Designers/ Technicians
		90 Other

# Project Approach

DLZ believes fostering a collaborative process will yield the best results and meet the goals of your Monroe County Justice Complex project. We strive to create a process that promotes communication and engages the stakeholders. By thinking collectively through issues, evaluating evidence, and testing ideas in a structured, thoughtful, and respectful manner, the best solutions will be brought forward. This is how DLZ will work with Monroe County.

## Process



### PROJECT TEAM KICKOFF MEETING

At the start of the project, we will have a Project Team Kickoff Meeting to focus on organizing and confirming the roles of the stakeholders and design team members, develop a project mission statement, formulate project goals, identify a project schedule timeline, and determine proper lines of communication.

### REVIEW PRIOR STUDIES

We understand and have reviewed the prior studies leading up to this project completed by Dr. Kenneth Ray and Eve Hill. It is important to collectively discuss the findings and recommendations identified in these studies to fully understand the current condition of the Monroe County Justice System and Jail. These studies have shaped the decisions to this point.

### SITE REVIEW & MASTERPLANNING

DLZ conducted a site study at the proposed approximate 87-acre West Fullerton Pike site for the new Monroe County Justice Complex project. DLZ has walked the site multiple times and are fully aware of the opportunities and challenges of the proposed site. DLZ will maximize the proposed site opportunities and address the site challenges during the Masterplanning. DLZ understands the

proposed site for the Monroe County Justice Complex should address the Sheriff's Office & Jail and Courts - for initial use, and the possibility of other future justice components such as Probation, Community Corrections, Clerk of the Courts, Prosecutor and Public Defender. We understand the Masterplanning process will include a robust public process. Serving as a I-69 corridor "gateway" to Bloomington, it is important the project is aesthetically attractive and inviting.

### DEVELOP A BUILDING PROGRAM

A building program will be developed that reflects the specific and unique goals and objectives of your Monroe County Justice Complex project. There are many ways to approach a design. With our vast justice and correctional experience, we have seen various approaches to design and operations of a facility. We will share our recommendations as we develop the building program together.

Understanding classification, separating prey from predator, PREA, additions, mental health issues, movement of inmates, efficiency of operations (knowing that staffing is your biggest cost over the

life of the facility), and types of housing approaches is critical to designing a facility.

### DETERMINE PROJECT BUDGETS - HARD CONSTRUCTION AND SOFT COSTS

Prior to starting design, it is critical to determine the project budgets. Hard construction costs – bid day number – and soft costs need to be understood and identified upfront so everyone understands what is part of the project and what is not included. Over the years we have developed general category budgets for various components of a jail project. These general budgets will help to establish initial rough estimates. Budgets will be updated and consistently evaluated as the design progresses.

### SCHEMATIC DESIGN

The Schematic Design Phase is when we start developing an overall vision for the design through the process of stakeholder charrettes – a fancy word for brainstorming ideas addressing both needs and wants in a facility design. The charrettes are a vibrant work session where we will collectively roll up our sleeves and get down to the business of developing flow patterns through the facility, addressing spatial adjacencies, analyzing housing configurations and

number of beds per area, etc. It is an exciting time in the design process as it collects the thoughts of many in a short period of time into a working design.

Our Team will also start to develop massing and blocking models to better visualize how the building will be formed on the site. Overall project costs will be reviewed to make sure the project is staying on budget.

We anticipate bi-weekly meetings with the stakeholders for the duration of the Schematic Design phase.

DLZ will make a formal presentation of the completed Schematic Design Phase to the Monroe County Commissioners for formal approval – before commencing the Design Development Phase.

## DESIGN DEVELOPMENT

The Design Development Phase is a progression of the Schematic Design Phase. We will begin to incorporate the structural, mechanical, plumbing, fire protection, electrical, security, and technology building systems into the design. We will do a Life Cycle Cost comparison of various building systems to analyze which system is the best solution for Monroe County. These comparisons will be presented and discussed with the stakeholders.

We will begin to develop the project specifications which describes the bidding and contract requirements as well as the specific materials and equipment. Overall project costs will be reviewed to make sure the project is staying on budget.

We anticipate bi-weekly meetings with the stakeholders for the duration of the Design Development phase.

DLZ will make a formal presentation of the completed Design Development Phase to the Monroe County Commissioners for formal approval – before commencing the Construction Document Phase.

## CONSTRUCTION DOCUMENTS

Commonly referred to as the “Blueprints”, the Construction Documents Phase is when we develop the final drawings and specifications for bidding and constructing the project. We finalize the design and develop the specific details of how to construct the facility. The final set of Construction Documents will be hundreds of sheets of drawings and specifications for a project of this magnitude.

During this phase, we also perform a comprehensive Quality Review of the documents. We have established a Quality Manager for the project and their responsibility is to make sure each discipline reviews not just their own documents, but the complete set of drawings and specifications. In fact, we will have a sit-down meeting with the complete Design Team that typically spans a few days to review sheet by sheet all the drawings and page by page of all the specification sections. The Monroe County stakeholders are welcome to attend this Quality Review session.

A final project cost estimate will be developed prior to releasing for the bidding phase.

We anticipate bi-weekly meetings with the stakeholders for the duration of the Construction Documents phase.

DLZ will make a formal presentation of the completed Construction Document Phase to the Monroe County Commissioners for formal approval – before commencing the Bidding Phase.

## BIDDING & AWARD

The DLZ Team will assist in the bidding phase by responding to contractor questions, attending a pre bid meeting, participating in the bid opening, reviewing the bids submitted, and helping to prepare the Owner/ Contractor standard form of Agreements.

## CONSTRUCTION ADMINISTRATION

DLZ will participate in bi-weekly on-site construction progress meetings and attend Commissioner meetings monthly to provide an update on the status of the project.

Once the project is more defined and a bidding and construction procurement method is determined, additional detail will be provided with respect to our specific services we propose for the Construction Administration phase.

## PROJECT CLOSEOUT

The Project Closeout phase is a critical phase. DLZ will work with Monroe County to ensure the project is completed per the requirements of the bid documents. We will also review as built drawings to make sure they reflect any adjustments or modifications during construction of the project. Operation and Maintenance Manuals will be reviewed to verify if the required documentation of materials, procedures, cleaning, warranties, etc. are included. The as built drawings and Operation and Maintenance Manuals will be transmitted to Monroe County.

We anticipate up to five full days for equipment training procedures. The contractors will be required to electronically video record all training sessions. The video recordings will be transmitted to Monroe County.

## TRANSITION, POLICIES, & PROCEDURES

This can be a difference maker in the success of a project. It is recommended that Monroe County identify specific individuals responsible for the development of the transition, policies, and procedures of the new facility. When moving both inmates and staff into a new facility, careful and effective planning must be well thought out and practiced before actually implementing. DLZ has participated in this phase many times and we will provide recommendations and assistance upon request. It is recommended that these specific individuals be involved from the very beginning of the project.



## Standard Design Practices

### DESIGN TECHNOLOGY

#### Building Information Modeling (BIM)

DLZ will utilize BIM software (Revit) with clash detection (Navisworks). A cloud-based server dedicated specifically to your project will contain information for all the components of the building. Revit has the advantage of allowing multiple designers and technical staff to access the same file at the same time. This is critical when coordinating between different disciplines, as it allows architects and engineers to see changes made real-time. By reducing time required for coordination, the design process is quicker and more efficient. In addition, collision detection between components helps reduce change orders and construction time.

The Design Team will prepare a BIM Project Execution Plan (PxP). The PxP will serve as the basis for BIM standards throughout the life of the project and set the quality standards for the electronic media.

A dedicated BIM Model Manager will be assigned to your project. Their primary functions will consist of review and enforcement of the standards in the PxP. With properly applied standards, the BIM model can be used with Navisworks for clash detection which will greatly improve the above ceiling and in-wall building MEP coordination. In addition, third party software is routinely applied to the BIM model to study energy, operations, response times and many other applications.

The benefit is that much of this information is now real-time between input and feedback. In addition to such tool as Revit and Navisworks, the Design Team shall utilize software such as Newforma as an electronic data management program, providing comprehensive electronic coordination and distribution capabilities and resources.

#### Virtual Reality

Our innovative use of technology will be a great asset to the Monroe County Justice Complex project. We utilize the Revit model in Virtual Reality to “walk through” the proposed facility. This not only gives Monroe County the opportunity to experience the building prior to spending any money on construction, but also gives the Design Team the opportunity to identify any final design coordination items, including identifying conflicts.

Additionally, by utilizing BIM software, we manage and coordinate our design efforts more efficiently with all disciplines to provide more accurate construction cost analysis. We can also share these designs and models efficiently with vendors that are leaders in the industry. Their feedback can be critical in understanding production schedules and cost implications of the design.

#### VENDORS IN THE INDUSTRY

We collaborate with industry leaders to provide high quality and cost-effective solutions and options. This level of expertise ensures your project is equipped with the most up-to-date technology and trends.

With our extensive experience in the justice market, we have developed valuable relationships with manufacturers and suppliers in the industry. Correctional projects utilize very specialized components such as security camera monitoring/recording, door access control, modular cell construction, etc. The contractors are often beholden to the suppliers to meet delivery schedule requirements to meet the overall construction schedule. DLZ takes the proactive approach of working with the manufacturers to standardize the designs of these components. This enables the manufacturers and suppliers to quickly move our designs through their engineering and advance the production schedule. On previous projects, this resulted in cost and schedule savings.

The coordination with these vendors has also resulted in the alignment of our designs with their manufacturing processes. This provides for an efficient process and maximizes the use of raw materials that are purchased by the manufacturer, thus reducing material and labor costs as well as schedule duration.

#### INDIANA JAIL STANDARDS

DLZ has an outstanding professional relationship with Kevin Orme, Chance Sweat, and Jeff Grogh of the Indiana Department of Correction (IN DOC). This will be beneficial to Monroe County as we develop your design and review it on a continual basis with the IN DOC to ensure the design meets all requirements of the Indiana Jail Standards, as well as the American Correctional Association guidelines. IN DOC routinely applauds DLZ for our well thought out quality designs.

# Project Experience

## MONROE COUNTY JUSTICE COMPLEX SITE STUDY

DLZ was retained by the Monroe County Board of Commissioners to prepare a Site Study of an approximate 87-acre site located at the northeast corner of the intersection of SR 37/I-69 and West Fullerton Pike, Bloomington Indiana. The goal was to identify potential site restrictions and potential site needs for the proposed development of this site for Monroe County Justice Complex. As part of the Site Study, DLZ evaluated the existing utility services and utility availability, zoning and local ordinances, existing site grades, potential stormwater requirements, and performed a desktop limited regulatory and historical use screening. In addition, DLZ reviewed previously completed investigation at the site that were provided by the County, which consisted of a Phase I Environmental Site Assessment (ESA) Report, Phase II ESA Report, geotechnical report, and wetland delineation report.

As part of the Site Study, DLZ identified Conservancy and Karst Easements had been filed at the Site and granted to the City of Bloomington. These easement were put in place to protect natural areas including wooded areas, sloped areas, drainage ways, and karst features. Based on a review of these easements, DLZ developed a preliminary site plan using existing LiDAR to depict the layout of the easement areas. To further evaluate suitable areas for development, DLZ reviewed the City of Bloomington Site Development Standards in the City Municipal Code (Chapter 20.04) for the site and building design setbacks, site restrictions pertaining to steep slopes and wooded areas, karst features, and storm water management requirements. Utilizing this information, DLZ updated the preliminary site plan to identify areas that were suitable for development.

Based on an evaluation of the suitable areas for development, the existing and surrounding site topography, and the existing karst features at the site and on the adjoining quarry property to the east, DLZ and the County met with representatives from the City of Bloomington to discuss potential stormwater management practices, and the restrictions associated with stormwater run-off into the karst features. In addition, DLZ coordinated with INDOT to evaluate potentially directing stormwater run-off from the site to the existing SR 37 / I-69 right-of-way.

DLZ met with representatives from the County to discuss the preliminary site plan, suitable areas for development, potential site restrictions, and the need to perform additional site investigations to evaluate the nature of the karst features identified at the Site.

## ADDITIONAL MONROE COUNTY PROJECTS

- » Monroe County Correctional Center 2007 Interior Renovation
- » Monroe County Correctional Center 2010 Interior Renovation
- » Monroe County Correctional Center 2014 Interior Improvements
- » Smith & Rogers Road Curve Correction Design & Construction Engineering
- » Hunter Creek Road Construction Engineering
- » Hunter Creek Bridge Construction Engineering
- » Profile Parkway Extension Design & Construction Engineering
- » Vernal Pike Connector Design
- » Industrial Drive
- » County-wide Sign Replacement
- » Traffic Signal Improvements

## Monroe County Experience VARIOUS LOCATIONS

### REFERENCE

JEFF COCKERILL  
Monroe County Attorney  
812.349.2525



**SMITH & ROGERS ROAD CURVE CORRECTION**



**PROFILE PARKWAY EXTENSION**





The Franklin County Ohio Board of Commissioners had a vision to create a model facility for today's detention needs. The DLZ Team combined a strong staff of talented leadership and experienced designers who are at the forefront of their respective discipline to successfully fulfill the Owner's vision. The DLZ Team united our passions to re-imagine detention rehabilitation and mental health, while developing an environmentally friendly sustainable and energy efficient state-of-the-art facility.

The Commissioners envisioned this new jail facility as being an opportunity to approach corrections differently – re-imagined to provide true and lasting benefit and value to the community by developing a building program that responds to detention rehabilitation, mental health, behavioral management and being an environmentally friendly/energy efficient facility. The facility design responds to that building program by including spaces such as direct supervision housing pods, gender responsive female housing, ample program classrooms, indoor/outdoor recreation, de-escalation rooms, etc. and a Rapid Resource Center (RRC) to provide continuum of care goods and services to inmates upon and after being released. An emphasis was placed on incorporating ample natural light, views and use of textures and color to create a normalized environment. A state-of-the-art Communications and Operations Center (Master Control) includes six (6) fully ergonomic consoles, tiered raised access flooring system, electronically controlled shades at clerestory windows, and a video wall that extends vertically approximately 48" above the floor to the ceiling and horizontally wall to wall.

The Scope of Work for the Franklin County Corrections Center included the development of a new correction facility located at 2551 Fisher Road, Columbus, Ohio 43204. The Jail replaces Franklin County Jail I, which is located at 370 South Front Street, Columbus, Ohio. With a Hard Construction Cost budget totaling approximately \$300 million, 1,282 total rated beds in direct supervision detention are provided in Phase I and II. The facility is designed to be expandable to 2,800 rated beds, upon consolidation of all Franklin County Jail operations. The Owner provided draft Program of Requirements notes a total build-out of approximately 900,000 GSF.

DLZ was the Architect & Engineer of Record and provided professional services for Phase I and II including Architecture, Landscape Architecture, Mechanical, Plumbing, and Fire Protection design.

## Franklin County Corrections Center Phase 1 & Phase 2A COLUMBUS, OHIO

### REFERENCE

DALLAS BALDWIN  
Franklin County Sheriff  
614.557.0345



*As the foundation for this project, DLZ developed an Operational Assessment and Masterplan.*



## Elkhart County Correctional Complex ELKHART, INDIANA

### REFERENCE

BRAD ROGERS  
Elkhart County Commissioner, Sheriff (ret)  
574.320.7548

*"This is the premier correctional facility in the Midwest."*

Ken Whipker, Executive  
Liaison Sheriff and County  
Jail Operations at the Indiana  
Department of Correction (Ret.)

The Elkhart County Board of Commissioners selected DLZ services to complete the architectural programming and prepare the Masterplan for a new 2,800 rated bed criminal justice complex located on 80-acre site two miles south of Elkhart, Indiana. The criminal justice facility assessment study identified an initial need for 1,000 adult inmate beds. The correctional philosophy behind the design focuses on inmate programs aimed at the reduction of recidivism. The full build-out is intended to aid other county agencies and the Indiana Department of Correction with additional beds.

The site has been master-planned to accommodate an additional expansion, including a 768-bed Minimum-Medium Custody Adult Unit, two 168-bed Maximum Custody Adult Units that will provide 336 maximum custody beds and two 24-bed juvenile detention housing units. If all the planned build-out occurs per the masterplan, the complex will provide 2,680 adult beds and 120 juvenile beds, and all required support services.

DLZ provided all professional planning services for the masterplan and all design services for the multiple buildings – core services building, minimum/medium housing units, maximum housing units, central utility plant, juvenile detention housing, law enforcement administration, and warehouse.



## Jefferson County Sheriff's Office & Criminal Justice Center MADISON, INDIANA

### REFERENCE

BOB LITTLE  
Jefferson County Commissioner  
812.493.3118

The Jefferson County Board of Commissioners selected DLZ to perform a Site and Program Validation Study for an approximate 50-acre site to accommodate a new 300 inmate rated bed Sheriff's Office & Criminal Justice Center. DLZ also performed a Masterplan to accommodate a future housing pod addition, maintenance outbuilding and a courts facility on the same proposed site.

The Board of Commissioners then selected DLZ to implement a design to include an approximate 84,656 GSF facility consisting of new general inmate population housing with 300 rated inmate beds in a two-story volume (one operational level) around a central elevated control room. General population inmate housing consists of all two-man modular steel cells. Two inmate worker pods consist of open dormitory housing. The project also includes a two-bay drive-thru vehicle sallyport, intake booking – with 6-hour temporary juvenile holding, medical/mental health holding, program classrooms, laundry, and kitchen. Multiple indoor/outdoor recreation areas are provided and positioned to permit direct access from two inmate housing dayrooms. This eliminates the need for correctional staff to escort inmates.

The administration area includes offices, conference rooms, and associated support spaces for the Sheriff's Office, Jail and Detectives. A squad room, armory, evidence processing/storage, and training room are also included. The Training Room is sized to accommodate approximately 75 occupants.



Over the past 12 years, Morgan County Board of Commissioners and DLZ have redefined Morgan County government buildings more than in their 200 years as a county.

County Commissioner Bryan Collier noted “After a strategic masterplan with DLZ, the Morgan County Commissioners unanimously selected DLZ to design the largest project in Morgan County’s history – the new Justice Center. DLZ has helped to guide Morgan County on creating not just a new building which is going to house our judicial system, but a complete campus with a new atmosphere of growth and progress.” Commissioner Collier said “DLZ’s Team has been very patient and giving as leaders within the county have made suggestions and demands only to then change minds forcing a change in suggestions and demands. Finally, after many meetings, DLZ has guided Morgan County on a design plan that we personally believe residents can be proud of for many generations to come.”

Commissioner Collier added “Morgan County’s Justice Center has already helped leaders, including publicly elected, school, and business owners to visualize the need to properly plan for our growth. It is a very exciting time in the history of the expansion of Morgan County. It has been a pleasure working with the team at DLZ.”

With all design services provided by DLZ staff, the \$72M project includes:

- » New 72,000 square foot state-of-the art Justice Center with six courts, county clerk and court services
- » New Bicentennial Plaza to connect the new Justice Center to the historic downtown square
- » Renovation and restoration of the ca. 1859 historic Courthouse for county administrative offices
- » Renovation of the ca. 1996 Administration Building for prosecutor, Title IV-D, and Assembly meeting
- » New 204 vehicle parking lot

DLZ also provided all the design services for a major addition to the Morgan County Sheriff’s Office and Jail. The jail expansion includes 200 rated beds, all designed to meet the Indiana Jail Standards. Initially, 100 of the beds will be used for a Work Release program. A new vehicle sallyport, intake booking area with 12 holding cells, and support spaces were included. Also, two new classrooms were provided for programming purposes of inmates and were designed with toilets, sinks, and showers so that these classroom spaces can serve as over-flow beds in the event of overcrowding years down the road. DLZ also upgraded the master control, non-contact visitation area, and repurposed the former intake booking area into a medical housing area.

## Morgan County Justice Center, Jail Expansion, and Work Release MARTINSVILLE, INDIANA

### REFERENCE

BRYAN COLLIER

Morgan County Commissioner  
765.346.1177

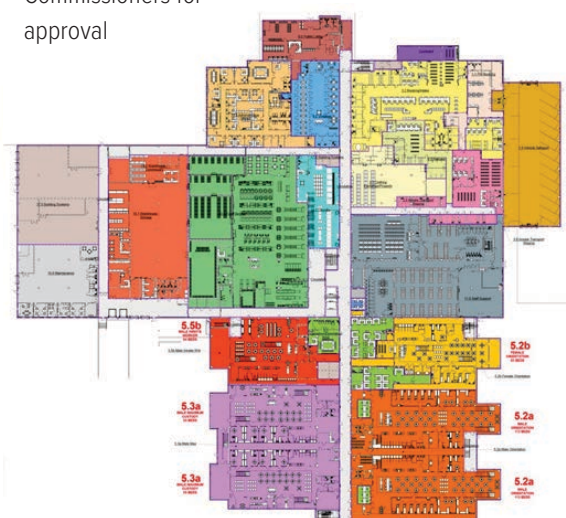
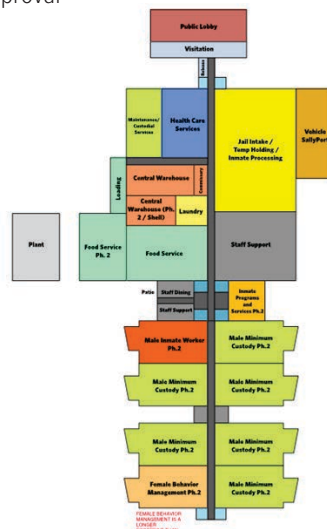
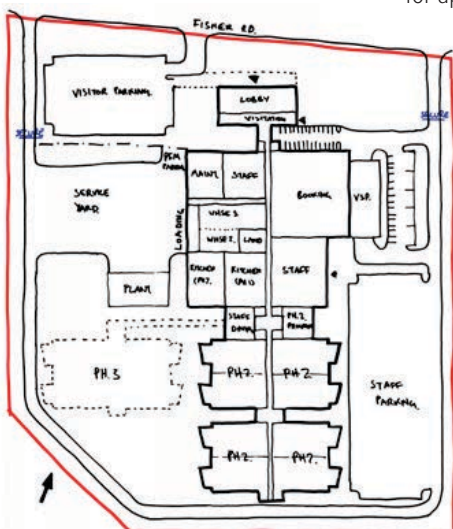
# Schedule



**SCOTT CARNEGIE** is responsible for the schedule. He is committed to allocating the necessary resources to complete your project on schedule.

Our Team consistently maintains a manageable volume of active projects in various stages of design, bidding, and construction. This consistency allows us to maintain sufficient, experienced staff to deliver the highest quality services to our clients.

KICKOFF MEETING	SITE REVIEW, MASTERPLANNING, & PROGRAMMING 2 Months	SCHEMATIC DESIGN 2 Months	DESIGN DEVELOPMENT 3 Months	CONSTRUCTION DOCUMENTS 4 Months	BIDDING & AWARD 1.5 Months	CONSTRUCTION ADMINISTRATION 22-24 Months Antic.
	<ul style="list-style-type: none"> <li>» Proposed 87 Acre West Fullerton Pike Site</li> <li>» Initial Use - Sheriff's Office &amp; Jail, Courts</li> <li>» Long Term Plan - Probation, Community Corrections, Clerk of the Courts, Prosecutor and Public Defender</li> <li>» Aesthetically attractive/inviting "gateway"</li> </ul>	<ul style="list-style-type: none"> <li>» Overall Design Vision</li> <li>» Stakeholder Charrettes</li> <li>» Develop flow patterns, address spatial adjacencies, housing configurations</li> <li>» Massing and Blocking Models</li> <li>» Develop Project costs</li> <li>» Present to Commissioners for approval</li> </ul>	<ul style="list-style-type: none"> <li>» Further develop the Schematic Design</li> <li>» Stakeholder Meetings</li> <li>» Incorporation of building systems</li> <li>» Life Cycle Cost comparison</li> <li>» Begin project specifications</li> <li>» Review project costs</li> <li>» Present to Commissioners for approval</li> </ul>	<ul style="list-style-type: none"> <li>» Further develop the Design Development</li> <li>» Stakeholder Meetings</li> <li>» Develop final drawings and specifications for bidding and constructing of project</li> <li>» Comprehensive Quality Review</li> <li>» Final cost estimate developed</li> <li>» Present to Commissioners for approval</li> </ul>	<ul style="list-style-type: none"> <li>» Respond to contractor questions</li> <li>» Attend pre-bid meeting</li> <li>» Bid opening</li> <li>» Review Bids</li> <li>» Assist with preparing Owner/ Contractor standard form of Agreement(s)</li> </ul>	<ul style="list-style-type: none"> <li>» On-site construction progress meetings</li> <li>» Progress updates at Commissioner meetings</li> </ul>



**SCHEMATIC DESIGN - DESIGN DEVELOPMENT - CONSTRUCTION DOCUMENTS**

# Insurance

Client#: 25256

DLZCORPO

**ACORD™**

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
**3/31/2022**

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).


<b>PRODUCER</b> Greying Ins. Brokerage/EPIC 3780 Mansell Road, Suite 370 Alpharetta, GA 30022	CONTACT NAME: <b>Sabrina Wynn</b>
	PHONE (A/C, No, Ext): <b>470.785.2254</b> FAX (A/C, No): E-MAIL ADDRESS: <b>Sabrina.Wynn@greying.com</b>
INSURER(S) AFFORDING COVERAGE	
INSURER A : <b>National Union Fire Ins. Co.</b>	NAIC # <b>19445</b>
INSURER B : <b>Everest National Ins Co</b>	<b>10120</b>
INSURER C : <b>Continental Casualty Company</b>	<b>20443</b>
INSURER D :	
INSURER E :	
INSURER F :	

**INSURED**  
**DLZ Indiana LLC**  
**138 North Delaware Street**  
**Indianapolis, IN 46204**

**COVERAGES      CERTIFICATE NUMBER: 22-23      REVISION NUMBER:**  
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER:			GL5268221	04/01/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$25,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA4489714	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$25,000			XC8CU00042221	04/01/2022	04/01/2023	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <b>N</b>	N/A	WC015893783	04/01/2022	04/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional Liab Includ Pollution Liability			AEH591928672	04/01/2022	04/01/2023	Per Claim \$5,000,000 Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b> Sample Certificate	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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