

Request for Information, RFI 3016



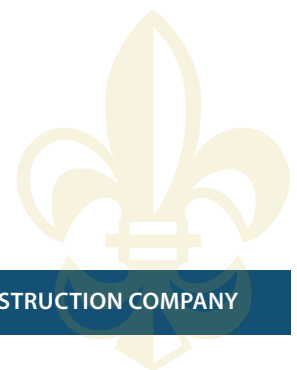
Adult Male Correctional Facility Design/Build/Finance Options

SUBMITTED MAY 27, 2020



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TAB 1	LETTER OF INTEREST	1
TAB 2	PROPOSED DELIVERY METHOD	7
TAB 3	APPROACH TO PROJECT MANAGEMENT, DESIGN & CONSTRUCTION	13
TAB 4	FINANCIAL STRENGTH AND CAPABILITIES	33
TAB 5	QUALIFICATIONS AND PAST EXPERIENCE	
	Organizational Chart	41
	Developer’s (Molasky) Qualifications & Past Experience	
	Firm Profile	45
	Related Project Experience	48
	Resumes	56
	Architect’s (Arrington Watkins) Qualifications & Past Experience	
	Firm Profile	63
	Related Project Experience	67
	Resumes	77
	General Contractor’s (Layton) Qualifications & Past Experience	
	Firm Profile	81
	Related Project Experience	83
	Resumes	89
TAB 6	APPENDIX - REQUIRED FORMS	



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LETTER OF INTEREST

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May 27, 2020

Ms. Kate Severin
Nebraska Department of Correctional Services
801 West Prospector Place
Lincoln, Nebraska 68522

**RE: Response to the State of Nebraska Department of Corrections’
Request for Information 3016
Design / Build/ Finance Options for Adult Male Correctional Facility**

Dear Ms. Severin,

On behalf of PH LLC, dba The Molasky Group of Companies (Molasky), and its development and finance team, please accept this Request for Information (RFI) 3016 to assist the State of Nebraska Department of Correctional Services (NDCS) to consider the design, construction and financing of a proposed Adult Male Multi-Security Level Correctional Facility to be operated by NDCS through a Public Private Partnership (PPP) delivery model. Our team members have significant recent experience in the development of correctional facilities through PPP.

The Molasky Group is a multi-generational, family-owned business that has evolved in the real estate industry for 69 years. Its directors and executives take great pride in its portfolio of commercial, office, correctional, law enforcement, medical, multi-family, and mixed-use properties.

The company is selective in its choice of projects; we are innovative and at the forefront of design and take a progressive approach to project management and financing. As a result, our portfolio includes world-class, award-winning properties developed and maintained at the highest level consistent and appropriate to the long-term holding of high-value assets. Our focus is on communication and customer service as we endeavor to develop buildings with the best value to meet the mission-specific goals of our clients.

In response to this RFI, Molasky and its development team present our capabilities to display our commitment to delivering the best long-term facility solution for the State of Nebraska and its Department of Correctional Services. The development process of any complex project is a collaborative effort between many partners and stakeholders working together to achieve a shared goal. Our Team’s goal is to deliver a functional and cost-efficient facility that not only complements the community, but meets all the design requirements of NDCS, ACA, and ADA accreditation standards while creating a safe, comfortable and functional environment for the staff, inmates and visitors. Through a Design, Build and Finance (including maintenance if required) model, Molasky and its Team can achieve this goal together with the NDCS and the State of Nebraska.

Our assembled Team offers more than construction and finance-oriented solutions. Our team speaks the language and understands how to design, construct and operate correctional facilities that are more efficient for the user, offer better dynamics for the staff, and creates an environment that uses best practices for recently-completed facilities within the United States.

Molasky team members Jackie Crawford and Peter Wenner have real-world hands-on experience in operations, construction and financing of prison facilities. Ms. Crawford, as the Director of Corrections for the State of Nevada for five years, managing 17 correctional institutions located throughout Nevada, over 2300 staff members, and a \$400 million bi-annual budget.

During her tenure, the Nevada Taxpayers Association recognized the Nevada Department of Corrections, and the department was a finalist for the Cashman Award for Good Government. Ms. Crawford also served on the American Correctional Standards Committee for 16 years, including serving as an Accreditation Commissioner for eight years.

Peter Wenner has experience building turn-key facilities for public agencies where a cost-effective and efficient design is paramount to the project's success. His project management on the Clark County Detention Center for Clark County, Nevada, and the Las Vegas Metropolitan Police Department brought more than 1077 beds to ease jail overcrowding in the most expeditious time practical while keeping total build-out costs reasonable.

We have experience in working through the subtleties of operational design and the attention to detail that is critical to delivering an Adult Correctional Facility with multiple levels of security. The Molasky team will work closely with the NDCS, the State, local jurisdictions, community groups, staff members of potential coordinating agencies, and other stakeholders to deliver an outstanding project in the shortest amount of time possible.

We see this as a partnership with NDCS to deliver a facility at the best value. Molasky has developed and delivered multiple projects through a Public Private Partnership approach with various state and municipal agencies throughout the country. We understand how these partnerships work and have the experience to deliver on schedule and on budget. We are "hands-on" managers and specialize in maintaining detail and focus from our Team to our designs and delivery.

Molasky has selectively assembled a core team of key organizations that are experienced and capable of meeting identified project challenges to successfully deliver a new correctional facility.

The Team offers highly experienced and nationally recognized firms to deliver the Project successfully. And the Team has significant experience with design-build single-tenant projects, government sector projects, planning, entitlements/permitting, environmental, secure/safe environments, development, financing and construction.

Arrington Watkins Architects will provide design and facilities management services. Its design expertise is primarily centered on technically complex projects for government agencies and design-builders, in areas such as criminal justice, public safety, public works, industrial, and emergency communications to government clients, corporations, and contractor firms throughout the United States.

The General Contractor will be nationally-ranked Layton Construction Inc; one of the most highly awarded and recognizable contractors in detention construction and with expertise in virtually every industry.

Molasky had the opportunity to work with Layton on the Clark County Detention Facility.

We understand that the NDCS has dedicated a significant amount of time, money, and effort to studying the future needs to develop a plan to address the State's projected increased incarceration population and the community's tolerance to developing a taxpayer-friendly construction solution.

Certainty of Outcome for a project of this financial magnitude cannot be taken for granted. The ability to solely provide a construction loan is no longer enough to ensure the project's completion and minimized risk to the NDCS. We have a proven track record with our financing sources. Our approach to financing and construction reduces construction completion risk as well as longer-term interest rate risk, which inures to the benefit of the State and NDCS.

We offer a Single Point of Contact from the initial award throughout design and construction and continue with the primary contact after occupancy. We handle challenges so that the NDCS can perform its mission without concern about the facility. We are highly motivated to maintain schedules and budgets; however, our primary focus is on the adherence to the requirements, quality, and value that NDCS deserves.

Above all, Molasky is a client-oriented development group that can modify its business process to the culture and requirements of the client. Our goal is to understand the client and provide a solution that meets their needs and their budgets, ultimately allowing them to be successful in their work. Our business philosophy, institutional knowledge, and experience with PPP projects create compelling reasons to select the Molasky Design/Build/Finance team for a new Adult Male Correctional Facility for the State of Nebraska Department of Correctional Services.

Please let me know if you need additional information for RFI 3016. Should you have any questions, please email at peterw@molaskyco.com or call 310-709-8275.

Very truly yours,



Peter Wenner
Senior Vice President
The Molasky Group

cc: Jackie Crawford, Principal of Government Services, Molasky Group
Rich Worthington, President and COO, Molasky Group

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PROPOSED DELIVERY METHOD

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PROPOSED DELIVERY METHOD

Proposed Delivery Method for Design Build Finance and Maintenance of Facilities

The Molasky Group of Companies (Molasky) is proposing a delivery method to help facilitate the design, build, finance and maintenance for the new or renovated correctional facilities identified by the State of Nebraska to relieve the overcrowding of jails and prisons and to facilitate the return of inmates incarcerated on the mainland. The delivery method most commonly known as a 3P or Private-Public-Partnership (PPP) is becoming increasingly popular throughout the United States.

Molasky has a strong track record in executing successful PPP projects having completed ten PPP projects over the past several years totaling over \$1.2B. Molasky was recently selected by the City of Las Vegas to partner with them in a PPP to design, build and build a new courthouse facility for the City of Las Vegas.

Partnering with us can afford the State and NDCS the ability to significantly mitigate numerous risks associated with project delivery ranging from eliminating project cost overruns, alleviating the State and NDCS of the significant coordination efforts, to saving the State valuable taxpayer dollars.

Public-Private-Partnership (3-P or PPP approach)

The benefits of a Public-Private-Partnership in the development of any of the proposed correctional facilities are numerous but would primarily provide for the efficient construction, financing and leasing and of the completed facility with a reversionary interest. Additionally, this PPP approach provides

that during the planning, design and construction of any of the facilities, the State would not have to pay for any costs associated with the project. This allows the State time to budget and appropriate funds for the project as no funds or lease payments are required until the facility has been substantially completed and ready for occupancy. This approach would take advantage of a favorable bidding/subcontracting environment in terms of pricing and still relatively lower bond interest rates.

Most importantly, additional benefits of the PPP approach are that the project is still competitively bid, the private sector handles financing and all project costs during the design and construction duration as well as funds all potential re-design, value engineering and development program modifications prior to and/or after commencement of construction. Moreover, the facility would adhere to all relevant building and operating sections for local, regional, state and national codes as it pertains to the development or expansion of in-state facilities, multi-term contracts, and contracts for the construction of facilities by private entities and the requirements of community partnering and maximizing competition. Molasky understands that all facilities constructed would have to adhere and meet all requirements for ADA and ACA accreditation.

The procurement process can be handled through the issuance of either a RFI, RFQ or RFP. The RFI/RFQ/RFP should be based on the "best value" to the State and NDCS, including team members, relevant experience, local knowledge and ability to perform based on the PPP model. Entering into a PPP does not require a public vote rather a simple majority of the elected officials is required.

proposed delivery method

Why Private Public Partnership

- **Job Creation:** If required, prevailing wages with a Project Labor Agreement (PLA) may be negotiated with all organized trades working on the project.
- **Appropriation Risks:** Developer and bondholders take annual appropriations risk for payment of rent under the Lease.
- **Design Risks:** Value Engineering opportunities exist with Design-Build approach further reducing costs and minimizing change orders as architectural plans are assigned and paid for by the Developer.
- **Consolidation of Risk:** This assignment of the design responsibility consolidates the construction and change order risk directly to the developer, not the Agency, and the Agency is further protected from project cost overruns.
- **Construction Interest Rate Risks:** Under PPP approach, lease rent is negotiated upfront and locked in, based in part on projected costs of construction and interest rates. Increases in construction are absorbed by the Developer. Sub-Bidding risk is also transferred to the Developer.
- **Comparable Interest Rates:** Tax-exempt financing at rates comparable to State tax-exempt rates. No need for State to float additional bonds.
- **Minimizing Burden on the Agency:** Required resources and staffing for project development provided for by Developer/GC Team and not public agency minimizing the burden on the Agency.
- **Time Savings without Upfront Costs:** Commencement and/or completion of the Project can be dramatically accelerated as design does not need to be fully complete before construction can commence under PPP approach. At the same time, there are no upfront out-of-pocket costs to the State until project is substantially complete.
- **No Upfront Out-of-Pocket Costs:** No lease payment until project is substantially complete.
- **Flexible Financing Structure:** Annual lease payments can be structured in a variety of different ways, such as interest only for a period of time, no payments for two years after substantial completion or as a graduated rate with low payments in the initial years increasing over time.
- **Potential for Off-balance Sheet Financing:** the PPP approach would consist of an annual appropriations lease between the State and the Developer, likely eliminating the need for the State to use valuable bonding capacity that could be used for other vital projects with equal or higher priority. Developer financing with bond rates are competitive to State's cost of money.
- **Reversionary Interest:** At the end of the lease term facility reverts back to the State.



MOLASKY FBI Portland, Oregon

proposed delivery method

Lease Based Delivery Method Options

In a lease-leaseback scenario the State could lease a site to Molasky to build any of the facilities identified in the RFI to NDCS specification. Molasky would lease back to the State and NDCS upon completion of the construction. The selection of Molasky would be through a competitive process in which the selection is based on a number of criteria including "Best Value." Paying prevailing wage could be a requirement for payment during construction and no lease payments would be made by the State until construction is substantially complete. Also, no part of the cost of the construction of the building shall ever become the State or NDCS obligation. The lease payment must be comparable to comparable space.

In a lease-to-own transaction, Molasky would contract with the State (or NDCS) to deliver a project built to NDCS specifications, at a fixed cost on property owned or controlled by Molasky. Typically, the State may negotiate the terms of such an acquisition without a traditional public bidding process. The State would select Molasky through a competitive process, pursuant to calls for bids with terms most favorable to the State and NDCS, as opposed to awarding the contract to the lowest bidder. This provides more flexibility in the RFI/RFQ/RFP process and the negotiation of a lease. The same obligations for payment and wages apply as a lease-leaseback scenario. At the end of the lease the facility is conveyed to the public agency.

Real estate development is Molasky's core business and we do large scale, complex project implementation every day. As specialists, Molasky is efficient and proven low-cost providers as evidenced by our more than 2.8 million square feet of competitively bid GSA, State and County projects recently. We employ "best practices" for each project Molasky develops and assume responsibility for every aspect of the project including but not limited to site acquisition, entitlements and due

diligence, to design, engineering, permitting and construction to building commissioning and move-in of FF&E; if needed by the client. The Design-Build-Finance- Lease-to-Own partnership approach is a one-stop shop approach that will ensure the facility is delivered on time and on budget, while minimizing the burden on the NDCS's existing resources.

Our approach can provide flexibility in structuring payments and would not result in an additional tax assessment on any constituents/user as the General Fund would be responsible for the lease payment and this payment would be appropriated on an annual basis. Molasky takes on all the risk of appropriations. The lease terms typically are for a 20, 25 or 30 year period. At the end of the term the facility is turned over to the State for a nominal reversionary fee ranging from 2%-8% of the assessed value. Molasky can also structure an option to purchase the facility during the term of the lease.

Molasky has the flexibility and experience to develop and finance this project in a manner in which the State receives maximum benefits. The Molasky approach would not require voter approval. The Molasky Team is well qualified with strong experience in PPP. Our collective experience is second to none.



MOLASKY FBI San Diego, California

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APPROACH TO PROJECT MANAGEMENT, DESIGN & CONSTRUCTION

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APPROACH TO PROJECT MANAGEMENT, DESIGN AND CONSTRUCTION

Project Management

The Molasky Group of Companies will be responsible for coordinating all of the efforts of the design, construction and financing of this project. With over 65 years of direct experience in managing complex projects, Molasky has the full capabilities to ensure that the project meets or exceeds the State's and the Nebraska Department of Correctional Services (NDCS) expectations.

Molasky selection of team members to partner with is critical to the success of any project. Having completed a substantial amount of projects for demanding and exacting clients, Molasky knows what it takes to develop and manage a team. Our selection of team members is based on several criteria. Team members selected for this project:

- Must have substantial experience in the development and design of re-entry, jail and medium to large scale correction facilities including medical facilities, particularly in a correction setting
- Must have the financial strength necessary to undertake a project of the size and scope proposed
- Must have sufficient human resources to properly staff the job with qualified candidates within their firm
- Must have experience with a design, build, finance delivery system for Private, Public Partnerships
- Must demonstrate a willingness to use qualified local labor, minority firms and subcontractors as much as possible
- Must have experience working together on other similar projects

- Must be creative, out of the box thinking terms, and have demonstrated the ability to finish jobs on time and on budget
- Must have team members with local and state knowledge for development and construction

Molasky has selected all team members for the reasons listed above. As additional team members are added to augment the team, Molasky will ensure that they also meet our criteria for completing a successful project.

Molasky's Project Management Team will coordinate all project aspects and seamlessly deliver a successful development to NDCS. Project Management is more than a primary core competency of Molasky—it is the critical component of their strategy to ensure success time after time for clients and their projects. Molasky offer proven processes and highly qualified personnel, all in-place to provide excellence in project management. We both fully realize that we are judged on our overall performance—from management to overall quality, real-time responsiveness and cost controls.

Molasky brings to bear a staff of experienced senior project managers with demonstrated track records of successfully managed projects of varying sizes and complexities in different jurisdictions throughout the US. Their senior project managers are diverse in their qualifications and experiences. As a direct result, they are better able to provide a wide range of highly effective solutions that benefit the project. Most important the common approach by all senior project managers is to look at individual project assignments through the eyes of the client and end-users.

approach to project management, design and construction



ARRINGTON WATKINS Maricopa County Intake, Release & Transfer Facility, Phoenix, Arizona

Arrington Watkins, is a full-service architecture, interior design, engineering, construction management and program management firm, who bring an extraordinary depth of talent, creativity and technical skills to facility and infrastructure projects. Arrington's experience in the justice market is both broad and deep. The firm provides planning, design, engineering, construction management, design build and commissioning for courthouses, courts complexes, justice centers, 911 facilities, and incarceration facilities ranging from specialized maximum security to medium to campus-style minimum security. Projects include new courts facilities, historic restorations, renovations and large additions to existing facilities. Arrington's portfolio for jails and prisons includes more than \$2 billion in projects ranging from juvenile detention facilities, women's units, State and city jails, full-scale prison complexes and law enforcement facilities.

Since 1979, general contractor **Layton Construction**, will work with Molasky and Arrington Watkins to design and build any of the proposed correctional facilities. Layton's Salt Lake City office with support from offices in South Dakota and Boise will lead the construction efforts for this development. Layton's extensive resume of detention projects includes the completion of over \$2 billion of correctional

work in the country. The knowledge gained through this experience adds a level of sophistication to the design and construction process. They use this expertise to assist owners and architects through every phase of the project, ensuring a positive outcome, with the quality you expect from a nationally-ranked contractor.

A key element is **a spirit of partnership** among the project team. Our Team understands the significance of this ingredient and we will invest our time and energy in discovering the mutual value in achieving common goals. Our Team's commitment to this effort will foster good communication and promote positive relationships with State and NDCS, staff, design professionals, contractors, inspectors and other stakeholders, which will ultimately benefit the project.

Integrated Design

We believe in the Integrated Design process, where our project team develops design solutions that involve professionals from all disciplines, as well as the State decision makers and stakeholders, at the beginning of the project. We will engage the State's representatives and Stakeholders through design workshops to explore and confirm critical programming and project criteria. The entire team of Molasky, Arrington, Layton and the other significant Stakeholders, collaboratively develop the design from the established project goals to the completion of the bid documents.

Project Communication

Our team of experienced professionals understands that an important aspect of the design and construction process is teamwork. During each phase of a project, the team will communicate with the stakeholders, ensuring NDCS needs for the facility is being met.

approach to project management, design and construction

To maintain the flow of communication through each project, our team uses the following channels:

- Regular meetings with the entire project team and stakeholders
- Innovative system of meeting minutes that tracks progress, responsibilities and promotes follow-through
- Monthly reports issued to the NDCS summarizing all aspects of the project, including status updates and project photography

Long before any dirt is turned for a new building, the preconstruction process begins. Working closely with the project stakeholders from the very beginning, Molasky, Arrington and Layton will create a cost model that empowers the project team to make informed decisions regarding the layout, function and quality of the facility.

Project Scheduling

At the beginning of the project, Layton will develop a **master project schedule**, detailing critical path activities including design reviews and government permitting. This schedule determines a substantially complete date, allowing the owner to plan for moving into the new building.

Project schedules ensure that projects are effectively planned, organized, directed, coordinated and controlled. A project schedule is only as good as the team that is putting it together. Layton will create schedules with input from the entire project team. Our combined experience is what makes our schedules exceptionally accurate. Through planning during preconstruction mitigates the risk of falling behind schedule once construction begins.

Layton uses two kinds of schedules: **CPM Schedules** and **4D Schedules**. A Critical Path Method (CPM) Schedule communicates the trades that will be onsite at one time, and makes it easy to see the date an user can move into the new facility. In

addition, plotting the most efficient sequence of tasks, unnecessary delays and safety risks are reduced. CPM schedules easily monitor progress and resolve scheduling issues. Computer-generated CPM schedules can be used to verify that the work plan complies with all restrictions.

4D Schedules: Layton's state of the art 4D scheduling technology takes the 3D Building Information Modeling (BIM) model to a fourth dimension and the project team a step beyond our competitors. A 4D schedule is an easy to understand, multi-dimensional computer simulation that graphically represents the progress of a project. 4D scheduling allows the project stakeholders to easily visualize each phase of the construction project. At times, a 4D schedule can solve potential issues with safety, routing and sequencing that may have been overlooked.

Technology

The Architectural team has embraced the advantages of **Building Information Modeling (BIM)** technology to design and produce our drawings. Just as Computer Assisted Design (CAD) revolutionized our industry when it was introduced, taking us from our drafting board to the computer, BIM is doing the same today. Arrington will use BIM technology to design the project facilities.

Using BIM technology, we can create three dimensional images for designers and user groups to better understand the design solutions. For example, sunlight can be modeled to see how light enters the building on a certain day of the year, or how the building's interior spaces appear by taking a virtual walk-thru during design. Of particular use in justice and public facility design is the ability to simulate camera angles and viewpoints from control rooms and staff stations. This has proven to be a very effective means of eliminating blind spots and other areas of security concerns.

approach to project management, design and construction

BIM technology allows for improved quality control of the building documents by performing clash detections to prevent accidental oversights such as placing ductwork where steel beams exist. This software helps the coordination between disciplines and greatly reduces the number of errors and omissions that result in costly change orders.

Quality Assurance Overview

Layton Construction has a **comprehensive internal quality assurance/ quality control program**, designed to ensure the highest quality of finished product. Unlike most contractors, Layton's quality management does not start with a punch-list at close-out. It is a constant, pro-active process that begins during design.

Arrington and Molasky have an established **Quality Assurance/Quality Control (QA/QC) process** and an independent peer review including Layton and Molasky team members, who will review all documentation at each major project phase. In addition to the peer reviews, we also have a checklist system that the team documents and follows at each and every step of the design process. This living tool integrates topics from every discipline and is available to the State and NDCS for review.



ARRINGTON WATKINS & LAYTON RJ Donovan Infill Facility, Otay Mesa, California

Cost Management Philosophy

As the design for the project is established, Layton will develop and refine the cost estimates. They begin by developing a quantity based cost model for each sub-trade. We also conduct a constructability review of the design and begin value engineering efforts if necessary. Our focus is always to add value to the project through careful analysis of materials, processes or specification review.

All of our Team members have a reputation for developing innovative ways to reduce costs to the lowest appropriate levels. We do this by utilizing various tools to track and model our design progress, such as:

- Consolidate building footprints and utility infrastructure
- Simplify building circulation paths
- Simplify mechanical and electrical systems to fit both conservation and maintenance objectives
- Employ life-cycle driven decision-making to identify affordable opportunities
- Design efficient structural/enclosure systems
- Provide appropriate cost alternates as the design evolves to stay within the established budget



LAYTON Wyoming Medium Correctional Institutions, Torrington, Wyoming

approach to project management, design and construction

Cost Approach

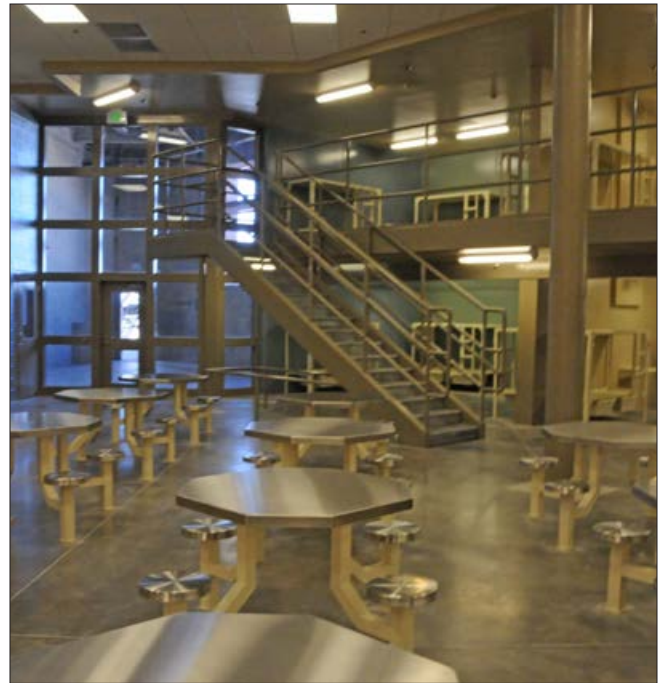
One of the most important aspects of a successful project is to be **involved early in the process and validating the budget and project cost information during the design phase**. At the conclusion of the schematic design phase, we review the design team's estimate and provide feedback on costs with analysis. This process is critical to provide assurance that the project is on budget and also that all available dollars are incorporated into the value-added scope. Our proven process will eliminate costly redesign of the project, and our early estimates will provide the project team with reliable and defensible cost projections that allow better informed decisions.

Cost Methodology

The Construction Team's quantity take-off software pulls the information directly from the drawing files to provide the most accurate cost analysis and bid information possible. Our software platforms aid in our ability to provide detailed information quickly by enabling integration of BIM with our **Timberline estimating software**. The BIM modeling process, with better integration and sharing of data, saves time during the design and construction phases, which ultimately saves money.

Our estimating team relies on in-house historical cost data and a thorough knowledge of the bidding climate in Nebraska. The cost database includes many specific custom items that are based upon recent quotations, subcontractor input and bid results.

Our Timberline estimating software allows us to sort the detailed estimate and create reports to any required reporting format, such as CSI Divisions or Unifomat systems. During the design phase, we will provide a variance report for the current estimate vs. the previous design phase estimate to allow the team to understand the impact of the changes as well as the components of the building that changed.



MOLASKY & LAYTON Clark County Detention Center,
Las Vegas, Nevada

Cost Control Reports

The Team will provide a cost control report that will allow the NDCS to track all project costs and also to easily track the changes that occur throughout all phases of the Project. We will use this report during construction to maintain an up-to-the-minute overall exposure based on real and foreseeable costs to ensure the project receives the maximum scope and quality within the budget. While we have a standard report we use as a starting point, we customize this to fit each customer's needs.

Cost Verification

At each phase of the project, whether it's schematic design, design development or construction documents, we verify that the complete scope of work in the documents matches our understanding of the project.

approach to project management, design and construction

Technology Solutions that Improve Service Delivery, Security, and/or Operational Costs

Layton Construction has been involved in corrections over the past 25 years. We have become a leader in constructing correctional facilities of all types, producing over 13,000 beds in facilities ranging from rural county jails to juvenile detention and mental health facilities, as well as large metropolitan 4,000-bed prisons.

Layton has embraced and utilized some of the most forward thinking and state-of-the-art technology in assisting in design and communicating information with design teams and owners that benefits the budget and operational efficiencies—without compromising the required security. Some ideas to consider for project successes are as follows:

- Clearly seek to understand the makeup of the potential inmate population classifications and the volume of each. We have built a number of more rural facilities where a larger portion of the housing areas were open dormitory spaces with smaller separated, heavily secured spaces for the Level 4 or 5 inmates.
- Determine the desired means of supervision based on the population classifications. Most of the newer facilities are moving to direct supervision, which is effective in multiple ways, reducing the required staffing and building a disciplined and respectful relationship with the inmates. This has proved to be a helpful benefit as inmates transition out into the public.
- Recognize the need to provide productive time for the inmates. If they can be productive during the day, they will be less destructive and will transition in classification and find success as they transition out. Effective programs include culinary training, managing larger garden areas to grow food used in the kitchen, industries ranging from sewing to auto repairs (working on County vehicles), and computer data input.

- One area that provides great financial benefit is providing iPads loaded with reading materials for the inmates, which avoids the expense of building a library space and stocking it with books.
- Depending on climate, we have built facilities with evaporative cooling or solar panel energy fields to enhance utility costs. We have seen great experiences with vacuum waste systems that have a larger up-front cost but provide long term efficiencies.

While the technologies become increasingly sophisticated, great sums of money may be spent on items either rarely used or not required. In the past 5 years, firms producing detention equipment and those generating security electronics system have greatly reduced. These two areas can generate the greatest costs of a facility. With over 24 years of relationships with most of the current DEC & SEC vendors and subcontractors, Layton can assist the design team and Owner in customizing the systems for your facility.

With years of experience in the corrections construction market, the Layton team provides improved service, security, and operational costs. Currently, our team is constructing the largest prison in the United States, and we have vast knowledge in the efficiencies of the differing types of supervision and technologies. We understand what systems can bring the best results. Additionally, we put in extra effort to enable “direct supervision” management within facilities, to reduce staffing needs and overall inmate altercations. We have strong relationships with SEC and DEC manufacturers and contractors across the United States and will leverage to benefit your project. Lastly, we can provide studies of differing systems to aid designers and Owners make the most efficient and effective selections for their facility needs.

approach to project management, design and construction

General Approach and Constructability

Since 1994, the Arrington Watkins Architects team (AW) has been designing and managing the construction of over 50,000 justice beds in facilities located throughout the country. This allowed our team to become proficient in various components related to design including correctional technologies, security systems, importance of line of sight and ability to design facilities as safe, secure and humane. When appropriate, our team has developed a design process for each facility that includes the following six (6) tenants:

1. **Safe, Secure, Humane Facility**
2. **Cost Optimization**
3. **Facility Efficiencies = Staff Efficiency**
4. **Maintenance and Ease of Maintenance Access**
5. **50 Year Facility Lifespan**
6. **Fiscally Responsible Demonstration of State Funds**

1. Safe, Secure, Humane Facility

Although the use of this future planned facility is for a new state-of-the-art facility that will house State of Nebraska Department of Corrections (NDOC) inmates, it is important to never lose sight the population is comprised of human beings. As such, it is not only required to develop safe and secure facilities, but also to develop a facility that is humane and is a representative demonstration of how justice is served within the State of Nebraska. This is achieved through the use of the following highly durable and long-lasting materials, providing the required functionality and use of technology as follows:

Physical Plant

- Pre-cast concrete or reinforced masonry wall systems at all exterior walls within the perimeter fence lines
- Pre-cast concrete or steel cell modules for all required cells

- Combination of pre-cast and reinforced masonry walls at all inmate accessible areas for maximum wear and tear at these high abuse prone areas
- Combination of high and exposed to structure type ceilings preventing inmate abuse
- Use of detention grade doors, frames, locking devices in lieu of commercial grade equipment at all inmate accessible areas
- Introduction of natural light to increase the living environments throughout all inmate areas for an enhanced and restorative and healing environment
- Softer more durable and flexible furnishings in inmate activity areas that create “Normative healing environment”
- Reduced recidivism by offering vocational training/programming and education space to inmates for opportunities for education and development of marketable skills
- Use of security “no pick” type sealants at all inmate accessible areas preventing inmates from hiding contraband in gaps at various finishes, allowing for better staff and inmate safety
- Use of appropriate type perimeter and yard fencing along with a highly efficient perimeter detection systems preventing attempted breaches in security
- Providing best industry practice for standoff distances from site and interior building locations

Functionality

- Development of separate circulation paths between inmate movement activity and the public
- Clean line of site into all inmate activity locations from all staff observation locations to maximize staff efficiency

approach to project management, design and construction

- Elimination of blind spots that can become inmate hiding locations to ensure both staff and inmate safety

Technology

- CCTV cameras with latest technologies such as digital type systems
- Integrated touch screen systems for door control, physical observation, scheduling of routine maintenance, Intercon systems, shower water control, lighting control, Inmate movement and staff accountability
- Site perimeter observation and fence monitoring systems
- Locking devices

2. Cost Optimization and Constructability

The Molasky Group's team understands there is limited funds available for the development of this NDOC facility. As such, to ensure best value to the State for the various construction materials and systems, during the future RFP this team will conduct detailed pricing efforts. During this RFP process, the design team will develop an initial design in response to the RFP bridging documents. These documents will be fine-tuned by the General Contractor and Development teams to ensure the facility can be built with the available funds and can be occupied within the State of Nebraska's desired timelines.

Cost optimization will be provided through the following solutions:

- Use of long-lasting materials that will take the wear and tear for many years, reducing both the time and cost of required maintenance
- Arrangement and combining of various buildings on a site that reduce overall footprint allowing for a slight reduction in required site acreage
- Systems that allow for proper routine and required maintenance to keep the facility in outstanding condition throughout the terms of this contract

3. Facility Efficiencies

The Molasky Group and the design team have been designing staff efficient facilities for many years. As mentioned, facility and staff efficiencies have been realized by the approach to combine several individual buildings into combined buildings. On past similar type projects this approach has allowed for the following realized efficiencies:

- Combining buildings and rearranging the placement of the buildings on the site provided better and more efficient line of site for staff observation of a greater number of inmate activities from a single location
- The efficiency in physical observation of line of sight for inmate activities has allowed for a slight reduction in overall staffing
- Combining several of the smaller inmate services buildings allowed for more efficient centralized service process such as food service

4. Maintenance and Ease of Maintenance Access

Based on past experiences, throughout all buildings, the design and construction team established the most practical and sound location and placement for equipment from both an operational and safety standpoint. On recently completed projects maintenance efficiency has been accomplished through the following:

- Roof top equipment in open areas for ease of access and replacement of various parts
- Placement of a secure and concealed roof top access stair, (Not just a roof access hatch with a typical ladder), but an actual staircase to allow maintenance staff ease of maintenance access throughout all buildings in this facility
- Location of a maintenance area both inside and outside the secure perimeter provides the maintenance team with great flexibility and improved turn-around times for required access for maintenance issues

approach to project management, design and construction

- Incorporation of long lasting and durable materials throughout has reduced the need for repair

5. 50-Year Facility Life Span

Through the use of the following durable and long-lasting materials, appropriate for use within a correctional environment, this facility will last for a minimum life span of 50 years:

- Precast concrete exterior and partial interior walls
- CMU walls where needed in inmate accessible areas
- Prefabricated concrete cell boxes with built in steel furnishings
- Concrete floors with appropriate levels of finish such as VCT and carpet tile where appropriate at staff offices only, sealed concrete at all inmate areas
- Proper glazing types that are secure, durable and mar resistant
- Building pads and sidewalk with the required slopes away for buildings for proper drainage
- Proper drainage type systems reducing potential erosion where drainage occurs
- Steel structural systems
- High efficiency building envelope
- Mechanical and electrical equipment
- Roofing systems that allow for a 20-year life span

6. Fiscally Responsible Demonstration of State Funds

By using the following materials, this facility demonstrates a responsible use of the State's funds:

- Concrete for long lasting and durability against abuse with reduced maintenance costs
- Secure detention grade hollow metal doors, frames and window frames of 14 GA and up with appropriate levels of glazing

- High efficiency mechanical, plumbing and electrical systems and equipment

Summary

This team is well versed in the design, construction and management of correctional facilities across the country from 500 beds up to 5,000 beds at a single facility. We have utilized just about every type of the correctional system and technology including but not limited the following:

- Prefabricated cells such as steel cells, concrete, steel wall panel, CMU, tunnel form and plant cast wall panels
- Sliding devices electro-mechanical, pneumatic, mechanical
- Electro-mechanical high security locks from every manufacturer in the industry
- Motor operated type locks, solenoid type locking systems
- Sliding vehicle sallyport gate systems of every type
- Secure gate locking devices
- Detention glazing of every size from ¼" polycarbonate up to 2" glass clad
- Perimeter fence detention systems such as direct buried ported cable, fence mounted shaker systems, taut wire and lethal and non-lethal fencing systems
- CCTV cameras both analogue and digital
- Integrated systems both hard wired with maintained contact switches to touch screen type

Whatever the need of the State of Nebraska Department of Corrections our team is ready from day one to assist in the appropriate and required level of surety

approach to project management, design and construction

Design Approach

Sustainable Design

Our project team understands the increased awareness and concern of the impact that people and buildings have on environmental conditions. People want the buildings they work in to support their sustainable lifestyle. We have the critical data and knowledge to show you how to economically reduce your life-cycle costs, provide more livable environments and minimize environmental impact to support a sustainable culture.

Experience and Commitment to Sustainable Design and Energy-Efficient Systems as well as LEED Ratings

Our project team is committed to minimizing the impact of design and construction on our environment, and we strive toward a sustainable future for all of us. We will work with project stakeholders to create solutions that will achieve the sustainable design and system efficiency goals you have, including those that meet an equivalent design LEED basic rating you'd like to achieve. We would propose during the pre-design phase to have a design workshop that focuses on sustainability and building performance. In this workshop, we will define your sustainability goals and features to be incorporated into the project.

Sustainable Goals:

- Reduce Operating Costs
- Maximize Site Opportunities
- Use Renewable Resources
- Simplify Maintenance
- Utilize Natural Daylight
- Reduce Waste
- Provide Clean, Healthy Air

Our Team brings an understanding of sustainable design and energy-efficient systems. Together, we have a significant portfolio of LEED certified projects which we can share and learn from and then apply to this project as we look for sustainable opportunities.

Energy Analysis

Our Architectural Team utilizes the leading industry standards and benchmarks pertinent to environmental and energy related design. By utilizing these benchmarks, the Architects can meet or exceed the owner's goals. We have many tools for testing the energy efficiency of our designs. The building modeling software will produce **Conceptual Energy Analysis Reports** at any stage of the design. They also prepare **Comcheck Analysis Reports** for building envelope. Building energy modeling and systems energy usage reports can be provided by our mechanical engineers at appropriate stages.

A holistic building approach will enable the design team and project stakeholders to make appropriate choices early in the design process with a clear understanding of the system cost, total energy consumption, and utility bills for the lifespan of the facility. The following is a summary of the issues considered during the energy analysis:

- Building orientation and site features;
- Climatic advantages such as prevailing winds;
- Building envelope features such as wall and roof construction materials;
- Building glazing analysis;
- Suitability of the system for the climate and use;
- Durability of the system based on anticipated life span of the building and its use;
- Maintainability of the system based on available client resources;

approach to project management, design and construction

- Adaptability and flexibility of the system based on projected future growth of the facility and future technology;
- Affordability of the system based on the funds presently available and anticipated future allocations of funds; and
- Efficiency of the system for the initial capital cost invested.

Team member Arrington Watkins Architects has developed system designs that meet established standards for energy efficiency and will **help NDCS to meet the desired LEED certification requirements.**

Couple these system designs with highly insulated buildings and the total energy use in the facility will allow our team to capture LEED Credits critical to achieving the desired/required Certification Level.

Compliance with the Americans with Disability Act (ADA) and American Correctional Association (ACA)

The Arrington led design team is familiar with ADA requirements and is well versed in providing design solutions that address specific issues relative to correctional and healthcare facilities. All team members are required to attend continuing education programs to keep up to date on the latest ADA regulations. We also employ ADA specialists who perform peer reviews on all projects to ensure compliance with ADA standards.

Arrington also fully understands the importance of complying with ADA requirements and they will work closely with the team to ensure that the new and/or renovated facilities will be compliant. Their design work under the 1991 law includes hundreds of projects, with over 40 of them in criminal justice.

The team has developed an evaluation checklist which is based on all of the requirements of ACA and ADA in relationship to correctional projects.

We will utilize this checklist in the development of the design documents and through a separate Quality Assurance review team. to confirm that all listed compliance requirements are met. During construction the team will continue to monitor the proper installation of walls and floor configuration to ensure that critical features of the design are in compliance with requirements. Detail inspections will be conducted to ensure that all ADA and ACA features are installed as required by Codes and Standards.

Jackie Crawford (Molasky) has substantial experience with ACA standards having served 16 years on the board, eight years as Chairman. Under her leadership she helped draft the current ACA standards and has routinely been involved in the inspection and ACA certification of correction facilities throughout the United States. She will serve as the **point person to ensure the project is ACA compliant.**

Program Verification and Site Master Plan

The project scope of the work will be verified for staffing, functionality, equipment needs, square footages and cost alternatives. Verification will be completed with the appropriate State stakeholders to confirm the accuracy and completeness of the needs and program documents prepared to date, integrate any additional comments, establish priorities and relationships, confirm goals and finalize the project program prior to the commencement of the Schematic Design phase. As part of the Program Verification any proposed Site Master Plan prepared by our team member Molasky will be reviewed and further developed/modified to show the State and NDCS desired functional adjacencies and circulation patterns.

The Team customarily uses the **design charrette process** to facilitate a collaborative environment that creates innovative and creative ideas. The workshop process will provide the opportunity for user groups

approach to project management, design and construction

and stakeholders to have input and access to the design outcome of the facilities. The design charrette is a tool the Team will use to ensure that the team hears the project goals and program missions, as well as to explore new and innovative ways to meet the needs of the users and stakeholders.

Schematic Design Phase

In the Schematic Design Phase we will continue to explore and further develop design options. By the end of this phase, we will have the design focus narrowed down to a few selected solutions for the design team to pursue in the next phase. The schematic design work will include an analysis of building codes and zoning regulations.

Design Development Phase

Our approach to Design Development takes critical information gathered in Schematic Design to build the project in a progressive sequence. We also see Design Development as the first step in the Construction Document phase. We begin by developing a detailed architectural base plan that can be used by all engineering disciplines. During

this phase, the design team will also work closely with NDCS representatives and project stakeholders to complete more detailed layouts for the most functional and efficient design possible including:

- Reviewing the plans, engineering systems, security operations, and materials to ensure they are in accordance with the program and NDCS needs.
- Determining final dimensions and material selections.
- Providing engineering solutions for structural, mechanical, electrical, security and utility systems.
- Updating the project cost estimate.
- Provide value engineering recommendations and solutions if budget constraints are exceeded.

Our Design Development package includes detailed plans that will be incorporated into the Construction Documents. Plans showing major mechanical and electrical equipment and room layouts will be developed. A detailed code study will also be included. Our goal is to have all major building-oriented decisions made and approved by the project stakeholders prior to starting the Construction Documents phase.

Construction Documents Phase

During Construction Documents, the Design Team will prepare drawings and specifications which set forth in detail the exact construction and performance requirements of the project, including:

- Completion of the detailing of all equipment, furniture, technology, and casework, fixtures, fittings, and devices in coordination with the plumbing, electrical system and technology required within those spaces



ARRINGTON WATKINS Arizona State Prison Complex,
Tucson, Arizona

approach to project management, design and construction

- Detailing all building systems on electrical, HVAC, plumbing, structural, and technology plans, and specifying them to the exact standards set forth by the design team in the contract document stage
- Focusing on plan sheet coordination between the disciplines with architectural code plans, large scale plans and reflected ceiling plans, as well as with all other disciplines.
- Systematizing complete information for schedules and details, final specifications edits for all disciplines, architectural schedules for room finish, hardware, doors and frames schedules and details as required.
- Arrington quality control review of the documents and specifications.
- Submit documents to local and state jurisdictions for building permits and review.

Construction Support Management

Arrington's and Layton's philosophy for construction support management is the same as the integrated design approach to the design phase. An experienced construction support leader is integrated into the project team to lead the QA/QC process and then manage the Construction Administration phase. This person will administer the flow of all communications to ensure that the A/E's team's full project knowledge is applied to and enhances the success of the project. The A/E team's response will be more coordinated, more informed, and more responsive when the construction support leader efforts are supplemented by the Project Manager and Project Architects / Engineers throughout the entire construction process.



ARRINGTON WATKINS Oren R. Fox Medium Security
Detention Facility, El Centro, California

approach to project management, design and construction

Construction Management Approach

When the architectural drawings and specifications are completed and approved, it's time for construction to begin.

The first step in the construction process is the selection of qualified subcontractors. Layton solicits competitive bids from pre-qualified subcontractors using the comprehensive bid packages developed during preconstruction. The next step in the construction process is to implement a construction master plan, which includes the safety plan, construction sequencing and the location of the temporary trailers, storage areas and construction parking. The estimates prepared during preconstruction are incorporated into the construction accounting system. This system, which reflects budgets, bids, estimates and payments and forecasts costs, will provide an audit trail essential to any well-managed project.

Throughout construction, Layton's project management team meets regularly with the stakeholders and provides monthly status reports on all facets of the project. **Safety, schedule and budget** continue to be top concerns and are monitored closely.

Commitment to Local Subcontractors

Layton Construction is focused and committed to getting local bids and participation. Once selected, our highly trained staff of estimators and preconstruction managers will get to work in contacting the local subcontractor base.

They understand that under the current economic conditions many local subcontractors are eager and ready to execute work on this project. Let it be clear, that it would be their preference to use only 'local' trades. In addition to the local subcontracting communities, Layton is also experienced in working with the local trade unions and programs.

Partnering

One of Layton's first steps in the construction process is to arrange a partnering meeting to establish responsibilities and define the relationship between team members. Through partnering, the construction team increases the effectiveness of relationships, which consequently raises the quality of the project and ensure a successful outcome.

Construction Scheduling

Utilizing the project schedule developed during the design process, Layton will update the schedule to ensure the final master CPM schedule integrates subcontractor schedules. Some projects may inevitably fall behind schedule because of unforeseen circumstances, including unusual weather or unpredictable labor and material shortages. When this happens, we track the trades that are behind schedule and the reason. We then make a recovery schedule, designed to rethink and resequence trades allowing the project to be completed on time.

Quality Control Program

Layton uses the quality control plan created during preconstruction to provide quality construction and adherence to design requirements. Inspections performed on a continual basis for every element of the building include:

- Review specifications, contract plans
- Assure that all materials and/or equipment meet quality standards
- Ensure that all required preliminary work has been completed
- Establish level of workmanship, verify industry standards
- Check compliance with safety plan, identify any activity hazards
- Conduct daily checks for continuing quality compliance

approach to project management, design and construction



LAYTON Maple Street Correctional Center, San Mateo County Jail Replacement, Redwood City, California

Layton's quality control plans typically include the following procedures:

- **Technical Design Review:** review of all design documents, verification of compliance with program criteria, building codes, government regulations.
- **Constructability Review:** conducted on an on-going basis throughout the design phase, quality is a significant factor in these reviews.
- **Quality Control Reporting:** reports are required to be reviewed by the necessary individuals in a timely manner, any corrective actions are implemented immediately, all corrective measures are documented; detailed quality checklists are prepared and monitored by the quality assurance team.
- **Notices of Non-Compliance:** document and track any outstanding non-compliance notices issued, monitoring all concerns until they are resolved.

Safety Approach & Record

The entire General Contracting team values the safety of all their employees. Their success is directly related to their commitment to safety and quality. The General Contracting team's safety record is exemplary. As individual firms they have been recognized within the construction industry for our value of safety. Year end and year out team members have earned the Association of General Contractors (AGC) National Certificate of Commendation for Safety Excellence.

Safety for L.I.F.E.

One unique aspect of the team's safety program is the Team Injury Free Environment, or T.I.F.E program, through which we encourage employees to think about safety both on and beyond the jobsite. Because safety is a value, it is something that they strive to achieve 24 hours a day, 7 days a week, at work, play and home. L.I.F.E. encourages employees to apply the safety value as a life style. An example of off the job training available to all employees includes free first aid and CPR classes, which are offered to employees and their families. Some ways that we achieve excellence in safety include:

Continuous Safety Training

From their very first day with the company, all team employees receive training on safety procedures and policies. For our craft labor, a three-month new employee support period includes daily mentoring in safety procedures and supervisor interviews at 30, 60, and 90 day anniversaries.

The training does not end there. Each morning, on-site superintendents lead a stretch and flex program and then conduct a pre-task planning meeting for the day, identifying potential safety issues. Employees are regularly trained in first aid, CPR, fall protection, scaffold usage, hazardous materials handling and more.



LAYTON Utah State Correctional Facility, Salt Lake City, Utah

approach to project management, design and construction

Safety Observations at All Levels of Management

All jobsites have mandatory weekly safety inspections, conducted by the on-site superintendent. These inspections are documented, and reports are kept on file in the jobsite trailer.

Subcontractor Safety

Subcontractor participation is fundamental to ensuring on-site safety. Before subcontractors are selected for any job, pre-bid safety reviews are conducted with each subcontractor. A pre-mobilization safety review, which all subcontractors are required to attend, outlines project specific safety requirements and reiterates the team's commitment to safety.

MSHA / OSHA Training

All supervision, including foremen, superintendents, project managers, construction managers, senior project managers and executive vice presidents, complete the OSHA 10 Hour and/or MSHA 24 Hour New Miner training at hire or at promotion.

Once trained, supervisors must also complete an annual open-book OSHA refresher test. To maintain their certifications, supervisors must score a 90 percent or better on this exam. Supervisors working on MSHA-controlled projects are required to take an MSHA 8 Hour refresher course. Quarterly Safety Performance Management trainings are also completed by supervisors.

The General Contractor team has trained MSHA/OSHA personnel who are certified and have met the requirements on the MSHA Form 5000-23. In addition to their in-house trained personnel, they have certified MSHA/OSHA trainers.

They understand that any construction personnel who come to the site must have the MSHA Form 5000-23 presented before they step foot on the property. The General Contracting team will maintain this requirement and will comply with all MSHA/OSHA safety requirements.

Design Examples of Comparable Projects

One of the major differentiators of the Arrington Watkins led design team is their **expertise and experience in designing corrections and medical spaces within correctional facilities**. Examples of this experience are highlighted below. Additional Information can be found in the Qualifications and Experience tab.



Maricopa County Intake, Release & Transfer Facility, Phoenix, Arizona

- 474,000 SF
- \$185M
- Completed 2020

The Maricopa County Intake, Transfer, and Release Facility replaces the aging Maricopa County Durango Jail. The focus of the design on this project was 3-fold: Operational efficiency, ACA compliance and cost effective future expandability. The Maricopa County Intake and Transfer Center provides the county with 512-beds for short term housing including 256 minimum/medium 64-bed dormitory style pods, and 256 beds for max security in 64-bed double occupancy cell pods. Included is a 1,280-bed jail with 12 pods of medium security 64-bed 8-man cells and 8 pods of minimum security 64-bed dormitories. The facility contains multiple administrative areas including both staff training and briefing areas, court rooms and a public lobby.

approach to project management, design and construction



RJ Donovan Infill Facility, Otay Mesa, California

- 290,000 SF
- \$190M
- Completed 2017

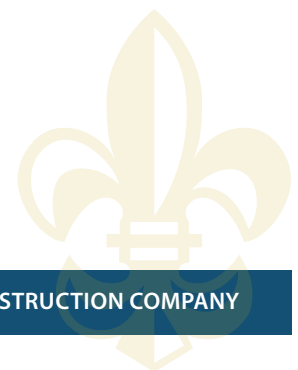
The RJ Donovan infill facility for the California Department of Corrections and Rehabilitation (CDCR) encompasses the development of a stand-alone 792 bed correctional campus on the grounds of the RJ Donovan State Prison in San Diego, CA. The program consists of housing, mental health medical infirmary, administration, staff training, inmate education, vocation training classrooms and shops. One-third of the inmate population are receiving mental health and behavioral health treatment. The architectural design addresses this special needs population and the associated required support.



Oren R. Fox Medium Security Detention Facility, El Centro, California

- 64,000 SF
- \$280M
- Completed 2018

The Oren R. Fox Detention Facility is located on the existing campus of the Imperial County Sheriff’s Office in El Centro, CA. This design-build project was funded by AB 900 and consists of a two-story medium security adult detention center. The facility incorporates a “normative environment” design philosophy to facilitate the County’s rehabilitation programs. Services provided are housing, healthcare, intake and release, a teaching kitchen, and laundry facility. Administrative and staff support services include a fitness room and large breakroom with an outdoor patio.



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FINANCIAL STRENGTH AND CAPABILITIES

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FINANCIAL STRENGTH AND CAPABILITIES

Developer's Ability to Finance the Project and Financing Approach

The Molasky Group of Companies (Molasky) is a dba for PH, LLC, a closely held private company owned by the Molasky family with a combined real estate holdings portfolio of approximately \$1.1 billion and a financial net worth of approximately \$265 million. We have over \$22.8 million in cash liquidity. Molasky has a 68 year history of developing, financing, owning and managing real estate.

The Molasky Group of Companies has a long standing relationship with several national lenders, and over the past thirty months, in one of the most difficult financing markets in our nation's history, has successfully completed the financing of over \$800 million (construction and permanent loans) of State, County and General Service Administration (GSA) Design Build Finance and Maintain (DBFM) projects. Over the past five years Molasky has raised over \$1.3 billion in taxable and tax-exempt financing for projects that are owned by Molasky members. Below is a list of recently completed Molasky's DBFM projects.

- **FBI San Diego Field Office:** \$125 million, Completed 04/2013, LEED Gold Design
- **FBI Portland Field Office:** \$55 million, Completed 03/2012, LEED Gold Certified
- **FBI Cincinnati Field Office:** \$48 million, Completed 02/2012, LEED Gold Certified
- **FBI Minneapolis Field Office:** \$61 million, Completed 01/2012, LEED Gold Certified
- **NARA National Personnel Records Center:** \$115 million, Completed 05/2011, LEED Certified
- **Clark County, NV Detention Center:** 1078-bed Detention Center, \$195 million, Completed 07/2009, Energy Star
- **Molasky Corporate Center Las Vegas, NV:** \$103.7 million, Completed 08/2007, LEED Gold Certified
- **Casa Grande Reentry Center, NV Dept. of Corrections:** 400-bed Transitional Housing Facility, \$23.2 million; Completed 12/2006

Additional project information can be found under the Qualifications & Past Experience tab.



MOLASKY Casa Grande Reentry Center, Nevada Department of Corrections, Las Vegas, Nevada



MOLASKY & LAYTON Clark County Detention Center, Las Vegas, Nevada

financial strength and capabilities

Every public-private partnership project that Molasky pursues is evaluated with both a taxable and tax-exempt financing structure, and whichever structure that provides the “best value” to the client (federal, state, or municipality) is chosen.

It is the goal of the Molasky group to offer the most compelling financial structure to help reduce the total cost to the State of Nebraska and the Department of Public Safety (NDCS). Based on our initial due diligence we believe that the best value to the State and NDCS includes financing this project on a tax- exempt basis and providing a reversionary interest in the project to the State at the conclusion of the lease/ concession period. This structure has the advantage of distributing all construction risk to the private sector (Molasky) while financing the project in a method that closely matches the rates achieved for General Obligation debt, thereby translating into the lowest cost of ownership, without completion risk. This approach does not impact the State’s bonding capacity as it is an off-balance sheet transaction in which we are responsible for getting the bonds issued through a 501C corporation.

With the reversionary interest structure, the State would receive all ownership of the facilities after the initial lease/concession term is completed. The longer the lease/concession term, the lower the annual payment for debt service may be. This compelling structure was utilized on the Clark County Detention Facility project in Nevada.

Since we intend to finance this project with tax-exempt debt, there will likely be limited equity required; however, short-term funding will most likely be required until bond funds are available. If equity or short-term funding is required, it is anticipated that Molasky will provide 100% of any funding required through cash reserves and/or contributions from Molasky members. Molasky intends to internally

fund all development costs leading up to the bond funding. Molasky is accustomed to pre-funding costs prior to bank funding and has done so on each of the projects listed above. We have enclosed confidential financial and bank statements which show that we have sufficient liquidity to finance the pre-start and acquisition budgets.

Molasky has the ability to fund all required equity directly into the project and will not need to rely on any third party source for equity capital or short-term funding. In addition, Molasky will provide a completion guarantee and pledge its financial resources as collateral.

Molasky has a long standing relationship with the public finance division of Barclays Capital. Barclays was the underwriter for several Molasky projects, including the \$195.0 million, 1,078-bed detention facility for Clark County, Nevada, and the \$23.2 million 400-bed transitional housing facility for the State of Nevada. The detention center and transitional housing facility were financed through the issuance of tax-exempt debt. Barclay’s Bank Vice President Sean Keats has worked as underwriter with Molasky for the past seven years in helping to secure tax-exempt debt as underwriter.

To provide the State and NDCS with the “best value” and competitive pricing we intend to finance all projects identified by NDCS utilizing tax exempt financing. However, we will also plan to retain the option of utilizing conventional financing in the event that there is an interruption in the Nebraska municipal bond market. Newmark Realty Capital Managing Director George Mitsanas has worked with Molasky for the past 20 years to help secure taxable debt from Newmark’s correspondent banks. Newmark assisted in arranging the life insurance company and pension fund debt utilized to finance over \$800 million in commitments for Molasky in the previous thirty months.

financial strength and capabilities

After a presentation to the Board of Directors of Molasky about the NDCS Request For Information regarding the possible construction of several correctional facilities and a re-entry facility, the Board issued an internal approval to pursue this project with authorization to commit funds once Molasky is selected for a project and a memorandum of understanding is signed. Molasky is ready to fund whatever equity or short term funding necessary prior to obtaining bond/bank funding within 10 days of project selection of the project and signing of a memorandum of understanding.

Layton, our primary General Contractor, has an "A" Excellent rating from its bonding company. Layton has an aggregate bonding capacity of \$1.5B, with \$3.0B available for a single project.

Overall financial responsibility for completion and long-term management of the project will be the Molasky Group of Companies and the primary general contracting team of Layton. Molasky will ensure that all Team Members and sub-contractors have the necessary financial strength to complete the tasks assigned, and possess appropriate insurance and bonding will be required by Molasky and the general contracting team.

Molasky will require Layton, the primary general contractor, to either obtain a payment and performance bond for the real estate aspects of the project or provide a corporate guarantee covering payment and performance. We have worked with this team member previously and know their capabilities for providing adequate bonding and guarantees. Molasky will also provide a corporate guarantee for completion to the bond holders on the project.

Molasky has a long history in working with lender and bond holder requirements to ensure performance during construction and operations. We have a dedicated construction accounting staff that will process and review the general contractors pay applications. The processing of general contractor pay applications will only begin after the architect has reviewed and signed off approval that work has been completed to the percentage identified and is in conformance with all design specifications.

In addition, Molasky requires their on-ground project superintendent and project manager to approve the pay applications, as well. Our accounting department has a sophisticated model for tracking all potential liens on the project, and the general contractor is responsible for obtaining all required lien releases before payment is made. Having previous experience on similar projects with the general contractor and architectural designer further enhances our ability to ensure performance.



MOLASKY Molasky Corporate Center, Las Vegas, Nevada

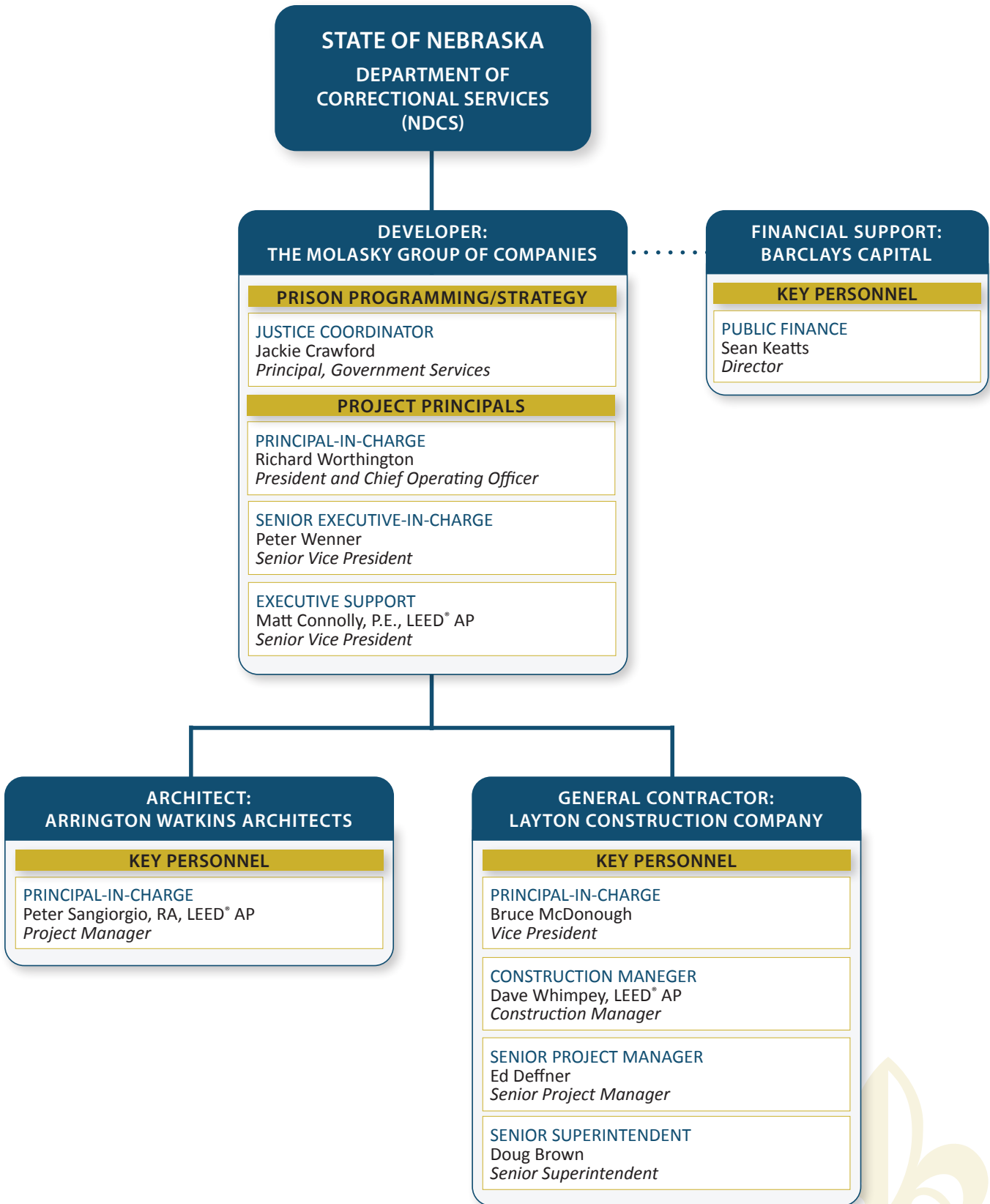
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QUALIFICATIONS AND PAST EXPERIENCE

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organizational chart



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DEVELOPER'S (MOLASKY) QUALIFICATIONS & PAST EXPERIENCE

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PROJECT DEVELOPMENT EXPERIENCE

The Molasky Group of Companies (Molasky) designs and develops all aspects of the real estate industry spanning office, commercial, residential, multi-family, retail, healthcare, aviation, law-enforcement and correctional properties.

With almost 70 years of experience, the company focuses its efforts on build-to-suit projects for clients with specific and exacting standards relating to the design, build and finance of properties that are mission specific and meet the demands of the dynamic work space.

Molasky is client driven and focused on our client's mission; our designs and buildings encourage greater communication, collaboration and increased operational efficiencies. The company is large enough to be efficient and cost effective, but small enough to be adaptable and highly responsive to the client's and tenant's needs.

We team with highly skilled and competitive architects and general contractors and together employ state-of-the-art strategies to build cost effectively while offering a diversity of client-driven services. The management team thinks "outside the box" to provide unique solutions to a client's needs.

In ten years, the company completed 2.9 million rentable square feet of office space, of which five buildings are LEED certified Gold. And it developed 430,000 rental square feet of special use space.

Molasky has significant experience in developing facilities for public agencies through private-public-partnerships. Our build-to-suit projects began in 2001 when the company tackled several major projects for government agencies hoping to improve our service and presence in Las Vegas, including headquarters for the Internal Revenue Service and southwest facilities for the Social Security Administration.

In 2004 then Nevada Governor Kenny Guinn called upon Molasky to build the 400-bed Casa Grande Reentry Facility for the State of Nevada Department of Corrections. The campus includes an administrative office complex, medical, classrooms, and minimum-security dormitories. That project earned Molasky a

reputation for progressive correctional design. The company went on to build the new 1,078-bed medium-security Clark County Detention Center near Nellis Air Force Base on behalf of the Las Vegas Metropolitan Police Department.

In 2007, Molasky Corporate Center opened as the state's first LEED Gold Certified project. This Class A 17-story tower serves as headquarters for the Southern Nevada Water Authority, the United States Secret Service, Department of Energy and two national law firms. With a long track record of success, Molasky turned its scope of work to federal work on a national level. The company's first national project was the 475,000 square foot National Personnel Records Center in St. Louis, MO. Part office space, part document center, it houses and grants access to military and government personnel records on file since the Civil War.

The company proudly designs, develops and constructs modern, secure, and environmentally friendly office facilities for our nation's top law enforcement agency—the Federal Bureau of Investigation. Six FBI Field Offices built by Molasky are substantial facilities located in Cincinnati, OH; Minneapolis, MN; Portland, OR; San Diego, CA; and Milwaukee, WI; and Boston, MA.

At the UNLV/Harry Reid Research and Technology Park, Molasky built a new office building and distribution center for pharmacy benefits management companies Catamaran/Briova Rx in Las Vegas, NV. Other medically related projects include the new corporate headquarters for Blue Cross Blue Shield of Georgia in Columbus, GA, and out-patient clinics for the U.S. Department of Veteran Affairs in Birmingham, AL Eugene, OR, and two under construction in Pike County, GA, and Oxnard County, CA.

The company has also completed multi-family residential projects in Portland, OR, Seattle, WA, the Los Angeles suburb of Glendale, CA, and is partner on a major downtown redevelopment project in Jacksonville, FL, and a new multi-family project in Bellevue, WA.

For the City of Las Vegas, Molasky is building its new municipal courthouse.

project development experience

LIST OF COMPLETED PROJECTS AND/OR BUILDINGS OWNED

PROJECT COST	PROJECT NAME, LOCATION AND OCCUPANCY TYPE	CURRENTLY OWN	RENTABLE SQUARE FEET	START DATE	COMPLETION DATE
CURRENT PROJECTS					
\$38,000,000	VA Pike County CBOC - Pike County, GA Out-Patient Clinic, 2 Green Globes Design	Yes	60,628	JUL-19	SEPT-2021
\$50,000,000	VA Ventura CBOC - Ventura, CA Out-Patient Clinic, 2 Green Globes Design	Yes	48,927	JUL-19	SEPT-2021
\$53,000,000	Bellevue 10 -Bellevue, WA 102 unit Apartment Complex, 7 Stories	Yes	134,000	JUL-19	2021
\$56,300,000	Las Vegas Municipal Courthouse - Las Vegas, Nevada 4-Story, LEED Silver Design	Yes	139,431	OCT-18	2021
FEDERAL OFFICE BUILDINGS & CAMPUSES					
\$128,000,000	FBI Boston/Chelsea Field Office - Boston, MA Class A Office Campus, 8 Stories, LEED Silver Certified	Yes	220,000	AUG-14	OCT-16
\$49,100,000	VA Eugene OPC - Eugene, OR Out-Patient Clinic, LEED Silver Certified	Yes	123,501	MAY-14	AUG-16
\$45,500,000	FBI Milwaukee/ St. Francis Field Office - Milwaukee, WI Class A Office Campus, LEED Gold Certified	Yes	82,546	MAR-15	MAR-16
\$61,281,913	VA Birmingham OPC - South Birmingham, AL Out-Patient Clinic and Parking Deck, LEED Silver Certified	Yes	63,649	APR-14	OCT-15
\$100,000,000	FBI San Diego Field Office - San Diego, CA Class A Office Campus, LEED Gold Certified	Yes	248,882	JUL-11	APR-13
\$55,000,000	FBI Portland Field Office - Portland, OR Class A Office Campus, LEED Gold Certified	Yes	134,159	DEC-10	FEB-12
\$49,000,000	FBI Cincinnati Field Office - Cincinnati, OH Class A Office Campus, LEED Gold Certified	Yes	108,874	OCT-10	DEC-11
\$61,000,000	FBI Minneapolis Field Office - Minneapolis, MN Class A Office Campus, LEED Gold Certified	Yes	162,530	AUG-10	DEC-11
\$102,000,000	NARA National Personnel Records Center - St. Louis, MO Office and Records Facility, LEED Certified	Yes	474,690	NOV-09	MAY-11
\$15,400,000	Internal Revenue Services - Las Vegas, NV 4-Story GSA Office Building, Energy Star	Yes	92,000	JAN-04	APR-05
\$14,600,000	Social Security Administration - Las Vegas, NV GSA Office Building, Energy Star	Yes	42,041	SEPT-04	APR-05
CORPORATE OFFICE BUILDINGS & CAMPUSES					
\$46,468,246	Blue Cross Blue Shield - Columbus, GA Class A Office Campus, LEED Design	Yes	235,000	AUG-14	AUG-15
\$23,000,000	Catamaran RX - Las Vegas, NV Office/Warehouse	Yes	110,000	OCT-14	JULY-15
\$150,000,000	Molasky Corporate Center - Las Vegas, NV 17-story Office Building, 6-floor garage, retail, LEED Gold Certified	Yes	286,934	SEPT-05	SEP-07
\$13,590,000	Bank of America Plaza Renovation - Las Vegas, NV High-rise Office Building	No	256,280	APR-00	OCT-01

project development experience

LIST OF COMPLETED PROJECTS AND/OR BUILDINGS OWNED (continued)

PROJECT COST	PROJECT NAME, LOCATION AND OCCUPANCY TYPE	CURRENTLY OWN	RENTABLE SQUARE FEET	START DATE	COMPLETION DATE
SPECIAL USE PROJECTS					
\$195,000,000	Clark County Detention Center - Las Vegas, NV Minimum Security Jail, Energy Star	Yes	224,000	JAN-08	JUL-09
\$42,000,000	Paradise Aviation - Las Vegas, NV Private Aviation Facility - 7 Jet Hangars	No	127,350	JAN-05	JUN-08
\$24,000,000	State of Nevada, Department of Corrections - Las Vegas, NV 400 bed Transitional Housing Facility [Casa Grande], Energy Star	No	80,500	JAN-05	NOV-06
\$39,600,000	Pacific Business Park - Las Vegas, NV Distribution Warehouse	Yes	690,000	JAN-97	JAN-99
RETAIL					
\$43,209,000	Best in the West Plaza - Las Vegas, Nevada Big Box Retail Commercial Center	No	430,000	Completed 1997	
\$33,271,070	Sahara Square Shopping Center - Las Vegas, NV	Yes	98,262	Completed prior to 2003	
\$41,400,000	Sunmark Plaza Power Center - Las Vegas, NV Big Box Retail Commercial Center	No	500,000	Completed 1999	
\$19,542,000	Best on the Boulevard, Las Vegas, NV Big Box Retail Commercial Center	No	200,000	Completed 1995	
MULTI-FAMILY HOUSING					
\$34,000,000	The Barnett Building - Jacksonville, FL Adaptive Reuse, Mixed-use Highrise, 18 Stories, 107 Apartments	Yes	156,774	JUN-17	2019
\$225,000,000	Arrivé - Seattle, WA Mixed-use Highrise, 43 Stories, 344 Apartments, 142 Hotel Rooms, Ground Floor Retail, 177 Parking Spaces, LEED Silver Design	Yes	530,000	APR-15	JAN-19
\$65,000,000	PH Glendale - The Harrison - Glendale, CA Mixed-use with 164 Residential Units and Retail, LEED Gold Design	Yes	143,680	SEPT-14	MAY-18
\$31,200,000	North Hollow - Portland, OR 121 unit Apartment Complex, LEED Gold Certified	Yes	127,232	AUG-15	APR-18
\$55,500,000	PH Portland Jefferson - Sky 3 PDX - Portland, OR Mixed-use Highrise, 15 Stories, 196 Apartments, LEED Gold Certified	Yes	237,000	JUN-14	APR-17
\$140,000,000	Park Towers - Las Vegas, NV - 84 Luxury High Rise Condominiums	No	552,000	Completed 2001	
\$24,689,000	Madera, Las Vegas, NV - 290 Unit Apartment Complex	Yes	352,330	Completed prior to 2003	
\$22,684,000	Adiamo - Las Vegas, NV - 278 Unit Apartment Complex	Yes	325,711	Completed prior to 2003	
\$20,589,000	Tuscany - Las Vegas, NV - 228 Unit Apartment Complex	Yes	278,711	Completed prior to 2003	
\$18,345,000	Amalfi - Las Vegas, NV - 264 Unit Apartment Complex	Yes	250,398	Completed prior to 2003	
\$26,878,000	Positano - Las Vegas, NV - 360 Unit Apartment Complex	Yes	341,750	Completed prior to 2003	
\$19,435,000	Viviani - Las Vegas, NV - 270 Unit Apartment Complex	Yes	266,509	Completed prior to 2003	
\$25,957,000	Tesora - Las Vegas, NV - 231 Unit Apartment Complex	Yes	244,148	Completed prior to 2005	
\$25,681,000	Venicia - Las Vegas, NV - 269 Unit Apartment Complex	Yes	278,641	Completed prior to 2005	
\$29,999,000	Firenze - Las Vegas, NV - 462 Unit Apartment Complex	Yes	447,622	Completed prior to 2005	
\$45,803,000	Tivoli - Las Vegas, NV - 417 Unit Apartment Complex	Yes	403,629	Completed prior to 2005	
\$32,057,000	Verona - Las Vegas, NV - 275 Unit Apartment Complex	Yes	294,894	Completed prior to 2005	
\$39,887,000	Acapella - Las Vegas, NV - 341 Unit Apartment Complex	Yes	364,646	Completed prior to 2005	
\$70,500,000	Chateau Nouveau - Las Vegas, NV - 564 unit Apt Complex	No	564,000	Completed prior to 2005	
\$46,375,000	Chateau Versailles - Las Vegas, NV - 371 unit Apt Complex	No	371,000	Completed prior to 2005	

FBI Field Office Campuses | Nationwide

FBI Minneapolis, Minnesota

SIZE 162,530 sf
STORIES 5 Stories
PROJECT COST \$61,000,000
SUSTAINABILITY LEED Gold Certified
COMPLETION December 2011
CONSULTANTS HGA Architects & Engineers
Weidlinger Associates
KrausAnderson Construction



FBI San Diego, California

SIZE 248,882 sf
STORIES 6 Stories
PROJECT COST \$125,000,000
SUSTAINABILITY LEED Gold Certified
COMPLETION April 2013
CONSULTANTS HGA Architects & Engineers
Weidlinger Associates
Clark Construction Group



FBI Cincinnati, Ohio

SIZE 108,874 sf
STORIES 4 Stories
PROJECT COST \$49,000,000
SUSTAINABILITY LEED Gold Certified
COMPLETION December 2011
CONSULTANTS HGA Architects & Engineers
Weidlinger Associates
Skanska USA Building



FBI Boston/ Chelsea, Massachusetts

SIZE 220,000 sf
STORIES 9 Stories
PROJECT COST \$128,000,000
SUSTAINABILITY LEED Silver Certified
COMPLETION October 2016
CO-DEVELOPER HCS Development
CONSULTANTS HGA Architects & Engineers
Weidlinger Associates
Skanska USA Building



FBI Portland, Oregon

SIZE 134,159 sf
STORIES 4 Stories
PROJECT COST \$55,000,000
SUSTAINABILITY LEED Gold Certified
COMPLETION February 2012
CONSULTANTS HGA Architects & Engineers
Weidlinger Associates
Skanska USA Building



FBI Milwaukee/ St. Francis, Wisconsin

SIZE 82,546 sf
STORIES 4 Stories
PROJECT COST \$45,000,000
SUSTAINABILITY LEED Gold Certified
COMPLETION March 2016
CONSULTANTS HGA Architects & Engineers
Weidlinger Associates
KrausAnderson Construction



PROJECT OVERVIEW:

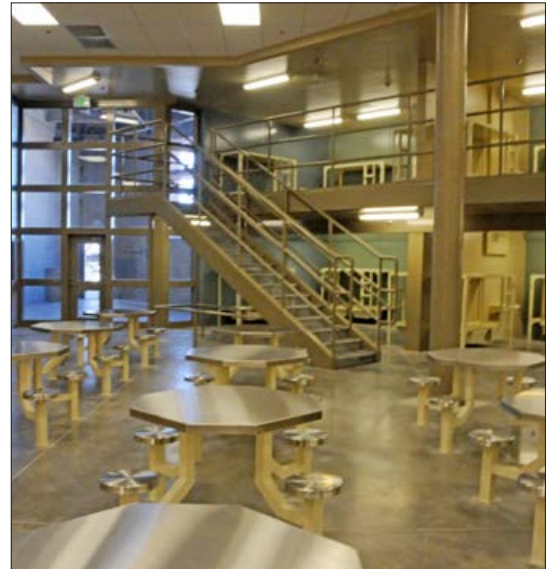
Each FBI Field Office is a LEED Campus that consists of an office building, secured parking structure and vehicle maintenance annex. Molasky provided a creative technical design solution to meet the challenges associated with the FBI's Program of Requirements (POR). The POR is a critical component of their mission, and adherence to the program adjacencies and space utilization is important to their operation and success, necessitating a detailed and highly organized response system during the design and construction phases of the project. Molasky collaborated with the neighborhood communities, as well as the counties, cities and states to garner acceptance, cooperation and assistance on the projects. Molasky manages all of these buildings under a long-term facilities management program based on performance metrics.

related project experience

Clark County Detention Center

Las Vegas, Nevada

TOTAL SIZE 224,000 SF
TOTAL PROJECT COST \$195,000,000
SUSTAINABILITY Energy Star
COMPLETION July 2009
OWNER The Molasky Group of Companies



PROJECT OVERVIEW:

Clark County Detention Center is a 224,000 SF, 1,078 bed medium security detention facility designed, built and leased to Clark County, Nevada under a Public Private Partnership. As a public / private venture it is intended to ease the current jail overcrowding in the most expeditious time frame while keeping total build out at a reasonable cost. The Molasky Group is a proven low cost provider of build to suit projects to both government and private sector users and understands cash constraints and bonding requirements for the County projects of this type. The facility design involved considerable input and review by representatives of County and Detention services based on their unique needs based on how this jail would operate as a satellite to their main jail. Molasky coordinated with Detention Services staff to ensure the design plan incorporated County and Detention Services requirements and also met American Correctional Association (ACA) standards.

Consultants: Durrant Architects / Layton Construction Company, Inc.

Internal Revenue Service | Las Vegas, Nevada

TOTAL SIZE	92,000 SF
TOTAL PROJECT COST	\$15,400,000
SUSTAINABILITY	Energy Star
COMPLETION	April 2005
OWNER	The Molasky Group of Companies
CONSULTANTS	HFTA/KKE Architects CAMCO Pacific



PROJECT OVERVIEW:

The IRS building was a competitive solicitation awarded to Molasky. As the developer, we were challenged to deliver a low-cost project within a finite section of downtown Las Vegas. We negotiated a Development Agreement with the City which included “gifting the city-owned land and rebating Tax Increment Finance Funds (TIFF). This level of creativity and political maneuvering enabled Molasky to deliver this project to the government at an extraordinarily cost competitive rate.

This building was a design-build project for the IRS. Molasky Group also worked with the Department of Homeland Security as they developed safety and security standards for the building. It was also an Energy Star design.

Social Security Administration | Las Vegas, Nevada

TOTAL SIZE	42,041 SF
TOTAL PROJECT COST	\$14,600,000
SUSTAINABILITY	Energy Star
COMPLETION	April 2005
OWNER	The Molasky Group of Companies
CONSULTANTS	HFTA/KKE Architects CAMCO Pacific



PROJECT OVERVIEW:

Molasky helped Southern Nevada cope with the challenges of growth by developing this needed government facility for the SSA in a public private partnership. The design and construction was a team effort with our contractor and design team and included weekly meetings until the bid package was completed and bid out. We have owned and managed the building since its completion and have continually received very high ratings on our ongoing maintenance and operations of the facility. The building was sustainably designed and is Energy Star rated.

related project experience

Casa Grande Reentry Center Nevada Department of Corrections

Las Vegas, Nevada

TOTAL SIZE 80,500 SF
TOTAL PROJECT COST \$24,000,000
SUSTAINABILITY Energy Star
COMPLETION November 2006
OWNER The Molasky Group of Companies



PROJECT OVERVIEW:

The Molasky Group of Companies entered into a Public Private Partnership with the Nevada Department of Corrections to build the Casa Grande Reentry Center, the first transitional housing and reentry facility in Southern Nevada. This modern facility was designed for the Nevada Department of Corrections to prepare 400 inmates nearing the end of their sentences the tools for a successful return to society, while costing Nevada taxpayers very little.

This project was built in record time and on budget. Inmates who had specific skills were hired by the contractor through a work release agreement, where under supervision they assisted with labor. The lease-purchase financial arrangement preserved the state's bonding capacity, while the working inmates pay rent. This saves the State of Nevada more than \$3 million a year to house the 400 offenders. During a 10-year period, the reentry center will save the state \$30 million as compared to \$17,000 per inmate per day in traditional institutions.

Molasky is also working to further develop the Casa Grande program to serve as a model across the country for correctional Reentry Centers, Juvenile and Adult Detainment Centers, and Social Service and Mental Health Centers for Jails/Correctional Facilities.

Consultants: Swisher & Hall AIA / The Korte Company

related project experience

National Personnel Records Center (NARA)

St. Louis, Missouri

TOTAL SIZE	474,690 SF
# STORIES	3 Stories
TOTAL PROJECT COST	\$102,000,000
SUSTAINABILITY	LEED Certified
COMPLETION	May 2011
OWNER	The Molasky Group of Companies



PROJECT OVERVIEW:

The National Personnel Records Center is a 474,690 RSF Class A LEED Certified Office Building and Archival Records Center serving as the national repository for all U.S. Military Personnel Records. This design-build project was built to Level IV Security with a progressive collapse structural system. The building includes office, lab and exhibit spaces and a 235,000 SF archival records center. The building has complex mechanical and electrical engineering systems designed to protect the records from the outside humidity and air contamination to preserve the historic value of the records.

Molasky worked in partnership with St. Louis County Economic Council (SLCEC) to integrate Chapter 100 bond program into the financing structure of the public private partnership project. Molasky and SLCEC also successfully worked together to obtain Missouri BUILD Bonds approval for tax credits to help secure financing for the \$115 million project. This collaboration ensured the project would remain in the State of Missouri, saving over 800 jobs and creating over 500 new construction jobs to build the facility. It also reduced the cost of the long term lease rate charged to the Government.

Consultants: HKS Architects / Weidlinger Associates, Inc. / Hardin Construction-Tarlton Corporation Joint Venture

related project experience

Molasky Corporate Center

Las Vegas, Nevada

TOTAL SIZE	286,934 SF
# STORIES	17 Stories
TOTAL PROJECT COST	\$150,000,000
SUSTAINABILITY	LEED Gold Certified
COMPLETION	September 2007
OWNER	The Molasky Group of Companies



PROJECT OVERVIEW:

Molasky Corporate Center was built in downtown Las Vegas' redevelopment district, and is the first and largest LEED Gold Certified Class "A" office building in Southern Nevada. The campus offers 354,987 square feet of office space, 25,000 square feet of retail and a 1,400 car parking garage. The campus is office to Southern Nevada Water Authority, the Internal Revenue Service Regional Office, three national law firms, and the Las Vegas field office of the United States Department of Homeland Security - Secret Service.

As developers of a LEED Gold building, Molasky developed policies that were not in place in local facilities, including green housekeeping operations and other management issues that are relevant to the ongoing management of a LEED building.

Consultants: KKE Architects (acquired by DLR Group) / Marnell Corrao Associates, Inc.

related project experience

VA Birmingham Primary Care Annex & Parking Deck

Birmingham, Alabama

TOTAL SIZE	63,649 RSF
# STORIES	3 Stories
TOTAL PROJECT COST	\$61,281,913
SUSTAINABILITY	LEED Silver Certified
COMPLETION	October 2015
OWNER	The Molasky Group of Companies



PROJECT OVERVIEW:

The Molasky Group was the development partner in a joint venture partnership on a three-story design-build Class A LEED Silver outpatient clinic for the U.S. Department of Veterans Affairs to serve Birmingham, Alabama. The 3.67 acre site offers 63,649 RSF leased to Veterans Affairs for a 20-year term that includes an eight-story parking garage for 2,313 vehicular spaces and a parking lot for 21 bus parking spaces.

related project experience

Las Vegas Municipal Courthouse

Las Vegas, Nevada

TOTAL SIZE	139,431 RSF
# STORIES	4 Stories
TOTAL PROJECT COST	\$56,300,000
SUSTAINABILITY	LEED Silver Design
COMPLETION	2021
OWNER	The Molasky Group of Companies



PROJECT OVERVIEW:

The City of Las Vegas and the The Molasky Group of Companies have partnered to develop the City of Las Vegas Municipal Courthouse in the civic corridor of downtown Las Vegas.

The four-story, 139,431 sq. ft. development will be located on approximately one acre at the SW corner of Clark Avenue and 1st Street. Sited to the southeast of the Las Vegas City Hall, the Municipal Courthouse is designed to complement City Hall while starting to create a complex of City facilities. The site is located near the City parking garage, the Detention Center, and the Regional Justice Center. The Courthouse is designed to meet LEED Silver level requirements and will be built for approximately \$56.3M.

Joining The Molasky Group on the development team are: Martin Harris Construction as general contractor, PGAL as lead architect, X-9 Design Group as design architects, Walter P. Moore as structural engineer, MS Engineering for MEP and ITS, and GCW Engineering as civil engineers.

The four-story facility will house the City's Municipal Court functions including Traffic Court, six additional Courtrooms, City Attorney's office, customer service, court administration, classrooms and public space. Included in a sub-basement level will be secure parking and a sally port for prisoner transportation.

Construction is scheduled to commence around August 2019 and will bring more than 150 construction jobs to downtown Las Vegas. The project will be complete by January 2021.



JACKIE CRAWFORD
Principal, Government Services
Justice Coordinator

EDUCATION

University of Nebraska
Bachelors in Public Administration
- Criminal Justice

TIME WITH FIRM

2006 - Present

INDUSTRY EXPERIENCE

1974 - Present

MEMBERSHIPS / AWARDS

ACA Commissioner for Accreditation 2002 - 2006
ACA Standards Committee - 16 yrs
ACA Auditor of Year
Maude Booth Award – Volunteers of America
ACA Member - 36 years
Membership American Jail Association
California Sheriff’s Association
Served on the Nevada POST Committee (Police Officers Standards & Training)
President of the American Warden’s Association
Chaired several committees for Young Offenders (ACA)
Conducted a national study on Women/Juvenile Girls - Published “Who Holds the Future”
Awarded *Administrator of the Year* by the Arizona Public Administrators Association
Selected as *Outstanding Women Public Administrators*, received prestigious Good Housekeeping Award - 2005
Received *Cashman Award for Good Government* by Nevada Taxpayers Association

ROLES AND RESPONSIBILITIES:

As a principal of the Government Services division of The Molasky Group of Companies, Jackie is championing new solutions to old correctional system problems with innovative design and build processes for facilities, alternative methods of financing and progressive programs to manage less violent offenders.

She has extensive experience working with architects and engineers, government leaders and correctional practitioners for the design and construction of adult and juvenile correctional facilities and community re-entry centers. She understands how good planning can serve the staff members of those agencies who must manage large groups of offenders or other special groups.

Under her watch, Ms. Crawford managed 17 correctional institutions located throughout Nevada, 2,300+ staff members and a \$400,000,000 bi-annual budget. During her tenure, the Department of Corrections was recognized by the Nevada Taxpayers Association and was nominated and a finalist for the Cashman Award for Good Government.

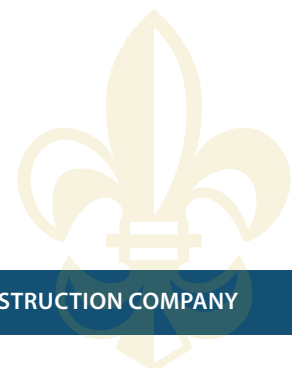
Over a 38 year span, Ms. Crawford served on the American Correctional Standards Committee for 16 years, including serving as an Accreditation Commissioner for a total of eight years .

Ms. Crawford has been responsible for the goal and formulation of all policies, procedures and implementation of a quality maintenance system ensuring compliance with Best Practices and ACA Accreditation standards.

From 1995 to 2000, Ms. Crawford was the Warden of the 1,700-bed Lockhart Correctional Facility. From 2000 to 2006, she served as Director of Corrections for the 16,000-bed Nevada Department of Corrections. During Ms. Crawford’s tenure she oversaw and implemented policies/procedures and an accountability system for:

- Nine major institutions including Death Row, Reception Center and large Medical Infirmary Units
- Ten conservation Camps
- Restitution Center
- Transitional Center

Ms. Crawford has extensive experience in managing complex correctional organizations. She developed a systems approach requiring security, programs, and support services to effectively blend and prioritize the importance of each function. Her knowledge of facilities operations creates a base to develop maintenance models that are responsive, preventive, and provide the essential tools and systems that generate and control a safe, secure and healthy environment for staff and inmates.



JACKIE CRAWFORD
Principal, Government Services
Justice Coordinator
- continued

PROJECT EXPERIENCE:

Clark County Detention Center, Detention Center

4900 N. Sloan Lane, Las Vegas, NV 89115
1,078 Beds | 216,000 SF | \$195,000,000

Casa Grande Reentry Center
Nevada Department of Corrections
3995 Russell Road, Las Vegas, NV 89118
400 Beds | 80,500 SF | \$24,000,000

NARA National Personnel Records Center Class A Office Building & Records Center

1 Archives Drive, St. Louis, MO 63138
474,690 SF | \$113,000,000

FBI Minneapolis Field Office [Building & Campus]

1501 Freeway Blvd, Brooklyn Center, MN 55430
162,530 SF | \$61,000,000

FBI Cincinnati Field Office [Building & Campus]

2012 Ronald Regan Drive, Cincinnati, OH 45236
108,874 SF | \$48,800,000

FBI Portland Field Office [Building & Campus]

9109 NE Cascades Parkway
Portland, OR 97220
134,154 SF | \$55,000,000

FBI San Diego Field Office [Building & Campus]

10385 Vista Sorrento Parkway,
San Diego, CA 92121
248,882 SF | \$120,000,000

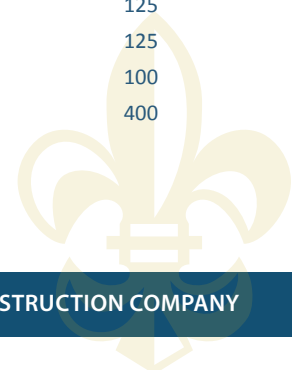
INSTITUTIONS

INSTITUTION	SECURITY LEVEL	CAPACITY
Ely State Prison (Death Row)	Maximum	1,150
High Desert State Prison	Medium/Maxium	4,176
Southern Desert Correction Center	Medium	1,600
Lovelock Correction Center	Medium	1,800
Nevada State Prison	Medium	841
Northern Nevada Correction Center	Medium/Medical	1,619
Southern Nevada Correction Center	Young Adult	700
Warm Springs Correction Center	Medium	1200
Florence mc Clure Women	Minimum/Medium/Maximum	800

CONSERVATION CAMPS

Conservation Camps are designed to house minimum security inmates who are trained by the Department of Forestry as fire fighters during fire season.

INSTITUTION	SECURITY LEVEL	CAPACITY
Carlin Conservation Camp	Minimum	125
Ely Conservation Camp	Minimum	150
Humboldt Conservation Camp	Minimum	100
Jean Conservation Camp	Minimum	150
Pioche Conservation Camp	Minimum	125
Stewart Conservation Camp	Minimum	240
Three Lakes Boot Camp	Minimum	80
Three Lakes Conservation Camp	Minimum	600
Tonopah Conservation Camp	Minimum	125
Wells Conservation Camp	Minimum	125
Restitution Center	Minimum	100
Casa Grande Re-Entry Facility	Minimum	400





RICHARD S. WORTHINGTON
President and COO

EDUCATION

B.S. International Finance
University of Southern California

B.S. Real Estate Development
University of Southern California

Advanced Real Estate Studies
University of California, Los Angeles

“Running a Real Estate Company,”
Harvard Business School

TIME WITH FIRM

1990 - Present

INDUSTRY EXPERIENCE

1986 - Present

MEMBERSHIPS

US Global Leadership Coalition

Nathan Adelson Hospice, Board of Trustees

Board Member of LVMPD Foundation

Las Vegas Metropolitan Police Department,
Honorary Sheriff

United States Green Building Council*

Building Owners & Management Association*

National Association of Industrial and
Office Properties*

Certified Commercial Investment*

Young Presidents Organization*

International Council of Shopping Centers*

Nellis Air Force Base, Honorary Commander,
926 Group*

University of Nevada Las Vegas Foundation,
Board of Trustees*

Las Vegas Chamber of Commerce,
Executive Board of Trustees*

Founder, Downtown Las Vegas Alliance*

Juvenile Diabetes Research Foundation,
Board of Trustees*

Andre Agassi Kitchen Table*

*Former Member

ROLES AND RESPONSIBILITIES

Richard Worthington has served as President & Chief Operating officer for Paradise Development Company and The Molasky Group of Companies since 1998. Worthington is responsible for providing leadership and management to the overall operations of this highly diversified and prolific family-owned real estate firm. He serves as Principal in Charge on all of Molasky’s projects, supervising the land acquisition, financial structure and development process. He is involved on a daily basis, contributing to project meetings with the Project Manager and Chief Financial Officer to manage the efficient delivery and execution of projects.

VA Outpatient Clinics

Pike County, GA | 60,628 SF | \$38,000,000

Ventura, CA | 48,927 SF | \$50,000,000

Eugene, OR | 123,501 SF | \$49,100,000

Birmingham, AL | 63,649 SF | \$61,281,913
Outpatient Clinic and Parking Deck

Blue Cross Blue Shield, Class A Office Campus

Columbus, GA, 235,000 SF | \$46,468,246

Catamaran RX, Office/Warehouse

Las Vegas, NV | 110,000 SF | \$23,000,000

Las Vegas Municipal Courthouse

Las Vegas, NV | 139,431 SF | \$56,300,000

FBI Field Office Buildings & Campuses

Boston, MA | 220,000 SF | \$128,000,000

Milwaukee, WI | 82,546 SF | \$45,500,000

San Diego, CA | 248,882 SF | \$100,000,000

Portland, OR | 134,154 SF | \$55,000,000

Cincinnati, OH | 108,874 SF | \$49,000,000

Minneapolis, MN | 162,530 SF | \$61,000,000

NARA National Personnel Records Center

Class A Office Building

St. Louis, MO | 474,690 SF | \$102,000,000

Clark County Detention Center,

Detention Center, Las Vegas, NV

1,078 Beds | 224,000 SF | \$195,000,000

Nevada Department of Corrections

Casa Grande Reentry Center, Las Vegas, NV

400 Beds | 80,500 SF | \$24,000,000

Molasky Corporate Center, Class A

Office Building, Las Vegas, NV

286,934 SF | \$150,000,000

Internal Revenue Services, Class B

Office Building, Las Vegas, NV

92,000 SF | \$15,400,000

Social Security Administration, Class A

Office Building, Las Vegas, NV

42,041 SF | \$14,600,000

Bank of America Plaza, High-Rise Class A

Office Building, Las Vegas, NV

256,280 SF | \$63,000,000

Paradise Aviation Hangars,

Private Jet Facility, Las Vegas, NV

7 Hangars | 127,350 SF | \$42,000,000

Best in the West Plaza

Retail Commercial Center, Las Vegas, NV

469,678 SF | \$43,209,000

Best on the Boulevard

Retail Commercial Center, Las Vegas, NV

204,627 SF | \$19,542,000

Sunmark Plaza Power Center, Big Box Retail

Commercial Center, Las Vegas, NV

500,000 SF | \$41,400,000

Bellevue 10, Bellevue, WA

102 Apartments | 134,000 SF | \$53,000,000

The Barnett Building Mixed-use Highrise,

Jacksonville, FL | 107 Apartments

139,431 SF | \$34,000,000

Arrivé, Mixed-use Highrise, Seattle, WA

332 Apartments | 142 Hotel Rooms

530,000 SF | \$225,000,000

PH Portland Jefferson - Sky 3 PDX

Mixed-use Highrise, Portland, OR

197 Apartments | 237,000 SF | \$52,250,000

PH Glendale - The Harrison

Mixed-use Highrise, Glendale, CA

164 Apartments | 59,241 SF | \$63,382,000

North Hollow, Apartment Complex

Portland, OR - 121 Apartments

127,232 SF | \$32,200,000

Park Towers Condominium Residences

Luxury High-Rise Condominiums

Las Vegas, NV - 552,000 SF | \$140,000,000

Ovation Apartment Portfolio, Las Vegas, NV

\$123,000,000, 2,004 Units

Developed: Tesoro, Positano, Amalfi, Firenze,

Viviani and Tivoli



PETER WENNER
Senior Vice President

EDUCATION

MBA International Finance
University of Southern California

B.S. Nuclear Medicine and Chemistry
University of Wisconsin-LaCrosse

TIME WITH FIRM

1989 -1996

2000 - Present

INDUSTRY EXPERIENCE

1988 - Present

MEMBERSHIPS

Urban Land Institute Member

Building Industry Association Member

NAIOP Member

American Jail Association Member

California Sheriff's Association Member

ROLES AND RESPONSIBILITIES

Peter M. Wenner is a seasoned real estate developer with more than 25 years of direct experience in entitlements, development and management. In addition he has conducted the market and financial feasibility for numerous residential, resort/golf, office, retail and industrial development throughout the United States, Mexico, Middle East, Central America and Europe. Projects have included market and financial feasibility studies, golf course feasibility, development agreement negotiations, site planning, government relations, highest and best use analysis, public finance advice and investment analysis.

Peter served as the Principal in Charge and Project Manager on the Clark County Detention Facility project. As project manager, he was the lead point of contact with the County, Molasky's development team, the general contractor, and the financial partner. He developed and maintained the budget, coordinated all design and engineering activities and supervised all project accounting. He was also responsible for maintaining the relationships with the project lender and had daily interaction with the general contractor, ensuring that the timely completion of the project.

Peter also served as a project manager on the Casa Grande Re-Entry Facility. His active involvement throughout the entire process led to only one minor change order initiated by the state. Mr. Wenner's project management skills resulted in a facility that was built in a record time of 12 months.

Clark County Detention Center, Detention Center, Las Vegas, NV
1,078 Beds | 224,000 SF | \$195,000,000

Nevada Department of Corrections Casa Grande Reentry Center, Las Vegas, NV
400 Beds | 80,500 SF | \$24,000,000

FBI San Diego Field Office Building & Campus San Diego, CA - 248,882 SF | \$100,000,000

FBI Portland Field Office Building & Campus Portland, OR - 134,154 SF | \$55,000,000

FBI Cincinnati Field Office Building & Campus Sycamore Township, OH 108,874 SF | \$49,000,000

FBI Minneapolis Field Office Building & Campus Brooklyn Center, MN - 162,530 SF | \$61,000,000

NARA National Personnel Records Center Class A Office Building St. Louis, MO - 474,690 SF | \$102,000,000

PH Portland Jefferson - Sky 3 PDX, Mixed-use Highrise, Portland, OR
197 Apartments | 237,000 SF | \$52,250,000

North Hollow, Apartment Complex Portland, OR
121 Apartments | 127,232 SF | \$32,200,000





MATT CONNOLLY, PE, LEED® AP
Senior Vice President

EDUCATION

Masters of Business Administration
University of Richmond

Bachelor of Science, Civil Engineering
University of Virginia

Licensed Civil Engineer

LEED Accredited Professional

TIME WITH FIRM

2010 - Present

INDUSTRY EXPERIENCE

1995 - Present

MEMBERSHIPS

U.S. Green Building Council Member

ROLES AND RESPONSIBILITIES

Matt Connolly has over 25 years of diverse experience in the commercial real estate development and construction industry. He currently is responsible for the Molasky Group’s Government Properties Division overall development activities with primary focus on build-to-suits. Connolly’s past experience includes development and construction management of office, corporate and multifunctional facilities for national corporations, institution owners, and governmental entities totaling over 5 million square feet and exceeding \$1.5 billion in market value.

Connolly has years of experience managing the development and construction of government facilities across the United States, each of which are Design-Build, Private Public Partnership projects. Connolly is responsible for orchestrating the collaborative program management efforts of the design and construction components to accomplish on-schedule and on-budget delivery. This includes consultant and contractor selection; project financing; and management services, FF&E delivery, construction management of building development; and site development and offsite utility construction. Connolly collaborates with neighborhood communities as well as the respective municipalities to garner acceptance, as well as cooperation and assistance on the project. He ensures continuous responsiveness during the design, construction and turn-over phases.

VA Outpatient Clinics

Pike County, GA | 60,628 SF | \$38,000,000

Ventura, CA | 48,927 SF | \$50,000,000

Eugene, OR | 123,501 SF | \$49,100,000

Birmingham, AL | 63,649 SF | \$61,281,913
Out Patient Clinic and Parking Deck

FBI Field Office Buildings & Campuses

Boston, MA | 220,000 SF | \$128,000,000

Milwaukee, WI | 82,546 SF | \$45,500,000

San Diego, CA | 248,882 SF | \$100,000,000

Portland, OR | 134,154 SF | \$55,000,000

Cincinnati, OH | 108,874 SF | \$49,000,000

Minneapolis, MN | 162,530 SF | \$61,000,000

Jackson, MS | 109,819 SF | \$32,000,000

Las Vegas Municipal Courthouse, Las Vegas, NV
139,431 SF | \$56,300,000

The Barnett Building Mixed-use Highrise,
Jacksonville, FL | 107 Apartments
139,431 SF | \$34,000,000

Blue Cross Blue Shield, Class A Office Campus
Columbus, GA, 235,000 SF | \$46,468,246

**NARA National Personnel Records Center
Class A Office Building**
St. Louis, MO - 474,690 SF | \$102,000,000

**Atlanta Botanical Gardens Expansion
Cultural & Learning Center**

1345 Piedmont Avenue, Atlanta, GA
236,000 SF | \$55,000,000

**UNC Greensboro Aycock
Auditorium Renovation**

404 Tate Street, Greensboro, NC
62,000 SF | \$19,000,000

West Village Mixed Use Development

West Village Court, Smyrna, GA
467,000 SF | \$38,500,000

**ImaginOn, The Joe and Joan Martin Center
Government Office & Cultural Center**

300 East 7th Street, Charlotte, NC
160,000 SF | \$28,300,000

**Capital One West Creek Campus - Phase II
Class A Office Building**

15000 Capital One Drive, Richmond, VA
457,547 SF | \$126,019,955


**Capital One West Creek Campus
Central Amenities, Class A Office Building**

15000 Capital One Drive, Richmond, VA
137,000 SF | \$36,305,000

**Capital One West Creek Campus
Buildings I, II, III, IV, V, and VI
Class A Office Buildings**

15000 Capital One Drive, Richmond, VA
830,000 SF | \$266,000,000





ARCHITECT'S (ARRINGTON WATKINS) QUALIFICATIONS & PAST EXPERIENCE

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Arrington Watkins Firm Profile

History

Arrington Watkins Architects is a full-service architectural firm specializing in complex and technically challenging projects. We have experience providing design and planning services to government clients, corporations and general contracting firms throughout the United States on projects ranging in size up to \$320 million in construction costs and 1.1 million sq ft. The firm's expertise includes master planning, programming, design and management of projects that are technically complex in their systems, function or processes. The focus of our practice includes office buildings, public safety facilities, fire stations, court facilities, criminal justice facilities, evidence processing and storage, indoor / outdoor firing ranges, police substations, communications / 911 centers, high-tech office / assembly, manufacturing, warehouse buildings and retail fuel installations. Much of Arrington Watkins experience entails managing complex projects involving multiple consultants, approving agencies, owners and user groups.

Over the past 25 years, Arrington Watkins has provided similar services to municipalities, Counties, States, Tribes and Federal agencies. These clients select us again and again because they receive the same excellent service and design ideas on all their facilities large and small. We provide "cradle to grave" services starting with early planning efforts and continuing through owner occupancy and eventual renovation of facilities.



Maricopa County Intake, Transfer and Release Facility

Sectors

Justice

- Courts
- Jails
- Prisons

Public Safety

- Police Stations
- Fire Stations
- Emergency Communications
- Firing Ranges
- Evidence Storage
- Public Safety Training

Public Works

Waste Services

Offices

Military

Services

- Project Management
- Needs Assessments
- Architectural Programming
- Masterplanning
- Design
- Construction Administration
- Sustainable Design
- BIM
- Facilities Assessments
- Security Assessments
- Consultant Services



RJ Donovan dayroom

ARRINGTON WATKINS ARCHITECTS - LIST OF RELATED PROJECT EXPERIENCE



JAILS

Maricopa County Intake, Transfer and Release Detention

Phoenix, AZ
 474,000 SF / 1,280 Beds / \$148M (construction)

Santa Cruz County Rountree Rehabilitation & Re-Entry

Santa Cruz, CA
 29,300 / 160 Beds / \$24,600,000

Oren R. Fox Medium Security Detention – El Centro, CA

64,000 SF / 270 Beds / \$28,000,000

Imperial Regional Detention Facility

Calexico, CA
 172,000 SF / 768 Beds / \$62,000,000

Ak-Chin Indian Community Multi-Purpose Justice Complex

Maricopa, AZ
 17,765 SF – Courts / 21,911 SF – Detention Center
 15,624 SF – Police / 7,140 SF – Firing Range
 \$17,919,000 – Total



San Bernardino Juvenile Detention

San Bernardino, CA
 128,616 SF / 280 Beds / \$58,850,000

Loudoun County Jail

Leesburg, VA
 198,482 SF / 352 Beds / \$58,669,000



Madison Street Jail Renovation Study

Phoenix, AZ
 406,000 SF / 960 – 1900 Bed Options
 \$15,000,000 – \$140,000,000 Options

San Juan County Adult Detention Center

Aztec, NM
 195,000 SF / 1,080 Beds / \$20,800,000



Mohave County Jail

Kingman, AZ
 40,000 SF / 220 Beds / \$5,500,000

Gila River Juvenile Detention Facility

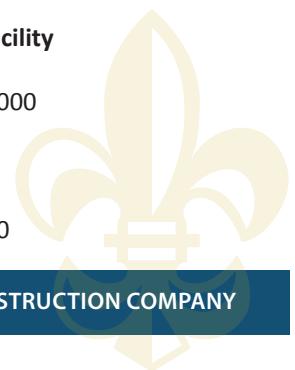
Sacaton, AZ
 27,000 SF / 60 Beds / \$12,000,000

Huerfano County Correctional Facility

Walsenburg, CO
 206,000 SF / 750 Beds / \$24,218,000

Inyo County Jail

Independence, CA
 36,000 SF / 120 Beds / \$5,000,000



ARRINGTON WATKINS ARCHITECTS - LIST OF RELATED PROJECT EXPERIENCE



PRISONS

R.J. Donovan In-Fill Facility

San Diego, CA
 290,000 SF / 792 Beds
 \$190,000,000

Nevada Dept of Corrections 960-Bed Expansion Projects

Las Vegas, Carson City, and Indian Springs, NV
 95,120 SF / 960 Beds
 \$31,800,000

United States Penitentiary & Federal Prison Camp, Tucson

Tucson, AZ
 691,845 SF / 1,214 Beds
 \$115,944,178

Federal Correctional Institution Mendota

Mendota, CA
 660,066 SF / 1,280 Beds
 \$251,000,000

Arizona State Prison Complex

Lewis Buckeye, AZ
 1,117,000 SF / 4,150 Beds
 \$168,000,000



ADC 4,000-Bed Prison Facilities Goodyear

San Luis, and Tucson, AZ 667,460 SF / 4,000 Beds
 \$168,759,000

ADC 1,000-Bed Expansion

Douglas, Perryville, and Tucson, AZ
 151,000 SF / 1,000 Beds
 \$24,625,445

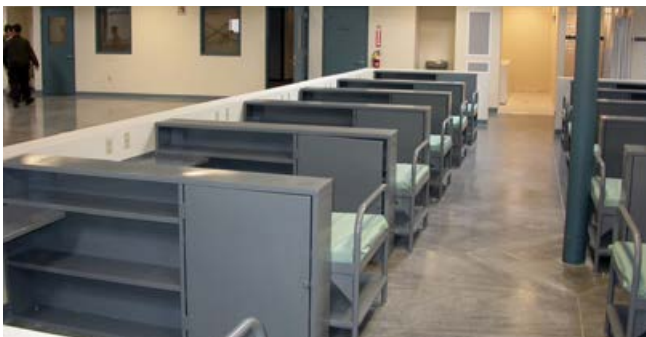


Nevada High Desert Phases I - V

Indian Springs, NV
 1,576,000 SF / 3,000 Beds
 \$235,100,000

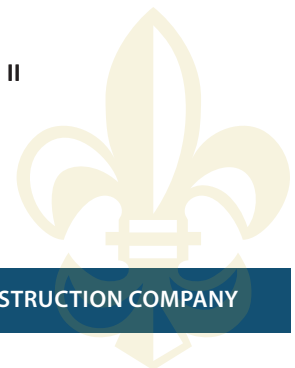
Nevada Prison 8

Indian Springs, NV
 525,000 SF / 1,500 Beds
 \$235,000,000



Kingman DUI Facility – Phase I & II

Kingman, AZ
 759,000 SF / 3,500 Beds
 \$172,000,000



ARRINGTON WATKINS ARCHITECTS - LIST OF RELATED PROJECT EXPERIENCE



HEALTHCARE

Ambulatory Surgery Center, Denver Regional Diagnostic & Reception Center

Denver, CO
 3,000 SF
 \$2,750,000

Komatke Clinic for EMS Building Remodel

Laveen, AZ
 6,928 SF
 \$611,000

Nova Safe Haven Maricopa County Human Services

Phoenix, AZ
 12,500 SF
 \$2,908,000



Arizona State Prison Complex - Lewis Medical Facility - In & Outpatient Clinic

Buckeye, AZ
 22,800 SF



United States Penitentiary & Federal Prison Camp - Tucson Medical Facility

Tucson, AZ
 Outpatient Clinic
 11,800 SF

Federal Prison Camp - Mendota Medical Facility - Outpatient Clinic

Mendota, CA
 11,800 SF



High Desert Men's Prison Medical Facility - Outpatient Clinic

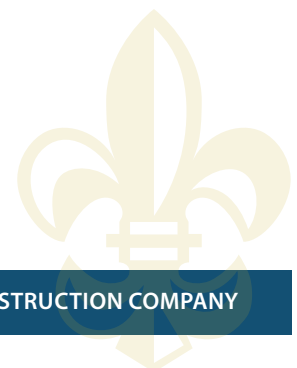
Indian Springs, NV
 20,000 SF
 \$6,200,000

Western Medical Eye

Kingman, AZ
 4,564 SF

Camelback Hospital

Scottsdale, AZ
 60,000 SF

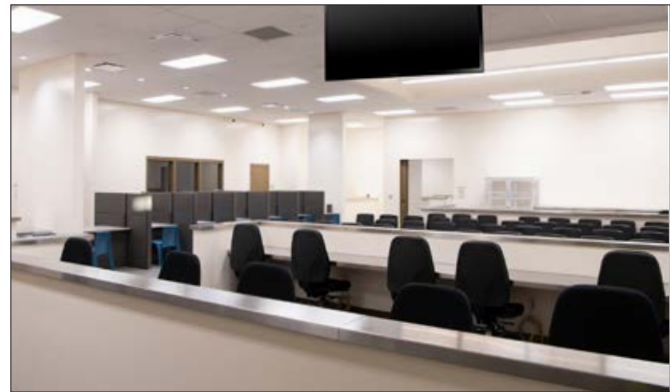


related project experience

Maricopa County Intake, Release & Transfer Facility

Phoenix, Arizona

TOTAL SIZE	474,000 SF
TOTAL PROJECT COST	\$185M
SUSTAINABILITY	N/A
COMPLETION	2020



PROJECT OVERVIEW:

The Maricopa County Intake, Transfer, and Release Facility replaces the aging Maricopa County Durango Jail. The focus of the design on this project was 3-fold: Operational efficiency, ACA compliance and cost effective future expandability. The Maricopa County Intake and Transfer Center provides the county with 512-beds for short term housing including 256 minimum/medium 64-bed dormitory style pods, and 256 beds for max security in 64-bed double occupancy cell pods. Included is a 1,280-bed jail with 12 pods of medium security 64-bed 8-man cells and 8 pods of minimum security 64-bed dormitories. The facility contains multiple administrative areas including both staff training and briefing areas, court rooms and a public lobby.

The Maricopa County Intake, Transfer, and Release Facility was designed around efficiency. The layout allows law enforcement officers to spend less time in booking facilities and more time patrolling the streets.

The facility better accommodates treatment and educational programs that can help reduce recidivism.

Physical and mental health care services are on site. Maricopa County staff is able to give evidence-based treatment right away and connect people with community resources, so they can continue treatment when they released.

related project experience

RJ Donovan Infill Facility

Otay Mesa, California

TOTAL SIZE 290,000 SF
 TOTAL PROJECT COST \$190M
 SUSTAINABILITY LEED Silver
 COMPLETION 2017



PROJECT OVERVIEW:

The RJ Donovan infill facility for the California Department of Corrections and Rehabilitation (CDCR) encompasses the development of a stand-alone 792 bed correctional campus on the grounds of the RJ Donovan State Prison in San Diego, CA. The program consists of housing, mental health medical infirmary, administration, staff training, inmate education, vocation training classrooms and shops. One-third of the inmate population are receiving mental health and behavioral health treatment. The architectural design addresses this special needs population and the associated required support. There are spaces for private counseling and group therapy that were designed with attention to acoustics, views to the exterior, level of privacy required and materials that were durable yet therapeutic. The infill encompassed 302,000 SF and is fully compliant with enhanced ADA code requirements. Additional work included as part of the project was an 80,000 SF renovation. The facility received LEED Silver certification.

related project experience

Oren R. Fox Medium Security Detention Facility

El Centro, California

TOTAL SIZE 64,000 SF
 TOTAL PROJECT COST \$28M
 SUSTAINABILITY 2013 CA Green Building Code
 COMPLETION 2018



PROJECT OVERVIEW:

The Oren R. Fox Detention Facility is located on the existing campus of the Imperial County Sheriff’s Office in El Centro, CA. This design-build project was funded by AB 900 and consists of a two-story medium security adult detention center. The facility incorporates a “normative environment” design philosophy to facilitate the County’s rehabilitation programs. Services provided are housing, healthcare, intake and release, a teaching kitchen, and laundry facility. Administrative and staff support services include a fitness room and large breakroom with an outdoor patio.

There is another free-standing building consisting of a video visitation center and vocational print shop. The site is on approximately 2.3 acres of county-owned land adjacent to the county’s existing jail located in the city of El Centro.

This project provides 270 beds and includes housing, healthcare, intake and release, a teaching kitchen, laundry facility, administrative, support services space and program spaces for inmates. There is a large administrative component on the second floor level.

Santa Cruz Rountree Rehab & Re-Entry Facility

Watsonville, California

TOTAL SIZE 29,300 SF
 TOTAL PROJECT COST \$24.6M
 SUSTAINABILITY N/A
 COMPLETION 2018



PROJECT OVERVIEW:

Arrington Watkins Architects provided design-build services for the expansion of the Santa Cruz County jail. The expansion provides approximately 29,300 SF of new housing which includes 64 minimum security beds, a day-room, visiting, administrative, intake/release, and facility support space.

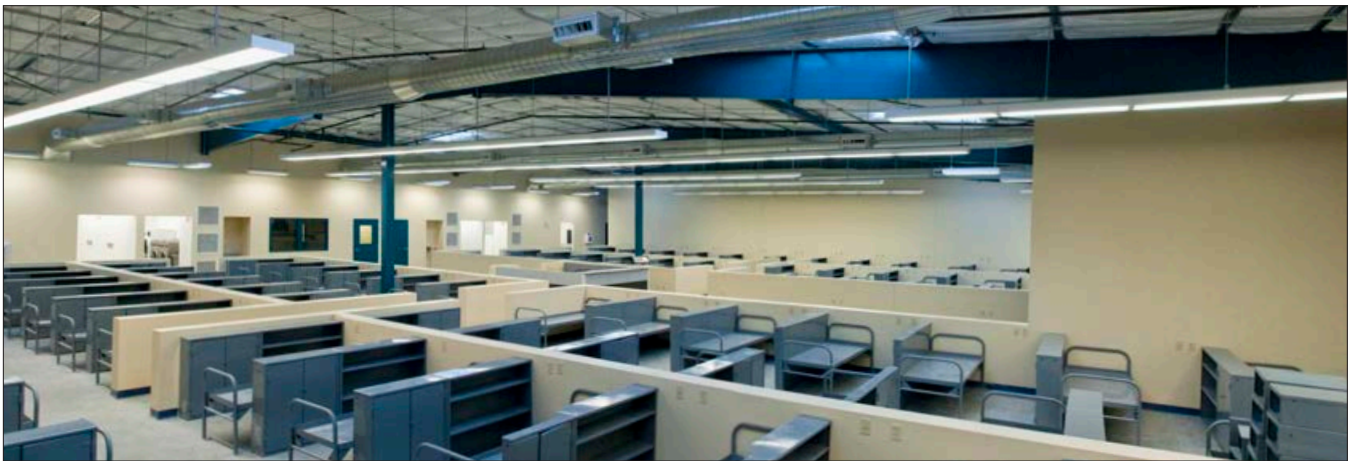
Renovated space provides an educational/vocational program area, an interview/counseling room, group rooms, indoor recreation, administrative support space, an officer workstation, video visitation stations, restrooms and a laundry facility. Upgrades to the existing central control room located in the medium security building were conducted, a storage addition constructed, and a large freezer unit was installed. On-site utility systems include water, septic sewer, electrical, plumbing, mechanical, heating ventilation and air conditioning, telecommunications, security and fire protection. Storm water systems were upgraded and outdoor recreation and site landscaping provided. A delivery vehicle sally port and a separate inmate transfer sally port have been constructed and an existing parking lot was refurbished. The project also includes seismic upgrades to existing facilities and installation of perimeter security fencing.

Arizona Department of Corrections

4,000 Bed Addition

Litchfield Park, Yuma & Tucson, Arizona

TOTAL SIZE 660,000 SF
 TOTAL PROJECT COST \$166,652,000
 SUSTAINABILITY N/A
 COMPLETION March 2011



PROJECT OVERVIEW:

This unique project consisted of 4,000 additional beds on three separate sites across Arizona. Arrington Watkins Architects designed a 1,000 bed addition to the Arizona State Prison Complex in Perryville, a 1,000 bed addition to the Arizona State Prison Complex in Tucson and 2,000 additional beds to the Arizona State Prison Complex in Yuma. Arrington Watkins completed programming, master planning and complete design in 8 months. Deliver method: CMAR.

Each Level I Unit consisted of:

- Administration building including offices and visitation
- Support building including kitchen and dining facilities, inmate property and storage, a physical plant, medical and dental, locker rooms, break rooms, and inmate mail
- Two 200 bed housing units and two 300 bed housing units
- Education building consisting of four large classrooms, one small classroom, library, computer room, recreation yard office, hearing/ judicial proceeding rooms and Chaplain offices
- Work Based Education (WBE) building consisting of open work bay area with offices and classrooms
- The design or refurbishment of the complex water treatment plants

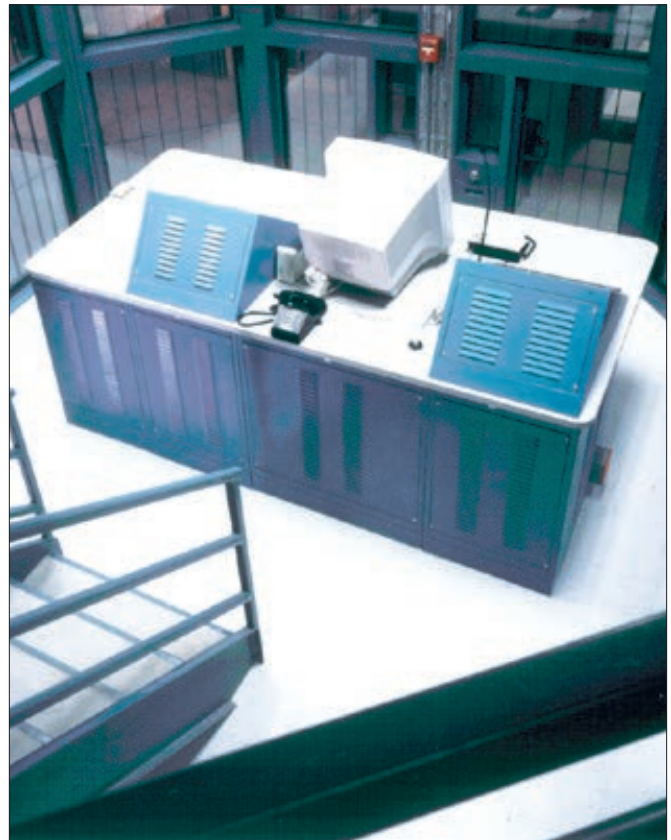
related project experience

Arizona State Prison Complex - Lewis

Multiple Level State Prison Complex

Buckeye, Arizona

TOTAL SIZE	1,117,000 SF
TOTAL PROJECT COST	\$168,000,000
SUSTAINABILITY	N/A
COMPLETION	September 1999



PROJECT OVERVIEW:

Arizona State Prison Complex (ASPC) - Lewis is the only entire complex within the State of Arizona Department of Corrections system to be designed and built as one project. At the time, it was the largest publicly bid project in the State's history. The 4,150 bed prison complex consists of six independent units, each complete with its own administration and visitation building; support building with kitchen, dining, classrooms and properties storage; industries building; housing units appropriate to the classification level of the inmates; and secure perimeter. There are two 800 bed Level 4 units, two 800 bed Level 3 male units, one 600 bed Level 3 female unit, and one 350 bed high-security minor male unit, all within the ASPC-Lewis perimeter.

The units are supported by a medical facility and an inmate processing building inside of the complex perimeter and by several functions housed in buildings outside of the secure perimeter. These include the administration building; central warehouse; vehicle maintenance building, fire station and fueling facility; and maintenance facility. The visitor and staff processing building, and the vehicle sally ports for support and delivery vehicles are located at the complex perimeter.

Because ASPC-Lewis is in a remote location not accessible to municipal water and sewer services, the development included a one million gallon per day wastewater treatment facility and a complete water treatment and delivery system.

Federal Correctional Institution - Mendota

Mendota, California

TOTAL SIZE	660,066 SF
TOTAL PROJECT COST	\$235,103,000
SUSTAINABILITY	N/A
COMPLETION	2004 - 2011



PROJECT OVERVIEW:

Arrington Watkins completed Federal Correctional Institution – Mendota in two phases. The facility sits on 960 acres of land in Fresno County, California, and includes a medium security United States Prison for 1,152 inmates, as well as a minimum security Federal Prison Camp with a capacity of 128 inmates.

The Design-Build team of Dick Pacific / Arrington Watkins was awarded Phase I, which consisted of three 4-story general housing units, site work, and the central plant. The total contract was \$98.5 million.

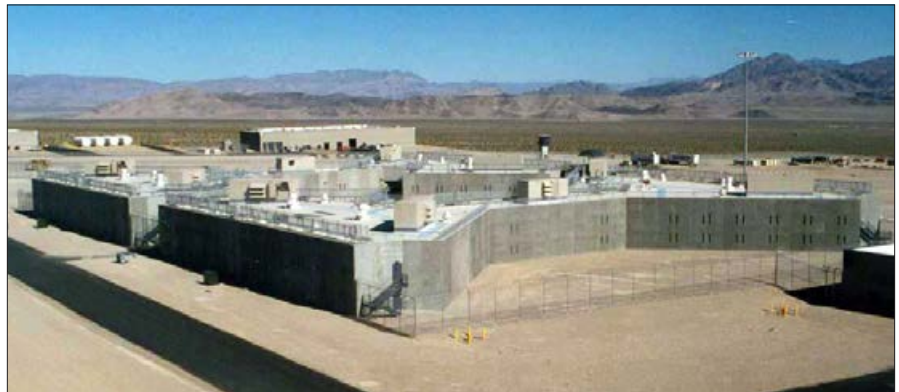
Although Phase II was originally packaged within the original Design-Build agreement, due to a delay of federal funding and original contract time expiration, Arrington Watkins was contracted to convert the Phase II documents from Design-Build to Design-Bid-Build format, bid the Phase II work, and complete the project with the low-bid contractor.

Phase II buildings include inmate management systems, administration, assembly, religious services, mental health, medical services, education, food service, garage and landscape, multiple housing units, special housing, maintenance, warehouse, laundry, recreation, UNICOR factory, vocational training, camp core, minimum security camp housing and modification of the existing operational central plant.

Nevada High Desert Phase I-V

Indian Springs, Nevada

TOTAL SIZE	1,576,000 SF
# STORIES	2 Stories
TOTAL PROJECT COST	\$235,100,000
SUSTAINABILITY	N/A
COMPLETION	1999 - 2009
OWNER	State of Nevada



PROJECT OVERVIEW:

Arrington Watkins has been involved in all six phases of this State of Nevada prison, located northwest of Las Vegas

Phase I, 1999: Arrington Watkins was retained to complete another firm's design and conduct on-site construction administration of 8 housing units with 2,000 beds and support buildings. Arrington Watkins then designed the following phases:

Phase II, 2001: An additional 1,000 beds, a combined warehouse and vehicle maintenance building.

Phase III, 2004: 62,000 SF Industries Building, a 15,000 SF Gymnasium Building, related site improvements, and a security electronics system.

Phase IV, 2006: Two new 52,000 SF Housing Units, site and security improvements within the secure perimeter.

Phase V, 2008: An addition of two new housing buildings of 52,000 SF each.

Phase VI, 2011: Design for conversion of one Housing Building into a 52,000 SF Regional Medical Facility (RMF). Not constructed.

High Desert State Prison is Nevada's largest Dept. of Corrections institution, with 3,800 beds.

Central Valley Juvenile Detention & Assessment Center

San Bernardino, California

TOTAL SIZE	128,616 SF
# STORIES	1 Story
TOTAL PROJECT COST	\$58,850,000
SUSTAINABILITY	N/A
COMPLETION	May 2011
OWNER	San Bernardino County



PROJECT OVERVIEW:

The County of San Bernardino's Central Valley Juvenile Detention and Assessment Center is a design-build project completed thru the efforts of the Sundt Construction Inc./Arrington Watkins Architects Design-Build team. This unique project involved the demolition of part of the current facility, and utilized phased construction to allow ongoing facilities to remain functional during demolition and new construction.

The new construction consisted of three identical 80-bed housing units and one smaller 40-bed unit. Within the housing units, each 40-bed pod contains a dayroom, living quarters, shower / toilet spaces, and classrooms. Each two units has access to an independent outdoor activity space. Each housing unit contains a separate multipurpose staff area.

Located in the administration building are support services for the entire facility that include a full service / retherm kitchen, staff dining facilities, medical clinic, intake/booking, training rooms and support spaces. This facility also includes a 5,200 square foot kitchen designed to tray food for distribution to the housing units in cambro carts. Medical facilities include three exam rooms, medications dispensing area, specimen collection and laboratory area, nurse's station, secure holding rooms, counseling offices, patient outreach services and doctor's offices.

Arizona State Prison Complex - Tucson II

Tucson, Arizona

TOTAL SIZE	980,585 SF
TOTAL PROJECT COST	\$194,000,000 (Est.)
SUSTAINABILITY	N/A
COMPLETION	1999 - 2000



PROJECT OVERVIEW:

Arrington Watkins and the Arizona Departments of Administration and Corrections conducted an in-depth evaluation of the design, construction, and operation of ASPC Lewis, a 4,150 bed prison complex designed by Arrington Watkins, to identify lessons learned and to update the architectural program for ASPC Tucson II.

As a result, several significant changes were made to the design of the new complex, including:

- Redesigning the housing units from 1,000 to 1,100 beds to improve staff and operational efficiency. The new complex was comprised of four prison units: one level-four male unit and three level-three male units. Each unit was designed to house 1,100 inmates, for a total capacity of 4,400.
- 500 ground level beds specifically designed to accommodate inmates throughout the Arizona prison system with special medical needs.
- The programming and design of a regional pharmacy

Complex support buildings include: administration, regional pharmacy, warehouse, central kitchen, vehicle maintenance, visitor processing, medical and in-take.

Arrington Watkins completed design and construction documents for the project, but funds for construction were withdrawn and the project was never built.



PETER SANGIORGIO, RA, LEED® AP
Project Manager

EDUCATION

Bachelor of Science in Architecture
 and Urban and Design
 New York Institute of Technology

TIME WITH FIRM

25

INDUSTRY EXPERIENCE

32

MEMBERSHIPS / AWARDS

Arizona #27505
 Alabama #7875
 Colorado #402507
 Hawaii # 16402
 Nebraska (in process)
 Nevada #5859
 New Jersey 21AI02001400
 New York #040682
 New Mexico #4752
 Oklahoma #a7034
 Utah 10327980-0301
 NCARB 61979
 DQCM Certificate from NAVFAC and
 USACE
 LEED Accredited Professional
 NCARB Certified

ROLES AND RESPONSIBILITIES:

Peter has been with Arrington Watkins for 25 years and is now an Owner and Principal Architect. He has performed a broad spectrum of building related design and project management tasks and worked with a wide range of clients. The projects have been of diverse size and scopes, from \$1 million to \$250 million in construction costs. A large portion of Peter’s resume is in justice projects. He has performed security and condition assessments and master plans for several state agencies. Peter’s experience has included the design, preparation and development of complete project packages including, preliminary design, feasibility studies including preliminary cost estimating, construction document preparation, bidding, permit procurement, and construction management. Peter has designed and managed the completion of 40,000 beds of justice design totaling over \$1 billion in completed project costs.

CORRECTIONS EXPERIENCE

CHURCHILL COUNTY LAW ENFORCEMENT
 AND DETENTION CENTER
 Fallon, Nevada

NEVADA DEPARTMENT OF
 CORRECTIONS MASTER PLAN
 Nevada

NEVADA HIGH DESERT PHASES I-V
 Indian Springs, Nevada
 1,576,000 SF / \$235,100,000 / 3,000 Beds

NEVADA SOUTHERN DESERT CORRECTIONAL
 CENTER EXPANSION PHASES I & II
 Indian Springs, Nevada
 89,220 SF / \$27,900,000

NEVADA HIGH DESERT REGIONAL
 MEDICAL FACILITY PHASE 6
 Indian Springs, Nevada
 52,000 SF / \$7,700,000 / 140 Beds

ARIZONA STATE PRISON COMPLEX
 SAN CARLOS UNIT
 Goodyear, Arizona
 163,279 SF / \$37,134,523 / 1,000 Beds

SAN BERNARDINO JUVENILE DETENTION
 AND ASSESSMENT CENTER
 San Bernardino, California
 128,616 SF / \$58,850,000 / 280 Beds

SAN JUAN COUNTY ADULT
 DETENTION FACILITY
 Farmington, New Mexico
 195,000 SF / \$20,800,000 / 1,080 Beds

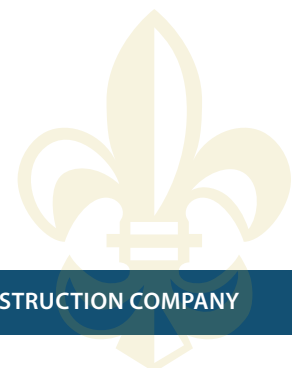
LOUDOUN COUNTY ADULT
 DETENTION FACILITY
 Leesburg, Virginia
 198,482 SF / \$58,669,000 / 352 Beds

ASPC LEWIS STATE PRISON, MASTER
 PLAN, DESIGN AND CONSTRUCTION
 Buckeye, Arizona 1,117,000
 SF / \$176,000,000

ASPC KINGMAN PHASE 1 & 2
 Kingman, Arizona
 1,117,000 SF / \$176,000,000

ADOA SECURITY LOCK ASSESSMENT
 Various locations throughout Arizona
 73 Buildings / on-going work

STATE OF HAWAII
 Phase 2 Security Assessment – Toured all
 State of Hawaii Community Correctional
 Centers in an effort to improve
 security throughout their system



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GENERAL CONTRACTOR'S (LAYTON) QUALIFICATIONS & PAST EXPERIENCE

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Layton Construction Company, LLC

Established 1953
66 Years in Business

PRESIDENT

David S. Layton

MANAGEMENT

Jeff Beecher, Executive VP

Jeff Palmer, Executive VP

OUR SPECIALTIES

Detention/Corrections

Justice

Government/Municipality

Warehouse

New Construction

Expansions/Additions

Seismic Upgrades

Infrastructure/Utilities

IN HOUSE SERVICE CAPABILITIES

Target Value Design

Building Information Modeling

Virtual Design

Scheduling

Cost Estimating

Quality Control

Constructability Reviews

Design Build

The Layton Way

Founded in 1953, Layton Construction Company is a nationally-ranked commercial construction company with offices throughout the country. We manage and execute commercial construction projects for public and private clients across the United States. Utilizing both traditional and progressive delivery models, including CM-At-Risk, Design-Build and Integrated Project Delivery, we pride ourselves on predictable outcomes, superior service, schedule certainty and accuracy in budget. We live the philosophy of "Constructing With Integrity." We focus our efforts on the customer and the purpose of the capital expenditure. In the simplest of terms, our product is superior service. When our customer is successful, we are successful.

Layton Detention

Layton Construction is one of the largest corrections general contractors in the nation and has completed many high-profile, large, complex projects. Layton's experience includes 31 detention and jail projects—including ground-up facilities, expansions and renovations in both rural and urban environments.

1000+
Employees

\$2.1B
2019 Revenue

\$2.3B
Total Detention

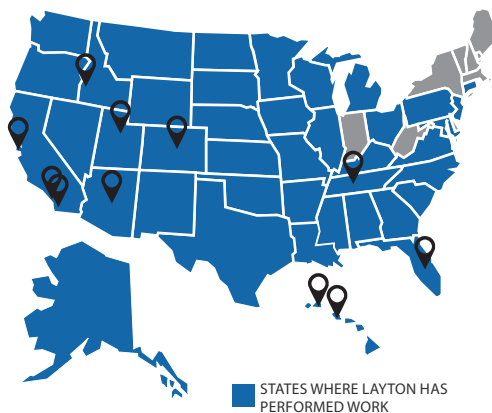
12,000+
Beds

11
Regional Offices

1000+
Employees

34
Total Corrections
Projects Completed

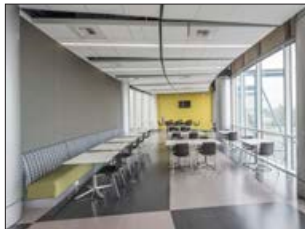
4.3M
Corrections SF



OFFICE LOCATIONS

- Salt Lake City, UT
- Boise, ID
- Irvine, CA
- San Diego, CA
- San Jose, CA
- Denver, CO
- Honolulu, HI
- Lihue, HI
- Nashville, TN
- Orlando, FL
- Phoenix, AZ

LAYTON CONSTRUCTION COMPANY, LLC - LIST OF RELATED PROJECT EXPERIENCE



Detention, Correction and Jails

Santa Clara County Jail, San Jose, CA
250,000 SF | \$300M | 2023 | 465 Beds
| With Arrington Watkins

Utah State Prison Relocation
1,200,000 SF | \$800M | 2022 | 3,600 Beds

Weber Valley Youth Detention, Ogden, UT
65,300 SF | \$23.4M | 2018 | 63 beds

West Valley Police Headquarters, West Valley City, UT
66,530 SF | \$22M | 2019

Maple Street Correctional Center, Redwood City, CA
275,000 SF | \$165M | 2017 | 832 Beds

RJ Donovan Detention Facility, CDCR, San Diego, CA
265,000 SF | \$200M | 2016 | 792 Beds
| With Arrington Watkins

Central Utah Correctional (Gunnison Prison), Gunnison, UT
64,000 SF | \$30M | 2016 | 192 beds

Ute Tribe Justice Center, Fort Duchesne, UT
165,000 SF | \$35.6M | 2016 | 126 beds

Superior Court of Arizona in Maricopa County, Phoenix, AZ
35,000 SF | \$6.9M | 2014 | With Arrington Watkins

Nye County Jail, Pahrump, NV
63,000 SF | \$17.7M | 2012 | 255 Beds

Kane County Public Safety Complex, Kanab, UT
63,000 SF | \$13.6M | 2011 | 192 beds

Uintah County Public Safety Complex, Vernal, UT
175,000 SF | \$43.3M | 2010 | 400 beds

Wyoming Medium Correctional Facility, Torrington, WY
280,000 SF | \$104M | 2009 | 720 beds

Clark County Detention Center, Las Vegas, NV
210,000 SF | \$76.5M | 2009 | 1,000 Beds | With Molasky

Spanish Fork Justice Center, Spanish, Fork, UT
61,000 SF | \$17M | 2008

Ada County Jail Medical Unit Expansion, Boise, ID
25,000 SF | \$6M | 2007 | 83 beds | With DLR Group

Davis County Jail Expansion, Farmington, UT
139,000 SF | \$22M | 2006 | 400 Beds

Salt Lake County Adult Detention Center, Salt Lake City, UT
775,000 SF | \$108M | 1999

Davis County Jail Complex, Farmington, UT
138,000 SF | \$11M | 1991

related project experience

Utah State Correctional Facility

Salt Lake City, UT

TOTAL SIZE	1,150,000 SF
# OF BEDS	3,600 BEDS
TOTAL CONSTRUCTION COST	\$800,000,000
SUSTAINABILITY	N/A
EXPECTED COMPLETION	2022
OWNER	State of Utah DFCM
ARCHITECT	GSBS Architects

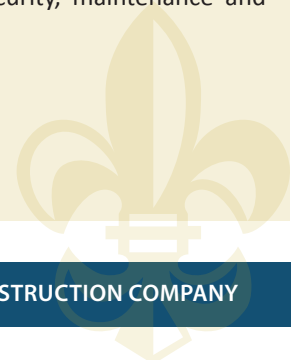


PROJECT OVERVIEW:

Layton is currently under construction on this new corrections facility. Once complete, the facility will house approximately 3,600 inmates with expansion capability. The overall program will house all inmate classes. Spaces will be provided for male maximum/general populations, male sex offender, work camp, substance abuse treatment, female maximum/general population, female substance abuse treatment, male and female reception and orientation facility, and mental health housing, medical, educational, vocational, religious, recreation, culinary, laundry, security, maintenance and correctional industries.

RELEVANT TEAM MEMBERS:

Bruce McDonough	David Whimpey
Ed Deffner	Doug Brown



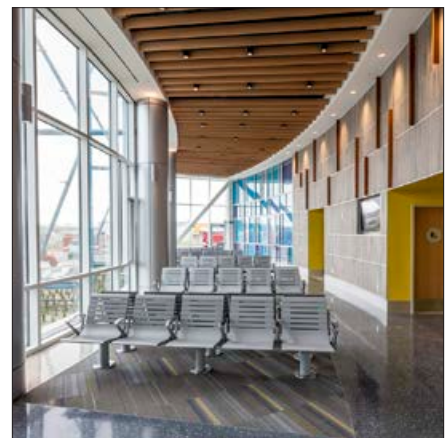
related project experience

Maple Street Correctional Center

San Mateo County Jail Replacement

Redwood City, CA

TOTAL SIZE	26,000 SF
# OF BEDS	640
TOTAL CONSTRUCTION COST	\$125,000,000
SUSTAINABILITY	LEED Gold achieved (requested Silver)
COMPLETION	2016
OWNER	State of California



PROJECT OVERVIEW:

The project included on and off-site improvements to prepare for development of a new 275,000-square-foot jail complex. The new facility features inmate housing for 832 beds, support spaces, a natural light-filled visitor lobby, video visitation area, intake, full-service kitchen, laundry facility, locker rooms, staff dining with outside eating area, and loading docks. The facility also includes a separate 88 bed transitional housing area for work furlough prisoners. The three-story transitional housing unit has multiple program areas as well as a normalized environment to help inmate adjust and prepare themselves to re-enter life outside of the jail. This area is key to the facilities goal of preventing inmates from getting into the recidivism cycle by getting them ready to merge back into society. The project includes specialized inmate program areas for dog training, gardening, and culinary arts. The project incorporated several features that emphasize sustainability. The goal was to earn LEED Silver certification from the U.S. Green Building Council and instead exceeded state requirements for energy efficiency and attained a LEED Gold certification by recycling 80% of materials.

RELEVANT TEAM MEMBERS: Bruce McDonough, Doug Brown, Ed Deffner

related project experience

RJ Donovan Prison Infill Project

Otay Mesa, CA

TOTAL SIZE	265,000 sf
TOTAL CONSTRUCTION COST	\$169,000,000
# OF BEDS	792
SUSTAINABILITY	LEED Silver
COMPLETION	2016
OWNER	State of California Dept. of Corrections and Rehab. (CDCR)



PROJECT OVERVIEW:

Layton, in a joint venture, completed a design-build expansion of the R.J. Donovan Correctional Facility in Otay Mesa, CA with California's Department of Corrections and Rehabilitation (CDCR). This project is the first design/build project for corrections in the state of California. All work, including extension and expansion of existing infrastructure, complied with CDCR standards and within the property of the current Detention facility.

The essence of this project is a complete standalone facility for housing level II inmates in 6 person dormitory units. Sundt|Layton added a total of 792 beds in three (30 dormitory) housing units to the existing facility. The planned dormitory-style housing was constructed using a precast module in tandem with precast concrete tilt panels and CMU walls. Additional work on the other detention structures, detention support, custody, visitation, and other areas are typically tilt-up concrete systems with steel structure. The goal was to design a LEED Silver and Cal Green approved correctional facility to meet the state's 20 percent water-reduction mandates through a collaborative design-build team approach between the CDCR, Sundt Layton and Arrington Watkins Architects.

RELEVANT TEAM MEMBERS: Bruce McDonough, Ed Deffner

related project experience

Central Utah Correctional Facility – W1 expansion

Gunnison, Utah

TOTAL SIZE	54,000 SF
TOTAL CONSTRUCTION COST	\$28,000,000
# OF BEDS	192
SUSTAINABILITY	N/A
COMPLETION	2016
OWNER	Utah Department of Corrections



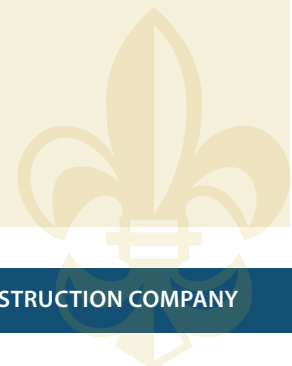
PROJECT OVERVIEW:

The West One Expansion is an early phase of the overall Utah Prison Relocation project. The project consists of three separate structures, namely: W1 192 Bed Housing, a new Intake Building, and a new Dog Kennel. It also includes extensive sitework, site utilities, pad preparation and perimeter security fence for the future expansion of the W2, W3, and W4 Housing Additions. The facility offers a variety of opportunities for inmates, including high school education, substance abuse treatment, life skills courses and four Utah Correctional Industries work programs.

The site was enhanced with the addition of several large drainage ponds to eliminate past pod floods from 100 year rain storms. The team further expanded and solidified relations with Utah subcontractors outside the Wasatch Front as well as regional subs and national detention specialists.

RELEVANT TEAM MEMBERS:

Bruce McDonough



related project experience

Wyoming Medium Correctional Institution

Torrington, WY

TOTAL SIZE	280,000 SF
# OF BEDS	720
TOTAL CONSTRUCTION COST	\$102,000,000
SUSTAINABILITY	N/A
COMPLETION	2009
OWNER	State of Wyoming Department of Corrections



PROJECT OVERVIEW:

The State of Wyoming Department of Corrections initially sought hard bids on the construction of the new Medium Correctional Institution in Torrington, a remote area of Wyoming. When bids came back nearly twice the amount of the original budget, Wyoming officials, contracted with us as GM/GC. We then worked closely through a preconstruction partnership to bring the construction costs within budget.

Located on a sand dune, this difficult site required approximately 500,000 cubic yards of sand to be moved to fill in valleys as deep as 35 feet and hills as tall as 30 feet. The sands required Deep Dynamic Compaction which included lifting a 70-pound weight 80 feet and dropping it three times over the entire site.

RELEVANT TEAM MEMBERS:

Bruce McDonough

Doug Brown

related project experience

Clark County Detention Center

Las Vegas, NV

TOTAL SIZE	210,000 SF
# OF BEDS	1,000
TOTAL CONSTRUCTION COST	\$76,400,000
SUSTAINABILITY	N/A
COMPLETION	2009
OWNER	PH Metro, LLC



PROJECT OVERVIEW:

This facility, built on a 36-acre site, includes the inmate housing, administration and utility buildings and was developed for future expansion of additional housing buildings. The 62,470 SF housing area constructed with precast concrete, structural steel, masonry concrete and rebar houses 1,000 inmates. Within the housing building is a video court room. Instead of being transported back and forth to court, inmates wait on benches until they are escorted into one of 12 video rooms for court appearances via teleconferencing.

The heart of the security system for the facility is located within the administration building. The master command on the second floor has monitors and controls operating the entire site. The floor also contains an administrative section, staff locker rooms, classrooms and a training cell (a replica of the administrative segregation cells used to train for inmate extractions). Inmate intake, processing and the personal effects storage area are located on the first floor. There is also a full-service kitchen capable of preparing more than 6,000 meals per day.



BRUCE MCDONOUGH
Vice President

EDUCATION

University of Utah, Civil Engineering

TIME WITH FIRM

1983 - Present - 37 Years

INDUSTRY EXPERIENCE

1976 - Present - 44 Years

12,600+

Detention Beds

19

Corrections Projects

ROLES AND RESPONSIBILITIES:

Bruce has over 20 years of experience constructing correctional facilities in the western US. His projects range from maximum security prisons to minimum security county jails. The facilities have been designed for both indirect and direct supervision, using a wide range of security electronics systems.

Utah State Correctional Facility

Prison
Salt Lake City, UT
1,150,000 SF | \$800,000,000
3,500 Beds | 2022

RJ Donovan Prison Infill Project, CDCR

Prison
San Diego, CA
265,000 SF | \$200M | 792 Beds

Maple Street Correctional Center

Jail
Redwood City, CA
275,000 SF | \$165M | 832 Beds

Central Utah Correctional Facility

Prison
Gunnison, UT
53,000 SF | \$30,000,000 | 192 beds

Ute Indian Tribe Justice Center

Fort Duchesne, UT
106,000 | \$30,000,000 | 126 beds

Weber Valley Youth Detention Center

Ogden, UT
63,000 SF | \$20M | 63 beds

Nye County Jail

Jail and Sheriff's Office
Pahrump, NV
58,000 SF | \$16,000,000 | 225 Beds

Uintah County Public Safety Complex

Jail and Sheriff's Office
Vernal, UT
175,000 SF | \$43,300,000 | 400 Beds

Wyoming Medium Correctional Facility

Prison
Torrington, WY
347,000 SF | \$103,000,000 | 720 Beds

Salt Lake County Adult Detention Center

Prison
Salt Lake City, UT
775,000 SF | \$108,000,000 | 2,300 Beds

Kane County Sheriff's Complex

Jail and Sheriff's Office
Kanab, UT
60,000 SF | \$13,000,000 | 192 Beds

Clark County Detention Center

Prison
Las Vegas, NV
210,000 SF | \$76,400,000 | 1,000 Beds

Davis County Jail Expansion

Farmington, UT
112,000 SF | \$21,300,000 | 400 Beds

Ada County Jail Medical Unit Expansion

Jail
Boise, ID
25,000 SF | \$6,000,000 | 83 Beds

Davis County Jail

Farmington, UT
139,000 SF | \$10,600,000

Dixie Regional Juvenile Justice Center

St. George, UT
37,000 SF | \$7,000,000 | 400 Beds

Yuma County Jail District Annex

Yuma, AZ
43,000 SF | \$12,000,000 | 81 beds





Dave Whimpey LEED AP BD+C
Construction Manager

EDUCATION

Brigham Young University, B.S. Civil and Environmental Engineering

TIME WITH FIRM

1998 - Present - 22 Years

INDUSTRY EXPERIENCE

1996 - Present - 24 Years

3,500+

Detention Beds

1

Corrections Projects

ROLES AND RESPONSIBILITIES:

Dave’s success in the construction industry can be attributed to his strong organizational and communication skills, attention to detail, high standards of quality, and superior customer service. His background in engineering and construction allow him to approach each project in an organized and detailed manner. He is both experienced and capable in Critical Path Project Management.

Utah State Correctional Facility

Prison
Salt Lake City, UT
1,150,000 SF | \$800,000,000
3,500 Beds | 2022

Herriman High School

New High School Campus
Herriman, UT
384,000 SF | \$73,000,000

Confidential Carbon Fiber Manufacturing Facility

Design-Build Facility and Office Space
West Valley City, UT
112,000 SF | \$17,000,000

Outlets at San Clemente

52 Acre Retail Center
Sandy, UT
257,000 SF

Outlets at Traverse Mountain

New Retail Center
Lehi, UT
468,000 SF

South Towne Corporate Center

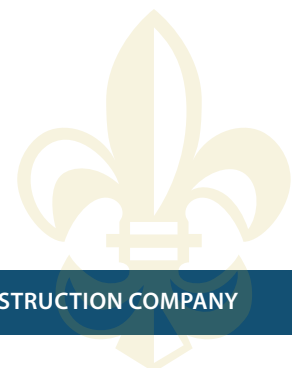
Office Building
Sandy, UT
160,000 SF | \$12,400,000

South Towne Corporate Center

Parking Structure
Sandy, UT
205,000 SF | \$6,000,000

The Streets of Tanasbourne

Shell Space
Portland, OR
180,000 SF | \$16,800,000





ED DEFFNER
Senior Project Manager

EDUCATION

University of Utah, Civil Engineering

TIME WITH FIRM

1994 - Present - 26 Years

INDUSTRY EXPERIENCE

1990 - Present - 30 Years

8,500+

Detention Beds

13

Corrections Projects

ROLES AND RESPONSIBILITIES:

Ed has been involved with several heavily-used public facilities, including detention and correctional facilities, and is aware of the requirements for durable quality construction within these facilities. Ed combines his technical background with field experience to create a well-rounded manager. His attention to detail is evident in his product safety and quality standards. Ed is also a solid problem solver, primarily because he foresees potential issues before they become critical.

Utah State Correctional Facility

Prison
Salt Lake City, UT
1,150,000 SF | \$800,000,000
3,500 Beds | 2022

RJ Donovan Prison Infill Project, CDCR

Prison
San Diego, CA
265,000 SF | \$200M | 792 Beds

Maple Street Correctional Center

Jail
Redwood City, CA
275,000 SF | \$165M | 832 Beds

Nye County Jail

Jail and Sheriff's Office
Pahrump, NV
58,000 SF | \$16,000,000 | 225 Beds

Kane County Sheriff's Complex

Jail and Sheriff's Office
Kanab, UT
60,000 SF | \$13,000,000 | 192 Beds

Uintah County Public Safety Complex

Jail and Sheriff's Office
Vernal, UT
175,000 SF | \$43,300,000 | 400 Beds

Davis County Jail Expansion

Farmington, UT
112,000 SF | \$21,300,000 | 400 Beds

Ada County Jail Medical Unit Expansion

Jail
Boise, ID
25,000 SF | \$6,000,000 | 83 Beds

Spanish Fork Justice Center

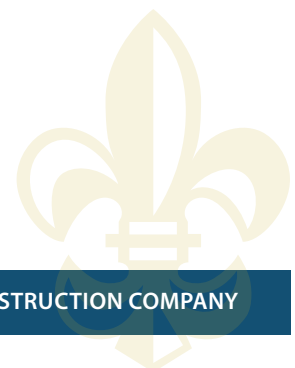
New Police Station & Court Buildings
Spanish Fork, UT
61,000 SF | \$17,000,000

Salt Lake County Metro Jail

New Jail
South Salt Lake, UT
775,000 | \$108,000,000 | 2,088 beds

Valley Emergency, Operations Center

New Communications Center
West Valley City, UT
28,000 SF | \$5,600,000





DOUG BROWN
Senior Superintendent

TIME WITH FIRM

1997 - Present - 23 Years

INDUSTRY EXPERIENCE

1977 - Present - 43 Years

4,500+

Detention Beds

6

Corrections Projects

ROLES AND RESPONSIBILITIES:

As a superintendent, Doug focuses on creating a working relationship with each owner. These relationships allow him to envision the project and quickly resolve any issues or questions. Doug’s greatest strength is his ability to multi-task project management responsibilities. Doug is able to handle the unforeseen and successfully manage the day-to-day details of any project.

Utah State Correctional Facility

Prison
Salt Lake City, UT
1,150,000 SF | \$800,000,000
3,500 Beds | 2022

Maple Street Correctional Center

Jail
Redwood City, CA
275,000 SF | \$165M | 832 Beds

Wyoming Medium Correctional Facility

Prison
Torrington, WY
347,000 SF | \$103,000,000 | 720 Beds

Nye County Jail

Jail and Sheriff’s Office
Pahrump, NV
58,000 SF | \$16,000,000 | 225 Beds

West Wendover Jail

Jail
Wendover, NV

**Utah State Prison Family Visiting
and D Cell Block Remodel**

Prison Remodel
Bluffdale, UT

J.L. Sorenson Recreation Center

New City Recreation Center
Herriman, UT
107,000 | \$21,400,000

Riverpark Building 11

New multi-phase business park
South Jordan, UT
125,000 SF | 5 Stories

Dixie Applied Technology College

New Trade College Facility
St. George, UT
163,000 SF | \$67M

Larry H. Miller Ford/Lincoln

New Auto Dealership
Draper, UT
243,000 SF | \$Confidential

Larry H. Miller Mercedes

New Auto Dealership
Draper, UT
45,000 SF | \$Confidential





APPENDIX - REQUIRED FORMS

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**State of Nebraska NE Department of Correctional Services
REQUEST FOR INFORMATION**

RETURN TO: NE Department of
Correctional Services
Name: Kate Severin
Address: 801 West Prospector Place
City/State/Zip: Lincoln, NE 68522
Phone: 402-479-5717

RFI NUMBER	RELEASE DATE
RFI 3016 DESIGN/BUILD/FINANCE OPTIONS ADULT MALE CORRECTIONAL FACILITY	March 16, 2020
OPENING DATE AND TIME	DCS CONTACT
May 27, 2020 2:00 p.m. Central Time	Kate Severin

This form is part of the RFI package and must be signed in ink and returned, along with information documents, by the opening date and time specified.

PLEASE READ CAREFULLY!

SCOPE OF SERVICE

The State of Nebraska (State), Department of Correctional Services (NDCS) is issuing this Request for Information RFI 3016 for the purpose of gathering information regarding **Design/Build/Finance Options for a proposed Adult Male Multi-Security Level Correctional Facility**, to be operated by NDCS.

Written questions are due no later than April 6, 2020 and should be submitted via e-mail to dcs.purchasing@nebraska.gov

Bidder should submit six (6) original copies of the entire RFI response plus one electronic copy on a USB flash drive. RFI responses should be submitted by the RFI due date and time.

Sealed RFI responses should be received in the Nebraska Department of Correctional Services (NDCS) Central Office by the date and time of RFI opening indicated above.

RESPONDENT MUST COMPLETE THE FOLLOWING

By signing this Request For Information form, the respondent guarantees compliance with the provisions stated in this Request for Information.

FIRM: The Molasky Group of Companies

COMPLETE ADDRESS: 100 North City Parkway, Suite 1700, Las Vegas, Nevada 89106

TELEPHONE NUMBER: 702-735-0155 FAX NUMBER: 702-737-7025

SIGNATURE: 

DATE: May 25, 2020

TYPED NAME & TITLE OF SIGNER: Peter Wenner, Senior Vice President

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Form A

Respondent Contact Sheet

Request for Information Number 3016

Form A should be completed and submitted with each response to this RFI document. This is intended to provide the State with information on the vendor's name and address, and the specific persons who are responsible for preparation of the response.

Preparation of Response Contact Information	
Name:	The Molasky Group of Companies
Organization Address:	100 North City Parkway, Suite 1700 Las Vegas, Nevada 89106
Contact Person & Title:	Peter Wenner, Senior Vice President
E-mail Address:	peterw@molaskyco.com
Telephone Number (Office):	702-735-0155
Telephone Number (Cellular):	310-709-8275
Fax Number:	702-737-7025

Each respondent shall also designate a specific contact person who will be responsible for responding to the State if any clarifications of the vendor's response should become necessary. This will also be the person who the State contacts to set up a presentation/demonstration, if required.

Communication with the State Contact Information	
Name:	The Molasky Group of Companies
Organization Address:	100 North City Parkway, Suite 1700 Las Vegas, Nevada 89106
Contact Person & Title:	Peter Wenner, Senior Vice President
E-mail Address:	peterw@molaskyco.com
Telephone Number (Office):	702-735-0155
Telephone Number (Cellular):	310-709-8275
Fax Number:	702-737-7025

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