

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

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](mailto: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: T&G Investments, LLC  
 COMPLETE ADDRESS: 10340 N 84th Street, Omaha, NE 68122-2216  
 TELEPHONE NUMBER: 402.997.6550 FAX NUMBER: 402.997.7525  
 SIGNATURE:  DATE: \_\_\_\_\_  
 TYPED NAME & TITLE OF SIGNER: Zach Wiegert, Principal



May 27, 2020

Nebraska Department of Correctional Services  
Attn: Kate Severin  
801 West Prospector Place  
Lincoln, NE 68522

Re: RFI 3016 – Design, Build, Finance Options for an Adult Male Correctional Facility

Dear Ms. Severin,

T&G Investments, LLC (T&G) is pleased to respond to RFI 3016 issued by the Nebraska Department of Corrections seeking information regarding Design/Build/Finance options for a proposed adult male multi-security level correctional facility. Our team has worked on several notable projects across the United States in partnership with public institutions. We believe that our experience, combined with our innovative design and financing capabilities provide a unique opportunity that will maximize the positive attributes of a Public-Private Partnership (P3).

T&G starts the conversation on every new project and partnership with “How can we help?”. Based on the information available to us, we believe the best way for us to help the Nebraska Department of Corrections is to put together the most experienced and qualified team to guide you through best practices, answer any questions and provide you the most taxpayer-friendly financing option available. For those reasons, we have partnered with HOK and McCarthy Building Companies for design and construction. Combined, they have a wide range of experience from local, state and federal government clients with projects ranging from renovations and technology upgrades to some of the nation’s largest and most advanced correctional facilities. More information about our teams’ capabilities and previous experiences can be found in Tab A.

On a national stage, the more recent integration of P3s into vertical construction projects, rather than just infrastructure, requires an innovative and collaborative outlook from both sides of the table. It also requires a higher level of adaptability to safeguard the right outcome. We understand the P3 concept means something different to nearly everyone as there truly are endless strategies and adaptations. This is what separates our team from others. While there are many good real estate developers, contractors and architects, few can match the experience of the T&G team in creating successful public-private partnerships.

As a good partner, we would first like to sit down with the Nebraska Department of Corrections to better understand the global picture of the Departments’ facilities, as well as any legislative issues that may have an impact, before going into detail on our strategy and options available. We strongly believe this conversation is of high importance as it will assist in providing a truly tailored strategy that is the most cost effective for the taxpayers of the State of Nebraska. We also recognize

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that there are several other factors that will have an impact on the overall strategy for a new facility. Those factors include, but are not limited to the following:

- Location of Facility
- Size of Facility
- Information Technology, Security and Communications Requirements
- Infrastructure Requirements
- Construction Requirements
- FF&E Requirements

As more information regarding various factors comes available, we can apply a life-cycle cost analysis, benchmarks, trends and best practices. As a result, the long-range operational costs are evaluated with construction costs to ensure that physical solutions are both efficient and cost effective. This allows us to provide a more accurate estimate for the Department for planning purposes. Unfortunately, we are unable to provide a cost estimate due to the need for more project specific information.

We applaud the Nebraska Department of Corrections for taking a smart approach to ensure the best fit in a long-term facility solution and development partner. It is our intent to respond to any Request for Qualifications or Request for Proposals that may be issued in the future for this project. We look forward to applying the expertise our team brings to this project and assisting the State in finding an efficient and effective solution.

Sincerely,

A handwritten signature in blue ink that reads 'Zach Wiegert'.

Zach Wiegert, Principal  
T&G Investments, LLC



www.tetradpropertygroup.com • 10340 N 84th Street • Omaha, NE 68122 • 402.991.6550

We build a better future for our clients and communities by developing innovative and fiscally responsible real estate solutions. Tetrad Property Group places a special emphasis on Public-Private Partnerships as an opportunity to create value, promote change and enhance efficiency.



### Omaha, Nebraska 2011

Tetrad Property Group was founded by W. David Scott & Zach Wiegert, both of whom have decades of commercial real estate experience in underwriting, restructuring, developing and managing real estate investments. We are headquartered in Omaha, Nebraska with offices in Lincoln, Nebraska and Fort Collins, Colorado.

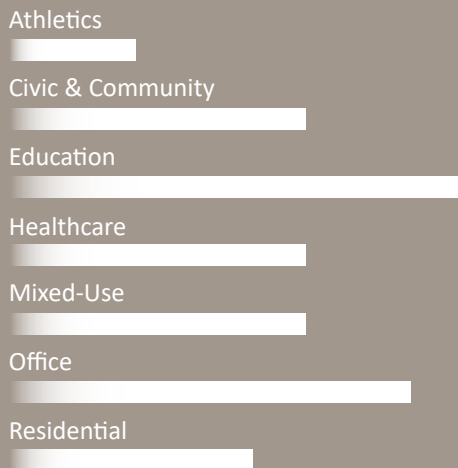


### Our People

With over 400 years of combined experience, we set our company apart from the competition by hiring the most experienced staff. Our past successes and innovative ideas attract the necessary capital to move projects from concept to fruition.



### Markets Served



### Core Values

#### Client First

We place our clients at the core of everything we do.

#### Respect

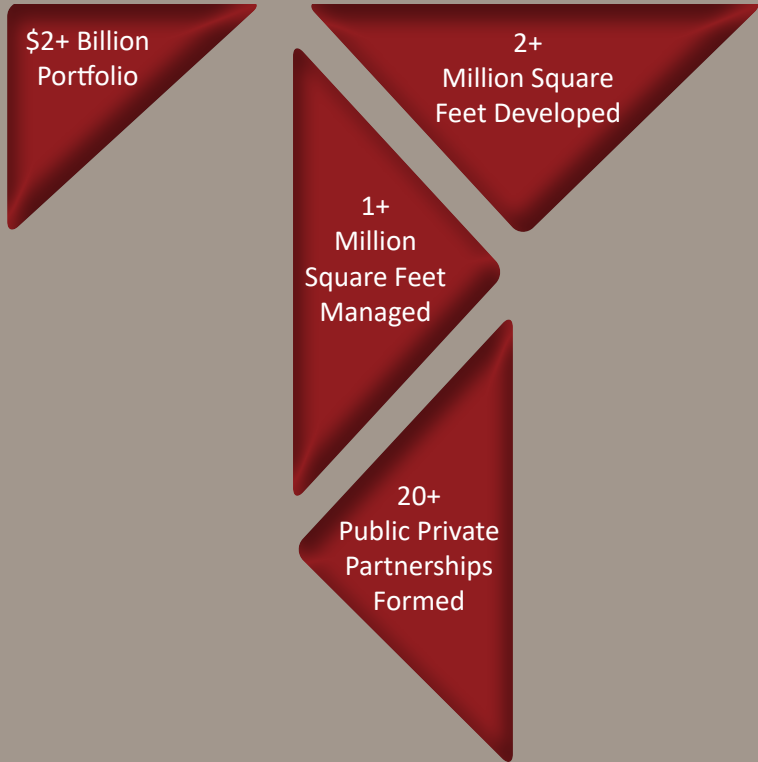
We are sensitive to individual difference and treat everyone with dignity.

#### Collaboration

We achieve our greatest successes through strategic and well-planned partnerships.

#### Accountability

We own our decisions and actions; we meet or exceed what others expect of us.



### Our Services

- Project Management
- Owner's Representation
- Master Development
- Asset Management
- Financial Underwriting
- Acquisitions
- Leasing
- Planning

# CLIENTS & PARTNERS

Blue Cross Blue Shield of Nebraska  
Carson Wealth Group  
City of Las Cruces, NM\*  
City of Lincoln, NE\*  
City of Mission, KS\*  
City of Omaha, NE\*  
City of Raymore, MO\*  
Colorado State University\*  
Concordia University  
Core Bank  
Douglas County West Community Schools\*  
Elite Health  
Goldenrod Companies  
Green Plains Energy  
Hastings College  
Heritage Services  
Kearney Regional Medical Center  
*\*Public Institution Clients*

McCarthy Building Companies  
Metropolitan Community College\*  
Midland University  
Missouri Western State University\*  
Nebraska Wesleyan University  
New Mexico State University Arrowhead Park\*  
NorthStar Foundation  
Northwestern College  
Olsson  
Omaha Public Schools\*  
Siena Francis House  
Suzanna & Walter Scott Foundation  
U.S. Veterans Administration\*  
University of Nebraska-Lincoln\*  
University of Nebraska-Omaha\*  
University of Nebraska Medical Center\*  
YMCA of Greater Omaha





St. Louis County Justice Center



McCarthy Building Companies, Inc. is the oldest privately held construction company in the country, with more than 150 years spent collaborating with partners to solve complex building challenges. We help our clients achieve their goals. We help our trade partners grow and succeed. We build long-term relationships out of reliability, honesty and trust — that's what it means to be the Best Builder in America.

McCarthy has national resources and market-specific experts to address every challenging project. A coast-to-coast reach also means your project will be taken care of, even while the busy Omaha market continues to get busier. This expertise, combined with the vested interest our Omaha team has for our community, leads to better project outcomes and to an exceptional experience for all project stakeholders.

We have completed more than \$1 billion in justice projects nationwide. Our in-house technical capabilities, cutting-edge project management tools, dedication to safety, commitment to sustainability and financial strength all add up to the building partner that delivers the highest quality at the lowest final cost.

## WHY McCARTHY?

- Less risk to our client
- Best final cost, every time
- Greater control over quality and schedule
- Less stress for you and your staff
- Smarter use of technology
- Safer execution
- Local experience, national resources

## BUILDING TO SERVE OUR COMMUNITIES

McCarthy is ranked the 12<sup>th</sup> Largest Domestic Builder (*Engineering News-Record* 2019) and the 5<sup>th</sup> largest Federal Government Builder (*Building Design + Construction* 2019) with more than \$5 billion in government projects. As a leading justice builder, we've completed everything from single-floor renovations to entirely new campuses — we have the experience to get the job done right.



California Department of Corrections & Rehabilitation



ADOA 1,000 Bed Prison Expansion

# DETENTION CENTER EXPERIENCE

McCarthy is a national builder that has completed more than \$2.8 billion worth of detention center projects. United behind the company goal to be the “Best Builder in America,” McCarthy has risen to the top of the rankings on challenging projects across the country.



“  
McCarthy has brought a strong, focused management team to the project that knows how to get the job done, and has been extremely effective in doing so.

Susan Hancock, Project Director,  
California Department of Corrections and  
Rehabilitation (CDCR)

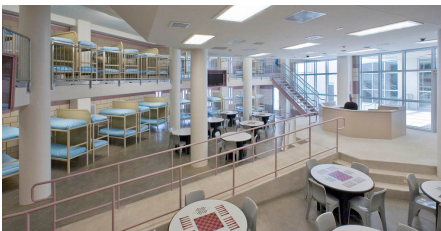
## CALIFORNIA DEPARTMENT OF CORRECTIONS & REHABILITATION - CALIFORNIA HEALTH CARE FACILITY | Stockton, CA

The California Health Care Facility is a 1,722-bed correctional medical facility. The complex includes over 1.2 million sf of building space as follows: 23 inmate housing buildings where inmate-patients will stay through various stages of medical and mental health treatment, a state-of-the-art central kitchen that serves over 10,000 meals a day, an administration building, a plant maintenance operation and facility maintenance facility, four family visiting apartment-style units for overnight visitations, and a shared services facility that offers nine medical and mental health care functions including outpatient medical center, dental, mental health treatment, standby emergency services, dialysis, imaging and procedures center, PT/OT, a pharmacy and a laboratory.



## ARIZONA DEPARTMENT OF CORRECTIONS - 4,000 BED EXPANSION | Perryville, Tuscon and Yuma, AZ

This unique project consisted of 4,000 additional beds on three separate sites, across Arizona. The facilities include complex kitchens, education and administration buildings.



## DALLAS COUNTY DETENTION CENTER SOUTH TOWER | Dallas, TX

330,000 sf, 4-level maximum security facility with capacity for 2,376 inmates. The concrete frame, dormitory-style jail connects to the existing detention center.



## SOUTH PLACER ADULT CORRECTIONAL FACILITY | Roseville, CA

191,000 sf design-build detention facility including housing units for 390 inmates, food service, administrative offices and a medical suite.



## EASTERN RECEPTION DIAGNOSTIC AND CORRECTIONAL CENTER | Bonne Terre, MO

Ten building complex, 700,000 sf, contains 10 concrete structures to house 2,300 maximum security inmates.



# HOK OVERVIEW

HOK is a global design, architecture, engineering and planning firm. We design buildings and spaces that respond to the needs of people and the environment. Our designers are rooted in technical excellence, driven by imagination and focused on a solitary goal: to deliver solutions that inspire clients and communities.



## DESIGN PHILOSOPHY AND APPROACH

HOK's mission is to deliver exceptional design ideas and solutions through the creative blending of human need, environmental stewardship, value creation, science and art.

Design is the art and science of defining and creating optimal, sustainable and beautiful environments for people. HOK's design solutions result from a collaborative process that encourages multidisciplinary professional teams to research alternatives, share knowledge and imagine new ways to solve the challenges of our built environment.

Human need is the foundation of our creative process. Everything we do responds to the needs and aspirations of our clients and our communities. We give form and meaning to rooms, buildings, landscapes and cities. At every scale, we understand the flow of human activity that energizes the spaces we design. We balance internal functions with external demands of site, climate and culture.

HOK's global practice compels us to be responsible stewards for the environment. As we shape buildings and landscapes, we preserve natural resources and celebrate sustainable values. We measure our work by its contributions to the well-being of the users and the place.

In science and art, success results from knowledge and intuition. Though research and analysis are essential, sparks of imagination ignite new discoveries. HOK's approach emphasizes this integrated design process. Our geographic and cultural diversity expands our knowledge, which our talented individuals transform into innovative design solutions that create real value.

We create this value for clients, users, communities and ourselves. From a robust exchange of ideas, solutions emerge that solve profound functional and technical challenges while creating lively, memorable and sustainable places for people.

This is what motivates and unites us.

## A HOLISTIC APPROACH TO DESIGN

One way we innovate is by approaching projects from many different perspectives. HOK's professionals bring integrated or standalone services including:

- Architecture
- Consulting
- Engineering
- Experience Design
- Interior Design
- Landscape Architecture
- Lighting Design
- Planning + Urban Design
- On-Site Space Management
- Sustainable Design

## INDUSTRY RANKINGS

*Building Design & Construction's* 2009 survey ranked HOK as the largest architectural/engineering firm; and *Engineering News Record's* 2010 survey of top U.S. design firms ranked HOK as the world's largest Architectural/Engineering firm and Top Green Design firm.







## HOK OVERVIEW

(CONTINUED)



### MARKET-BASED EXPERTISE

HOK's experts in strategic practice areas create design solutions that bring great value to our clients.

- Aviation + Transportation
- Civic + Cultural
- Commercial
- Corporate
- Education
- Government
- Healthcare
- Hospitality
- Justice
- Recreation + Wellness
- Renovation + Restoration
- Residential
- Retail
- Science + Technology
- Sports + Recreation + Entertainment
- Tall Buildings
- WorkPlace



### INDUSTRY RANKINGS

*Building Design + Construction*

GIANTS 300 Report

- #1 Government Architecture Firm
- #1 Federal and Local Government Markets Architecture Firm

*Architectural Record*

Top 300 Architecture Firms

- #1 Architecture/Engineering Firm

*Engineering News-Record*

Top 500 Design Firms

- #1 Architecture/Engineering Firm

*Engineering News-Record*

Top 100 Green Buildings Design Firms

- #1 Architecture/Engineering Firm



### GLOBAL OFFICE NETWORK

HOK's office network spans three continents. Our local design teams collaborate with our global thought leaders to bring special expertise for every client's distinct needs.

#### UNITED STATES

- Atlanta
- Chicago
- Columbus
- Dallas
- Houston
- Kansas City
- Los Angeles
- New York
- Philadelphia
- San Francisco
- Seattle
- St. Louis
- Summit, NJ
- Tampa
- Washington, DC

#### CANADA

- Calgary
- Ottawa
- Toronto

#### EUROPE

- London

#### ASIA PACIFIC

- Beijing
- Hong Kong
- Shanghai

#### MIDDLE EAST

- Dubai

#### INDIA

- Mumbai

HOK also maintains a network of alliance partners worldwide.



# HOK JUSTICE

Our justice planners and architects bring a wide range of experience from local, state and federal government clients. Combining this knowledge of trends, best practices and benchmarks with the resources and technology of HOK, we are uniquely organized to deliver exceptional client service through the integration of a tailored team of specialists.



HOK brings award-winning design capabilities and a special focus on finding innovative new ways to create engaging, secure, functional, sustainable and cost-effective facilities. Over the past half century, we have designed approximately 350 major justice projects, and 140 of these projects - more than any other firm - have earned national recognition for design excellence from the American Institute of Architects.



Our Justice Group includes more than 50 in-house programmers, planners, designers, technical architects and project managers who work exclusively on Justice projects. We work closely with our clients, giving them direct personal attention and making them active participants in the decision-making team.



## THOUGHT LEADERSHIP

Our thought leaders understand the organizational and political challenges facing our clients. They combine this experience, expertise and practical judgment to create environments that have clarity and coherence.

A portion of our group's time is devoted to moving justice design forward through thought leadership, speaking at and leading conferences and seminars, publishing articles, and collecting benchmark data on design, construction, costs and trends.

## OUR APPROACH

What HOK Justice does best is provide value: appropriately balancing individual project goals and objectives against an infinite number of design and construction variables to achieve the best possible solution within the available budget. Our facilities are holistically designed around safety, sustainability, and functionality that operate efficiently as components of the justice system, and one that makes a positive contribution to the fabric of the community.

With an intense focus on project delivery, including the design-build process, we rigorously strive to improve quality through innovative technologies, applications and processes. Our flexible work processes and advanced technology equip us to deliver projects of any size, scale or complexity.

## PROJECT TYPE EXPERIENCE

- Behavioral Health Facilities
- Diversion and Re-Entry Facilities
- Tactical Training Facilities
- Correctional Facilities
- Correctional Healthcare Facilities
- Detention Facilities
- Courthouses
- Consolidated Justice Centers
- Public Safety + Law Enforcement Facilities
- PSAP/Emergency Operations Centers
- Juvenile Homes and Detention Centers
- Juvenile/Family Courts
- Crime Labs