

**COUNTY OF TUSCOLA
DEPARTMENT OF BUILDINGS AND GROUNDS**

125 W. Lincoln St
CARO, MI 48723

MICHAEL MILLER
Director

THOMAS MCLANE
Assistant Director

TO: INTERESTED ARCHITECTUAL FIRMS

FROM: MIKE MILLER

DATE: JANUARY 17, 2019

RE: CONCEPT DESIGN FOR POTENTIAL NEW JAIL

Tuscola County is in the beginning stages of development of a potential new County Jail. The County is looking for an architectural firm to help prepare the basic design and cost estimate. This information will be used in a millage request.

Background:

The current County jail was built in 1967 and consisted of 46 beds in A&B wings, in 1997 C-wing was added for an additional 24 beds, and in 2013 the DOC allowed an additional 12 beds in C-wing. The number of beds is currently at 92. When built the building incorporated a residence for the Sheriff and their family. The second floor had three bedrooms and bath, the main floor was the living space, this has now been converted into offices and storage. The jail also has a basement for offices, storage, locker rooms, and mechanical. It has had some mechanical renovations such as the cast iron drain piping has been replaced with PVC, and in 2017 all off the domestic water supply lines were replaced with PEX.

In 2018 the National Sheriff's Association conducted a comprehensive study of the county jail. It concluded that the current jail is outdated and poorly designed for current needs. There is a significant overall lack of space for inmate recreation, record storage, food, laundry, supplies, inmate visitation, etc.

Based on this report and a number of years of trying to solve space needs. The County Commissioners have created a Jail Planning Committee to develop a plan to replace the current Jail with a new facility.

What we need:

The County will need to pass a millage proposal to fund this project. In order for this to happen, the requested amount will need to be determined.

We are requesting firms who are willing to help the County at no cost, to help determine cost estimates of a new Jail, what the design/style it will be.

However, please understand that by you submitting a design in no way guaranties that your firm will be awarded the project. If funding is not secured then the project will not happen. If funding is secured your firm will be given the opportunity to provide a bid for the architectural work and management of the project.

The County is only trying to find the best option for the design and to obtain a cost estimate that will be used in a millage request.

We ask that you submit a design that you believe is our best option. Please include a site map of the finished project, elevation drawing of what the exterior will look like, interior layout, and a cost estimate for a complete project, including your fees.

Again, these are conceptual drawings and exact dimensions are not required.

The critical factors to determine is how to construct the new facility next to the current facility, and its estimated cost. At this time, there is no plan to relocate the Jail. Therefore, your design must reflect your idea on how to accomplish this.

In the concept, we will be looking for some key components:

- 120-140 Beds
- Medical area for daily nurse visit
- Secure conference room for inmate/attorney
- Conference room for staff training and meetings
- Separate holding area for Juveniles
- Offers the use of the existing tunnel to the Courthouse
- Built close to current jail.
- Interior exercise area
- Class room for inmates
- Video arraignment room with small conference room attached

Meeting/Walk Through:

The County will conduct a meeting/walk through of the current jail and property. We will meet to go over what the County is asking for and to answer questions about the project.

We will then tour the facility to allow you to see the site and get familiar with our layout. Questions will be answered at this time also.

You will be allow to take pictures and measurements.

We can take as much time as needed.

The meeting date is February 19, 2019 at 9am. The meeting will be at the Jail located at 420 Court Street Caro, MI 48723. Please come to the lobby.

Concept Presentation Date:

Your firm will present to the Jail Committee on April 22, 2019. Please provide at least 12 copies. The Buildings and Grounds Director will call the week before to set up a time slot for each firm that will be presenting.

The committee at a later meeting will pick the option from these designs what we believe is our best option. All firms will be notified of the decision.

The County will then use your estimate, and design in the promotion of the millage request.

If you have any further question please call Mike Miller at 989-672-3756.

Please do not call the Jail or stop in looking for information. In addition, please do not walk around the building. Thank You.

Disclaimer

Tuscola County reserves the right at its sole discretion to reject any and all proposals received without penalty and not to enter a contract as a result of this RFP. The County also reserves the right to negotiate separately with any source whatsoever in any manner necessary to attend to the best interests of the County, to waive irregularities in any proposal and to accept a proposal which best meets the needs of the County, irrespective of the bid price."

By submitting a bid, the bidder is acknowledging that there will be no contractual relationship between Tuscola County and the bidder until both parties have formally approved and signed a written contract to be developed by Tuscola County legal counsel.

The County reserves the right to make an award without further discussion of any proposal submitted. Therefore, the proposal should be submitted initially on the most favorable terms which the offer can propose. There will be no best and final offer procedure. The County does reserve the right to contact an offer for clarification of its proposal."