

Redacted Copy for Public Viewing



Architecture + Engineering Services

# SAN JUAN COUNTY PUBLIC SAFETY BUILDING

REMODEL & EXPANSION

01.18.2024





Durable, functional design

\* Image credit: Inclusive Designers Podcast page

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# ATTACHMENT B: SAN JUAN COUNTY RFP FORM + ajc COI

San Juan County Public Safety Building Remodel Project Design and Construction Administration Services

## Attachment B

### San Juan County RFP Form

**Respondent Information:** Provide the following information about yourself and your company.

Respondent Name: Heber E. Slabbert, AIA, NCARB

(Note: give exact legal name as it will appear on the contract, if awarded)

Address: 703 East 1700 South

City: Salt Lake City, UT 84105 State: Utah Zip: 84105

#### Business Structure:

Individual or Sole Proprietorship

Partnership

Corporation

Limited Liability Company

Other, list business structure Professional Corporation (P.C.)

**Insurance Certificate:**  Copy of insurance certificate, or  You are willing to get the proper insurance requirements if awarded the contract during contract negotiation.

**Contact Information:** List the one person who San Juan County or their representative may contact concerning your proposal.

Name: Heber E. Slabbert, AIA, NCARB

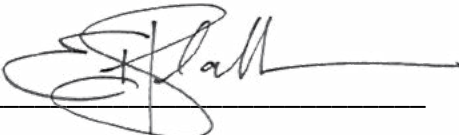
Telephone Number: 801-466-8818 x.114 Cell: 801-309-8225

E-Mail: hslabbert@ajcarchitects.com

#### Final Bid/Pricing Structure:

Cost/Fee Schedule attached per RFP requirements, see Tab 5- Fee Schedule

By submitting this proposal, ajc architects hereby certifies our willingness to enter into a contract with San Juan County, if selected.

Signature 

Date January 19, 2024





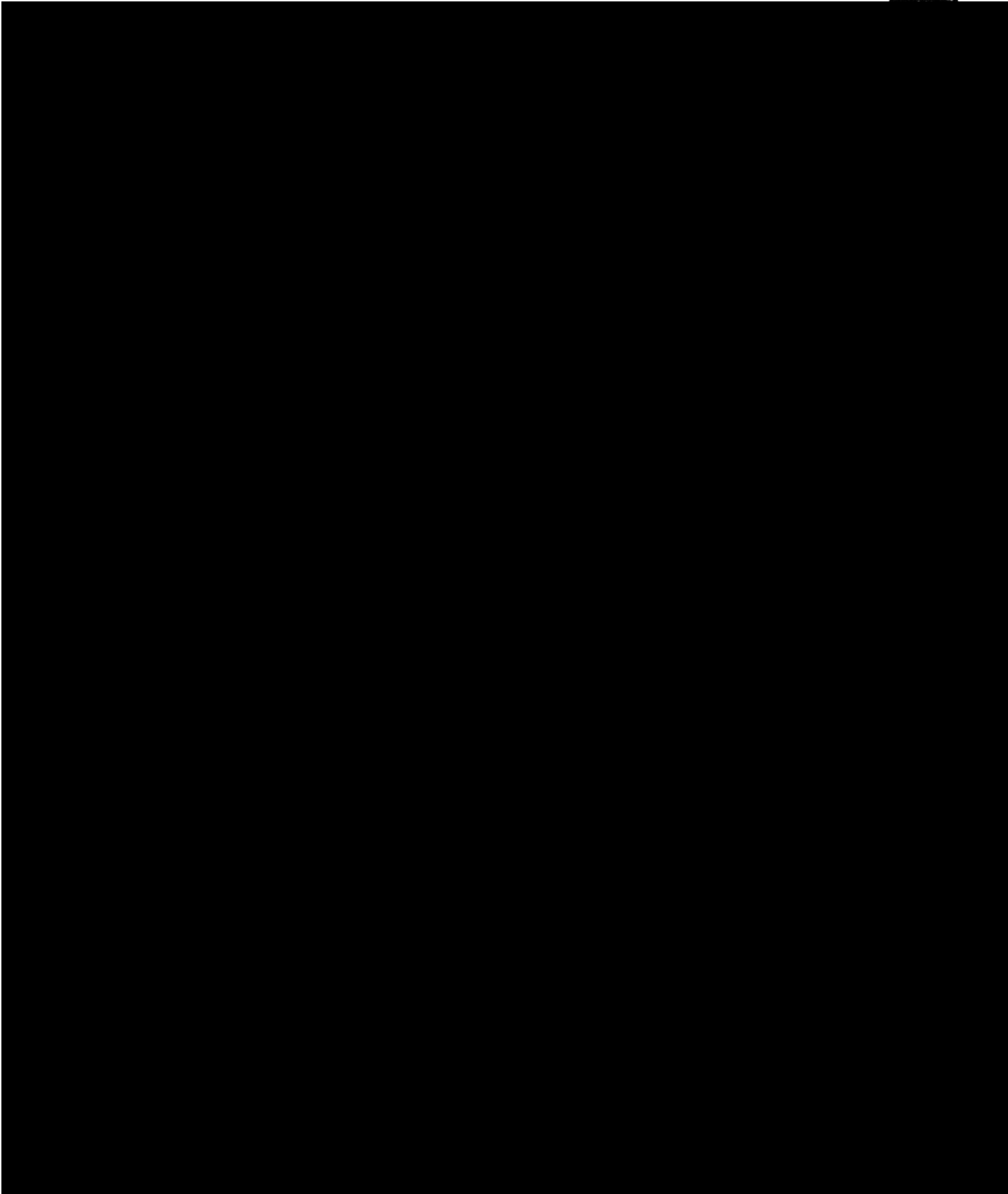
# tab 1

## INTRODUCTION

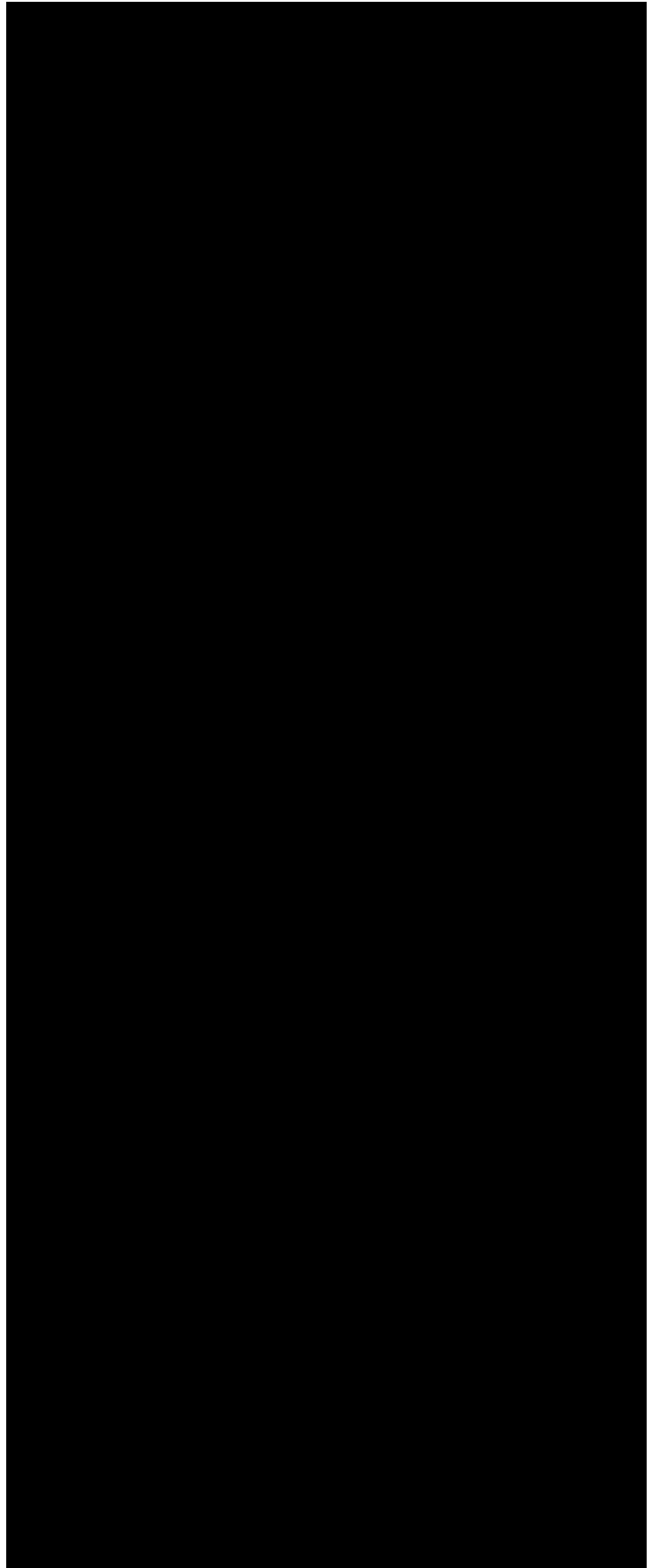
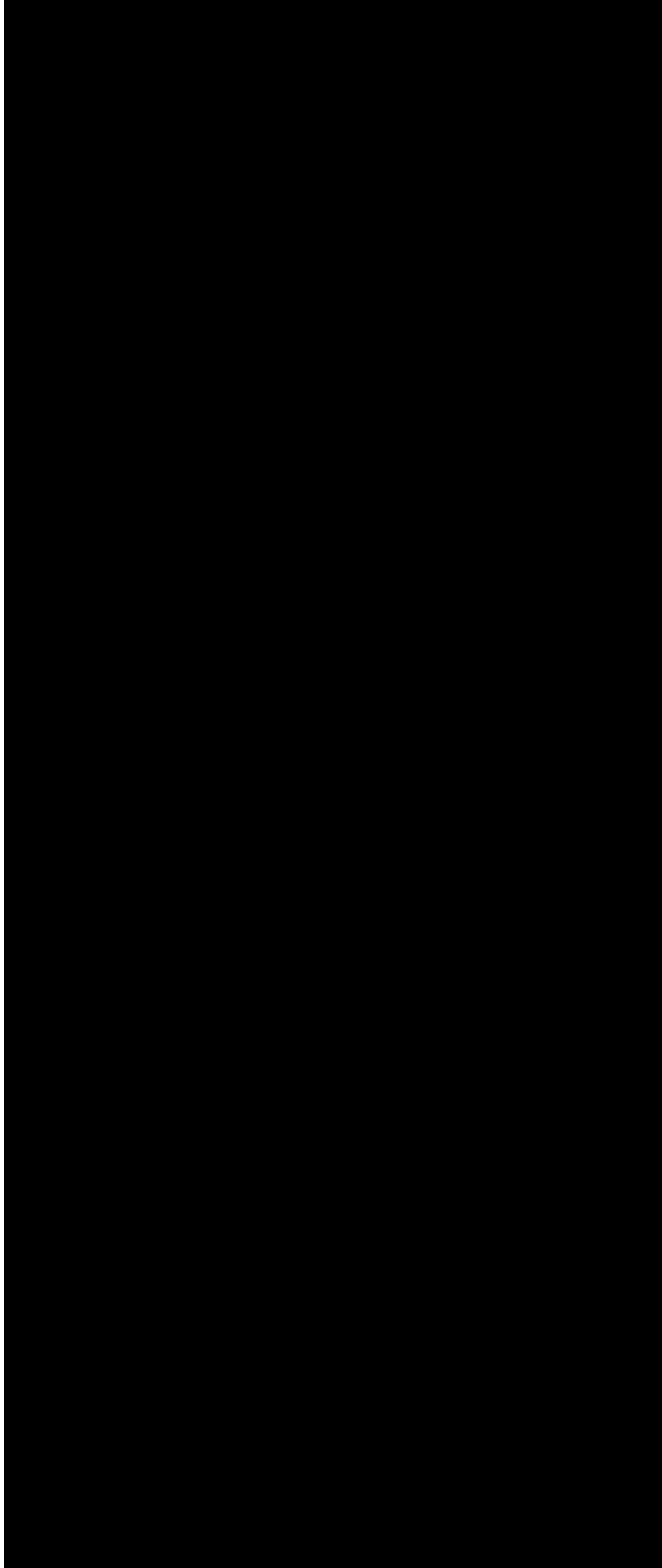
**Our team is genuinely passionate about designing quality corrections spaces and bringing humanity to individuals who haven't had access to *intentionally designed* rehabilitation spaces.**

# 1 | LETTER OF INTRODUCTION

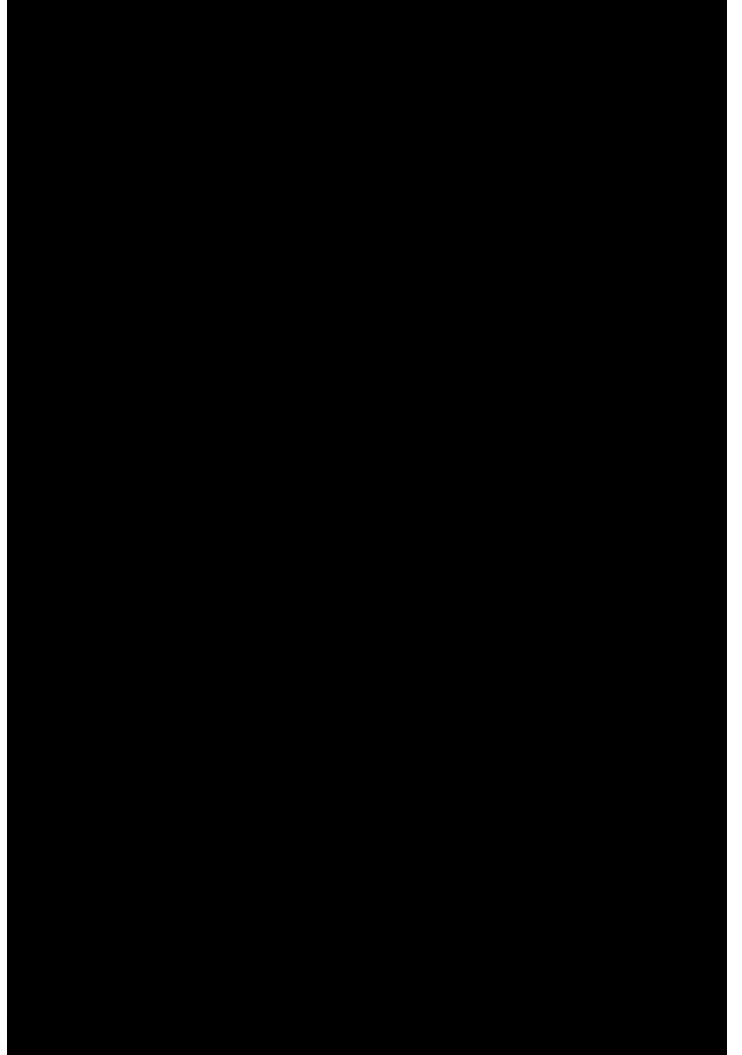
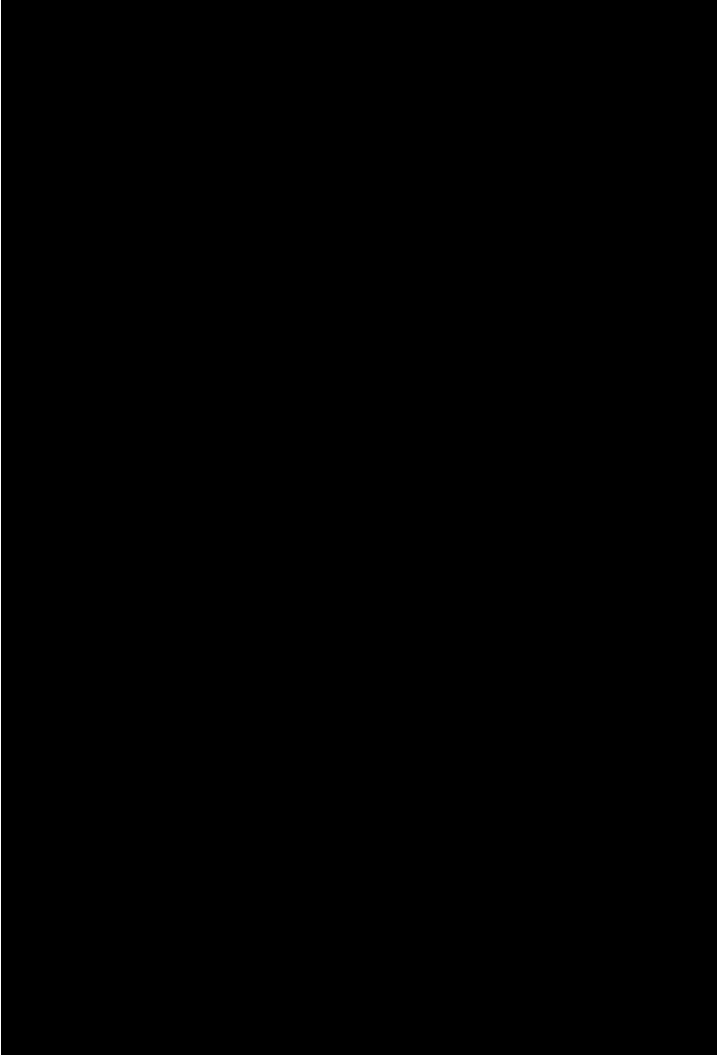
ajc architects



## PROPOSAL SUMMARY



# 1 | EXECUTIVE SUMMARY





# 1 | TEAM ORGANIZATION AND PROJECT ROLES



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Leads Effort
Specialist
Supports Effort

## HEBER E. SLABBERT, AIA, NCARB

ROLE: Principal | Design Architect | Overall Project Manager

### OVERALL PROJECT OVERSIGHT

- Contract & Fees
- Kick-off Meeting coordination/participation
- Contract management
- Overall Programming lead
- Overall Design oversight
- Project closeout oversight

### PROGRAM VERIFICATION OVERSIGHT

- Vision Workshop
- Interviews with key stakeholders
- Program spreadsheet of spaces
- Options Workshop
- High Performance Building Workshop
- Draft Program Document development
- Draft Program presentation
- Final Program delivery

### SD, DD, CDs

- Design oversight
- Budget and Schedule oversight

### CONSTRUCTION ADMINISTRATION

- Oversight

## TREVON BEUTLER, AIA

ROLE: Project Architect/Team Project Manager

### KEY RESPONSIBILITIES:

- Kick-off Meeting participation
- Project & Design Team management
- CA oversight
- Oversight of project closeout

### PROGRAM VERIFICATION

- Interviews with key stakeholders
- Spreadsheet of spaces
- High Performance Building Standards

### SD, DD, CDs

- Design supervision and execution
- Revit model management

### CONSTRUCTION ADMINISTRATION

- CA Oversight
- Bids and Buy-out coordination
- Oversight of project close-out

## DIJANA RAMBO, AIA

ROLE: Principal Architect  
Corrections Programming Specialist

- Supports the Programming team in all aspects of the Program Verification process based on the Feasibility Study
- Supports the Programming and Design effort with expertise in best practices in secure and humane spaces

## KENT RIGBY, AIA

ROLE: Quality Assurance Architect

### KEY RESPONSIBILITIES:

- Document Quality Assurance review & oversight
- V/E and constructability coordination
- Code life safety ADA review
- San Juan County SD-DD-CD submittals / review
- BIM model clash detection

## RANDA HART

ROLE: Interior Design

### KEY RESPONSIBILITIES:

- Programming Verification support
- Verification of spaces with Dijana and Hannah
- Furniture layout planning and support
- Interior design and FF&E coordination

## MICHAEL TRAVIS, CSI

ROLE: Code and Specifications Specialist

### KEY RESPONSIBILITIES:

- Project specifications
- Review & coordination of design standards
- Code, life safety ADA review with Kent
- Assists with San Juan County HPBS
- V/E and constructability coordination

## CONSULTANT TEAM

### FOOD SERVICE DESIGN HC Design

MICHAEL MILES, FCSI  
Principal Food Service Designer

## HANNAH LELIE, NCIDQ

ROLE: Project Support | BIM Support

### KEY RESPONSIBILITIES:

- Programming Verification support
- Design support including SD-DD-CDs
- BIM model management with Dijana
- CA support to the design team

CIVIL ENGINEER / SITE UTILITIES  
**Jones & DeMille Engineering**

SCOOT FLANNERY, PE  
Civil Engineering PM

STRUCTURAL ENGINEER  
**Reaveley**

GRAHAM OXBORROW, SE  
Sr. Structural Engineering PM

ELECTRICAL ENGINEER  
**Spectrum**

DAVE WESEMANN, PE, LEED AP  
Principal Electrical Engineer

SECURITY SYSTEMS  
**Spectrum**

STEVE ANDERSON  
Security Systems Specialist

TOPOGRAPHIC SURVEY  
**Jones & DeMille Engineering**

TYLER NIELSON, PLS  
Topographic Land Surveyor

LANDSCAPE  
**Great Basin Engineering**

JAMES ZAUGG, PLA  
Landscape Architecture

MECHANICAL ENGINEERING  
**WHW**

WIN PACKER, PE, LEED AP  
Principal Mechanical Engineer

COST ESTIMATING  
**Construction Control Corp.**

KRIS LARSON, CPE  
Sr. Cost Estimator



## HEBER E. SLABBERT, AIA, NCARB

Principal | Design Architect | Overall Project Manager

Heber has a solid understanding of planning, programming, and designing for corrections facilities, inmate support services, sensitive populations. He will participate in the programming effort with Dijana and will lead the design effort, with the assistance of Corrections Programming Specialist and Principal Architect Dijana Alickovic. His experience working with large stakeholder groups, including service providers and law enforcement gives him unique experience related to this type of project.

With over 16 years of experience, Heber has become a leader in the Trauma Informed Design, thanks in part to years spent working with local and national experts in this field. He is an advocate for "Trauma Informed Design" as a key element to designing correctional facilities. He understands the direct connection between designing correctional facilities to create healthy physical, emotional, and mental environments that help support individuals who have, or are, experienced trauma in their lives. **As Principal Design Architect, Heber is the ideal point of reference for innovative design solutions which address:**

- **San Juan County's specific and detailed need for the Public Safety Building renovation and expansion having completed the San Juan County Public Safety Feasibility Study in 2021.**
- Building analysis which anticipates and mitigates hidden and **unknown conditions** before these conditions become an issue.
- Current best-practices in design which are directly applicable to **sensitive or at-risk populations**.
- A comprehensive understanding of **CPTED** principals: natural access control, natural surveillance, territoriality, and maintenance.
- **State of Utah High Performance Building Standards.**
- A high level of team coordination with stringent **accountability to schedule and budget** parameters.
- **Workshop facilitation** with service providers, consultants, corrections stakeholders, and law enforcement stakeholders.

### EDUCATION/TRAINING

- Master of Architecture / Montana State University
- Bachelor of Environmental Design / Montana State University

### LICENSES | REGISTRATIONS

- **Licensed Architect: Utah License No. 6137252-0301**
- Member AIA
- NCARB Certified

### CORRECTIONS RELATED EXPERIENCE WITH A BEHAVIORAL HEALTH COMPONENT

- San Juan County Public Safety Building Feasibility Study (2021) - **(Remote Location)**
- Department of Corrections Behavior Health Transition Facility - West Jordan Programming and Design
- Department of Corrections Behavior Health Transition Facility - West Jordan Pre-Programming
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Relocation and Renovation
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Feasibility Study
- Department of Corrections Timpangogos Corrections Center Renovation - Orem, UT
- Department of Corrections Highland Mental Facility Feasibility Study
- Department of Corrections Orange Street Renovation
- Department of Corrections Bonneville Corrections Center Renovation
- Utah State Development Center Laurelwood Renovation

### TRAUMA INFORMED DESIGN EXPERIENCE

- Gail Miller Homeless Resource Center - Salt Lake City, UT – Programming and design management, consultant management
- Geraldine E. King Homeless Resource Center - Salt Lake City, UT – Programming and design management, consultant management
- Pamela Atkinson Resource Center - South Salt Lake, UT – Programming and design management, consultant management

# ajc DESIGN TEAM / DESIGN ARCHITECT EXPERIENCE



## DIJANA RAMBO, AIA

Principal | Corrections and Humane Design Specialist

Dijana has provided planning, programming, and design services for several high-profile Department of Corrections and Community Centers, which serve sensitive groups, over the past several years.

Her immersive experience in the renovation of corrections facilities, coupled with her extensive background in trauma informed design and humane design principles make Dijana the ideal specialist to address the programmatic and design needs associated with San Juan's Public Safety Building renovation and addition.

Dijana has direct experience in addressing the design needs of a broad spectrum of corrections stakeholders, as well as designing for the well-being and mental health of at risk populations. She will work directly with Heber, and the ajc design team to analyze programmatic requirements and create design solutions which will exceed San Juan County's expectations for the Public Safety Building.

### EDUCATION

- Master of Architecture / University of Utah
- Bachelor of Science/ Architecture / University of Utah

### PROJECT EXPERIENCE

- Department of Corrections Behavior Health Transition Facility - West Jordan Programming and Design
- Department of Corrections Behavior Health Transition Facility - West Jordan Pre-Programming
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Relocation and Renovation
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Feasibility Study
- Department of Corrections Timpanogos Corrections Center Renovation - Orem, UT

### LICENSES | REGISTRATIONS

- **Licensed Architect: Utah License No. 10832173-0301**
- Member: AIA

### TRAUMA INFORMED DESIGN EXPERIENCE

- Harris Community Village Resource Center - Tooele, UT
- Gail Miller Homeless Resource Center - Salt Lake City, UT – Programming and design management, consultant management
- Geraldine E. King Homeless Resource Center - Salt Lake City, UT – Programming and design management, consultant management
- Pamela Atkinson Resource Center - South Salt Lake, UT – Programming and design management, consultant management
- Seekhaven Family Crisis and Resource Center Feasibility Study



## TREVON BEUTLER, AIA

Project Architect | Team Project Manager

Trevon's background in public safety projects is directly linked to his experience with public safety buildings and the communities those facilities will serve.

Trevon will manage the consultant team for all phases of the planning and design effort for the project. He will work closely with Heber and Dijana during design and will assist in coordinating SD, DD, and CD's with our consultant team. Trevon will also be closely involved in Construction Administration for the project.

### EDUCATION

- Master of Architecture / University of Utah
- BS/ Architectural Studies / University of Utah

### PROJECT EXPERIENCE

- Wasatch County Fire Station and Public Safety Headquarters Programming and Design Heber City, UT
- Murray Armory Community Center Renovation Programming and Design- Murray, UT
- Salem City Fire Station Programming and Design - Salem, UT
- Wasatch Fire Station (Hideout) Site Test Fit
- Sandy City Fire Station and Public Safety Building Programming and Design - Sandy, UT

### LICENSES | REGISTRATIONS

- **Licensed Architect: Utah License No. 135096-0301**
- Member: AIA



## RANDA HART, NCIDQ, LEED AP ID+C

### Interior Design and FFE Coordination

With over 15 years of experience, Randa possesses a high level of aesthetic and confidence in developing project concepts and direction; She is able to implement a framework in which she can thrive in a team setting and follow through all phases of design and documentation. She places a high emphasis on hand sketching, conceptual ideation, space planning/ diagramming, material finish color and texture selection, custom millwork detailing, lighting and furniture design. Randa has experience with FF&E budgets, and preparing detailed specifications for in-house procurement, third-party bidding and working with public assembly contracts.

Randa will support the design team by ensuring that room and space planning is optimized during the design phase of the renovation effort. She will also assist with interior design and FF&E coordination.

#### EDUCATION

- Colorado State University / Ft. Collins, CO.
- Bachelor of Science, Interior Design / Cum Laude / CIDA Accredited
- Bachelor of Applied Human Science / Construction Management

#### PROJECT EXPERIENCE

- Department of Corrections Behavior Health Transition Facility Renovation - West Jordan Programming and Design
- DFCM - Heber Wells Attorney General of Utah Office Space Planning and Programming
- Kneaders Restaurant Renovation - Utah County
- National Park Service Little Bighorn Battlefield National Monument Visitor Center Replacement
- Utah State University Monument Valley Academic Building Programming (**Remote Location**)

#### LICENSES | REGISTRATIONS

- **NCIDQ Certified Professional**
- LEED Accredited Professional
- IIDA Member
- ASID Member
- BEST IRC

#### SPECIAL POPULATIONS

- Aegis Living [Senior] Communities: Dana Point, CA/ Laguna Niguel, CA/ Corte Madera, CA/ Pleasant Hill, CA/ Oceanside, CA\*
- Cocoon House [Youth Community Service Center] - Everett, WA\*
- Hopeworks [Young Adult Community Service Center]: 3331 Broadway, Everett, WA\*
- The Ryther Foundation [Youth Community Service Center - Seattle, WA\*
- Providence Elderplace [Senior Community] - Redmond, WA\*
- Emerald Heights [Senior] Community -NE, Redmond, WA\*

\* Project performed with another firm.



## HANNAH LELIE, NCIDQ

### Space Planning and Project Support

Hannah creates unique designs by exploring new ideas and finding concepts that accurately represent each client. She focuses on the health and wellness of building users.

Hannah will support Trevon and the design team by ensuring that room and space planning is optimized during the design phase of the renovation effort. She will also assist Randa with interior design and FF&E coordination.

#### EDUCATION

- Bachelor of Fine Arts / Interior Design / Ringling College of Art and Design - Sarasota, FL

#### PROJECT EXPERIENCE

- Department of Corrections Behavior Health Transition Facility Renovation - West Jordan Programming and Design
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Programming and Design
- DFCM - Heber Wells Attorney General of Utah Office Space Planning and Programming

#### LICENSES | REGISTRATIONS

- **NCIDQ Certified Professional**

- DFCM Farmington Regional Center Programming
- Farmington Utah Drivers License Division and Department of Motor Vehicles Feasibility Study
- Kneaders Restaurant Renovation - City Creek - Salt Lake, UT
- Kneaders Restaurant Renovation - Pleasant Grove, UT
- Widewater DeWitt Multi-family Design - Salt Lake City, UT

# ajc DESIGN TEAM / DESIGN ARCHITECT EXPERIENCE



## KENT RIGBY, AIA

### Quality Assurance Architect

With over nearly 45 years of experience in architecture, Kent is well-seasoned and methodical in his approach to assuring document accuracy. Quality Control is the main aspect of Kent's role at ajc. Kent reviews all construction documents and specifications. Kent will support the entire team with design reviews and final construction documents, to ensure a complete, thorough and well coordinated set of design documents.

Kent's will ensure that proven quality control measured are followed during the design process. Kent's role ensures that design documents maintain a high level of accuracy.

#### EDUCATION

- Bachelor of Fine Arts / University of Utah

#### PROJECT EXPERIENCE

- Department of Corrections Behavior Health Transition Facility - West Jordan Programming and Design
- Department of Corrections Behavior Health Transition Facility - West Jordan Renovation
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Relocation and Renovation
- Department of Corrections Timpanogos Corrections Center Renovation - Orem, UT
- Department of Corrections Orange Street Renovation
- Department of Corrections Bonneville Corrections Center Renovation
- Utah State Development Center Laurelwood Renovation

#### LICENSES | REGISTRATIONS

- **Licensed Architect: Utah License No. 135096-0301**
- Member: AIA

#### TRAUMA INFORMED DESIGN EXPERIENCE

- Gail Miller Homeless Resource Center - Salt Lake City, UT – Programming and design management, consultant management
- Geraldine E. King Homeless Resource Center - Salt Lake City, UT – Programming and design management, consultant management
- Pamela Atkinson Resource Center - South Salt Lake, UT – Programming and design management, consultant management



## MICHAEL TRAVIS, CSI, Assoc. AIA

### Specification and Code Specialist

Michael has extensive experience with building specifications and building code requirements. His expertise will add substantial value to the team, as well as enhance the production and turnaround of design documents. Michael will track compliance with building codes. Michael's expertise in specifications and code will adds value, while streamlining design efforts associated with the San Juan Public Safety Building renovation and addition.

Michael will support the design team by providing specifications and code compliance services.

#### EDUCATION

- Master of Science / Sustainability / Harvard University / Pursuing
- BS Integrated Studies / Technology Management and Environmental Studies / Utah Valley University

#### PROJECT EXPERIENCE

- San Juan County Public Safety Building Feasibility Study (2021) - **(Remote Location)**
- Department of Corrections Behavior Health Transition Facility Renovation - West Jordan Programming and Design
- Department of Corrections Treatment Resource Center Relocation & Remodel of Existing BCI Building Renovation
- Department of Corrections Timpanogos Corrections Center Renovation - Orem, UT
- Department of Corrections Orange Street Renovation - Salt
- Department of Corrections Bonneville Corrections Center Renovation
- Utah State Development Center Laurelwood Renovation
- Department of Corrections Northern Utah Community Corrections Center Control Room Upgrade
- DFCM (State of Utah )Farmington Multi-agency Center Programming

#### LICENSES | REGISTRATIONS

- **Professional Member Construction Specifications Institute**
- Associate Member of AIA

# 1 | CONSULTANT TEAM



## SCOOT FLANNERY, PE Project Manager | Civil Engineer

Scoot is the lead engineer in our Monticello, Utah office and brings 18 years of construction management and engineering experience. He was raised in Blanding where he currently resides and has lived and worked for over 20 years. Scoot served on the San Juan County Planning Commission for five years, which provided him with a unique perspective both as a consultant as well as a local government representative. This helped Scoot gain the knowledge of what is required to deliver successful projects and be responsive to client needs. He has managed many site designs for many projects in San Juan County, including clinics, schools, government buildings, commercial, and others. His areas of expertise also include project management, cost estimating, and project design. Scoot has managed over 100 design projects that included transportation, water resources, structural, survey, inspections, site development, funding

procurement, construction engineering and master planning efforts.

### EDUCATION

- BS / Civil Engineering / Brigham Young University

### LICENSES | REGISTRATIONS

- **Registered Professional Engineer - Utah No. 7734559-2202**

### PROJECT EXPERIENCE

- San Juan County Justice Court/County Sheriff Building Addition Feasibility Study – **with ajc architects**
- Utah State University Blanding CTE Building Civil Design – **with ajc architects**
- Utah State University Monument Valley Academic Building Civil Programming – **with ajc architects**
- Utah State University Blanding Arts & Events Fire Suppression Feasibility – **with ajc architects**
- Kayenta Judicial Court Facility Civil Design and Survey
- Dolores County - Dove Creek Social Services Building Design
- Blanding Clinics - Site Civil Design
- Sunrise Outfitting - Building and Site Design
- Resort Retailers Monticello Site Design



## JAVEN IVINS, EIT Civil Engineer

Javen has been a full-time team member of JDE since spring of 2020 when he graduated from Brigham Young University with a civil engineering degree. He has played various roles in a wide range of projects acquiring experience in site, storm drainage, hydraulic, hydrologic, utility, and structural design as well as on site structural analyses. Additionally, he has field and lab experience in concrete and soil testing and sampling. He is an ACI certified concrete field technician (grade 1), APNGA certified, and Utah water rights certified. Javen is also a member of the American Society of Civil Engineers (ASCE).

### EDUCATION

- BS / Civil Engineering / Brigham Young University

### PROJECT EXPERIENCE

- Utah State University Blanding CTE Building Civil Design – **with ajc architects**
- Utah State University Monument Valley Academic Building Civil Programming – **with ajc architects**
- Utah State University Monument Valley Academic Building Design and CA – **with ajc architects**
- Utah State University Blanding Arts & Events Fire Suppression Feasibility – **with ajc architects**
- Kayenta Judicial Court Facility Civil Design and Survey
- Dolores County - Dove Creek Social Services Building Design
- Blanding Clinics - Site Civil Design
- Sunrise Outfitting - Building and Site Design
- Resort Retailers Monticello Site Design

# CONSULTANT TEAM



## TYLER NIELSON, PLS

### Land Surveyor

A San Juan County native, Tyler has been a field surveyor for more than six years. Previously, Tyler had opportunities to work for government entities on various city and county projects. He has a thorough working knowledge of principles, practices and procedures of ALTA surveys, topographic surveys, boundary surveys, legal description, and easement preparation. He has worked on many surveying jobs, including radio tower sites, building sites, road projects and numerous other topographic surveys. Completion of these projects was done with robotic total stations, levels, and GPS. He also provided many construction and staking projects for government and private agencies and completed private subdivision projects, which consisted of topographic surveys, searching for section corners, and staking boundaries. He has completed dozens of surveys in Monticello and is competent in using Autodesk Civil

3D, ArcMap, Trimble GPS, total stations, ArcGIS, and drones.

### EDUCATION

- BS / Surveying & Mapping / Utah Valley University

### PROJECT EXPERIENCE

- Utah State University Blanding CTE Building Civil Design – **with ajc architects**
- Utah State University Monument Valley Academic Building Civil Programming – **with ajc architects**
- Utah State University Monument Valley Academic Building Survey – **with ajc architects**
- Kayenta Judicial Court Facility Civil Design and Survey

### LICENSES | REGISTRATIONS

- **Registered Professional Land Surveyor - Utah No. 13525534-2201**
- FAA Remote Pilot Certification No. 4279344
- Dolores County - Dove Creek Social Services Building Design
- Green River City - Public Safety Building
- Blanding Clinics - Site Civil Design
- Sunrise Outfitting - Building and Site Design
- Resort Retailers Monticello Site Design



## JAMES ZAUGG, PLA

### Landscape Architect | Project Manager

James has 25 years of experience designing site, landscapes, and irrigation systems. James is a knowledgeable and careful designer and is skilled at managing projects. James has extensive experience designing the landscaping for municipal projects including courts, administration buildings, and fire stations.

### EDUCATION

- BLA / Landscape Architecture and Environmental Planning / Utah State University

### PROJECT EXPERIENCE

- Ogden Courts Exterior Entrance Remodel – Ogden Utah
- Carbon County Courthouse and Administration Building – Price, Utah
- Juab County Courthouse – Nephi, Utah

### LICENSES | REGISTRATIONS

- **Registered Landscape Architect - Utah No. 3085204-5301**
- State of Utah Division of Natural Resources Offices, Vernal, Cedar City, Springville, and Richfield, Utah
- Northern Utah Interagency Fire Dispatch Center - Draper, Utah

# 1 | CONSULTANT TEAM



## GRAHAM OXBORROW, SE Principal | Senior Project Engineer

Graham Oxborrow is an associate at Reaveley Engineers with over 15 years of structural engineering experience on a diverse range of projects, including the Utah State Correctional Facility in Salt Lake City, Utah and the Department of Corrections Timpanogos Corrections Facility in Orem, Utah. His expertise in state-of-the-art structural concepts enables him to develop innovative and cost-effective structural solutions. He specializes in steel, concrete, masonry, and wood structures, with expertise in seismic design. Graham's successful project delivery is the result of solid communication, which fosters a team approach to even the most challenging environments.

### EDUCATION

- BS / Civil Engineering / Brigham Young University
- MS / Civil Engineering / Brigham Young University

### PROJECT EXPERIENCE

- Utah Department of Corrections BCI Building Relocation/ Remodel, Taylorsville, UT – **with ajc architects**
- Utah Department of Corrections Timpanogos Corrections Orem Facility – **with ajc architects**
- The Road Home Pamela Atkinson Men's Resource Center, Salt Lake City, UT – **with ajc architects**
- The Road Home Gail Miller Resource Center, Salt Lake City, UT – **with ajc architects**
- Geraldine E King Women's Resource Center, Salt Lake City, UT – **with ajc architects**

### LICENSES | REGISTRATIONS

- **Registered Professional Engineer - Utah No. 8551928-2203**

- Salt Lake City International Airport Operations Retrofit & Remodel, Salt Lake City, UT
- Utah Retirement Systems Buildings 540 & 560 Seismic Retrofits, Salt Lake City, UT
- St George Airport Aircraft Rescue and Fire Fighting
- Davis County Clearfield North Branch Library
- Salt Lake County Riverton City Senior Center
- Volunteers of America Youth Center, Salt Lake City, Utah
- Provo Municipal Airport Improvements & Expansion



## DAVE WESEMANN, PE, LEED AP, ATD Principal Electrical Engineer

Dave has 32 years of electrical engineering design, cost control, and construction review experience. He has a vast project history involving industrial, mission critical, educational, commercial, medical, and government facilities for a wide range of clients across the United States and at various places throughout the world. His project leadership, attention to detail and schedules, and ability to coordinate various services with the electrical design are hallmarks of his work. He is a LEED Accredited Professional (LEED AP) and has provided electrical engineering on more than 50 LEED® projects.

### EDUCATION

- BS / Electrical Engineering / University of Utah

### PROJECT EXPERIENCE

- Salt Lake City Public Safety Complex (Net Zero), Salt Lake City, UT
- Provo City New City Hall and Public Safety Building, Provo, UT
- Utah State Correctional Facility, Salt Lake City, UT
- Salt Lake City Public Safety Building 3rd Floor Remodel, Salt Lake City, UT
- Administrative Office of the Courts 2nd District Juvenile Courthouse Construction
- Coordination, Ogden, UT
- Moweda Youth Corrections Home Remodel, Roy, UT
- M-NCPPC Saddlebrook Park Police Headquarters Interior Modifications, Wheaton, MD
- City of Mesa Multiple Fire Stations FEMA Diesel Exhaust Extraction System, Mesa, AZ

### LICENSES | REGISTRATIONS

- **Registered Professional Engineer - Utah No. 181563-2202**

- Cottonwood Heights City Hall, Cottonwood Heights, UT
- Administrative Office of the Courts 2nd District Juvenile Courthouse, Ogden, UT
- South Jordan Police and Courts Facility, South Jordan, UT
- Marriot-Slaterville City Hall, Marriott-Slater, UT
- Murray City Hall, Salt Lake City, UT
- Carbon County Courthouse, Price, UT
- Logan 1st District Courthouse Security Upgrade, Logan, UT
- Scott M. Matheson Courthouse Supreme Courtroom Lighting Upgrade, Salt Lake City, UT
- Gateway Food Court Study, Salt Lake City, UT
- Mohave County Courthouse, Kingman, AZ
- Utah State Courts Manti 6th District Courthouse, Manti, UT
- Utah State Fifth District Courthouse, St. George, UT



# CONSULTANT TEAM

## STEVE ANDERSON

### Security Systems Consultant



Steve is a highly experienced and sought-after security systems consultant, with over 31 years of experience designing cutting-edge security systems. His expertise extends to a variety of environments, including government facilities, where he has worked on several projects, including the new Utah State Correctional Facility. Steve's dedication to delivering effective, comprehensive security solutions has earned him a reputation as a premier security consultant in the industry.

#### LICENSES | CERTIFICATIONS

- EndoSoft
- Genetec
- Harding Instruments
- Honeywell Vindicator

- Milestone
- Omron PLC
- Prowatch
- Tyco Software House

#### PROJECT EXPERIENCE

- Utah State Correctional Facility Security Electronics Installation, Salt Lake City, UT
- Maple Street Correctional Facility Redwood City, CA
- Central Utah Correctional Facility Expansion, Gunnison, UT
- Hill Air Force Base Falcon Hill North Gate, HAFB
- Hill Air Force Base F-22 Heavy Maintenance Facility, HAFB, UT
- Hill Air Force Base F-22 Repair Facility, HAFB, UT
- Hill Air Force Base Price Hall Remodel, HAFB, UT
- Veterans Affairs Wahlen Medical Center EHRM Upgrades, Salt Lake City, UT
- Veterans Affairs Clinic Tenant Improvement, St George, UT
- University of Utah Spencer Fox Eccles School of Medicine, Salt Lake City, UT
- Arizona State Hospital Security Upgrades Phase I, Phoenix, AZ
- Arizona State Hospital Security Upgrades Phase II, Phoenix, AZ
- Utah State University New Logan Institute Building, Logan, Utah, Logan, UT
- DFCM Archives Building Security Upgrades, Taylorsville, UT
- Utah State Courts Manti 6th District Courthouse, Manti, UT
- State of Utah Capitol Hill North Building Program, Salt Lake City, UT



## WIN PACKER, PE, LEAP AP

### Principal Mechanical Engineer

Throughout his career Win has served as the Principal Engineer on numerous state agency and municipality projects. Included in his design experience are public safety, fire station, administration, and maintenance buildings. Most relevantly, a few years ago WHW worked with ajc architects to complete a feasibility study of the San Juan Public Safety Building. Win values engineering and developing HVAC and plumbing systems that balance maximum environmental sustainability, building comfort, and system dependability.

#### EDUCATION

- BS / Mechanical Engineering / Utah State University

#### PROJECT EXPERIENCE

- San Juan County Public Safety Feasibility Study – **with ajc architects**
- USU Blanding CTE and Welding – **with ajc architects**
- USU Monument Valley – **with ajc architects**
- Edge of Cedars Blanding Remodel
- Utah Highway Patrol Murray Building Upgrades
- Midvale Police Station Mechanical Upgrades
- Moab Regional Center Mechanical Upgrades
- Grand County Jail Remodel and Upgrades
- Iron County Public Safety Building
- Cedar City DPS Crime Lab Remodel
- Orem Public Safety Building Remodel
- Farmington Public Safety Building HVAC & Controls Upgrade
- Delta Fire Station
- Richfield Fire Dispatch Center

#### LICENSES | REGISTRATIONS

- **Registered Professional Engineer - Utah No. 375080-2202**
- Department of Corrections Mental Health Transition Study – **with ajc architects**
- Santaquin New City Hall Building
- Eagle Mountain Administration Building
- Washington County Receiving Center
- Jewish Community Center Renovation & Addition – **with ajc architects**
- UTA Riverside Admin Renovation & Addition – **with ajc architects**
- DWS Admin. Building Controls Upgrade
- Mt. Olympus District Office and Maintenance Buildings
- UDOT – Salt Lake West Maintenance Station
- UDOT – Cottonwood Maintenance Station

# 1 | CONSULTANT TEAM



## MICHAEL MILES, FCSI Principal | Project Manager

A skilled chef with a background in food service design and equipment, Michael understands how frustrating inefficient kitchens can be. As the Principal of HC, he incorporates that real-world experience into commercial kitchen designs. Improving the food service industry and the lives of those who work within it is both his business and passion. Correctional facilities require the skill set and understanding Michael possesses to include open view work areas while balancing the secure nature of the facility. Integration of systems for work program staff and hired staff to interact without incident.

Michael will lead the food service design team and serve as the lead designer and point of contact.

### EDUCATION

- Associate of Applied Science Degree in Culinary Arts  
Johnson & Wales University / Providence, RI

### PROJECT EXPERIENCE

- St. Anthony Work Camp, St. Anthony, ID
- South Dakota Women's Prison, Rapid City, SD
- Montana State Prison, Food Factory & Laundry Expansion  
Deer Lodge, MT
- Yellowstone County Detention Facility, Addition/ Remodel  
Billings, MT
- Roosevelt County Detention Center - Wolf Point, MT

### LICENSES | REGISTRATIONS

- **Food Service Consultants Society International,  
Professional Member No. 707871**
- National Allied Individual Member AIA
- NACUFS Industry Member

- Custer County Detention Center - Miles City, MT
- Richland County Detention Center - Sidney, MT
- Fort Peck Detention Center - Poplar, MT
- Johnson County Detention Center - Buffalo, WY
- Sheridan Law Enforcement Center - Sheridan, WY
- Shoshone Bannock Tribal Justice Center - Fort Hall, ID



## KRIS LARSON, CPE President | Senior Cost Estimator

Kris brings nearly 30 years of experience to this project. He has been estimating and managing projects for the majority of that time. He brings to your project an accurate, clear cost model that can be used for informed decision making. He has estimated thousands of projects, many of which have significant relevance to this project. His project experience includes the Lehi Police Department, Salt Lake City Police Demo, West Valley Police Headquarters, Sweetwater Justice Center, Davis County Children's Justice Center, Wasatch County Youth Corrections Facility. He was awarded the Estimator of the Year Award in 2009 from the American Society of Professional Estimators.

Kris will take the lead role in periodic cost estimating for the project, from milestones in the Program Verification process through various benchmarks in design.

### EDUCATION

- Bachelor of Science / Economics / University of Utah
- Associates-Science / Ecology / Ricks College

### PROJECT EXPERIENCE

- Lehi Police (new)
- SLCIA Police Demo (demo)
- Duchesne Justice Center Remodel (addition)
- West Valley City Police Headquarters (new)
- Carbon County 7th District Courthouse (new)

### LICENSES | REGISTRATIONS

- **Utah General Contractor B-100 Classification - Utah  
License No. 6153745-5501**
- **Certified Professional Estimator**
- **ASPE National NW Governor**

- 3rd District Juvenile Court (new)
- Provo 4th District Courthouse (new)
- Sweetwater County Justice Center (new)
- Farmington Police Station

# PROJECT REFERENCES

## ajc PROJECT REFERENCES

### PROJECT: SAN JUAN PUBLIC SAFETY BUILDING FEASIBILITY STUDY

#### San Juan County

Mack McDonald, CAO  
117 South Main  
PO Box No. 9  
Monticello, Utah 84535  
Ph: 435.587.3225  
Email: mmcdonald@sanjuancounty.org

### PROJECT: UTAH DEPT. OF CORRECTIONS WEST JORDAN BEHAVIORAL HEALTH TRANSITION FACILITY

Programming and Design for Remodel of Spaces to Administrative Use with 100-bed Housing Facility

#### UTAH DFCM

Craig Mackay, DFCM PM  
4501 S. 2700 W. Salt Lake City, UT 84119  
Ph: 385.831.5027  
Email: cmackay@utah.gov

### PROJECT: UTAH DEPT. OF CORRECTIONS TRC RELOCATION & REMODEL OF EXISTING BCI BUILDING

Renovation of Spaces to Enhance Operational Capabilities

#### UTAH DFCM

Rob Robinson, DFCM PM  
4501 S. 2700 W. Salt Lake City, UT 84119  
Ph: 801.706.5966  
Email: rd Robinson@utah.gov

### PROJECT: UTAH DEPT. OF CORRECTIONS TIMPANOGOS CORRECTIONS FACILITY

Supportive Services for Transitional Populations

#### UTAH DFCM

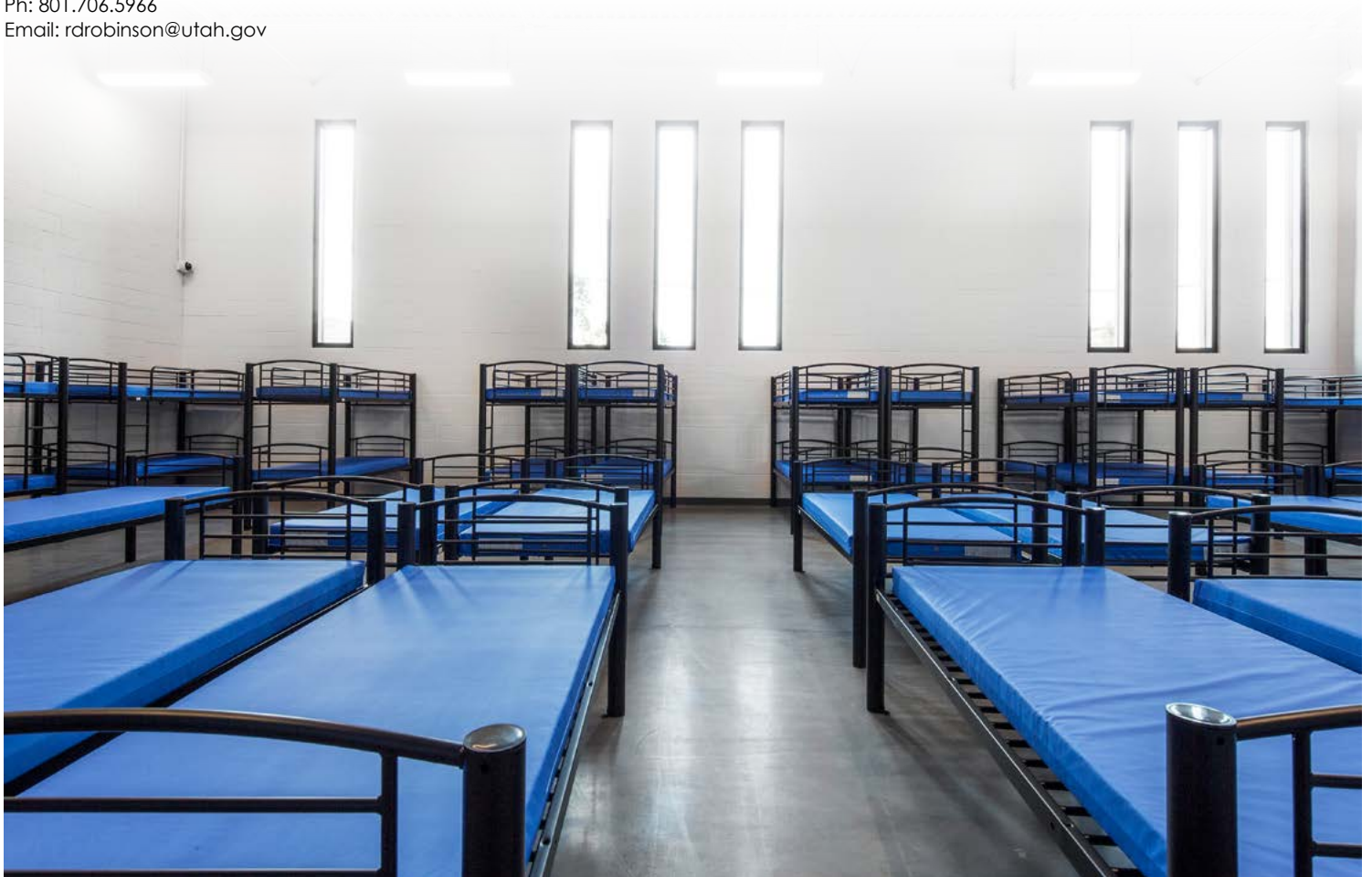
Craig Mackay, DFCM PM  
4501 S. 2700 W. Salt Lake City, UT 84119  
Ph: 385.831.5027  
Email: cmackay@utah.gov

### PROJECT: HARRIS COMMUNITY VILLAGE


Supportive Services and Housing for Sensitive Groups

#### GIV Communities

Melissa Jensen, Development Project Manager  
50 North 600 West, Unit D  
Salt Lake City, Utah 84116  
Ph: 801.917.4484  
Email: melissa@givgroup.org







**Our projects for the Dept. of Corrections have been on budget and on-time. We understand the complexities of working through the design process with all of the unique stakeholders involved.**

## tab 2

PROJECT SPECIFIC  
EXPERIENCE LISTING

## 2 | PROJECT SPECIFIC EXPERIENCE LISTING

**ajc and our entire consultant team has been instrumental in planning, programming and designing numerous corrections projects which contain all the elements required or requested for the proposed San Juan County Public Safety Building renovation/addition.** Our interdisciplinary team experience encompasses programming and design efforts which focus on corrections projects, stakeholders, and user groups. Specifically, our design expertise directly addresses best-practice design standards for buildings of this type. Past projects have focused on Trauma Informed Design and Crime Prevention through Environmental Design (CPTED), internal and external security, site and neighborhood context, and a design approach which directly addresses the comfort, well-being and healing for at-risk individuals. ajc has provided design services which directly engage the community, as well as the individual. ajc designed corrections-specific spaces include administration offices and conference spaces, treatment rooms, detention spaces, beds, commercial kitchen, laundry, and other corrections and public safety support spaces.

**The following ajc projects represent overall success stories in design and community integration, while also providing spaces and support services for sensitive populations.**

### San Juan County Public Safety Building Feasibility Study

**CONTACT:** Mack McDonald, San Juan County CAO

**COMPLETED:** 2021

**ESTIMATED COST:** \$17,984,704 (2020-2021 cost estimate)

The study provided a summary of new program needs, mechanical and electrical building system updates, and operational requirements impacting the total capacity and reuse of existing building spaces. The study also considered site improvements needed to accommodate new programmatic spaces such as a new outdoor recreation yard and additional parking.

The architectural scope of the study is primarily focused on the interior remodel and accompanying addition to the existing building. The feasibility design proposes two primary additions to the building; one for the courts system on the west side of the building and one for corrections on the east side of the building. The study also includes limited modifications to the site and existing grades as dictated by new entry and operational needs.

### Utah Department of Corrections Behavioral Health Transition Facility

**CONTACT:** Craig Mackay, DFCM PM

**COMPLETED:** In Programming and Design

**ESTIMATED COST:** \$18,000,000

ajc architects' is providing architectural and engineering services for the Programming and Design for the new Behavior Health Transition Facility. The work includes the programming and design for the remodel of the existing building by converting it into offices, conference rooms, etc. In addition, a new 100-bed housing facility will be built north of the existing building. This new building will include bedrooms, bathrooms, kitchen / dining facilities, laundry, offices, etc. There will also be site and utility work which adapts the site to meet the needs of this corrections and support facility.

### Utah Department of Corrections TRC Relocation and Remodel of Existing BCI Building

**CONTACT:** Rob Robinson, DFCM PM

**COMPLETED:** 2023

**ESTIMATED COST:** \$2,117,755

This study had three primary objectives as outlined by the steering committee. The **first of these objectives** was to assess the programmatic needs for relocating several Department of Corrections operations to the existing BCI (Bureau of Criminal Investigation) Building. The primary program being the Treatment Resource Center (TRC) currently located in a lease space on 3280 West 3500 South, West Valley City, Utah.

The **second objective** was to prioritize programmatic needs and establish which of those are most important to include in the first phase of proposed improvements.

The **third objective** was to establish a conceptual cost model for the first phase of priorities and work with the steering committee to maximize the value of this phase of scope. The steering committee collaborated with program operators to establish the space summary and conceptual plans.

The study proposed removing a large portion of the existing service area in the center of the building and replacing it with new treatment and flexible conference room spaces to facilitate TRC program needs. The new scheme also requires a new entry sequence removing an existing structural wall to create a secure entry sequence for building patrons. The remainder of the spaces in the building will remain as is, with minor improvements to existing finishes where needed.

# PROJECT SPECIFIC EXPERIENCE

## Utah Department of Corrections - Utah County Timpanogos Corrections Center

**CONTACT:** Craig Mackay

**COMPLETED:** 2023

**DOLLAR VALUE:** \$13,392,912

Key building spaces now include staff, client, and building support spaces, reception area and intake control space, computer lab, client support spaces, medication room, private and open offices, treatment spaces, secure meeting rooms, staff restrooms with lockers, drug testing area, library and day room, kitchen and dining area, double occupancy living quarters, building support and storage spaces.

## Draper Correctional Facility - A Yard Improvements

**CONTACT:** Craig Mackay

**COMPLETED:** 2017

**DOLLAR VALUE:** \$92,500

ajc provided architectural design, structural and Construction Administration Services for a new concrete path for a 5 foot wide running track, two sided handball court area with a 12 foot high center CMU wall, and a two backboard basketball court area.

## Salt Lake County Oxbow Correctional Facility Improvements

**CONTACT:** John Bergen

**COMPLETED:** 2016

**DOLLAR VALUE:** \$ 403,250

ajc managed an MEP consultant team tasked with mechanical systems replacement and the removal and replacement of existing cooling towers in mechanical penthouses at the Salt Lake County Oxbow Jail. ajc provided oversight of the design and administered the construction contract. ajc also produced the Division 01 specifications for construction and construction administration.

## Utah Department of Corrections - Northern Utah Community Corrections Center Control Room Upgrades

**CONTACT:** Brent Lloyd

**COMPLETED:** 2006

ajc provided complete design and CA Services for the renovation and remodel of a DOC Control Rooms for the UDOC. As part of ajc's services, our team managed and coordinated an interdisciplinary team of civil, MEP, and structural consultants.

## Utah Department of Corrections - Prison Control Room Renovation

**CONTACT:** Vic Middleton

**COMPLETED:** 2005

ajc provided complete design and CA services for the renovation and remodel of two DOC Control Rooms for the UDOC. As part of ajc's services, our team managed and coordinated an interdisciplinary team of civil, MEP, and structural consultants

## Utah Department of Corrections - Orange Street & Fremont Remodels

**CONTACT:** Brandon Larsen

**COMPLETED:** 2005 (Renovated in 2021)

As part of this project, DFCM contracted with ajc architects to provide complete design and CA services for the renovation and remodel of restroom facilities. The remodel included demolition of existing restrooms and shower rooms, replacement of plumbing and electrical systems, upgraded ventilation systems and FFE. As part of ajc's services, our team managed and coordinated an interdisciplinary team of MEP and structural consultants.

## Draper Correctional Facility - Vocational Training Center


**CONTACT:** Vic Middleton

**COMPLETED:** 2004

ajc was contracted by the UDOC to complete design and CA Services in support of the new Vocational Training Center & associated learning spaces at the Utah State Correctional Facility. As part of ajc's services, our team managed & coordinated an interdisciplinary team of civil, MEP, structural and landscape consultants.





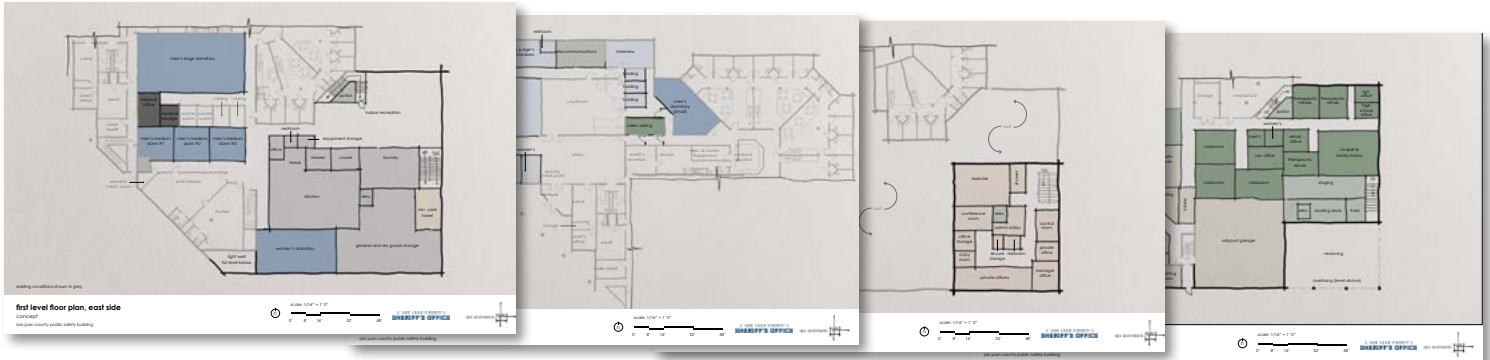
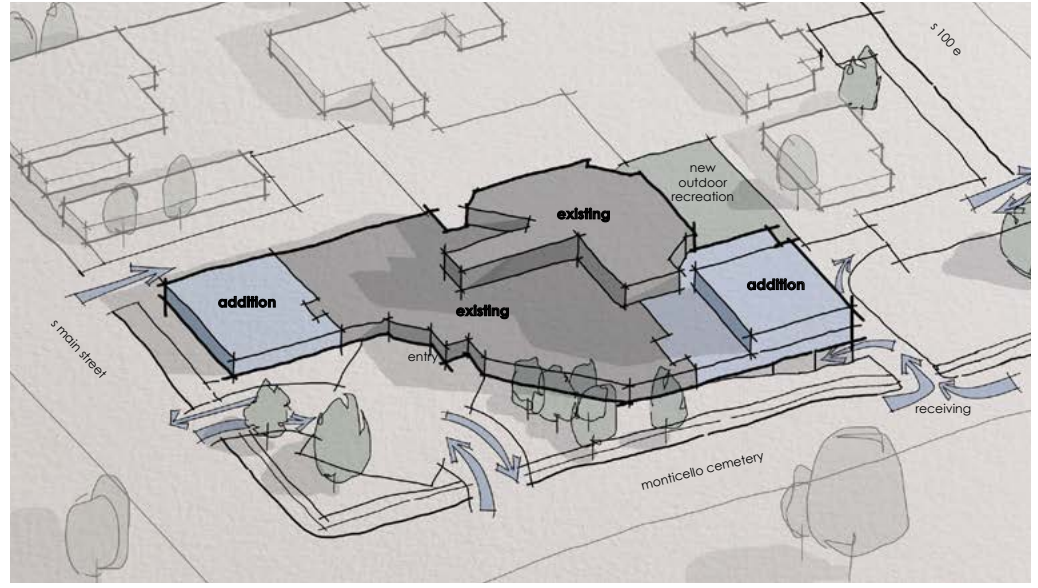
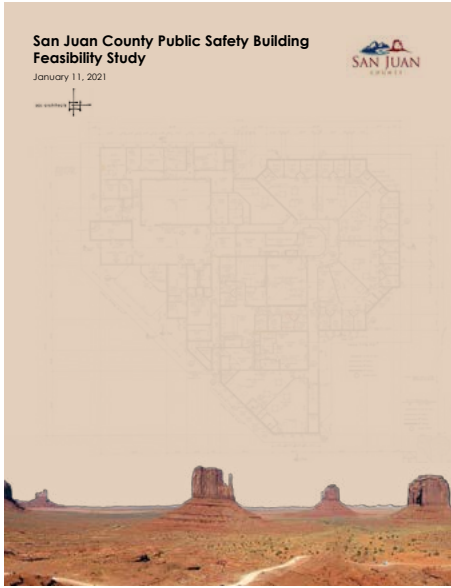
A photograph of a modern dining room. The ceiling is made of horizontal wooden slats with black track lighting. The floor is light-colored wood. There are several long, white-topped tables with black metal frames and black stools. In the background, there is a white wall with a window and a service counter area.

Our approach to designing spaces for mental health and healing have progressed from the institutionalized care approach of the past to psychologically specialized environments that focus on human dignity and healing.

## tab 3

QUALIFICATIONS AND  
EXPERIENCE

# 3 | FEATURED QUALIFICATIONS AND EXPERIENCE



## SAN JUAN COUNTY PUBLIC SAFETY BUILDING FEASIBILITY STUDY (2021)

The purpose of this study was two-fold. The first effort is to identify current and future program needs for the existing facility and to study the necessary code updates since the previous design had been completed in 2009. The second purpose is to identify how to adapt the facility to a post Covid-19 reality, which includes increased needs for quarantining and population separation.

The study provided a summary of new program needs, mechanical and electrical building system updates, and operational requirements impacting the total capacity and reuse of existing building spaces. The study also considers site improvements needed to accommodate new programmatic spaces such as a new outdoor recreation yard and additional parking.

The architectural scope of this study is primarily focused on the interior remodel and accompanying addition to the existing building. The feasibility design proposes two primary additions to the building; one for the courts system on the west side of the building and one for corrections on the east side of the building. The study also includes limited modifications to the site and existing grades as dictated by new entry and operational needs.

ajc also provided a summary of the desired program and individual space needs. The program was broken into the following categories: inmate housing, inmate medical, corrections intake, corrections support, corrections administration, corrections programming, courts, police-courts, building support. The proposed concept was configured with the anticipation of a potential future phase that could add a significant number of beds to the facility. Critical operational and service spaces were located in areas that would allow future service to a large addition to the east side of the building.

### PROJECT DATA

#### SERVICES PROVIDED

- Full Feasibility Study
- Site and Building Analysis
- Site Planning
- Programming/Cost Estimating

**PROJECT SIZE** 42,633 GSF on 3 levels

**ESTIMATED COST** \$17,984,704 (2020-2021 estimate)

**STUDY COMPLETION** 2021

#### PROJECT ELEMENTS

- Corrections intake
- Corrections inmate housing - men's and women's
- Corrections inmate medical
- Corrections support
- Corrections administration
- Corrections program
- Courts and courtroom support staff facilities
- Police courts
- Building support
- Outdoor recreation yard

### CLIENT REFERENCE

San Juan County  
 Mack McDonald  
 Ph: 435.587.3225  
 E: mmcdonald@sanjuancounty.org

# FEATURED QUALIFICATIONS AND EXPERIENCE



## UTAH DEPARTMENT OF CORRECTIONS - TIMPANOGOS CORRECTIONS CENTER

Utah Department of Corrections Timpanogos Corrections Center focuses on 8 key design principles: Humane, Connectivity, Transition, Transparency, Daylighting, Durability, Trauma-Informed Design, and Safety and CPTED principles. ajc executed this programming and design strategy to deliver a fully functional, healthy, safe and secure environment for the Timpanogos Corrections Center.

**HUMANE** - Welcoming, warm, motivational uplifting spaces, providing dignity and respect to clients, staff, and service providers.

**CONNECTIVITY** - Creating a safer and more secure environment through the use of layered spaces and intentional connections, visually and acoustically.

**TRANSITION** - Providing clients with resources, tools, and environment to strengthen, and restore them back into society as self-sufficient individuals.

**TRANSPARENCY** - Design for changing resources and programs to meet the needs and evolving strategies for support and engagement.

**DAYLIGHTING** - Natural daylight reduces energy costs, improves quality and satisfaction of users, and lends to a healthier environment.

**DURABILITY** - Materials that provide a sense of comfort and security, at the same time requiring the least amount of maintenance.

**TRAUMA-INFORMED DESIGN** - Create as much sense of security for people with trauma histories—all while balancing the need to maximize the floor space to care for as many as possible.

**SAFETY AND CPTED** - Create a healthy environment for clients and staff. Provide an energy efficient building to reduce long term energy costs. Minimize impact to environment by reducing carbon footprint.

### PROJECT DATA

#### SERVICES PROVIDED

- Site and Building Analysis
- Site Planning
- Programming/Cost Estimating
- SD,DD, CDs, and CA Services

**PROJECT SIZE** 41,177 GSF on 2 levels

**COST** \$13,392,912

**COMPLETION** 2023

#### PROJECT ELEMENTS

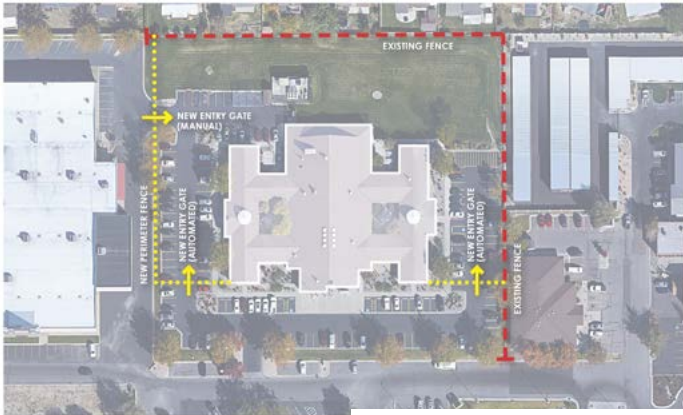
- Secure cells
- Reception Counter/Intake Control
- Clinical Space
- Client support spaces
- Medication room
- Private and open offices
- Treatment spaces
- Secure meeting rooms
- Staff RR with lockers
- Drug testing area
- Library and day room
- Full Commercial kitchen and dining area
- Double occupancy living quarters
- Building support & storage spaces

#### CLIENT REFERENCE

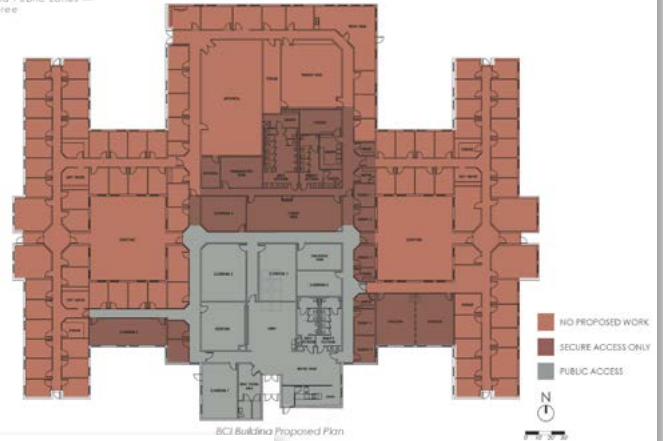
Utah DFCM  
Craig Mackay, DFCM PM  
Ph: 385.831.5027  
E: cmackay@utah.gov

# 3 | FEATURED QUALIFICATIONS AND EXPERIENCE

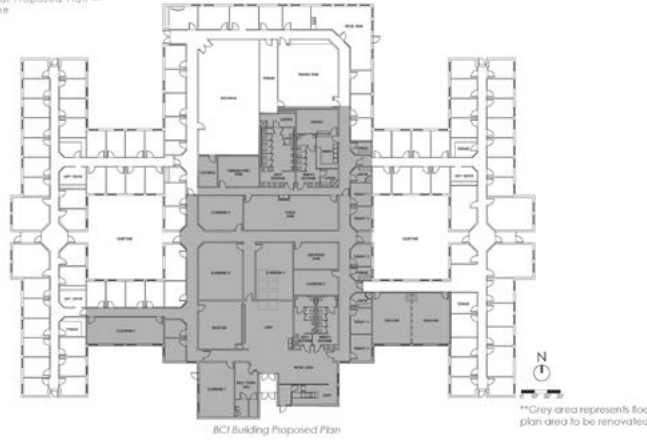
**PROPOSED CONCEPT**  
 Conceptual Proposed Plan —  
 Priority Two



**PROPOSED CONCEPT**  
 Secure and Public Zones —  
 Priority Three



**PROPOSED CONCEPT**  
 Conceptual Proposed Plan —  
 Priority One



## DEPARTMENT OF CORRECTIONS TRC RELOCATION & BCI BUILDING REMODEL

This study had three primary objectives as outlined by the steering committee. The **first of these objectives** was to assess the programmatic needs for relocating several Department of Corrections operations to the existing BCI (Bureau of Criminal Investigation) Building. The primary program being the Treatment Resource Center (TRC) currently located in a lease space on 3280 West 3500 South, West Valley City, Utah.

The **second objective** was to prioritize programmatic needs and establish which of those are most important to include in the first phase of proposed improvements.

The **third objective** was to establish a conceptual cost model for the first phase of priorities and work with the steering committee to maximize the value of this phase of scope. The steering committee collaborated with program operators to establish the space summary and conceptual plans.

The study proposed removing a large portion of the existing service area in the center of the building and replacing it with new treatment and flexible conference room spaces to facilitate TRC program needs. The new scheme also requires a new entry sequence removing an existing structural wall to create a secure entry sequence for building patrons. The remainder of the spaces in the building will remain as is, with minor improvements to existing finishes where needed.

### PROJECT DATA

#### SERVICES PROVIDED

- Full Feasibility Study
- Site and Building Analysis
- Site Planning
- Programming/Cost Estimating
- SD, DD, CDs, and CA Services

**PROJECT SIZE** 9,500 SF

**ESTIMATED COST** \$2,117,755

**PROGRAMMING AND DESIGN** 2023

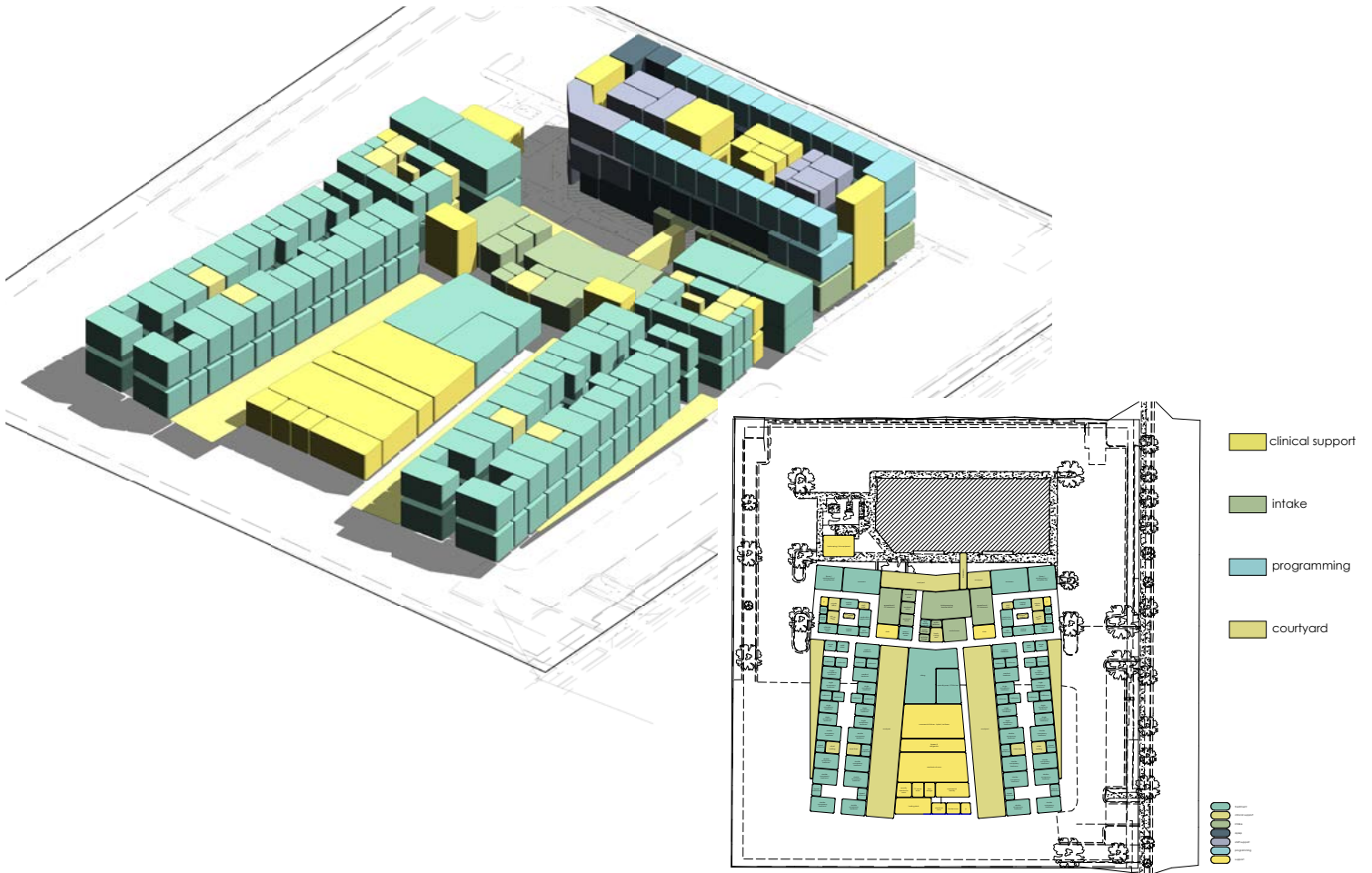
#### PROJECT ELEMENTS

- Interior demolition and renovation
- New lobby
- Reception areas
- Treatment and therapy rooms,
- Drug testing support spaces
- New open and private office spaces
- Conference rooms
- Common areas
- Controlled access areas throughout the building
- Numerous secured and monitored spaces throughout the building

### CLIENT REFERENCE

Utah DFCM  
 Rob Robinson, DFCM PM  
 Ph: 801.706.5966  
 E: rrobinson@utah.gov

# FEATURED QUALIFICATIONS AND EXPERIENCE



## UTAH DEPARTMENT OF CORRECTIONS - BEHAVIORAL HEALTH TRANSITION FACILITY

The purpose of this document is to identify the programmatic needs, develop a conceptual building layout, and establish a rough order of magnitude (ROM) Construction Cost Model for the Behavioral Health Transition Facility (BHTF).

ajc's study evaluates the operational needs of current and future programs, existing site conditions and utility infrastructure, existing building, sustainable design priorities, and overall program requirements specific to the unique challenges of this site.

BHTF has identified the need to provide a new transitional facility that will meet the current and growing demand for offenders transitioning into society. The new facility will allow the offenders health and mental needs to obtain tools to help them transition into society.

As part of the Programming process the Design Team presented four conceptual approaches to the layout of the new building while studying different building adjacency options. These concepts were based on varying combinations and expressions of visioning principles identified throughout Programming.

It is anticipated that this project will pursue a CMGC construction delivery method. The intent would be to engage a CMGC during the Schematic Design phase to provide cost estimating and constructibility support for the project and to help ensure the project budget, program needs, site constraints, and state design requirements are all balanced and accounted for in a holistic solution that is within the available construction funds for the project.

### PROJECT DATA

#### SERVICES PROVIDED

- Site and Building Analysis
- Site Planning
- Programming/Cost Estimating

**PROJECT SIZE** 49,343 GSF to 87,829 GSF

**COST VARIES BASED ON OPTION SELECTED**

Range: \$11,528,831 to \$55,594,264

**STUDY COMPLETED 2023**

#### PROJECT ELEMENTS

- Intake and treatment area
- Clinic spaces
- Nursing stations
- Psychiatric Treatment Unit
- Administrative and staff office spaces
- Open and private offices
- Conference spaces
- Secured and key access spaces
- Public circulation spaces
- Option 1: 2 units with 50 beds
- Option 2: 4 units with 100 beds
- Building support & storage spaces
- Adherence to CPTED design practices

#### CLIENT REFERENCE

Utah DFCM  
Craig Mackay, DFCM PM  
Ph: 385.831.5027  
E: cmackay@utah.gov

# 3 | FEATURED QUALIFICATIONS AND EXPERIENCE



## UTAH DEPARTMENT OF HUMAN SERVICES ADMISSIONS & SAFE HOUSING FACILITY

The Utah Department of Human Services (DHS) Adult Safe Housing facility is comprised of four identical residential pods of twelve beds each (48 beds total) and a central core containing functions that support the entire facility. The building also houses office and support space for 25 staff members who work with the residents.

The Adult Transitional Living building provides a purpose-built environment for all incoming USDC residents. The facility's 48 person capacity is capable of serving incoming residents for several weeks while an assessment of their long-term needs is completed. Unique resident safety features include tamper-proof fixtures, extremely durable materials, unobstructed views of all corners and hallways, shatterproof windows and zero strangulation or potential projectile hazards. These specialized residential units also provide long-term housing for USDC residents whose conditions are more aggressive and therefore require a safer, more secure and durable living conditions.

### PROJECT DATA

#### SERVICES PROVIDED

- Site Planning and Analysis
- Programming/Cost Estimating
- SD,DD, CDs, and CA Services

**PROJECT SIZE** 30,093 SF

**COST** \$6,300,000

**COMPLETED** 2016

#### CLIENT REFERENCE

Utah DFCM  
 Lucas Davis, DFCM PM  
 Ph: 801.842.8210  
 E: lucasdavis@utah.gov

### PROJECT ELEMENTS

- Adult transitional living facility
- 48-resident capacity
- 25 staff members
- Four residential pods with a central core with support spaces
- Intake Control area
- Client support spaces
- Private staff offices
- Long-term mental health needs assessment
- Design employs CPTED principles
- Durable and safety conscious design finishes



## UTA POLICE BUILDING REMODEL

The Utah Transit Authority selected ajc architects to conduct a complete renovation and remodel of an existing building for operational support of UTA's system-wide transit police. The renovation/remodel called for full roof replacement, new HVAC rooftop units, new ductwork and new controls throughout the building and a complete interior renovation/remodel.

ajc was fully responsible for all phases of design work, from schematic design through construction documents and project close-out. The design team was closely involved with UTA in fulfilling the renovation vision of UTA's project team. Close collaboration with UTA and the entire consultant team was key in keeping this project on schedule and within budget.

### PROJECT DATA

#### SERVICES PROVIDED

- Site Planning and Analysis
- Programming/Cost Estimating
- SD,DD, CDs, and CA Services

**PROJECT SIZE** 10,700 SF

**COST** \$1,400,000

**COMPLETED** 2009

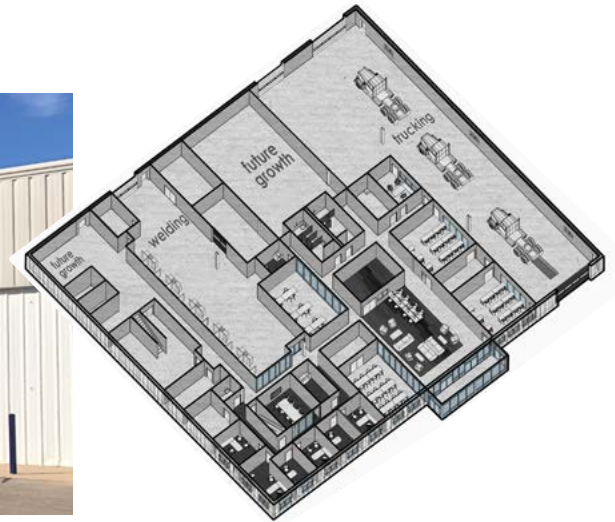
#### CLIENT

Utah Transit Authority  
 Dave Hancock, Civil Engineer  
 Ph: 801.262.5626  
 Email: dhancock@rideuta.com

### PROJECT ELEMENTS

- New roof
- New HVAC system
- Elevator replacement
- Firearms vault
- Interview room
- Tactical command room
- Exercise facility and new locker rooms
- Conference room with new A/V systems
- Complete window replacement
- Exterior improvements to building facades and finishes

# FEATURED QUALIFICATIONS AND EXPERIENCE



## USU BLANDING CAMPUS CTE CLASSROOM AND LAB BUILD-OUT

USU's Blanding Campus Career and Technical Education Building is an excellent example of the program and design required for the Monument Valley CTE Classroom Building. The facility contains classrooms, faculty offices and conference spaces, student computer labs, a welding program, diesel technology program, precision machining program, composites and plastics lab, makers spaces and lab spaces, and technical support spaces, in addition to high-efficiency MEP systems.

The building is also programmed to accommodate future growth.

### PROJECT DATA

#### SERVICES PROVIDED

- Site Planning and Analysis
- Programming/Cost Estimating
- SD, DD, CDs, and CA Services

**PROJECT SIZE** 18,841 SF

**COST** \$4,407,662

**COMPLETED** 2023

#### CLIENT REFERENCE

Utah State University  
Tom Graham, Architect  
Ph: 435.797.3771  
E: tom.graham@usu.edu

### PROJECT ELEMENTS

- Classrooms and computer labs
- Remote location
- Faculty offices and conference spaces
- Welding program
- Diesel technology program
- Precision machining program
- Composites and plastics lab
- Commercial driving course
- Makers spaces and lab spaces
- MEP systems upgrades

## OTHER CORRECTIONS PROJECTS

### Utah Department of Corrections Northern Utah Corrections Control Room

**CONTACT:** Wayne Smith

**COMPLETED:** 2007

Design and security services for a new prison control room for the Northern Utah Corrections Center.

### Salt Lake County Riverton Police Building Program

**CONTACT:** John Bergen

**COMPLETED:** 2013

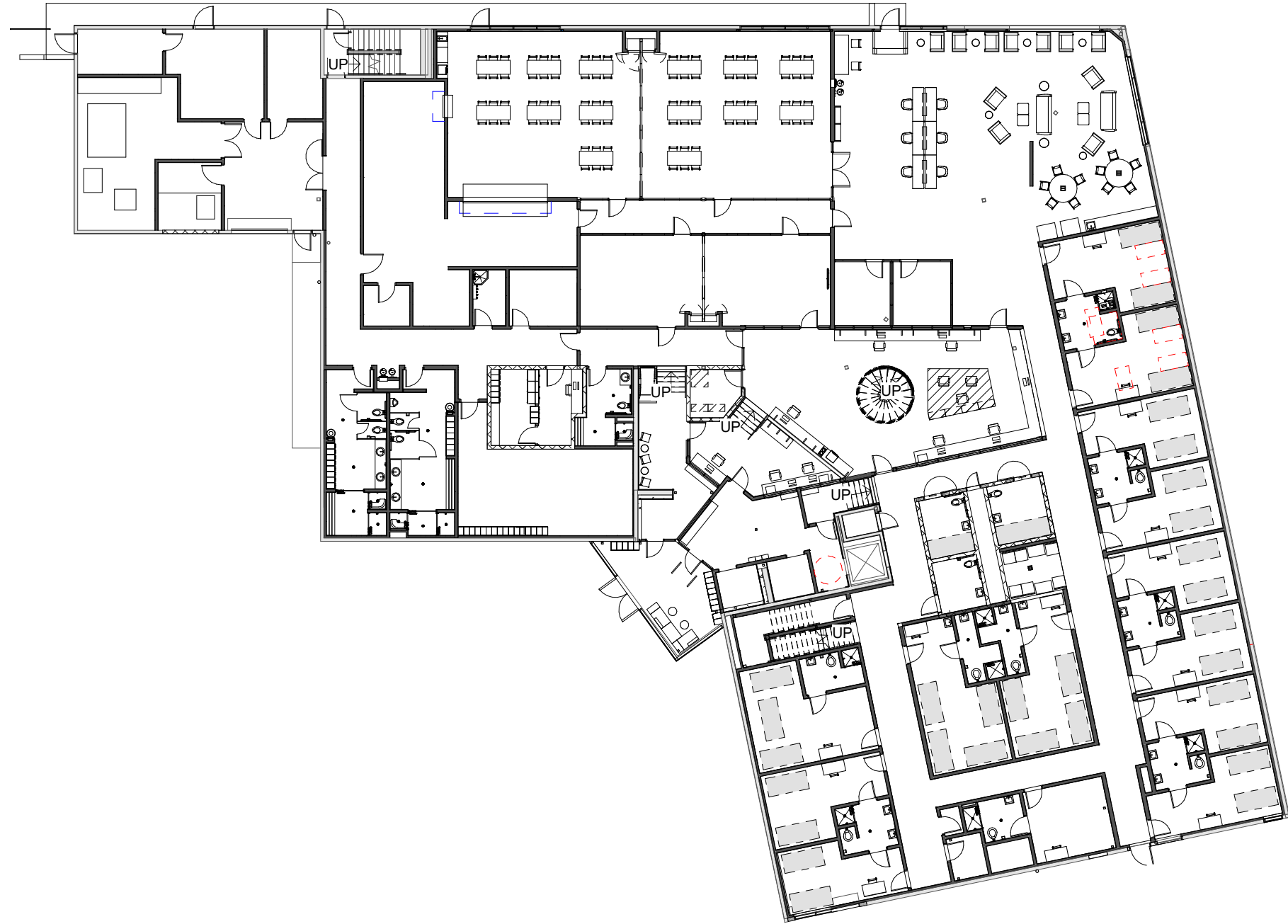
Programming for a new 6,000 SF Police Precinct Administration Building on the Riverton City Hall campus, per scope of work provide by Salt Lake County.

### Salt Lake County Oxbow Prison Mechanical Upgrades

**CONTACT:** John Bergen

**COMPLETED:** 2016

ajc architects worked in collaboration with a mechanical engineer to provide Construction Administration services for an existing cooling tower replacement at Salt Lake County's Oxbow prison.



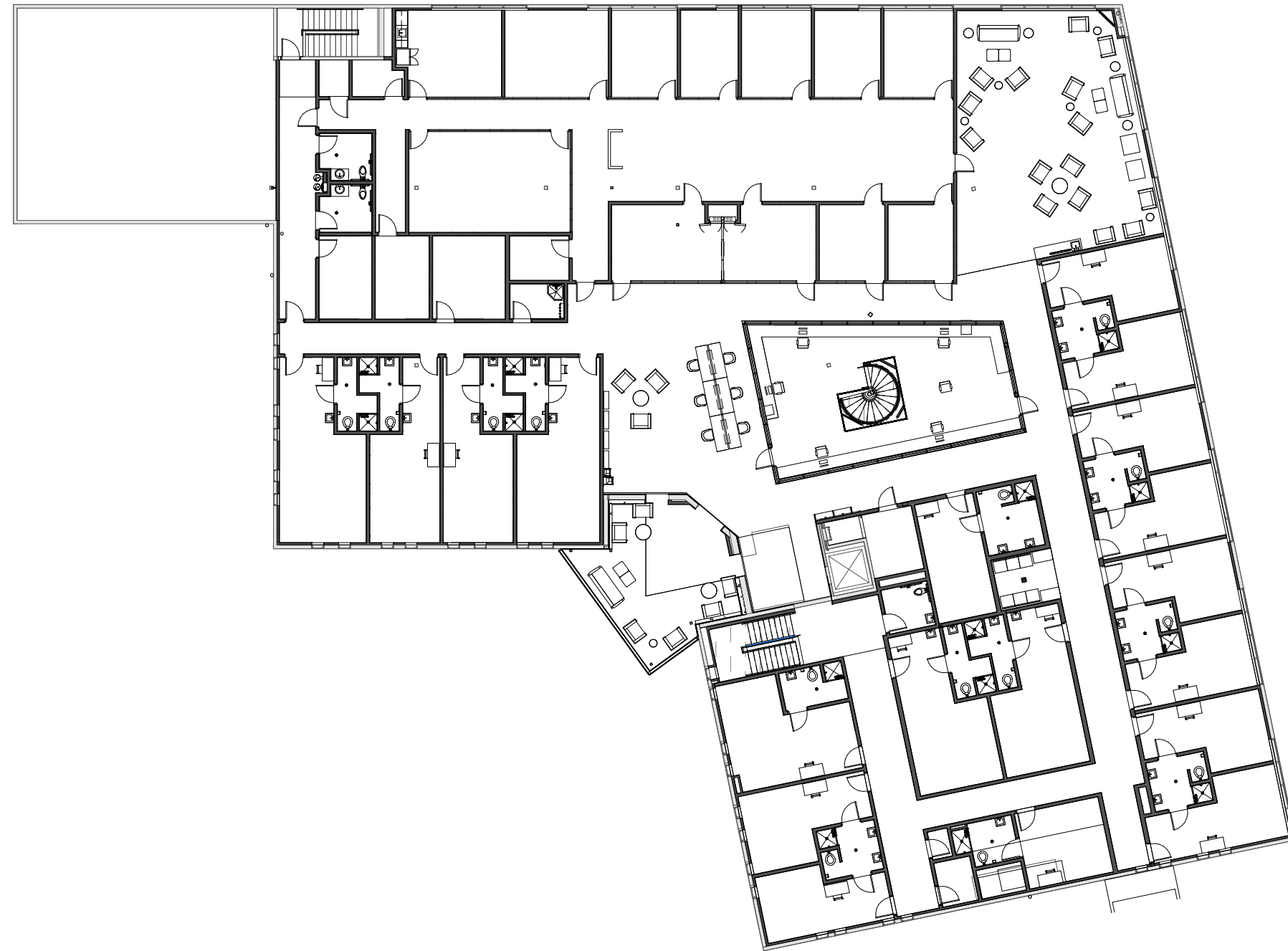
**UDC COMMUNITY CORRECTIONS  
LEVEL 1**



SCALE : 1" = 20'-0"

**Utah Department of Corrections Timpanogos Corrections Renovation**



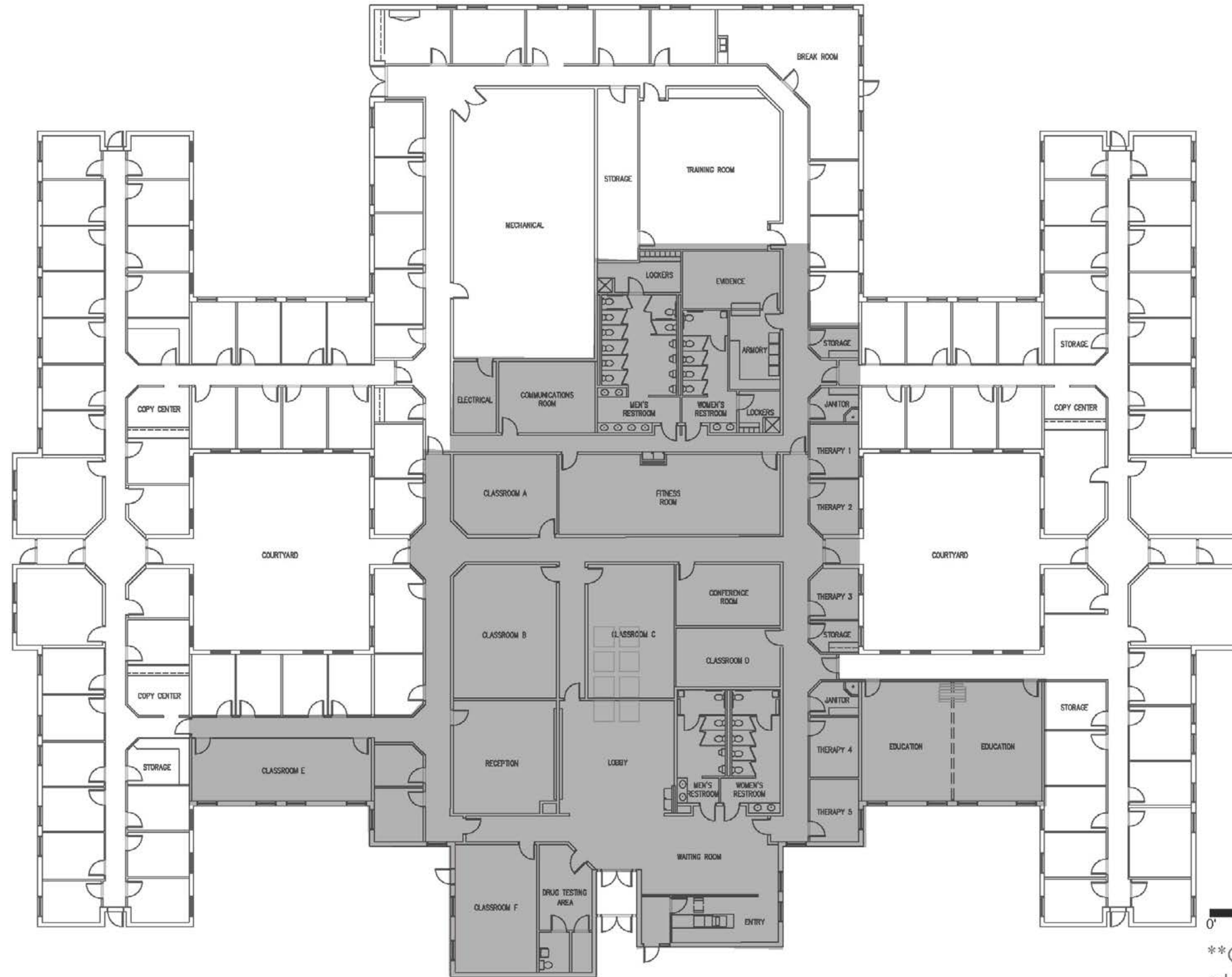


**UDC COMMUNITY CORRECTIONS  
LEVEL 2**


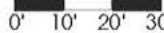


SCALE : 1" = 20'-0"

# FLOOR PLANS OF SIMILAR PROJECTS



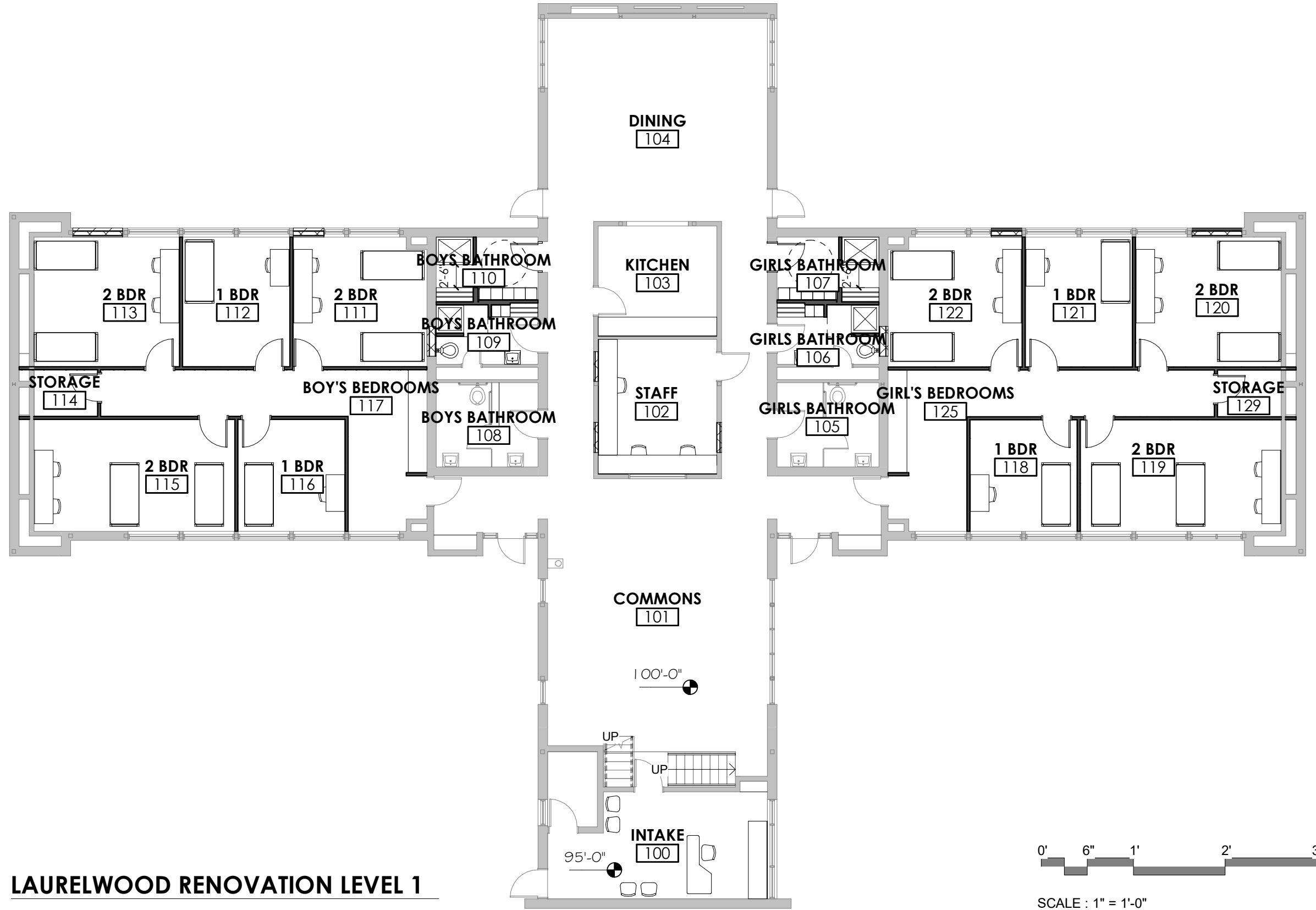
BCI Building Proposed Plan

  
  
 \*\*Grey area represents floor plan area to be renovated

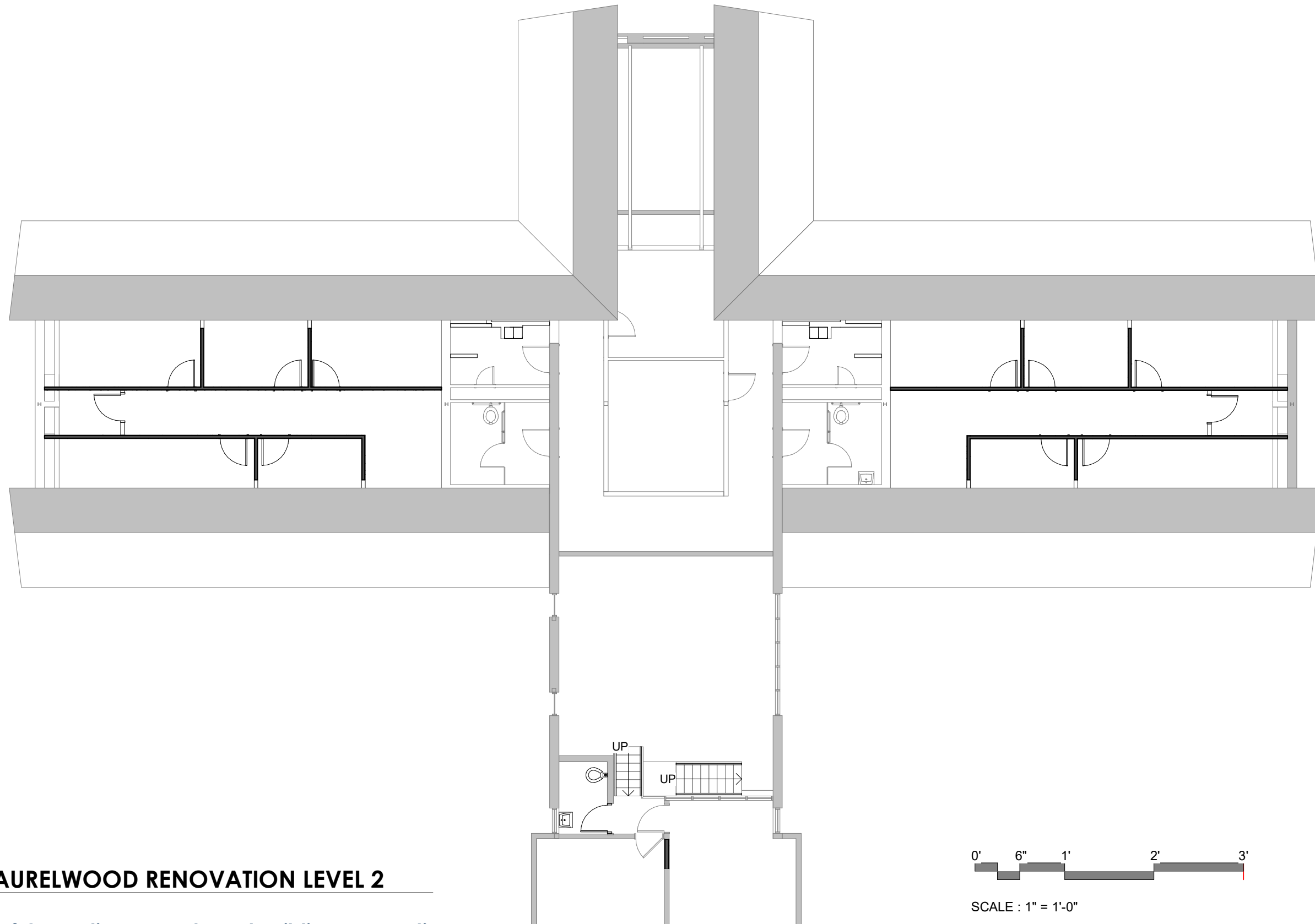
## Utah Department of Corrections TRC Relocation and Remodel of Existing BCI Building



# FLOOR PLANS OF SIMILAR PROJECTS

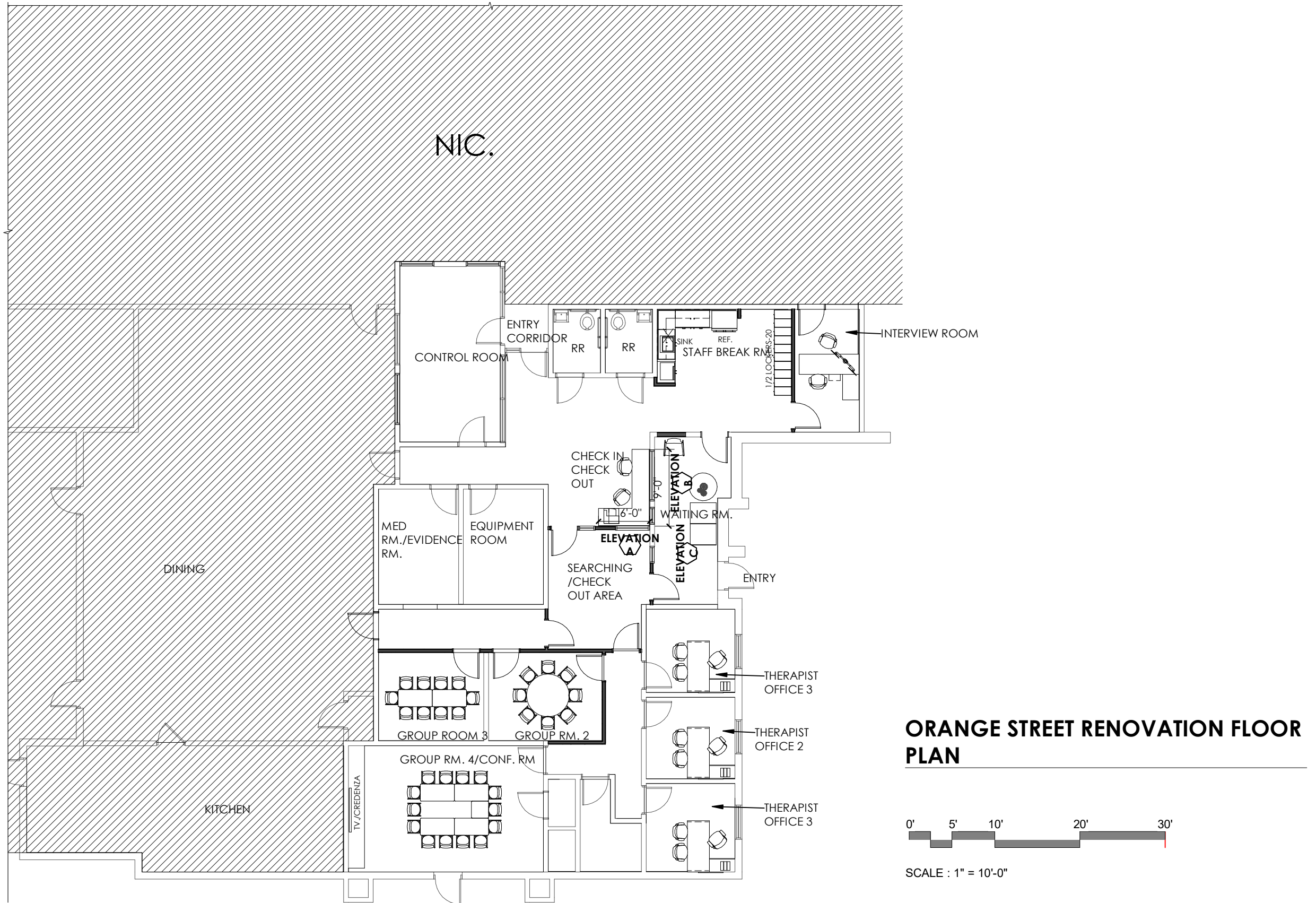


## Utah Department of Corrections Laurelwood Building Renovation



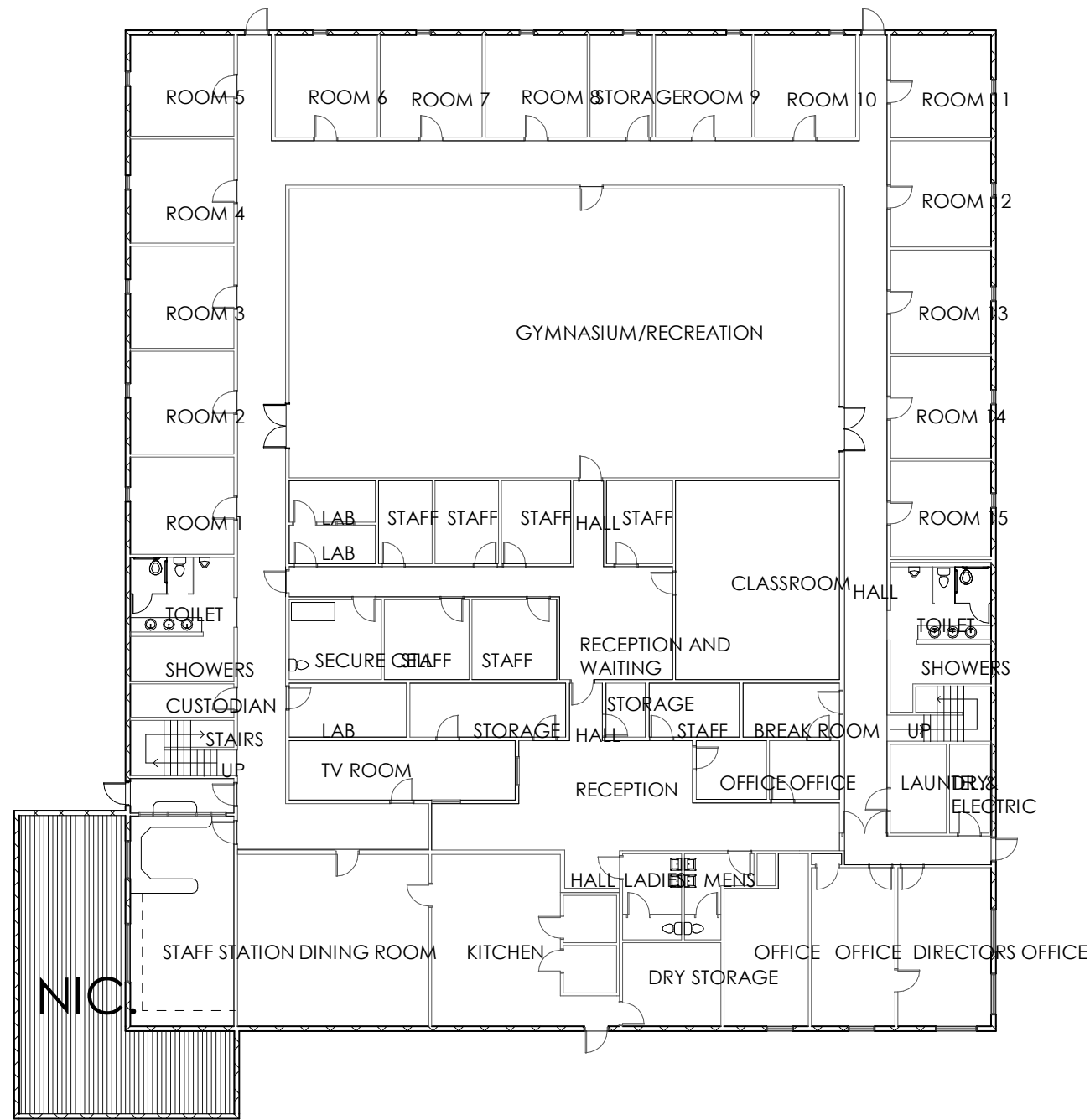
**LAURELWOOD RENOVATION LEVEL 2**

Utah Department of Corrections Laurelwood Building Renovation

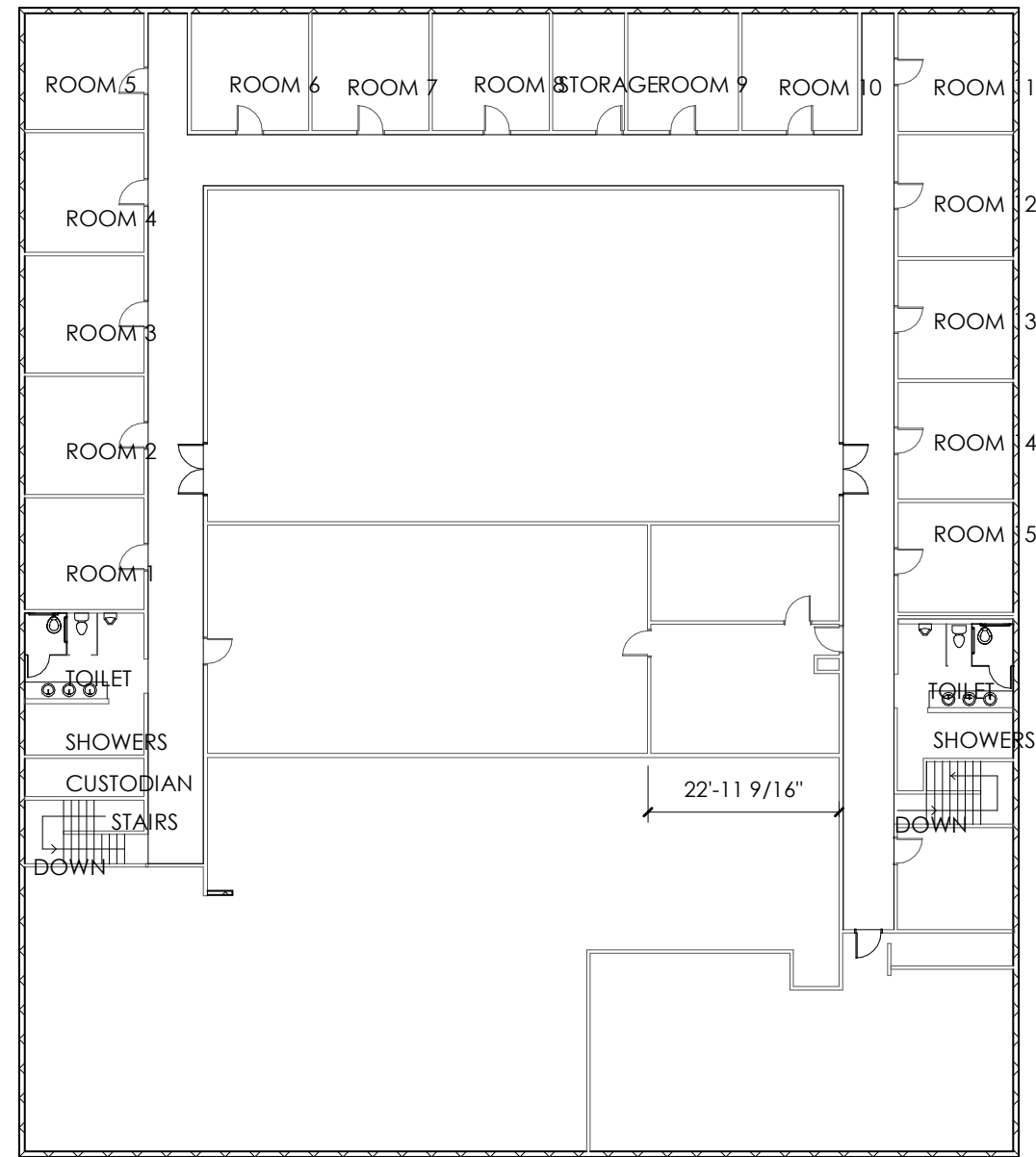


Utah Department of Corrections Orange Street Building Renovation

### 3 | FLOOR PLANS OF SIMILAR PROJECTS



**DOC BONNEVILLE LEVEL 1**



**DOC BONNEVILLE LEVEL 2**



SCALE : 1" = 20'-0"



SILVER

GOLD

GOLD

E. OLIVER

SALT LAKE CITY POLICE

SALT LAKE CITY POLICE

AS101

AE101

AE102

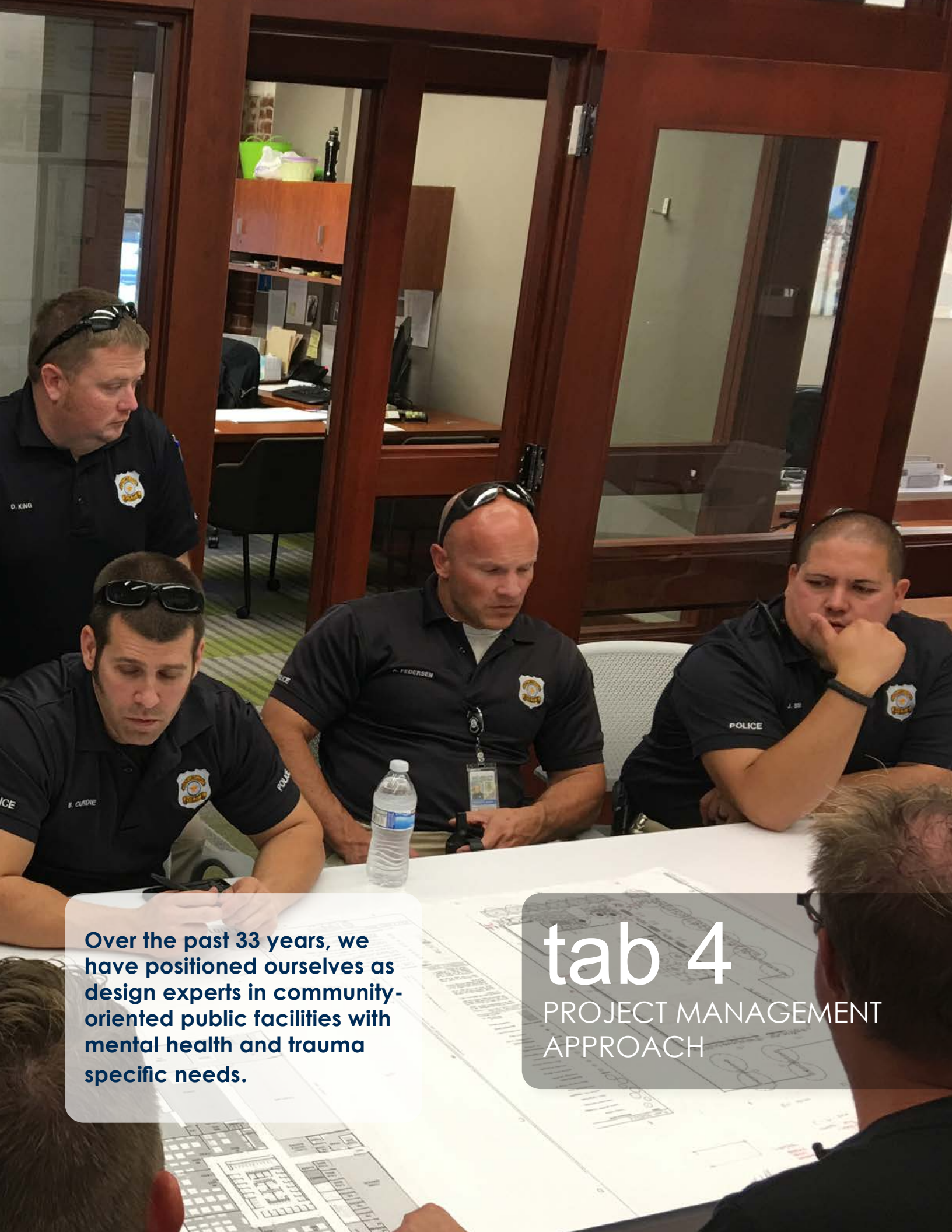
KEYED NOTES

PANEL # 15321017  
PARCEL # 15321010

OSWALD &  
CINDY WOMERS  
CENTER







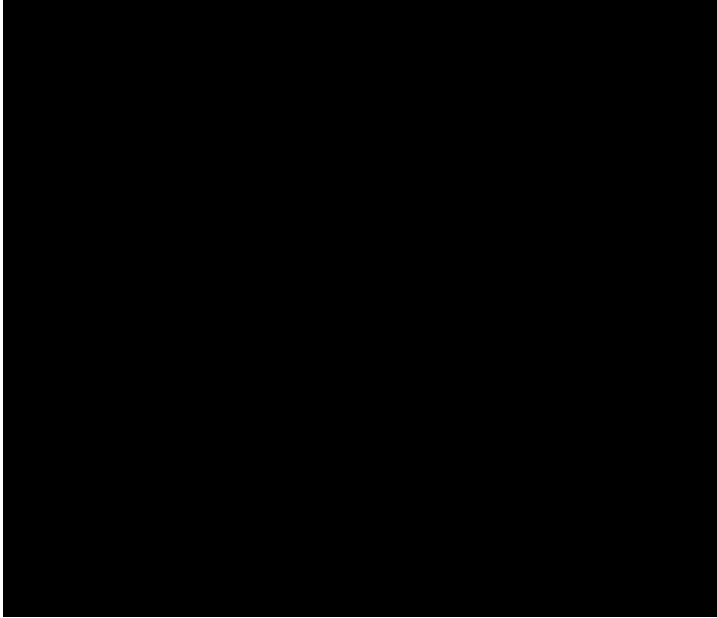
**Over the past 33 years, we have positioned ourselves as design experts in community-oriented public facilities with mental health and trauma specific needs.**

## tab 4

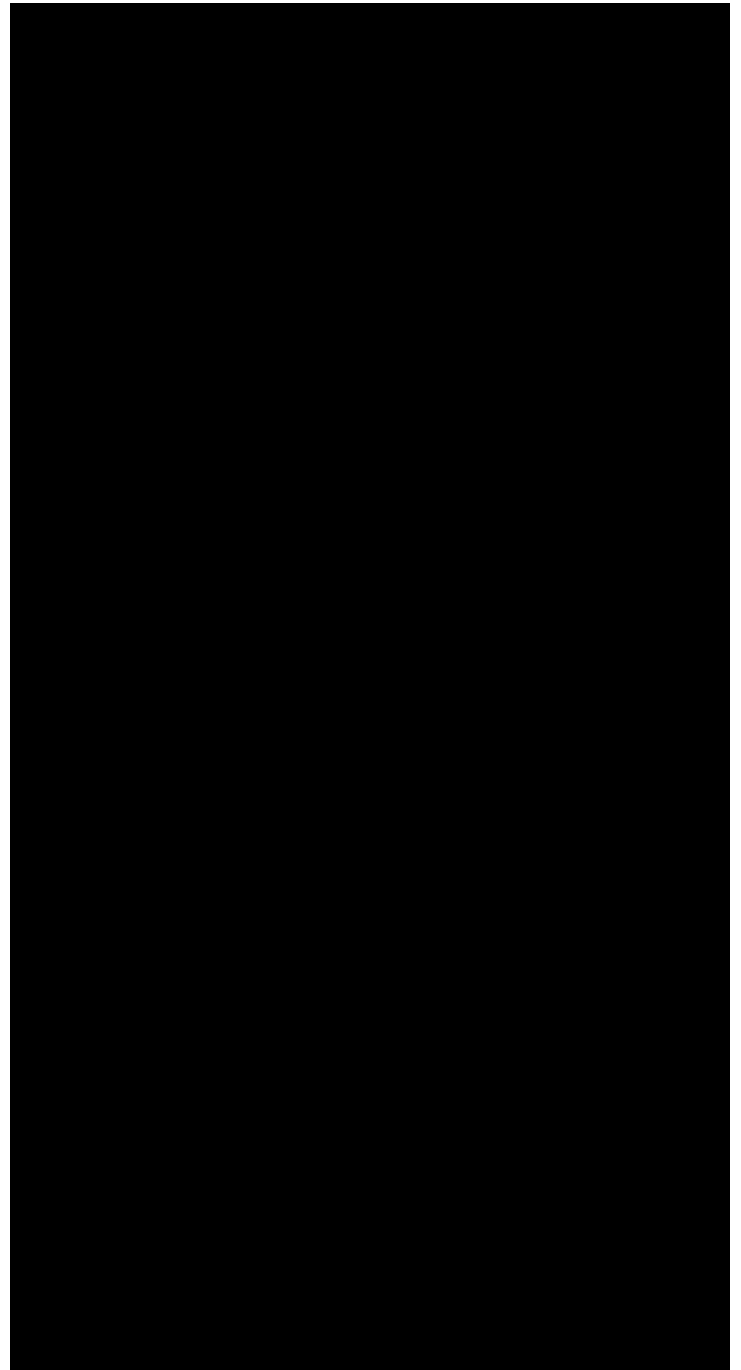
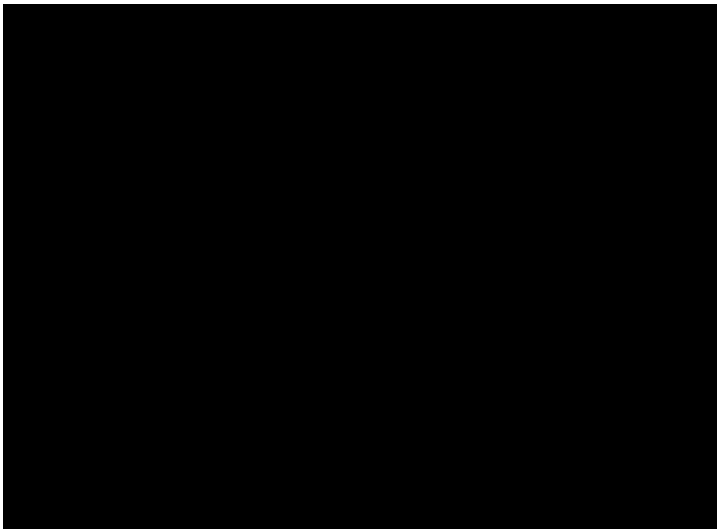
PROJECT MANAGEMENT  
APPROACH

# 4 | PROJECT MANAGEMENT APPROACH

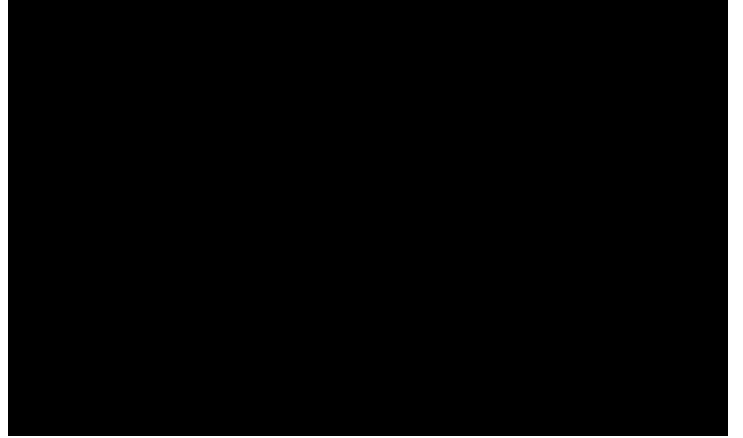
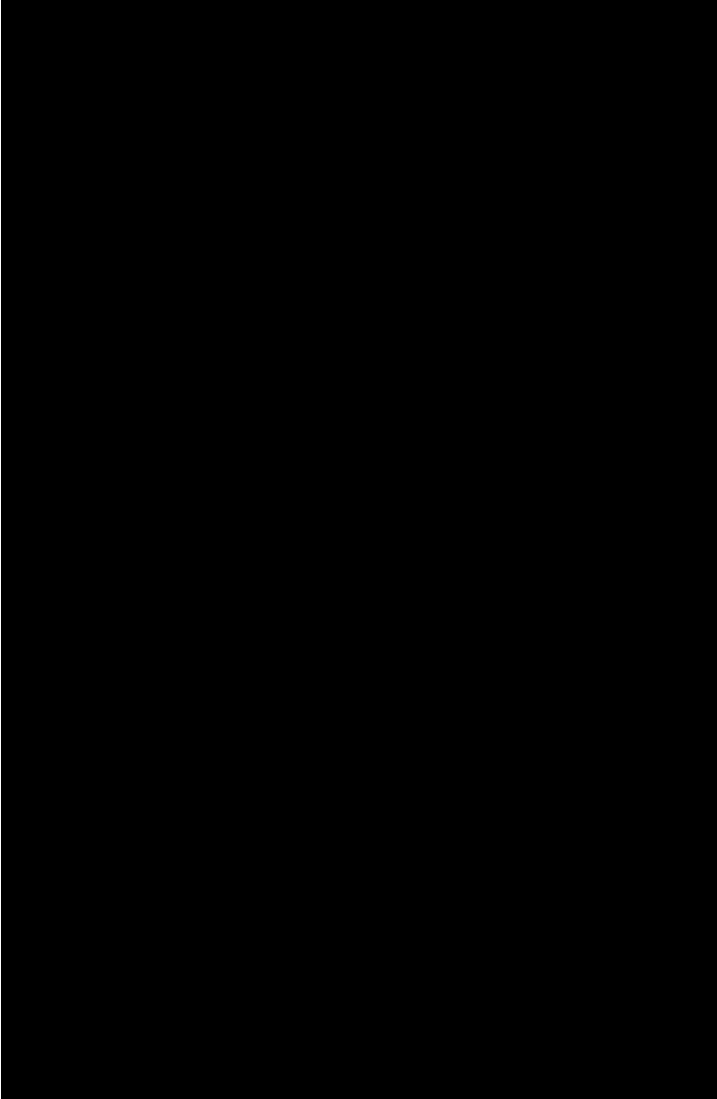
## SCOPE CONTROL PLAN



## BUDGET CONTROL PLAN

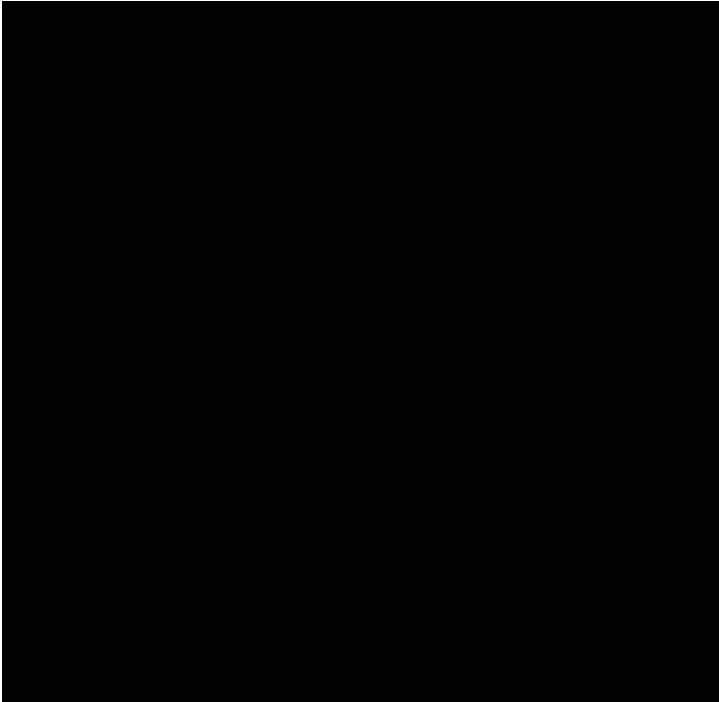
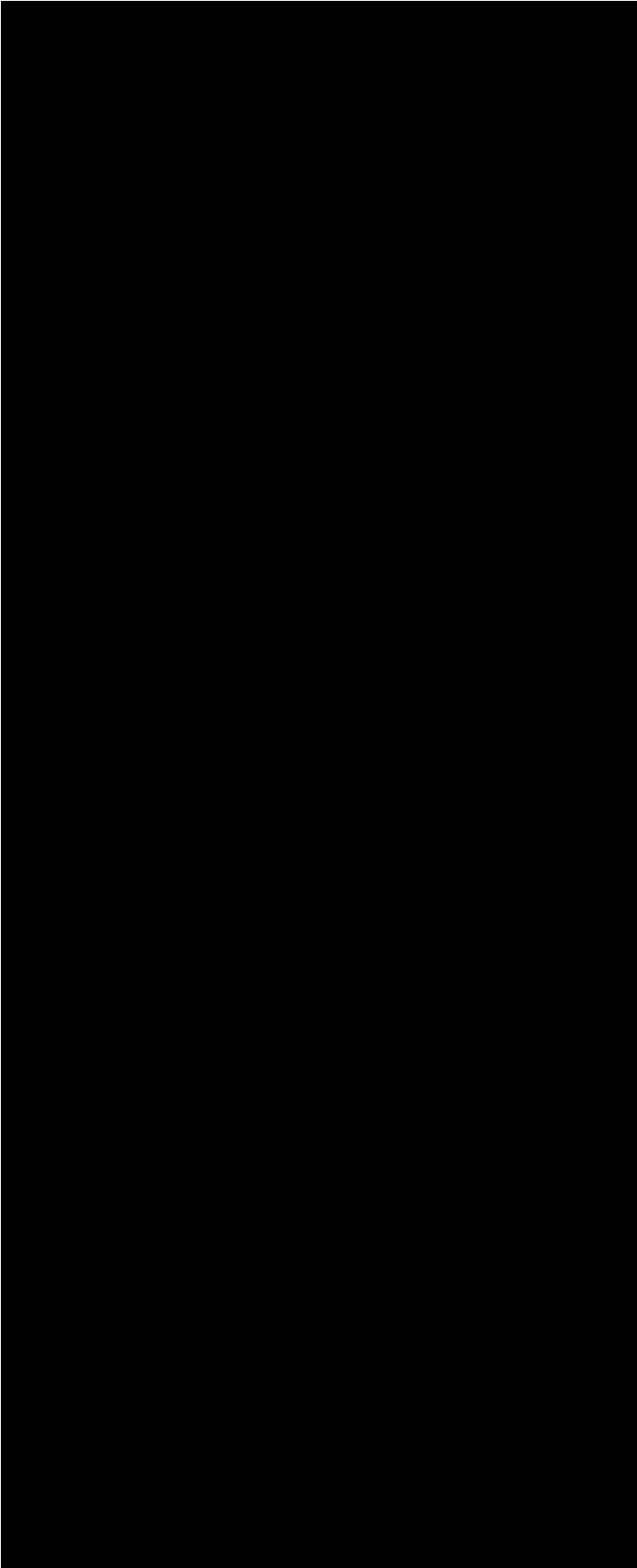


# PROJECT MANAGEMENT APPROACH

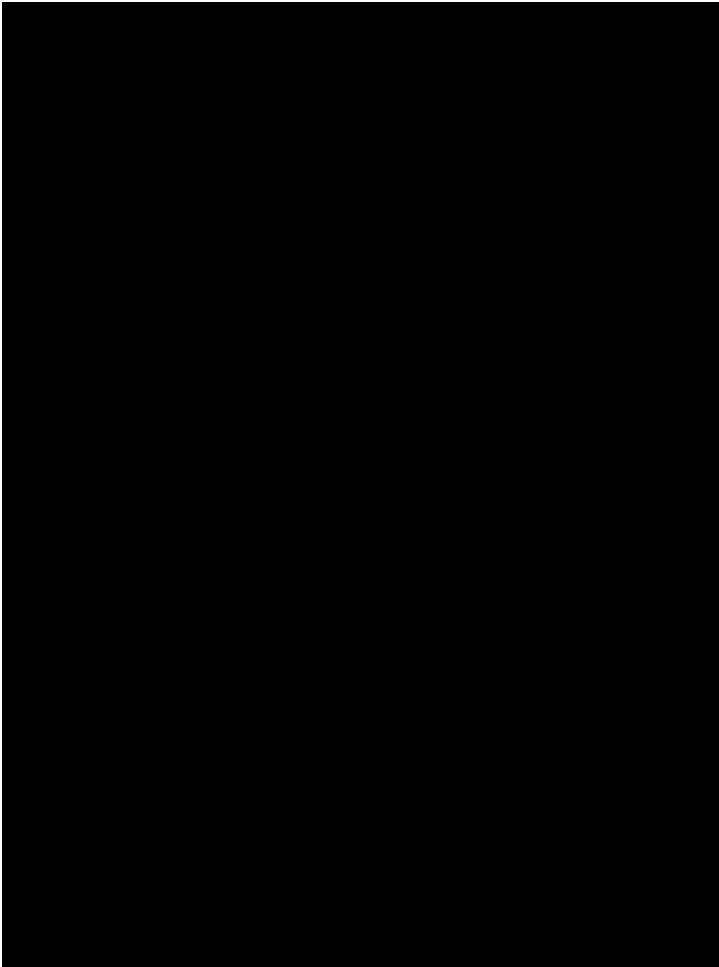


## RISK AND MITIGATION STRATEGIES





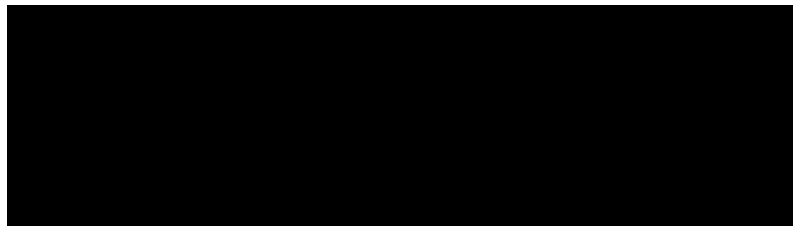
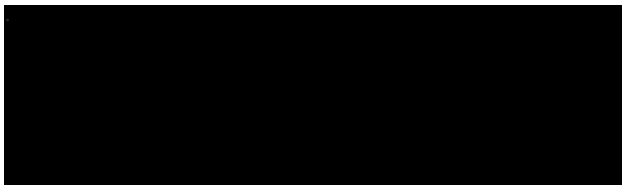
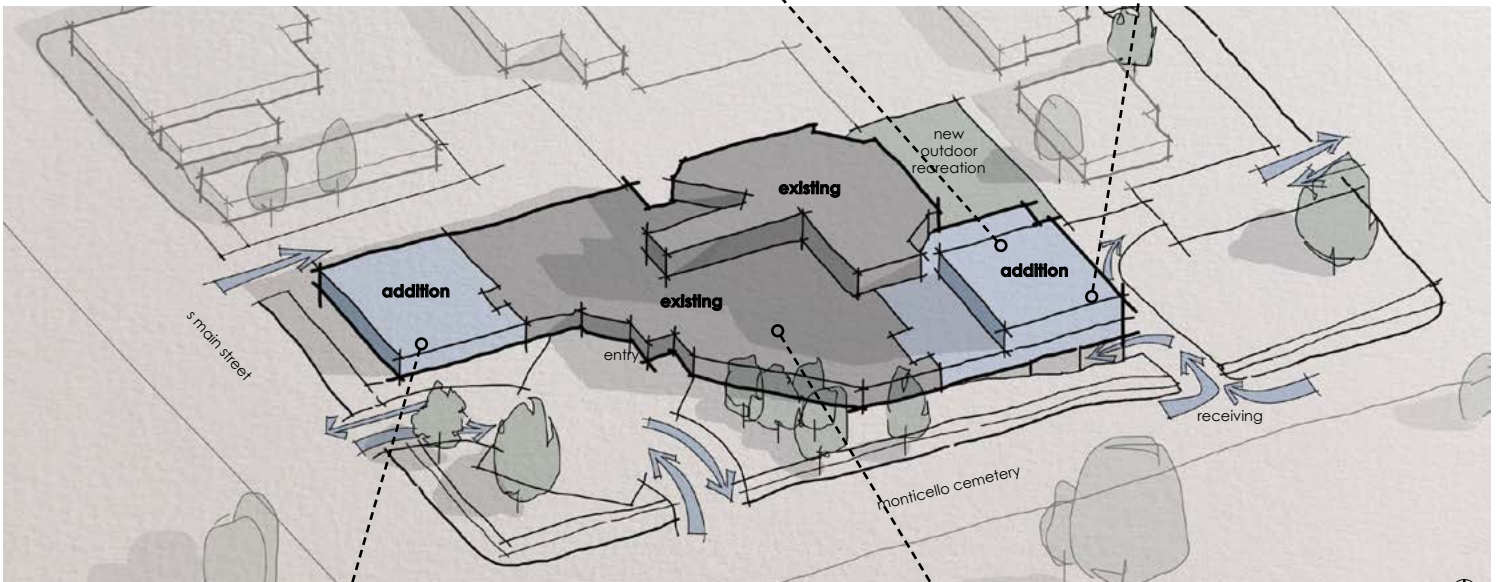
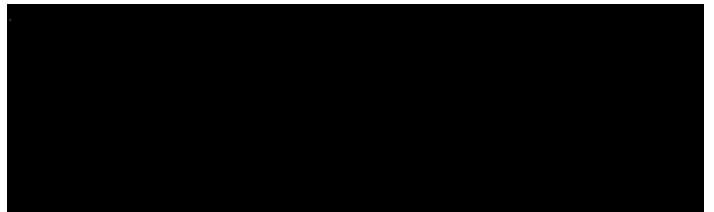
SCHEDULE CONTROL



# PROJECT MANAGEMENT APPROACH

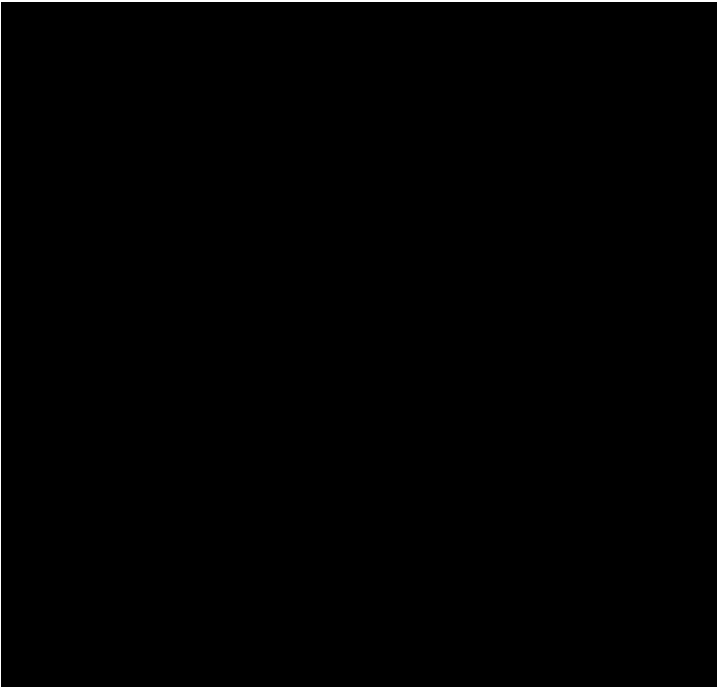
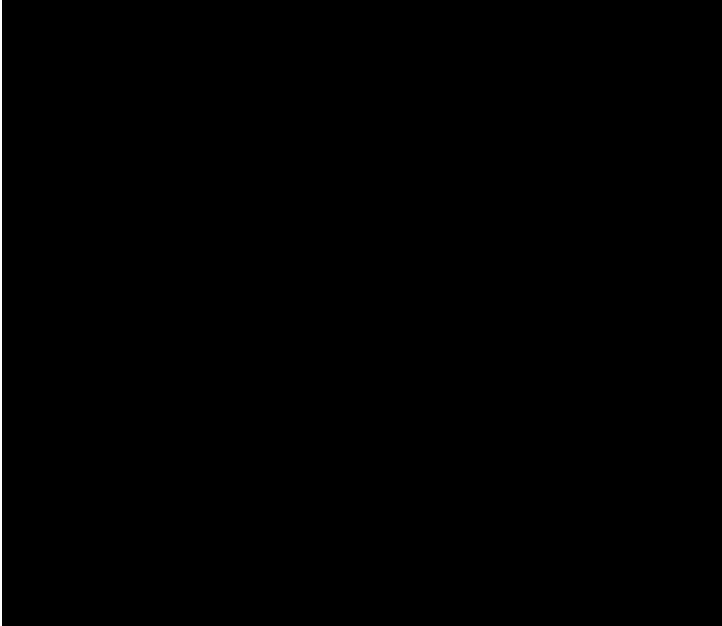
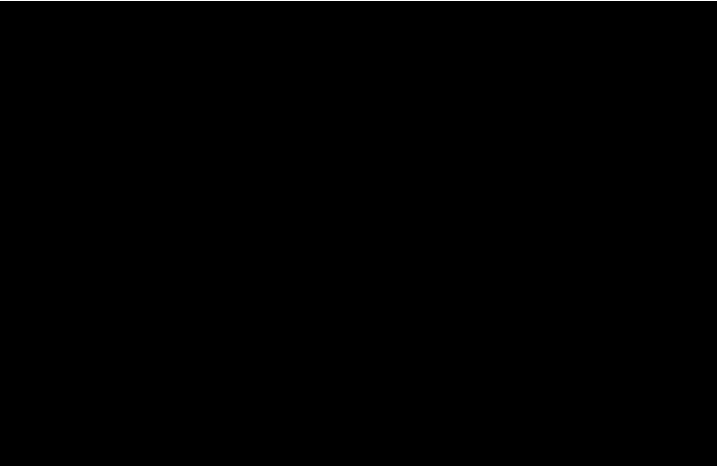


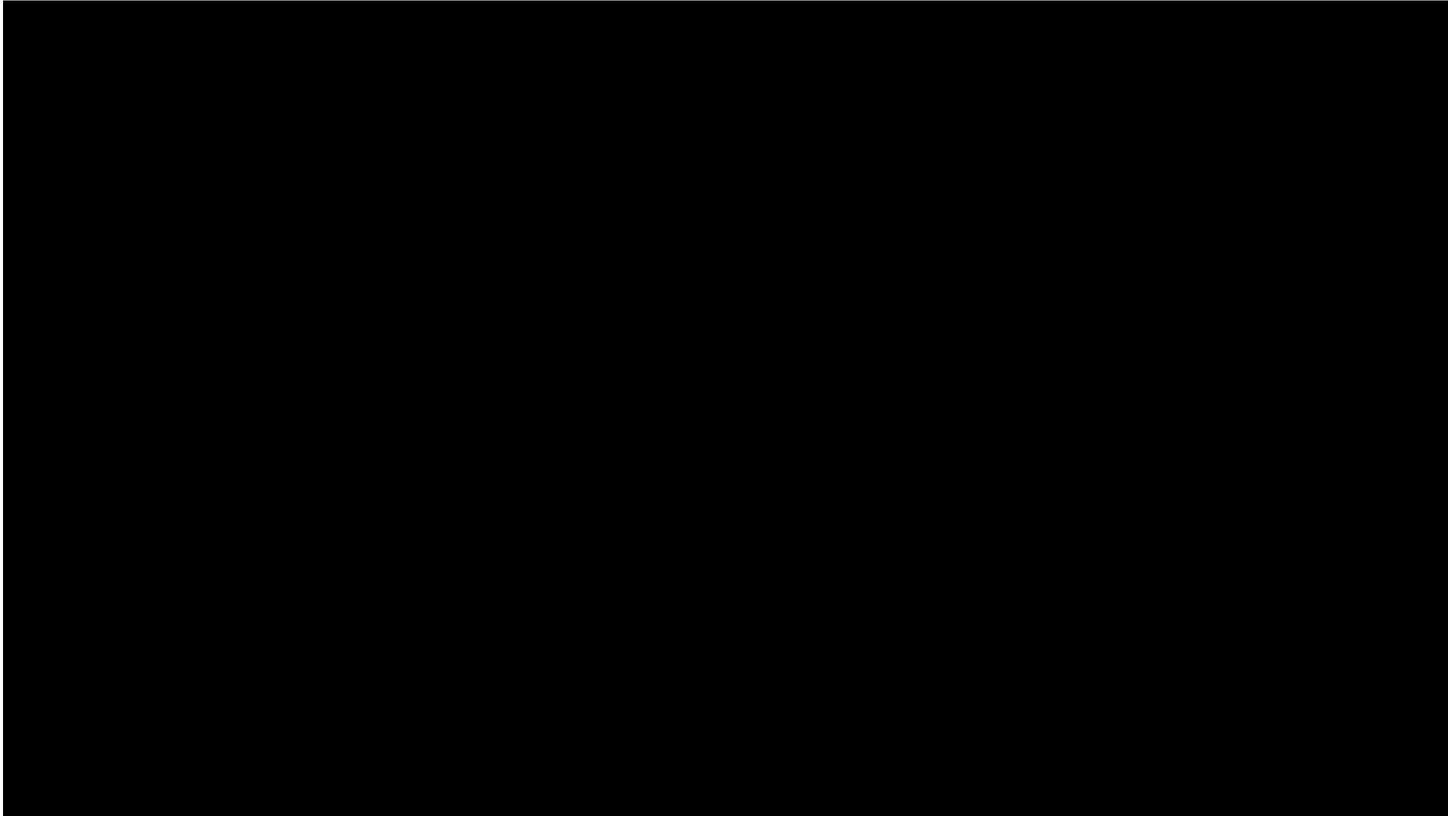
Based on our existing understanding of the proposed program we have already begun to identify site specific opportunities and challenges. We've included some initial thoughts, below, that we would like to explore further during programming.



# 4 | PROJECT MANAGEMENT APPROACH

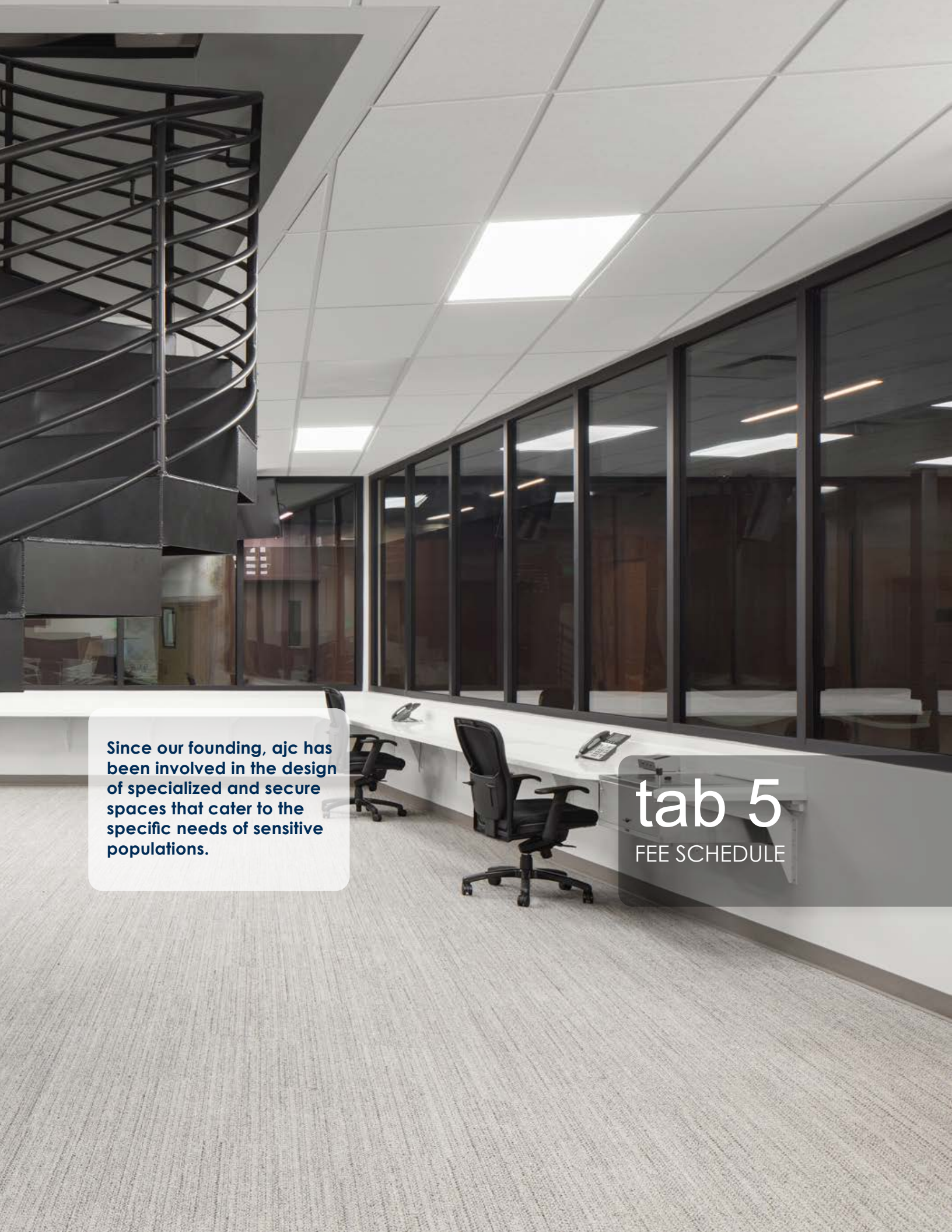
## VALUE ADDED CONCEPTS











Since our founding, ajc has been involved in the design of specialized and secure spaces that cater to the specific needs of sensitive populations.

# tab 5

FEE SCHEDULE

