



# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



September 23, 2021

**Chairman David Thompson**  
**Walton County**  
**Board of Commissioners**  
303 South Hammond Drive  
Suite 330  
Monroe, GA

**Walton County**  
**Jail and Sheriff's**  
**Administration Project**  
**Program Management**  
**Services**

**Comprehensive Program Services (CPS)** appreciates the opportunity to submit this proposal to provide **Program Management Services** for the referenced project. As we have discussed, Walton County's jail needs fall into a category of significantly sized facilities, or 'big jail' projects, in that the solutions to keep down capital costs while also achieving optimum staffing costs have unique challenges from a design standpoint. **CPS possesses extensive 'big jail' project experience as our staff has worked on DeKalb County, Fulton County, Cobb County, Douglas County, Clayton County and Paulding County jails.** This is important from a cost standpoint in that every decision made on the design has a major construction and operational cost associated with it. Not only do these decisions need to be right based on experience, but they also need to be made early, so we make sure that 90% of the decisions made on the project happen in the first 10% of the project schedule.

**CPS has reviewed the initial design and estimated project costs within Precision Planning's Master Plan Report dated July 16, 2021.** We believe CPS's experience on 'big jail' projects can provide direction on how to increase staff efficiency while also bringing down construction costs through electronic security technology, which in the end will save Walton County an extensive amount of money over a 30-year life cycle cost. The two very staff intensive and liable areas of the jail we will immediately assist in are Inmate Intake and Inmate Visitation.

Within the cost estimate of the **Walton County Public Safety Complex Master Plan** there exists a total of **\$15MM in Contingency funds budgeted** (including Escalation through June 2022). CPS will provide clear direction on each team member's roles and responsibilities (as detailed within our proposal) which we feel firm in stating will reduce this **\$15MM figure while still allowing for our Program Management Services fee.**

**Based on Walton County's immediate need for additional beds, CPS has developed a Design and Construction Schedule that provides for a Move-in/Occupancy date of December 23, 2023.** This represents a total Project duration of (26) months starting in October 2021 whereas most in the industry would require (30) to (36) months for this Program. Walton County will see additional Project savings due to all team members spending less time on the Project.

**As will be seen in our proposal, over the last (23) years, CPS has extensive 'big jail' experience directing Projects exactly like Walton County's from the initial Planning/Programming through the One-Year Warranty period.** The process we describe above and, in our proposal, has been developed over the last (37) years which our previous and current clients can attest to the results.

**Our team will be very hands-on from the beginning of our engagement through the completion of the Project.** We have provided a fee proposal for our services along with our references who would be happy to discuss their relationship with CPS. We encourage you to call them.

Again, we want to thank you for allowing us to propose our Program Management Services and would like the opportunity to review our services in more detail with Walton County at your convenience.

Sincerely,  
Comprehensive Program Services

Eric L. Johnson  
CEO & Principal-in-Charge

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Atlanta, GA 30341  
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# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



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# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



**1**  
**Firm  
Overview**



RECOGNIZED JUSTICE EXPERTISE



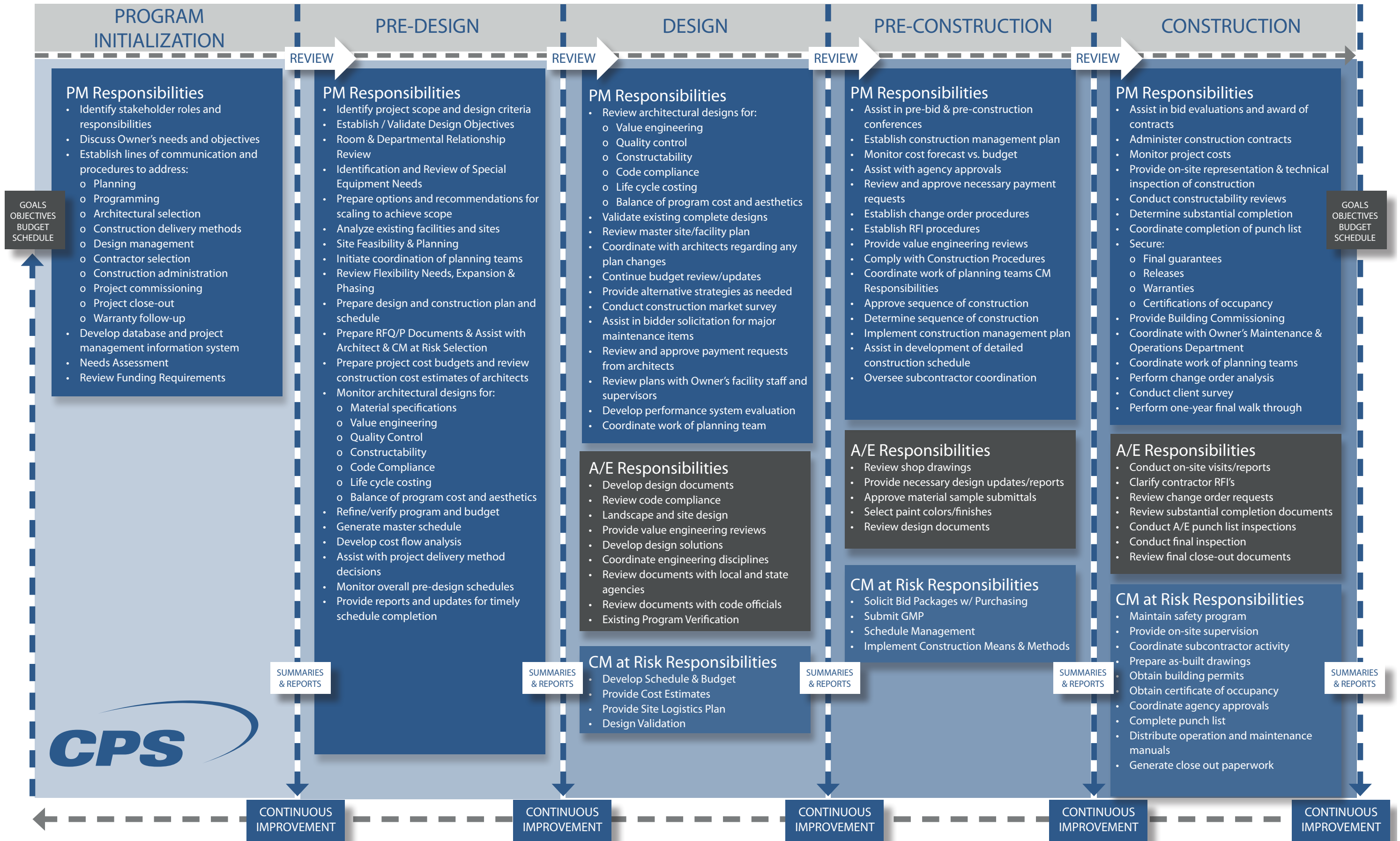


## Principal-Level commitment from start to finish.

CPS was founded in 1998 on the premise that Owners need an advocate on their construction projects to protect their interests and ensure that their goals are met. CPS provides an experienced team of Program Managers that plan and manage construction and renovation projects with the Owners' needs in mind. We are uniquely suited for this role because we have a technical staff that can foresee major outcomes on projects and proactively avoid issues, and because we are able to look through the lens of our Owners and ensure the right long-term decisions are being made. Having CPS represent you means

you will have Principal-level commitment on your project from start to finish. Eric Johnson, the founder of CPS, has worked on justice projects his entire career. He continues to be actively involved in every justice project CPS manages. Our clients can trust that Eric and his team will work with them to define a vision and provide leadership to the entire project team to help realize that vision. We solely represent the Owner without bias. See the following page for more details on our process and how we add value to our Owners in leadership and management of their projects.

# PROGRAM MANAGEMENT ROLES AND RESPONSIBILITIES





# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



**2**  
**Project  
Experience  
Highlights**



RECOGNIZED JUSTICE EXPERTISE



## Project Experience Highlight

### ADULT DETENTION CENTER CAMPUS [ BIG JAIL EXPERIENCE ]

Cobb County  
Marietta, GA

#### KEY FACTS

\$ 153.5M  
750,000 sf

#### COMPONENTS:

Beginning over twenty three years ago Comprehensive Program Services (CPS) has managed multiple projects for Cobb County's Detention Center Campus. These projects include:

- » Adult Detention Center Annex
- » Adult Detention Center Phase I Expansion
- » Work Release Center
- » Medical Facility Expansion

The jail was expanded in accordance with the Master Plan with a new intake area, four-story inmate housing tower, new visitors center, new administrative space and expanded kitchen and medical area. This project was built within the existing jail site, resulting in heightened security coordination and complex site logistics.





## ADULT DETENTION & LAW ENFORCEMENT CENTER

[ BIG JAIL EXPERIENCE ]

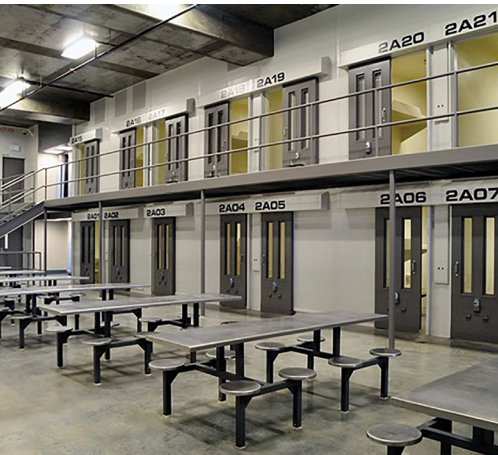
Douglas County  
Douglasville, GA

### KEY FACTS

\$ 117.0M  
500,000 sf  
1692 Beds

### COMPONENTS

Comprehensive Program Services has served as Douglas County, Georgia's program manager for over twenty years. During this time, CPS has completed numerous projects for Douglas County, including overseeing the needs assessment and master planning study for a new, 1,500- bed detention facility and law enforcement center, a 192 bed Jail Annex, a new Sheriff's Office and Renovations to the Existing Jail. We currently manage all security operations systems.



Project components include:

- » 1,692 beds
- » Sheriff's Office
- » Law Enforcement Staff Areas
- » Detention Administration
- » Training/Support/Dispatch
- » Maximum Security Cells
- » Medium Security Cells
- » Minimum Security Cells (Worker Dormitories)
- » Intake
- » Warrants/Civil/Transport
- » Release/Hearings
- » Mental Health
- » Medical
- » Infirmary
- » Laundry
- » Kitchen/Warehouse
- » Maintenance/Inmate Support





## ADULT DETENTION & LAW ENFORCEMENT CENTER

[ BIG JAIL EXPERIENCE ]

Clayton County  
Jonesboro, GA

### KEY FACTS

\$ 120M  
726,500 sf  
1,536 Beds

### COMPONENTS

The Clayton County Juvenile Justice complex is an addition to the existing Harold R. Banke Justice Center. The Juvenile Justice Center is a 3-story facility.



Project components include:

- » 500,000 sf Jail
- » 1536 Beds
- » 18 Courtrooms
- » Law Enforcement Staff Areas
- » Detention Administration
- » Training/Support/Dispatch
- » Maximum Security Cells
- » Medium Security Cells
- » Minimum Security Cells
- » Intake
- » Warrants/Civil/Transport
- » Release/Hearings
- » Mental Health
- » Medical
- » Infirmary
- » Laundry
- » Kitchen/Warehouse
- » Maintenance/Inmate Support







## ADULT DETENTION & LAW ENFORCEMENT CENTER

Carroll County  
Carrollton, GA

### KEY FACTS

24,780 sf

645 Beds

### COMPONENTS

Comprehensive Program Services has served as Carroll County's program manager for needs assessment and master planning study for a new, detention facility and law enforcement center.



Project components include:

- » Sheriff's Office
- » Law Enforcement Staff Areas
- » Detention Administration
- » Training/Support/Dispatch
- » Medium Security Cells
- » Minimum Security Cells
- » Intake
- » Warrants/Civil/Transport
- » Release/Hearings
- » Mental Health/Medical
- » Infirmary
- » Laundry
- » Kitchen/Warehouse
- » Maintenance/Inmate Support
- » Video Visitation







## ADULT DETENTION & LAW ENFORCEMENT CENTER

[ BIG JAIL EXPERIENCE ]

Paulding County  
Dallas, GA

### KEY FACTS

\$ 75.0M

255,000 sf

660 Beds

### DETAILS

The new detention facility located adjacent to the Paulding County Courthouse for safe and efficient transferring between the jail and courts. The Sheriff's Office Administration building is attached to the detention center and includes administration offices, conference and meeting rooms, staff dining, evidence processing, and interview rooms. The project includes modular steel cells, detention hollow metal doors, detention frames, security hardware, locking devices, security glass/glazing, state of the art security electronics, detention furnishings, and detention accessories to provide a secure facility.

Project components include:

- » Intake
- » Property storage
- » Kitchen
- » Laundry
- » Medical/Mental Health
- » 12 Housing Day rooms
- » Inmate Workforce Dorms
- » 660 Bed Detention Center



CPS is well versed with Big Jail Planning, Programming, Design, Construction and Jail Operations. They are highly experienced and recognized experts in criminal justice (jail) facilities. Having completed

more than 50 similar projects in the past, this team has an established history of successful project delivery. This team will bring the lessons learned to this project to streamline the process for Walton County.

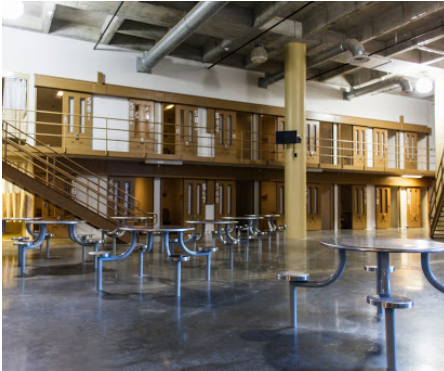
## Project Experience Highlights

WE HAVE DONE THIS BEFORE



1. Adult Detention Center Campus - Cobb County; 2. Adult Detention and Law Enforcement Center - Douglas County; 3. Adult Detention and Law Enforcement Center - Paulding County; 4. Adult Detention and Law Enforcement Center - Carroll County; 5. Adult Detention and Law Enforcement Center - Clayton County; Project Profiles for highlighted projects above are provided on the following pages.





## Experience Portfolio History

Carroll County Jail Master Plan

Cobb County Adult Detention and Law Enforcement Center

Cobb County Superior Courthouse

Cobb County Work Release Center

Clayton County Justice Complex

Dawson County Jail Expansion

DeKalb County Jail and Sheriff's Headquarters

Douglas County Adult Detention and Law Enforcement Center

Douglasville Public Safety and Municipal Court Headquarters

Eastman Juvenile Justice Detention Center - Control Room Renovations

Forsyth County Courthouse & Jail Design

Fulton County Jail and Sheriff's Headquarters

Georgia Department of Corrections Fast Track Housing Units

Hancock County Jail

Haralson County Adult Detention and Law Enforcement Center

Jasper County Jail

Newnan Public Safety and Municipal Court Complex

Paulding County Adult Detention and Law Enforcement Center

Rabun County Jail and Law Enforcement Center

# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



**3**  
**Scope of  
Services**



RECOGNIZED JUSTICE EXPERTISE





## Program Manager Basic Services

CPS will assist the Owner with the following services on the Walton County Jail project:

12

### PHASE 1: WORK PLAN / IMPLEMENTATION

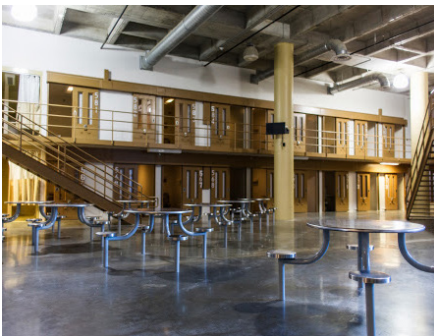
#### 1.0 WORK PLAN

- 1.01 Prepare overall plan for project including:
  - 1.01.1 Information flow
  - 1.01.2 Approval levels and procedures
  - 1.01.3 Budget
  - 1.01.4 Schedule

#### 1.1 COMPILE SOURCE DATA

- 1.10 Review existing material with respect to site
- 1.11 Review with Owner existing program and needs assessment
- 1.12 Recommend additional data required such as Geotechnical data etc.
- 1.13 Obtain the following data
  - 1.13.1 Boundary Survey
  - 1.13.2 Topographic Survey
  - 1.13.3 Geotechnical data
  - 1.13.4 Environmental restrictions
  - 1.13.5 Building codes





- 1.13.5 Water Retention Requirements
- 1.13.6 Easements
- 1.13.7 Traffic Analysis
- 1.13.8 Zoning restrictions

**1.2 SITE ANALYSIS / CONCEPTUAL DESIGN**

- 1.20 Coordinate work from outside sources such as surveyors, geotech, etc
- 1.21 Review existing site for program coordination/ verification
- 1.22 Prepare conceptual plan diagrams outlining space adjacencies per Program
- 1.23 Reconcile conceptual plan diagrams with staffing projections and operational functions.

**1.3 PREPARE BUDGET AND DEVELOPMENT SCHEDULE**

- 1.30 Prepare/confirm budget
- 1.31 Prepare list of tasks
- 1.32 Prepare estimated schedule

**1.4 PREPARE PROJECT DELIVERY METHODS**

- 1.40 Identify and present project delivery methods
- 1.41 Prepare implementation plan for selected project delivery method
- 1.42 Implement plan
- 1.43 Prepare RFP / advertisements for Architect / Construction Professional selection based on selection of delivery method

**1.5 ASSIST WITH PUBLIC RELATIONS / INFORMATION**

- 1.50 Assist information campaign/activities
- 1.51 Attend public meetings
- 1.52 Assist in development of materials for public use

**PHASE 2:  
CONSTRUCTION PROFESSIONAL SELECTION  
BASED ON DELIVERY METHOD**

**2.0 CONSTRUCTION PROFESSIONAL SELECTION**

- 2.01 Prepare a list of critical dates
- 2.02 Develop selection criteria
- 2.03 Issue advertisements and RFP
- 2.04 Conduct pre-proposal meeting
- 2.05 Manage question and addenda process
- 2.06 Prepare analysis of proposals
- 2.07 Coordinate development of shortlist of qualified firms



- 2.08 Assist in developing interview format and criteria
- 2.09 Assist in selection

## 2.1 CONTRACT NEGOTIATIONS

- 2.10 Develop range of fee and analysis
  - 2.11 Coordinate negotiation meeting
  - 2.12 Assist in final negotiations
- 2.2 Project Orientation
  - 2.20 Develop agenda and conduct project orientation meeting
  - 2.21 Integrate team into project development process
  - 2.22 Arrange meetings with key county officials
  - 2.23 Develop briefings for summary of planning documents

## PHASE 3: DESIGN OF NEW COMPLEX

### 3.0 DESIGN PHASE MANAGEMENT - NEW COMPLEX

- 3.01 Monitor design for compliance with budget and Owner intent
- 3.02 Conduct design meeting with Owner staff
- 3.03 Forward design review comments to team
- 3.04 Monitor design for programmatic and operational objectives
- 3.05 Monitor design for adherence to codes and standards
- 3.06 Assist in developing alternatives for Owner Review
- 3.07 Conduct formal presentations at key milestones during design

### 3.1 MANAGEMENT INFORMATION CONTROL SYSTEM

- 3.10 Information tracking, reporting and administration, including:
  - Cost
  - Schedule
  - Cash flow
  - Funding
  - Technical issues
  - Quality
- 3.11 System tailored to the reporting needs of The Walton County Board of Commissioners and Sheriff's Office





### 3.2 COST MANAGEMENT

- 3.20 Implement cost management system
- 3.21 Cost monitoring for compliance
- 3.22 Continuous value engineering
- 3.23 Development of bid packages based on delivery method

### 3.3 QUALITY MANAGEMENT

- 3.30 Monitor and enforce adherence to objectives
- 3.31 Monitor each individual system as well as the overall Project

### 3.4 SCHEDULE MANAGEMENT

- 3.41 Develop, monitor and control master schedule
- 3.42 Monitor and control of design issues relating to schedule
- 3.43 Long lead equipment procurement monitoring
- 3.44 Manage decision making for schedule control

## PHASE 4: CONSTRUCTION OF NEW COMPLEX

### 4.0 BID / AWARD REPRESENTATION

- 4.01 Assist / prepare bid documents
- 4.02 Preparation of bidders list
- 4.03 Stimulate competition including advertising
- 4.04 Conduct pre-bid conference with Walton County, if necessary
- 4.05 Assist in evaluation of bids and recommendation for award
- 4.06 Contract negotiations
- 4.07 Preparation and award of contract

### 4.1 CONSTRUCTION REPRESENTATION

- 4.10 On-site construction representation as needed based on delivery method
- 4.11 Monitor labor and materials progress
- 4.12 Coordinate information flow
- 4.13 Coordinate progress payments
- 4.14 Resolve conflicts
- 4.15 Change order control and processing
- 4.16 Technical inspections
- 4.17 Detailed check-out and punch lists
- 4.18 Quality control monitoring
- 4.19 Monitor and address quality of workmanship
- 4.20 Monitor and address quality of materials
- 4.21 Continuous monitoring and reporting



### 4.3 FINANCIAL MANAGEMENT

- 4.30 Status reports on payments, funding, allocations and project cost
- 4.31 Cash flow projections
- 4.32 Budget impact analysis

### 4.4 CLAIMS CONTROL

- 4.40 Prevention measures through aggressive management
- 4.41 Reporting on potential claims and recommended action
- 4.42 Impact analysis
- 4.43 Recommendation for action

### 4.5 SCHEDULE MANAGEMENT

- 4.50 Upfront review of construction sequencing and methods
- 4.51 Detailed monitoring and coordination of construction scheduling
- 4.52 Continuous updates of schedule

## PHASE 5: TRANSITION INTO NEW COMPLEX

### 5.0 FFE MANAGEMENT

- 5.01 Assist in development of list of reuse of existing FFE items
- 5.02 Assist in development of new FFE items
- 5.03 Assist in move management issues
- 5.04 Assist in coordinate procurement of new FFE
- 5.05 Assist in coordination/installation of new and reused FFE

### 5.1 OPERATIONAL TRANSITION

- 5.10 Assist in development of policy and procedure manuals
- 5.11 Detailed check out of systems
- 5.12 Assist in negotiations with utilities

### 5.2 MAINTENANCE SET UP

- 5.21 Coordinate spare parts and attic stock
- 5.22 Coordinate training of maintenance staff by Construction Professional
- 5.23 Review operations & maintenance manuals
- 5.24 Coordinate development of preventive maintenance schedules
- 5.25 Develop warranty follow up procedures



# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



**4**  
**Project Team  
Resumes**



RECOGNIZED JUSTICE EXPERTISE



## ERIC JOHNSON

PRINCIPAL-IN-CHARGE  
LEAD PROGRAM MANAGER

COMPREHENSIVE PROGRAM SERVICES, INC.

### EDUCATION

Bachelor Of Science  
Mechanical Engineering  
Auburn University

**Eric's level of commitment has resulted in long-term relationships with his clients on judicial, municipal, higher education, aviation, and nonprofit construction projects, including 27 years with Cobb County and 21 years with Douglas County.**

## Team Leadership

### CURRENT RESPONSIBILITIES

Eric is responsible for integrating the firm's technical expertise in program and construction management with strategic thinking needed by infrastructure owners, developers and operators to solve critical business and operational issues. **His approach is to always keep the best interests of the client in mind and manage each project as if it were his own,** leading to extensive savings, issue avoidance, and well-planned facilities that operate efficiently.

### EXPERIENCE

Eric established CPS in 1998 to provide hands-on program management services to public sector building owners. Serving as the owner's representative, Eric utilizes his technical expertise to aggressively manage elements of cost, time and quality. **He has managed over \$4 billion in construction projects and programs in the State of Georgia.**

Prior to starting CPS, Eric worked at Rosser International as a Mechanical Engineer, oftentimes providing owner's representation services in addition to his engineering responsibilities. **His primary focus throughout his career has been on programming and successfully managing judicial projects.**

### RECENT EXPERIENCE

Cobb County  
**Adult Detention Center**  
*[ Big Jail Experience ]*  
Marietta, GA

Cobb County  
**Superior Courthouse**  
Marietta, GA

Douglas County  
**Adult Detention and Law Enforcement Center**  
*[ Big Jail Experience ]*  
Douglasville, GA

DeKalb County  
**Adult Detention Center and Sheriff's Headquarters**  
*[ Big Jail Experience ]*  
Decatur, GA

Clayton County  
**Judicial Complex**  
*[ Big Jail Experience ]*  
Jonesboro, GA

Paulding County  
**Adult Detention and Law Enforcement Center**  
*[ Big Jail Experience ]*  
Dallas, GA

Carroll County  
**Adult Detention Center**  
Carrollton, GA

Haralson County  
**Adult Detention and Law Enforcement Center**  
Buchanan, GA

Rabun County  
**Adult Detention and Law Enforcement Center**  
Clayton, GA

Dawson County  
**Adult Detention Center Expansion**  
Dawsonville, GA



## MEGAN

KOCIKOWSKI

PROJECT CONTROLS

COMPREHENSIVE PROGRAM SERVICES, INC.

### EDUCATION

Master of Science  
Building Construction and  
Facility Management  
Georgia Institute of Technology

Bachelor of Science - Mathematics  
Georgia State University

Having worked as an Owner's representative in project management for over 13 years, Megan Kocikowski brings a unique understanding to your project. This coupled with her extensive knowledge will ensure that the new Walton County Jail is a success.

Megan specializes in client relations, ensuring that projects are completed on-time, under-budget, and to the level of quality expected from the Owner. Her involvement spans throughout the project life cycle, including programming, procurement assistance, Master Planning, leadership in the design phase, working with Code Officials, budget and schedule management throughout construction, FF&E management, as well as closeout. Ms. Kocikowski collaborates with, and ultimately leads, the entire team to ensure project goals are met and the Owner is satisfied.

### RECENT EXPERIENCE

Georgia Municipal Association  
**Headquarters Building**  
Atlanta, GA

**Georgia School for the Deaf Renovations Multiple Buildings**  
Douglas County, GA  
[\$300K TO \$3M]

**Brook Run Park**  
Dunwoody, GA [\$6.5M]

**Fire Station No. 4**  
Newnan, GA [ \$ \$2.5M ]

**Nursing Building Renovation & Addition**  
University of West Georgia  
Carrollton, GA [\$15M]

**Parker H. Petit Science Center**  
Georgia State University  
Atlanta, GA [\$150M]

**Biology Building**  
University of West Georgia  
Carrollton, GA

**Hall County Campus**  
Lanier Technical College  
Hall County, GA

**North Fulton Campus**  
Gwinnett Technical College  
Alpharetta, GA

**STEM Building**  
Georgia Highlands College  
Rome, GA

**Health Sciences Building**  
Chattahoochee Technical College  
Marietta, GA

**Building C Phase III Addition**  
Georgia Gwinnett College  
Lawrenceville, GA

**Career Academy & Automotive Technology Center**  
Southeastern Technical College  
Vidalia, GA





# STEVE MAURO

CONSTRUCTABILITY | PRECONSTRUCTION

COMPREHENSIVE PROGRAM SERVICES, INC.

### EDUCATION

USNA - BSOE  
Ocean Engineering

MSCE University of Florida  
Civil Engineering - Project  
Management Concentration

### CERTIFICATIONS

Professional Engineer: GA, FL

Having served 21 years in the military, Steve has built a solid reputation for disciplined project delivery. In addition, he has extensive experience completing complex renovations.

Steve Mauro, brings more than 25 years of experience managing construction, maintenance, operations and utility and other experience provides him with the ability to approach projects with the owner's best interest in mind and to quickly determine corrective courses of action at every juncture while still maintaining budget and schedule.

Georgia Municipal Association  
**Headquarters Building**  
Atlanta, GA

**Missile and Warhead  
Maintenance and  
Storage Facility**  
**Naval Base Kitsap**  
Seattle, WA [ \$270M ]

**Ocean Front  
Condominium**  
Boca Raton, FL [ \$20M ]

**Main Electrical Substation  
Replacement**  
**Naval Base Kitsap**  
Seattle, WA [ \$60M ]

**Southeast Headquarters  
Naval Facility Engineering  
Command**  
Jacksonville, FL [ \$27M ]

**Hospital Renovation and  
Surgery Suite Addition**  
**Navy Bureau of Medicine**  
Multiple Locations, MD and  
CA [ \$30M ]

**Education and Flight  
Simulator Facility**  
**Naval Base**  
Jacksonville, FL [ \$70M ]

**Brook Run Park**  
Dunwoody, GA

City of Fayetteville  
**City Hall**  
Fayetteville, GA



# JALEN JOHNSON

ASSISTANT PROGRAM MANAGER

COMPREHENSIVE PROGRAM SERVICES, INC.

### EDUCATION

Bachelor of Business  
Administration - Focus Business  
Administration Management  
Georgia Institute of Technology

Master of Science  
Building Construction and  
Facility Management  
Georgia Institute of Technology

**Jalen will work with Steve to ensure that the project team follows best practices and standards of operations during the project duration.**

As the Assistant Program Manager, Jalen will assist in supervision of the project through detailed planning and monitoring of the schedule and the budget. He will ensure the team analyze and implement activities to best suite the deadline. He will assist with project status meetings and will provide project status on a daily basis. Jalen will ensure that the customer’s vision is implemented within the constraints of the given budget and schedule.

Paulding County  
**Adult Detention and Law Enforcement Center**  
*[ Big Jail Experience ]*  
Dallas, GA

Georgia Municipal Association  
**Headquarters Building**  
Atlanta, GA

**Fire Station No. 4**  
Newnan, GA

**Brook Run Park**  
Dunwoody, GA

**City of Fayetteville**  
**City Hall**  
Fayetteville, GA

**City of Newnan**  
**Parks Project**  
Newnan, GA

**Baseball Stadium**  
University of West Georgia  
Carrollton, GA



# Walton County Jail and Sheriff's Administration Project

PROGRAM MANAGEMENT SERVICES



RECOGNIZED JUSTICE EXPERTISE



**5**  
**Fee Proposal  
& References**



RECOGNIZED JUSTICE EXPERTISE



## Program Manager Basic Services Fee Proposal

**Based on how CPS has managed Municipal and County Projects since inception, we have been able to detail how CPS has saved Owners more than the fees that we receive.**

As we mentioned previously, we feel very comfortable after reviewing the program and the costs that our services can be more than covered within the current budget while also significantly reducing the Long-Term Operational Costs (Staffing, Operations and Utility Costs). **As we have mentioned previously, Program Management Services does not add activities or costs to the Project.** It allows the Owner to have expertise at every level of the Project where necessary at the right time in the Project. Services would occur immediately upon our engagement as follows:

- » **Negotiate contract** for each Team (Architect/Construction Manager at-Risk, 3rd Party Testing Firm) member with specific responsibilities so there will be no duplicity in roles.
- » **Hands-on approach during the planning and design phase** so that the program is met while achieving the most cost-effective design solutions.

- » **Early Release of Building Packages** so that long lead systems/materials can be purchased, shortening the Construction Schedule.
- » **Constant monitoring** during construction for opportunities to achieve efficiencies in both procurement and schedule.

**CPS would offer our Program Management Services for this Project in the amount of \$1,950,000.00.**

**CPS can lead and deliver this project within the budget provided in the Walton County Public Safety Complex Master Plan, accounting for our fees as well as all costs identified.**



## What Our Client's Say...

The **knowledge** and **experience** you brought to each of our projects, including the recently completed \$110 million jail expansion, was **instrumental** in keeping us **on schedule** and **within budget**. Not only did you understand and focus on the initial construction cost but also the long-term operational costs...

**I want to commend you for putting the job and the good of the community first.** There has never been a time when you weren't available to assist, even when it wasn't certain that you would ultimately get the job or that adequate funding would be available at the end of the day. **You have always delivered on your promises.** I consider you both a **trusted advisor** and **friend** and would not hesitate to recommend you to any other Sheriff contemplating a facility expansion or renovation.

-- Sheriff Neil Warren  
Cobb County

The **knowledge** and **experience** you have brought to the projects in your role as Program Manager for Cobb County Adult Detention Center, Cobb County Work Release Center, Cobb County Adult Detention Center Annex and the Cobb County Superior Courthouse **has been instrumental** in **keeping the projects on schedule** and **within budget**. It is extremely important that we **deliver on our promises** to our citizens, and **your capable assistance** with **planning our long term needs**, design management, budgeting, construction supervision and occupancy transition have been a **major factor in our success**. Your **attention to detail** with respect to managing our **long term operational costs** consisting of staff, maintenance and utility costs has **proven to be very instrumental** in our yearly County budgeting process.

-- **Sam Olens**  
former **Cobb County Chairman** | former **State of Georgia Attorney - Georgia**

Our County has continued to grow and as a result our justice needs have grown as well. **Your leadership and knowledge in the justice arena have been invaluable** in advising us in the right direction so that we meet our citizens' needs for the future...**I couldn't imagine the success we have achieved in our current project without the involvement of Comprehensive Program Services** and you personally, Eric.

The citizens of Douglas County entrusted us with the responsibility of building a state-of-the-art facility to serve our current and future detention needs and with your help, we will deliver that and more... **delivered on time and within budget**, and keeping our goals of local participation.

-- Chairman Tom Worthan  
Douglas County

I never thought I would see the day when the newspaper would run a **positive story about building a jail**...I have you to thank for that....

You have been by my side since 2001 when we did the initial needs assessment. Since then, you have been fully invested personally in our cause...

I am also extremely proud that you have been able to **achieve 28% local participation** so far. One of the promises we made to our taxpayers was that we would keep as much of the money we spend right here in Douglas County, and **I appreciate your on-going commitment** to deliver on this promise...

**There is no one else** I would have **preferred to work with** over the past decade and there is no one I would **trust** more with my jail project. I thank you for being there every step of the way.

-- Sheriff Phil Miller  
Douglas County

## CPS References

Chairman Dave Carmichael  
Paulding County  
Board of Commissioners  
770.443.7550  
dcarmichael@paulding.gov

Sheriff Tim Pounds  
Douglas County  
Sheriff's Office  
404.625.4880  
tpounds@sheriff.douglas.ga.us

Sheriff Phil Miller  
Douglas County  
Sheriff's Office  
(retired)  
678.873.8284

Chief Deputy Milton Beck  
Cobb County  
Sheriff's Office  
(retired)  
678.334.1731  
chiefmbeck@gmail.com

Larry Hanson  
Executive Director  
GA Municipal Association  
229.251.2775  
lhanson@gacities.com

Eric Linton  
Dunwoody City Manager  
(Former Douglas County  
Manager)  
678.382.6704  
eric.linton@dunwoodyga.gov



## COBB COUNTY SHERIFF'S OFFICE

PUBLIC SAFETY BUILDING • 185 ROSWELL STREET • MARIETTA, GA 30090-9650  
TELEPHONE (770) 499-4600 • FAX (770) 499-4797

NEIL WARREN  
SHERIFF

LYNDA COKER  
CHIEF DEPUTY

April 14, 2011

Mr. Eric Johnson  
**Comprehensive Program Services**  
1954 Airport Road, Suite 102  
Atlanta, GA 30341

Dear Eric:

Please accept my sincere appreciation for your **dedication and hard work** on behalf of Cobb County and the Cobb County Sheriff's Office. Your **leadership** and **expertise** in the construction of several jail and courthouse expansions over the last two decades have literally saved millions of dollars and helped to insure the **delivery of state of the art facilities** that have maximized staff efficiency and minimized long term operational costs.

As you well know, my thirty seven years in law enforcement have provided me with a significant depth of experience on how to operate jails but not necessarily on how to build them. The fact that I have been able to rely upon **your expertise** in the construction arena has been instrumental in the **quality and efficiency** of the facilities that we have been able to put in place. Additionally, **your participation in the long term justice planning process** has resulted in a **well thought out** and **comprehensive approach** to meeting the long term needs of our **entire criminal justice community**.

The **knowledge and experience** you brought to each of our projects, including the recently completed \$110 million jail expansion, was **instrumental in keeping us on schedule and within budget**. Not only did you understand and focus on the initial construction cost but also the long-term operational costs. This has never been more important than now when we have the facilities but must maintain and operate them during a major downturn in the economy.

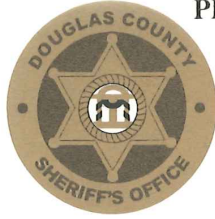
Finally, I want to **commend you for putting the job and the good of the community first**. There has never been a time when you weren't available to assist, even when it wasn't certain that you would ultimately get the job or that adequate funding would be available at the end of the day. **You have always delivered on your promises**. I consider you both a **trusted advisor** and **friend** and **would not hesitate to recommend you** to any other Sheriff contemplating a facility expansion or renovation.

Sincerely,

Neil Warren  
Sheriff

"TO PROTECT AND SERVE"





**PHIL D. MILLER, SHERIFF**

**Stan Copeland**  
*Chief Deputy*

**M.O. Harper**  
*Major, Operations*

**Tommy Wheeler**  
*Major, Professional Standards*

*Administration & Enforcement*  
6856 Broad Street  
Douglasville, Georgia 30134  
(770) 942-2121  
*Jail & Records*  
6840 West Church Street  
Douglasville, Georgia 30134

November 5, 2010

Mr. Eric Johnson  
President  
Comprehensive Program Services  
1954 Airport Road, Suite 102  
Atlanta, GA 30341

Dear Eric:

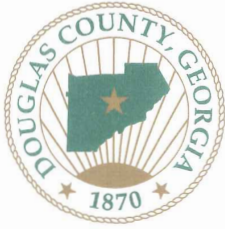
I never thought I would see the day when the newspaper would run a positive story about building a jail. Well, yesterday, the Douglas County Sentinel published a story that made me very proud and I have you to thank for that.

As you know, it's been a long road here in Douglas County getting the SPLOST passed and convincing the citizens to support the much needed, \$117 million adult detention facility. Most consultants I know would have given up on us a long time ago, but you didn't. You have been by my side since 2001 when we did the initial needs assessment. Since then, you have been fully invested personally in our cause. Whether it was attending commission meetings, participating in planning committees, conducting extensive SPLOST outreach or simply helping us find available property to build on, you were personally involved and for that, I am forever grateful.

With you representing our interests, I am confident we will deliver a state of the art facility on time and well below our original budget. With today's challenging economy, I am also extremely proud that you have been able to achieve 28% local participation so far. One of the promises we made to our taxpayers was that we would keep as much of the money we spend right here in Douglas County, and I appreciate your on-going commitment to deliver on this promise.

Eric, it's been a long time and it's been well worth the wait. There is no one else I would have preferred to work with over the past decade and there is no one else I would trust more with my jail project. I thank you for being there every step of the way.

Sincerely,  
  
Phil Miller  
Sheriff  
Douglas County, Georgia



## DOUGLAS COUNTY BOARD OF COMMISSIONERS

8700 Hospital Drive • Douglasville, GA 30134 • Telephone (770) 920-7269 • Fax (770) 920-7357

TOM WORTHAN  
*Chairman*

April 12, 2012

Mr. Eric Johnson  
President  
**Comprehensive Program Services**  
1954 Airport Road, Suite 102  
Atlanta, GA 30341

Dear Eric:

Please accept this letter as **my appreciation for your dedication** to Douglas County for our Program Management needs in the Justice sector over the past twelve years. As you know, our County has continued to grow and as a result our justice needs have grown as well. Your **leadership** and **knowledge** in the justice arena has been **invaluable** in advising us in the right direction so that we meet our citizens' needs for the future. The **experience** shown as our Program Manager for the 2005 **Jail Annex** and the current **Adult Detention and Law Enforcement Center** can be directly attributed to the success of both of these Projects. Your continued involvement in the planning for the future Courthouse/Administration needs of the County is truly appreciated, as well.

I also wanted to thank you for your **personal dedication to Douglas County** for **always being available**. When we first contracted with Comprehensive Program Services you stated that your Firm would always have **Principal level leadership** throughout the entire Project and that was your personal role. Most firms state this in their proposals/presentations only to fail to follow through, but you have **exceeded** our **expectations** in this regard. You have always been available to the Board and have kept us involved throughout the entire process.

Personally, **I couldn't imagine the success** we have achieved in our current project **without** the involvement of **Comprehensive Program Services** and you personally, Eric. The citizens of Douglas County entrusted us with the responsibility of building a **state-of-the-art facility** to serve our current and future detention needs and with your help, we will deliver that and more – a LEED Certified Detention Center, **delivered on time and within budget**, and **keeping our goals of local participation**.

Sincerely,

Tom Worthan, Chairman  
Douglas County Board of Commissioners

Persons With Hearing Or Speech Disabilities Who Need To Contact Douglas County May Place Their Call Through The Georgia Relay Center At (800) 255-0056 (Text Telephone) Or (800) 255-0135 (Voice Telephone).





## COBB COUNTY BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300  
Marietta, Georgia 30090-7000  
(770) 528-3305 • fax: (770) 528-2606  
Email: solens@cobbcounty.org

Samuel S. Olens  
Chairman

March 30, 2010

Mr. Eric Johnson  
**Comprehensive Program Services, Inc**  
1954 Airport Rd., Suite 102  
Atlanta, GA 30341

Dear Eric:

I would like to take a moment to express my **sincere appreciation for your commitment** to the successful completion of the **numerous capital improvement projects in Cobb County** that you have been involved in since 1994. The **knowledge and experience** you have brought to the projects in your role as Program Manager for the Cobb County Adult Detention Center, Cobb County Work Release Center, Cobb County Adult Detention Center Annex, and the Cobb County Superior Courthouse has been **instrumental in keeping the projects on schedule and within budget**. It is extremely important that we deliver on our promises to our citizens, and your capable assistance with planning our long term needs, design management, budgeting, construction supervision and occupancy transition have been a major factor in our success. Your **attention to detail** with respect to managing our **long term operational costs** consisting of staff, maintenance and utility costs has proven to be very **instrumental** in our yearly County budgeting process.

Thank you again for your **dedication** and **personal attention** in protecting the interests of Cobb County. This allows us as public servants to protect the physical wellbeing of our citizens while fiscally managing our funds during these challenging times. It also makes the public much more receptive to passing future SPLOST campaigns having lived up to the promises we made to our citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Olens".

Samuel S. Olens  
Chairman

Equal Opportunity Employer

Cobb County...Expect the Best!  
www.cobbcounty.org



**Eric Johnson**, Chief Executive Officer  
Comprehensive Program Services, Inc.  
3368 Hardee Avenue Atlanta, GA 30341  
770.451.7670 c 404.931.6485  
ejohnson@cps-atlanta.com

[www.cps-atlanta.com](http://www.cps-atlanta.com)