

**Monroe County, Indiana
100 W. Kirkwood Ave
Bloomington, IN 47404**

**Request for Qualifications for a
New Criminal Justice Center**

Master Planning and Design Services

November 15, 2022

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Monroe County Commissioners
C/O Legal Department
100 W. Kirkwood Ave.
Bloomington, IN 47404

Dear Members of the Selection Committee:

We offer the following information to summarize our qualifications and highlight answers relative to the RFQ information.

EXPERIENCE AND QUALIFICATIONS

As shown, Elevatus has done more than 26 county jail projects in the State of Indiana. This includes a variety of New Construction and Renovation/Addition projects. The specific ones highlighted include new jails at Allen County, Whitley County, Marion County, Lawrence County, SD, and Indiana Women's Prison.

APPROPRIATE STAFF AND TEAMING PARTNERS

The team identified in this proposal is adept at providing client-service based projects and we have a deep bench of trusted consultants from all over Indiana that can do the work. Another unique benefit to our structure of being "architecture only" is that we can partner with already existing relationships that Monroe County has worked tirelessly to build like Civil Engineers who know and understand your process. We are open to all of these conversations but have the utmost confidence in our team members as presented.

COST-EFFECTIVE APPROACH

Elevatus has consistently met counties' budgetary needs while providing them the facilities necessary to safely protect and provide. We work with Sheriff's, County officials, facilities department's and their teams to actively engage them in processes and understand wants and desires and find ways to offer the most cost-effective solutions. One way we have been able to achieve this is by offering "prototype design" solutions to various counties that satisfies the immediate needs but is flexible enough to meet a demanding future.

TRUSTWORTHY RELATIONSHIPS

First and foremost, we want our clients to know we have their back. We become the largest cheerleader for the work to be performed and in a quality manner. That also means that we equally share that standard of care with our consultants and contractor relationships.

GRASP OF CURRENT AND FUTURE TRENDS

Because of our work both locally and nationally, we continuously work with various codes and standards and decipher how they apply to Indiana jails. More attention to aging inmate population and specific substance abuse disorders are continually plaguing our system and Jails are needing to find other mechanisms to incarcerate and provide treatment options.

Sincerely,



Michael S. Gouloff, AIA
CEO

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Firm Information

- a. **Provide the firm name, office location from where the work will be performed and a brief introduction to the firm's background. Include the name and contact information for the person authorized to negotiate the proposed contract.**

Firm Name

Elevatus Architecture

Office Location

111 East Wayne Street, Suite 555, Fort Wayne, Indiana 46802-2600

Authorized Point of Contact for Contracting

Michael S. Gouloff, AIA, CEO

Phone

(260) 424-9080

Email Address

mgouloff@elevatusarchitecture.com

Website

www.elevatusarchitecture.com

Firm introduction

THE EXPERIENCE TO GET IT DONE

For the past 36 years of our almost 60+ year history, the team at Elevatus Architecture has been a leader in correctional design having designed more than \$2.7 billion of detention facilities nationwide and in the Caribbean. This experience includes more than 210 facilities and over 30,100 beds. Our justice designs provide innovative solutions to complex security needs. The design team's creative ideas are centered on solving the concerns that are associated with designing a correctional facility, regardless of the security level. Our experience has encompassed minimum, medium and maximum security prisons, medical and mental health facilities, special needs facilities, juvenile centers, women's prisons, city police, and county jails.

Our dedicated staff is very experienced in the design of additions and renovations to existing justice facilities. The key to our success in this type of project has been our keen understanding of the ongoing operational and security requirements of each institution prior to commencement of design. Within this staff, we have continued to build personnel with specific knowledge to tackle the most concerning problems our county jail systems face.

Our team of justice designers has more than 132 years of experience in the correctional industry. As members of the American Correctional Association, American Jail Association, the Indiana Sheriff's Association, and the AIA Academy of Architecture for Justice, Elevatus is a national leader in the corrections industry and focus our designs on the following concepts: security, safety, staff-efficiency, clear lines of sight, compact design, and cutting-edge technology.

Subconsultants

- b. Include a listing of the proposed subconsultants and the tasks to be completed by the prime and each subconsultant.**

Primary Firm

S2 Architects, LLC, dba

ELEVATUS ARCHITECTURE

111 East Wayne Street

Suite 555

Fort Wayne, Indiana 46802-2600

Consulting Firms

SCO Engineering, Inc.

6534 Constitution Drive

Fort Wayne, Indiana 46804

VS Engineering

120 West 7th Street #306

Bloomington, IN 47404

VS Engineering

4275 North High School Road

Indianapolis, IN 46254

LHB Structural Engineers

550 Virginia Avenue

Indianapolis, IN 46203

Vorndran & Associates

3125 Sterling Ridge Cove

Fort Wayne, Indiana 46825

Vorndran & Associates

6238 Bramshaw Road

Indianapolis, Indiana 46220

Vorndran & Associates

7670 Shasta Drive

Indianapolis, IN 46217

Project Team

- c. Describe the project team, organizational structure, and individuals responsible for the delivery of the key tasks.

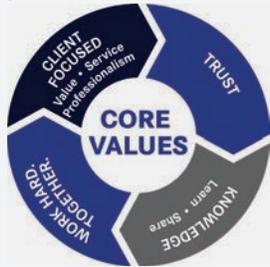
ABOUT SCO ENGINEERING

SCO Engineering was founded in 1994 in Fort Wayne, Indiana by William R. Sheets and Thomas P. Offerle. We have dedicated registered engineers, surveyors, designers, and support staff. We have been commissioned not only in the tri-state area, but also have national accounts and international experience.

We bring our dedication and experience to every location and every project.

ABOUT VS ENGINEERING

Founded in 1980, VS Engineering (VS) is a family-owned and operated professional civil engineering consulting firm that provides cost effective solutions to municipalities, counties and the private sector.



Partnership That Lasts

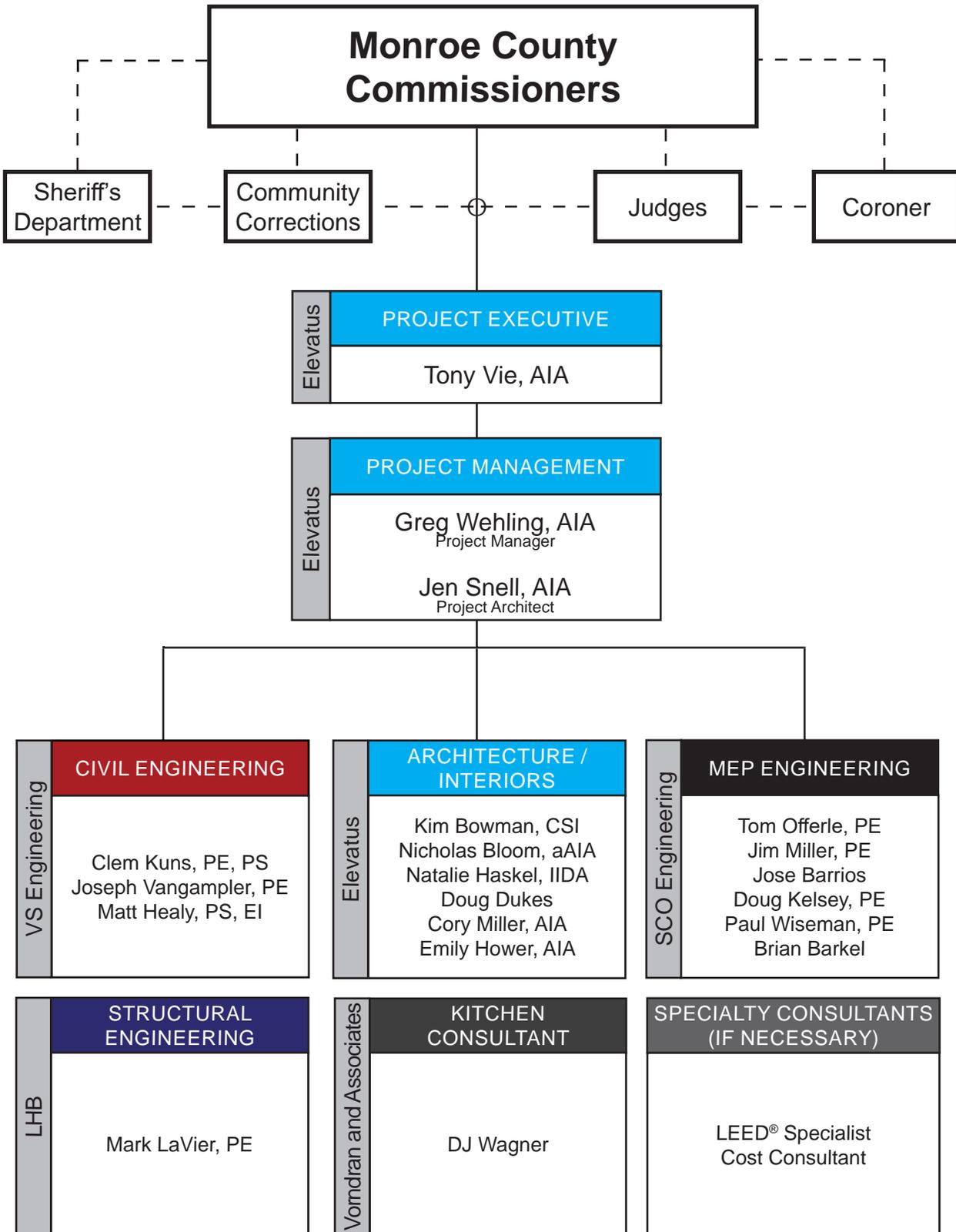
VS builds lasting partnerships with each client and with a diverse group of project partners. We bring attentive, personalized service to each and every project.

Our staff of over 150 qualified professionals strategically collaborate to ensure the success of our projects and the trust of our clients. The VS team brings a diverse cross-section of engineering experience to any project, large or small – all in a collaborative atmosphere. We have the experience and capacity to manage a wide variety of engineering design and construction projects, and offer specialized services in a variety of disciplines. We pride ourselves on our ability to provide innovation solutions based on our key components—client focus, trust, working hard together and knowledge.

ABOUT LHB

Throughout the years, we have seen vast changes in the way buildings are designed, documented and constructed, but as the way we produce projects continually changes, our commitment to provide high quality and efficient design continues. The values of honesty, cooperation, hard work and commitment that Bill Lynch embodied beginning over a half-century ago remain touchstones for all of us at Lynch, Harrison & Brumleve, Inc. today.

Project Team - Organizational Structure



Project Team - Resumes



Mike Gouloff, AIA
Contractual/Courts Planning
Elevatus Architecture

Education
Bachelor of Architecture, 1971,
University of Cincinnati

Registration
Registered Architect, IN
NCARB Certified

Mike joined the firm in 1973 as a Junior Architect and became registered in 1975. He took ownership in 1985 and led our former firm to become a top 500 national design firm. Mike leads the strategic vision and objectives of the firm and was fully engaged for the rebranding to Elevatus Architecture in 2015. It's with Mike's direction, national expertise and openness to partnerships that we have gained such recognition into becoming a leading justice design firm. His experience with a variety of projects in Indianapolis and virtually all of the Elevatus Correctional portfolio will prove invaluable to your projects needs.



Tony Vie, AIA
Project Executive
Elevatus Architecture

Education
Bachelor of Architecture, 2001,
Ball State University

Registration
Registered Architect, IN
NCARB Certified

Tony is responsible for the overall management and communications of justice and correctional projects and will serve as the Project Executive for the Monroe County Sheriff's Office and Jail Project. Utilizing past knowledge as a healthcare architect, the same process and ability to create justice facilities that enhance rehabilitation and recovery become more important. He is diligent in ensuring that projects are designed and built according to stated requirements and codes while understanding safety and security for public, staff and inmates.



Greg Wehling, AIA
Project Manager
Elevatus Architecture

Education
Bachelor of Architecture, 1987,
University of Cincinnati

Registration
Registered Architect, IN
NCARB Certified

Greg is responsible for the project design and communications of the jail's support spaces with the design team and Monroe County. He will ensure that the project is designed and built according to stated criteria and priorities. Working with Tony and Jen, Greg is also responsible for consultant document coordination and status reporting. He works closely with the design team to manage the schedule of the project, but also has a variety of experience in multiple delivery method.



Jen Snell, AIA
Project Architect
Elevatus Architecture

Education
Bachelor of Architecture, 2009,
Ball State University
Master of Architecture, 2018,
Academy of Art University

Registration
Registered Architect, IN

Jen is responsible for the project management and communications of the project and will work with Tony and Greg to define the process and instruct the design team for Monroe County. She ensures that projects are designed and built according to stated requirements. Jen is also responsible for consultant document coordination. She has a variety of experience in all delivery methods. She ensures that the entire design team are responsible stewards of the client's time and money.

Project Team - Resumes



Doug Dukes
Safety and Security Specialist
Elevatus Architecture

Professional Experience
41 Years

Doug, a former Sheriff of Noble County, Indiana, adds to the Elevatus team an in-depth perspective from the users point of view. He becomes a strong county and sheriff advocate on why new jails are needed and historically the positives and negatives that come with constructing a jail. Doug spent eight (8) years as Sheriff and has been in law enforcement his entire career.



Cory Miller, AIA
Behavioral Specialist
Elevatus Architecture

Education
Bachelor of Architecture, 1997,
Ball State University

Registration
Registered Architect, IN
NCARB Certified

Cory, a Partner at Elevatus, has been practicing architecture in Indiana for more than 25 years. As a former President of AIA Fort Wayne and AIA Indiana he maintains an unwavering commitment to creating quality designs to enhance the image of the respective communities and clients we represent. Having worked closely with county clients and their needs, he will be diligent that the project is designed and implemented according to the early established vision and criteria.



Natalie Haskell, IIDA
Interior Designer
Elevatus Architecture

Education
Bachelor of Science, Interior Design,
2013, Western Kentucky University

Professional Experience
9 Years

Natalie leads all interior design efforts with the Elevatus team. She has great knowledge with various design phases and choosing finishes at multiple points within projects to satisfy both fundamental needs and budgetary concerns. From justice to traditional country club, Natalie's experience as an interior designer spans all scales and styles. She is experienced in creating welcoming, yet vibrant environments in renovations and new construction projects and will bring a fresh set of eyes to the project and options.



Emily Hower, AIA, LEED®
Green Associate, WELL AP
Education Design Lead
Elevatus Architecture

Education
Bachelor of Architecture, 2020,
Ball State University

Registration
Registered Architect, IN
NCARB Certified
LEED® Green Associate
WELL AP

As an education Architect, Emily will meet with the stakeholders of this project to establish the parameters for the design and offer influence of programming education spaces within the jail. She will ensure the design achieves your goals and objectives in all phases of the design process. Emily is a key member of our office focusing on the development of projects from inception to completion.

Project Team - Consultants

Company	Description	Role	Personnel
SCO Engineering, LLC (SCO)	SCO Engineering was founded in 1994 in Fort Wayne, Indiana by William R. Sheets and Thomas P. Offerle. We have dedicated registered engineers, designers, and support staff. We have been commissioned not only in the tri-state area, but also have national accounts and international experience.	Mechanical, Electrical, Plumbing, + Fire Protection Systems	Tom Offerle, PE Jim Miller, PE Jose Barrios Doug Kelsey, PE Paul Wiseman, PE Brian Barkel
<p>Relevant Projects: (All projects listed below have been completed with Elevatus)</p> <p><i>Adams County Sheriff's Office and Detention Center - Adams County IN</i></p> <p><i>Decatur County Sheriff's Office and Detention Center - Decatur County, IN</i></p> <p><i>Fulton County Sheriff's Office and Detention Center - Fulton County, IN</i></p> <p><i>Henry County Sheriff's Office and Detention Center - Henry County, IN</i></p> <p><i>Crawford County Judicial Complex - Crawford County, IN</i></p> <p><i>Steuben County Juvenile Detention Center and Work Release - Steuben County, IN</i></p> <p><i>Jefferson County Justice Center - Jefferson County, MO</i></p> <p><i>Lenawee County Jail - Lenawee County, MI</i></p> <p><i>Clark County Jail - Clark County, IN</i></p> <p><i>Sanilac County Detention Center - Sanilac County, MI</i></p> <p><i>Hancock County Jail Renovations - Hancock County, IN</i></p> <p><i>New Castle Correctional Facility - Henry County, IN</i></p> <p><i>Morgan County Annex and Courthouse - Morgan County, IN</i></p> <p><i>White County Jail - White County, IN</i></p> <p><i>Parke County Jail and 911 Center - Parke County, IN</i></p> <p><i>Noble County Jail - Noble County, IN</i></p> <p><i>Porter County Jail - Porter County, IN</i></p> <p><i>Kosciusko County Justice Building - Kosciusko County, IN</i></p> <p><i>Wayne County Jail - Wayne County, IN</i></p> <p><i>Miami Correctional Facility Phase II - Miami County, IN</i></p> <p><i>Clinton County Juvenile Treatment Facility - Clinton County, IN</i></p> <p><i>Jasper County Youth Center - Jasper County, IN</i></p> <p><i>Jay County Jail - Jay County, IN</i></p> <p><i>Clay County Jail - Clay County, IN</i></p> <p><i>Eaton County Jail and Study - Eaton County, MI</i></p> <p><i>Tippecanoe County Jail - Tippecanoe County, IN</i></p>			
VS Engineering (VS)	Founded in 1980, VS Engineering (VS) is a family-owned and operated professional civil engineering consulting firm that provides cost effective solutions to municipalities, counties and the private sector.	Civil Engineering	Clem Kuns, PE, PS Joseph Vangampller, PE Matt Healy, PS, EI
<p>Relevant Projects: (All projects listed below have been completed with Elevatus)</p> <p><i>Allen County, Indiana Justice Study - Allen County, IN</i></p> <p><i>New Haven Public Safety and Town Hall Expansion - New Haven, Indiana</i></p> <p><i>Boca Recovery Center - Huntington, Indiana</i></p>			

Project Team

<p>Lynch Harrison & Brumleve, Inc. (LHB)</p>	<p>Throughout the years, LHB has seen vast changes in the way buildings are designed, documented and constructed, but as the way LHB produces projects continually changes, our commitment to provide high quality and efficient design continues. The values of honesty, cooperation, hard work and commitment that Bill Lynch embodied beginning over a half-century ago remain touchstones for all of us at Lynch, Harrison & Brumleve, Inc. today.</p>	<p>Structural Engineering</p>	<p>Mark LaVier, PE</p>
<p>Relevant Projects: (All projects listed below have been completed with Elevatus) <i>Clay County Jail - Clay County, IN</i> <i>Porter County Jail and 911 Center - Porter County, IN</i> <i>Wayne County Jail - Wayne County, IN</i> <i>Public Safety Academy of Northeast Indiana - City of Fort Wayne, IN</i></p>			
<p>Vorndran & Associates</p>	<p>Vorndran and Associates is a professional food facilities consulting firm providing consulting and design services to Architects, Engineers, Owners Development and Management Companies. Since our beginning, in 1967, we have designed over 1000 facilities.</p>	<p>Food Service</p>	<p>DJ Wagner</p>
<p>Relevant Projects: (All projects listed below have been completed with Elevatus) <i>Adams County Sheriff's Office and Detention Center - Adams County IN</i> <i>Decatur County Sheriff's Office and Detention Center - Decatur County, IN</i> <i>Fulton County Sheriff's Office and Detention Center - Fulton County, IN</i> <i>Henry County Sheriff's Office and Detention Center - Henry County, IN</i> <i>Whitley County Sheriff's Office and Detention Center - Whitley County, IN</i> <i>Jay County Jail - Jay County, IN</i> <i>Public Safety Academy of Northeast Indiana - City of Fort Wayne, IN</i></p>			

d. Describe the capacity of the team to complete the required work elements.

PROJECT IMPLEMENTATION INCLUDING DETAILS OF THE MANAGEMENT SYSTEM

A successful track record with all design disciplines is key to any project. That's why the Elevatus team promotes continuity of team members on all of our projects. By ensuring the same team members from beginning to end are involved and at a consistent level, project objectives are more easily achieved. The individuals listed below have been working together for years on many other successful projects.

Mike Gouloff, AIA, as our CEO, will be responsible for the overall accountability of the performance of our team.

He will ensure that the team is supported by experienced professionals in each discipline and that appropriate staff and firm resources are committed to meet the needs of the project. Mike's role will not be restricted to oversight of the project. He is committed to direct personal involvement in all aspects of the project.

As Project Manager, Greg Wehling will be your day-to-day contact from start to post-occupancy.

He will manage all phases of the design, production, and contract documents and will ensure open lines of communication among all team members and will be committed to your project. Greg is responsible for ensuring the project is proceeding in a positive direction, continues on budget and on schedule, and represents the quality product expected of Elevatus.

As Project Architects, Jen and Emily will meet with the stakeholders of this project to establish the parameters for the design.

They will then translate those desires and goals into the initial design. Jen will ensure the design achieves your goals and objectives in all phases of the design process.

As Specifications Manager, Kim Bowman, CSI, Assoc. AIA, will oversee specifications and quality control.

Kim supervises all of the project specifications coordinated in our office. With his in-depth knowledge of specifications and quality control, better documents will be produced in the early stages of the project before the start of construction, which will expedite the approval process.

Our dedicated Construction Contract Administration professionals, Leigh Bowman and John Taylor,

will oversee Constructability reviews, construction contract administration activities, track shop drawings, prepare and monitor RFIs and PRs, and provide periodic field reports throughout the construction phase.

CURRENT AND FUTURE ANTICIPATED WORK LOAD

Our workload, right now, in design works perfectly with Monroe County's needs. With one detention project in a study phase, two detention projects in design, and five detention projects in construction, **our design team is committed to meeting any schedule.**

ANTICIPATED ON-SITE INSPECTIONS

Routine Construction Administration services, including weekly site visits, will be provided. In addition to periodic site visits by project designers, architects, and engineers consistent with construction process intensity, the administration services include: issuance of monthly payment certificates, shop drawing and sample review, preparation of necessary clarification detail drawings, estimating/review and the approval of changes, the development of lists of deficiencies and corrections, and an analysis of warranties. The periodic site visits can be supplemented by additional on-site observation depending on the size of the project and/or the client's desires.

Approach

e. Describe the team's experience in providing the required work elements and the approach used on similar projects in the past.

FEASIBILITY STUDY AND PUBLIC HEARING:

We will work with Monroe County to satisfy all requirements of the HB1263 including:

- Address alternatives to construction or reconstruction of the county jail by a feasibility study
 1. Overview of the current county criminal justice system
 2. Projection of the county's future jail needs and an estimate of the number and characteristics of future inmates
 3. Provide an estimate of the costs, tax rates, and debt service amounts that would result from each of the alternatives addressed by the feasibility study (This would require the county to engage with their respected financial advisor).
- Research Regional Jail options or opportunities with surrounding counties
- Hold a public hearing

Understanding some of these points may have already been addressed, Elevatus will help Monroe County finalize the report and public hearing.

THE PROJECT PROCESS

PROJECT PROGRAMMING AND DEFINITION

We understand that master planning and programming are essential in these facilities. Our team will review all existing support documents with your leadership team to fully understand not just the housing and overall plan, but better facilitate the support services facilities for current and future needs. Understanding the in-processing areas, food services, medical/mental health unit, educational programs and rehabilitation as well as administrative and security analysis will be defined in this stage. We will work to understand or define every area of your needs to review the net and gross square footage of all the areas. We will check current cost trends to validate the projected construction cost or budget.

During this exploratory phase, additional existing conditions surveying can occur (if it hasn't already been done) - including topographical and boundary surveys, technological exploration and review, archaeological review and surveys,

environmental analysis and surveys, and more.

Deliverables: *Development of the criteria for design, team integration and introductions, departmental or key leadership meetings to gather or validate programmatic requirements, weekly leadership status/update meetings (with notes), field condition review visits and services by key team members (and related notes/findings). A final report will be generated memorializing the phase, the program and vision, the construction cost estimate and budget, and all findings from field work and surveys.*

Communications / Team integration: *All meeting and documentation will be shared on project-dedicated secure website, distribution to full approved team of Owner, Construction Manager/Contractor, Design Team.*

Technology Utilized / Collaboration: *All documents will be MSOffice, PDF, or imagery to be shared and commented on. Concurrent design review with technologies will be utilized.*

SCHEMATIC DESIGN

The Schematic Design process (achieved while working closely with the administration and staff through Core Group and User Group meetings) includes the evaluation, implications, and recommendations regarding various designs and planning alternatives. Review of any prototypical building systems, approaches, or building design is reviewed at this phase to understand improvements, changes, etc. Facility and product reviews are integrated in the design process. Alternatives will be studied by the design team with consideration given to site and open spaces, environmental impact, functional layout, circulation analysis, energy conservation, manpower implications, massing, design vocabulary, growth, flexibility, capital costs, and operational costs. The final schematic design will be delineated with supporting description, rationale, and summarization of size, quality of environment, capital costs, and an implementation schedule.

Additional to traditional deliverables and services noted during this phase, we have found that doing virtual reality walk-throughs and reviews of the spaces can and should occur this early to help facilitate detailed design discussions, choices, and needs.

Approach

Deliverables and Notes: Program and SF validation of design-to-program, traditional deliverables of drawings, design, 3D renderings, virtual walkthroughs, MEP system evaluation criteria and recommendations, preliminary energy modeling, team integration and introductions, departmental or key leadership meetings to validate design updates and directions, bi-weekly leadership status/update meetings (with notes), review design options from each team member (and related notes/findings). A final report will be generated memorializing the phase, the program and vision, the construction cost estimate, and budget.

Communications / Team integration: All meeting and documentation will be shared on project-dedicated secure website, distribution to full approved team of Agency, Owner, Construction Manager/Contractor, Design Team. Begin utilization of BIM360 for building modeling integration, coordination and clash detection. Use of BIM360 and other platform for virtual reality review.

Technology Utilized / Collaboration: All documents will be MSOffice, PDF, or imagery to be shared and commented on. Concurrent design review with technologies will be utilized.

DESIGN DEVELOPMENT

The bulk of the effort in Design Development is to advance the design from Schematic Design documents to a point in which all major design decisions have been made. Working with the leadership and key staff closely during this phase to ensure the function, safety, and maintenance aspects are meeting the needs of the project. The end result of Design Development is the production of advanced level drawings and building models that will allow a detailed construction cost estimate.

Objective value analyses and recommendations concerning the entire project are included in the Design Development solution. We will assist the team in developing detailed cost estimates to reach a maximum price for the project. Detailed drawings, sketches, and reports describing the proposed facility more completely will help in understanding the overall project.

Deliverables and Notes: Full set of drawings for all needed services - site, structural, architecture, interiors, MEP and DEC/SEC systems - full specifications based on design decisions, updated energy modeling and systems, updated program and SF validation of design-to-program, 3D renderings, virtual walkthroughs, bi-

weekly leadership status/update meetings (with notes), review design options from each team member (and related notes/findings). A final report will be generated memorializing the phase, the program and vision, the construction cost estimate, and budget.

Communications / Team integration: BIM 360 utilized for all drawings and documents for Agency, Owner, Construction Manager/Contractor and Design Team review and access. Meeting and documentation continued on project-dedicated secure website, distribution to full approved team of Agency, Owner, Construction Manager/Contractor, Design Team. Continued utilization of BIM360 for building modeling integration, coordination and clash detection. Use of BIM360 and other platform for virtual reality review. Revit/BIM 360 utilized for construction cost estimations in real time with Construction Manager/Contractor.

Technology Utilized / Collaboration: All documents will be MSOffice, PDF, or imagery to be shared and commented on. DD draft documents receive concurrent design review- we will utilize the Bluebeam studio comments as a back check and formalize changes/updates made prior to final submission.

CONSTRUCTION DOCUMENTS

Based on a firm design foundation, cost analysis, and detailed schedule, the development of construction documents is implemented in the shortest possible time. The final stage of construction document preparation includes another independent, in-house value analysis in the context of the program to ensure that the most cost-effective judgments have been made by the entire planning/design group. The analysis is conducted concurrently with the preparation of detailed cost estimates. These activities are summarized with priority recommendations before being released for construction bidding. If final adjustments are required, they are made at this time in order to obtain Owner approval. Simultaneously, assistance is provided in the development and evaluation of bidding lists, advertising, clarification (addenda), and pre-bid conferences.

It is also during Construction Documents that the team makes final decisions on products, systems, etc. As a result, prior to the Bidding process, Elevatus will work with the County and Construction Manager (if selected) to review a three pronged approach to bidding different systems, products, and services. Key items to all capital projects and

Approach

saving the tax payer's money is providing multiple supplier/product/installation options for most systems. We will utilize one of the three options below to best determine specified systems or products:

1. Pre-qualifications / Single Source Spec
2. Basis of design / performance based specification
3. Multiple products as equal options.

Construction documents often involve a mid-point drawings and spec review, as well as a final review by Owner, Construction Manager/Contractor, and Design Team.

Deliverables and Notes: *(applicable at both 50% and 99% review): Full set of drawings for bidding - site, structure, architecture, interiors, equipment, M-E-P-FP-T and DEC/SEC systems - full specifications based on design decisions, updated energy modeling and systems, 3D renderings, virtual walkthroughs, bi-weekly leadership status/update meetings (with notes), review design options from each team member (and related notes/findings).*

Communications / Team integration: *BIM 360 utilized for all drawings and documents for Agency, Owner, Construction Manager/Contractor, and Design Team review and access. Meeting and documentation continued on project-dedicated secure website, distribution to full approved team of Agency, Owner, Construction Manager/Contractor, Design Team. Continued utilization of BIM360 for building modeling integration, coordination and clash detection. Use of BIM360 and other platform for virtual reality review. Revit/BIM 360 utilized for construction cost estimations in real time with Construction Manager/Contractor.*

Technology Utilized / Collaboration: *All documents will be Ms Office, PDF, or imagery to be shared and commented on. DD draft documents to received full 2-week concurrent review by all members via Bluebeam studio review session. We will utilize the Bluebeam studio comments as a back check and formalize changes/updates made prior to final submission.*

BIDDING PROCESS

Working with the Construction Manager/Contractor and the County, Elevatus will assist in development of bidding documents, notices, coordinate pre-bid meetings, answer any RFI's and coordinate any addenda needed during the bidding process.

Upon receipt of bids, we will work with the County, and the Construction Manager/Contractor to validate the bid documents received, the pricing, and the qualifications (as applicable). If so desired, we can make recommendations as needed as a result of the bids.

CONSTRUCTION CONTRACT ADMINISTRATION

Our approach to the Construction Contract Administration (CA) services involves at least two levels of review. First and foremost, the architects/engineers that are involved in all the design decisions earlier in the project WILL BE on site to review the construction and carry with them the knowledge of why design decisions were made, be knowledgeable of any requested changes or modifications, and carry with them the understanding of the history of the project during this phase.

The second (and subsequent) levels of our CA services include utilizing our experienced construction admin team to manage the flow of information, review construction conditions with the eye of the former contractors that they are, and report back to the team on any findings.

Specifically, weekly site visits (with reports), participating in weekly or bi-weekly construction progress meetings, as required, monthly progress meetings with the Owner, reviewing submittal and shop drawings, answering RFIs, and reviewing construction pay applications.

PROJECT CLOSEOUT

The Project Closeout process includes the typical review and approval of Operations and Maintenance manuals, warranties, and turnover procedures. In addition to this, updates to the BIM model based on construction changes, product information and more can be performed, providing Monroe County with a record file that can be utilized in all future maintenance and building operations.

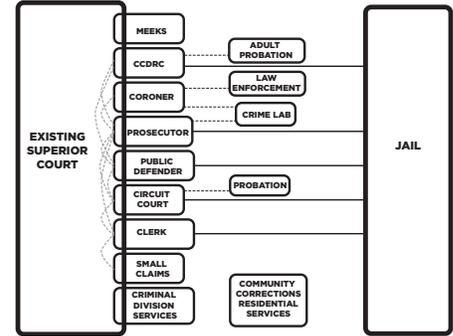
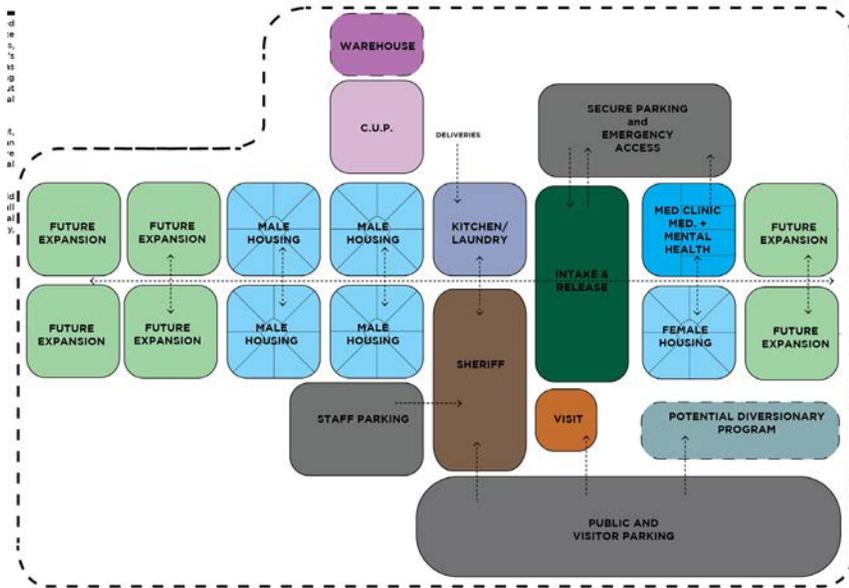
11 MONTH WALKTHROUGH

As with all of our projects, an 11 month walkthrough will be scheduled with Monroe County to review the facilities and validate warranty items, review use and changes, and validate any open items remaining that the Construction Manager/Contractor can address under their warranty for the work.

f. Provide up to five similar county jail projects or similar government projects completed by the team and include references for the projects noted.

ALLEN COUNTY BOARD OF COMMISSIONERS

JUSTICE SYSTEM MASTERPLAN



LOCATION
Fort Wayne, Indiana

SCOPE
242,000 SF / Study

CONSTRUCTION COST
\$350,000,000 (est)

COMPLETION
2022 Study
2024 New Construction

REFERENCE
Rich Beck, Commissioner
(260) 449-7191
Richard.Beck@allencounty.us

Elevatus Architecture is now in the masterplanning stages of a comprehensive justice project for the Allen County Commissioners. The county desires to be prepared to meet the space and growth needs of the justice system in the years ahead.

The first item was a justice needs study – while this was focused on the jail, it was intended as a system wide explanation of the data necessary for a full examination.

The Goal:
Based on the information and results of the Part I study, we gathered information from the relevant departments/facilities to assist in identifying existing building capacities, locations, and relationships, and coordinate options for physical relocation of departments to increase efficiency, efficacy, or other goals identified by the County Commissioners.

Steps for each department for this portion of the study included the following:

1. Request/Receive any floor plans or building information per department
2. Department space and location survey (prep for data needed)
 - Staffing - current and future
 - Clients served (quantity, frequency, etc)
 - Referral from justice system
 - Public/visitor

The study includes recommendations for the co-location of all justice related departments within a single building proximate to the existing historic courthouse. It also discusses options for relocating the jail to a remote campus and all future needs; the campus will be master-planned to accommodate the potential future co-location of all components of the justice system on the campus.

COMMUNITY JUSTICE CAMPUS - CITY OF INDIANAPOLIS NEW ADULT DETENTION CENTER



LOCATION

Indianapolis, Indiana

SCOPE

750,000 SF / New Construction
Design Architect; **medical/mental health**

144 Bed Medical /
36 Bed Mental Health
3,039 Beds (total beds)

CONSTRUCTION COST

\$279,800,000 (Detention Center only)

COMPLETION

2021

REFERENCE

Joe Hogsett, Mayor
City of Indianapolis
(317) 327-3601

As part of the team with Hunt Construction, Elevatus Architecture was the architect for the most complex portions of this project - Book-In Processing, Court Holding, Transfer Holding, Waived Juvenile Housing, Kitchen, Laundry, Medical/Mental Health Housing, plus a Clinic and Infirmary.

The project is a large Design-Build project focusing on consolidating multiple facilities and increasing the bed count of Marion County to 3,000 beds and was completed in 2021.

As part of this design, Elevatus planned and designed a Medical Facility that includes functions and departments in an active hospital such as:

- Dialysis unit, radiology, physical therapy, and dental services

- Pharmacy and lab
- Specialty clinic used for exam testing
- Hospital administration and support functions

Also, part of the project are 277 Medical/Mental Health Beds (dormitory and single cell) in a Maximum Security setting in connection with the Medical Facility. Various levels of treatment options are part of the program for the City of Indianapolis and Marion County inmates.

WHITLEY COUNTY COMMISSIONERS SHERIFF'S OFFICE AND DETENTION CENTER



LOCATION

Columbia City, Indiana

SCOPE

Study, Assessment, Design
57,000 SF / New Construction

COST ESTIMATE

\$28,000,000

COMPLETION

2022

REFERENCE

Jason Spencer (Sheriff-Elect)
jspencer@whitleysd.com

In December 2017, Elevatus dissected existing data provided by the Whitley County Sheriff's Department to understand the impact overcrowding and substance abuse were having on the current jail. Hosting several independent meetings with various county departments like, the Sheriff, Probation, Community Corrections, Prosecutor, and Judges.

The study included more information like:

- Needs assessment
- Project program
- Site identification & evaluation
- Building concept

In 2021, after several visits to the Adams County and Fulton County Jails, Whitley County recognized value and expedience in selecting the jail prototype. This Sheriff's Office and Detention Center will be located on a large county campus of varied facilities for County Departments to co-locate and provide a myriad of services for residents and the public.

INDIANA DEPARTMENT OF CORRECTION IWP BEHAVIORAL HEALTH & TREATMENT UNIT



LOCATION

Indianapolis, Indiana

SCOPE

19,433 SF / Conceptual Design

CONSTRUCTION COST

N/A

COMPLETION

2020

REFERENCE

Kevin Orme
(317) 753-1199
KOrme@idoc.in.gov

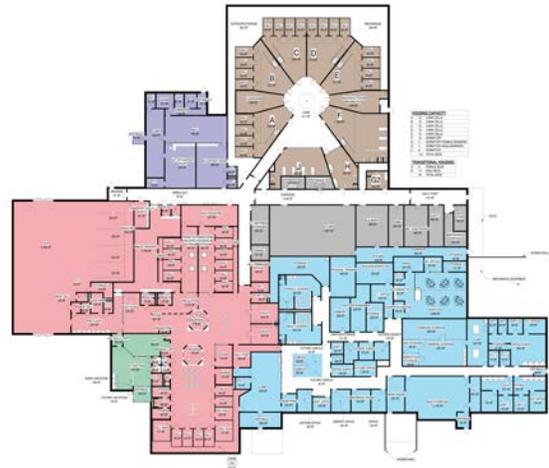
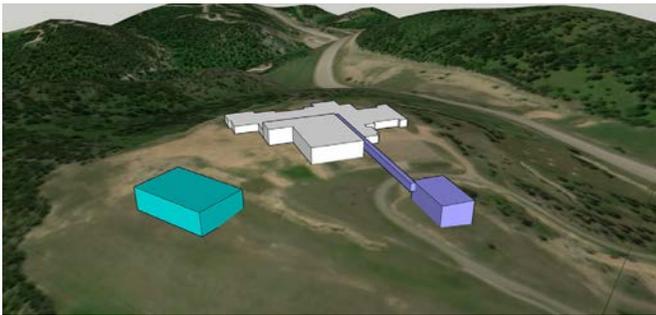
Working with the Indiana Department of Correction (IDOC) and the Indiana Department of Administration (IDOA), Elevatus Architecture performed an exploration and conceptual design for a new facility to support the existing Women's Prison campus. This 20,000 SF facility was designed to focus more closely on behavioral and mental health treatment within the campus.

The team at Elevatus, through varying levels of visits and meetings, created a space that compliments a transition of care throughout the existing prison campus. With support from other consultants, this study and conceptual plan gives the IDOC clear direction on the improvements necessary.

Special project features of this design resulted in:

- 14 Bed Trauma Unit
- 13 Bed Mental Health Unit
- 28 Bed Step-down Unit
- 26 Bed Co-occurring Unit
- Shared Group Therapy spaces
- All finishes are durable and easy to maintain

LAWRENCE COUNTY COMMISSIONERS JUSTICE PLANNING AND DESIGN



1 First Floor Presentation Plan-Departments

LOCATION

Deadwood, South Dakota

SCOPE

68,000 SF / Assessment / New Construction

CONSTRUCTION COST

\$32,000,000 (est.)

COMPLETION

2022

REFERENCE

Brian Dean, Sheriff
(605) 578-2236
bdean@lawrence.sd.us

Beginning with a needs assessment consisting of department interviews with various teams within the Lawrence County Criminal Justice System, Lawrence County is now planning to move forward with its new facility.

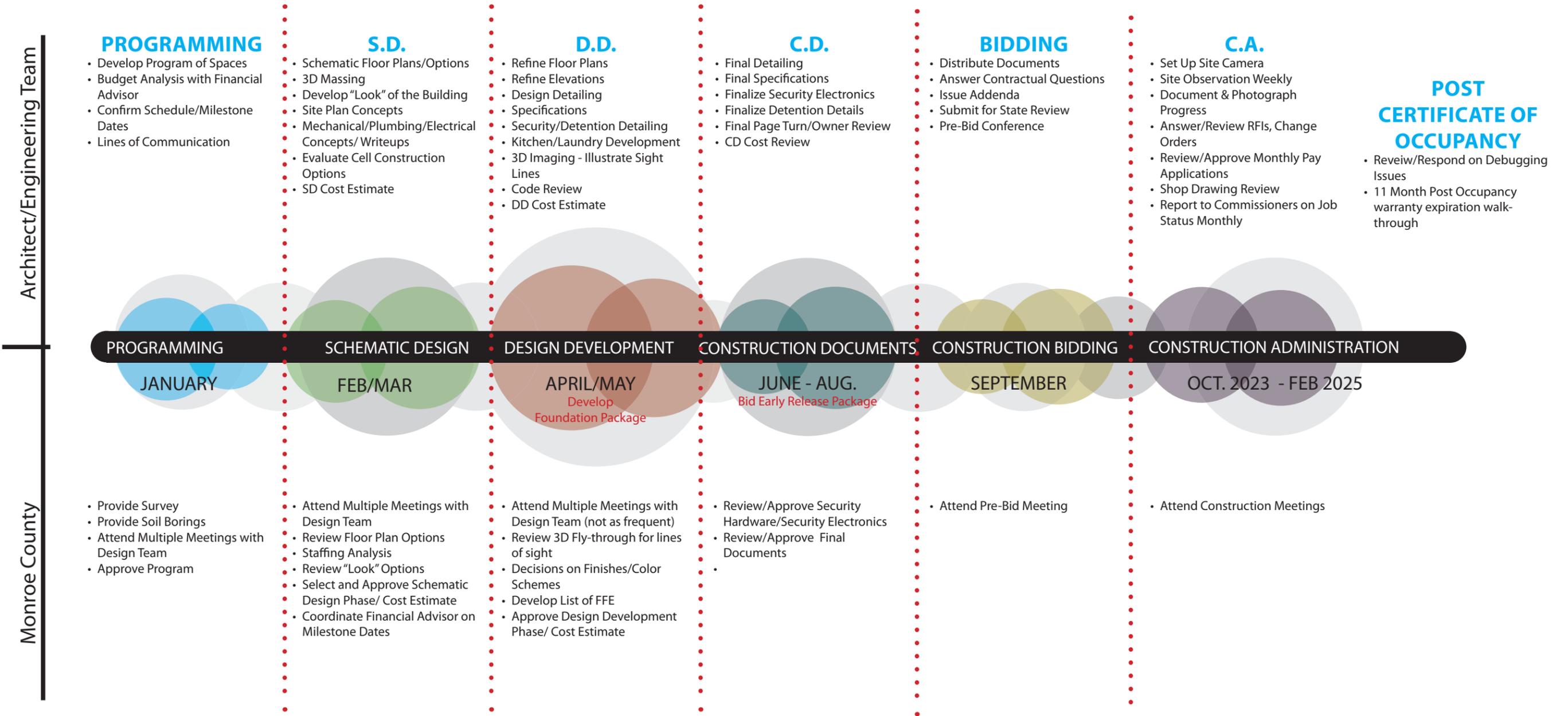
The Lawrence County Sheriff's Office and Detention Center are located on a mountain plateau in historic Deadwood, South Dakota. The unique processes involved in the intake/release areas of the jail demanded out-of-the-box thinking for a layout that met the complex requirements and adjacencies. Those requirements include spaces such as in-custody and out-of-custody courts, male and female transitional housing observable from intake, and high-frequency intake and release activity.

The 120-bed facility includes a kitchen, laundry, a six-station 911/dispatch unit, an emergency management department, and sheriff's administration, all properly laid out for future expansion.

The 68,000 square foot layout also includes a 24/7 program, a heavily used program that monitors misdemeanor offenders outfitted with ankle bracelets that appear regularly at the jail.

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PROPOSED PROJECT SCHEDULE



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LIABILITY INSURANCE POLICY



S2ARCHI-01

RCAUFFMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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	E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : Arch Insurance Company, A+ XV	
INSURED S2 Architects, LLC dba Elevatus Architecture 111 East Wayne Street Suite 555 Fort Wayne, IN 46802	NAIC # 11150	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E. L. EACH ACCIDENT \$ E. L. DISEASE - EA EMPLOYEE \$ E. L. DISEASE - POLICY LIMIT \$
A	Professional Liab.		PAAEP0106203	1/1/2022	1/1/2023	Per Claim/Aggregate 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Evidence of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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Our First Jail and Study Project - Completed 1987





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