

**MINUTES OF A SPECIAL-CALLED MEETING OF THE BOARD OF COMMISSIONERS OF CHATHAM COUNTY, GEORGIA, HELD ON FRIDAY, JUNE 21, 2007, IN THE COMMISSION MEETING ROOM ON THE SECOND FLOOR OF THE CHATHAM COUNTY COURTHOUSE, LEGISLATIVE AND ADMINISTRATIVE BUILDING, 124 BULL STREET, SAVANNAH, GEORGIA.**

**I. CALL TO ORDER**

Chairman Pete Liakakis called the meeting to order at approximately 9:10 a.m., on June 21, 2007.

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**II. INVOCATION**

Commissioner Stone gave the invocation.

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**III. PLEDGE OF ALLEGIANCE**

All pledged allegiance to the flag of the United States of America.

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**IV. ROLL CALL**

The Clerk called the roll.

Present:           Pete Liakakis, Chairman  
                      Dr. Priscilla D. Thomas, Vice Chairman, District Eight  
                      Helen L. Stone, District One  
                      James J. Holmes, District Two  
                      Patrick Shay, District Three  
                      Harris Odell, Jr., District Five  
                      David M. Gellatly, District Six  
                      B. Dean Kicklighter, Chairman Pro Tem, District Seven

Patrick K. Farrell, District Four

Also present:     R. E. Abolt, County Manager  
                      Jonathan Hart, County Attorney  
                      Sybil E. Tillman, County Clerk

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**V. TABLED/RECONSIDERED ITEMS**

Unless action is contemplated at today's meeting, staff report and file material has not been duplicated in your agenda packet. The files are available from the Clerk. Those on which staff is requesting action are indicated by asterisk (\*).

- \*1. REQUEST BOARD AUTHORIZE STAFF TO NEGOTIATE WITH L. ROBERT KIMBALL AND ASSOCIATES (EBENSBURG, PA) + BARNARD ARCHITECTS (SAVANNAH, GA), THE**

**SCOPE OF WORK, FEE, AND SCHEDULE FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES FOR THE CHATHAM COUNTY DETENTION CENTER (CCDC) EXPANSION PROJECT. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHATHAM COUNTY PURCHASING MANUAL FOR THE QUALITY BASED SELECTION (QBS) PROCESS.**

Chairman Liakakis said, I'd like a motion on the floor to take the tabled item, the Chatham County Detention Center Expansion Project, off the table.

Commissioner Odell said, I move that it be removed from the table. Commissioner Stone said, second. Commissioner Thomas said, second.

Chairman Liakakis said, we have a motion on the floor to remove that item off of the table. Let's go on the board. The motion carried unanimously. [NOTE: Commissioners Farrell and Kicklighter were not present.] Chairman Liakakis said, the motion passes.

Chairman Liakakis said, at this time we will be hearing from the different entities that are the finalists in the Jail Expansion Project. Okay, do we have a motion on the floor?

Commissioner Odell said, yes. I move that we allow a maximum of fifteen (15) minutes for each of the three top firms to give a brief presentation. I also ask that as part of that presentation that, we are not here to disparage the other groups, so any disparaging comments that one group chooses to make as to another will not be welcomed. So, we'd like to keep the proposal as professional and strictly to the point as possible, and the point is what kind of things will you do for this community in the design of this jail.

Chairman Liakakis said, okay. We have that motion on the floor. Do we have a second? Commissioner Gellatly said, second. Chairman Liakakis said, all right, let's go on the board. The motion carried unanimously. [NOTE: Commissioners Farrell and Kicklighter were not present.] Chairman Liakakis said, the motion passes.

Chairman Liakakis said, I'd like to call the L. Robert Kimball and Barnard Associates to do their first presentation.

Mr. Scott Barnard said, good morning. I'm Scott Barnard with Barnard Architects of Savannah, Georgia, and I am proud and happy to be here. We appreciate your having us back to present a short presentation of our firm, which is composed of a small architectural firm in Savannah, Kimball, who is our jail expert, and as a small architectural firm in Savannah, I have made a big part of my business finding the right partner for the right project. So as Mr. Odell said, please emphasize what our team is going to do for Chatham County in this project, and that is how I started my look for our team. Our Detention Center needs to be overcrowded, needs to be expanded, and it needed to be expanded well. As a small architect I knew that if I found the best team partners, the best qualified team, that is how we could best serve Chatham County, and Kimball was an architectural firm — an engineering firm that I was unaware of prior to six months ago when I started that search. An extensive search showed their very, very unique and highly qualified team. I talked to them; they said yes we would love to come to Chatham County. We added to that a firm that's doing mechanical, electrical, plumbing and fire protection out of Atlanta, Georgia. Mr. King and his firm were doing detention center and jail work in the Atlanta area and we wanted to mix a team of local qualified team members, as local as possible, and nationally as qualified as possible. Mr. King is from Atlanta. He's not from Savannah yet, although he is opening an office as we speak, and our civil engineers, Thomas & Hutton, are from Atlanta [sic]. So, in a nutshell that is our team. This morning in a brief fifteen minutes, we're going to synopsise our presentation that we gave to the selections board several weeks ago. In a moment I'm going to ask Kimball to come up and talk to the project understanding because they are the lead designers, the approach, the methodology, the concepts that they will develop for our Chatham County expansion and their innovative method. After that, I'm going to ask Mr. King to come up and speak to you about his involvement in this project, and then we will recap.

Mr. Barnard said, if I may briefly skip through these pages, we have methodically looked at each team player and determined how we can distribute the work that needs to be done effectively, efficiently, so that this job can be well done. I'd like to highlight the fact and the following chart — the blue, LRK, if you will look at that, Kimball will be the design architect for all elements of this project. So as the knowledge jail and detention center architect, they will do the initial concept designs then they will hand off portions of that to our firm. Those portions will be the renovations that you see on this chart. So the BA would be us. We will be doing the construction drawings for the renovation areas and the construction administration. Kimball, because of their — they're in-house security design. They will be doing all of the security, which is the second column. The third column, they will be doing all of the structural engineering. The fourth column, the NED, that will be Stan King out of Atlanta, and civil structural in green, will be Thomas & Hutton out of Savannah. This next page will be the new court components, a very similar team except Odell out of Charlotte will be doing the parking garage, and they do a lot of parking garages, so if we end up with a parking garage on this project, we wanted to have someone who knew what they were doing. Odell will also be involved in a few of the new construction components [inaudible]. And the third page of three is the main portion of this project, which is the detention housing units and Kimball will be doing all of the design work for that.

If I may introduce, Csaba Balazs, who is the lead architect and principal with Kimball. He's going to speak with you about the methodology and the requirements and qualifications.

Mr. Balazs said, good morning. Several Commissioners said, good morning. Mr. Balazs said, when we responded to your request for proposal, one of the statements that was made there by your staff was that the program that was developed and the concept that was developed was open for other suggestions, so we took that opportunity to look at the program and in preparation for our presentation to the selection committee, we developed a concept design that we believed will not only minimize the construction cost, but will also give you a more staff efficient facility. With that in mind, we took a very hard look at your site. We flew the site with aerial photography some time ago, obviously before the presentation and some of the illustrations that you will see are an outcome of that. But the challenges that we saw right off the bat were the limitations of the site. If you've been to that site, you know there's not a whole lot of land to be developed. There are environmental issues on that site and to that end we, as the other teams have added, Thomas & Hutton to the team. Some of the other things that your staff talked about in our preliminary walk-thru through the jail facility was that their desire was to limit the height of the building as much as possible. We believe that our concept design has achieved that, and certainly whatever design is implemented, you want the least amount of disruption to operations — to the operation of the existing facility throughout, and it's an outcome — at the very end you want a facility that operates efficiently and that you paid the least amount of money and got the highest quality for that project. Some of the other issues that we were presented to address were the tower relocation and I talked about the phasing of the construction, so — you'll have to excuse me. I'm not used to doing it quite this way, so bouncing back and forth.

One of the interesting things that we saw quite some time ago, the National Institute of Correction has developed some data that indicates that what you're talking about today really represents only about 10% of what you're going to spend over a 30-year life cycle. So the design and construction of a correctional facility is really only represents about 10% of the cost over the 30-year life cycle. The balance of that is in the prisoner care cost, utilities, maintenance and other costs to keep the facility running. But the big bulk of it is in staffing costs. When we're talking about staffing, we're not talking about cutting staff at the risk of security and a under-operated facility. We're talking about an efficiently operated facility. To give you the impact of that, if you make the assumptions of a \$35,000 annual salary, 35% fringes and benefits, an annual inflation rate of 3% and a [inaudible] factor of 1.7, an eight hour per day, seven day per week post, would cost you very close to \$4,000,000 over that 30-year life cycle. A 24/7 post would cost you roughly \$11,500,000 over that life cycle. The point of all of this is, if the design is responsive to your needs and you do not have to accommodate your staffing to a design, that's the savings that you will realize. This is obviously the site — what you see in blue are the additions that are proposed. The lighter blue is the phase two construction. What we have — what we tried to do when we tested the program was to prevent building that houses units on top of non-housing functions. That allows you to align the floors that we believe that there's not only a construction cost savings and that we believe that there's also a staffing savings with that. I'd be glad to talk at length about these things, but I see that time is running out. This is a computer-generated image of the existing facility, the way it currently sits today. These are the additions that we've designed. Some of this is done to see — to illustrate to you that we can hit the ground running. We are not married to this concept as well. We were really responding to what we thought you were asking for in the presentations and in the request for qualifications. This is just a different view of the same. These are the additions as we would propose. You will note a large parking deck in front of the building, and that was to accommodate the additional parking that you would have on the site. Some of the unique concepts that we brought to the project and that we've done before, the exercise yards and vertical facilities, which you will have to do just because of limitations of site. We think that cross-ventilation is very important to that because of the climate. The plumbing access in our concept design is behind the cell so that if there has to be any maintenance, you don't bring the plumbers into the housing units where there are inmates. We think a lot of the things that we have brought forward in this concept design will minimize your construction costs. It will also minimize your staffing costs and your long-term operational costs in terms of heating and ventilating the facilities. The proposal that we put forward because of the site limitations were cells without windows. The inmates spend their majority of their daytime in the day-room, not in the cells. The concept is a fairly innovative concept that was done in Gwinnett County. We've also done it in three facilities, and it's been done nationally so it's not a new concept. It complies with all standards, including Georgia and the American Correctional Association.

One of the other — two ideas that we brought to the table, since you are so limited on the site, we felt that video visitation, since that's what your committed to in the program, really can happen anywhere. It does not have to happen on the site. It can be on a remote site, which would eliminate the need for a parking deck to be constructed, which would save \$4,000,000 in terms of that construction. We certainly go to video visitation for less money than that. Some of our unique qualifications are that the project designer that designed — designed all of Kimball's 140 plus facilities. Our security staff, one who's been with the firm ever since I've been with the firm, which is now 35 years, and we just added another individual that came from another firm that has designed a lot of correctional facilities and we've also David McRoberts, who is here with us today. He operated a large facility between Chicago and Milwaukee and is now part of our staff and will be involved, very heavily involved in the programming of the designer, which will staff the bridge the communication between the architects and the correction staff. With that I am going to turn it over to Stan [King].

Mr. Barnard said, Stan King. We actually started about two years ago trying to talk Stan [King] into coming to work with us for a City project for the new arena, and he's committed to that. We're working with him on another project here in Savannah right now.

Mr. King said, good morning. I know my time is brief. I just want to thank you for this opportunity. But before I do, let me just give honor and glory to God for being here and thank him for this opportunity. I thank him for my principals, several key principals in my company, Mr. Artie Ryshad [phonetic] and Mr. Joe Porter. I'll be brief. My name is Stan King. I'm the founder and CEO of SLK and Associates. We're about a hundred person plus consulting firm out of

Atlanta. We've become more of a regional firm than just a local firm and we do work all over the country actually. But we have done a number of projects of tremendous complexity, providing mechanical, electrical, plumbing, light safety, fire protection. I guess the exciting thing about this project, we know what our role is. We have very substantive involvement, meaningful involvement. We will do the work. We engage in community. We do hire interns. We have interns working for us right now in Atlanta working with Atlanta Public Schools, and we intend to do the same thing here. We think you've got an exciting youth program here in Savannah. Last time I was here I noticed that. We're committed. We're committed to Savannah. We want to be here. I've wanted to be here for a lot of years and made several efforts, and —.

Chairman Liakakis said, I want to let you know you have one minute.

Mr. King said, and I'm going to finish up, I'm going to conclude. But we intend to be here. We made a commitment and we have other opportunities we're pursuing. Now, I'll just turn it back over to Scott [Barnard]. Thank you very much. Chairman Liakakis said, thank you.

Mr. Barnard, in closing, we want this job. We would like to do this work for you. We would like to do it well. The screen that we will close with is one that you are familiar with. We took it off of your recap sheet. Your staff, we feel, did a very good job of analyzing the different teams. When it came to past performance and experience we were ranked the highest. When it came to qualifications, the Kimball / Barnard team was ranked the highest overwhelmingly. When it came to understanding the project, your staff ranked our team the highest. When it came to minority participation, your team — your staff ranked our team the highest.

Chairman Liakakis said, Scott [Barnard]. Mr. Barnard said, yes. Chairman Liakakis said, that's the time element. Mr. Barnard said, thank you. Chairman Liakakis said, thank you very much for your presentation.

Chairman Liakakis said, I'd like to call now the Heery Justice Group.

Mr. Forrest Lott said, good morning. I'm Forrest Lott with Lott & Barber Architects, a local architectural firm. — Am I through already?

Chairman Liakakis said, what's she is doing, we're restarting. Okay, now. Thank you.

Mr. Lott said, again, I'm Forrest Lott with Lott & Barber Architects. This is Mike Tomy with the Heery Justice Group and Sylvester Formey with Vanguard. It's not all of our team, but I'll have to confess we weren't sure exactly what our role and purpose would be in coming here, but we're prepared to talk about our project. I think first it's important to talk about the team, the roles on the team and how I came to be part of the team because I don't have a list of detention centers as long as your arm, but I am a member of the community here and care about the community, and when I had the opportunity to participate in this project I chose a firm that I had prior experience with. The same team, Heery and Lott & Barber, were selected as finalists for the Federal Courthouse competition that was done and then the final result was shifted after that. But we pursued a number of projects together and excited to be teamed together for this one and Heery's experience in justice facilities is deep and Mike [Tomy] will be able to go into that as well. And we've got some innovative approaches to minority outreach and that's why I wanted Sylvester Formey and Vanguard to be on this team to help us do some of the same things that we're doing on the sustainable [inaudible] project to engage the community and create opportunities beyond just our limited portion. The other members of our team, like everybody else, Thomas & Hutton Engineering, a local civil firm, and also WPC to help us with geotechnical and other issues, Interior Concepts, a local [inaudible] business to help us with interiors, and KMD to assist us and add to our skills set on the initial programming, again having some national expertise there. And really why Heery as opposed to a lot of others, they're a Georgia-based firm. In fact, Heery has an outstanding reputation in the industry of exporting quality architecture and construction management from Georgia out to really all parts of the world. They have grown from an Atlanta beginning to quite a huge deal and we thought it important to keep all of this as local as we could. I think — and we'll talk a little bit further about the roles and I know our time is short, so I wanted to let Mike [Tomy] start talking about our approach to the design.

Mr. Mike Tomy said, thank you very much. Appreciate it. We don't have a pretty PowerPoint. We weren't really knowledgeable of what we could or couldn't do and we were told to just focus on the issue, but we weren't told what the issue was. So I apologize if we feel a little ill-prepared here, but just as some background for Heery is, Heery — as Forrest [Lott] said — is a national firm, grown and based in Atlanta. We have put in place over 90,000 corrections beds. We're always ranked in the top 15% of design firms and construction firms for corrections and corrections projects. As stated before, we did spend a lot of time putting together new concepts. We took a look at what was in the RFP. We felt like we could better that by a substantial amount. We looked at new concepts for the design as well and actually presented those to the review committee. We also paid particular focus on the fact that we have in-house security. We brought them with us. We also have in-house ACA accreditation people. We brought them to the table as well because those were all show in the RFP as being important issues to the process. But one of the things that I heard the Commission ask about was what is this team bringing to the community, and I think that's important because we did focus on that. And one of the things that we did talk about in our presentation was just exactly how this team is going to leave something for this community after this project. How do we better the community, and we had a three-pronged approach when we took a look at this and this is primarily why Sylvester [Formey] was involved with this, and we sat down and we started talking, we started to see that we had a tremendous amount of [inaudible] with the people on our team. The first thing that we had was meeting the goals of the RFP was statistical minority participation and, of course, the RFP and the information we provided both from a team basis and, as you can see in

the RFP, each of our firms has substantial minority participation internally and four individuals on this team on this team, when you take a look at them, are in large part women and/or minority individuals that have significant roles in the project. But then we took a look at: what is the other benefit that we can bring to the community and that is the long term minority participation, and I'm going to ask Sylvester [Formey] to talk a little bit about this, but we talked about this being, what, 5% - 10% of the total part of the project. In the small part of the project, how do we use this and leverage this against the 90% that we're really talking about. Where's the money going to the community? And so we talked with Sylvester [Formey] about something that he has done in the past and we've also done independently, and that is packaging of the design components in such a manner that we can have constructability components and put together RFP requirements that involve local minorities to a much greater extent than just going to larger general contractors out there and then helping to comply with that throughout the process. And then we took a look at: in addition to that, what is the legacy that we leave with the community, and that legacy then starts to talk about outreach and outreach programs and what are we doing with our developing youth that we are leaving as a legacy. Participation to a great extent in that educational process is something that is already being done by both Sylvester [Formey] and Forrest [Lott], something that we've done and that we're committed to and that we will continue to commit to in the process of what we're going to be doing. I'd like to ask Sylvester [Formey] to talk a little bit about those particular subjects and how that is coming to the community from our team.

Mr. Sylvester Formey said, thank you. Very briefly, I'm Sylvester Formey of the Vanguard Company, and I appreciate being here. I don't want to sound negative, but I'm probably the most reluctant member of the team when I was approached by Heery and Lott & Barber. Lott works with us — Forrest [Lott] works with us on the Westside project with [inaudible] Fellwood. I told him I didn't want to be involved with the jail. I'd rather be involved in building a school or something of economic value, maybe a house of worship. So several times they approached me and said, listen, we know what you're doing, we know what you've done, how can we bring this community? I said, well, if you're serious, I don't have any economic incentive for being involved with this. I'm currently the business partner for the to-be Woodville Tompkins Technical Career or Early Community College and Institute. If I can somehow blend this to use this as a demonstration model for those youngsters who are going to get real techy starting in September, how can we leverage this by actually [inaudible] 10% to flow it through the 90% involve these youngsters? I once sat a youngster down in front of a CAD system, if that's the technical terminology, and say, listen, this will be your room if you don't do right, okay? I want to teach them that there are alternatives. I don't want to stand this into a grand stand preaching session, but I think what we need to understand is we need to componentize these offerings. Most of the people that I think that are here in this office — in this audience are interested in trying to determine how much do we flow back to the community, and that's mine — that's my primary incentive for being involved. We can do it. We're doing it now, we're doing it under the Section 3 requirements of HUD now with the \$50,000,000 sustainable Fellwood project. I'm involved in a number of projects throughout the City and the country that's had the requirement of minority participation, and that's why I'm here. That's primarily why I'm with Heery. I checked them out. Everybody can do everything — many companies, hundreds of companies can do — that are capable of doing the technical things that are necessary, construction that's working with staff. The important thing is how we do flow this opportunity so that we don't have a recurring problem of building these facilities over and over again.

Mr. Tomy said, don't forget that you're also doing the posthumous scheduling through this, too. We think it's important to bring back to the community. It's something that we've done in the past that we're currently doing on other projects and the three of us and our other team members have committed that we will be donating our time as part of that outreach program to the local technical schools. I do this on a regular basis, I speak nationally on construction, constructional related matters, as well as the corrections industry, and that is something that I think is important as giving back to this community, as well as others. But that is a program that we are committed to and that we've already instigated through some of the programs that they have in place and that we will continue to do.

Mr. Lott said, we've got four minutes and 30-something seconds left on our time, and we can talk about the concepts and the particular plans. I think it's difficult for a group like this to get into the detail of a plans that, you know, we spent an hour and a half going over with staff. But we were looking at those issues, such as efficiency and exploring a number of alternatives and brought a slightly different alternative to begin the thinking, and one of the things I think it's very difficult for any group is to bring a solution to that kind of event. The solution should be developed. There's no way that we're going to the answer for you, but what we tried to demonstrate during our interview were several things. Technical capacity, and I think we answered that fairly well with the team means and who we brought there. The other was local and minority participation, which the team composition and the roles that everybody has addresses that, but the third thing and the one that brought me into the team to begin with was the community aspect. I mean, this is not — this is a difficult process and a difficult project and we weren't interested in doing it just to have another job. We were interested for what are the echo benefits, what are legacy remainder, what can it do for the community and how can we leave with something more than just a completed building, and I look for those opportunities where I've given my volunteer time. I'm Chair of the Savannah Sailing Center which provides sailing instructions for youth at no cost if that's required, and that is an echo or legacy benefit of all the work we went through to get the Olympics here and if something remains after the initial task is complete, and I think that was one of the primary things we were looking to achieve.

Mr. Formey said, the other point that I'd like to highlight, if I didn't in my earlier expression, is that the importance of local African-American participation — I'm somewhat independent so I can make those kinds of expressions — is key and important, and that's the only reason I agreed to involve Vanguard in this. I will hold the Heery Group and anybody else that's associated with this to the fire, their feet to the fire if given this opportunity to do so. I spoke of the youth because that's an easy thing to talk about because from what I understand 90-some percent of the occupants of our of our current facility is youth, so we have to try to curtail that hemorrhaging, but one of the ways to do it is to involve

very capable local African-American firms, many of whom are behind me. That's a particular point, so we do this through what I call the componentizing of the design aspects, the construction aspects, and putting those specs inside the documents, in the narratives and requirements and covenants of the documents, and next year when it's bid or bided or negotiated, that those firms that come along and want to participate adhere to those very stringent requirements, and my organization will be responsible to make sure that all of these requirements are adhered to, but it has to happen on the front end — not just 10% of the minority participation or the front end of a \$5,000,000-\$6,000,000 on a \$100,000,000, but how do we flow it and come back with a straight face later on and say we've accomplished certain percentages, we've accomplished these wages, measurable wages in the community with the youth as well as the economic development activities that I'm sure the Commissioners are interested in. Somebody told me to sit down, so I will.

Mr. Lott said, thank you very much. I apologize for the impromptu nature of this, but again we weren't given a lot of information so I apologize for the impromptu nature of this, but thank you very much. We do very much appreciate the opportunity to participate in this process with you.

Chairman Liakakis said, thank you very much. Next is the Facility Design Group.

Mr. Benjamin Polote said, good morning, Mr. Chairman. Chairman Liakakis said, what we will do so you will have time to do your presentation, we'll wait until you set those up. Okay, Sybil [Tillman], do you want to start the time on it now? Go ahead. Mr. Polote said, good morning to you. I will not waste my time by telling you who we are and what we do because we don't bring it to our local community. We are a part of this local community, and if you don't know who we are after 36 years of being in business, obviously we've not been around the community as well as you would want us to be. I would like to tell you this morning that we have not elected to go out and find a team to team us with the [inaudible] project. We continued a relationship with a team that has been developed back in the mid-90's. The Facility Group and the Rosser Group has made up a team that we are part of. They are one of the strongest firms in the State. They are based in the State, but more so important 50% of our team is right here in Chatham County where we all reside. We only have 15 minutes and I won't waste time on talking about a construction part of this. I do want everyone to be absolutely clear that we are here this morning not to talk about construction of the jail or a PM of the jail or program management of the jail, but we're here to talk about a contract for the design of the jail, and that's what we bring to the table. So with that I'd like to turn it over to Ennis [Parker] and let him finish since they are the lead firm in this.

Mr. Ennis Parker said, thank you, Ben [Polote]. Good morning, folks. We appreciate the opportunity to come down here and talk to you a little bit about our organization. Over there on that easel is an organizational chart representing the people who would be involved in this project, should we be your architects, and the ones that have their pictures are the ones that are here today and they are all key members of our team. If we're selected, I would be the principal that is in charge of the project. I'm the Chief Operating Officer of Facility Design Group, and my primary role would be to make certain that all of the resources of our collective organizations would be brought to bear on the successful completion of this project. Ben Polote with the Polote Corporation here and his organization are going to provide community outreach, costing, scheduling, constructionability advice, and they are also going to have a relationship with Williams, Russell & Johnson, which is the mechanical, plumbing and fire protection firm, a minority-owned firm in Atlanta with which we — with whom we've all worked for a long time. Down at the bottom right you see Paul Mamalakis. I think most of you know him. Paul [Mamalakis] is the local principal of Rosser International. Rosser happens to be the only local firm that really has significant justice experience. In addition to that, we work with Rosser all the time. We have three projects going with them. In fact, I used to be President of that organization. So I know all their people intimately, a very strong ongoing relationship with them. On the other side are the three people that have been involved in the project today. Steve DePhillippe [phonic] will be our project manager. Gary Rotell is our senior design architect and Joe Fenton is a justice planner. Gary and Joe both worked on the development of the need determination study, which resulted in a programmer requirements and one concept design for the program. They have worked for months with your correctional staff and with your local staff developing concepts, understanding what the needs are, becoming familiar with the facility, and they would continue on this project in similar roles if we are successful. Now you've got three very well qualified teams down here to attempt to persuade you that they are the right team for this project. We, of course, feel that we are. My purpose today is to try to differentiate our team from the other teams in the sense that I want you to understand what we think is different about us as compared to other organizations. There's nothing — those are fine firms, they are all very well qualified, and you have a hard choice to make because you have to try to pick the one's that best.

Our comments revolve around these three concepts: knowledge, approach and experience, and we talked about that when we were in our initial interview. On the issue of knowledge, this has to do with who understands this project best. We have without our organization a group of people who do nothing but do planning for justice facilities all over the country. They've done more than 1,500 planning studies developing concepts for these kinds of facilities, nationally and internationally, and they are a part of our organization on an ongoing basis. They came down here, Joe Fenton, who is sitting back there somewhere, was the leader of that group, and they spent all the time that was required to understand your concepts, talking with your local people and talking with your correctional folks and getting to know the needs of the project. It's important to know that because that means as we go forward we'll be months ahead of where we would be otherwise had we not had that experience and should be able to accelerate this process. We know the folks, we have a relationship with them and we know that we can work with them successfully. As to the issue of experience, you've got three experienced teams here. The difference between our team and some others, or at least the thing that we think is unique about ours is we are a Georgia-based team. Everybody on this team is from Georgia. Half of the members of the team are from Savannah and the other half are from Atlanta. We've teamed up with Rosser

and that means that the two oldest, most experienced justice practices in the State of Georgia and in the Southeast are combining to bring their total resources to bear on this project. We're working with Ben Polote. We first met Ben [Polote] back in 1995 in the Governor's Mentor Protégée Program and we've had an ongoing relationship with him ever since after having executed a major project at Georgia Southern University. So we try to do business with Ben [Polote] on a continuing bases because we like the relationship. So the point is we all know each other. This is not an ad hoc group that's been put together for this project. This is a group that has been working together for a long time and will continue to work together after this project is completed. We respect each other, we know each other, we know that we can work together, we don't have to learn anything about one another. But, having said that, it's also important that we've designed over 50,000 correctional beds collectively among our team around the country. We've done more than 20,000 beds here in Georgia. All of those counties that you see on that experience banner: Bibb, Butts, Cherokee, Clayton, Cobb, DeKalb, all of those we have done major assignments for. We currently are doing an expansion, for example, of Cobb County, which is almost identical to this in terms of its scope and complexity. It's a \$100,000,000 project. We're just about through with the contract documents. It's just about ready to go under construction and we're working with the Rosser organization on that project. So my point is that we are up the road, three hours, three and a half hours, maybe three hours if we know all the Sheriffs along the way. We can get here pretty quickly and we can be on site to deal with the issues as we go through this process. We're going to assemble a single location where we assemble all of our architects who are working on this project and they are going to stay there until we complete this project, and we're going to have a studio here in Savannah in Ben Polote's office where we can have [inaudible] with your people and we can met with your folks and we can have meetings and we can do all the things locally that we need to do to accomplish this project successfully.

Finally, on the issue of approach, what we tried to do is put together the strongest possible local and Georgia firm with the national expertise to accomplish this project and to do it with people that know one another. We're talking — I mentioned the long-term collaboration. We do have the specialized staff. Everybody that's down here, other than Paul [Mamalakis] and me and Ben [Polote], the people that are assigned as the leaders of this group, have dedicated their entire lives to the execution of correctional work. None of them do anything else. That's all they do is design jails, prisons and court facilities. So right here in Georgia you've got the expertise that you need to accomplish this project and you've got nationally known experts to do it. And then finally, Ben [Polote] — one of Ben's roles is to make certain that we address the community properly. Ben [Polote] is more concerned about his role in Savannah than his relationship to the community than anybody I know. His responsibility is to make certain that we do that and do that well. Now even before we met Ben [Polote], our firm was concerned with that sort of thing. We did the juvenile justice facility in Atlanta for Fulton County [...switching tapes...] award and that was as a result of that community involvement. So Ben [Polote] will be not only dealing with the folks that are on our team, but other people, such as bankers, printing companies and other organizations that we can give business to as we go through this process to make certain that we are taking into consideration all the community needs. So those three things: knowledge, approach and experience we think make us a little bit different. Not saying it makes us better. We think all of the firms that you are considering are highly qualified, but we do think that we put together a team that has some unique qualifications for this project, and we appreciate your consideration of our presentation. We'll be available for any questions that you might have. Thank you.

Chairman Liakakis said, thank you very much. What I'd like to do now, of course, we have the Sheriff here and some of his staff, and Al St. Lawrence, the Sheriff of Chatham County, has well over 45 years in the law enforcement area. He was Chief of the County Police Department for many years. When he retired, he ran for Sheriff. He has overseen the jail on Habersham Street, he has overseen the jail on Montgomery Street, the one next to the Montgomery Courthouse, and also now he heads up the jail facilities over on the Chatham Parkway area. So we have asked the Sheriff to come today and give us his view and, you know, what his people feel like Colonel McArthur Holmes, who is the Chief Administrator for the jail also. So, Sheriff, would you start your presentation.

Sheriff Al St. Lawrence said, thank you, Mr. Chairman and Members of the Commission. With me is three of my staff members that have a combined total of almost a hundred years in operation and maintenance of a detention center, jail facility if you will. Construction is not foreign to us or design. We were involved in the — these same staff members were involved in the design and construction of number five, which was in 1988. Then in '91 and '92, and I was elected Sheriff in June of 1992, they were involved in the construction and design of the 1,224 bed facility we have out there. So it's not — it's not foreign to us. I think we're dealing with three good companies. These were my appointees to the evaluation board. I would not appoint myself because I didn't want to create what I thought would be a conflict of interest. I wanted to stand out and see what was said and what was going on. I sat the whole day through all the presentations they made. My staff and I are unanimous in what I recommend to you, and that's the Facility Design Group. I'll be glad to answer any questions you have or you can question any of my staff members. I made my decision, I called the Colonel in, I asked him what decision they had made, and they made the same decision I did as a group. So that's where we stand.

Chairman Liakakis recognized Commissioner Odell.

Commissioner Odell said, thank you, Mr. Chairman. Mr. Chairman, I'm prepared to make a motion that we direct staff to negotiate with Facility Design Group for the scope of the work, fees and schedule of architectural engineering design services for the Chatham County Detention Center, and I make that motion based upon I've known Sheriff St. Lawrence for 32 years and the Sheriff, that's his pick and that's my pick. Commissioner Kicklighter said, second.

Sheriff St. Lawrence said, thank you very much. I really take this to heart because this is probably the largest contract this County has ever dealt with, I believe, \$110,000,000, and I insist not only that it's done right, but whoever gets this

contract may not be happy in two or three months because we're going to be looking over their shoulder, the Colonel and myself, and they're going to make us happy, I promise you that and you're going to get your money's worth. Thank you.

Chairman Liakakis asked, any other questions? Do we have a second? Commissioner Kicklighter said, I seconded it. Chairman Liakakis said, alright, we have a second — Commissioner Kicklighter. Chairman Liakakis recognized Commissioner Stone.

Commissioner Stone said, I think that — I can only speak for myself, I cannot speak for the rest of my fellow Commissioners, but I do have to lean on the Sheriff for his expertise here. He's the man out there all the time working in this facility. I'm not an engineer, I'm not an architect, and thank goodness I don't reside at the jail, but I do lean very heavily on the advise and the comments that you bring forward today because you've been out there for many years, and I just want to make sure that you are able to work with whatever group we select here today. I think that's extremely important to get what we need out there to make it work for what you — to make you be able to do the best job that you can. Sheriff St. Lawrence said, I'll work with anybody and, you know, disagreements are a part of life, but I want this project done and I want it done right. I'm going to have my staff oversee it and it's going to be done right, I assure you.

Chairman Liakakis recognized Commissioner Kicklighter.

Commissioner Kicklighter said, thank you, Mr. Chairman. After listening, basically I think that all three firms are very much qualified, just close to being equal as far as sitting here listening to everything. Looking at the scoring chart, everyone per item is relatively close. Listening about the Facility Design Group, the one thing that caught my attention and right off the bat was when Mr. Polote said that over 50% of the team is actually local and said that the group has — Mr. Polote didn't say this, the other gentlemen — that they built over 50,000 inmate beds, 1,500 planning studies for detention centers, and this part was major to me also, the group has been together for years. They are not recently formed. I think that's huge that they've worked together before and they're together again to work on another project, and the main thing that stood out in my mind on listening and making a decision here is if you look at the extent of partnering with local firms, the Facility Design Group exceeds everyone else. They're at a higher rating with a 7.9 than any others, and I think that's what we in this community need to do. If it was some major difference in any area, you know, I would say do what we need to do, but everything is so close, but apparently we have the more local participation as well as it being all within the State so that's why I seconded the motion and that's why I'll support it.

Chairman Liakakis recognized Commissioner Thomas.

Commissioner Thomas said, thank you, Mr. Chairman, ladies and gentlemen. I, too, feel that the presentations that were made this morning by each firm were excellent. You had some very excellent points, but what stood out in my mind, as with the other members of the Commission, is that of the local residence or local participation. The extension of including long-term minority participation and whomever receives this contract I for one am going to be riding your hide in terms of minority participation, and I mean, you know, I'm not saying that facetiously or anything like that, but it's high time that minorities get a portion of the pie, so to speak, and I'm not talking about a minimum type of inclusion. I'm talking about a large chunk because when the SPLOST program was initiated we asked all of our fellow citizens to come to the table and help get the SPLOST passed, and I can tell you that it was the minority that took us over, and so, therefore, I want to ensure that they are included and not just at a minimum base. So I hope that you understand where I'm coming from. I will support that motion, but I want the firm to understand that I will be looking at it very keenly and make sure that you are on track with that. If not, I'm going to be the first one to start hollering. Okay? Alright?

Chairman Liakakis recognized Commissioner Gellatly.

Commissioner Gellatly said, thank you, Mr. Chairman. I read all three proposals very, very closely and item by item, and I agree that all three were certainly qualified, and after saying that, why, I listened very carefully what the Sheriff had to say and I know for decades and decades his staff is standing behind them, and I have the highest respect for each and everyone of them, and it's always been my policy to back and support the High Sheriff of Chatham County and this will not be an exception. I think that the firm that wins this, they're going to get to know the Sheriff on a close and personal basis, like I have. I've got to tell you, he's a real SOB. He's a taskmaster — and his staff behind him are not disagreeing — and I guarantee you that he's a taskmaster. He'll expect this project to be done on time and he doesn't even want to hear the word cost overruns. Commissioner Thomas said, thank you. Commissioner Gellatly said, and I appreciate that. Thank you.

Commissioner Gellatly said, Mr. Chairman, if I may one thing.

Chairman Liakakis said, well, Harris [Odell] and I — go ahead, pass that down. These are in succession. Anyway what I'd like to say, you know, this has been a long road. You've got three of the finest teams that we could have, you know, that are the finalists in this particular group, and looking at all of the information that was given, but because of our Chief — our former Chief here — some 20-21 years here, listening to him, our Sheriff who has well over 45 years in law enforcement, and what he has done, I feel that personally to respect the wishes of the Sheriff who has to, you know, oversee this jail again once it is built, it's designed and built, and listen to him and his staff people because that's very important because they are associated with this on a daily basis, not something that we might be working on for three months, six months in the design or whatever, or in a period of time, a couple or two-three years to get it built,

but this situation that we've got now is one that we have to take long consideration on. All of the Board members, the nine Board members here have received the information and, as I stated earlier, we have, you know, these are the three finest teams. We know that, you know, both the Kimball and their presentation that they were given to the committee, the Heery Justice Group also did good, excellent, and the Facility Design Group, but after we look at all of this, and we can see, you know, that some of the people that were up at the microphone there, Sylvester Formey, who has done a lot of projects in our community, who has been involved in our community for many things, you know, talking, you know, with one of the firms about his participation and what he's done in there with the other company, but, you know, sometimes we have to make tough decisions, you know, here and we listen to, you know, what our Sheriff has said and our former Chief of Police, who has given us protection and all, and so we want each and every one of you to know that we're not taking this lightly. You have heard, you know, the comments from some of the Commissioners, and what I'll do then is I will go to Dean [Kicklighter] and then I forgot about James Holmes, so Dean [Kicklighter].

Commissioner Kicklighter said, thank you. I'll just state this. I mean, laying it out there, as far as minority participation, Heery and Lott & Barber put down 57%, which was a decent amount above the other two, but having — the reason I would support Facility Design Group is because although — it's simple — is they are going to be a lot more local than the others. So by being local you're going to have more local participation, which benefits local minorities, and I don't mind people like myself getting a job either. So, you know, that's a win/win for people that live in this County. We get to help local minorities and the local — you know, I was born a white guy. I've got a better chance of getting a job with this group here also. So it will benefit our local minorities and our local people, which to me is what we always need to do is represent — I was elected for Chatham County. I'm here to look out for the residents of Chatham County. That's what this done, and that's that.

Chairman Liakakis recognized Commissioner Holmes.

Commissioner Holmes said, 30 years ago if anyone would ask me if I would be in this seat here trying to make a decision on selecting someone to build a detention center for youth in Chatham County, I would tell you lie [sic] because I help build youth. But looking back at all the companies that presented themselves to us today, I've heard practically everyone talk about youth and the youth is our future light as we take it. I don't care if they're bad youth, good youth, any kind of youth. Light as we take it, the youth is our future. Either we're going to correct them youth so they could be more possible for our future or we leave them alone. Now, I'm looking back at this County, if we can lock up, why not give this County and this local firm an opportunity to build up, and that's how I look at it. We're locking up our youth, but give us an opportunity to build this facility, and I'm quite sure when this facility is built, when it's completed, the economic part of it, hopefully as I hear each one of the stated about the economic part, evidently that economic pie must be taste good. Now I never tasted an economic pie. I'm a poor boy, but that pie, but always been given a slice to me, but here go an opportunity now for me to handle the pie. Let me give the slice to who I want it to have. And that's how I look at it. I'm going to respect the authority of our Sheriff and his team, all the other teams that we heard today, who was great. But thank you for coming forward, release the pressure off of us because this have never been an easy task. Thank you.

Commissioner Odell said, thank you, James [Holmes]. This is kind of like selecting a physician and I reviewed the three proposals and areas of evaluation and appoint assignment. Unfortunately, being a lawyer you tend to want to recreate and score based upon your personal experience and background, and that's what I did. And my point that I scored was for the Facility Group based upon the number of jails they've built and the fact that the minority participation and the majority — I want to give Dean [Kicklighter] some new [sic] — pretty soon on the Westside you may be a minority, Dean [Kicklighter]. But this jail is going to be built based on tax dollars collected from here. We're not going to go to Atlanta to have them contribute money to build the jail here. While I would rather spend the money for social programs, programs on parenting, psychological assessments because of overwhelming majority of the people in jail are in jail because of drugs, and if you are a pork-head you often due to depression medicate with an illegal drug whereas if you have health insurance and other opportunities, you go get Prozac and other legal medications which achieve basically the same thing. But that's not the decision here today. The decision here today is who do we select and why, and part of that why is that this Commission has a love affair with the Sheriff's Department. It's not like in the past where we sued one another, we got bumper stickers to get people to run against one another. We actually try to work for the betterment of Chatham County, and I think that that's a — there's a poem called *A Crystal Moment* in which times in life that moment comes about. This relationship that we have with our constitutional officers is a crystal moment. All three of the groups are capable of building this facility or they would not have made the top three, and if we haven't said we need to say it that we thank each and every one of you for your participation. It could have been different, but this is — we live in a democracy. The will of the majority is how we vote. And having said that, and realizing that there is some great comments to be made, I will call for the question to terminate discussion.

Chairman Liakakis said, the question has been called for. We have to vote now. Let's everybody go on the board for the question on the floor. Chairman Liakakis and Commissioners Stone, Holmes, Odell, Gellatly, Kicklighter and Thomas voted in favor of the motion. Commissioner Shay voted in opposition. The motion carried by a vote of seven to one. [NOTE: Commissioner Farrell was not present.] Chairman Liakakis said, the motion passes.

Chairman Liakakis said, we thank each and everybody for coming today. All of the groups were outstanding. You heard the comments from the Commissioners, you heard the comments from the Sheriff, you know, and our community. We thank each and everyone of you for the things that you have done in the past, and we wish all of you success in the future. Thank you. The meeting is adjourned. County Manager Abolt said, recessed. Chairman Liakakis said, excuse me.

Mr. Ben Mitchell said, Mr. Chairman, I just feel I have to say this. I've been in this community for 33½ years. Chairman Liakakis said, identify yourself for the Clerk. Mr. Mitchell said, I'm Ben Mitchell, Pastor, Connor's Temple Baptist Church, President of Con-Ed Advisory Board and also Vice President of the IMA Political Action, Sam Williams is President. I have to say this because for 33½ years, and out of whatever is going on in this country, whether we agree with it or whether we don't, we can say fairness, righteousness and morality has spoke here today. We live in this town and we pay taxes, and we have people who go out to make a living who can do the same work that we do here has been recognized. And not only the majority, but everybody. Now another message it also sends, whether the majority come and look at a minority company, know that when they come to Chatham County they got to look at minority. That's the only way we going to make it in this country and this County is that we have to learn to work together, and we all eat and have to send our children to school. Mr. Chairman, we thank God Al St. Lawrence is the only one — where's Al — Al's [St. Lawrence] the Sheriff, is one of the main people I don't mind voting Democrat and Republican because Al is a very fast, righteous, honest man and he's done good work here for our County. I just wanted to say that as a taxpaying citizen. Y'all made me feel good today. May God bless you. Thank you.

Mr. Chester Dunham said, my name is Chester Dunham and I don't want to repeat the same things that Mitchell said, but he's right in line with the things I want to say. First, I want to — to the Chairman and the Commissioners. Y'all made me felt good today. I thought we was going to come here today and really, you know, say some things and speak to y'all, but we don't have to say anything. And the Sheriff and his staff did it all. The reason I'm up here is because I have a stake as an individual in this project, and I'm talking about SPLOST, we're talking about the ESPLOST. You all are the first local government that kicks it off so y'all took the lead because we're going to be dealing with the City and also the Board of Education. Dr. Priscilla Thomas stated, and it's a fact and y'all know it, it's African-American that caused because that passed the SPLOST and ESPLOST. That's a fact. The next thing is when I say I have so much at stake because I wear so many hats. I think as an individual I probably have gotten more votes for this project than anybody else, and the reason I say that is nothing that I'm so happy and jumping up and down because of the many hats. Number one is that the radio station that I have and the Chief — I mean, the Chairperson can tell you that because what we did, we took two hours with local government — I mean, the County government, City government and the Board of Education to say to the community, tell them the positive things about this ESPLOST and ask them to vote on it. That's number one. The next one is my involvement with the A. Phillip Randolph Insitute, my involvement with labor period and especially INA Local 1414. We delivered those votes. So this morning all of you made me proud. Mr. Kicklighter, I agree with what you said a few minutes ago because I want African-American participation. It better be, but I wear the hat that deals with a lot of labor across the board, white and black. And I talked to Polote and I look at everything what they're talking 50 to 60% or workers in this area, because we are the ones in this area and any other organization and the other ones who did their presentation were really good. All of them. It's nothing on there because we can hire or could have — you all could have made the decision to select any of those firms, but I just wanted to say that you all made me feel good this morning as an individual and I appreciate that. Thank you very much.

Chairman Liakakis said, thank you. Alright, we'll have a couple of more comments then.

Dr. Prince Jackson, Jr. said, Mr. Chairman. Chairman Liakakis said, yes. Speak a little louder or either come up to the podium please. Dr. Jackson said, Mr. Chairman and Members of the Board of Commissioners, I'm Dr. Prince Jackson, Jr., President of Savannah Branch NAACP. I'm not going to make a speech, I'm just going to say thank you on behalf of African-Americans in this community who worked so hard to get this SPLOST tax passed, and what you've done today is fair and we appreciate it. And let me say to Al [St. Lawrence ], it looks like you got another 45 years. Thank you very much.

Chairman Liakakis said, Pastor, do you want to say —. Come on up to the microphone.

An unnamed gentleman said, I'm sure all of us are delighted to be here this morning to be in your midst to see an organization at work so smooth. Thank God for you. Chairman Liakakis said, identify yourself. Pastor Fogle said, I'm Pastor Fogle. I'm the Assistant Pastor of Central [inaudible] Church where the Reverend George A. Moore is the Senior Pastor. The thing I'm concerned about, and some of the people telling me somebody going to say something about it. Who going to pay for that ticket on our car out there today? That's what I'm concerned about. You answer that question and I'll be alright. Commissioner Odell said, the Chairman's going to do it.

Chairman Liakakis said, well, I tell you what you do, Pastor. If y'all have it, just give it to me and I will actually pay for it. I won't ask for any excuses. I'll be more than happy to pay for it.

~~AGENDA ITEM: IX-2~~  
~~AGENDA DATE: June 11, 2007~~  
**AGENDA ITEM: V-1**  
**AGENDA DATE: June 21, 2007**

**TO:** Board of Commissioners  
**THRU:** R. E. Abolt, County Manager  
**FROM:** Michael Kaigler, Director  
Human Resources and Services

**ISSUE:** Request Board to authorize staff to negotiate with L. Robert Kimball and Associates (Ebensburg, PA) + Barnard Architects (Savannah, GA), the scope of work, fee, and schedule for architectural/engineering design services for the Chatham County Detention Center (CCDC) Expansion project. This is in accordance with the requirements of the Chatham County Purchasing Manual for the Quality Based Selection (QBS) process.

**BACKGROUND:** The 2008 SPLOST referendum allocates funds for the construction of the Chatham County Detention Center Expansion project. County Purchasing staff issued a solicitation for the architectural/engineering design services part of this project. The solicitation was properly advertised in accordance with County policy. Six firms submitted proposals that were evaluated by County staff.

**FACTS AND FINDINGS:**

1. The Quality Based Selection (QBS) process used by the County to hire a firm for design services is in accordance with the Chatham County Purchasing Ordinance and Procedures Manual. It consists of a three step process described in pages 12 and 13 of the Request For Proposal (RFP). The following is a brief description of the 3 step process:

Step 1: Acceptance and Evaluation of Qualification Proposals.

The top three firms are "short listed" and invited for an interview.

Step 2: The short listed firms are interviewed.

Step 3: Negotiation of Fee/Schedule

Based on the combined scores of Step 1 and Step 2, the Evaluation Committee recommends the top ranked firm. This is presented to the Board through the County Manager. The Board then authorizes staff to proceed with negotiation of a scope, fee and schedule with the top ranked firm. Should successful negotiations not be reached, the County will move toward negotiating with the second-ranked firm. If successful negotiations cannot be reached with the second ranked firm, staff would then negotiate with the third ranked firm. If successful negotiations cannot be reached with any of the top ranked firms, re-solicitation would be required.

2. The CCDC Request for Proposal was scored on 325 points maximum on the following sections:

Step 1: Proposal Evaluation	Total 250 points
Experience (70 points)	
Qualifications (60 points)	
Project Understanding (70 points)	
MBE/WBE Participation (40 points)	
References (10 points)	

Step 2: Interview	Total 75 points
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3. Staff is aware that correctional design expertise is limited within the County. Particular attention was given in the RFP to make sure that local design firms would be able to participate in this project. The RFP emphasized through scoring, the requirement for local participation. The importance of local participation in both design and construction was specifically discussed by staff at the Mandatory Pre-Proposal Conference. In the Qualification section, Local Partnering was scored on 25 points. Six firms submitted proposals. Only one firm from Savannah (Hussey Gay Bell & DeYoung) submitted as a prime. The rest five out-of-town firms all partnered with local Savannah firms to comply with this requirement. Each RFP was scored in the MBE/WBE participation section for 40 points. The Evaluation Committee was very much aware of the need to do business with local firms and minority firms. The RFP listed them as specific scoring sections. These sections were listed separately in the scoring sheets provided by the Purchasing Department to each member of the Evaluation Committee. **(See matrix, Attachment 1, for detailed information on local and minority participation for each firm).**

4. Proposals were received from six design firms:

- L. Robert Kimball (Ebensburg, PA) + Barnard & Associates (Savannah, GA)
- Heery Justice Group (Atlanta, GA) + Lott & Barber (Savannah, GA)
- Facility Design Group (Smyrna, GA) + Rosser International (Savannah, GA)
- Strollo Architects (Orlando, FL) + Charles L. Deane Architecture (Savannah, GA)
- Hussey, Gay, Bell & DeYoung (Savannah, GA) + Carter Goble Lee Companies (Columbia, SC) + Hellmuth, Obata, & Kassabaum, Inc. (Atlanta, GA)

- RQAW (Indianapolis, IN) + Watkins Associates (Savannah, GA)

5. The Evaluation Committee was comprised of the following seven members:

- Col. McArthur Holmes (Sheriff's Department - appointed by the Sheriff)
- Capt. Bruce Riner (Sheriff's Department - appointed by the Sheriff)
- Major John Murray (Sheriff's Department - appointed by the Sheriff)
- Robert Marshall (Purchasing Department - required to represent Purchasing)
- Parveez Yousuf (Engineering Department - Project Manager for the project)
- Bobby Stennett (Engineering Department - Construction Manager for the project)
- Harry McDonald (Special Projects - included due to construction experience)

All scores are an average of the scores of all seven Committee Members.

6. Scores for the top three firms for Step 1 (Proposal Evaluation) are listed below:

		Points	Minority participation
1.	Robert L. Kimball + Barnard	201	30%
2.	Heery + Lott & Barber	182.3	57%
3.	Facility Design Group + Rosser (250 points possible)	180.4	31%

(See matrix, Attachment 2 for detailed scoring).

7. The top three firms were brought in for interviews that were held on April 17, 2007. The following are scores for Step 2 (Interview).

		Points
1.	Robert L. Kimball + Barnard	63
2.	Heery + Lott & Barber	61
3.	Facility Design Group + Rosser (75 points possible)	57

8. Ranking of the top three firms at the end of Steps 1 and 2 is as follows:

		Total Points
1.	Robert L. Kimball + Barnard	264
2.	Heery + Lott & Barber	243.3
3.	Facility Design Group + Rosser (325 points possible)	237.4

9. Based on total scores, the Evaluation Committee recommends negotiating scope of services and fees with the top scoring firm, L. Robert Kimball and Associates + Barnard Architects. After successful negotiations, staff will request Board approval to award a design contract to L. Robert Kimball and Associates + Barnard Architects for the architectural/engineering design services for the CCDC Expansion project.

**FUNDING:** No funding is required at this time.

**ALTERNATIVES:**

- 1. That the Board authorize staff to negotiate with L. Robert Kimball and Associates + Barnard Architects, the scope of work, fee, and schedule for architectural/engineering design services for the Chatham County Detention Center Expansion project.
- 2. Provide staff with other direction.

**POLICY ANALYSIS:** It is consistent with Board policy to authorize staff to negotiate with the highest scoring architectural/engineering firm for design project.

**RECOMMENDATIONS:** Staff recommends approval of Alternative 1.

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**ADJOURNMENT**

There being no further business, Chairman declared the meeting adjourned at 10:25 a.m.

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APPROVED: This \_\_\_\_\_ day of \_\_\_\_\_, 2006

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Pete Liakakis, Chairman  
Chatham County Commission

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Sybil E. Tillman, County Clerk