



July 3, 2013

Mr. Dave Walsh
Utah State Capitol Complex
East Office Building, Suite E330
P.O. Box 142330
Salt Lake City, UT 84114-2330

Re: PRADA Committee

Dear Dave:

I've had the opportunity to follow the efforts of both the first PRADA committee and subsequently the current one. The process being undertaken by the State and its PRADA committee members to relocate the current prison and re-purpose the existing Draper site to benefit economic development is truly a massive effort by dedicated individuals.

The first PRADA committee gathered information which ultimately led to the conclusion that moving the prison and taking advantage of the economic development opportunities for Utah at the existing site was worth pursuing further. I believe there are ways to continue to move this process along expeditiously, maximizing the benefits of lower interest rates and protecting the people of Utah.

In preparing the Request for Information, PRADA articulated its basic needs and desires. The current PRADA committee could take its list of key issues they have developed and combine them with the scope used to prepare the first PRADA committee's RFI. I believe this combined information/scope would be sufficient to prepare the appropriate language for an RFP. My understanding is that Lynn Hendricks from DFCM was the author of the RFI and I believe he could modify what he has previously prepared to create the RFP without delay.

By expediting the RFP, I feel the State will get information from proposers all over the country who will have innovative and creative ideas for the prison relocation, the repurposing of the Draper site and programming to reduce recidivism. Some specific ideas will likely be about financing, project programming, design, operational savings, rehabilitation programs, and how to maximize the economic development benefits on the repurposed Draper site. This information will give the PRADA committee a wealth of free information it can use to evaluate the relocation, redevelopment and rehabilitation

programs. The Committee members will then be able to make an informed decision as to if this endeavor is in the best interest of the State and if so, which proposer(s) are best qualified to execute the plan(s). If the information is insufficient or does not provide viable solutions for the State, it could issue another RFP with new information at a later date. If this process produces a viable solution, the State will be well ahead of the game in taking advantage of lower interest rates, lower construction costs and the State's economic development momentum.

Interest rates and construction costs are beginning to rise. However, there is still a window of opportunity for the State to economically have a new state of the art prison which will be safer, more efficient and more cost effective; and to also continue the State's economic growth by creating more jobs and increasing State revenues through the great economic redevelopment opportunity that exists on the 692 acre Draper site.

Furthermore, I believe that the State will be best served to create three RFP's, one for the prison relocation, a second for the economic development of the Draper site and a third to propose programing to reduce recidivism. This process will give the State the opportunity to streamline the focus on each individual project and create more flexibility in the selection process of the most qualified team(s).

I respectfully request that this information be given to Lane Summerhays, PRADA Committee Chair, and the PRADA Committee for their consideration.

Sincerely,
Deseret Corrections Center

Thomas C. Mabey
Managing Partner