STATE OF UTAH
Prison Relocation Authority Committee

AGENDA

Prison Relocation Authority Committee Meeting

Friday, March 16, 2012
8:00am to 9:30 a.m.
Capitol Board Room 240

8:00 am – Welcome and Call to Order – Gregg Buxton, Chair and Director of Utah Division of Facilities and Management

8:05 am - Discussion and approval of January 27, 2012 minutes

8:15 am – Any questions relating to full Wikstrom Study or summary

8:30 am – Begin draft of RFP

9:25 am - Other Business

STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

Division of Facilities Construction and Management

DFCM

Solicitation for Programming Services

Value Based Selection Method

2-3-2011

State of Utah Prison Relocation Program

DFCM Project No. (project number)

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Current copies of the following documents are hereby made part of this Solicitation for Consultants (SFC) by reference. These documents are available on the DFCM web site at http://dfcm.utah.gov/StdDocs/index.html "Standard Documents" – "Reference Documents I" – "Item 7. Supplemental General Conditions" or are available upon request from DFCM:

DFCM Supplemental General Conditions dated July 1, 2010 *
DFCM Supplemental General Conditions dated May 11, 2010
DFCM Supplemental General Conditions dated July 1, 2009
DFCM Supplemental General Conditions dated July 15, 2008
DFCM Design Manual dated March 15, 2006
DFCM General Conditions dated May 25, 2005

*** NOTE: THE NEW SUPPLEMENTAL GENERAL CONDITIONS EFFECTIVE JULY 1, 2010 ADDRESSING DRUG AND ALCOHOL TESTING ARE REFERENCED AT THE LINK ABOVE.**

The Agreement and General Conditions dated May 25, 2005 have been updated from versions that were formally adopted and in use prior to this date. The changes made to the General Conditions are identified in a document entitled Revisions to General Conditions that is available on DFCM's web site at http://dfcm.utah.gov

NOTICE TO CONSULTANTS

The State of Utah - Division of Facilities Construction and Management (DFCM) is soliciting the services of qualified firms/individuals to perform programming services for the following project:

DRAPER PRISON RELOCATION

DFCM PROJECT NO.

The scope of services includes programming for a new prison on a new site, with a 6,000 bed capacity and support facilities to accommodate the full capacity. Construction budget for this project is not determined.

The selection shall be under the Value Based Selection method. The Solicitation for Consultants (SFC) documents, including the submittal requirements and the selection criteria and schedule, will be available in electronic format on CDs beginning on February 3, 2011 from DFCM at the State Office Building - Room 4110, Salt Lake City, Utah 84114 and on the DFCM web site at http://dfcm.utah.gov. For questions regarding this solicitation, please contact Kurt Baxter, DFCM, at 801-538-3018. No others are to be contacted regarding this solicitation.

A MANDATORY pre-submittal meeting will be held at 10:00 AM on Tuesday, February 15, 2011 at the DFCM, 4110 State Office Building, SLC, UT 84114. All Consultants wishing to submit on this project must attend this meeting.

Submittal dates for the required references, management plans, statements of qualifications, and interviews will be based on the Project Schedule included in the SFC.

The Division of Facilities Construction & Management reserves the right to reject any or all submittals or to waive any formality or technicality in any submittal in the interest of the State.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
MARLA WORKMAN, CONTRACT COORDINATOR
4110 State Office Bldg., Salt Lake City, Utah 84114

PROJECT DESCRIPTION

The scope of services includes programming for a new prison on a new site, with a 6,000 bed capacity and support facilities to accommodate the full capacity. The project will include medium and maximum security housing, support facilities to adequately administer a diverse prison population, and create a facility that supports and enhances security, safety, accessibility, efficiency and maintenance for the prison administration and population. The facilities will be designed to achieve a 50 year life-cycle construction quality level. The construction budget for this project is not determined.

PROGRAMMING SCOPE OF WORK

The programming scope of work includes, but is not limited to:

- Programming Subconsultants
  - Audio visual, education, acoustical, scheduling, cost estimating, sustainable design, etc.
- Pre-Program Analysis
  - Review existing studies – see "Draper Prison relocation Study" 2005 by Wikstom Economic & Planning Consultants: http://dfcm.uth.gov/draperprison/index.php
  - Review existing master plan(s)
  - Fee and programming negotiation
- Site Analysis (Not included in this scope)
  - Master plan analysis
  - ALTA and topographical survey of the site
  - Geotechnical evaluation and analysis of the site
  - Surrounding facility analysis
  - Comprehensive utility impact and connection fee analysis
  - Demolition requirements
  - Fire exiting
  - Fire and emergency apparatus access
  - Pedestrian circulation patterns
  - Vehicular circulation patterns
  - Parking requirements
  - Dock and service access
  - ADA access
  - Existing landscape assessment
  - Future landscape considerations
  - Impact on adjacent neighbors
  - Comprehensive existing utility and infrastructure evaluation

Infrastructure system evaluation

- ○ Water
- ○ Irrigation systems
- ○ Fire – water flow analysis
- ○ Sewer
- ○ Power capacity
- ○ Data and voice
- ○ HVAC systems if applicable
- ○ Storm drainage systems
- ○ Central heating and air conditioning plant analysis

• Facility Analysis
LEED Silver Standard
DFCM Building Envelope Standard
Summary of spaces
Individual space list
Individual space information (one for each space including building support and "core" spaces)
○ Size of space required
○ Function and use of space
○ Furniture required
○ Fixtures required
○ Equipment required-fixed
○ Equipment required-not fixed
○ Power required
○ Lighting level
○ Hours of operation
○ Number of occupants - actual
○ Number of occupants - code
○ Ceiling height
○ Floor finishes
○ Ceiling finishes
○ Wall finishes
○ Special finishes
○ Data outlets/locations
○ Power outlets/locations
○ Voice outlets/locations
○ AV outlets/locations
○ Acoustical requirements
○ AV system requirements
○ Space layout requirements
○ Items that will be provided by owner (NIC)
○ Occupancy group (building code)
○ Code considerations
Space affinity diagram
Space stacking diagram
Interior circulation patterns
Massing study/relationships to surrounding buildings
Exterior finish consideration
○ Glass systems
○ Skin considerations
○ Roof systems
○ Waterproofing systems
○ Entry ways
○ Solar gain patterns
○ Prevailing winds
○ Historic weather patterns
○ Service access systems

○ Texture, color and materials
○ Historical considerations

○ Master plan considerations
○ Special design considerations
Engineering systems
○ Electrical power requirements
○ Electrical lighting requirements-interior
○ Electrical lighting requirements-exterior
○ Structural requirements
○ Mechanical requirements
○ Plumbing requirements
○ Civil requirements
○ AV requirements
○ Special energy requirements
○ Commissioning considerations/requirements
○ Acoustical engineering requirements
○ Security requirements
○ Telecommunication requirements
○ Special engineering consideration/requirements
• Project Development Requirements
    Cost estimate-construction (including any demolition and a breakout for AV, telecommunications, and impact/connection costs)
    Cost estimate- project (soft costs including FF&E)
    Costs acquired from the utility companies-utility connection fees
    A project schedule including: design, construction, commissioning, FF&E, and user move-in
    Delivery options analysis
    Case studies – comparisons to similar facilities
    Utilization
    Growth analysis
    Development options
    Conceptual designs
    Phasing studies
    Master plan integration/update
• Deliverables
Programming document
○ Acknowledgments
○ Table of contents
○ Signature approval page
○ Executive summary
○ Program methodology/program format
○ Introduction
○ Site considerations
▫ Site plan – with proposed stadium – to scale
○ Space considerations/facility analysis
▫ Space summary list
▫ Individual space lists
▫ Individual space diagrams with FF&E
▫ Affinity and stacking diagrams

- Building code analysis

○ Design considerations
  - Architectural requirements
  - Engineering requirements
  - Special requirements

○ Development considerations
  - Project FF&E schedules/costs
  - Project design and construction costs
  - Project development options
  - Project design and construction schedule
  - Case Studies

○ Appendix
  - Topographical & ALTA survey with all utilities (Not included in this scope of work)
  - Geotechnical survey (Not included in this scope of work)
  - Water flow analysis (Not included in this scope of work)
  - Special FF&E reference material
  - Master plan
  - Other related documents

Deliverable Formats

○ Draft and final document (10 draft; 15 final) – full color, tabbed, single sided, bound hard copies

○ Final document also in PDF with linked pages and files (15 CDs)

○ The survey and other CAD work shall be furnished and delivered in DWG and PDF format

- Additional Services (Optional)

REIMBURSEMENTS (ON A NOT-TO-EXCEED BASIS)

- Travel/lodging/meals/miscellaneous:

Travel as follows: flights shall be coach on commercial airlines; personnel vehicle use will be reimbursed at $0.50/mile; and incidental travel (taxi, bus, parking (only for airport long term), and other ground transportation) submit an original receipt for each item (tips for taxi, baggage, etc. are not reimbursable);

Lodging may be booked through the state and will be reimbursed at either the actual cost or $70/night (the state rate) – whichever is less (tips for baggage, maid service, doormen, etc. are not reimbursable);

Meal per diems are as follows: breakfast - $9; lunch - $11; and dinner - $16 (tips and tax on meals are included in the per diem amount).

Miscellaneous: e.g. express mail, photos, long distance calls. If possible, an original invoice must be submitted for each item.

PROCUREMENT PROCESS

The State of Utah intends to enter into an agreement with a firm to provide professional services as described.

The selection of the firm will be made using a Value Based Selection (VBS) system. The Project Schedule lists the important events, dates, times and locations of meetings and submittals. The terms of the project schedule are hereby incorporated by reference and must be met by the selected firm.

1. Solicitation for Consultant Documents

The Solicitation for Consultant (SFC) documents consist of all of the documents listed in the Table of Contents and all said documents are incorporated in this SFC by reference. The SFC will be available at DFCM per the attached schedule and on the DFCM web site at http://dfcm.utah.gov.

2. Contact Information

Except as authorized by the DFCM Representative or as otherwise stated in the SFC or the pre-submittal meeting, communication during the selection process shall be directed to the specified DFCM Representative. In order to maintain the fair and equitable treatment of everyone, Consultants shall not unduly contact or offer gifts or gratuities to DFCM, any Board officer, employee or agent of the State of Utah, users or selection committee members in an effort to influence the selection process or in a manner that gives the appearance of influencing the selection process. This prohibition applies before the SFC is issued, as the project is developed, and extends through the award of an agreement. Failure to comply with this requirement may result in a disqualification in the selection process. Consultants should be aware that selection committee members will be required to certify that they have not been contacted by any of the Consultants in an attempt to influence the selection process.

3. Requests for Information

All requests for information regarding this project shall be in writing and directed to:

Kurt Baxter (DFCM Representative)
Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114
E-mail: kbaxter@utah.gov
Facsimile: 801-538-3267

4. Project Schedule.

The Project Schedule lists the important events, dates, times, and locations of meetings and submittals that must be met by the Consultant.

5. Mandatory Pre-Submittal Meeting

A mandatory pre-submittal meeting will be held on the date and time and at the location listed on the Project Schedule.

A representative from each interested prime firm is required to attend. During the meeting, a presentation will be made to describe the overall scope of work and intended schedule. Interested firms may ask questions and request clarification about the project and the procurement process.

Subconsultants are invited to attend this meeting but it is not mandatory for them.

THE PRIME FIRMS ABSENCE FROM THE PRE-SUBMITTAL MEETING AND/OR FAILURE TO REGISTER PRECLUDES PARTICIPATION AS A SUBMITTING FIRM ON THIS PROJECT.

6. Submittal Due Dates and Times

All required submittals must be delivered to, and be received by, the Division of Facilities Construction and Management previous to the date and time indicated in the Project Schedule. Submittals received after the specified time will not be accepted. Please allow adequate time for delivery. If using a courier service, the submitting firm is responsible for ensuring that delivery will be made directly to the required location. It is your responsibility to allow for the time needed to park on Capitol Hill as recent construction activity has made the parking more difficult. Identification is required to enter the building.

7. Last Day to Submit Questions

All questions must be received at the office of DFCM no later than the time and dated listed in the Project Schedule. Questions must be submitted in writing to Kurt Baxter at DFCM.

8. Addendum

All references to questions and requests for clarification will be in writing and issued as addenda to the Solicitation for Consultant Services. The addenda will be posted on DFCM's web site.

Any addenda issued prior to the submittal deadline shall become part of the Solicitation for Consultant Services and any information required shall be included in your submittal.

9. Past Performance and References

As a Consultant completes each DFCM project, DFCM, the contractors and the using agency or institution will evaluate the Consultant. It is the intent of DFCM that this process will be the major source for evaluating past performance.

Consultants shall submit past performance and reference information by the time indicated on the Project Schedule.

For all DFCM projects completed in the last five years identify the project by name, number and DFCM project manager. Each Consultant wishing to compete for this project that has not completed at least three DFCM projects in the last five years, will be required to provide one copy of a list of references on additional similar projects for a total of three projects.

For non-DFCM projects provide the following information:

Point of Contact:	Person who will be able to answer any customer satisfaction questions.
Phone Number:	Phone number of the contact we will be surveying.
User Name:	Name of Company / Institution that purchased the construction work.
Project Name:	Name of the project.
Date Completed:	Date of when the work was completed.
Address:	Street, city and state where the work was performed.
Size:	Size of project in dollars.
Duration:	Duration of the project / construction in months.
Type:	Type of the project (i.e.: School, Offices, Warehouse, etc)

10. Management Plan

Firms will be required to develop and submit a plan demonstrating how they will manage their responsibilities, identifying risks, and how risks will be mitigated. An organization chart showing the roles and responsibilities of all pertinent decision-makers is a required part of the presentation.

Address project specific criteria, risks that have been identified by the SFC and additional risks that the team has identified. State how those risks will be mitigated.

As part of the Management Plan include your proposed project schedule. Indicate critical dates and other information in sufficient detail for the selection committee to determine if the time frames are reasonable.

The Management Plan should be concise yet contain sufficient information for evaluation by the selection committee.

The submitting firm shall provide seven copies of the Management Plan by the time indicated on the Project Schedule.

11. Statements of Qualifications

The submitting firm shall provide seven copies of the Statements of Qualifications by the time indicated on the Project Schedule.

The Statement of Qualifications is a short document that indicates the experience and qualifications of the firm, the project manager and other critical members of the team. It describes what talents their team brings to the project, how their knowledge of the subject will provide benefit to the process, how the team has been successful in the past and how that relates to this project. It should include information on similar projects that have been completed by the firm, project manager and other team members. Include the experience and special qualifications that are applicable to this project and/or are part of the project specific selection criteria.

12. Selection Committee

The Selection Committee may be composed of individuals from DFCM, the User Agency/Institution, and a representative from the design or construction disciplines.

13. Termination or Debarment Certifications

The firm must submit a certification that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from soliciting work by any governmental department or agency. The firm must also certify that neither the firm nor its principals have been terminated during the performance of a contract or withdrew from a contract to avoid termination. If the firm cannot certify these two statements the firm shall submit a written explanation of the circumstances for review by DFCM. Firms are to submit these certifications with their Statement of Qualifications.

14. Interviews

Interviews will be conducted with all firms who have met all of the requirements except as follows. If more than six firms are eligible for interviews, DFCM may convene the selection committee to develop a short list of firms to be invited to interviews. This evaluation will be made using the selection criteria noted below base on the information provided by the past performance/references, performance plan and statement of qualifications.

The purpose of the interview is to allow the firm to present its qualifications, past performance, management plan, schedule and general plan for accomplishing the project. It will also provide an opportunity for the selection committee to seek clarifications from the firm.

The proposed primary project management personnel, including the project manager, should be in attendance. The project manager is the firm's representative who has overall job authority, will be in attendance at all job meetings, and is authorized by the firm to negotiate and sign any and all change orders in the field, if necessary. Unless otherwise noted, the attendance of subconsultants is at the discretion of the firm.

The method of presentation is at the discretion of the firm. The interviews will be held on the date and at the place specified in the Project Schedule.

15. Selection Criteria for VBS Professional Services

The following criteria will be used in ranking each of the teams. The team that is ranked the highest will represent the best value for the state. The criteria are not listed in any priority order. The selection committee will consider all criteria in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criteria in the form of points.

A. DFCM Past Performance Rating. **15 Points**. Each prime firm will be given a past performance rating. The rating will be based first on how well the firm did on past projects with DFCM. If a minimum of three DFCM past performance ratings are not available a rating will be established using any DFCM past performance ratings that are available, supplemented by references supplied by the firm at the time the Management Plans and SOQ are submitted.

B. Strength of Team. **25 Points** Based on the statements of qualifications, the interview, and management plan, the selection team shall evaluate the expertise and experience of the team and the project lead as it relates to this project in size, complexity, quality, duration, etc. Consideration will also be given to the strength brought to the team by critical consultants including how they were selected and the success the team has had in the past in similar projects.

C. Project Management Approach. **25 Points** Based on the information provided in the statements of qualifications, the management plan and information presented in the interview the selection team shall evaluate how each team has planned to approach the project. The selection team will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented.

D. Schedule. **15 Points** The Consultant's schedule will be evaluated as to how well it meets the objectives of the project. Unless other objectives are stated the shorter the duration that is evaluated to be feasible while achieving an appropriate design is preferred. The Consultant shall discuss during the interview the project schedule identifying major work items with start and stop dates that are realistic and critical subconsultants and if they have reviewed and agree to the schedule. The completion dates shown on the schedule will be used in the contract.

The following criteria are project specific. They are added to the above criteria in determining the selection that represents the best value for the state.

E. Project Specific Experience. **20 Points** The Consultant's project specific experience will be evaluated as to the extent of background with prison design and programming. Also, the experience of the team as it relates to large scale prison developments.

TOTAL POSSIBLE POINTS: 100 POINTS

16. Fee Negotiation

Following selection of a Consultant by the Selection Committee and prior to the award of the agreement, DFCM will negotiate the final agreement fee with the selected firm. Should the DFCM be unable to agree to a satisfactory contract with the top ranked firm at a price that DFCM

determines to be fair and reasonable to the State, discussions with that firm shall be formally terminated. Negotiations will then be undertaken with the second ranked firm.

This process will be repeated until an agreement is reached or DFCM determines that it is in the best interest of the State to initiate a new selection process.

17. Form of Agreement

At the conclusion of negotiations, the selected Consultant will be required to enter into an agreement using the attached form of the Professional Services Agreement.

18. Licensure

The Consultant shall comply with and require its subconsultants to comply with the license laws of the State of Utah.

PROJECT SCHEDULE

PROJECT NAME: DFCM PROJECT NO.				
Event	**Day**	**Date**	**Time**	**Place**
Solicitation for Consultant Available	Thursday	2-3-2011	4:00PM	DFCM 4110 State Office Bldg SLC, UT and the DFCM web site*
Mandatory Pre-submittal Meeting	Tuesday	2-15-2011	10:00AM	DFCM 4110 State Office Bldg SLC,UT 84114
Last Day to Submit Questions	Tuesday	2-22-2011	4:00PM	*Kurt Baxter* – DFCM E-mail: kbaxter@utah.gov Fax 801-538-3267
Addendum Deadline (exception for bid delays)	Thursday	2-24-2011	4:00PM	DFCM web site *
Management Plans, References, Statements of Qualifications, and Termination/Debarment Certifications Due	Tuesday	3-1-2011	12:00 NOON	DFCM 4110 State Office Bldg SLC, UT 84114
Short Listing by Selection Committee, if applicable.	Thursday	3-3-2011	4:00PM	DFCM web site *
Interviews	Thursday	3-10-2011	TBA	DFCM 4110 State Office Bldg SLC, UT 84114
Announcement	Monday	3-14-2011	4:00PM	DFCM web site * and by fax
Contract Start (estimated)		3-28-2011		
Requested Program Completion		9-15-2011		

* **DFCM's web site address is http://dfcm.utah.gov.**

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made this __th day of _____, 20__, by and between the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, hereinafter called the "DFCM", and _____, a corporation of the State of Utah, whose address is _____, Utah _____ hereinafter called the "Consultant."

WITNESSETH: That whereas, the DFCM intends to have services performed by Consultant as follows:

_____
_____
_____

WITNESSETH, WHEREAS the DFCM intends to have Consultant fully complete the objectives of this Agreement, and

WHEREAS, the Consultant, for the sum herein stated, agrees to perform the Scope of Work of this Agreement,

THEREFORE, the DFCM and the Consultant, for the consideration hereinafter provided, agree as follows:

ARTICLE 1. EXTENT OF AGREEMENT AND SCOPE OF WORK. This Agreement includes the provisions of the Solicitation for Consultant Services dated _____ and all documents attached thereto and all of which are hereby incorporated by reference as a part of this Agreement as if fully set forth herein. Except as noted in an Attachment hereto, the Consultant's services shall include all work described in the Consultant's proposal dated _____ which is attached hereto as Exhibit "A" and incorporated as part of this Agreement. In case of conflict, the following documents supersede each other in accordance with the following hierarchy: codes and applicable law, the body of this Agreement, attachments to this Agreement, and the following documents on file with DFCM and incorporated by reference as a part of this Agreement is fully set forth herein: the Solicitation for Consultant Services, and the DFCM Design Manual dated March 15, 2006, which Design Manual is applicable to Architect/Engineer (A/E) programming and similar A/E consultation/studies that may be used later by an A/E in design work. Any reference in the DFCM Design Manual to A/E shall be deemed to refer to the Consultant under this Agreement.

ARTICLE 2. TIME FOR SERVICES. The Consultant shall complete the scope of work in a manner to achieve any milestones identified in the Solicitation for Consultant Services or the attachments to this Agreement. The full scope of work shall be completed by _____.

ARTICLE 3. PAYMENT.

3.1 In accordance with the provisions and considerations set forth in this Agreement, the DFCM agrees to pay the Consultant a not-to-exceed (OR LUMP) sum of _____ _____ DOLLARS AND NO/100 CENTS ($) for the full and complete services included under the terms of this Agreement at the rates specified. This sum may be changed only by written authorization from the DFCM in the form of a modification to this Agreement properly executed by the DFCM.

3.2 The DFCM agrees to pay the

Consultant from time to time as the work progresses, but not more than once each month after the date of the notice to proceed, and only upon receipt of an invoice containing sufficient detail to justify the amount of payment requested. Payment shall be made within thirty (30) days of the DFCM's receipt of the Consultant's invoice except that this requirement shall not apply to any amount: (a) for which the Consultant's invoice does not provide sufficient detail to demonstrate is due, (b) that the DFCM disputes is due under the terms of the Agreement, or (c) reasonably withheld by the DFCM to cover any default or failure to perform by the Consultant. The DFCM shall provide written notice to the Consultant of any adjustment to or rejection of Consultant's invoice.

3.3 Except as otherwise provided by law, if any payment is late based upon the provisions of this Agreement, the Consultant shall be paid interest in an amount equal to the published Wall Street Journal prime rate plus 2%. The published Wall Street Journal Prime Rate shall be determined using such rate that is published closest to the 1st of the month for each month of the late period. The amount of payment of interest shall be apportioned using such rate(s) for the late period.

3.4 The acceptance by the Consultant of final payment without a written protest filed with DFCM within three (3) calendar days of receipt of final payment, shall release the DFCM from all claims and all liability to the Consultant for fees and costs of the performance of the services pursuant to this Agreement.

ARTICLE 4. CHANGES IN WORK. Any changes in the scope of the services to be performed under this Agreement shall be in the form of a written modification to this Agreement, mutually agreed to and signed by duly authorized representatives of both parties, specifying any such changes, fee adjustments resulting therefrom, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of services.

ARTICLE 5. CAD REQUIREMENTS. The Consultant shall follow the requirements, as applicable, of the DFCM CAD requirements provided in the DFCM Design Manual for any submissions.

ARTICLE 6. DOCUMENT OWNERSHIP. All work product, which includes but is not limited to all manuals, forms, contracts, schedules, reports, comments and any and all documents supplied to or produced by Consultant under this Agreement are the property of the DFCM, whether the work for which they are made is executed or not. Said documents and the information contained therein are the exclusive property of the DFCM and are not to be used by Consultant on any other projects with any other parties except by the advance written agreement of the DFCM.

ARTICLE 7. LEGAL RELATIONSHIP.

7.1 **Independent Contractor.** This Agreement is for the performance of services and not the sale of goods, and is to be construed according to the laws of the State of Utah. Consultant's relationship to the State is that of an independent contractor. No partner or employee of Consultant shall, by reason of this Agreement, become an employee of the State of Utah.

7.2 **No Authority to Bind State; Exceptions.** The Consultant shall have no authorization, expressed or implied, to bind the State of Utah, or the Division of Facilities Construction and Management to any agreement, settlement, liability or understanding whatsoever, nor to perform any acts as agent for the State of Utah or DFCM, except as specifically set forth in this Agreement.

ARTICLE 8. ASSIGNMENT. This Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns; provided, however, that neither party shall assign its obligations hereunder without the prior written consent of the other.

ARTICLE 9. TERMINATION BY CONSULTANT. This Agreement may be terminated by Consultant upon seven (7) calendar days written notice should the DFCM fail substantially to perform, through no fault of the Consultant and the DFCM has failed to cure the failure to perform within fourteen (14) calendar days of the DFCM's receipt of written notice of its failure to perform. Upon termination of this Agreement, the Consultant shall deliver all work performed to the DFCM. In the event of such termination, the Consultant shall be compensated

for services properly performed under this Agreement up to date of the notice of termination. The Consultant agrees that in the event of such termination for default and such default is not successfully challenged by DFCM, its total remedy and monetary recovery from the DFCM is limited to full payment for all work properly performed, reimbursables, under this Agreement up to the date of termination as well as any reasonable monies owed as a result of the Consultant having to terminate contracts necessarily entered into by the Consultant pursuant to this Agreement. Consultant further acknowledges that in the event of such termination, all work product, which includes but is not limited to all manuals, forms, contracts, schedules, reports, comments and any and all documents produced by Consultant under this Agreement up to the date of termination are the property of the DFCM.

ARTICLE 10. TERMINATION BY DFCM. The performance of service under this Agreement may be terminated by the DFCM in whole or in part at any time, whenever the DFCM shall determine that such termination is in the best interest of the DFCM. This includes any termination by DFCM for convenience or for cause. Any such termination shall be effected by delivery to Consultant of a written notice of termination specifying the extent to which performance of work under this Agreement is terminated and the date upon which such termination becomes effective. The Consultant agrees that in the event of such termination, its total remedy and monetary recovery from the DFCM is limited to full payment for all work properly performed, plus reimbursables, under this Agreement up to date of termination. Consultant further acknowledges that in the event of such termination, all work product, which includes but is not limited to all manuals, forms, contracts, schedules, reports, comments and any and all documents produced by Consultant under this Agreement up to the date of termination are the property of the DFCM.

ARTICLE 11. HOLD HARMLESS REQUIREMENT. To the fullest extent permitted by law, the Consultant hereby agrees to indemnify and save harmless the State of Utah, the Division of Facilities Construction and Management, their officers, agents and employees and anyone for whom DFCM may be held liable from and against any and all claims, damages or liabilities arising from wrongful or negligent acts, errors or omissions of the Consultant, any of Consultant's subconsultants or subcontractors at any tier and anyone for whom Consultant may be liable.

ARTICLE 12. PRELIMINARY RESOLUTION EFFORTS, CLAIMS AND DISPUTES; GENERAL CONDITIONS REQUIREMENTS APPLY.

12.1 **General Conditions Requirements Apply.** The provisions of Articles 7.7 through and including 7.14 of the DFCM General Conditions dated May 25, 2005 and Supplemental General Conditions are on file with the DFCM as well as available on the DFCM website at (http://dfcm.utah.gov/StdDocs/index.html) and hereby incorporated by reference shall apply to Preliminary Resolution Efforts, Claims and Disputes under this Agreement. References in said Articles 7.7 through and including 7.14 to the term "Contractor" and "Subcontractor" shall refer to the Consultant and Subconsultants or Subcontracts at any tier under this Agreement, respectively. Unless inconsistent with the provisions of this Agreement, definitions in the DFCM General Conditions and Supplemental General Conditions shall apply to this Agreement.

12.2 **Time For Filing.** Notwithstanding paragraph 12.1 above, the PRE must be filed in writing with the DFCM Representative within twenty-one (21) days of any of the following:

1. Issuance of a denial by DFCM of a Consultant request for additional monies or other relief under this Agreement;

2. In the case of a Subconsultant, after the expiration of the time period for the Consultant/ Subconsultant PRE process under Paragraph 7.7.5 of DFCM General Conditions; or

3. When the Consultant knows or should have known about any other issue where the Consultant seeks additional monies, time or other relief from the State of Utah or DFCM.

12.3 **Not Limit DFCM Rights.** As stated in Rule R23-26-1(6), this does not limit the right of DFCM to have any of its issues, disputes or claims considered. DFCM reserves all rights to pursue its

issues, disputes or claims in law or equity including, but not limited to, any or all of the following: damages, delay damages and impacts, losses, liability, patent or latent defects, or failure to perform under this Agreement. If the Director appoints an expert or a panel to consider any such issue(s), dispute(s) or claims(s) of DFCM, the Consultant shall cooperate with such expert or panel process.

ARTICLE 13. INSURANCE. To protect against liability, loss and/or expense in connection with the performance of services described under this Agreement, the Consultant shall obtain and maintain in force during the entire period of this Agreement without interruption, at its own expense, insurance as listed below from insurance companies authorized to do business in the State of Utah. The following are minimum coverages that may be supplemented by additional requirements contained in Solicitation for Consultant Services or any other document used to procure Consultant's services.

13.1 **Worker's Compensation Insurance and Employers' Liability Insurance.** Worker's Compensation Insurance shall cover full liability under the Worker's Compensation laws of the jurisdiction in which the work is performed at the statutory limits required by said jurisdiction. Employer's Liability Insurance shall provide the following limits of liability: $100,000 for each accident; $500,000 for Disease-Policy Limit; and $100,000 for Disease-Each Employee.

13.2 **Commercial General Liability Insurance.** Commercial General Liability Insurance shall be on an "occurrence basis" and shall include insurance for premises and operations, independent contractors, projects/completed operations, and contractual liability coverage with limits not less than listed below. The State of Utah shall be named as an insured party, as primary coverage and not contributing, and the policy shall be endorsed to include a waiver of subrogation in favor of the State of Utah.

$1,000,000	General Aggregate
$1,000,000	Products-Completed Operations Aggregate
$500,000	Personal and Advertising Injury
$500,000	Each Occurrence

13.3 **Other Insurance Coverages.** Consultant shall maintain the following insurance at levels Consultant determines: Professional Liability Insurance (an Attachment to this Agreement may be more specific in regard to Professional Liability Insurance), Comprehensive Automobile Liability Insurance, Valuable Papers and Records Coverage and Electronic Data Processing (Data and Media) Coverage, and Aircraft Use. Any minimum requirements for these insurance coverages will be identified in the Solicitation for Consultant Services or any other document used to procure Consultant's services. Any type of insurance or any increase of limits of liability not described in this Agreement which the Consultant requires for its own protection or on account of any statute, rule, or regulation shall be its own responsibility and at its own expense.

13.4 The carrying of insurance required by this Agreement shall not be interpreted as relieving the Consultant of any other responsibility or liability under this Agreement or any applicable law, statute, rule, regulation or order.

ARTICLE 14. STANDARD OF CARE. The services of Consultant and its Subconsultants, if any, shall be performed in accordance with and judged solely by the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services on projects similar in type, magnitude and complexity to the Project that is the subject of this Agreement. The Consultant shall be liable to the DFCM or the State of Utah for claims, liabilities, additional burdens, penalties, damages or third party claims (i.e. a Contractor claim against DFCM or the State of Utah), to the extent caused by errors or omissions that do not meet this standard of care.

ARTICLE 15. USE OF "SALES AGENTS." The Consultant warrants that no sales agent has been employed or retained except as indicated in writing to DFCM.

ARTICLE 16. LAWS, CODES AND REGULATIONS. Consultant and its Subconsultants shall use their best efforts consistent with the Standard of Care stated herein to comply with all applicable laws, codes, rules, regulations, ordinances and quality requirements applicable to the Project.

ARTICLE 17. DFCM REVIEWS, LIMITATIONS. The right of the DFCM or any entity/user to perform plan checks, plan reviews,

other reviews and/or comment upon the work of the Consultant, as well as any approval by the DFCM, shall not be construed as relieving the Consultant from its professional and legal responsibility for services required under this Agreement. No review by the DFCM or any entity/user, approval or acceptance, or payment for any of the services required under this Agreement shall be construed to operate as a waiver by the DFCM of any right under this Agreement or of any cause of action arising out of the performance or nonperformance of this Agreement, and the Consultant shall be and remain liable to the DFCM in accordance with applicable law for all damages to the DFCM caused by the Consultant's acts, errors and/or omissions.

ARTICLE 18. DISCRIMINATION AND SEXUAL HARASSMENT PROHIBITED. Pursuant to the laws of the State of Utah, the Consultant, or any person acting on behalf thereof, will not discriminate against any employee or applicant for employment because of race, creed, color, sex, religion, ancestry or national origin. To the extent applicable, said persons will comply with all provisions of Executive Order No. 11246 dated September 24, 1965 and rules, regulations, orders, instructions, designations and other directives promulgated pursuant thereto. The Consultant, or anyone for whose act the Consultant may be liable, shall not act in any manner as would violate the laws, regulations and policies of the United States or the State of Utah prohibiting sexual harassment.

ARTICLE 19. PERFORMANCE EVALUATION. DFCM may conduct a performance evaluation of the Consultant's services, including specific personnel of Consultant or any Subconsultant at any time. Results of any evaluation will be made available to the Consultant.

ARTICLE 20. STATUTE OF LIMITATION AND STATUTE OF REPOSE. An action by or against the Consultant, the Consultant's Subconsultant, agent, independent Subconsultant, or anyone for whom the Consultant may be liable, shall comply with and be bound by the applicable and lawful statute of limitation and statute of repose provisions. Notwithstanding this, any action by or against the Consultant, the Consultant's Subconsultant, agent, independent Subconsultant, or anyone for whom the Consultant may be liable, that is based in contract or warranty shall be commenced within six (6) years of the date of substantial completion of the improvement or abandonment of construction except that such period of limitation shall be modified as follows:

20.1 **Fraudulent Concealment.** In the event that the Consultant, the Consultant's Subconsultant, agent, independent Subconsultant, or anyone for whom the Consultant may be liable has fraudulently concealed the act, error, omission or breach of duty, or the injury, damage or other loss caused by the act, error, omission or breach of duty, the six year period shall not begin to run until such time as the DFCM discovers or, through the exercise of reasonable diligence, should have discovered its claim.

20.2 **Willful and Intentional.** In the event that the Consultant, the Consultant's Subconsultant, agent, independent Subconsultant, or anyone for whom the Consultant may be liable commits a willful or intentional act, error, omission, or breach of duty, the six year period shall not begin to run until such time as the DFCM discovers or, through the exercise of reasonable diligence, should have discovered its claim.

20.3 **Unintentional and Nonfraudulent Latent Acts, Errors, Omissions or Breaches of Duty.** In the event of an unintentional and nonfraudulent latent act, error, omission or breach of duty, the DFCM shall have the time period allowed by Utah law and the Utah Code, unless a longer period is provided for in an attachment to this Agreement.

20.4 **"Different Period of Limitation" from Utah Code.** These provisions are understood and agreed to by the Consultant as establishing a "different period of limitations" as that term is used in UCA 78-12-21.5(3)(a) or any other similar statute of the Utah Code. These provisions are not intended to shorten any time period allowed by Utah law and code for non-contract actions, including but not limited to, those based in tort.

ARTICLE 21. WAIVERS. No waiver by the DFCM or Consultant of any default shall constitute a waiver of the same default at a later time or of a different default.

ARTICLE 22. APPLICABLE LAW AND VENUE. This Agreement shall be construed in accordance with the laws of the State of Utah.

Venue for any legal proceeding regarding this Agreement shall in the Salt Lake County, State of Utah.

ARTICLE 23. AUTHORITY TO EXECUTE. The Consultant and DFCM each represent that the execution of this Agreement and the performance thereunder is within their respective duly authorized powers.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement on the day and year first above written.

CONSULTANT: _____

Signature Date

Title:

_____

Please type/print name clearly

State of _____)
)
County of _____)

On this ____ day of _____, 20____, personally appeared before me, _____, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he (she) is the _____ (title or office) of the firm and that said document was signed by him (her) in behalf of said firm.

_____

Notary Public

(SEAL)

My Commission Expires _____

APPROVED AS TO FORM:
ATTORNEY GENERAL
July 1, 2010
By: ALAN S. BACHMAN
Asst Attorney General

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT

Lynn A. Hinrichs Date
Assistant Director Construction Management

Approved for expenditure:

_____

Division of Finance Date

Approved as to availability of funds:

_____

David D. Williams, Jr. Date
DFCM Administrative Services Director

EXHIBITS:

"A" - Solicitation for Consultant Services
"B" - if attached by DFCM. This may also include specific Professional Liability Insurance requirements including aggregate and per occurrence requirements.

Possible Guiding Principles for the Solicitation for Prison Relocation

1. Build a prison that utilizes the finest designs and uses technology to its best advantage to minimize operational costs and ensure a safe environment for both inmates and staff.

2. Optimize economic development opportunities for this and future generations while maintaining Utah's high quality of life.

3. Maximize the use of resources and people to safeguard the public trust and the public purse.

Factors

- Effect on existing workforce
- Find a site
- Infrastructure needs (power, water, sewer, etc.)
- Medical
- Access to ancillary services
- Transportation of inmates
- Use of technology
- Future planning issues like use of jail contracting, federal inmates, private prisons
- Staging timetable of moving the prison
- Proposals of the executive branch
- Issues surrounding private development of current prison site
- Impact on taxpayer
- Sources of funding-leasing, GO bond, divert monies fro existing prison operations
- Ownership of new prison
- Other issues
    - Economic development
    - Availability of natural resources
    - Support network for inmates
    - Volunteers
    - Environment Impacts (air quality, water quality etc.)
    - Staff issues
        - Wages
        - Experience
        - Education

Prison Relocation Authority

Minutes

Friday, January 27, 2012
8:00am to 9:30 a.m.
Capitol Board Room 240

8:00 am - Call to Order – Gregg Buxton, Chair

8:05 am - Discussion and approval of spokesperson and minutes

Sen. Jenkins appointed committee spokesperson
January 5, 2012 minutes approved

8:15 am – Training on Open and Public Meetings Act, Scott Reed, Division Chief, Criminal Justice Division, Attorney General's Office

See Handout (see attached)

8:30 am - Establish Guiding Principles for Solicitations

-Lots of things to consider. Proximity to public services/hospital, water, police, etc. A lot of pieces have to come together. Need to make a list of critical needs for the prison.
-Where are we soliciting?
- Needs to be completed before July 1, 2014
-Executive has right to make a proposal as well. Two proposals that could move forward to the legislature. This one from the committee and from executive branch.
-We could take the RFP in portions? There are a lot of variables in play here.
-Take a look at the Draper facility as well. Would it be better to improve current facility and expand it?
- Get to the point where we know what direction we are going to go.
- Our job isn't to make a decision but to make a suggestion.
- There will be a shortfall if we do move the prison, just how much we don't know.

9:00 am- Overview of 2005 Feasibility Study, Karen Wikstrom, Wikstrom Economic and Planning
- Conducted 2 studies. Initial study was to determine if the value of the underlining real-estate value of the land would pay for the relocation? Conclusion: the cost to move the prison would be substantially more than the value of the land on the current prison property. Study done in 2005 at the peak of the real-estate market.
- Partial vs. whole relocation: Partial, development of land around prison but still keep current prison. Appraised value $72 Million dollars (2005) market approach and investment approach.
-Conducted Second study done in 2007- main focus was to determine another prison site.

- Reviewed several site and selected Rush Valley in Tooele County.
-Rush Valley site located at least twice the distance from University of Utah vs. current prison location.
-Medical/court travel costs will go up.
-Co location with county and federal prisons not taken into account.
-Started out with initial criteria, refined possible locations and narrowed it down.
    -less than 30 miles from a reasonably sized city
    -police department nearby
-Criteria
    -Tier 1, Tier 2, Tier 3

-Renewable energy part of recommendation.
-Energy costs as well as water, sewage and power requirements were taken into account.
-Relocation and re-staffing may now not be as much of a problem as it was at the time of the study.

Committee Discussion:
-How do today's lower construction cost factor in to what today's cost would be?
-No in depth study done to evaluate cost of maintaining current prison in comparison to building a new one. Do we want to include that in our evaluation?
-Partial relocation, primarily based on need.
-How long is the new prison going to last? If we don't move the prison what are the ramifications of that?
-300 acres that could be used to build a new prison on existing property.
-Medical Center, IT Centers, many possibilities for multi-use for the land if prison is moved.

9:00 am - Review sample request for Information, Establish timeframes

-Sample RFP (Handout given out)

Committee Discussion:
-Proposal is written for program of what needs to happen and what you have to have to move the Prison
-Tell us how you would move the prison?
-Do we want to give open range for all the sites or just narrow down to one and ask them to go from there?
-Sites in Nephi, West Valley, Iron County, Price, and many other sites
-State Institutional Trust Lands Administration (SITLA) is a land owner in Tooele County and could possibly receive payments from the state as a lease. We could borrow from land trust fund and then pay back to it?
-Preferred site but if you have a better idea we are open to additional ideas and suggestions.

9:30 am - Adjourn

Next meeting March 16, 2012 at 8:00 am