

**DESOTO COUNTY
CONTRACT FOR
JAIL & ADMINISTRATIVE COMPLEX CONCEPTUAL DESIGN & COST ESTIMATE
Proposal No. 25-07-00RFP**

THIS AGREEMENT is made this 22 day of APRIL, 2025, between **BOARD OF COUNTY COMMISSIONERS, DESOTO COUNTY, FLORIDA**, a Political subdivision of the State of Florida hereinafter referred to as ("COUNTY"), whose address is 201 East Oak Street, Arcadia, Florida 34266, and **SECURITECTURE, LLC**, a Corporation, authorized to do business in the State of Florida, hereinafter referred to as ("CONSULTANT"), whose address is 7381 East 209th Street, Noblesville, Indiana 46062.

WHEREAS, the COUNTY has determined that it is necessary, expedient, and in the best interest of the COUNTY to retain a consultant to perform Conceptual Design and Cost Estimate services related to the replacement and construction of DeSoto County Jail and Administrative Complex ("Services"); and

WHEREAS, the COUNTY is the recipient of a Grant Award with the Florida Department of Law Enforcement (Grant Award No. TJ001) to fund the aforementioned Services on a reimbursement basis, and entered into a financial assistance agreement related to same ("State Grant Award Agreement"); and

WHEREAS, CONSULTANT desires to render the Services as more particularly described in the Scope of Services as set forth in **25-07-00RFP**, attached hereto as Exhibit "A," and CONSULTANT has the qualifications, experience, staff and resources to perform those services; and

WHEREAS, through a competitive selection process conducted in accordance with the requirements of Florida law and County policy, the COUNTY has determined that it to be in the best interest of the COUNTY to award an Agreement to the CONSULTANT for the rendering of those services described in Exhibit "A"; and

NOW, THEREFORE, in consideration of the promises made herein and other good and valuable considerations, the following terms and conditions are hereby agreed to between the COUNTY and the CONSULTANT.

I. INCORPORATION BY REFERENCE AND ENTIRE AGREEMENT:

The foregoing "Whereas" clauses are hereby incorporated by reference and affirmed and ratified by the parties as true and correct. The Contract Documents which

comprise this Agreement between the COUNTY and the CONSULTANT are attached hereto, made a part hereof and consist of the following:

- A. This Agreement;
- B. Scope of Services attached hereto as Exhibit "A";
- C. General and Special Conditions attached hereto as Exhibit "B";
- D. CONSULTANT'S Proposal, inclusive of all Forms, Time Schedule, and Fee Schedule attached hereto as Exhibit "C".

(collectively "Contract Documents")

In the event of a conflict between any of the terms and conditions in the Exhibits and this Agreement, this Agreement shall prevail.

II. DEFINITIONS: The following terms shall have the meanings expressed below unless otherwise indicated.

Acceptance: Approval by the COUNTY of the Services as being fully complete in accordance with the Agreement and its attached Scope of Services.

Administrative Agent: An authorized representative of the COUNTY assigned to observe the Work performed and materials furnished by the CONSULTANT or such other person as may be appointed by the COUNTY as its representative in the Project.

Agreement: This Agreement between COUNTY and the CONSULTANT.

Addenda: Written or graphic instruments issued prior to the execution of the Agreement which modify or interpret the Scope of Services, including drawings and specifications, by additions, deletions, clarifications or corrections to the Scope of Services.

Application of Payment: The form furnished by the CONSULTANT to request progress payments and an affidavit of the CONSULTANT that progress payments theretofore received from the COUNTY on account of the Services has been applied by the CONSULTANT to discharge in full all of the CONSULTANT'S obligations stated in prior Applications for Payment.

Approval: Acceptance by the COUNTY as satisfactory.

Change Order: A written order to the CONSULTANT signed by the COUNTY authorizing an addition, deletion or revision in the Services, or an adjustment in the Agreement fee or the Time for performance.

CONSULTANT: The person, firm or corporation with whom the COUNTY has executed this Agreement.

Contracting Officer: The COUNTY or the individual who is authorized to sign the Agreement on behalf of the COUNTY'S governing body.

County: DeSoto County, Florida.

Day: A calendar day of twenty-four (24) hours measured from midnight to the next midnight.

Modification: A written amendment to the Agreement signed by both parties; a Change Order; a written clarification or interpretation issued by the COUNTY; or a written order for a minor change or alteration in the Scope issued by the COUNTY.

Price: The fee payable to the CONSULTANT under the Agreement.

Project: The entire Scope of Services to be performed as provided.

Services: Work as defined by the Administrative Agent or Development Department. The term "Project" includes the entire Scope of Services.

Time: The number of calendar days stated in the Project commencement for the completion of Services.

Work: Any and all obligations, duties and responsibilities necessary to the successful completion of the Scope assigned to or undertaken by the CONSULTANT(S) under the Scope of Services, including all labor, materials, equipment and other incidentals, and the furnishing thereof.

Written Notice: All written notices, demands, instruction, claims, approvals, and disapprovals required to obtain compliance with Service requirements, whether delivered in person or to the CONSULTANT'S authorized agent. Unless otherwise provided, notice to the COUNTY shall be to the Authorized Administrative Agent.

III. CONSULTANT SERVICES; TIME FOR PERFORMANCE:

CONSULTANT agrees to diligently and timely perform professional engineering and architectural services for the COUNTY as more particularly described in the Scope of Services set forth in Exhibit "A".

This Agreement shall commence immediately upon execution by both the COUNTY and the CONSULTANT. The CONSULTANT shall complete the entire Project no later than June 15, 2025, in accordance with the Project Phases and Timeline set forth

in Exhibit "C".

IV. RESPONSIBILITIES OF THE CONSULTANT:

- A. The CONSULTANT shall be responsible for the professional quality, technical accuracy, and the coordination of all reports, designs, specifications, other documents and data used or produced by or at the behest of the CONSULTANT under this Agreement. The CONSULTANT shall, without additional compensation, correct or revise any errors or deficiencies in its reports, designs, specifications, other documents and data.
- B. CONSULTANT shall furnish all labor, supervision, equipment and materials for the Service. If the CONSULTANT is comprised of more than one legal entity, each entity shall be jointly responsible for the performance of this Agreement.
- C. The CONSULTANT covenants and agrees that it and its sub-CONSULTANTS, if any, and its employees shall be bound by the Standards of Conduct, Chapter 112, Florida Statutes as it relates to Work performed under this Agreement. The CONSULTANT agrees to incorporate the provisions of this paragraph in any subcontract into which it might enter with reference to the services performed.
- D. Prior to entering into this Agreement, the CONSULTANT shall file a sworn statement with the COUNTY as described for Public Entity Crimes of the Florida Statutes, Chapter 287.133, and the CONSULTANT shall thereafter comply with Florida Statutes concerning such activities.
- E. The CONSULTANT shall comply with and contractually require its sub-CONSULTANTS to comply with all federal, state, and local laws, regulations and ordinances applicable to the Work or payment for Work and shall not discriminate on the grounds of race, color, religion, marital status, sex, or national origin in the performance of Work under this Agreement.
- F. The CONSULTANT shall maintain books, records, documents, and other evidence directly pertaining to or connected with the Services under this Agreement which shall be available and accessible at the CONSULTANT'S

offices for the purpose of inspection, audit, and copying during normal business hours by the COUNTY, or any of its authorized representatives. Such records shall be retained for a minimum of five-(5) years after completion of the services or as required by Chapter 119, Florida Statutes.

- G. CONSULTANT further represents and warrants that all previous representation and statements made in the Proposal Forms attached to its response to Proposal 25-07-00RFP are accurate to the best of CONSULTANT'S knowledge and reaffirms its attestations and the information contained in those documents herein.
- H. CONSULTANT represents and warrants that all state and federal licenses required to complete the Scope of Services shall be obtained by the CONSULTANT prior to commencement of any Work.
- I. CONSULTANT shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Scope of Services. The CONSULTANT shall take all necessary precautions to insure the safety of persons, the environment, and its work product.

V. OBLIGATIONS OF COUNTY:

- A. The COUNTY will designate an Administrative Agent to act on behalf of the COUNTY with respect to the Scope of Services and whose role is to monitor day-to-day activities and ensure all requirements are met and do all things necessary to properly administer the terms and conditions of this Agreement. The responsibility of the COUNTY'S Administrative Agent shall include:
 - 1. Examination of all reports, sketches, drawings, estimates, proposals, and other documents presented by the CONSULTANT, rendered in writing, and to make any necessary decisions within a reasonable time.
 - 2. Transmission of instructions, receipt of information, interpretation and definition of COUNTY policies and decisions with respect to design, materials, and other matters pertinent to the Work covered

by this Agreement.

3. Review for approval or rejection of all of the CONSULTANT'S documents and payment requests in accordance with the terms of the Contract Documents.
 4. Returning items delivered by the CONSULTANT, which are not conforming to the Scope of Services, at the CONSULTANT'S expense and risk of increase in cost for items not delivered as specified.
- B. The COUNTY shall, upon request, furnish the CONSULTANT with all existing data, plans, studies and other information in the COUNTY'S possession which may be useful in connection with the Scope of Services, all of which shall be and remain the property of the COUNTY and shall be returned to the COUNTY'S Administrative Agent upon completion of the Services to be performed by the CONSULTANT.
- C. The COUNTY'S Administrative Agent shall conduct periodic reviews of the Work of the CONSULTANT necessary for the completion of the CONSULTANT'S Services during the period of this Agreement and may make other COUNTY personnel available, where required and necessary to assist the CONSULTANT. The availability and necessity of said personnel to assist the CONSULTANT shall be determined solely within the discretion of the COUNTY.

VI. COMPENSATION AND PAYMENT OF CONSULTANT:

In consideration of the Services performed by the CONSULTANT as set forth in Exhibit "A" and the Contract Documents, the COUNTY agrees to pay the CONSULTANT a lump sum fee not to exceed **FORTY-SEVEN THOUSAND DOLLARS (\$47,000.00)**, payable as follows:

FEE COST SCHEDULE	
1. Phase 1: Pre-Project	\$3,000.00
2. Phase 2: Step 1 Pre-Charette	\$5,000.00
2. Phase 2: Step 2 Charette	\$10,000.00
4. Phase 2: Step 3 Post-Charette	\$8,000.00
5. Phase 2: Step 4 Conceptual Design	\$16,000.00
6. Final Report and Presentation	\$5,000.00
Total Professional Fee	\$47,000.00

This total amount shall include all profit, direct and indirect labor costs, personnel-related costs, overhead and administrative costs, travel-related out-of-pocket expenses, and all other costs necessary to provide the Services outlined in this Agreement.

There shall be no reimbursable expenses associated with this Agreement except for expenses approved in advance by the County Administrator in writing. When reimbursable expenses are pre-approved by the County Administrator, the COUNTY will require a detailed breakdown of said expenses which shall be submitted with each invoice. The Expenditure Report associated with reimbursable expenses shall include: Payee, Description, Period of Service, Amount, and Invoice Number. All invoices for which these expenditure reimbursements are requested must include this report before payment can be processed. All reimbursement requests must be accompanied by sufficient documentation to support payment to the County's satisfaction.

The COUNTY'S performance and obligation to pay under this Agreement is contingent upon an appropriation by the DeSoto County Board of County Commissioners.

A. METHOD OF PAYMENT

1. CONSULTANT shall prepare and submit to the COUNTY'S Administrative Agent for approval, invoices for the Services rendered under this Agreement. Payment shall be issued by the COUNTY'S Finance Department in accordance with the Florida Prompt Payment Act, found in Part VII, Ch. 218 of the Florida Statutes. All invoices shall be accompanied by a report identifying the nature and progress of the Work performed. The statement shall show a summary of fees

with an accrual of the total fees billed and credits for portions paid previously. The COUNTY reserves the right to withhold payment for failure to perform the Work in accordance with the provisions of this Agreement. The COUNTY shall promptly notify the CONSULTANT if any invoice or report is found to be unacceptable, specifying the reasons.

2. For Services that were partially completed, progress payments shall be paid monthly in proportion to the percentage of completed Work on those specific services approved in writing by the COUNTY'S Administrative Agent.

VII. INDEMNIFICATION; LIABILITY OF CONSULTANT:

CONSULTANT shall indemnify and hold harmless the COUNTY, and the County's officers and employees from and against any and all liability, costs, losses, and damages (including but not limited to reasonable attorney's fees) arising out of or to the extent caused by the negligence, recklessness or intentionally wrongful conduct of CONSULTANT and other persons employed by or utilized by CONSULTANT in their performance under this Agreement. Nothing herein shall be construed to extend the County's liability beyond that provided in Section 768.28, Florida Statutes.

VIII. INSURANCE:

- A. Before performing any Services, the CONSULTANT shall procure and maintain, during the life of the Agreement, unless otherwise specified the insurance coverage listed below. The policies of insurance shall be primary and written on forms acceptable to the COUNTY and placed with insurance carriers approved and licensed by the Florida Insurance Department and meet a minimum financial AM Best and Company rating of no less than "Excellent": VII. No changes are to be made to these specifications without prior written specific approval by the COUNTY'S Risk Manager.

WORKERS' COMPENSATION:

Coverage is to apply for all employees for statutory limits in compliance with the applicable state and federal laws. The policy must include Employers'

Liability with a limit of \$500,000 each accident, \$500,000 each employee, \$500,000 policy limit for disease.

COMMERCIAL GENERAL LIABILITY – OCCURRENCE FORM

REQUIRED:

CONSULTANT shall maintain Commercial General Liability (CGL) Insurance with a limit of not less than \$500,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project in the amount of \$1,000,000. Products and completed operations aggregate shall be \$1,000,000. CGL insurance shall be written on an occurrence form and shall include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage and property damage resulting from explosion, collapse or underground (x. c. u) exposures, personal injury and advertising injury. Damage to rented premises shall be included at \$100,000.

COMMERCIAL AUTOMOBILE LIABILITY INSURANCE:

CONSULTANT shall maintain automobile liability insurance with a limit of not less than \$1,000,000 each accident for bodily injury and property damage liability. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos). The policy shall be endorsed to provide contractual liability coverage.

PROFESSIONAL LIABILITY:

CONSULTANT shall maintain professional liability errors and omissions coverage with limits of not less than \$1,000,000 for professional services rendered in accordance with this Agreement. The CONSULTANT shall maintain such insurance for at least two (2) years from the termination of this Agreement and during this two (2) year period the CONSULTANT shall use their best efforts to ensure that there is no change of the retroactive date on this insurance coverage. If there is a change that reduces or restricts the coverage carried during the Agreement, the CONSULTANT shall notify County Risk Management within thirty (30) days of the change.

EVIDENCE OF INSURANCE:

The CONSULTANT shall furnish the COUNTY with Certificates of Insurance. The Certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. The COUNTY is to be specifically included as an additional insured on all policies except Workers' Compensation. In the event the insurance coverage expires prior to the completion of this Agreement, a renewal certificate shall be issued 30-days prior to said expiration date. The policy shall provide a 30-day notification clause in the event of cancellation or modification to the policy. All Certificates of Insurance must be on file with and approved by the COUNTY before the commencement of any work activities.

B. POLICY FORM:

1. All policies, required by this Agreement, with the exception of Professional Liability and Workers Compensation, or unless specific approval is given by the County's Risk Manager are to be written on an occurrence basis, shall name DeSoto County, its Commissioners, Officers, Agents, Employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Professional Liability and Worker Compensation, agree to waive all rights of subrogation against DeSoto County, its Commissioners, Officers, Agents, Employees and Volunteers.
2. Insurance required in this Agreement shall be provided by or in behalf of all sub-CONSULTANTS to cover their operations performed under this Agreement. The CONSULTANT shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-CONSULTANTS.
3. Each insurance policy required by this Agreement shall:
 - a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - b. Be endorsed to state that coverage shall not be suspended,

voided or canceled by either party except after thirty (30) calendar days prior written notice by Certified Mail, Return Receipt requested has been given to County Risk Management.

4. The COUNTY shall retain the right to review, at any time, coverage, form, and amount of insurance.
5. The procuring of required policies of insurance shall not be construed to limit the CONSULTANT'S liability nor fulfill the indemnification provisions and requirements of this Agreement.
6. The CONSULTANT shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the COUNTY is an insured under the policy.
7. Claims made policies will be accepted for professional as are authorized by County Risk Management. All Claims Made Policies contributing to the satisfaction of the insurance requirements herein shall have an extended reporting period option or automatic coverage of not less than two-(2). If provided as an option, the CONSULTANT agrees to purchase the extended reporting period on cancellation or termination unless a new policy is affected with a retroactive date, including at least the last policy year.
8. Certificates of Insurance evidencing Claims Made or Occurrence form coverage and conditions to this Agreement, as well as the Agreement number and description of Work, are to be furnished to the County's Risk Manager (201 East Oak Street, Suite 201, Arcadia, FL 34266) prior to commencement of Work AND a minimum of thirty (30) calendar days prior to expiration of the Insurance Contract when applicable. All insurance certificates shall be received by County Risk Management before the CONSULTANT will be allowed to commence or continue work.

9. Notices of Accidents (occurrences) and Notices of Claims associated with work being performed under this Agreement, shall be provided to the CONSULTANT'S insurance company and County Risk Management as soon as practicable after notice to the insured.

IX. OWNERSHIP AND USE OF DOCUMENTS:

The documents, or reproducible copies, including reports, designs, specifications, notebooks, tracings, photographs, negatives, findings, data, memoranda and other documents developed by the CONSULTANT in connection with its Services shall be delivered to, and shall become the shared property of the COUNTY and CONSULTANT as they are received by the COUNTY. The CONSULTANT hereby shares all its copyright and other proprietary interests in the products of this Agreement to the COUNTY. Notwithstanding the foregoing, in no event shall the Consultant use, or permit to be used, any of the documents without the COUNTY's prior written authorization. The CONSULTANT acknowledges and understands that in the State of Florida, building plans, blueprints, schematic drawings, and diagrams of specified facilities and structures owned or operated by governmental agencies are exempt from public inspection and copying under Florida Statute 119.07(3)(ee). This exemption, which also includes draft, preliminary, and final formats, is intended to ensure public safety and the security of government infrastructure.

X. TIMELY PERFORMANCE OF CONSULTANTS PERSONNEL:

The timely performance and completion of the required services is vitally important to the interest of the COUNTY. The CONSULTANT shall assign a Project Manager, together with such other personnel as are necessary to assure faithful prosecution and timely delivery of Services pursuant to the requirements of this Agreement. The personnel assigned by the CONSULTANT to perform the Services of this Agreement, shall comply with the information presented in the Professional Services Response Proposal attached hereto as Exhibit "C". The CONSULTANT shall ensure that all key personnel, support personnel, and other agents are fully qualified and capable to perform their assigned tasks. Any change or substitution to the CONSULTANT'S key personnel must receive the County Administrative Agent's written approval before said changes or substitution can become effective.

- A. The Services to be rendered by the CONSULTANT shall commence immediately upon execution by both the COUNTY and the CONSULTANT. The CONSULTANT shall complete the entire Project no later than June 15, 2025, in accordance with the Project Phases and Timeline set forth in Exhibit "C".
- B. The CONSULTANT specifically agrees that all Work performed under the terms and conditions of this Agreement shall be completed within the time limits as set forth by the COUNTY, subject only to delays caused through no fault of the CONSULTANT or the COUNTY. Time is of the essence in the performance of this Agreement. The CONSULTANT shall not be entitled to any claim for damages including loss of profits, loss of use, overhead expenses, equipment rental, etc. because of hindrances or delays for any cause whatsoever, whether or not occasioned by an act of God, or by any act or omission on the part of the COUNTY. COUNTY'S agents or governmental agencies having jurisdiction which hinder or delay may entitle the CONSULTANT to an extension of time in which to complete the Work, which shall be determined by the COUNTY, provided that the CONSULTANT will give written notice within two weeks as provided herein of the cause of such act, hindrance or delay. An extension of Time shall be the CONSULTANT'S sole and exclusive remedy for all claims for delay, including delays attributable to breach of the Agreement or tort. However, the time shall not be extended past the completion date stipulated in any grant agreement executed by the COUNTY. If any emergency or natural disaster causes delay or interference with the use or delivery of the Services, the COUNTY reserves the right to secure from other sources any Services during any suspension of delivery.
- C. The CONSULTANT agrees to provide to the COUNTY monthly written progress reports concerning the status of the Project if requested. The COUNTY may determine the format for this progress report. The COUNTY shall be entitled at all times to be advised at its request, and in writing, as to the status of Work performed by the CONSULTANT. The

CONSULTANT, upon request, will include a Project Schedule update with all written progress reports.

- D. In the event unreasonable delays occur on the part of the COUNTY or regulatory agencies as to the approval of any plans, permits, reports or other documents submitted by the CONSULTANT which delay the Project Schedule completion date, the COUNTY shall not unreasonably withhold the granting of an extension of the Project Time limitation equal to the aforementioned delay.

XI. PERSONAL SERVICES: ASSIGNMENT:

The Work and Services provided for herein shall be performed by the CONSULTANT, and no other person shall be engaged upon such Work or Services by the CONSULTANT except upon the written approval of the COUNTY, provided, however that this provision shall not apply to secretarial, clerical or other similar incidental services needed to assist the CONSULTANT in performance of this Agreement. The CONSULTANT shall not hire DeSoto County Board of County Commissioners' employees to perform any portion of the Work or Services provided for herein. Neither this Agreement nor any interest or claims hereunder shall be assigned or transferred by the CONSULTANT to any party or parties, except with the written consent of the COUNTY.

CONSULTANT agrees that 100% of the dollar value of the Work, excluding printing or other similar ancillary services, shall be performed by the CONSULTANT.

XII. TERMINATION FOR DEFAULT:

The COUNTY shall be the sole judge of nonperformance, which shall include any failure on the part of the CONSULTANT to accept the award, to furnish required documents, and/or to fulfill any portion of this Agreement within the time stipulated.

Upon default by the CONSULTANT to meet any term of this Agreement or related Contract Documents, the COUNTY will notify the CONSULTANT, providing three (3) days (weekends and holidays excluded) to advise the COUNTY of its plan for corrective action to remedy the default. The corrective action plan must be accepted by the COUNTY. Failure on the CONSULTANT'S part to correct the default within the approved time period shall result in the Agreement being terminated and the COUNTY notifying in writing the

CONSULTANT of the effective date of the termination. The following shall constitute an act of default:

1. Failure to perform the Work required under the Agreement and/or within the time required or failing to use the sub-CONSULTANTS, entities, and personnel as identified and set forth, and to the degree specified in the Agreement.
2. Failure to begin the Work under this Agreement within the time specified.
3. Failure to perform the Work with sufficient workers to ensure timely completion.
4. Neglecting or refusing to correct Work where prior work has been rejected as nonconforming with the terms of the Agreement.
5. Becoming insolvent, being declared bankrupt by a US Bankruptcy Court, renders the successful firm incapable of performing the Work in accordance with and as required by the Agreement.
6. Failure to comply with any of the terms of the Agreement.
7. Failure to pay sub-CONSULTANTS or others pursuant to Work done under this Agreement.

In the event of default, the CONSULTANT shall pay any damages sustained by the COUNTY including attorney's fees and court costs incurred in collecting any damages. Title to all materials, work-in-progress, and completed but undelivered goods will pass to the COUNTY after costs are claimed and allowed. All documents prepared by the CONSULTANT in connection with this Agreement will be the property of the COUNTY.

The COUNTY shall authorize payment to the CONSULTANT, the costs and expenses for Work performed by the CONSULTANT prior to receipt of the Notice of Termination; however, the COUNTY may withhold from amounts due the CONSULTANT such sums as the Administrative Services Director deems to be necessary to protect the COUNTY against loss caused by the CONSULTANT because of the default.

If, after Notice of Termination of the CONSULTANT's right to proceed under the provisions of this clause, it is determined for any reason that the CONSULTANT was not in default under the provisions of the Agreement, the County may at its option, agree to

reinstate the Agreement allowing for project completion.

Neither the COUNTY nor the CONSULTANT shall be considered to be in default of this Agreement if delays in or failure of performance shall be due to uncontrollable forces, the effect of which, by the exercise of reasonable diligence the non-performing party could not avoid. The term "Uncontrollable Forces" shall mean any event which results in the prevention or delay of performance by a party of its obligations under this Agreement and which is beyond the reasonable control of the non-performing party. It includes, but is not limited to fire, flood, earthquakes, storms, lightning, epidemic, war, riot, civil disturbance, sabotage and governmental actions.

Neither party shall, however be excused from performance if non-performance is due to forces, which are preventable, removable, or remediable, and which the non-performing party could have, with the exercise of reasonable diligence, prevented, removed, or remedied with reasonable dispatch. The non-performing party shall, within a reasonable time of being prevented or delayed from performance by an uncontrollable force, give written notice to the other party describing the circumstances and uncontrollable forces preventing continued performance of the obligations under this Agreement.

In addition to termination, if during the term of the Agreement, the CONSULTANT should refuse or otherwise fail to perform any of its obligations under the Agreement, the COUNTY reserves the right to: 1) obtain the services from another CONSULTANT, and/or 2) suspend the CONSULTANT from submitting future proposals for a period of twenty-four (24) months on other COUNTY Solicitations or Requests for Proposals. In the event the COUNTY has not terminated the Agreement and there remains a dispute with the CONSULTANT, the CONSULTANT agrees at the COUNTY'S request to continue to operate and perform under the terms of the Agreement while such dispute is pending and further agrees that, in the event a suit is filed for injunction or other relief, it will continue to operate until the final adjudication of the suit by the COUNTY unless otherwise requested by the COUNTY.

XIII. TERMINATION FOR CONVENIENCE:

- A. The COUNTY reserves the right to cancel this Agreement by written notice to the CONSULTANT effective the date specified in the notice, for any of

the following reasons:

1. The COUNTY has determined that such cancellation will be in the best interest of the COUNTY to cancel the Agreement for its own convenience.
2. Funds are not available to cover the cost of the Services. The COUNTY'S obligation is contingent upon the availability of appropriate funds.

The Purchasing Director shall give written notice of the termination to the CONSULTANT specifying the reason for the Agreement termination and when termination becomes effective.

The CONSULTANT shall incur no further obligations in connection with the terminated Work and on the date set in the Notice of Termination the CONSULTANT will stop Work to the extent specified.

The COUNTY shall pay the CONSULTANT under following conditions:

1. All costs and expenses incurred by the CONSULTANT for Work accepted by the COUNTY prior to the CONSULTANT'S receipt of the Notice of Termination.
2. Anticipatory profit for Work and Services not performed by the CONSULTANT shall not be allowed.

XIV. NO CONTINGENCY FEE.

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. In the event the CONSULTANT violates this provision, the COUNTY shall have the right to terminate this Agreement without liability, and at its sole discretion, to deduct from the Agreement price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

XV. SCRUTINIZED COMPANY.

Pursuant to Section 287.135, Florida Statutes, CONSULTANT certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes and that it is not engaged in a boycott of Israel.

Pursuant to Section 287.135, in the event the Agreement is for one million dollars or more, CONSULTANT certifies that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes; and CONSULTANT further certifies that it is not engaged in business operations in Cuba or Syria.

Pursuant to Section 287.135, Florida Statutes, COUNTY may, at the option of the Board of County Commissioners, terminate this Agreement if CONSULTANT is found to have submitted a false certification as provided under subsection 287.135(5), Florida Statutes; has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel; has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; or has been engaged in business operations in Cuba or Syria.

XVI. STATE GRANT AWARD AGREEMENT

The CONSULTANT agrees and understands that this Agreement is being funded in part or in whole by the State Grant Award Agreement, and is subject to certain terms and conditions related thereto. Pursuant to the State Grant Award Agreement, the COUNTY is required to include certain terms and conditions on any subcontracts or vendor agreements, such as this Agreement, that shall be binding upon the CONSULTANT. Therefore, the CONSULTANT hereby agrees to the following:

- (i) the CONSULTANT is bound by all applicable state and federal laws and Regulations;
- (ii) the CONSULTANT shall hold the State of Florida Department of Law Enforcement and the COUNTY harmless against all claims of whatever nature arising out of the subcontractor's performance of work under this Agreement, to the extent allowed and required by law;
- (iii) the CONSULTANT may not require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits,

restricts or purports to prohibit or restrict, the reporting of waste, fraud or abuse in accordance with law, to an investigative or law enforcement representative of a state or federal department or agency authorized to receive such information; and

- (iv) the CONSULTANT agrees to comply with the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.) and shall not discriminate against any employee (or applicant for employment) in the performance of this agreement because of race, color, religion, sex, national origin, disability, age, or marital status.

XVII. MISCELLANEOUS.

- A. This Agreement constitutes the sole and complete understanding between the parties and supersedes all agreements between them, whether oral or written with respect to the subject matter. No amendment, change or addendum to this Agreement is enforceable unless agreed to in writing by both parties and incorporated into this Agreement. For any material change in the Scope of Services or any increase in the compensation for the services, the Board of County Commissioners for the COUNTY and the duly authorized representative for the CONSULTANT shall agree in writing to this change. All changes shall be in accordance with the requirements of the DeSoto County Procurement Policy.
- B. Any reference to a specific chapter of the Florida Statutes in this Agreement shall incorporate that law by reference and made a part of this Agreement.
- C. The exercise by either party of any rights or remedies provided herein shall not constitute a waiver of any other rights or remedies available under this Agreement or any applicable law. The rights and obligations of the parties under this Agreement shall be governed by the laws of the State of Florida and the venue for any legal or judicial proceedings in connection with the enforcement or interpretation of this Agreement shall be in DeSoto County, Florida. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the

remaining provisions of this Agreement shall be valid and binding on each party.

- D. The parties covenant and agree that each is duly authorized to enter into and perform this Agreement and those executing this Agreement have all requisite power and authority to bind the parties.
- E. Any notices, invoices, reports, or any other type of documentation required by this Agreement shall be sufficient if personally delivered or sent by the parties via United States certified mail, postage paid.
- F. The CONSULTANT shall keep books, records, and accounts of all activities related to the performance of this Agreement in compliance with generally accepted accounting procedures. All document, papers, books, records, and accounts made or received by the CONSULTANT in conjunction with the Agreement and the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the COUNTY.
- G. It is possible that during the course of and subsequent to the termination of this Agreement, the CONSULTANT may desire to publish certain results of scientific, technical or general interest study originating under or existing by virtue of this Agreement in, or by means of journals, magazines, newspapers, radio broadcasts, or other media of communication. The CONSULTANT shall not, without the written approval of the COUNTY, disclose to others, publish or authorize anyone to publish any technical or confidential information acquired in the course of doing Work or rendering Services under this Agreement unless required by Chapter 119, Florida Statutes.
- H. Captions and paragraphs are added for the mere convenience of the parties. Both parties have had an opportunity for legal review prior to signing this document. This Agreement shall not be construed more strictly against the party responsible for the primary drafting of the document.

- i. In the event of litigation, attorney fees, shall be awarded to the prevailing party, including any and all attorney fees incurred by virtue of appellate review

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the 22 day of APRIL, 2025.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA**

By: Mandy Hines
Mandy Hines
County Administrator

By: J.C. Deriso
J.C. Deriso
Chairman

BoCC Approved: 4/22/2025

Approved as to form and
Legal sufficiency:

Valerie Vicente
Valerie Vicente
County Attorney

Date: 4/22/2025

WITNESSES:

Kimberly J. Mack
Joseph M. Mack

SECURITECTURE, LLC

By: Joseph M. Mack

Printed Name: Joseph M. Mack

Title: PRESIDENT

DESOTO COUNTY
JAIL AND ADMINISTRATIVE COMPLEX CONCEPTUAL DESIGN AND
COST ESTIMATE
SCOPE OF SERVICES
Solicitation #25-07-00RFP

1. INTRODUCTION

DeSoto County Board of County Commissioners is seeking proposals from qualified architectural and engineering firms (Consultants) to develop a conceptual design and cost estimate for the replacement of the County's outdated jail and administrative complex. This RFP is issued to procure services that will provide a comprehensive conceptual design, including a cost estimate for the proposed replacement facility, considering all necessary requirements and future construction phases.

The conceptual design and cost estimate will guide the subsequent phases of the project, ensuring the new facility meets the operational needs of the County and complies with applicable regulations, as well as addressing critical ancillary factors such as parking, drainage, security, and more.

2. PROJECT OVERVIEW

DeSoto County's current jail and administrative complex is outdated and no longer meets the operational requirements of the County. The purpose of this project is to design a new jail and administrative facility to accommodate a 200-bed facility which will address current and future needs, enhance operational efficiency, and ensure compliance with state and federal regulations.

The Consultant shall develop a conceptual design and a cost estimate that will form the basis for future construction efforts, including, but not limited to:

- A modern 200 bed jail facility with appropriate security measures.
- Administrative office spaces that support the jail's operations and other County functions.
- Parking areas for staff, visitors, and inmates.
- Proper drainage systems to meet environmental and functional standards.
- Site layout planning that addresses ingress/egress and overall site utilization.
- Evaluation of environmental, safety, and security considerations.

3. SCOPE OF WORK

The Consultant selected for this project will be responsible for the following tasks:

a. Preliminary Site Analysis:

- Review of the existing jail and administrative complex to assess the current conditions and deficiencies.
- Identify potential site sizes needed for the new facility, accessibility, and potential for future expansion.

EXHIBIT
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- Identify necessary environmental considerations (e.g., wetlands, flood zones, etc.) for any potential sites needed for the new facility.
- b. Conceptual Design Development:**
- Development of a conceptual design for the new jail and administrative complex, including:
 - Floor plans and layouts for the 200-bed jail, administrative offices, common areas, and parking.
 - Design features that meet all security, operational, and regulatory standards.
 - Coordination with relevant County departments (e.g., Sheriff's Office, County Administration, Facilities Management).
- c. Cost Estimation:**
- Provide a cost estimate for the construction of the facility based on the conceptual design.
 - Cost breakdowns should include estimates for construction, materials, site preparation, parking, drainage, utilities, and other associated costs.
- d. Ancillary Factors Consideration:**
- Design must incorporate parking facilities for staff, inmates, and visitors, ensuring adequate spaces are available and meet accessibility requirements.
 - Consideration for any potential sites to have proper drainage systems, ensuring that stormwater management complies with state and local requirements.
 - Review and recommendation for landscaping and external security measures (e.g., fences, lighting, etc.).
- e. Final Report and Deliverables:**
- Submission of final conceptual design, cost estimates, and any supporting documentation.
 - Presentation of the design and cost estimate to DeSoto County Board of County Commissioners or their designated representatives.

4. PROPOSAL REQUIREMENTS

Interested firms must submit the following information as part of their proposal:

- a. Firm Qualifications:**
- Overview of the firm, including history, size, and experience in similar projects.
 - Relevant licenses and certifications (e.g., Florida Registered Architect/Engineer).
 - A list of key personnel, including their qualifications and experience.
- b. Project Approach and Methodology:**
- A detailed description of how the Consultant intends to approach the project, including proposed timelines and methods for design development and cost estimation.

- Examples of similar projects successfully completed by the firm, including the scope, size, and outcomes.
- c. Schedule:**
- A proposed timeline for the completion of the conceptual design and cost estimate, including key milestones.
- d. Fee Proposal:**
- A detailed cost proposal for the work, including hourly rates for key personnel, estimated hours for each task, and total cost.
- e. References:**
- At least three (3) professional references from previous clients with similar projects.

5. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

- Experience and qualifications of the firm and project team.
- Approach and methodology for completing the conceptual design and cost estimate.
- Quality and relevance of past projects.
- Cost competitiveness and value for money.
- References from previous clients.

6. SUBMISSION INSTRUCTIONS

Proposals must be submitted no later than March 31, 2025, at 2:00PM. All proposals should be submitted in a sealed envelope clearly marked as follows:

RFP No. 25-07-00

DeSoto County Jail and Administrative Complex Conceptual Design and Cost Estimate

Mail or Deliver to:

Purchasing Department

DeSoto County Board of County Commissioners

201 East Oak Street, Suite 203

Arcadia, FL 34266

Please submit one (1) original proposal, clearly marked as 'Original', four (4) copies, and one (1) electronic copy on a flash drive. Late submissions will not be considered and will be returned unopened to the sender.

7. ADDITIONAL INFORMATION

For additional information, questions, or clarification regarding this RFP, please contact:

Cindy Talamantez, CPPO, CPPB
Purchasing Director, DeSoto County
863-993-4816
c.talamantez@desotobocc.com

8. RIGHTS RESERVED

DeSoto County reserves the right to reject any or all proposals, to negotiate with any respondent, and to waive any informalities in the RFP process. The County is not responsible for any costs incurred in the preparation of proposals.

9. TERMS AND CONDITIONS

By submitting a proposal, the respondent agrees to abide by the terms and conditions set forth in this RFP and acknowledges that the issuance of this RFP does not guarantee a contract will be awarded.

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GENERAL CONDITIONS

1. **ACCEPTANCE:** Items may be tested for compliance with the Scope of Services. Items delivered not conforming to the Scope of Services may be rejected and returned at the CONSULTANT's expense. Any increase in cost for items not delivered as specified in the solicitation may be charged against the CONSULTANT.
2. **AMENDMENTS:** No amendment, modification, or supplement to this Agreement shall be binding unless it is in writing and signed by an authorized representative of both parties.
3. **APPLICABLE LAW:** The Agreement shall be governed in all respects by the laws of the State of Florida, and the policies of the DeSoto County Board of County Commissioners. Any litigation with respect thereto shall be brought in the Courts of the State of Florida.
4. **ASSIGNMENT:** The CONSULTANT shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, without the prior written consent of the County. Assignment or transfer of the resulting Agreement without the written consent of the County may be construed by the County as a breach of contract sufficient to cancel this Agreement at the discretion of the County.
5. **AVAILABILITY OF FUNDING:** Award of this solicitation is contingent upon the availability of funding. Furthermore, during the Agreement period, if funding to finance all or part of the award resulting from this solicitation becomes unavailable, the County reserves the right to terminate such Agreement after providing the CONSULTANT no less than thirty (30) days written notice. The County shall be the final authority as to the determination of availability of funding. The County agrees to reimburse the CONSULTANT for any authorized goods or services provided prior to the CONSULTANT's receipt of the aforesaid termination notice.
6. **CONSULTANT OBLIGATIONS:** CONSULTANT agrees to perform and complete the Services described in the Solicitation in accordance with the requirements of this Agreement and attached Exhibits. CONSULTANT shall furnish all labor, supervision, equipment, and materials for the service. Experienced, qualified supervisors of the CONSULTANT are essential to the satisfactory performance of the Services. The County may consider a lack of competent, capable supervision as grounds to reject a proposal or terminate this Agreement. An experienced, qualified supervisor should have approximately two years of experience and one-year of supervisory experience doing the type of work requested in this solicitation. The County reserves the right to determine supervisory competence. Supervisors must be able to communicate fluently in English and in any language that crew members use to communicate.
7. **COMPLETE AGREEMENT:** The parties agree that the conditions of purchase

EXHIBIT
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stated herein or attachments hereto set forth their entire Agreement and there are no promises or understandings other than those stated herein, and that any prior negotiations between the County and CONSULTANT shall not constitute a part of the Agreement between the County and CONSULTANT concerning this service. The term "Agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

8. **COMPLIANCE:** A submission of a proposal shall constitute an incontrovertible representation by a Proposer that the Proposer has complied with every requirement herein, and that without exception, the proposal is premised upon performing the Services required by the Scope of Services with such means, methods, techniques, sequences, or procedures as may be indicated in or required by the Scope of Services, and that the Scope of Services are sufficient in scope and detail to indicate and convey an understanding of all terms and conditions for performance of the Services.
9. **COMPLIANCE WITH LAWS:** CONSULTANT represents and warrants that the performance of this solicitation and the furnishing of services required shall be in accordance with the applicable standards, provisions, and stipulations of all pertinent Federal, State or County laws, rules, regulations, resolutions, and ordinances including but not limited to the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.
10. **CONFLICT OF INTEREST:** The award hereunder is subject to Chapter 112, Florida Statutes. All Proposers must disclose with their Qualifications the name of any officer, director, or agent who is also an employee of DeSoto County. Further, all Proposers must disclose the name of any DeSoto County employee who owns, directly or indirectly, an interest of five percent (5%) or more of the proposer's firm or any of its branches.
11. **CONSULTANT'S OWN FORCES:** No more than Fifty percent (50%) of the dollar value of the total contract work may be accomplished by Sub-CONSULTANTS. The balance of the work must be accomplished by a successful proposer's own forces. Each Proposer must furnish with its Qualifications, a list of the items it proposes to subcontract, and the estimated cost of these items.
12. **DELAYS AND EXTENSION OF TIME:** The CONSULTANT shall not be entitled to any claim for damages, including loss of profits, loss of use, overhead expenses, equipment rental, etc., because of hindrances or delays for any cause whatsoever, but if occasioned by an act of God, or by any act or omission on the part of the County. County's agents or governmental agencies having jurisdiction, such act, hindrance or delay may entitle the CONSULTANT to an extension of time in which to complete the work, which shall be determined by the County, provided that the CONSULTANT will give written notice within two (2) weeks as provided herein of the cause of such act, hindrance, or delay. An extension of Contract Time shall

be the CONSULTANT's sole and exclusive remedy for all claims for delay, including delays attributable to a breach of Contract or Tort. However, the Contract Time will NOT be extended past the completion date stipulated in the County's Grant Agreement, if there is a Grant associated with the Work.

If any emergency or natural disaster causes a delay or interferes with the use or delivery of the services described in this solicitation, the County reserves the right to acquire from other sources any services during any suspension of delivery.

13. **DIRECT PURCHASE:** The County reserves the right, at the County's sole option, to utilize the Purchasing Department's direct purchasing ordering system. Direct purchase orders may be issued for applicable supplies and equipment to be utilized in the County's solicitations in order to recover applicable sales tax on these purchase orders.
14. **DISPUTES:** In case of any doubt or differences of opinion as to the items to be furnished hereunder, the decision of the DeSoto County Board of County Commissioners shall be final.
15. **DISQUALIFICATION:** More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. If the County believes the Proposer is interested in more than one proposal for the work contemplated, all proposals in which such Proposer is interested shall be rejected. If the County believes collusion exists among Proposers, all proposals shall be rejected.
16. **E-VERIFY:** CONSULTANT shall utilize the U.S. Department of Homeland Security's E-Verify system to confirm the employment eligibility of all persons employed by the CONSULTANT during the term of this Agreement in which the CONSULTANT performs employment duties within Florida. This verification requirement extends to all persons, including sub-CONSULTANTS, utilized, hired, contracted, or assigned by the CONSULTANT to perform work pursuant to this Agreement.
17. **FAILURE TO PERFORM:** If during the term of the Agreement, the CONSULTANT should refuse or otherwise fail to perform any of its obligations under the Agreement, the County reserves the right to:
 - A) Obtain the services from another CONSULTANT; and/or
 - B) Terminate the Agreement; and/or
 - C) Suspend the CONSULTANT from bidding for a period of up to 24 months.
18. **INCURRED COST:** DeSoto County is not liable for any cost incurred by the CONSULTANT prior to award. Costs for developing a response to this solicitation are entirely the obligation of the Proposer and shall not be chargeable in any manner to DeSoto County.
19. **INDEMNIFICATION:** CONSULTANT shall defend, indemnify and hold harmless

the County and all of the County's officers, agents, and employees from and against all claims, liability, loss, and expense, including reasonable costs, collection expenses, attorney's fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of CONSULTANT, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. CONSULTANT recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the County when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the County in support of these indemnifications, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relive CONSULTANT of its liability and obligation to defend, hold harmless and indemnify the County as set forth in this article of the Agreement.

20. **INFORMALITIES AND IRREGULARITIES:** The County has the right to waive minor defects or violations of a proposal from exact requirements of the specifications that do not affect the price, quality, quantity, delivery, or performance time of the services being procured. If insufficient information is submitted by a Proposer with the proposal for the County to properly evaluate the proposal, the County has the right to require such additional information as it may deem necessary after the time set for receipt of proposals, provided that such concession does not affect the price, quality, quantity, delivery, or performance time of the goods/services being procured.

21. **INSURANCE:** The CONSULTANT, at its own expense and in its own name, must provide and keep in force during the term of the Agreement, insurance coverage provided by a (a) company(s) licensed to conduct business in the State of Florida acceptable to the County with limits not less than indicated for the respective items or as otherwise agreed. Types of coverage and limits of liability shall be as set forth in the Agreement.

If any insurance should be canceled or changed by the insured or expire during the period of its proposal award, the CONSULTANT shall be responsible for securing other acceptable insurance to provide the coverage specified in the solicitation to maintain continuous coverage during the life of the award.

22. **LEGAL REQUIREMENTS:** Federal, State, County, and local laws, ordinances, rules, and regulations that in any manner affect the item(s) covered herein apply. Lack of knowledge by the Proposer will no way be cause for relief from responsibility.

23. **LICENSE/CERTIFICATIONS:** The successful CONSULTANT will be required to secure, at its expense, the proper occupational license and/or any other

license/certification required of the applicable service/work being performed. Proof of license and/or certification may be required prior to the proposal award. The Proposer shall fully comply with all state and federal laws, County procurement policies, ordinances and regulations in any manner affecting the performance of the Services. The Proposer shall provide its occupation license number and expiration date.

24. **LITIGATION VENUE:** All litigation shall take place either in the State Courts of Florida, wherein venue shall lie in Desoto County, Florida; or in the Federal Courts, wherein venue shall lie in the Central District in and for the State of Florida. The CONSULTANT expressly waives venue in any other location.
25. **MISTAKES:** Proposers are expected to examine the specifications, delivery schedules, prices, and all instructions pertaining to supplies and services. Failure to do so will be at Proposer's risk.
26. **NONCONFORMING TERMS AND CONDITIONS:** A proposal response that includes terms and conditions that do not conform to the terms and conditions in the solicitation are subject to rejection as non-responsive. The County reserves the right to permit the Proposer to withdraw nonconforming terms and conditions from its proposal response prior to determination by the County as non-responsive based on the submission of nonconforming terms and conditions.
27. **NON-EXCLUSIVE AGREEMENT:** Award of this Agreement shall impose no obligation on the County to utilize the CONSULTANT for all work of this type, which may develop during the agreement period. This is not an exclusive Agreement. The County specifically reserves the right to concurrently contract with other companies for similar work if it deems such action to be in the County's best interest.
28. **OPERATION DURING DISPUTE:** In the event, the County has not canceled the Agreement in accordance with the terms of the Agreement, and there remains a dispute with the Proposer and the County, the Proposer agrees to continue to operate and perform under the terms of the Agreement while such dispute is pending, and further agrees that, in the event, a suit is filed for injunction or other relief, it will continue to operate until the final adjudication of such suit by the Court.
29. **PAYMENT TERMS:** CONSULTANT shall prepare and submit to the County's Administrative Agent for approval, invoices for the Services rendered under this Agreement. Payment shall be issued by the County's Finance Department, who shall initiate disbursements for invoices approved by the Administrative Agent in accordance with the Florida Prompt Payment Act, found in Part VII, Ch. 218 of the Florida Statutes. All invoices shall be accompanied by a report identifying the nature and progress of the Work performed. The statement shall show a summary of fees with an accrual of the total fees billed and credits for portions paid

previously. The CONSULTANT shall submit an invoice for payment to the County on a monthly basis.

The County reserves the right to withhold payment to CONSULTANT for failure to perform the work in accordance with the provisions of this Agreement, and the County shall promptly notify the CONSULTANT if any invoice or report is found to be unacceptable and will specify the reasons.

30. **PERIOD OF OFFER VALIDITY:** Prices quoted must remain firm for a period of ninety (90) days from the proposal opening date.

31. **PUBLIC RECORDS REQUESTS:**

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE AGENCY'S CUSTODIAN OF PUBLIC RECORDS AT THE DESOTO COUNTY ADMINISTRATION BUILDING, 201 EAST OAK STREET, ARCADIA, FLORIDA 34266 (863) 993-4800.

a. CONSULTANT must keep and maintain all public records required by the Agency in order to perform services under this Contract.

b. Upon request from the Agency's custodian of public records, CONSULTANT shall provide the Agency with a copy of the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provide in Chapter 119, Florida Statutes, or as otherwise provided by law.

c. CONSULTANT shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONSULTANT does not transfer the records to the Agency.

d. Upon completion of the contract, CONSULTANT shall transfer, at no cost, to the Agency all public records in possession of the CONSULTANT or keep and maintain public records required by the Agency to perform the service under this contract. If the CONSULTANT transfers all public records to the Agency upon completion of the contract, the CONSULTANT shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONSULTANT keeps and maintains public records upon completion of the contract, the CONSULTANT shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Agency, upon request from the Agency's custodian of public

records, in a format that is compatible with the information technology systems of the Agency.

32. **PURCHASING AGREEMENTS WITH OTHER GOVERNMENT AGENCIES:** This solicitation may be extended to include other governmental agencies provided a cooperative Purchasing Agreement exists. Each political entity will be responsible for the execution of its own requirements with the awarded CONSULTANT.
33. **RIGHT TO AUDIT RECORDS:** In the performance of this Agreement, the CONSULTANT shall keep books, records, and accounts of all activities related to the Agreement, in compliance with generally accepted accounting procedures. All documents, papers, books, records, and accounts made or received by the CONSULTANT in conjunction with the Agreement and the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the County.
34. **RIGHT TO REJECT:** The DeSoto County Board of County Commissioners reserves the right to reject any and all proposals not deemed to be in the best interest of the County, or to accept that proposal, which may not be in the best interest of the County. The County reserves the right to waive any and all informalities or reject any or all proposals or any part of any proposal. The County also reserves the right to award or eliminate any portion of the proposal.
35. **SILENCE OF SPECIFICATIONS:** The apparent silence of the specifications and any supplemental specifications as to any details or the omission from same of any detailed description concerning any point, shall be regarded as meaning that only the best commercial practices are to prevail and only materials of first quality be provided. All interpretations of this specification shall be made upon the basis of this statement.
36. **STATEMENT RELATIVE TO PUBLIC ENTITY CRIMES:** The Proposer is directed to the Florida Public Entity Crime Act 287.133, Florida Statutes, and the County's requirement that the successful Proposer complies with it in all respects prior to and during the term of the Agreement.
37. **TERMINATION FOR DEFAULT - DEFAULT/FAILURE TO PERFORM:** The County shall be the sole judge of nonperformance, which shall include any failure on the part of the CONSULTANT to accept the award, to furnish required documents, and/or to fulfill any portion of this Agreement within the time stipulated.

Upon default by the CONSULTANT to meet any terms of this Agreement or related Exhibit, the County will notify the CONSULTANT, providing three (3) days (weekends and holidays excluded) to advise the County of its plan for corrective action to remedy the default. Failure on the CONSULTANT's part to correct the default within the approved time period shall result in the Agreement being terminated and the County notifying in writing the CONSULTANT of the effective date of the termination. The following shall constitute default:

- Failure to perform the work required under the Agreement and/or within the time required or failing to use the sub-CONSULTANTS, entities, and personnel as identified and set forth, and to the degree specified in the Agreement.
- Failure to begin the work under this Agreement within the time specified.
- Failure to perform the Work with sufficient workers to ensure timely completion.
- Neglecting or refusing to correct Work where prior work has been rejected as nonconforming with the terms of the Agreement.
- Becoming insolvent, being declared bankrupt by a US Bankruptcy Court, renders the CONSULTANT incapable of performing the Services in accordance with and as required by the Agreement.
- Failure to comply with any of the terms of the Agreement.
- Failure to pay sub-CONSULTANTS or others pursuant to the Services completed under this Agreement.

In the event of default, the CONSULTANT shall pay any damages sustained by the County, including attorney's fees and court costs incurred in collecting any damages. All documents prepared by the CONSULTANT in connection with this Agreement will be the property of the County.

The County Engineer shall authorize payment to the CONSULTANT, the costs and expenses for Work performed by the CONSULTANT prior to receipt of the Notice of Termination; however, the County may withhold from amounts due to the CONSULTANT such sums as the Administrative Services Director deems to be necessary to protect the COUNTY against loss caused by the CONSULTANT because of the default.

38. **TERMINATION FOR CONVENIENCE:** The COUNTY reserves the right to cancel this Agreement by written notice to the CONSULTANT effective Thirty (30) days following the date of notice, for any of the following reasons

- The County has determined that such cancellation will be in the best interest of the County to cancel the Agreement for its own convenience.
- Funds are not available to cover the cost of the services. The County's obligation is contingent upon the availability of appropriate funds.

The Purchasing Director shall give written notice of the termination to the CONSULTANT specifying the reason of the Agreement termination and when the termination becomes effective.

The CONSULTANT shall incur no further obligations in connection with the terminated Work, and on the date set in the Notice of Termination, the CONSULTANT will stop work to the extent specified.

The County shall pay the CONSULTANT under the following conditions:

- All costs and expenses incurred by the CONSULTANT for work accepted by the County prior to the CONSULTANT's receipt of the Notice of Termination.

Anticipatory profit for work and services not performed by the CONSULTANT shall not be allowed.

39. **VERBAL INSTRUCTIONS:** No negotiations, decisions, or actions shall be initiated or executed by the CONSULTANT as a result of any discussions with any County employee. Only those communications which are in writing from an authorized County representative may be considered. Only written communications from the CONSULTANT which are assigned by a person designated as authorized to bind the company, will be recognized by the County as duly authorized expressions on behalf of the CONSULTANT.

NOTE: ANY AND ALL SPECIAL CONDITIONS ATTACHED HERETO WHICH MAY VARY FROM THE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

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SPECIAL CONDITIONS

1. INSURANCE REQUIREMENTS:

WORKERS' COMPENSATION:

Coverage is to apply for all employees for statutory limits in compliance with the applicable state and federal laws. The policy must include Employers' Liability with a limit of \$500,000 each accident, \$500,000 each employee, \$500,000 policy limit for the disease.

COMMERCIAL GENERAL LIABILITY – OCCURRENCE FORM REQUIRED:

CONSULTANT shall maintain Commercial General Liability (CGL) Insurance with a limit of not less than \$500,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project in the amount of \$1,000,000. Products and completed operations aggregate shall be \$1,000,000. CGL insurance shall be written on an occurrence form and shall include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage, and property damage resulting from explosion, collapse, or underground (x. c, u) exposures, personal injury and advertising injury. Damage to rented premises shall be included at \$100,000.

PROFESSIONAL LIABILITY:

CONSULTANT(S) shall maintain professional liability errors and omissions coverage with limits of not less than \$1,000,000 for professional services rendered in accordance with this Agreement. The CONSULTANT(S) shall maintain such insurance for at least two (2) years from the termination of this Agreement, and during this two (2) year period, the CONSULTANTS(S) shall use their best efforts to ensure that there is no change of the retroactive date on this insurance coverage. If there is a change that reduces or restricts the coverage carried during the Agreement, the CONSULTANT(S) shall notify County Risk Management within thirty (30) days of the change.

EVIDENCE OF INSURANCE:

CONSULTANT shall, at its sole cost and expense, procure and maintain throughout the term of this Contract, Comprehensive General Liability and Worker's Compensation Insurance, including Employer Liability Insurance, with minimum policy limits of \$ 1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law, and will provide endorsed Certification of Insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the County as a named, additional insured, as well as furnishing the County with a Certified Copy, or Copies, of said insurance policies. Certificates of Insurance and Certified Copies of these Insurance Policies must accompany this signed Agreement. Said insurance coverage(s) procured by the CONSULTANT as required herein shall be considered, and the CONSULTANT

agrees that said insurance coverage(s) it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the County, and that any other insurance or self-insurance available to the County shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the CONSULTANT as required herein.

Nothing herein shall be construed to extend the County's liability beyond that provided in Section 768.28, Florida Statutes.

In the event the insurance coverage expires prior to the completion of the Services, a renewal certificate shall be issued 30-days prior to the said expiration date. The policy shall provide a 30-day notification clause in the event of cancellation or modification to the policy. All Certificates of Insurance must be on file with and approved by the County before the commencement of any work activities.

2. **TIME OF PERFORMANCE:**

This Agreement shall commence immediately upon execution by both the COUNTY and the CONSULTANT. The CONSULTANT shall complete the conceptual design and cost estimate within a reasonable timeframe to be determined in coordination with the COUNTY after contract award.

The Proposers' timely response under the terms of this Agreement is paramount. The unavailability of the highest-ranked Proposer (depending on the urgency of the County's needs) may result in the award/project being authorized to the next highest-ranked Proposer.

3. It is the responsibility of the Proposer to contact the Purchasing Department prior to submitting a Proposal to ascertain if any addenda have been issued, to obtain all such addenda, and return executed addenda with their Proposal. Any questions relative to the interpretation of requirements, the Scope of Services, or selection processes shall be addressed in writing to the address indicated below. No inquires, if received within seven (7) days of the date set for the reading of names of the Proposers, will be given consideration. **Oral answers will not be authoritative.**

4. DeSoto County, a political subdivision of the State of Florida, its officers, agents, employees, and volunteers are to be included as an Additional Insured on both the Commercial General Liability and Commercial Automobile Liability. DeSoto County is to be named insured as the DeSoto County Board of County Commissioners. Insurance policies meeting the requirements herein identified shall be maintained during the duration of the Agreement. Renewal certificates shall be sent to the County thirty (30) days prior to any expiration date. There shall also be a thirty (30) day notification to the County in the event of a cancellation or modification of any stipulated insurance coverage.

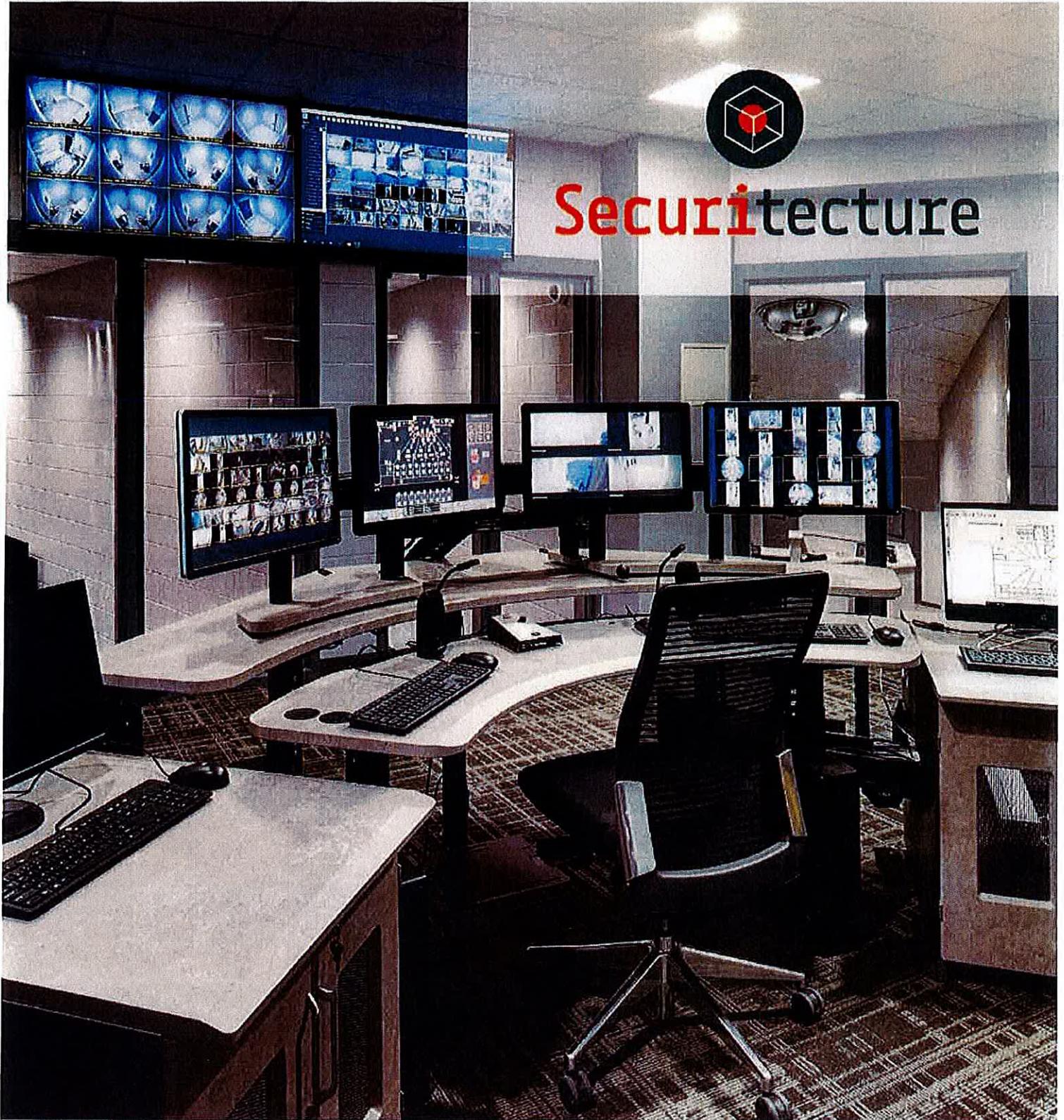
5. Certificates of insurance meeting the required insurance provisions shall be forwarded to the Purchasing Department upon Notice of Award, prior to the commencement of the Services. For the purpose of identification, when submitting insurance, the Request for Proposal name and number must be included on the certificate.
6. **CONSULTANT AND COUNTY DEFINED:**
As used in these specifications, the term "CONSULTANT" refers to Seller, and the term "County" refers to Purchaser, as defined in the terms and conditions applicable to this Agreement. All persons acting for CONSULTANT, such as employees, sub-CONSULTANTS, and agents of the CONSULTANT, are included in the meaning CONSULTANT.
7. **ADDITIONAL INFORMATION:**
Questions about the Agreement and technical portions of the Request for Proposal must be submitted in writing to the person listed below. Proposers are cautioned that any statements made by the Agreement and/or technical contact person that materially change any portion of the proposal document shall not be relied upon unless the subsequently ratified by a formal written amendment to the proposal documents. To find out whether the County intends to issue an amendment, contact the person listed below. No contract or technical questions will be accepted after seven (7) days prior to the date set for bid opening.

Direct inquiries to: Cindy Talamantez, CPPB, CPPO
Purchasing Director
DeSoto County Board of County Commissioners
201 East Oak Street, Suite 203
Arcadia, Florida 34266
863-993-4816 Office
863-993-4819 Fax
c.talamantez@desotobocc.com

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Securitecture



DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00

DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE

DUE: MARCH 31, 2024, 2:00 PM

EXHIBIT
C

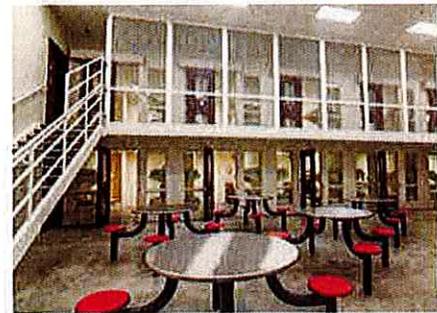
INNOVATIVE SOLUTIONS
IN CORRECTIONS, JUSTICE, & PUBLIC SAFETY



DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE PROPOSAL

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DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

**Tab 1:
Letter of Introduction
& History**



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY



March 31, 2025

Purchasing Department
DeSoto County Board of County Commissioners
201 East Oak Street, Suite 203
Arcadia, Florida 34166

**Re: DeSoto County Jail and Administrative Complex Conceptual Design and Cost Estimate
RFP No. 25-07-00**

Dear Selection Review Committee:

Innovative Design, Practical Solutions, and Common Sense are the starting points for a Securitecture design. Having grown up in an environment where our clients were very cost-conscious and demanded the most bang-for-their-buck, we've consistently delivered on those hallmarks for more than 43 years.

In our proposal response, we highlight a project that we feel strongly demonstrates these values—the Okeechobee County Jail and Sheriff's Office Addition and Renovation.

For Okeechobee's Jail Addition & Renovation, we solved many of the same challenges that DeSoto County's Jail and Administration Facility appears to face now. We master planned a 20- to 40-year solution and, in a collaborative charrette effort involving all stakeholders, developed 26 different design options for their campus. The final design doubles the capacity of the jail with no increase required in staffing and allows the County to construct the project in phases as budget and financing allow—all while having a fully functional jail through the entire process. [Please see case studies of the Okeechobee Jail Addition & Renovation project in Tab 2.](#)

Securitecture has significant corrections experience throughout Florida, some of which include: Okeechobee County Jail, Marion County Jail, Putnam County Jail, Hendry County Jail, Walton County Training Facility, Collier County Jail Laundry, Broward County Jail Infirmity Study, Okaloosa County Correctional Center, Martin County-Holt Correctional Mental Health Addition, and Lake County Sheriff's Sub-Station.

For your project, we have assembled a team second-to-none. Our team is not just a collection of corrections-experienced firms that have worked together before. This team is an army of friends. We've worked together on many, many projects. We know each other, we like each other, we respect each other, we support each other. We have history.

Joe Mrak and Bret Dodd of Securitecture have worked together for 35 years on hundreds of projects.

Joe, Bret, BBM, CMTA (formerly OCI Associates), Newlines, and Innovative Food Service are currently working with Securitecture to successfully implement the Okeechobee plan.

Our Securitecture Team includes the following Firms ([please meet our team members in Tab 3](#)):

Securitecture, LLC – Noblesville, Indiana, and Ft. Pierce, Florida

BBM Structural Engineers – Orlando and Boca Raton, Florida

CMTA (formerly OCI) – National Engineering Consultants in Ft. Pierce, Florida, with 9 Florida office locations

Newlines – Civil Engineer in Okeechobee, Florida

Innovative Foodservice Design Team – Tampa, Florida (if needed)

Securitecture differentiates itself in other ways, too.



The company was founded in 2016 to concentrate on Justice, Corrections, and Public Safety after a long career of leadership in larger architectural and engineering firms. Our name, Securitecture, was derived from Security Architecture—and defines our singular focus on Corrections, Justice, and Public Safety projects. In fact, they're all we do!

No Roads, no Bridges, no Parks or Schools. We do Jails. Securitecture is proud of our longstanding expertise in corrections and public safety architecture, and many of our design innovations have become the standard in correctional facilities today.

We pride ourselves on being a small yet nimble firm that is focused on service, not on volume. In fact, our philosophy is to take on only a few projects at a time, which allows us to focus our attention on you, without having to compromise your priorities. This also affords you the time, talent, and utmost attention of our two principals, who have a total of more than 75 years of experience, driving the success of your project.

Please consult our Okeechobee County reference. They will tell you that, as the project principal, I have been the primary contact, attending every meeting during the project's master planning and design phases. I'm also the primary contact throughout construction and present Securitecture's monthly project update report every month in-person to Okeechobee's County Commissioners. [You can read about Securitecture's firm and principals' experience in Tab 1.](#)

I, Joseph M. Mrak, AIA, am the responsible party with the authority to obligate the firm contractually. I authorize the information contained in this RFP response to be shared with the County Selection Committee Personnel and County Administration for the purposes of selecting an Architect/Engineer team from this Request for Proposal.

All Success is a Partnership. And Securitecture is structured to help you achieve that success.

Joseph Mrak, AIA, LEED AP, CPTED
President, Securitecture, LLC
jmrak@securitecture.com

Securitecture, LLC
7389 East 209th Street | Noblesville, IN 46062 | 317.695.6725
180 Melody Lane | Ste. 107 | Fort Pierce, Florida 34950

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 2: Relevant Experience and Qualifications



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY



INNOVATIVE SOLUTIONS

Intricately involved in an extensive number of corrections, justice, public safety, adaptive reuse, and security consulting projects, Securitecture is uniquely qualified to translate your facilities needs into operational excellence.

THE SECURITECTURE DIFFERENCE

Securitecture President Joseph Mrak has spent the last 44 years specializing in security architecture, becoming one of the most sought-after consultants in his field. Focusing exclusively on corrections, justice, and public safety projects, Joe is proud to have pioneered many design innovations that are now the standard for design and safety in the industry.



At Securitecture, we know that we have one chance to get your project right. So we start with strong planning, assign our best people with the most experience to your project, and then we include everyone at the table to make sure every voice is heard as we work together to solve your specific challenges. Collaborating at every step of the way, we leverage the expertise of users and stakeholders to create innovative solutions that will make a difference for your County and your entire community.

We call it the Securitecture Difference:

- Focusing on your priorities,
- Working on very few projects at a time to give your project the attention it needs,
- Dedicating the most experienced principals to your project,
- Constant communication,
- An approach designed to leverage our clients' expertise, and
- Designing "forward-thinking" facilities and technologies.

As a result, Securitecture has become a trusted partner in Florida—for our clients and experienced local firms, with whom we partner for your success.



Bret Dodd and Joe Mrak, Securitecture LLC

SPECIALISTS IN CRIMINAL JUSTICE

Having designed more than 300 Justice and Public Safety projects with many engineering and architectural firms, Joe's familiarity with key issues in corrections has been a driving force for the firm's many industry innovations within criminal justice facilities' design and construction. Understanding the key problems faced by every jail, the Securitecture team develops innovative solutions to address:

- insufficient number of the right kinds of beds to meet current and future housing needs,
- outdated or substandard infrastructure and site challenges,
- inadequate space for intake and processing,
- the space and separation needed for medical and mental health care,
- lack of space to meet programming needs,
- the need for adequate kitchen and laundry facilities,
- segregated housing necessary for various classifications, and
- long-term planning for expansion to meet growing needs.



PIONEERING INNOVATION

This understanding of client challenges inspired Joe to pioneer a number of innovative “firsts” in the features and functions of corrections design. Many of these award-winning solutions are now the standard for correctional facilities design, operational excellence, and safety.

Securitecture has pioneered an innovative jail housing pod design that significantly reduces construction costs, staffing requirements, and the expense for ongoing operations and maintenance, while increasing operational efficiency, security, and the speed of construction from start to finish.

This housing pod design uses simple, efficient geometry that includes:

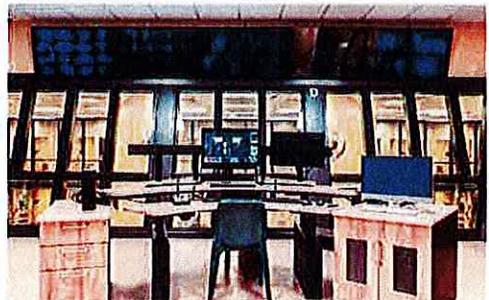
- A single, elevated control room for single-point control and observation.
- Industrialized building systems and components.
- Use of prefabricated modular steel cells, control room and toilet/shower components.
- Cell layout for greater security and less maintenance.
- A shower in every cell.
- Polyurea coating that provides a seamless cell interior.
- “Double-Envelope” design with a continuous exterior mechanical chase.
- Indoor/outdoor recreation/classroom & program areas in the housing pod.
- State-of-the-art, non-proprietary, user-friendly electronic security automation systems.

These innovations and more are just part of the mindset that Securitecture brings to every project—with innovative design, practical solutions, and common sense as the starting point for any client solution. Securitecture’s architectural expertise and genuine concern for clients’ unique needs also results in ideas that help communities maximize funding resources and build in long-term cost efficiencies for staffing, operations, and future growth.

COMMITTED TO YOUR SUCCESS

The Securitecture Team is committed to working closely with you to develop uniquely innovative and cost-efficient solutions for the DeSoto County Jail & Administrative Complex. Our goal is to deliver exceptional service, innovative solutions, and facilities that you and your community will be proud of for years to come.

When you need a trusted expert in corrections and public safety to help you get the facilities you need, Securitecture is ready to help.





CORRECTIONS FACILITIES / MASTER PLANS AND FEASIBILITY STUDIES



Okeechobee Sheriff's Office/Jail Addition & Renov.



Okaloosa County Courthouse



Livingston County Jail Addition & Renovation



Tipton County Sheriff's Office & Corrections Center



Hamilton County Corrections Campus Master Plan

JAILS / DETENTION CENTERS

- Allegan County MI Jail
- Bartholomew County Jail Addition
- Berrien County Jail Intake/Release
- Branch County MI Jail
- Brown County Public Safety Bldg.
- Clark County Jail Addition & Renov.
- Collier County Jail Laundry Facilities
- Daviess County Security Center
- Delta County Jail & Sheriff's Office
- Elkhart County Detention Center
- Franklin County TN Jail
- Floyd County IN Jail Expansion/Renov.
- Fulton County Security Center
- Grant County Security Center Renov.
- Hamilton County Jail North & South
- Harrison County Justice Center
- Hendricks County Jail Addition
- Hendry County FL Jail Addition
- Howard County Criminal Justice Ctr.
- Jackson County Jail & Juvenile Ctr.
- Jasper County Jail
- Jay County Security Center
- Jefferson County Jail/Dormitory
- Johnson County Jail Addition/Renov.
- Kalamazoo County Jail Addition
- Kane County IL Jail Conversion
- Knox County Jail
- Lake County Jail Addition & Renov.
- Lake County Jail DOJ Renovation
- Lake County IL Secure Detention Ctr.
- Livingston County Jail Addition/Reno
- Lawrence County Security Center
- Marion County Jail II
- Marion County Arrestee Processing
- Marion County FL Jail Kitchen & Laundry Addition/Renovation
- Marion County TN Justice Center
- Montgomery County Jail Addition
- Newton County Security Ctr./Courts
- Ohio County Holding Center & Courthouse Renovation
- Okeechobee County FL Sheriff's Ofc. & Jail Renovation/Addition
- Owen County Security Center
- Posey County Jail Addition & Renov.
- Pulaski County Jail Renovation
- Pulaski County Justice Center
- Putnam County FL Jail Addition
- Rhea County TN Jail
- Richland County IL Jail Addition
- Ripley County Justice Center
- Scott County Security Center
- Scott County Jail Addition
- Tipton County Corrections Center
- Wilson County TN Jail Addition

MP = Master Plan, St = Study, Renov. = Renovation

MASTER PLANS/FEASIBILITY STUDIES

- Allegan County MI, Courthouse MP
- Antrim County Jail Masterplan
- Barry County Jail Feasibility Study
- Bartholomew County Jail Addition & Renovation Feasibility Study
- Benzie County 911 Study
- Branch County Jail & Sheriff's Office Study
- Broward County Jail & Sheriff's Office Feasibility Study
- Broward County Jail Infirmary Study
- Calhoun County MI Sheriff's Ofc. MP
- Crawford County Jail & Justice Center Study
- Daviess County Jail Feasibility Study
- Dearborn County Jail Feasibility Study
- Dearborn County Justice Strategic MP
- Delta County Jail Feasibility Study
- Desoto County FL Expansion Study
- Floyd County Jail Expansion Study
- Gadsden County FL Federal Hold Facility
- Greene County Jail Expansion & Reno Study
- Hamilton County Corrections Campus Master Plan 2006 & 2015
- Hardee County FL Jail Expansion Study
- Harrison County Justice Center Feasibility
- Hendry County FL Jail Addition Feasibility
- Hendry County FL Jail Replacement MP
- Houghton County Jail Feasibility St
- Howard County Jail & Juvenile Ctr. Study
- Indiana DHS Regional E.O.C. Study
- Ionia County Jail Study
- Jackson County Jail & Juvenile Ctr. Study
- Jennings County Jail Feasibility Study
- Kalamazoo County Jail Expansion MP
- Lawrence County IL Jail Feasibility Study
- Livingston County Jail Expansion MP
- Mackinaw County Facilities MP
- Marion County TN Justice Center Study
- Miami County Jail Pre-design Study
- Montgomery County Jail Addition Study
- Morgan County Jail Feasibility Study
- Muskegon County MI Jail & Juvenile Ctr.
- Oceana County MI Jail Feasibility Study
- Ohio County Detention Center Study
- Okeechobee County FL Jail Addition & Renovation Feasibility Study
- Owen County Jail Feasibility Study
- Putnam County Jail Feasibility Study
- Rutherford County TN Work House & Juvenile Detention Study
- Sanilac County MI Jail Feasibility Study
- Schoolcraft County MI Jail Feasibility Study
- Shiawassee County Jail Feasibility Study
- Tipton County Jail Feasibility Study
- Walton County FL Training Center MP
- Will County IL Adult Detention Center MP



OKEECHOBEE COUNTY, FLORIDA

JAIL ADDITION & RENOVATION FEASIBILITY STUDY

PROJECT COMPONENTS:

Components

Justice System

- 19th Judicial Circuit Court
- County Court
- Drug, Mental Health & Veterans Courts

Sheriff's Office

- Public
- Administration
- Road Patrol
- Investigations

Corrections

- Administration
- Intake/Booking
- Medical
- Confinement Housing
- Program
- Kitchen/Laundry
- Support Spaces

Analytics & Projection Modeling

- Population: 125% Increase
- Court Case Load: 110% Increase
- 20-Year Jail Bed Capacity: 424 (current capacity 232)

Space Evaluation

- Total Rating: 4.8 (Unsuitable)
- Total Existing NSF: 50,028
- Adjusted NSF: 79,072
- Total Existing BGSF: 73,072
- Total Adjusted BGSF: 119,804

Architectural Space Program

- 10-Year Program DGSF: 121,552
- 20-Year Program DGSF: 145,705

Staff Program

- Total Existing: 286
- 10-Year Program: 306.5
- 20-Year Program: 323

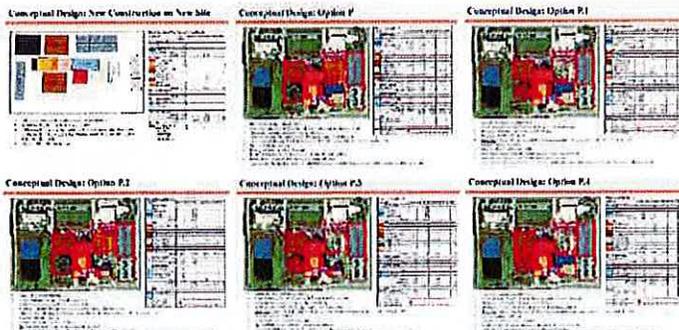
Facility Systems Evaluation

- Overall Rating: 5.1 (Marginal)
- Corrective Work: \$9,664,790

The Okeechobee County Sheriff's Office and Jail was constructed in 1985/1986 with a total bed capacity of 232. Approximately 20 years later, the number of inmates began to exceed the rated bed capacity of the jail. The Sheriff and Courts began implementing measures to manage the population, including out-of-county housing and alternate programs. As these management measures became less effective, the County determined that physical changes to the existing facility were required to address the current and future space needs of both the Sheriff's Office and the Jail. Phase 1 was implemented to define a design direction of a project that would address the Sheriff's Office and Jail twenty year staff and space needs. Phase 1 was structured in four steps:

PROJECT PHASES

- **Step 1: Pre-Project** focused upon establishing the administrative aspects for the project and obtaining necessary data.
- **Step 2: Strategic Planning** included completing analytics and projection modeling to define the Sheriff's Office and Jail historical operations and potential future conditions. This step also included establishing space standards and completing existing space and facility systems evaluations.
- **Step 3: Staff/Space Programming** defined the 10- and 20-year staff program in 5-year increments, plus the 10- and 20-year architectural space program for each component of the project.
- **Step 4 Conceptual Design** included a Charrette with all the major Users/Stakeholders, Project Committee, and Decision Makers to determine the best means to address current and future needs of the Sheriff's Office and Jail. The conceptual design of site and floor plans, statement of probable cost for the total project budget, anticipated project schedule and implementation plan, and draft/final reports set the foundation for subsequent design, bidding, and construction phases. Phase 1a construction of new inmate housing with dayrooms and indoor/outdoor recreation is almost complete.



Design Options Summary Sample—evaluated probable costs, capacity, & more to ensure most effective and fiscally responsible solution reached.



Final selected design, Option "P"



OKEECHOBEE COUNTY, FLORIDA

SHERIFF'S OFFICE & JAIL ADDITION / RENOVATION DESIGN & CONSTRUCTION PHASES

DESIGN PHASE

With Design Option "P" selected from the Master Plan phase, the County authorized Securitecture to complete design for the entire addition and renovation project scope. The final design included renovation and expansion of the Sheriff's Office, Intake, Jail Administration, and two new Housing Pods and Kitchen + Laundry. The new, larger, 224-bed housing pods contain two classrooms and an indoor/outdoor recreation area, replacing antiquated, non-compliant housing pods—the new design concept for the facility.

DESIGN INNOVATIONS

Securitecture incorporated numerous jail housing and design innovations that significantly reduce construction costs, staffing requirements, and expense for ongoing operations and maintenance while increasing operational efficiency, security, and the speed of construction from start to finish. Some of these features include:

- A single, elevated control room for single-point control and observation.
- Industrialized building systems and components, including pre-engineered steel buildings.
- Use of prefabricated modular steel cells, control room and toilet/shower components, which arrive on-site with all equipment installed and painted.
- Enhanced cell layout for greater security and less maintenance, with all furnishings included.
- "Double-Envelope" design with a continuous exterior mechanical chase for easier maintenance with no inmate interaction or lockdowns.

The advantages of these innovations are plentiful and provide many short-term benefits as well as long-term features enhancing security and lowering operational and maintenance costs.

Single, Elevated Control Room:

The single, elevated control room increases visibility, enhances security, and reduces costs.

- Elevated approximately ten feet above floor allows observation of:
 - All cell fronts, all dayrooms, inmate corridors.
 - Indoor and outdoor recreation areas.
 - Program and classroom areas.
- Allows observation of direct supervision floor officers, control rooms.
- Less "attack-prone" and no blind spots.
- Reduces construction costs by reducing glass area and thickness.
- Improves classification by eliminating cross-visibility of inmates.



Use of Industrialized Building Systems and Products:

The use of industrialized building systems and products helps save construction costs and speeds up the pace of construction. Combined with conventional construction, they can be cost-effective and secure. Pre-engineered building structures allow a column-free interior to provide flexibility of design and easier adaptations in the future.

- Pre-engineered steel buildings.
- Prefabricated insulated wall panels.
- Modular components.
- Non-proprietary systems—off-the-shelf components.

Prefabricated Modular Steel Cells:

Prefabricated, modular steel cells ("boxes") manufactured in a factory vs. using conventional construction offer significant cost and time advantages.

- Quality of "boxes" is superior and faster to construct:
 - Manufactured in controlled factory environment vs. on-site.
 - Manufactured off-site while on-site construction work progressing.
 - Arrives at construction site with all equipment installed & painted.





- Factory labor rates less expensive than field labor rates.
- "Boxes" have no seams so are more secure with cleaning/sanitation easier and faster; items like razor blades, etc., cannot be hidden.
- Interior finish of factory-built cell is superior to field-applied coatings, especially polyurea coatings available on modular steel cells.
- Lightweight "boxes" reduces size of footings/foundations, lowers costs.



Enhanced Cell Layouts:

Cell layouts are designed to reduce inmate movement, improve observation, increase security, and lessen maintenance costs.



- Shower in every cell reduces inmate movement in and out of cells, improves observation, and reduces MEP costs.
- All furnishings included: beds, table, stool, toilet, shower, mirror, shelves, hooks, light fixture, door, frame, lock, window, intercom.
- Reduces construction costs with all utilities already available in every cell—hot and cold water, sanitary drain, supply air vent, exhaust air vent, light fixtures.
- Stainless steel window is most secure and most maintenance-free.
- Special cell coatings are more durable with lower maintenance; seamless, so more easily cleaned and sanitized.

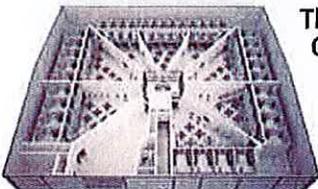
Double-Envelope Design with Continuous Rear Chase:

"Double-Envelope" design with a continuous rear chase saves money and makes the jail facility easier to maintain. The secure perimeter of the facility is actually the rear wall of the cell, with an environmental enclosure surrounding it. This allows for easier maintenance access and keeps maintenance staff completely separated from the inmate population.

- Secure perimeter is rear wall of the cell; exterior building wall is environmental enclosure, which does not need to be secure; doubles as observation corridor.
- Building exterior can be designed to blend in with the community.
- Windows in cells do not align with exterior wall windows, preventing outside visual contact.
- Continuous rear plumbing chase for greater security; no inmate interaction or lockdowns.
- Easier access for maintenance; can be locally serviced.
- Maintenance staff & tools kept separate from inmate population.
- Potential solar energy systems—water/space heating; photovoltaics.



FINAL DESIGN SOLUTION



The design more than doubles capacity with no added staff.

The final design encompasses a 181,411 s.f. renovation /addition solution, which meets the County's 20- to 40-year corrections needs, increases the number of beds from 231 to 492, and improves every area of the facility.

The project is being constructed in phases as the County determines project funding. Phase 1a construction of the first housing pod is complete. Phase 1b construction of the Kitchen & Laundry is in progress; Phase 2 construction of the 2nd housing pod began in June, 2024. As phases are funded and authorized for construction, Securitecture issues the plans for permitting and construction for each individual construction phase.

CLIENT

Okeechobee County
Bd. of Commissioners
304 NW 2nd St., Rm. 123
Okeechobee, Florida

Justin Nelson, Director,
Capital Improvements
jnelson@okeechobeeconomy.gov
863-763-0805

PROJECT ROLES

Principal in Charge, Architect
of Record, Lead Designer
and Detention / Security
Consultant

PROJECT TEAM

Securitecture, LLC;
Byce; OCI; BBM;
Dobbs; IFC; Ajax

KEY ACCOMPLISHMENTS

Solved the County's 20-40 year Corrections and Law Enforcement needs through comprehensive Addition/Renovation project.

Design Fee: \$4.5M
Construction Cost (first 3 phases): \$55M
Completion of Phases:
Phase 1a Housing Pod – 2023,
Phase 1b Kitchen & Laundry – 2024,
Phase 2 Housing Pod– 2025



PUTNAM COUNTY

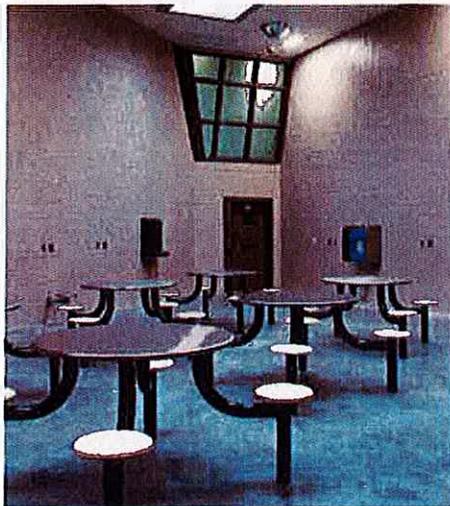
JAIL FACILITY



Overcrowding and poor inmate housing conditions in the Putnam County Jail necessitated an expansion of the jail's capacity to meet current and future needs.

PROJECT APPROACH

- Comprehensive study to investigate options for renovating existing housing pods and adding a new pod, or for constructing two new housing pods.
- Final construction of two new 228 bed, 29,000 square-foot - housing pods for a total of 456 beds and 58,000 total s.f.
- Additional new construction of 5,600 s.f. Medical/Program Building and a kitchen addition of 1,000 s.f. for freezer, cooler and dry food storage.
- Housing pods of prefabricated modular steel cells, pre-engineered metal buildings, elevated control rooms, and double-envelope design.
- Modular steel cells in 2- and 4-person capacities.
- Entire 228-bed housing and indoor-outdoor recreational area monitored from single elevated control room.
- Hurricane wind-resistant structure.



RESULT

- New design enabled jail to double general population capacity with only a minor increase in staffing levels.
- State-of-the-art facility with the latest technology at an incremental additional operational cost for the County.



CLIENT

Putnam County
Commissioners
Palatka, Florida

PROJECT ROLES

Principal in Charge, Architect
of Record, and Lead Designer
(as RQAW team member)

PROJECT TEAM

RQAW Corporation

KEY ACCOMPLISHMENTS

Capacity doubled with minimal staffing
increase; operational efficiencies;
low-interest financing through U.S.D.A.
Rural Development.



HENDRY COUNTY

JAIL FACILITY



With limited downtown site constraints and a limited budget, Hendry County needed to solve several jail issues while they struggled with the long-term status of their existing jail. The solution needed to be cost-effective, secure, staff-efficient and accommodate future expansion and possible relocation to another site.

PROJECT APPROACH

- A feasibility study was conducted to investigate several design options.
- Final design consisted of a 96-bed addition to the existing jail.
- A single control room directly monitors both 48-bed dayrooms.
- A secure connection was created between addition and the existing jail to accommodate movement of support services and inmates to recreation.
- Entire addition was designed to be relocated or repurposed in the future at a new site, allowing flexibility in future decision-making.
- Pre-engineered steel building and twelve 8-man modular steel cells were the foundation of this flexible design.
- Concept has the cost-effectiveness of a dormitory with the security advantages of cells.
- Cells could be relocated and incorporated into a new jail at a different location.
- The pre-engineered building shell can be repurposed as a maintenance or storage building at a new site.



RESULT

- Project was delivered within a stringent cash budget.
- The useful life of the existing jail has been significantly extended.
- This option leaves the county with flexibility regarding future decisions about the jail.

CLIENT

Hendry County Board of Commissioners
LaBelle, Florida

PROJECT ROLES

Principal in Charge, Architect of Record, and Lead Designer (as RQAW team member)

PROJECT TEAM

RQAW Corporation

KEY ACCOMPLISHMENTS

The innovative solution met a very stringent cash budget, extended the life of existing jail and provided a cost-effective solution that could be relocated to new future jail site.



TIPTON COUNTY

SHERIFF'S OFFICE & CORRECTIONS CENTER



Tipton County originally embarked on their Jail project in a traditional Design-Bid-Build approach utilizing an architect and a construction manager-as-agent. After a redesign and twice receiving bids significantly over budget, the county scrapped the entire project and later started over utilizing a Progressive Design-Build Delivery Process. That's when the PSI / Securitecture team was brought in.



PROJECT APPROACH

- The PDB team initiated a one-day Programming and Design Charette to reconcile the program, budget, design concept and site utilization.
- Weekly design team meetings of all stakeholder were held for the duration of the design process.
- Through the Integrated Design Process, the design and all construction documents were completed in only 4-1/2 months.
- The design concept allows a single, elevated control room to observe and monitor all dayrooms, cell fronts, classroom, and recreation, plus view the Intake and Booking counter that is only 32 feet away!
- A pre-engineered steel structure and prefabricated steel modular cells were employed as a means of reducing construction costs and construction duration.



RESULT

- A facility of 35,788 square feet on 13 acres that was constructed in only 12 months.
- 80 beds in 28 2-man cells in 8 dayrooms with complete sight and sound separation between all classifications.
- A 32-bed capacity Intake facility with booking counter and Intake area fully observed by an elevated central control.
- The first dedicated mental health cellblock in a small jail in Indiana.
- A great deal of owner involvement assured that all goals were met.

CLIENT

Tipton County
Board of
Commissioners
Tipton, Indiana

PROJECT ROLES

Principal in Charge,
Architect of Record,
Lead Designer Security
Specialist

PROJECT TEAM

Securitecture, LLC;
Performance Services,
Inc. as PDB

KEY ACCOMPLISHMENTS

First Progressive Design-Build jail project in the state of Indiana; Successful Design-to-Budget process achieved or exceeded all programmatic requirements at the initial published budget.



HAMILTON COUNTY

CORRECTION CAMPUS MASTERPLAN



Hamilton County’s Correction Campus faced two challenges: 1) whether the existing 30-acre campus could accommodate the County’s increasing criminal justice needs for the next 50 years, and 2) determining the appropriate mix of detention programs and facilities that would meet those needs while allowing for future expansion.



PROJECT APPROACH

- Comprehensive review of all statistics related to the Hamilton County criminal justice system.
- Detailed and accurate understanding of the County’s future needs.
- Determined that the current and future criminal justice detention needs could be accommodated on the existing site for 50-plus years.
- Proposed five phases to allow for continual expansion of detention facilities on site.



RESULT

- Masterplan was promptly executed by completing the first 3 phases to accommodate 20-year growth.
 - o Juvenile Services Center
 - o Jail North (Intake and Support Services)
 - o Jail South (Sheriff’s Office, 911, EMA)
 - o Community Corrections
 - o Minimum Security Housing Renovation (Old Jail)
 - o Training and Support Facility
- Foresight and flexibility allow additional expansion to accommodate changes in the justice system and legislative changes.



CLIENT	PROJECT ROLES	PROJECT TEAM	KEY ACCOMPLISHMENTS
Hamilton County Board of Commissioners Noblesville, Indiana	Principal in Charge, Architect of Record, and Lead Planner (as RQAW team member)	RQAW Corporation Structurepoint	Comprehensive masterplan with expansion phasing plans for entire campus; use of existing site to plan 50-year growth capacity; executed the masterplan exactly as planned over a 7-year, 6-building, \$70M project.



LIVINGSTON COUNTY

JAIL EXPANSION



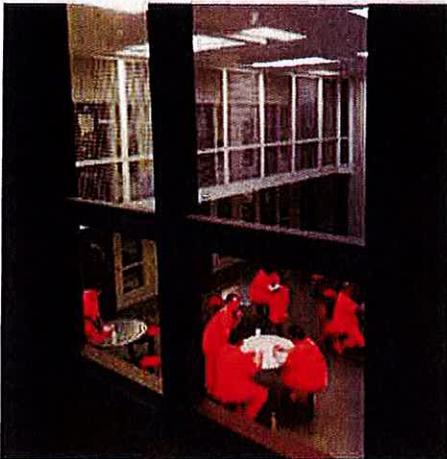
Livingston County, Michigan, utilized a jail that was over 50 years old that has already been expanded twice. The layout of the building was less than staff-friendly. Constant overcrowding and increased housing of prisoners out-of-country required the County to review options for another expansion.

The County retained a local architect to prepare expansion options and construction costs. The County then sought out a corrections expert to review the alternatives.



PROJECT APPROACH

- A peer review was performed to evaluate construction costs, staff-efficiency, and phasing feasibility.
- A committee was formed to contribute to the study effort.
- Our study recommended:
 - Build a larger, more staff-efficient 220 bed housing pod on the east side of the jail.
 - Revert old housing pods back to their original, more appropriate uses.
 - Expand intake to accommodate a larger percentage of female inmates.



RESULT

- The expansion was designed and constructed exactly as recommended in the peer review study.
- A new, 220-bed housing pod incorporated an elevated control room, modular steel cells, and double-envelope design.
- The renovation and addition to the Livingston County Jail continued the useful life of this critical facility for decades.
- The updated master plan accommodated additional expansion opportunities for the future.

CLIENT	PROJECT ROLES	PROJECT TEAM	KEY ACCOMPLISHMENTS	KEY FEATURES
Livingston County Board of Commissioner Howell, Michigan	Principal in Charge, Corrections Consultant and Lead Planner (as RQAW team member)	RQAW Corp. (Corrections Consultant) Lindhout Associates (Architect of Record) Byce & Associates (MEP)	Creative approach extended useful life of the jail by increasing classification opportunities and staff efficiency.	Project Delivery; CM at Risk Project Budget: \$15,500,000



WASHINGTON COUNTY

JAIL FACILITY



Jail overcrowding and failing systems required an addition to the Washington County Jail—one that could provide for the jail population over the next thirty years. A vacant area adjacent to the existing facility was available but would require a plan for overcoming a 20-ft. elevation change to accommodate new construction.



PROJECT APPROACH

- The grade of the site was raised to match the grade of the existing facility with engineered fill, compacted lifts and testing suitability.
- System of prefabricated components—steel plate and studs to mitigate weight load on new fill—were constructed off site and shipped to the jail site for erection.
- Shell of building was lightweight, pre-engineered metal to ease weight, scheduling and construction factors.
- 31,300 s.f. addition contains 204 beds on newly-elevated site at west end of existing facility.
- Tiered, modular steel cells in 2-man, 4-man, and 8-man configurations around perimeter with elevated central control in middle of the building.
- Continuous perimeter mechanical chase, double-envelope design.
- Control room and all cells modularized; dayroom and classrooms all panelized of steel.
- No masonry utilized in the housing pod.



RESULT

- Innovative, lightweight, prefabricated components allowed project time to build up the adjacent site and test its suitability.
- Washington County able to streamline limited construction schedule.
- Entire construction schedule of only 12 months.

CLIENT

Washington County
Board of
Commissioners
Salem, Indiana

PROJECT ROLES

Principal in Charge and
Architect of Record (as RQAW
team member)

PROJECT TEAM

RQAW Corporation

KEY ACCOMPLISHMENTS

Components fabricated offsite allowed time for site grade change; innovative design of modular steel cells around elevated central control; only 12 month construction timeline.

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 3: Project Team & Key Personnel



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY



The Securitecture Team is made up of a group of seasoned corrections professionals. More importantly, we are a group of friends that have worked together on multiple projects, love what we do, and enjoy working with each other. This helps give DeSoto County a far better project.

Joseph Mrak and Bret Dodd will lead the project team through the first year of occupancy and beyond. He will serve as Principal-in-Charge with responsibility over the entire team. Bret will lead the Project Definition Phase, Master Planning effort, and the design team during the project design phases (see Tab 2).

Newlines Land Consultants will be our civil engineer. **BBM** will provide structural engineering services. **CMTA, formerly OCI Engineering**, will be responsible for HVAC, plumbing, fire protection, electrical, technology engineering, and commissioning services. **Innovative Foodservice** will provide Food Service & Laundry design, if needed. This is the same team as Okeechobee County.

Securitecture
Project Management, Master Planning,
Architectural, Corrections,
and Security Systems Design




Joe Mrak
Bret Dodd



Securitecture
Joe Mrak, AIA, LEED AP, CPTED
Principal-in-Charge, Lead Detention/
Security Consultant



CMTA
James Burchard
Principal + Director, Electrical,
Low Voltage



Securitecture
Bret Dodd, AIA, LEED AP, GBCI
Senior Detention/Security Consultant,
Lead Designer



CMTA
Jason Smith, PE, LEED AP, BD+C, CEM
Principal, Director of Mechanical



Newlines Land Consulting
Steve Dobbs, PE
Civil Engineering, Survey and
Geotechnical Coordination



CMTA
KAZ Kazeminia, NICET
Principal, Director of Plumbing
& Fire Protection



BBM
Luis F. Bedoya, PE
Principal-In-Charge, Senior Project
Manager, Structural Design



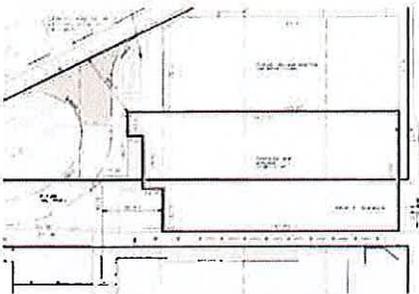
CMTA
Keith Liatsos, PE
Principal + Director of Electrical
Engineering



Innovative Foodservice
George Perry, Principal,
Kitchen & Laundry Design



Okeechobee County Jail Renovation & Addition, Okeechobee, FL



Highlands County Jail Expansion, Sebring, FL



Glades County Emergency Training Facility
Glades County, FL



Okeechobee County High School Replacement,
Okeechobee, FL

Newlines Land Consultants offers civil engineering and survey services for a wide range of land development projects. The firm's experience in land development includes site plan development, infrastructure design, commercial site plans, utilities design, and permitting for municipalities, county, FDOT, Florida WMD and FDEP. Newlines' extensive work with municipalities, counties, and federal and state agencies has provided project management, design, permitting and construction services for sanitary sewer systems, water treatment plants, water distribution systems, stormwater management systems, citrus and sugar cane developments, pump stations and conveyance systems, and control structures, enhancing developments large and small.

Newlines Land Consultants

Partial List of Related Project Experience—additional available on request

- **Okeechobee County Jail Renovation & Expansion, Okeechobee, FL**—design engineering and project management for expansion project replacing existing jail with 424-bed jail, replacing laundry and kitchen facilities, remodeling intake, medical, corrections administration, public spaces and lobby, and Sheriff's Office administration for a total of 143,000 sf building, parking, liftstation, and stormwater control. Total \$65 million project cost.
- **Glades County Emergency Training Facility, Glades County, FL**—project management for 40,000 sf building with 30,000 sf warehouse; 5,000 sf educational space ;and 5,000 sf office space to serve as training and incubator facility. Parking site grading, stormwater management system, water main and fire main connection to the site plus sanitary collection system extended to the building.
- **Okeechobee County High School Replacement, Okeechobee, FL**—project management for 256,000 sf school replacement project, which was funded with Special Facilities Grant Money. Design engineering of site planning, stormwater, potable water, and sewer service design, plus access to and parking for the site. Total project \$132 million.
- **Highlands County Jail Expansion, Highlands County, FL**—design engineering and project management for expansion of existing facility with future expansion in the plan. Phase 1 added 54 beds, with a new cell building, parking, potable water supply, sewer collection, and stormwater control. Total \$10 million project.
- **Glades County Jail Elementary/Middle School Replacement, Glades county, FL**—project management for 90,000 sf school replacement project, funded with Special Facilities Grand Money. Design engineering for site planning, stormwater, potable water, and sewer service design, as well as access to and parking for the site. Total \$60 million project.



Sumter County Jail Expansion, Bushnell, FL



Okeechobee County Jail Renovation & Addition, Okeechobee, FL



DOD, Consolidated Naval Weapons Station, Naval Brig Expansion, Goose Creek, Charleston, SC



Graceville Correctional Facility, Jackson County, FL



BBM Structural Engineers, Inc. was incorporated in 1984 and is currently celebrating its 40th year in business. The firm employs 33 professionals in two offices: Orlando (27) and Boca Raton, FL (6). Employee breakdown includes 10 licensed professional engineers, 4 engineering interns, 11 CAD / BIM technicians, 4 construction administration personnel and 4 administrative people. BBM's team member for this project will be Mr. Luis Bedoya, PE, the proposed PIC / Senior Project Manager

The firm has a diverse clientele, many of whom retain us year after year, project after project. Our clients have come to expect optimum designs and quick resolutions to every design challenge. Being familiar with virtually all building systems being utilized today allows the firm to provide the most efficient design adapted to the structure's requirements, along with the ever-present budget constraints of today.

BBM has used Revit, by Autodesk, since 2007. Revit is the frontrunner in Building Information Technology (BIM) and, when utilized by architects and engineering consultants, a uniform and coordinated model results where any conflicts between disciplines are able to be readily recognized and solved. In addition, during the construction phase, the CM is able to coordinate various trades using the 3-D model to minimize field challenges and / or identify conditions that must be addressed prior to construction being completed in those areas. Our engineers use the following industry standard, sophisticated structural analysis / design software: RAM Structural System, RAM Elements, RAM Concepts, Tekla Structural Designer, and TEDDS.

BBM's engineers are registered in 45 states and 3 territories. Principals Bora Erbilien, Luis Bedoya, and Kevin Casey hold national NCEES registration.

BBM

Partial List of Corrections Project Experience—additional available on request

- **Sumter County Jail Expansion**, Bushnell, FL—68,000 sf, 4-story, 512 housing units design-build jail expansion.
- **Manatee County Jail Medical Wing**, Palmetto, FL—jail medical wing design criteria package.
- **Okeechobee County Jail Renovation & Addition**, Okeechobee, FL—two new housing pods with 212 beds each (424 total beds, 92,000 sf total), renovations to existing facility (135,000 sf total).
- **DOD, Consolidated Naval Weapons Station Naval Brig Expansion**, Goose Creek, Charleston, SC—2-pod addition, 25,000 sf.
- **Volusia County Branch Jail Mental Health Dormitories**, Daytona, FL—
 - Branch County Jail Mental Health Dormitories, 2 structures (26,000 sf)
 - Sheriff's Evidence Storage/Admin Facility, 25,000 sf warehouse, 10,000 sf admin area for forensic labs, biohazard detainee cells, helipad.
 - Jail Inmate Intake Facility, 20,000 sf renovation of sallyport, booking, medical area, admin/courts areas, new admin and new sallyport.
- **St. Lucie County Correctional Facility Expansion**, Fort Pierce, FL—two new jail pods of 280 beds each.
- **Graceville Correctional Facility Expansion**, Jackson County, FL—
 - New Prison Campus—1,500-bed medium/maximum security facility with multiple housing buildings plus admin, gymnasium, support, maintenance/warehouse buildings.
 - Phase II Expansion—400-bed expansion with maintenance/warehouse building and new programs building.



Pinellas Jail Renovation & Expansion, Clearwater, FL



Pasco County Central Detention Center Expansion, Land O'Lakes, FL



Okeechobee County Jail Renovation & Addition, Okeechobee, FL

Founded in 1987, OCI Associates continues its commitment to excellence and advancement in professional engineering design by joining forces with CMTA/Legence, the leading integrated provider of energy efficiency solutions across the entire building life cycle. Now known as CMTA, the firm continues to serve clients with mechanical, electrical, IT/AV, lighting, plumbing and fire protection engineering; building commissioning services; and construction administration. This new strategic partnership drives our continued focus on sustainable and innovative engineering solutions. The company has offices across Florida and in Washington D.C., Dallas, and San Francisco.

CMTA's staff of experienced professionals offers a wide variety of services including complete design, specification, and construction administration of systems for heating-ventilating-and-air conditioning (HVAC); electrical systems including power, lighting, fire alarm, security, telecommunications, and information transport systems; plumbing systems including medical gases; and fire protection systems for high-rise and low-rise structures.

We understand the Florida environment and know the considerations required to engineer mechanical/electrical systems that can be operated and maintained on a cost-effective basis. We have a proven track record of serving our clients' needs as an enthusiastic, active participant of the overall team.

CMTA has been fortunate to engineer 55+ projects for jails/corrections institutes, judicial/municipal facilities, courthouses, clerk of courts, public defenders and city/town halls, including large-scale renovations and new construction totaling more than 2,000,000 square feet.

CMTA

Partial List of Related Project Experience—additional available on request

- **Okeechobee County Jail Renovation & Expansion, Okeechobee, FL**—design of mechanical, electrical, plumbing, fire protection, low voltage, and lighting systems in 24,714 sf renovation of \$48 million project.
- **Pinellas Jail Renovation & Expansion, Clearwater, FL**—site/infrastructure upgrades to campus-wide security electronics; new data center, electrical room, and central security control room; new co-generation plant with absorption chiller reclaims waste heat to provide free chilled water.
- **Pasco Central Detention Center Expansion, Land O'Lakes, FL**—340,000 sf \$129M renovation adds industrial warehouse, support services offices, food service area & full kitchen, laundry, storage, maintenance; new surveillance video & emergency backup supports existing/expansion load.
- **Lake Correctional Institute Inpatient Mental Health Facility, Clermont, FL**—205,000 sf \$145-298M new construction with mechanical, electrical, plumbing, fire protection, low voltage and lighting currently awaiting additional funding for scope adjustments.
- **Hernando Detention Center Master Plan, Brooksville, FL**—facilities assessment detailing system conditions, life expectancy, detailed recommendations for use, corrections, or replacement & estimated cost.
- **Volusia County Correctional IT Upgrades, Daytona Beach, FL**—facility-wide upgrades for information technology and fiber in 3 buildings at the jail.
- **John E. Polk Correctional Kitchen Reconfiguration, Sanford, FL**—improving lines of sight, inmate safety, tool & inventory controls, energy efficiency.
- **South Bay Correctional Facility Study, South Bay, FL**
- **South Bay Correctional Facility Plumbing, South Bay, FL**
- **Civil Commitment Center Security Upgrades, Arcadia, FL**
- **Corrections Phoenix Vocational Building, Orlando, FL**



Okaloosa Convention Center, Fort Walton Beach, FL

INNOVATIVE FOODSERVICE DESIGN TEAM

INNOVATIVE FOODSERVICE DESIGN TEAM is an award-winning foodservice design consultancy with a track record of projects on five continents for some of the industry's leading operators. Our sister company, LOUIS WOHL & SONS, INC., is a leading foodservice equipment and smallwares provider with strong financial stability and long-standing relationships with manufacturers worldwide.



Okeechobee County Jail Renovation & Addition, Okeechobee, FL

We embrace our initials by approaching every challenge with the question, "What IF?" The foodservice industry faces unique challenges on a daily basis, so it is our responsibility to explore solutions that are in our client's best interest. While foodservice establishments require priority be placed on function over form, we carefully integrate the typical foodservice "puzzle pieces" into spaces with care and precision. And we utilize cutting-edge practices designed to reduce the environmental footprint of our projects. With an eye towards the future, we are constantly re-evaluating our designs, our processes, and our partners to help our clients achieve their green initiatives.



Puff N Stuff Catering Commissary, FL

We are a designer. We are an equipment provider. We are a smallwares procurement specialist. We fill these roles independently or together, depending on the needs of our client. And we are with our clients from concept through opening day, which places increased importance and responsibility on every decision that we make.

Innovative Foodservice Design Team

Partial List of Related Project Experience—*additional available on request*



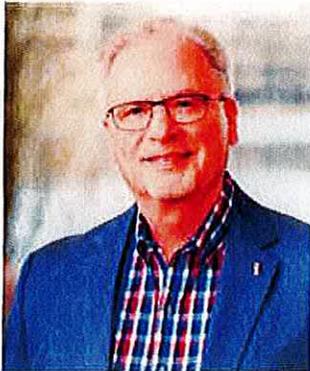
Pinellas County Jail Renovation & Expansion, Clearwater, FL

- **Okeechobee County Jail Renovation & Addition, Okeechobee, FL**—projected population increase of 125% necessitated updates to kitchen and laundry capacity to support future needs; new Kitchen & Laundry facilities will be built in Phase 1b of the project.
- **Okaloosa Convention Center, Fort Walton Beach, FL**
- **Hardee County Jail, Wauchula, FL**
- **Palm Beach County Stockade, West Palm Beach, FL**
- **Pinellas County Jail Renovation & Expansion, Clearwater, FL**—new, three-story, 73,844 sf infrastructure building contains food & laundry services within total \$95M renovation and new construction project.
- **Dade County Materials Control, Miami, FL**
- **Miami Police Headquarters, Miami, FL**



JOSEPH M. MRAK

AIA, LEED AP, CPTED, NCARB



Joe Mrak has been the driving force behind many unique architectural innovations in corrections, justice, and public safety projects for over 43 years. A registered Architect in twelve states, he is certified in CPTED—Crime Prevention Through Environmental Design. Joe’s experience as the architectural lead for more than 300 justice projects and his many award-winning security and technology innovations that are now the industry standard make him one of the most sought-after consultants in the industry. Joe leads the consulting, planning, and design efforts as president of Securitecture, an architectural firm specializing in corrections, justice, and public safety in the Midwest and Southeastern United States.

KEY ACCOMPLISHMENTS

ARCHITECTURAL

- Lead architect on more than 300 justice and public safety design projects; unparalleled expertise in the field
 - o 300 justice projects with over 20,000 detention beds and 90+ courtrooms
 - o More than 4 million justice square feet and over \$1.5 billion in construction costs
- Developed innovative architectural features which are now the standard in facilities design for justice, corrections, and public safety
- Award-winning form and function innovations, including modular steel cell and component jail design and construction, integrated electronic security systems, and low-maintenance jail interiors.
- Pioneered the jail design concepts of:
 - o modular steel cells with showers
 - o continuous rear perimeter plumbing chase
 - o double envelope design
 - o elevated control room
 - o industrialized building envelope
 - o modularized interior wall panels
- Implemented the following firsts in innovative jail design features in several states:
 - o use of modular steel cells
 - o touchscreen security automation system; PLC security automation system
 - o aerobic aeration lagoon septic system
 - o video visitation system
 - o podular jail design and construction
 - o direct supervision design
- Became premier corrections expert in the Midwest
- Training seminars on design, policies and procedures within design and construction of criminal justice and public safety facilities
- Developed security consulting practice from enhanced justice and public safety professional services
- Awards from the American Institute of Architects Justice Facilities Review and numerous other industry organizations

Licensed Architect:

Indiana, Florida, Georgia, Illinois, Kentucky, Michigan, Missouri, North Carolina, Ohio, South Carolina, Tennessee, West Virginia

Certifications:

NCARB Certified
LEED Accredited Professional
Crime Prevention Through Environmental Design (CPTED)

Education:

Bachelor of Architecture
Ball State University

Bachelor of Environmental Design
Ball State University



KEY ACCOMPLISHMENTS (CONT.)

PROFESSIONAL ASSOCIATIONS

- American Correctional Association (ACA)
- American Institute of Architects (AIA)
- American Jail Association (AJA)
- Florida Sheriffs Association (FSA); Indiana Sheriffs' Association (ISA); Michigan Sheriffs' Association (MSA)
- Indiana Association of County Commissioners (IACC)
- Indiana Society of Chicago (ISOC)
- National Council of Architectural Registration Boards (NCARB)
- Knights of Columbus
- Waterscape Homeowners Association; Past President & Board of Directors Member

HONORS AND AWARDS

American Institute of Architects—Justice Facilities Review

2011 – Kalamazoo County Juvenile Home; Kalamazoo, MI (Merit Award)

2008 – Hamilton County Juvenile Services Center; Noblesville, IN

2001 – Cass County Jail; Logansport, IN

1999 – Pulaski County Justice Center; Winamac, IN

1997 – Harrison County Justice Center; Corydon, IN

1997 – Blackford County Security Center; Hartford City, IN

1996 – Fishers Police Station; Fishers, IN

1994 – Howard County Criminal Justice Center; Kokomo, IN

1991 – Dearborn County Law Enforcement Center; Lawrenceburg, IN

AIA Southwest Michigan Chapter Design Award

2009 – Kalamazoo County Juvenile Home

American Council of Engineering Companies

2004 – Marion County Arrestee Processing Center

2004 – West Lafayette Police Station

American Concrete Institute

1997 – Harrison County Justice Center

GUEST SPEAKER

- Indiana Association of Chiefs of Police: "Building a New Police Station"
- Florida Chiefs of Police Association: "Latest Trends in Police Station Design"
- Ball State University College of Architecture & Planning: "CAP Conversations"
- Indiana Association of County Commissioners: "911 Consolidation—Getting It Right the First Time"

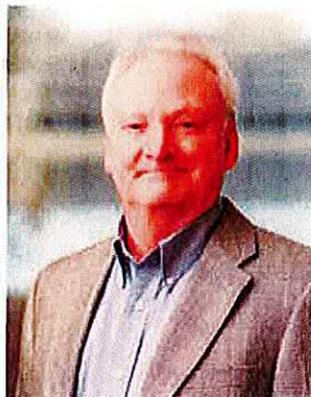
PROJECT EXPERIENCE

See the project list in this section for a partial list of projects. Note: Joe Mrak was involved in all of the projects listed on these pages as either principal-in-charge, project manager, or lead corrections design consultant.



BRET W. DODD

AIA, LEED, AP, GBCI



Licensed Architect:

Indiana

Certifications:

Registered Architect

LEED Accredited
Professional, AP, Green
Business Certification, Inc.
(GBCI)

Education:

Bachelor of Architecture
Bachelor of Science
Ball State University

- AIA Scholarship
- Research Grant:
Symbolism in
Architecture
- Selected Outstanding
Architectural College
Senior

Professional Affiliations:

American Institute of
Architects (AIA)
Green Building Council

KEY ACCOMPLISHMENTS

PROJECT EXPERIENCE

- More than 36 years of master planning, architectural design, justice, and corrections project experience.
- Completed over 800 projects and studies ranging in construction cost from \$250,000 to over \$200 million with a total of more than \$3.5 billion.
- Responsible for strategic planning, programming, and design of more than 3,000,000 square feet of facilities and 120 justice and corrections projects.
- Lead planner for state, county, municipal and public safety, university, commercial, and park masterplans totaling over 30,000 acres.

ATTRIBUTES

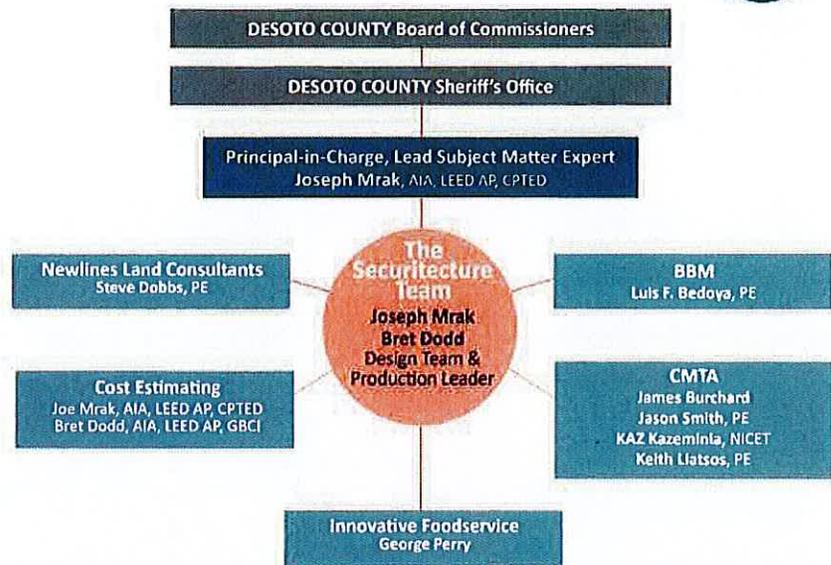
- Ability to work within a team structure and provide the vision and leadership to successfully accomplish the goals and objectives of the project.
- Unique blend of experience, analytical and intuitive problem solving skillset that quickly realizes comprehensive, creative and innovative solutions.
- Aptitude to effectively communicate and present complex ideas and abstract concepts to a variety of audiences.
- Comprehensive understanding and ability to holistically integrate site and building systems.
- Detailed understanding of traditional and alternative project delivery systems and the ability to define and implement a system most suited to realize a successful project or study.
- In-depth understanding and experience with all aspects of the Architectural Profession, including business, quality control, marketing and promotion, design, and production.

HONORS AND AWARDS

- Town of Fishers Police Station, American Institute of Architects—
Justice Facilities Review
- Blackford County Security Center, American Institute of Architects—
Justice Facilities Review
- Harrison County Justice Center, American Institute of Architects—
Justice Facilities Review
- Honor Award: Noblesville Parks and Recreation – White River
Greenway Trail
- Honor Award: University of Indianapolis – Central Residence Hall
- Merit Award: West Lafayette Police Station
- Merit Award: Whitley County Government Center
- Merit Award: Valparaiso Police Station
- Merit Award: Pulaski County Justice Center
- Metal Architecture March 2009: Indianapolis International Airport Fire
Station No. 1
- Greater Valparaiso Chamber of Commerce Community Improvement
Award: Valparaiso Police Station
- American Concrete Institute Outstanding Achievement in Concrete:
Hoosier Patriot Memorial



Securitecture will be the primary point of contact for the DeSoto County Commissioners, Department of Corrections, project committee, users, and stakeholders, and will provide leadership and management for the Securitecture Team. Leading the Securitecture Team, Joe Mrak and Bret Dodd will be responsible for master planning/architectural design, corrections design, and security electronics and hardware systems design. Joe and Bret will provide thought leadership and management throughout the course of the project to maintain continuity and provide the highest level of commitment to your success possible.

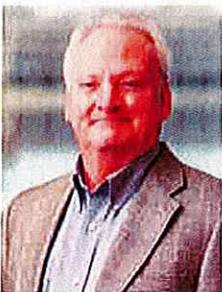


Joe Mrak, AIA, LEED AP, CPTED, NCARB—Securitecture, Principal-in-Charge, Principal Architect, Project Management, Security Systems Design

Overview of Experience:

- 44+ years of professional architectural design, master planning, and innovations for corrections, justice, and public safety projects.
- Architectural lead for over 300 justice projects in the Midwest and Southeastern U.S.
- More than 4 million justice square feet and \$1.5+ billion in construction costs.
- Award-winning jail form & function innovations—modular steel cell and component jail design/construction, integrated electronic security systems, low-maintenance interiors.
- Pioneered jail design modular steel cells with showers, continuous rear perimeter plumbing chase, double envelope design, industrialized building envelope.
- Corrections projects in the state of Florida include the Okeechobee County Jail Addition & Renovation Feasibility Study and Phase 1 of Construction, Ft. Walton Beach City Hall and Public Works Campus Master Plan, Okaloosa County Courthouse Project, Putnam County Jail Addition, and Marion County Jail Kitchen & Laundry Addition/Renovation.

Principal-in-Charge, Subject Matter Expert, and Project Team Lead with responsibility over the entire team.

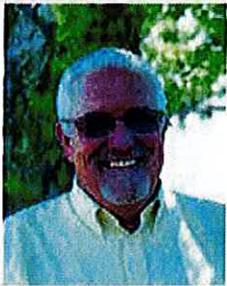


Bret Dodd, AIA, LEED AP, GBCI—Securitecture, Team Production Manager, Master Planning and Design Architect

Overview of Experience:

- More than 36 years of master planning, architectural design, and justice & corrections.
- Completed over 800 projects and studies ranging in construction cost from \$250,000 to more than \$200 million with a total of over \$3.5 billion in construction.
- Responsible for Strategic Planning, Programming and Design of over 3,000,000 sf of facilities and 120 justice and corrections projects.
- Lead Planner for State, County, Municipal and Public Safety, University, Commercial, and Park Masterplans totaling more than 30,000 acres.
- Florida corrections projects include the Okaloosa County Courthouse Project, Okeechobee County Jail Addition & Renovation Feasibility Study and initial phase of new construction, Marion County Jail Kitchen & Laundry Addition/Renovation Ft. Walton Beach City Hall and Public Works Campus Master Plan, and Putnam County Jail Addition.

Will be leading the Project Definition Phase, Master Planning effort & the Project Design Team during design phases.



Steven Dobbs, PE—Newlines Land Consulting, Engineering Director

Overview of experience:

- 35 years of professional civil engineering experience.
- Project management, design, and administration of civil engineering projects, establishing reliable cost opinions, and managing designs to bid within budget.
- Extensive experience in construction planning and oversight, project leadership, design engineering, specifications, coordination and permitting.
- Skilled in local, state, and federal permitting processes within project schedules.
- Engineering services for developments in Hendry, Martin, Highlands, Okeechobee, and Glades Counties.



Luis F. Bedoya, PE—BBM, Principal-In-Charge, Senior Project Manager

Overview of experience:

- 29+ years of professional structural engineering and drafting experience
- Comprehensive engineering and CAD checklist ensures correct documents at each submission phase.
- Proficient in hardening practices relative to structural integrity of a building.
- Numerous corrections projects in the state of Florida, including Sumter County, St. Lucie County, Jackson County, Seminole County, and Volusia County.
- Securitecture partner on Okeechobee County Jail Renovation & Expansion.



James Burchard—CMTA, Principal + Division Director, Electrical, Low Voltage

Overview of experience:

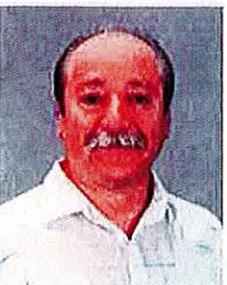
- 40 years of professional design experience; 19 years with OCI Associates.
- Project management and design, interior/exterior lighting, power distribution, fire alarm, information technology, security, and lightning protection systems.
- Managing and designing 10 correctional and jail facilities across Florida.
- Currently managing correctional work totaling over \$500 million in construction cost.
- Partnering with Securitecture on Okeechobee County Jail Renovation & Expansion.



Jason Smith, PE, LEED AP, BD+C, CEM—CMTA, Principal + Director of Mechanical

Overview of experience:

- 35 years of professional engineering experience; 31 years with OCI Associates.
- Leads mechanical team in mechanical scopes, QA/QC of construction document, innovative solutions as LEED certified energy manager.
- MEOR for over 55 corrections and justice projects of \$500 million in construction.
- Designed new 5,000-ton Co-Generation Plant at Pinellas County Jail with water-cooled centrifugal chillers producing 500 tons of free chilled water using waste heat.
- Partnering with Securitecture on Okeechobee County Jail Renovation & Expansion.



KAZ Kazeminia, NICET—CMTA, Principal + Director of Plumbing & Fire Protection

Overview of experience:

- 27 years of professional engineering experience; 27 years with OCI Associates.
- Directs plumbing and fire protection teams in design of automatic fire protection suppression systems, sanitary sewer waste, domestic water distribution, hot water/hot water return, storm systems, medical gas, compressed air, and vacuum.
- Plumbing and fire protection systems for over 50 justice and corrections projects.
- Partnering with Securitecture on Okeechobee County Jail Renovation & Expansion.



Keith Liatsos, PE—CMTA, Principal + Director of Electrical Engineering

Overview of experience:

- 22 years of professional engineering experience; 13 years with OCI Associates.
- Leads electrical team in lighting, power distribution, emergency systems, and fire alarm systems.
- EEOR for secure facilities, including 10 correctional and justice projects.
- EEOR for three corrections projects totaling \$272 million in construction cost.
- Partnering with Securitecture on Okeechobee County Jail Renovation & Expansion.



George Perry, Principal, Innovative Foodservice Design Team, Kitchen & Laundry Design

Overview of experience:

- More than 36 years of experience within the commercial foodservice industry.
- Experience with foodservice design consultants and kitchen equipment contractors.
- Previous role as engineer at two foodservice equipment manufacturers.
- Focus on innovation, new product development, and coordination of ideas with manufacturers, fabricators, design/development team. Committed to Green Practices.
- Foodservice for Female Inmate Housing, Hardee County Jail, Minimum Security Jail, Palm Beach County Stockade, and Pinellas County Jail in Florida.

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 4: Project Approach & Methodology



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY



PROPOSED SIX-PHASE APPROACH AND METHODOLOGY

The Securitecture six-phase approach and methodology proposed for your project and defined on the following pages has been utilized for decades to realize more than 200 successful projects. The structure is consistent yet the tasks have been modified and may be further modified to specifically meet the needs of your project. While we are considered correction and mental health design experts, we have full appreciation and respect for your expertise and that of your mental health professionals and correctional staff. Our process has been developed to leverage your expertise and combine it with ours to realize your vision and a successful, enduring facility of which we can all be proud.

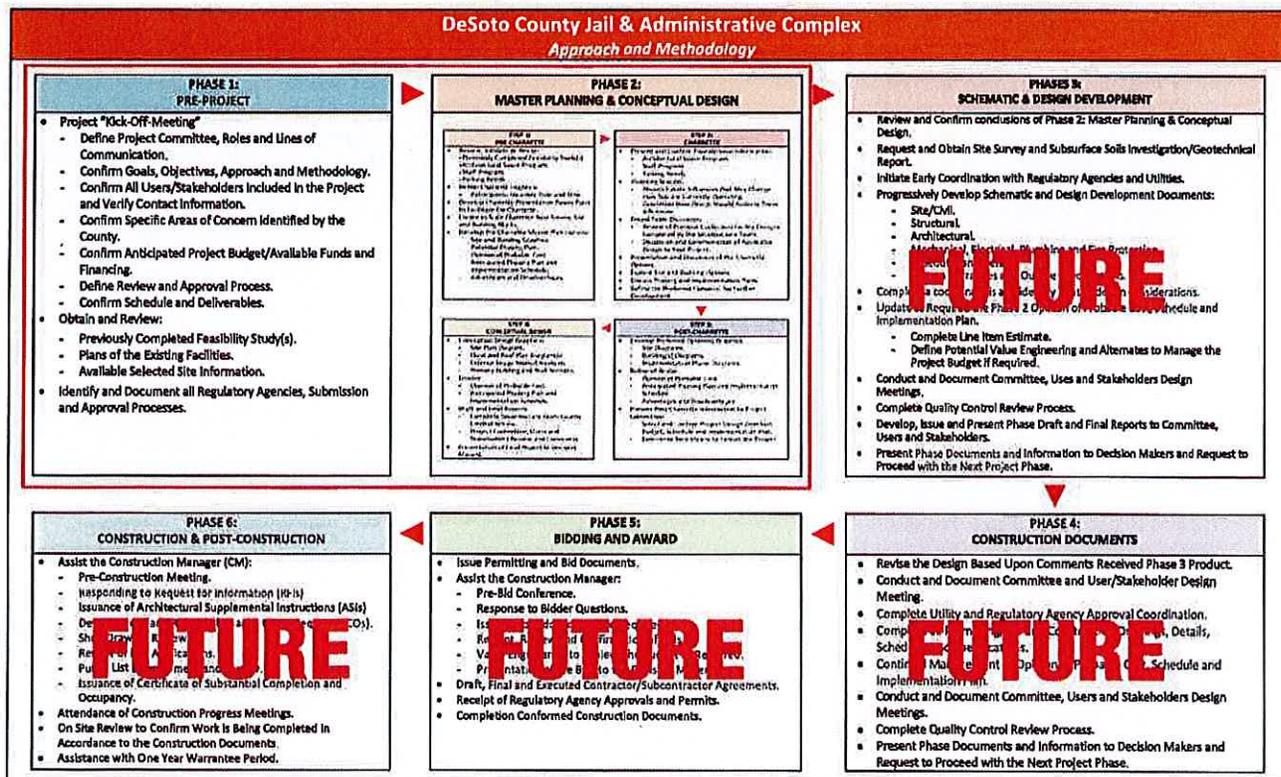
One key aspect of our process is a charrette. This one-day, focused design effort with the committee, users, stakeholders, and decision-makers will explore all the options to address your current and future space needs. A design direction for your project will be established for further development at the conclusion of the charrette.



Securitecture interactive design charrette process with stakeholders.

DETAILS OF THE SIX-PHASE APPROACH & METHODOLOGY

The Securitecture six-phase approach and methodology proposed for your project has been utilized for decades to successfully achieve the goals and objectives of countless corrections projects. This process has been customized based upon our current understanding of your project and will be confirmed or revised based upon information from in Phase 1, Pre-Project.





PHASE 1: PRE-PROJECT
<ul style="list-style-type: none"> • Project "Kick-Off-Meeting" <ul style="list-style-type: none"> - Define Project Committee, Roles, and Lines of Communication. - Confirm Goals, Approach, and Methodology. - Confirm All Users/Stakeholders included in the Product and Verify Contact Information. - Confirm Specific Areas of Concern Identified by the County. - Confirm Anticipated Project Budget/Available Funds and Financing. - Define Review and Approval Process. - Confirm Schedule and Deliverables. • Obtain and Review: <ul style="list-style-type: none"> • Previously Completed Feasibility Study(s). • Plans of the Existing Facilities. • Available Selected Site Information. • Identify and Document all Regulatory Agencies, Submission and Approval Processes.



PHASE 1 Goals and Objectives:

- Determine project administration, policies and procedures.
- Review project approach and methodology, anticipate project schedule and deliverables/products.
- Request available foundational project information.

Phase Process:

- Conduct a project "Kick-Off" meeting with Committee, users and stakeholders.
- Issue information request.

Phase Products:

- Defined project administration. Policies and procedures.
- Confirmed approach and methodology, schedule and deliverables.
- Receipt of requested information.

Anticipated Phase Duration:

- 2 weeks, dependent upon response to information request.

PHASE 2: MASTER PLANNING & CONCEPTUAL DESIGN					
<table border="1"> <thead> <tr> <th style="background-color: #F5DEB3;">STEP 1: PRE-CHARRETTE</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Review, Validate or Revise: <ul style="list-style-type: none"> - Previously Completed Feasibility Study(s). - Architectural Space Program. - Staff Program. - Parking Needs. • Define Charrette Logistics: <ul style="list-style-type: none"> - Participants, Location, Date and Time. • Develop Charrette Presentation Power Point to Facilitate the Charrette. • Create to Scale Charrette Base Sheets, Site and Building Blocks. • Develop Pre-Charrette Master Plan Options: <ul style="list-style-type: none"> - Site and Building Graphics. - Potential Phasing Plan. - Opinion of Probable Cost. - Anticipated Phasing Plan and Implementation Schedule. - Advantages and Disadvantages. </td> </tr> </tbody> </table>	STEP 1: PRE-CHARRETTE	<ul style="list-style-type: none"> • Review, Validate or Revise: <ul style="list-style-type: none"> - Previously Completed Feasibility Study(s). - Architectural Space Program. - Staff Program. - Parking Needs. • Define Charrette Logistics: <ul style="list-style-type: none"> - Participants, Location, Date and Time. • Develop Charrette Presentation Power Point to Facilitate the Charrette. • Create to Scale Charrette Base Sheets, Site and Building Blocks. • Develop Pre-Charrette Master Plan Options: <ul style="list-style-type: none"> - Site and Building Graphics. - Potential Phasing Plan. - Opinion of Probable Cost. - Anticipated Phasing Plan and Implementation Schedule. - Advantages and Disadvantages. 	<table border="1"> <thead> <tr> <th style="background-color: #F5DEB3;">STEP 2: CHARRETTE</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Present and Confirm Foundational Information: <ul style="list-style-type: none"> - Architectural Space Program. - Staff Program. - Parking Needs. • Visioning Session: <ul style="list-style-type: none"> - Discuss Future Influences that May Change How You are Currently Operating. - Determine How Design Should Address These Influences. • Round Table Discussion: <ul style="list-style-type: none"> - Review of Previous Correction Facility Designs Completed by the Securitecture Team. - Discussion and Determination of Applicable Design to Your Project. • Presentation and Discussion of Pre-Charrette Options. • Explore Site and Building Options. • Discuss Phasing and Implementation Plans. • Define the Preferred Option(s) for Further Development. </td> </tr> </tbody> </table>	STEP 2: CHARRETTE	<ul style="list-style-type: none"> • Present and Confirm Foundational Information: <ul style="list-style-type: none"> - Architectural Space Program. - Staff Program. - Parking Needs. • Visioning Session: <ul style="list-style-type: none"> - Discuss Future Influences that May Change How You are Currently Operating. - Determine How Design Should Address These Influences. • Round Table Discussion: <ul style="list-style-type: none"> - Review of Previous Correction Facility Designs Completed by the Securitecture Team. - Discussion and Determination of Applicable Design to Your Project. • Presentation and Discussion of Pre-Charrette Options. • Explore Site and Building Options. • Discuss Phasing and Implementation Plans. • Define the Preferred Option(s) for Further Development.
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PHASE 2 Goals and Objectives:

- Define the project design direction.
- Establish the opinion of probable cost, implementation/phasing plan and anticipated project schedule.

Phase Process:

- **Working with the project committee, users, and stakeholders to define the architectural space and staffing program.**
- Develop and review pre-charrette tools.
- Conduct a charrette with the committee, users, stakeholders and decision makers to determine the best solution to address your current and future needs.
- Complete conceptual design defining the selected charrette preferred option(s).

Phase Products:

- Defined the project design direction, opinion of probable cost, implementation/phasing plan and anticipated project schedule.
- Draft and final phase reports and presentations.

Anticipated Phase Duration:

- 2 months.



The primary goal of Phase 2 is to define the project design direction, including establishing the probable project cost, implementation/phasing plan, and anticipated project schedule. To achieve this, the Securitecture Team will conduct a charrette. "Charrette" is defined by the architectural and planning industry as a concentrated, focused period of design decision-making with users, stakeholders, and decision makers to explore all possible options and determine the best means to address the current and future needs of the project.

- Explore every option possible – "leave no stone unturned."
- There are no "dumb" ideas and everyone has a say – you never know where the next great idea will come from.
- Build consensus for the best solution so everyone knows and will be able to communicate the "How," "What," "When," and "How Much."

After working with the project committee, users, and stakeholders to define the staff and architectural space programs and parking needs, a pre-charrette power point will be developed to facilitate the charrette, define pre-charrette options to stimulate the option exploration process, and set up the charrette site and building space blocks based upon these established needs.

The charrette will include a roundtable session to discuss how you currently do business and how the existing facility's deficiencies adversely affect operations.

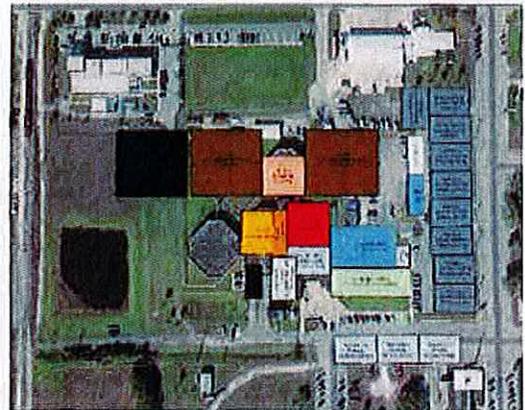
A visioning session will consider how future influences may change your operations and how to best plan for these potential influences.

Post-charrette and the conceptual design steps of this phase progressively refine and detail the selected preferred option(s), including site plans, building floor plans, elevations and building sections, as well as costs, anticipated systems narratives, implementation/phasing plan(s), and the anticipated project schedule.

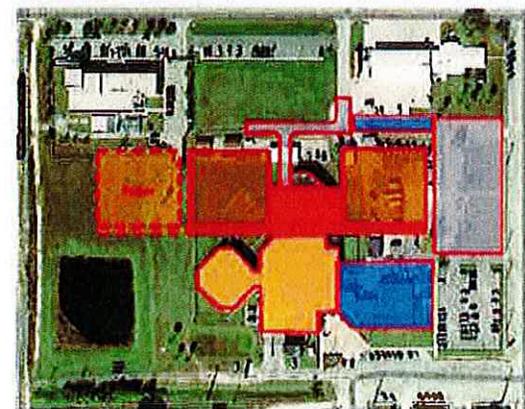
Products at each step will be presented to the project committee users and stakeholders for review and comments with the final product presented to the Board of County Commissioners for consideration and approval to proceed with the subsequent design phases.



Okeechobee Interactive Charrette with Stakeholders



Okeechobee Site Options



Okeechobee Conceptual Implementation/Phasing Plan with Future Housing Pod Expansion



STEP 1: PRE-CHARRETTE
<ul style="list-style-type: none"> ● Review, Validate or Revise: <ul style="list-style-type: none"> - Previously Completed Feasibility Study(s). - Architectural Space Program. - Staff Program. - Parking Needs. ● Define Charrette Logistics: <ul style="list-style-type: none"> - Participants. Location, Date and Time. ● Develop Charrette Presentation Power Point to Facilitate the Charrette. ● Create to Scale Charrette Base Sheets, Site and Building Blocks. ● Develop Pre-Charrette Master Plan Options: <ul style="list-style-type: none"> - Site and Building Graphics. - Potential Phasing Plan. - Opinion of Probable Cost. - Anticipated Phasing Plan and Implementation Schedule. - Advantages and Disadvantages.



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PHASE 2:

Step 1 Goals and Objectives:

- Work with the Committee, users and stakeholders to define the Staff and architectural space programs and parking needs.
- Confirm the charrette logistics.
- Complete the charrette tools including site and building space blocks and charrette power point to facilitate the process.
- Complete pre-charrette option graphics, opinion of probable cost, potential phasing plan and implementation schedule.

Step Process:

- Highly interactive with the project committee, users and stakeholders to define programs, parking needs and the charrette.

Step Products:

- Charrette foundation documents and tools.

Anticipated Phase Duration:

- 2 weeks.

PHASE 2:

Step 2 Goals and Objectives:

- Final confirmation of staff, architectural space program and parking needs.
- Completion of a visioning session to understand of how you may be doing business in the future and how to master plan accordingly.
- Completion of a round table discussion to define preferred design components.
- Present and discuss pre-charrette option.
- Explore site and building mater plan options.

Step Process:

- Conduct a charrette with the project committee, users, stakeholders and decision makers.

Step Products:

- Defined preferred option(s) to develop in greater detail during Step 3.

Anticipated Phase Duration:

- 2 weeks.



STEP 3: POST-CHARRETTE
<ul style="list-style-type: none"> • Develop Preferred Option(s) Graphics: <ul style="list-style-type: none"> - Site Diagrams. - Building(s) Diagrams. - Implementation Phase Diagrams. • Refine or Revise: <ul style="list-style-type: none"> - Opinion of Probable Cost. - Anticipated Phasing Plan and Implementation Schedule. - Advantages and Disadvantages. • Present Post-Charrette information to Project Committee: <ul style="list-style-type: none"> - Select and Confirm Project Design Direction, Budget, Schedule and Implementation Plan. - Determine Best Means to Deliver the Project.



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PHASE 2:

Step 3 Goals and Objectives:

- Evolve the selected master plan site and building graphics, option of probable cost, phasing plan and anticipated implementation schedule.
- Build consensus with the project committee, users, stakeholders and decision makers for the design direction.
- Confirmed design direction, cost, phasing plan and implementation schedule.

Step Process:

- Working with the project committee, users and stakeholders to develop options to be presented, reviewed for discussion and selection of the design direction.
- Presentation to the project committee, users and stakeholders of design direction options.

Step Products:

- Design direction option, cost, phasing plan and anticipated implementation schedule.

Anticipated Phase Duration:

- 2 weeks, dependent upon the number of options selected for further development.

PHASE 2:

Step 4 Goals and Objectives:

- Evolve the graphics, cost, and phasing plan, and anticipate implementation plan established by Step 3.
- Draft, final reports and presentation(s).

Step Process:

- Development, review and confirm the project direction graphics, cost, phasing plan and implementation schedule with the project committee, users and stakeholders.

Step Products:

- Final project direction graphics, cost, phasing plan and implementation schedule.
- Draft, final reports and presentation to the decision makers.

Anticipated Phase Duration:

- 2 weeks, dependent upon review responses from committee, user, stakeholder and decision makers.

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 5: Schedule & Timeline



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY



Securitecture is prepared to begin work immediately following your authorization to proceed and proposes to complete the work within the following schedule:

PROJECT PHASES AND TIMELINE

- | | |
|--------------------------------------|----------------------|
| 1. Phase 1: Pre-Project | Two weeks |
| 2. Phase 2: Step 1 Pre-Charette | Two weeks |
| 2. Phase 2: Step 2 Charette | Two weeks |
| 4. Phase 2: Step 3 Post-Charette | Two weeks |
| 5. Phase 2: Step 4 Conceptual Design | Two weeks |
| 6. Final Report and Presentation | Before June 15, 2025 |

Securitecture plans to create a detailed schedule with you and your staff that accommodates your needs and reduces the impact on your staff. Some of the activities within these steps may overlap with each other and are not completely linear. There is a very good possibility that we can compress this schedule due to overlapping activities.

We will meet on a regular two-week schedule to keep the momentum of our efforts moving forward in an active and collaborative fashion. Most meetings will be in-person, however we may hold some virtual meetings if it appears more efficient for your staff.

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 6: Cost Proposal



Securitecture

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CORRECTIONS, JUSTICE, & PUBLIC SAFETY



With consideration of the items as the scope of work and schedule identified in Tabs 4 and 5, Securitecture proposes to perform consulting services as indicated below. This fee includes all professional fees and reimbursable expenses.

The fee shall be invoiced monthly in proportion to the work completed.

FEE COST SCHEDULE

1. Phase 1: Pre-Project	\$3,000.00
2. Phase 2: Step 1 Pre-Charette	\$5,000.00
2. Phase 2: Step 2 Charette	\$10,000.00
4. Phase 2: Step 3 Post-Charette	\$8,000.00
5. Phase 2: Step 4 Conceptual Design	\$16,000.00
6. Final Report and Presentation	\$5,000.00
Total Professional Fee	\$47,000.00

Reimbursable Expenses—Reimbursable expenses are included in the compensation outlined above.



HOURLY RATE SHEET

MARCH 31, 2024

SECURITECTURE HOURLY RATE SCHEDULE

CLASSIFICATION	2025 - 2027	2028 - 2029
Principal-in-Charge	\$275.00	\$300.00
Principal	\$250.00	\$275.00
Project Architect	\$150.00	\$170.00

BBM STRUCTURAL HOURLY RATE SCHEDULE

CLASSIFICATION	2025 - 2027	2028 - 2029
Principal	\$240.00	\$265.00
Senior Project Manager	\$180.00	\$198.00

CMTA HOURLY RATE SCHEDULE

CLASSIFICATION	2025 - 2027	2028 - 2029
Principal	\$210.00	\$240.00
Senior Project Engineer	\$170.00	\$195.00
Senior Designer	\$125.00	\$145.00



NEWLINES LAND CONSULTANTS HOURLY RATE SCHEDULE

CLASSIFICATION	2025 - 2027	2028 - 2029
Senior Engineer / Surveyor	\$290.00	\$290.00
Civil Engineering Designer — III	\$195.00	\$225.00
Senior Project Manager	\$135 – 180.00	\$135 – 180.00

INNOVATIVE FOODSERVICE DESIGN TEAM HOURLY RATE SCHEDULE

CLASSIFICATION	2025 - 2027	2028 - 2029
Design Principal	\$175.00	\$175.00

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

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CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 7: References



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY



OKEECHOBEE COUNTY BOARD OF COUNTY COMMISSIONERS:

Okeechobee County Sheriff's Office & Jail Addition and Renovation
9-month pre-design phase to determine 20-year needs, design options, construction and project costs, lifecycle costs, and staffing & operational budgets. 8-month design and bidding phase. Multi-phase construction administration. Phase 1a complete, Phase 1b and Phase 2 in construction.
Total project: 181,411 sf of new and renovated space.
Total budget: Pre-covid Estimate \$48M, Post-covid Bidding and Construction \$75M

304 NW 2nd Street, Room 123, Okeechobee, Florida 34972
Justin Nelson, Director, Capital Improvements | 863.763.0805 | jnelson@okeechobeecountyfl.gov

HAMILTON COUNTY BOARD OF COUNTY COMMISSIONERS:

Hamilton County Corrections Campus Master Plan, Design and Construction Administration
Master planning to determine 20- to 50-year needs and appropriate mix of programs and facilities to meet those needs, design, and construction administration of the first four phase projects—Juvenile Services Center, Community Corrections Center, Jail North (Intake and Support Services), and Jail South (Sheriff's Office, 911, EMA).
Total project: 453,850 square feet.
Total construction budget: \$26M (2009-2012 cost).

1 Hamilton County Square, Suite 157, Noblesville, Indiana 46060
Doug Carter, Former Sheriff | Current Supt. Indiana State Police | 317.601.9330 | dcarter@isp.in.gov

LIVINGSTON COUNTY BOARD OF COMMISSIONERS:

Livingston County Jail Addition and Renovation
Review of previously prepared masterplan, re-design of entire concept, design and construction documents, construction administration. Addition of 220-bed pod, renovation of all existing housing pods to increase staff efficiency.
Total budget: \$15.5M construction cost (2015).

304 E. Grand River Ave., Suite 201, Howell, Michigan 48843
Tom Cremonte, Former Jail Administrator | Current Risk Management Consultant | 313.670.3594 | tcremonte@mrrma.org

TIPTON COUNTY BOARD OF COUNTY COMMISSIONERS:

Tipton County Sheriff's Office & Corrections Center
Progressive Design-Build Delivery Process, programming & design charrette, design and construction documents, and bidding completed in 4.5 months. Construction administration of 35,788 sf facility completed in 12 months.
Total budget: construction cost of \$14M (2018).

101 E. Jefferson Street, Tipton, Indiana 46072
Tony Frawley, Former Sheriff (retired) | 765.860.2773 | tony.frawley@medalliontrans.com

FLOYD COUNTY BOARD OF COUNTY COMMISSIONERS:

James L. Shireman, Inc. — Construction Manager
Facility Assessment to determine ability to increase bed capacity without expanding the facility's square footage. Underutilized areas reconfigured to add more than 100 beds in existing space, while upgrading mechanical, electrical detention, and security.
Total budget: construction cost of \$15M (2020).

3081 Progress Blvd., Corydon, Indiana 47112
Mark Shireman, Construction Manager | 812.968.0556 | mark@shireman.build

DESOTO COUNTY, FLORIDA

REQUEST FOR PROPOSAL—RFP NO. 2025-07-00:

**DESOTO COUNTY JAIL AND ADMINISTRATIVE COMPLEX
CONCEPTUAL DESIGN AND COST ESTIMATE**

DUE: MARCH 31, 2025

Tab 8: Addendums & Required Forms



Securitecture

INNOVATIVE SOLUTIONS
CORRECTIONS, JUSTICE, & PUBLIC SAFETY

**DESOTO COUNTY
JAIL & ADMINISTRATIVE COMPLEX CONCEPTUAL DESIGN
& COST ESTIMATE
25-07-00RFP
Addendum #1**

1. **The RFP indicated 200 beds to accommodate current and future growth. Can you share your current facility bed count and if any previous studies have been done that can be shared? If there are no studies, that is fine – we are just wanting to get as much detailed information on your operations and plans as possible. 141 Beds.** No, there has not been a Conceptual Design and Cost Estimating study done.
2. **Do you have an ideal timeline for this phase of work – Conceptual Design and Cost Estimating – to be completed? June 15, 2025. Grant funding expires 6/30/2025.**
3. **Do you have an overall timeline for full project completion that you need to meet? Construction is to be completed as funds are available. No funds have been secured for the construction at present.**
4. **Our current strategy, if we were to submit, for the existing facilities condition assessment is high level. In example, we had not planned on hiring mechanical and structural engineers to assess the existing buildings. Is this strategy in alignment with your expectations, or would you expect a more rigorous assessment to take place?** The assessment of the existing jail and administrative complex is to analysis the conditions and deficiencies which will help with the conceptual design of the new buildings for safety and security considerations.
5. **Has Desoto County worked with another architect or firm recently on this project?** No.
6. **Does Desoto County have a preferred Civil Engineer(s) that we could strive to include on our team?** No.
7. **What are some of Desoto County’s top priorities for this project (i.e. completion date, minimizing costs, staff safety)?** To design a 200 bed jail facility with appropriate security measures. Along with Administrative office spaces that support the jail’s operations and other County functions. To

provide parking areas for staff, visitors, and inmates. And the evaluation of environmental, safety, and security considerations.

8. **What are some of Desoto County's greatest concerns for this project?** The timeliness for the design to be completed before the funding expires. If the County is aware of a timeline, there may be a chance to request a time extension.
9. **If awarded the concept design, would design firms be precluded from the design work for the DeSoto County Jail and Administration building?** No

**DESOTO COUNTY
JAIL & ADMINISTRATIVE COMPLEX CONCEPTUAL DESIGN
& COST ESTIMATE
25-07-00RFP
Addendum #1**

Addendum # 1 dated this 19th day of March 2025.

Cindy Talamantez

Cindy Talamantez, CPPO, CPPB, Purchasing Director

Bidders receipt of addendum # 1 by

Signature: *[Signature]*

Company: SECURITYSTRUCTURE, LLC

Date: 3/19/2025

QUALIFICATIONS STATEMENT

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: **PURCHASING DEPARTMENT**
ADDRESS: **201 E. OAK STREET, SUITE 203**
ARCADIA, FLORIDA 34266

CIRCLE ONE

SUBMITTED BY: Securitecture, LLC

Corporation

NAME: Joseph M. Mrak, AIA

Partnership

ADDRESS: 7381 E. 209th St. Noblesville, IN 46062

Individual

PRINCIPAL OFFICE: 7381 E 209th St. Noblesville, IN 46062

Joint Venture

Other

1: State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

The correct name of the Offeror is: Securitecture, LLC

The address of the principal place of business is: 7381 E. 209th Street, Noblesville, IN 46062

2. If the Offeror is a corporation, answer the following:

- a. Date of Incorporation: March 31, 2016
- b. State of Incorporation: Indiana, Florida, Michigan
- c. President's name: Joseph M. Mrak, AIA
- d. Vice President's name: Sole Proprietor
- e. Secretary's name: Sole Proprietor
- f. Treasurer: Sole Proprietor
- g. Name and address of Resident Agent: _____

3. If Offeror is an individual or a partnership, answer the following:

a. Date of organization: N/A

b. Name, address and ownership units of all partners:

c. State whether general or limited partnership: _____

4. If Offeror is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

5. If Offeror is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

6. How many years has your organization been in business under its present business name?

Nine (9) years

a. Under what other former names has your organization operated?

7. Indicate registration, license numbers or certificate numbers for the businesses or professions which are the subject of the proposal. Please attach certificate of competency and/or state registration.

Architect: Joseph M. Mrak AIA, AR0015626; Business: Securitecture, LLCM16000003331

8. Have you personally inspected the site of the proposed work?

Not applicable

9. Have you or officer in your Company ever been employed or done work for or on behalf of any Phosphate Mining Company? No X Yes (explain in what capacity)

10. Did you attend the Pre-Proposal Conference? Yes _____ No N/A

11. Have you ever failed to complete any work awarded to you? If so, state when, where and why?

No.

12. Within the last five (5) years, has any officer or partner of your organization ever been an officer or partner of another organization when it failed to complete a contract? If so, explain fully.

No.

13. State the names, telephone numbers and last known addresses of three (3) businesses with the most knowledge of work which you have performed, and to which you refer (governmental entities are preferred as references).

COMPANY NAME	CONTACT	ADDRESS	
Okeechobee County Board of County Commissioners	Justin Nelson, Capital Improvements Director	210 NW 5th Ave. Okeechobee, FL 34972	Email jnelson@okeechobeecountyfl.gov
			Telephone (863) 763-0805
Tipton County Sheriff's Office	Tony Frawley, Sheriff Retired		Email tony.frawley@medalliontrans.com
			Telephone (765) 860-2773
Livingston County Board of County Commissioners	Tom Cremona, Jail Administrator, Retired Risk Management Consultant	14001 Merriman Livonia, MI 48154	Email tcremona@mmrma.org
			Telephone (313) 670-3594

14. List the pertinent experience of the key individual of your organization (continue on insert sheet, if necessary).

Joseph M. Mrak, AIA has 44 years of specialization in Corrections, Justice, and Public Safety Design. (See resume in Tab 1)

15. State the name of the individual who will have personal supervision of the services:

Joseph M. Mrak, AIA President / CEO

THE OFFEROR ACKNOWLEDGES AND UNDERSTANDS THAT THE INFORMATION CONTAINED IN RESPONSE TO THIS QUALIFICATIONS STATEMENT SHALL BE RELIED UPON BY OWNER IN AWARDING THE CONTRACT AND SUCH INFORMATION IS WARRANTED BY OFFEROR TO BE TRUE. THE DISCOVERY OF ANY OMISSION OR MISSTATEMENT THAT MATERIALLY AFFECTS THE OFFEROR'S QUALIFICATION TO PERFORM UNDER THE CONTRACT SHALL CAUSE THE OWNER TO REJECT THE PROPOSAL, AND IF AFTER THE AWARD TO CANCEL AND TERMINATE THE AWARD AND/OR CONTRACT.

J.M.M.

SIGNATURE

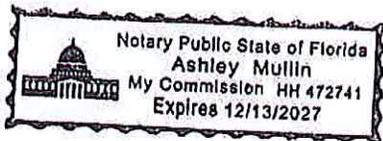
State of Florida
County of Okaloosa

On this the 24th day of March, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared Joseph M. Mrak and
(Name(s) of individual(s) who appeared before Notary)
whose name(s) in/ are Subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Ashley Mullin
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC
SEAL OF OFFICE:

Ashley Mullin
(Name of Notary Public: Print, stamp, or type as commissioned.)



Personally known to me, or
 Produced identification:

DID take the oath, or
 DID NOT take the oath.

HOLD HARMLESS

CONSULTANTS shall indemnify and hold harmless the County, and the County's officers and employees from and against any and all liability, costs, losses, and damages (including but not limited to reasonable attorney's fees) arising out of or to the extent caused by the negligence, recklessness or intentionally wrongful conduct of CONSULTANT and other persons employed by or utilized by CONSULTANT in their performance under this Agreement.

Type of Organization (Please Check One): Individual Ownership Joint Venture
 Partnership Corporation

Name of Proposing Firm:

Securitecture, LLC

Mailing Address:

7381 E. 209th Street, Noblesville, IN 46062

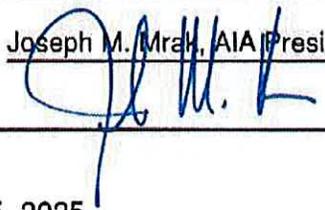
Location Address:

7381 E. 209th Street, Noblesville, IN 46062

City & State: _____ ZIP: _____

Telephone: (317) 695-6725 Fax Number: _____

Name/Title of person authorized to bind the Company: Joseph M. Gray, AIA President / CEO

Signature of person authorized to bind the Company: 

Date: March 25, 2025

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Securitecture, LLC (name of business) does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature: _____



Dated: March 25, 2025

DESOTO COUNTY
CONTRACTOR/CONSULTANT/VENDOR
E-VERIFY AFFIDAVIT

STATE OF Florida

COUNTY OF _____

BEFORE ME, the undersigned authority, appeared Joseph M. Mrak,
who first being duly sworn hereby swears or affirms as follows:

1. I make this affidavit on personal knowledge.
2. I am over the age of 18 years and otherwise confident to make this Affidavit.
3. I am the President / CEO of Securitecture, LLC (the "Contractor/Consultant/Vendor").
4. I am authorized by Securitecture, LLC to make this Affidavit on behalf of Contractor/Consultant/Vendor.
5. Contractor/Consultant/Vendor acknowledges that Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States.
6. Contractor/Consultant/Vendor acknowledges that Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify.
7. Contractor/Consultant/Vendor is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes.
8. Contractor/Consultant/Vendor understands it shall remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of any contract with DeSoto County.
9. Contractor/Consultant/Vendor's subcontractors are in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes.

10. Contractor/Consultant/Vendor shall ensure compliance with the requirements of Sections 448.09 and 449.095, Florida Statutes, by any and all of its subcontractors.

11. Neither the Contractor/Consultant/Vendor, nor any subcontractor of Contractor/Consultant/Vendor, has had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the date of this Affidavit.

12. If the Contractor/Consultant/Vendor, or any subcontractor of Contractor/Consultant/Vendor, has a contract terminated by a public employer for any such violation during the term of any contract with DeSoto County, it shall provide immediate notice thereof to DeSoto County.

[Handwritten Signature]

Signature of Affiant
on behalf of Contractor/Vendor

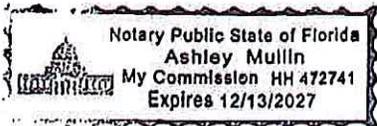
By: Joseph M. Mrak, AIA

As its: President / CEO

Dated: MAR 24, 2025

STATE OF Florida
COUNTY OF Wkeechobee

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 24th day of March, 2025, by Joseph M. Mrak, on behalf of _____, who is personally known to me or who has produced _____ as identification.



[Handwritten Signature]

Print Name: Ashley Mullin

Notary Public of the State of Florida

My Commission Expires: 12/13/27

**HUMAN TRAFFICKING AFFIDAVIT
SECTION 787.06, FLORIDA STATUTES**

Before me, the undersigned authority, personally appeared Joseph Mrak, AIA
_____, whom after being duly sworn, deposes and states:

(Affiant)

1. My name is Joseph M. Mrak, AIA and I am over eighteen years of age. The following information is given from my own personal knowledge.

2. I am an officer or representative with Securitecture, LLC, a non-governmental entity. I am authorized to provide this affidavit on behalf of Securitecture, LLC

3. The non-governmental entity, Securitecture, LLC, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

March 24, 2015

[Signature]
(Affiant)

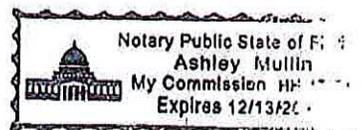
STATE OF FLORIDA
COUNTY OF Okechobee

Sworn to and subscribed before me by means of physical presence or online notarization, this 24th March, 2015 by Joseph M. Mrak on behalf of _____, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
Name (Printed) Ashley Mullin

My commission expires 12/13/27

(Printed typed or stamped Commissioned name of Notary Public)



**SWORN STATEMENT UNDER SECTION 287.133(3) (a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

(To be signed in the presence of a notary public or other officer authorized to administer oaths.)

STATE OF
COUNTY OF

Before me, the undersigned, personally appeared who, being by me first duly sworn, made the following statement:

1. The business address of Securitecture, LLC [name of firm]
is 7381 E. 209th Street, Noblesville, IN 46062
2. My relationship to Securitecture, LLC [name of firm]
is President / CEO
[relationship, such as sole proprietor, partner, president, vice president].
3. I understand that a public entity crime as defined in Section 287.133 of the Florida Statutes includes a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or such an agency or political subdivision and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
4. I understand that "conviction" is defined by the statute to mean a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
5. I understand that "affiliate" is defined by the statute to mean (1) a predecessor or successor of a person or a corporation convicted of a public entity crime, or (2) an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime, or (3) those officers, directors, executive, partners, shareholders, employees, members, and agents who are active in the management of an affiliate, or (4) a person or corporation who knowingly entered into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months.
6. Neither the firm nor any officer, director, executive, partner, shareholder, employee,

member or agent who is active in the management of the firm nor any affiliate of the firm has been convicted of a public entity crime subsequent to July 1, 1989.

[Draw a line through paragraph 6 if paragraph 7 below applies.]

~~7. There has been a conviction of a public entity crime by the firm, or an officer, director, executive, partner, shareholder, employee, member or agent of the firm who is active in the management of the firm or an affiliate of the firm. A determination has been made pursuant to Section 287.133(3) by order of the Division of Administrative Hearings that it is not in the public interest for the name of the convicted vendor list. The name of the convicted person or affiliate is _____~~

~~A copy of the order of the Division of Administrative Hearings is attached to this statement.~~

~~[Draw a line through paragraph 7 if paragraph 6 above applies.]~~

J.M.L.

SIGNATURE

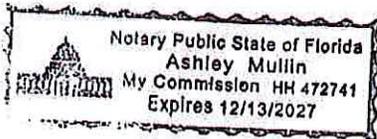
State of Florida
County of Okeechobee

On this the 24th day of March, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared Joseph M. Mrak, AIA and

(Name(s) of individual(s) who appeared before Notary) whose name(s) in/ are Subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Ashley Mullin
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC
SEAL OF OFFICE:



Ashley Mullin
(Name of Notary Public: Print, stamp, or type as commissioned.)

Personally known to me, or

Produced identification:

_____ DID take the oath, or

_____ DID NOT take the oath.

NON-COLLUSION AFFIDAVIT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and free from collusion. Vendor shall disclose below any DeSoto County, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any DeSoto County, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

County employees may not contract with the County through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

Immediate family members (spouse, parents and children) are also prohibited from contracting with the County subject to the same general rules. Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the County Procurement Policy.

NAME	RELATIONSHIPS
N/A	N/A

In the event the vendor does not indicate any names, the County shall interpret this to mean that the vendor has indicated that no such relationships exist.

AFFIDAVIT

STATE OF FLORIDA, COUNTY OF DESOTO

BEFORE ME, the undersigned authority, personally came and appeared,

Joseph M. Mrak, AIA, who after being duly sworn, deposed and said that he is the fully authorized President / CEO of Securitecture, LLC

(hereinafter referred to as affiant), and said affiant further said:

(1) That affiant has not and will not employ any person either directly or indirectly, to secure the public contract under which he is to receive payment, other than persons regularly employed by the affiant whose service in connection with the project or in securing the public contract are in the regular course of their duties for the affiant; and

(2) That no part of the contract price was paid or will be paid to any person for soliciting

the contract, other than the payment of normal compensation to persons regularly employed by the affiant whose services with the project are in the regular course of their duties for the affiant.

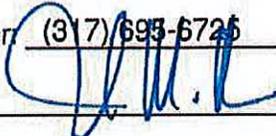
AFFIANT
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF
MARCH, 2025. NOTARY PUBLIC

AFFIANT

Company Name: Securitecture, LLC

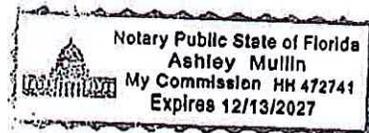
Address: 7381 E. 209th St. Noblesville, IN 46062

Phone Number: (317) 693-6726

Signature: 

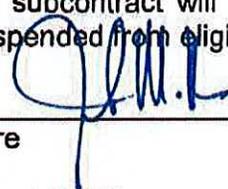
NON-COLLUSION AFFIDAVIT IN THE STATE OF

Florida IN THE COUNTY OF
Orange being first duly sworn, on oath, says that .
the proposal above submitted is a genuine and not a sham or collusive proposal or
made in the interest of or on behalf of any person not therein named, and s/he further
says that the said Proposer has not directly or indirectly induced or solicited any
Proposer on the above work or supplies to put in a sham proposal, or any other person
or corporation to refrain from proposing, and that said Proposer has not in any manner
sought by collusion to secure her/himself an advantage over any other proposer or
proposers. Subscribed and sworn before me this 24th day of March, 2025 NOTARY
PUBLIC in and for the State of Florida Signature
Seal



**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
AND OTHER RESPONSIBILITY MATTERS
PRIMARY COVERED TRANSACTIONS**

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that is and its principles:
- a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a Federal department or agency;
 - b) Have not within a three-year period preceding this been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of these offenses enumerated in paragraph (1)(b) of this certification; and
 - d) Have not within a three-year period preceding this proposal had one or more public transactions (Federal, State or Local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.
- (3) No subcontract will be issued for this project to any party which is debarred or suspended from eligibility to receive federally funded contracts.



Signature

President / CEO

Title

Securitecture, LLC

Contractor/Firm

7381 E. 209th Street, Noblesville, IN 46062

Address

CONFLICT OF INTEREST AND LITIGATION STATEMENT

The conflict of interest, litigation disclosure statements are for informational purposes only.

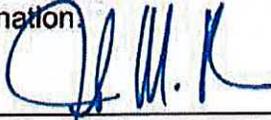
Please mark one of the following:

- To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients, contracts, or property interest for this project.
- The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

Please mark one of the following:

- The undersigned firm has had no litigation on any design projects in the last five years.
- The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five years.

The County reserves the right to request additional information on these subjects and also to eliminate any firm from the selection process that has material conflict(s) of interest or a history of litigation resulting from CONSULTANT errors or omissions or unethical or illegal business practices. The County Administrator shall make any such determination.



Signature

President / CEO

Title

Securitecture, LLC
Contractor/Firm

7381 E. 209th Street, Noblesville, IN 46062
Address



With consideration of the items as the scope of work and schedule identified in Tabs 4 and 5, Securitecture proposes to perform consulting services as indicated below. This fee includes all professional fees and reimbursable expenses.

The fee shall be invoiced monthly in proportion to the work completed.

FEE COST SCHEDULE

1. Phase 1: Pre-Project	\$3,000.00
2. Phase 2: Step 1 Pre-Charette	\$5,000.00
2. Phase 2: Step 2 Charette	\$10,000.00
4. Phase 2: Step 3 Post-Charette	\$8,000.00
5. Phase 2: Step 4 Conceptual Design	\$16,000.00
6. Final Report and Presentation	\$5,000.00

Total Professional Fee \$47,000.00

Reimbursable Expenses—Reimbursable expenses are included in the compensation outlined above.