

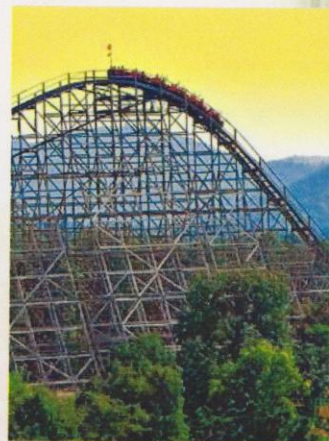
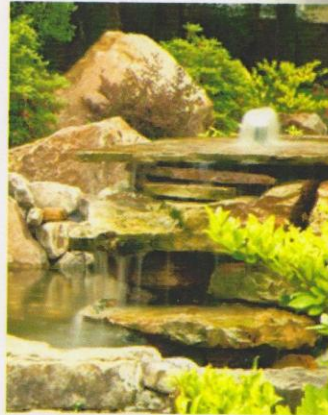
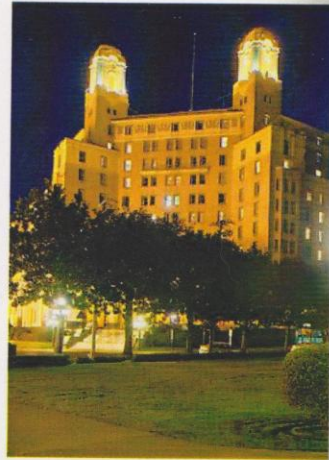
DOUGLAS A. ARNOLD
& ASSOCIATES - PLC
ARCHITECT - PLANNING - DESIGN

Garland County Arkansas

Need Assessment Study
Qualifications

&

Complete Team Qualifications



1. Title Page





August 11, 2010

Judge Larry Williams
Garland County Government
501 Ouachita Avenue, Room 210
Hot Springs, AR 71901

Re: Jail Needs Assessment & Planning

Dear Judge Williams:

We, the SouthBuild team, appreciate the opportunity to propose our unique and comprehensive planning, design and construction management services working in conjunction with Douglas A. Arnold & Associates, PLC.—a local Garland County firm.

This response is organized as requested:

1. **Title Page.**
2. **Letter of Introduction (Executive Summary, this document).**
This letter provides most of the useful input in an abbreviated format. The remainder of the response provides additional pertinent details.
3. **Table of Contents.**
4. **Firm's Approach to Corrections Projects.**
In summary, the SouthBuild approach is the teaming of a designer and construction manager utilizing a specific, repeatable methodology to execute county level justice projects exclusively. The SouthBuild team has worked together on over 35 projects exceeding \$200,000,000 in construction costs—again, all county level justice facilities. Two key attributes of the SouthBuild approach is the interactive focus with the client and the insistence on accurate budgeting early in the process.
5. **Staff Assignment to the Project.**
Key members of the team are identified. Jim Langford, Doug Arnold (Garland County resident), Wayne Smith and Don Abernathy will be definite members of the team. However, some members noted may be subject to availability, based on the schedule determined by the client.
6. **Experience in Similar Criminal Justice and Detention Facility Projects.**
Numerous projects are included. However, please note information on Washington County Arkansas, Robertson County Tennessee and Coffee County Tennessee. These counties had/have similar issues as Garland County. One decided to relocate, a second decided to remain at its present location and the third is in the process of deciding.

"The Strength of SouthBuild"

7. **References.**

Numerous references are included.

8. **Estimated Outline of Sequential Project Activities.**

The included outline is approximate—subject to client adjustments based on schedule, number of participating committees and decisions made.

The planning portion of this work will be conducted primarily by the SpiritArchitecture Group (the design member of the SouthBuild team) supported by Douglas A. Arnold & Associates, PLC (a local Garland County firm) and Smith-Doyle Contractors, Inc. (the Construction Manager member of the SouthBuild team). Further, we propose to provide comprehensive services with the main design and construction management work to be conducted by the SouthBuild team members working with the expertise of Douglas A. Arnold & Associates, PLC.

For the planning component, we propose an interactive format for clients desiring a “**common sense**” approach that realizes most rural counties do not desire, nor maintain, exhaustive law enforcement or judicial records beyond a few years or decades. We compare selected available data with our SouthBuild team’s decade of experience (coupled with my personal justice experience of 25 years plus) to develop recommendations which the client can review and adjust as the planning process unfolds. The comparisons and projections are conducted in a **simplified graphical approach** allowing for ease of interaction with the client. Also, Doug Arnold, who is a senior architect and a Garland County resident, will be providing input.

In part, you desire the below addressed:

1. **Analysis of previous jail studies for Garland County.**

We have already reviewed aspects of the previous studies conducted for Garland County. Based on those reviews, we recommend using those studies as a “spring point” rather than repeating the work already conducted. However, we will provide comment for any aspects of the previous work we believe needs supplementing.

2. **Inventory and assessment of current building(s).**

Doug Arnold’s assistance in documenting and validating “as-built” type drawing will be of immense assistance. Also, receiving pertinent input from the construction manager addressing “future usability” will be invaluable in assessing existing facilities and systems.

3. **Data gathering and analysis.**

We will ask for a contact person to be assigned who can research, create and/or obtain information as requested. Further, we will interview local planners, utility managers and other knowledgeable personnel.

4. **Forecasting capacity requirements.**

Review of previous studies identifies the limited hard data available and the use of a “consensus forecasting approach” (page 6 of Rosser Study)—in short, a forecast arrived at by consensus via one of several methods. Given the available data, we believe the approach valid. Further, we may be able to corroborate the forecast using antidotal data projections based on long term and/or former employees.

5. **Space and operational requirements for a future facility.**

This component is best executed at two levels. First, at a cursory level to assist in

making the fundamental decision of remaining at the existing location or relocating. Then, upon this decision, at a more detailed level for design and construction budgeting.

6. **Site Recommendation for a future facility.**

This component has a logical, analytical aspect AND a subjective aspect. A series of dialogues after pertinent data is collected culminating in a final recommendation will probably be the likely approach (see consensus forecasting approach comment in #4 above).

7. **Projected cost to construct and operate a future facility.**

This component is also best executed at two levels. First, at a cursory level to assist in making the fundamental decision of remaining at the existing location or relocating. Then, upon this decision, at a more detailed level for design and construction budgeting.

8. **Public Relations.**

We are experienced with "Public Input or Hearings" in advance of decision making and with presentations post decision making for informing the public.

9. **Preparation of a Final Report with recommendations.**

We propose to document all key meetings and portions of the work in a "common sense" memo format to record key events and decisions. This includes a final report of the study phase. However, the final report of the study may be in a booklet format—depending on particulars.

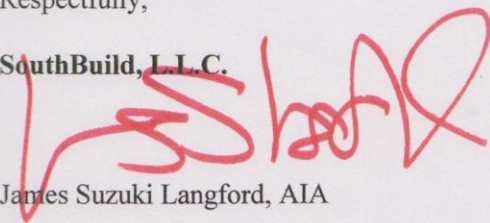
Next Step

At the conclusion of the planning process, the next step would be the beginning of the actual design process. In our SouthBuild approach, this would begin with a week long work session in Hot Springs. In this session, we would define the specific design and budget. It is this budget that the SouthBuild team has a 100% track record of staying within. (Further, the county keeps all savings).

Finally, we appreciate the opportunity to possibly provide this assistance. Your type need is the reason the SouthBuild team exists.

Respectfully,

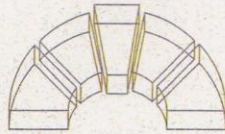
SouthBuild, L.L.C.


James Suzuki Langford, AIA

jd

Primary Project Team (subject to actual project schedule)

- Architect of Record – James S. Langford, AIA
- Office Production Director – Scott R. Rozanski, AIA
- Associate Architect – Doug Arnold (Garland Co. Resident)
- Architectural Project Manager – Mark Hammer
- Architectural Team
 - Marshall Wiles
 - Steve Littleton
 - Ed Brooks
- Engineering Team
 - Engineering Quality Control – Terrill Johnson, P.E.
 - To be determined (based on actual schedule)
- Construction Administrator – L. A. Williams (Garland Co. Resident)
- Construction Manager Executive - Wayne Smith (Budgeting/Constructability)
 - Construction Project Manager – Don Abernathy (Budgeting/Constructability)



DOUGLAS A. ARNOLD
& ASSOCIATES • PLC

ARCHITECTURE • PLANNING • DESIGN

FIRM HISTORY AND BACKGROUND

The firm of Douglas A. Arnold & Associates was established by Doug Arnold in Hot Springs in 1995. Prior to that time, he was a principal in the firm of Arnold & Stacks from 1978 until 1995. Under his direction, the firm has designed a number of significant projects in the Hot Springs area during the past 25 years, including the Gerald Fisher Center at National Park Community College, the Garland County Library, various renovations to the Garland County Court House, the Garland County Government Office Building, the Garland County Courts Building, the Stanley Passport Center, various projects at Oaklawn Jockey Club, and more than 100 public school projects throughout Arkansas. In addition, he played key roles in the expansion of the Hot Springs Convention Center and Summit Arena as part of a joint venture with two other firms. Mr. Arnold was the local contact during all phases of these expansions, with a primary role during construction phase of these two major projects.

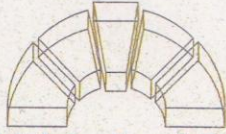
The staff of Arnold & Associates is composed of one registered architect, one project manager/computer drafter, one construction administrator and one administrative assistant/computer drafter.

At least 75% of the firm's past experience has been projects for public agencies, so they have a working knowledge of the codes, regulations, ordinances and bidding laws that are required for public projects. They understand the importance of controlling costs, and in providing the highest design and construction value for our citizens' tax dollars.

EXPERIENCE IN CORRECTIONAL FACILITIES

Mr. Arnold attended "Planning of New Institutions", conducted by the National Institute of Corrections in 1985. His experience in the design and construction of correctional facilities includes the following projects.

- Craighead County Jail, Jonesboro, Arkansas (joint venture)
- Poinsett County Jail, Harrisburg, Arkansas
- Garland County Sheriff's Department Dispatch and 911 Center, Hot Springs, Arkansas
- Garland County Juvenile Detention Center, Hot Springs, Arkansas
- Garland County Sheriff's Department Expansion, Hot Springs, Arkansas
- Proposed Minimum Security Addition to the Garland County Detention Center
(bids received in 2005, but project was not constructed)



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Resumes

Douglas A. Arnold, Principal Architect

Education

Rector High School – Rector, Arkansas – 1969
Bachelor of Architecture Degree – University of Arkansas – 1974

Professional Registration & Certification

Registered Architect – State of Arkansas No. 1223
Certificate Holder – National Council of Architectural Registration Boards

Membership in Professional Organizations

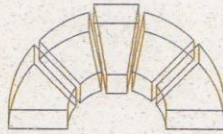
American Institute of Architects
Construction Specifications Institute
Council of Educational Facility Planners, International
National Trust for Historic Preservation
United States Green Building Council

Membership in Civic and Service Organizations

Historic District Commission - Chairman
Greater Hot Springs Chamber of Commerce
Hot Springs Fifty for the Future – Past Board Member
Hot Springs Friends of the Parks – Board Member
Hot Springs National Park Rotary Club – Past President
Friends of the Fordyce & Hot Springs National Park – Past President
Hot Springs Development Foundation – Board Member
Ouachita Council, Boy Scouts of America – Past Board Member
Historic Preservation Alliance of Arkansas – Past Board Member
Member of First United Methodist Church – Board of Stewards

Professional Experience

Mr. Arnold has been a firm owner and principal architect since 1978, first in Jonesboro, Arkansas, and then in Hot Springs since 1985. He has served as Project Architect on all projects produced in his Hot Springs office, including an impressive list of significant local projects for public clients. Mr. Arnold will be your local contact for all phases of your project. His design philosophy is based upon achieving excellent value for his clients through a practical, functional approach, while still designing attractive and functional buildings.



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Bill Hughes – Project Manager

Education

Red Springs High School – Red Springs, North Carolina
East Carolina University – Greenville, North Carolina
Pembroke State University – Pembroke, North Carolina
Various AutoCad Drafting Courses – Wilmington, North Carolina

Professional Experience

Prior to joining Arnold & Associates, Mr. Hughes worked for a large architectural and engineering firm in Wilmington, North Carolina, where he was a designer and computer drafter. After relocating to Hot Springs, he was employed by Mid-South Engineering as a designer and drafter in structural and mechanical disciplines for projects relating to the wood products industry.

At Arnold & Associates, Mr. Hughes has prepared construction documents and coordinated the work of engineering consultants on all of the firm's major projects. His recent experience includes a number of public school facilities throughout southwest Arkansas, various renovation projects at Oaklawn Jockey Club, the new Farmers Market, and a proposed addition to the Garland County Detention Center.

Melissa Morvin – Project Administration & Computer Drafting

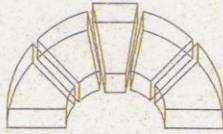
Education

Lakeside High School – Hot Springs, Arkansas
Louisiana Tech University – Ruston, Louisiana
National Park Community College – Associate Degree in Applied Science

Professional Experience

Mrs. Morvin previously worked for banking and financial institutions in the Hot Springs area, and worked in engineering and sales for a local metal building manufacturer.

At Arnold & Associates, she assists in all phases of project coordination and administration. She is responsible for project specifications, computer drafting, and client communications on assigned projects. Her recent experience includes a LEED certified National Forest Ranger Station in Broken Bow, Oklahoma; renovations to the Garland County Court House; Board Chambers renovations for the City of Hot Springs, and development of a Facilities Master Plan for Garland County.



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L.A. Williams – Construction Administrator

Education

Fordyce High School – Fordyce, Arkansas
Chicago Technical College – Chicago, Illinois

Professional Experience

Mr. Williams worked for a number of years as a brick mason, and worked his way up to masonry job superintendent for various construction companies, where he coordinated several crews on large construction projects in Arkansas and surrounding states. Prior to joining Arnold & Associates in 1991, he worked for three Little Rock architectural firms as a construction inspector. He has also performed roof inspections for a national roofing contractor.

At Arnold & Associates, Mr. Williams assists in all phases of construction services and is responsible for project site visits and preparation of field inspection reports. He reviews all submittals, shop drawings and pay requests from contractors.

His project experience includes all building types, and he has played an important role in the design and construction of several notable projects in the Hot Springs area.