

Prescott Justice Center Timeline

5/21/1991

Yavapai County and the City of Prescott enter into an intergovernmental agreement to acquire the Sundog Ranch Property (i.e. Prescott Lakes Parkway property) to site a regional landfill and a planned regional connector road (Prescott Lakes Parkway).

9/2/2003

Board of Supervisors mention need for new Jail and recommend Prescott Lakes Property

1/26/2004

Supervisor Brownlow's vision for a justice complex at the joint County/City of Prescott property near Sundog Ranch Road (Prescott Lakes land)

2/18/2004

Supervisor Brownlow reviewed his plan for the jointly-owned County/City of Prescott site in the area of Prescott Lakes Parkway

3/1/2004

Resurvey of 175 acres owned by Yavapai County and the City of Prescott along Prescott Lakes Parkway.

4/19/2004

Consider requesting the City of Prescott to work with the County to collect information regarding potential partitioning of the City/County property located along Prescott Lakes Parkway.

3/6/2006

Update from architects regarding site locations for potential future County buildings as it relates to the County-wide needs assessment. In response to a question from Chairman Thurman regarding whether the Sheriff's Office could be located at the Sundog site, Mr. Oraftik said the site had enough room to do just about anything.

5/9/2006

Possible trade or trades of City and County property

6/19/2007

City of Prescott and County approve real estate agreement trading City's interest in Sundog property (Prescott Lakes Parkway) for the County-owned Fairgrounds/Rodeo property.

10/4/2010

Capital Improvements - Award or reject bids received for the Prescott Lakes Parkway Roundabout Project in Yavapai County, AZ;

8/25/2014

Board of Supervisors - Site visit of property of the future Yavapai County Jail in Prescott located at 1100 Prescott Lakes Parkway, Prescott, AZ 86301 (Adjacent to the Juvenile Justice Center)

8/17/2015

On August 17, 2015, the Board of Supervisors approved a contract with **Chinn Planning Inc.** to provide a jail planning and needs assessment study for Yavapai County.

9/8/2015

Approve agreement with Western Technologies, Inc. to provide Phase II Environmental Site Assessment services prior to developing specifications for environmental remediation of the former Bunker property at 1455 Sundog Ranch Road in Prescott, at a total estimated cost of \$31,450. Kenny Van Keuren, Facilities/Capital Improvements Director

3/16/2016

Presentation on the jail planning and needs assessment study. Presenter: Ms. Karen Chinn, President of Chinn Planning Inc.

1/25/17 – Budget Retreat – Jail District

During 2013/14, Sheriff Mascher discussed the jail status with the Board of Directors and recommended they move forward with the construction of a new Prescott jail.

There was a discussion about the comprehensive jail plan and needs assessment study provided by Chinn Planning, Inc. Presentations were made to the Board of Directors and the public on January 6, 2016 and March 2, 2016. The final report had a jail facility option that recommended that a facility be created in Prescott.

10/22/2018 – Capital Improvement Project Meeting - Discussion and possible action on priorities, planning and implementation of Capital Improvement Projects.

Board of Supervisors votes to go forward with the Criminal Justice Center, and the Gurley Street Remodel to accommodate space needs for departments.

12/19/2018 - Facilities - Approve contract and Scope of Services proposal for Kitchell to act as an Owner's Representative for the new Yavapai County Criminal Justice Center.

Kenny Van Keuren, Facilities Director, stated there was a minor change in Section 8, Page 6 of the contract to add the word “negligent” into the sentence.

Supervisor Brown motioned to approve contract and scope of services proposal for Kitchell to act as an owner's representative for the new Yavapai County Criminal Justice Center. seconded by Supervisor Smith; passed unanimously.

6-5-2019 - Facilities - Approve Amendment to Professional Services Agreement with Kitchell, to expand Scope of Services and increase fee. Yavapai County Criminal Justice Center, Prescott.

Vice Chairman Brown motioned to approve amendment to professional services agreement with Kitchell, to expand scope of services and increase fee. Yavapai County Criminal Justice Center, Prescott. Seconded by Supervisor Thurman; passed unanimously.

8/7/2019 - Facilities - Presentation regarding available options for the Prescott Criminal Justice Facility project, and consider approval for publication of Requests for Proposals for architectural and construction manager at risk services.

Mr. Van Keuren showed a PowerPoint that included the following information:

- Criminal Justice Facility
 - Three Options (Reviewed and validated by stakeholders)
 - Option 1: New Criminal Justice Center (\$68M)
 - Approximately 93,868 gross square feet (GSF)
 - 144 beds
 - 2 courtrooms
 - Supporting services including administration, mission supporting stakeholder areas, medical, food service, laundry, and building services
 - Co-located non-custodial Mental Health (MH) Facility
 - Option 2: Repurpose the existing Juvenile Justice Center into a Criminal Justice Center and provide a New Juvenile Justice Center (\$80M)
 - Criminal Justice Center 108,105 GSF
 - 228 beds
 - 2 courtrooms
 - Included all supporting services and MH Facility
 - Option 3: New Criminal Justice Center (\$90M)
 - Approximately 138,505 GSF
 - 160 beds
 - 2 courtrooms
 - Included all supporting services and MH Facility
 - Recommendations – move forward with Option 1 (blocking diagram)

SUPERVISOR THURMAN MOTIONED TO APPROVE OPTION 1, FOR A NEW CRIMINAL JUSTICE CENTER, AND RECOMMENDATIONS AS PRESENTED; SECONDED BY SUPERVISOR SIMMONS; PASSED UNANIMOUSLY.

10/15/2019 - Facilities - Approve Professional Services Agreement with Kitchell CEM for Owner's Representative Services in the amount of \$692,077.00 for Capital Project CI0087: Yavapai County Criminal Justice Center-Prescott.

Approve Professional Services Agreement for continued Owner's Representative Services with Kitchell CEM for successive Scope of Services for Capital Project CI0087, Yavapai County Criminal Justice Center-Prescott. This Agreement authorizes the portion of services expected to occur during the County's fiscal year 2019/20 totaling \$692,077.00. This cost was accounted for and included in the overall project budget approved by the Yavapai County Board of Supervisors

12/4/2019 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Professional Services Agreement with Kimley-Horn and Associates, Inc. for Civil/Survey Consultant Services in the amount of \$547,195.00 for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

Approve Professional Services Agreement with Kimley-Horn and Associates, Inc. in the amount of \$547,195.00 (Jail District) for Civil/Survey Consultant Services for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott. With the assistance of Kitchell CEM acting as Owner's Representative for the Project, Yavapai County solicited firms by way of a Request for Qualifications for Civil/Survey Consultant Services. The County received three responses and, following extensive review of the Statements of Qualifications, chose to interview all three firms. After conducting the interviews, Kimley-Horn and Associates, Inc. was selected as the highest ranked firm.

12/4/2019 - Board of Supervisors - Approve agreement with Falcon, Inc. for consulting services regarding Mental Health and Reach-Out co-location facility.

The Board requested that planning of the Criminal Justice Center Project include exploring the option of facility to assist with the County's statutory court-ordered treatment responsibilities and with providing community connections for released detainees. Falcon, Inc., specializes in the planning and design of health facilities specializing in criminal justice and civil confinement operations, and is willing to assist the County in exploring and developing this option as part of the Criminal Justice Center project.

1/15/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Contract with DLR Group, Inc. for Architect Engineer Services in the amount of \$3,500,000.00. Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

Approve Contract with DLR Group, Inc. for Architect Engineer Services in the total amount of \$3,500,000.00. Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott. Yavapai County issued and publicized a Request for Qualifications for Architect Engineer Services for the Design Phase of the Project. The County received four responses and, following extensive review of the Statements of Qualification received, short-listed and interviewed three of the respondents. The Selection Committee chose DLR Group, Inc. as the highest ranked firm.

2/19/2020 - Facilities - Approve Professional Services Agreement with Falcon, Inc., in the amount of \$95,000.00 for Part 2 consultant services for Co-Located Re-Entry and Screening & Evaluation Facility, Capital Project No. CI0087, Yavapai County Criminal Justice Center, Prescott.

Approve Professional Services Agreement with Falcon, Inc., in the amount of \$95,000.00 for Part 2 consultant services for Co-Located Re-Entry and Screening & Evaluation Facility, Capital Project No. CI0087, Yavapai County Criminal Justice Center, Prescott. Part 1 consultant services was approved by the Board on December 4, 2019, with the option to contract for Part 2 consultation services. Part 1 has been completed and Part 2 is integral to the overall Project success and valuable in the planning of this facility.

2/19/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Resolution No. 2020-1 authorizing the issuance and Sale of Pledged Revenue Obligations to finance new correctional facilities; approve Site Lease Agreement - YC Contract No. 2020-037, Ground Lease Agreement - YC Contract No. 2020-038, Lease-Purchase Agreement - YC Contract No. 2020-039, Trust Agreement - YC Contract No. 2020-040, Intergovernmental Agreement - YC Contract No. 2020-041 and Obligation Purchase Agreement - YC Contract No. 2020-042

Yavapai County is moving forward with the design and construction of the Prescott Criminal Justice Center Project, with anticipated construction to begin in FY 2020/2021.

This Resolution will allow the Yavapai County Jail District Board of Directors to finance the Project through the sale and issuance of its Pledged Revenue Obligations, in an aggregate principal amount of no more than \$70,000,000.

Yavapai County currently operates one fully functional detention facility at 2830 North Commonwealth Drive in Camp Verde. The former jail located in Prescott is used for booking Prescott-area arrests and as a temporary (daily only) holding location for inmates scheduled for court appearances in Prescott. The Prescott facility is wholly unsuited for use as a full-time jail because of its age (40 plus years) and its outdated and unsafe design.

A 2015 jail system study by Chinn Planning confirmed Yavapai County's conclusions that the average daily inmate population the Camp Verde Jail met or exceeded classification capacity, and that the county needed new detention capacity. Further, the Chinn Planning study confirmed the County's conclusion that the Prescott jail the facility is wholly unsuited for use as a full-time detention facility without a multi-million dollar retrofit. Chinn Planning also cited the daily transportation of large number of inmates created by the lack of a fully functional detention facility in the Prescott area as causing significant security risks as well as tremendous and unnecessary cost to the county. Chinn Planning recommended two prong plan of action to address the county's aging and overcrowded detention facilities. First, Chinn Planning recommended a series of program changes to the criminal justice system (pre- and post-arrest diversion programs and bail reform, for example) to reduce jail population. Chinn Planning's second recommendation was to add a new jail facility in the Prescott area to realign the County's jail population with its population demographics and density in order to reduce the security risks and high cost in transporting large numbers of inmates between Camp Verde and Prescott.

To improve efficiency and minimize transportation risks, the new facility shall include two satellite courtrooms that are secure from but directly accessible from the detention areas. The court component will include facilities for high volume proceedings. In addition to the courtrooms, space will be provided for support personnel and public areas required in the court facility. Superior courtrooms will also continue to operate at the historic downtown Prescott courthouse.

Preliminary designs for the Project comprise approximately 101,000 GSF of buildings, including a Jail (144 beds, Intake, Booking, Administration, Food Service, Laundry, and Medical-Infirmary), Courts (Initial Appearance, Early Disposition Court, and Judicial Chambers), Support Services (Clerk of Courts, County Attorney, Public Defender, Probation), and a small non-custodial building with a co-located mental health screening facility. In addition to the buildings, on-site infrastructure and site improvements on approximately 14 acres will be constructed to provide access and utility service to the buildings. The chosen method of delivery will be Construction Manager at Risk. The construction budget for this project is \$50,000,000 with an overall anticipated budget of \$63,000,000

5/6/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Professional Services Agreement with HDR Architecture, Inc. for Professional Building Commissioning Services in the amount of \$320,791.00 for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

With the assistance of Kitchell CEM acting as Owner's Representative for Capital Project CI0087, Yavapai County Criminal Justice Center, Prescott, the County solicited firms by way of a Request for Qualifications for Professional Building Commissioning Services. The County received four responses and, following extensive review of the Statements of Qualifications, chose to interview the three highest scoring firms. After conducting the interviews, HDR Architecture, Inc. was selected as the highest ranked firm. Approve Professional Services Agreement for Building Commissioning Services with HDR Architecture, Inc. in the amount of \$320,791.00.

6/3/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve contract with Hensel Phelps Construction Co. in the amount of \$281,792.00 for Construction Manager at Risk, Pre-Construction Phase, for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

A Request for Qualifications was issued on February 18, 2020, for Construction Manager at Risk (CMAR) for the Jail District Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott. Statements of Qualifications were received from five firms. All five firms were interviewed, scored and ranked. The County was unsuccessful in negotiating a contract with the highest-ranking firm, therefore, a contract was negotiated with the second-highest ranking firm, Hensel Phelps Construction Co., in the total amount of \$281,792.00 for the Pre-Construction Phase of the project. It is anticipated that there will be two expansions of this contract with Hensel Phelps to cover the actual cost of construction. The Board of Directors of the Yavapai County Jail District will be required to approve each expansion that will cover a specific phase of construction and will come with a Guaranteed Maximum Price. Approve contract with Hensel Phelps Construction Co. in the total amount of \$281,792.00 for the Pre-Construction Phase of Jail District Capital Project CI0087.

8/5/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Amendment to AIA contract with Hensel Phelps as Construction Manager at Risk (CMAR), for Guaranteed Maximum Price with Jail District in the amount of \$4,417,690.00.

Approve Amendment to AIA contract with Hensel Phelps as Construction Manager at Risk (CMAR), for Guaranteed Maximum Price with Jail District in the amount of \$4,417,690.00. The original contract, previously approved by the Board on June 3, 2020, set the terms and conditions for the entire project and provided for Pre-Construction Services only. This Amendment will be for Guaranteed Maximum Price #1 to include only the mass grading for the entire site. It is anticipated that there will be one more amendment, Guaranteed Maximum Price #2, to include the site infrastructure and building. Jail District Project CI0087: Yavapai County Criminal Justice Center, Prescott.

More Detailed Notes From Meetings

9/2/2003

ITEM NO. 1.

2. County Administrator's update on current events, issues and projects. Human Resources Director

Julie Ayers participated in discussion of this item, as did Sheriff's Captain Scott Mascher.

Supervisor Street said the Board also needed to think about siting a new jail, and that she would like to explore other areas as well and not limit a trade to the Verde Valley. (pg 1)

There was brief discussion regarding the jointly-owned County-City of Prescott property on both sides of Prescott Lakes Parkway, during which Mr. Holst provided aerial maps of the area and said that he would like to meet with Prescott new city manager in order to explain to him how the joint ownership of the property came about and to ask if the city had any thoughts about how to use the property. Chairman Davis asked about the state land adjacent to the jointly-owned property lying on the northeast side of Prescott Lakes Parkway and whether that property might be available. Supervisor Street said she thought it was a good idea for Mr. Holst to meet with the Prescott city manager, especially since the city had a greater interest in the property than the County and might have some ideas about how it should be used. (pg 2)

1/26/2004

ITEM NO. 1. Initial discussion regarding the 2004-2005 budget process.

In response to a question from Chairman Davis, Mr. Holst said that if the County was successful in reducing the jail population it would be possible to retain more money in the regional road fund, especially if the County did not have to open another 240 beds and hire another 70 people to staff the jail. (pg. 1)

Discussion turned to Supervisor Brownlow's vision for a justice complex at the joint County/City of Prescott property near Sundog Ranch Road. Supervisor Brownlow showed an aerial map of the area, pointing out the specific area that he felt would accommodate a justice facility and saying that because of topography most of the facility would not be visible from the road or from surrounding areas. He explained that the jointly-owned property was comprised of about 180 acres, with the City of Prescott owning 65% of it and the County owning 35% of it, adding that both entities would have to agree on the use of any of the property. Supervisor Brownlow said he had spoken with most of the neighbors in the area and that there did not seem to be opposition to the idea, and that he had also spoken with individual City of Prescott council members about it. He showed an architect's footprint drawing of what a justice facility might look like, saying that it was clear that the County would need to relocate its juvenile center and that it would also need to relocate the jail to a more central location. Supervisor Brownlow said he also believed that the Prescott Justice of the Peace and the City of Prescott Magistrate Court needed to be moved out of the basement of the Courthouse, and that those courts could be located at the site as well. He said he believed that about 30 acres would be needed for the complex. Sheriff Buchanan asked if the Board was proposing moving the Sheriff's patrol division and animal control to the new location. (pg. 2)

Supervisor Brownlow said he believed that should be up to a committee, and that all he was interested in doing was getting the site nailed down. He added that if the proposed site was not selected, he doubted that the County would ever be able to site a jail within the Prescott city limits. Chairman Davis asked if there would be room for a superior court facility at the site. Supervisor Brownlow said he thought so. He said one of the things he liked about the proposed site was that it was right next to an APS substation, the City of Prescott sewer facility, and

so on. (pg. 3)

2/18/2004

ITEM NO. 2. Discussion and possible action regarding Capital Improvements building plan. Held in abeyance at meeting of February 2, 2004. Prescott Justice of the Peace Arthur Markham, Special Projects Coordinator Angelo Manera, Williamson Valley area resident Jim Buchanan, and Dewey area resident Tom Thurman participated in discussion of this item. Chairman Davis moved to accept the Capital Improvements building plan as presented, with the understanding that it could be adjusted in the future in order to continue moving forward with justice facilities in Prescott. Supervisor Brownlow seconded the motion, which carried by a 2-to-1 vote, with Chairman Davis and Supervisor Brownlow voting "Yes" and Supervisor Street voting "No."

Supervisor Brownlow briefly reviewed his plan for the jointly-owned County/City of Prescott site in the area of Prescott Lakes Parkway known as the "Sundog site." Judge Markham told the Board that the current situation of having a consolidated court for the Prescott Justice Precinct and the City of Prescott worked well, and that in thinking about new facilities it would save money to have the same type of set-up. He added that there were also some efficiencies in having his court close to the Courthouse. Chairman Davis said he believed the long-term vision for the site was to have a justice complex. Mr. Holst said that at the last two meetings during which the Board had discussed capital improvements there had been some leaning toward building the new Fair Street building next and then doing the juvenile detention facility and the Verde Valley court services.

3/1/2004

ITEM NO. 3. Public Works Director Richard Straub.
9. Consider approval of Authorization of Services No. 2413789 with Yavapai Surveying, LLC, in an amount not to exceed \$4,000 for a resurvey of 175 acres owned by Yavapai County and the City of Prescott along Prescott Lakes Parkway. To be paid from the General Fund. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Street. No comments from the public.

Mr. Straub told the Board that Tim Hopps of Yavapai Surveying had done the original survey for the City of Prescott and that it was Mr. Hopps' opinion that surveys made of this area in the last few years were in error and that there might be 30 feet to 40 feet of the County's land that was now in dispute.

4/19/2004

ITEM NO. 1. Board of Supervisors.
1. Consider requesting the City of Prescott to work with the County to collect information regarding potential partitioning of the City/County property located along Prescott Lakes Parkway. Approved by unanimous vote. Motion by Supervisor Brownlow, second by Supervisor Street. No comments from the public.

Mr. Holst explained that this request was related to property jointly owned by the City of Prescott and Yavapai County in the vicinity of Prescott Lakes Parkway, and that he would like permission for County staff to begin working with the City's staff regarding the partitioning of the property. Supervisor Brownlow said he had discussed this issue with the City's council members and the mayor, and that he had also spoken to most of the property owners within one-half mile of the property and that at this point it did not appear that anyone would have a problem with the County's plans to build a justice facility on the property.

2/6/2006

A2. Discussion and possible action regarding site locations for potential future County buildings as it relates to the County-wide needs assessment and facilities program. John Dick, David Fritsche and Bill Otwell, Dick & Fritsche Design Group.

Mr. Dick spoke briefly about his review of the Durrant needs assessment, saying he disagreed with some of its conclusions and that some areas needed more study. He said his team had assumed a need for 32 courtrooms over the next 20 years, and that it had also looked at existing County facilities to see what was still useable. Mr. Dick said he believed that about 471,000 square feet of existing County building space could continue to be used. He said a little under 900,000 square feet of space would be needed over the next 10 years and just under 1.4 million square feet would be needed over the next 20 years. (pg. 3)

Mr. Dick said that what made the estimated square footage numbers difficult was that many County departments, including the courts, were now operating in woefully substandard facilities. Chairman Thurman said the Sundog site had a great deal of room for growth, but that the Board did not want to hurt downtown Prescott. Mr. Dick said he would recommend keeping the civil courts in downtown Prescott, and that he thought the County would continue to have a strong presence downtown. He said the criminal courts could be located with the jail, and that the Sundog site was a good place for that. (pg. 4)

3/6/2006

A3. Update from architects regarding site locations for potential future County buildings as it relates to the County-wide needs assessment and facilities program; discussion and possible approval of appraisals of property; discussion and possible approval of architect contract.

In response to a question from Chairman Thurman regarding whether the Sheriff's Office could be located at the Sundog site, Mr. Oraftik said the site had enough room to do just about anything. Supervisor Springer said she would like have the evidence yard located there as well. Mr. Fritsche said that he had looked at the ability to bring the public onto the site from Prescott Lakes Parkway but that he believed there would be resistance from traffic engineers and that it would probably be necessary to create access to the property from Sundog Ranch Road. (pg. 6)

Mr. Dick reviewed the space needs assessment for juvenile detention that was prepared by Durrant, saying he believed it could be tightened up by about 5%. He said that if the adult jail also was located on the Sundog site the Board could look at having the two facilities share a kitchen and laundry area. (pg. 6)

Supervisor Davis said he thought that geographic considerations had a great deal to do with design. He said he would like the Board to say it is going to use the Sundog site, and that the site should be master-planned as to where the courts, jail, juvenile facility and Sheriff's Office would go. Supervisor Davis said he thought that the price and constraints in downtown Prescott were too great and that the Board should bite the bullet and say these are the things that need to go on the Sundog site and then move forward. Chairman Thurman said he thought at this point the Board could enter into a contract in order to have DFDG on board when a site is chosen. Mr. Holst said he could continue to work with DFDG in developing a contract and have it ready for the Board's consideration after other issues had been handled. (pg. 7)

5/9/2006

1. Possible trade or trades of City and County property

Mr. Norwood opened the meeting by saying this would be an informal discussion to look at possible land trades for future uses, and that the most important thing to determine was whether there was general consensus for land trades. He reminded those present that the City and the County jointly own approximately 170 acres on Prescott Lakes Parkway, of which the City owns 65% and the County owns 35%. Mr. Norwood said that the City Council had also indicated that preserving the rodeo grounds in Prescott is a priority for the City. He said that appraisals of the Prescott Lakes Parkway and rodeo properties had been done and that the City was not at even dollar for dollar with the County. He said the rodeo grounds were worth more than the Prescott Lakes Parkway property because of infrastructure, but that there were other properties owned by the City that might be included in order to accomplish a trade without having money change hands. (pg. 1)

In response to a question from Mayor Simmons, Mr. Holst said that the County had always had an agreement with Prescott Frontier Days to allow them to use the County's parking facilities at Fair Street for spectator parking. (pg. 1)

2008 and most of 2010 any mention of Prescott Lakes is about building the Juvenile Justice Center and Roundabout.

10/4/2010

2. Capital Improvements - Award or reject bids received for the Prescott Lakes Parkway Roundabout Project in Yavapai County, AZ; Project #1018403. Recommend award CLM Earthmovers, LLC in the total amount of \$1,862,260.80. Prescott area. District 1. Phil Bourdon, County Engineer. Approved by unanimous vote. Motion by Supervisor Thurman, second by Supervisor Springer. No comments from the public

Mr. Bourdon provided information regarding the roundabout project and said it would be owned and maintained by the City of Prescott however Yavapai County would be designing and constructing for the project as part of the Juvenile Detention site. He spoke of the bid opening saying four bids had been received and said it was the department's recommendation to award to CLM Earthmovers, LLC as the low bidder.

8/25/2014

Board of Supervisors - Site visit of property of the future Yavapai County Jail in Prescott located at 1100 Prescott Lakes Parkway, Prescott, AZ 86301 (Adjacent to the Juvenile Justice Center)

8/17/2015

On August 17, 2015, the Board of Supervisors approved a contract with Chinn Planning Inc. to provide a jail planning and needs assessment study for Yavapai County. This presentation will provide an update and information to the Board of Supervisors on the study, which should be completed by the end of February 2016.

9/8/2015

Capital Improvements- Approve agreement with Western Technologies, Inc. to provide Phase II Environmental Site Assessment services prior to developing specifications for environmental remediation of the former Bunker property at 1455 Sundog Ranch Road in Prescott, at a total estimated cost of \$31,450. Kenny Van Keuren, Facilities/Capital Improvements Director

3/16/2016

Yavapai County Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item will reconvene as the Board of Supervisors - Presentation on the jail planning and needs assessment study. Presenter: Ms. Karen Chinn, President of Chinn Planning Inc.

Ms. Chinn gave a recap of the study process stating the critical issues for the jail have to do with prisoner transport, space requirements as well as topographical and locational challenges. She went on to discuss the Master Plan Recommendations and stated that the recommendations were based on the following key planning considerations; socioeconomic issues, mental health, homelessness, unemployment, substance abuse and poverty. She stated that inmate booking and court holding capacity is necessary in Prescott because 65% of the County's law enforcement and court activity occurs there. She mentioned that although the Camp Verde Jail has the capacity to provide jail services for many years in the future, some of the amenities are antiquated and will eventually need to be replaced and the expansion capacity is not there. She went on to give various jail facility options which included maintaining the current operation or develop a new jail capacity in Prescott or Prescott Valley. She explained that expanding the Camp Verde facility is not feasible or cost effective and developing a new Justice Center in Prescott or Prescott Valley would be the most logical since that's where a bulk of the activity takes place. Ms. Chinn then gave various options of actions that can be taken to help limit the inmate population including: reinstating regular criminal justice council meetings; the development and implementation of jail diversion programs; expanding treatment specialty courts; monitoring outcomes and data from pretrial services program; reforming bond practices; enhance probation supervision and enhance jail staffing. She then gave an overview of the reduction in transportation and costs associated if the County were to build a new facility. She said that the projected space requirement for the proposed Prescott Criminal Justice Center is 58,000 sq. ft. for initial capacity of 144 beds. She went on to say that the projected space requirement for the courts component of the facility would be 32,000 sq. ft. which would include two courtrooms. Ms. Chin indicated that a total of 45 staff is necessary for the proposed facility. She indicated that the total annual operational cost estimated for the proposed facility is \$3,336,281. Director Davis asked if the projection was based on a mid-range salary or if salary steps were taken into consideration; Ms. Chinn responded saying she only projected based on current mid-range salary and benefits of staff. Mr. Boehm, presented two different options of layouts for the potential facility. Director Davis asked if both options are equal in efficiency of operation; Mr. Boehm stated that the two story option may be less functional in regards to the transportation and movement of inmates due to the elevator. Ms. Chinn presented cost estimates which were broken down to reflect the jail component costing \$27.2M and the courts component costing \$13.1M for a total of \$40.3M. Director Brown asked questions concerning staffing for the court side. Ms. Chinn indicated that various departments would utilize the court services but assumes an administrator would stay there full time. Director Thurman asked how many current inmates are pretrial; Ms. Chinn responded 75%. Director Brown indicated that more than half of inmates are probation violations taking up the vast majority of beds in the jail. Director Thurman inquired about the current staffing at the jail and asked about the high turnover rate in comparison to other states; Ms. Chinn responded the high turnover rate is due to a lack of advancement opportunities and that low compensation is a driving factor as well. Director Brown stated as Chairman of the Public Safety Retirement System (PSPRS), he knows compensation is a factor but a bigger issue is the distance workforce has to travel, the majority of employees have to commute to the Verde. Director Davis stated it would be ideal if the Board could reference Ms. Chinn in the future and utilize her knowledge to implement programs that have worked in other places to help inmates before they become repeat offenders. Mr. Bourdon stated that as the Board proceeds through the study they can engage Chinn Planning in the future because she is a great resource and has established relationships with the local criminal justice community. Director Simmons asked questions about expansion of the kitchen and laundry areas in the Verde. Director Smith stated when looking at projects like this it is essential that we build for the future, not just today. Director Simmons

mentioned that a majority of people feel a new jail is unnecessary and they would just like to see the current Gurley St. jail be remodeled; Mr. Boehm stated it would cost over \$12M to restore the Gurley jail back to a usable condition. Mr. McGrane stated his office is ready to participate and be of assistance and believes that public safety should not be sacrificed for a few dollars. Mr. McGrane mentioned that a majority of low level offenders come from cities that our county does not have jurisdiction over and cannot control how other municipalities prosecute. Judge Mackey stated his department is excited about getting together to assist with a plan for this jail to assure a safer community. He reiterated that voters voted against a jail tax increase, they didn't argue with the fact that a new jail is needed.

1/25/17 – Budget Retreat Yavapai County Jail District - Phil Bourdon, County Administrator

During 2013/14, Sheriff Mascher discussed the jail status with the Board of Directors and recommended they move forward with the construction of a new Prescott jail. The 2014 sales tax initiative was not passed by the voters (52.5 percent No vs. 48.5 percent Yes).

There was a discussion about the comprehensive jail plan and needs assessment study provided by Chinn Planning, Inc. Presentations were made to the Board of Directors and the public on January 6, 2016 and March 2, 2016. The final report had a jail facility option that recommended that a facility be created in Prescott.

9/20/17 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District, and following consideration of this item will reconvene as the Board of Supervisors. Discussion of the funding of the Yavapai County Jail District.

Discussion ensued amongst the Board and Mr. Bourdon regarding the following issues: · ¼ cent versus ½ cent funding for the jail · Whether to ask the voters to continue the ¼ cent · When to place the item on the ballot · Discussion of a new jail facility in the next year's budget · Outreach for the jail tax and the importance of going out into the community · Previous tax initiative and its misrepresentation

5/15/2019 – Budget hearings - Budget considerations ▪ (FY 19/20) Capital improvement project budget • Criminal justice center o \$3.6 million

10/22/2018 – Capital Improvement Project Meeting - Discussion and possible action on priorities, planning and implementation of Capital Improvement Projects.

Phil Bourdon, County Administrator noted that the Board was meeting to prioritize capital improvements and to see what the procedures might look like. He said the format would be a study session format and he and Jack Fields, Assistant County Administrator, would assist Kenny VanKeuren, Facilities Director, with the presentation. Mr. Bourdon then turned the meeting over to Mr. VanKeuren and Brandon Shoultz, Assistant Facilities Director.

Mr. VanKeuren talked about the option of using an outside company to create an inventory and space assessment plan of the building used by Yavapai County. He thought it was a waste of money and time and added that the Facilities Department was involved with every building and knew what the problems were with each.

Mr. VanKeuren showed a PowerPoint that included:

- Space needs
 - Criminal Justice Center (County wide)
 - County Attorney (Gurley)

- Adult Probation (Gurley) – short term priorities can use second floor later for adult probation.

Mr. VanKeuren noted that the approval of the Criminal Justice Center would set everything else in motion. He said the three things mentioned on that slide were the most urgent: Criminal Justice Center (County wide), County Attorney (Gurley), and Adult Probation (Gurley),

Mr. VanKeuren said the second slide had more long-term goals. He stressed that he would like to focus on the short-term goals with facility on Prescott Lakes Parkway.

Supervisor Garrison noted that if the Board focused on the Criminal Justice Center, the Adult Probation issue would be put on the back burner. Mr. VanKeuren said there were areas on the second floor at of the Gurley building that the Sheriff would give up if the Board began construction of the Criminal Justice Center. He said the Board would see immediate relief for Adult Probation.

Sheriff Mascher said he was interested in getting something started on the Criminal Justice Center. He did not want to give up space on Gurley if the project had not begun. He added that he could slowly start to give up space when construction on the Justice Center was in motion.

Mr. VanKeuren wanted a complete layout of the second floor of the Gurley Street building before Facilities had it built out for Adult Probation. He said there would be a lot of space available to others.

Supervisor Brown asked the Sheriff to form a committee to see what was needed for the Criminal Justice Center and said that Mr. VanKeuren should move forward with the Gurley Street project.

Mr. Bourdon said if the board directed staff to move forward, staff planned to bring a consultant on board to do the construction at risk.

Supervisor Brown said he wanted the projects to be parallel.

CHAIRMAN SIMMONS MOVED TO GO FORWARD WITH THE SHERIFF AND COUNTY ADMINISTRATION TO FORM A COMMITTEE TO SEE WHAT WAS NEEDED FOR THE CRIMINAL JUSTICE CENTER AND HAVE THE FACILITIES DIRECTOR MOVE FORWARD WITH A DESIGN FOR THE GURLEY STREET JAIL BUILDING, WITH A CONSULTANT TO DO THE CONSTRUCTION AT RISK. A FINANCIAL REPORT MUST BE BROUGHT BACK TO THE BOARD OF SUPERVISORS BEFORE ANY WORK BEGAN; SECONDED BY SUPERVISOR BROWN; PASSED UNANIMOUSLY.

12/19/2018 - Facilities - Approve contract and Scope of Services proposal for Kitchell to act as an Owner's Representative for the new Yavapai County Criminal Justice Center.

Kenny Van Keuren, Facilities Director, stated there was a minor change in Section 8, Page 6 of the contract to add the word "negligent" into the sentence.

SUPERVISOR BROWN MOTIONED TO APPROVE CONTRACT AND SCOPE OF SERVICES PROPOSAL FOR KITCHELL TO ACT AS AN OWNER'S REPRESENTATIVE FOR THE NEW YAVAPAI COUNTY CRIMINAL JUSTICE CENTER. YC CONTRACT NO. 2018-509; SECONDED BY SUPERVISOR SMITH; PASSED UNANIMOUSLY.

6-5-2019 - Facilities - Approve Amendment to Professional Services Agreement with Kitchell, CEM to expand Scope of Services and increase fee. Yavapai County Criminal Justice Center, Prescott, Project CI0087. YC Contract No. 2018-509A1 (District 1 - Supervisor Simmons)

Vice Chairman Brown inquired what scope of work was changing. Mr. Van Keuren explained that the Board was looking at three different options instead of one, which expanded the scope of work for Kitchell and caused the increased fee.

Supervisor Simmons said the additional fees were well justified because the end cost would be drastically reduced.

Mr. Van Keuren stated that the Board asked staff to investigate all possibilities to get the project done.

Phil Bourdon, County Administrator, noted that the fee increase would be included in the budget discussion later in the meeting. He said it was not part of the original budget.

Supervisor Smith indicated there was a lot of work to be done and was concerned with the time it was taking. He asked if the item was the last increase. Mr. Van Keuren hoped it was the last increase so that the Board could choose an option. Chairman Garrison did not believe it was the last change because it was an ongoing project.

VICE CHAIRMAN BROWN MOTIONED TO APPROVE AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH KITCHELL, CEM TO EXPAND SCOPE OF SERVICES AND INCREASE FEE. YAVAPAI COUNTY CRIMINAL JUSTICE CENTER, PRESCOTT, PROJECT CI0087. YC CONTRACT NO. 2018-509A1; SECONDED BY SUPERVISOR THURMAN; PASSED UNANIMOUSLY.

8/7/2019 - Facilities - Presentation regarding available options for the Prescott Criminal Justice Facility project, and consider approval for publication of Requests for Proposals for architectural and construction manager at risk services.

Kenny Van Keuren, Facilities, thanked the board for the opportunity to present. He gave a brief timeline regarding the project as follows:

- August 17, 2015 – Board approved a contract with Chinn Planning, Inc. to provide a Jail Planning and Needs Assessment Study for the County
 - Evaluation of the two existing jail facilities (Camp Verde and Prescott)
 - Comprehensive Assessment of the Criminal Justice System and a forecast of future jail capacity requirements to inform long term jail planning decision
- March 2, 2016 – Presentation to the Board regarding the outcome of the Chinn Study
 - Jail Facilities Options and Considerations
 - Maintain current operations, with no jail capacity in Prescott
 - not feasible considering the Gurley Street Jail Facility was not suitable for detention functions
 - Camp Verde Jail had high operational costs and security risks associated with the current jail to court transport
 - Expand future jail capacity at the Camp Verde site, but not feasible because some building deficiencies and no room for expansion
 - **Develop a criminal justice center with jail and court components in Prescott**
 - **Recommended option**

- October 22, 2018 – Special Board meeting to discuss possible action on planning and implementation of capital projects
 - Was determined and approved to move forward with a study and come to the Board at a future meeting with recommendations and possible cost for implementing the recommendations of the Chinn Study
- December 19, 2018 – Board approved a contract with scope of services to work with Kitchell as a representative of the new County criminal justice planning
- January 23, 2019 – Gave a capital improvement projects update and included information about the new criminal justice facility
- January 31, 2019 – Kitchell and Facilities Department held a stakeholder meeting for program validation
- June 5, 2019 – Board approved an amendment to professional services to expand scope of work with Kitchell to look at three options instead of one and increase fees
- July 10, 2019 – Kitchell and Facilities conducted a final space review with each stakeholder

Mr. Van Keuren showed a PowerPoint that included the following information:

- Criminal Justice Facility
 - Three Options (Reviewed and validated by stakeholders)
 - Option 1: New Criminal Justice Center (\$68M)
 - Approximately 93,868 gross square feet (GSF)
 - 144 beds
 - 2 courtrooms
 - Supporting services including administration, mission supporting stakeholder areas, medical, food service, laundry, and building services
 - Co-located non-custodial Mental Health (MH) Facility
 - Option 2: Repurpose the existing Juvenile Justice Center into a Criminal Justice Center and provide a New Juvenile Justice Center (\$80M)
 - Criminal Justice Center 108,105 GSF
 - 228 beds
 - 2 courtrooms
 - Included all supporting services and MH Facility
 - Option 3: New Criminal Justice Center (\$90M)
 - Approximately 138,505 GSF
 - 160 beds
 - 2 courtrooms
 - Included all supporting services and MH Facility

- **Recommendations – move forward with Option 1 (blocking diagram)**

Mr. Van Keuren requested the Board provide direction to move forward with advertising for an architect and construction manager at-risk.

Vice Chairman Brown said residents in the area were concerned with what the facility would be used for. He understood that it was for people arrested in the area or awaiting court hearings. He noted it was not a prison.

Sheriff Mascher stated there would be multiple operations and concepts of how they dealt with the jail in Prescott. He said it was more of a transfer station and they would conduct bookings and would try to do pre-arrest diversions. He explained that the facility was not only involved the Sheriff's Office, but also the Courts, County Attorney, Public Defender and the Board. He said they had been applying the concept and had seen over 1,000 diversions over the last year.

Vice Chairman Brown noted the diversions did not relieve the jail overpopulation problem. Sheriff Mascher said no but that it kept the jail numbers from being 650-700 for daily populations. Sheriff Mascher was glad the Chinn report helped move the County forward on the project and said the facility was a good thing for the community. Sheriff Mascher believed providing the services would help recidivism and said it was a joint effort.

Vice Chairman Brown asked what the Sheriff would consider the best option. Sheriff Mascher agreed with the recommendations made by Mr. Van Keuren.

Supervisor Mallory talked about the liability of driving people back and forth over the hill to the jail or for hearings. Sheriff said it would help the transportation issue.

Kirk Storms, Prescott resident, noted that residents of the Prescott Lakes were never aware that that there would be a jail built in the area. He said it affected safety and the housing market.

SUPERVISOR THURMAN MOTIONED TO APPROVE OPTION 1, FOR A NEW CRIMINAL JUSTICE CENTER, AND RECOMMENDATIONS AS PRESENTED; SECONDED BY SUPERVISOR SIMMONS; PASSED UNANIMOUSLY.

10/15/2019 - Facilities - Approve Professional Services Agreement with Kitchell CEM for Owner's Representative Services in the amount of \$692,077.00 for Capital Project CI0087: Yavapai County Criminal Justice Center-Prescott.

Approve Professional Services Agreement for continued Owner's Representative Services with Kitchell CEM for successive Scope of Services for Capital Project CI0087, Yavapai County Criminal Justice Center-Prescott. This Agreement authorizes the portion of services expected to occur during the County's fiscal year 2019/20 totaling \$692,077.00. This cost was accounted for and included in the overall project budget approved by the Yavapai County Board of Supervisors

12/4/2019 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Professional Services Agreement with Kimley-Horn and Associates, Inc. for Civil/Survey Consultant Services in the amount of \$547,195.00 for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

Approve Professional Services Agreement with Kimley-Horn and Associates, Inc. in the amount of \$547,195.00 (Jail District) for Civil/Survey Consultant Services for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott. With the assistance of Kitchell CEM acting as Owner's Representative for the Project, Yavapai County solicited firms by way of a Request for Qualifications for Civil/Survey Consultant Services. The County received three responses and, following extensive review of the Statements of Qualifications, chose to interview all three firms. After conducting the interviews, Kimley-Horn and Associates, Inc. was selected as the highest ranked firm.

12/4/2019 - Board of Supervisors - Approve agreement with Falcon, Inc. for consulting services regarding Mental Health and Reach-Out co-location facility.

The Board requested that planning of the Criminal Justice Center Project include exploring the option of facility to assist with the County's statutory court-ordered treatment responsibilities and with providing community connections for released detainees. Falcon, Inc., specializes in the planning and design of health facilities specializing in criminal justice and civil confinement operations, and is willing to assist the County in exploring and developing this option as part of the Criminal Justice Center project.

1/15/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Contract with DLR Group, Inc. for Architect Engineer Services in the amount of \$3,500,000.00. Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

Approve Contract with DLR Group, Inc. for Architect Engineer Services in the total amount of \$3,500,000.00. Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott. Yavapai County issued and publicized a Request for Qualifications for Architect Engineer Services for the Design Phase of the Project. The County received four responses and, following extensive review of the Statements of Qualification received, short-listed and interviewed three of the respondents. The Selection Committee chose DLR Group, Inc. as the highest ranked firm.

2/19/2020 - Facilities - Approve Professional Services Agreement with Falcon, Inc., in the amount of \$95,000.00 for Part 2 consultant services for Co-Located Re-Entry and Screening & Evaluation Facility, Capital Project No. CI0087, Yavapai County Criminal Justice Center, Prescott.

Approve Professional Services Agreement with Falcon, Inc., in the amount of \$95,000.00 for Part 2 consultant services for Co-Located Re-Entry and Screening & Evaluation Facility, Capital Project No. CI0087, Yavapai County Criminal Justice Center, Prescott. Part 1 consultant services was approved by the Board on December 4, 2019, with the option to contract for Part 2 consultation services. Part 1 has been completed and Part 2 is integral to the overall Project success and valuable in the planning of this facility.

2/19/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Resolution No. 2020-1 authorizing the issuance and Sale of Pledged Revenue Obligations to finance new correctional facilities; approve Site Lease Agreement - YC Contract No. 2020-037, Ground Lease Agreement - YC Contract No. 2020-038, Lease-Purchase Agreement - YC Contract No. 2020-039, Trust Agreement - YC Contract No. 2020-040, Intergovernmental Agreement - YC Contract No. 2020-041 and Obligation Purchase Agreement - YC Contract No. 2020-042

Yavapai County is moving forward with the design and construction of the Prescott Criminal Justice Center Project, with anticipated construction to begin in FY 2020/2021.

This Resolution will allow the Yavapai County Jail District Board of Directors to finance the Project through the sale and issuance of its Pledged Revenue Obligations, in an aggregate principal amount of no more than \$70,000,000.

Yavapai County currently operates one fully functional detention facility at 2830 North Commonwealth Drive in Camp Verde. The former jail located in Prescott is used for booking Prescott-area arrests and as a temporary (daily only) holding location for inmates scheduled for court appearances in Prescott. The Prescott facility is wholly unsuited for use as a full-time jail because of its age (40 plus years) and its outdated and unsafe design.

A 2015 jail system study by Chinn Planning confirmed Yavapai County's conclusions that the average daily inmate population the Camp Verde Jail met or exceeded classification capacity, and that the county needed new detention capacity. Further, the Chinn Planning study confirmed the County's conclusion that the Prescott jail the facility is wholly unsuited for use as a full-time detention facility without a multi-million dollar retrofit. Chinn Planning also cited the daily transportation of large number of inmates created by the lack of a fully functional detention facility in the Prescott area as causing significant security risks as well as tremendous and unnecessary cost to the county. Chinn Planning recommended two prong plan of action to address the county's aging and overcrowded detention facilities. First, Chinn Planning recommended a series of program changes to the criminal justice system (pre- and post-arrest diversion programs and bail reform, for example) to reduce jail population. Chinn Planning's second recommendation was to add a new jail facility in the Prescott area to realign the County's jail population with its population demographics and density in order to reduce the security risks and high cost in transporting large numbers of inmates between Camp Verde and Prescott.

To improve efficiency and minimize transportation risks, the new facility shall include two satellite courtrooms that are secure from but directly accessible from the detention areas. The court component will include facilities for high volume proceedings. In addition to the courtrooms, space will be provided for support personnel and public areas required in the court facility. Superior courtrooms will also continue to operate at the historic downtown Prescott courthouse.

Preliminary designs for the Project comprise approximately 101,000 GSF of buildings, including a Jail (144 beds, Intake, Booking, Administration, Food Service, Laundry, and Medical-Infirmary), Courts (Initial Appearance, Early Disposition Court, and Judicial Chambers), Support Services (Clerk of Courts, County Attorney, Public Defender, Probation), and a small non-custodial building with a co-located mental health screening facility. In addition to the buildings, on-site infrastructure and site improvements on approximately 14 acres will be constructed to provide access and utility service to the buildings. The chosen method of delivery will be Construction Manager at Risk. The construction budget for this project is \$50,000,000 with an overall anticipated budget of \$63,000,000

5/6/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve Professional Services Agreement with HDR Architecture, Inc. for Professional Building Commissioning Services in the amount of \$320,791.00 for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

With the assistance of Kitchell CEM acting as Owner's Representative for Capital Project CI0087, Yavapai County Criminal Justice Center, Prescott, the County solicited firms by way of a Request for Qualifications for Professional Building Commissioning Services. The County received four responses and, following

extensive review of the Statements of Qualifications, chose to interview the three highest scoring firms. After conducting the interviews, HDR Architecture, Inc. was selected as the highest ranked firm. Approve Professional Services Agreement for Building Commissioning Services with HDR Architecture, Inc. in the amount of \$320,791.00.

6/3/2020 - Jail District - The Board of Supervisors will resolve into the Board of Directors of the Yavapai County Jail District and following consideration of this item, will reconvene as the Board of Supervisors - Approve contract with Hensel Phelps Construction Co. in the amount of \$281,792.00 for Construction Manager at Risk, Pre-Construction Phase, for Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott.

A Request for Qualifications was issued on February 18, 2020, for Construction Manager at Risk (CMAR) for the Jail District Capital Project CI0087: Yavapai County Criminal Justice Center, Prescott. Statements of Qualifications were received from five firms. All five firms were interviewed, scored and ranked. The County was unsuccessful in negotiating a contract with the highest-ranking firm, therefore, a contract was negotiated with the second-highest ranking firm, Hensel Phelps Construction Co., in the total amount of \$281,792.00 for the Pre-Construction Phase of the project. It is anticipated that there will be two expansions of this contract with Hensel Phelps to cover the actual cost of construction. The Board of Directors of the Yavapai County Jail District will be required to approve each expansion that will cover a specific phase of construction and will come with a Guaranteed Maximum Price. Approve contract with Hensel Phelps Construction Co. in the total amount of \$281,792.00 for the Pre-Construction Phase of Jail District Capital Project CI0087.