



**DLR Group Inc.**  
an Arizona corporation

177 North Church Avenue, Suite 755  
Tucson, AZ 85701

May 12, 2026

Anne Coppola  
Contracts Administrator  
1415 Melody Lane, Bldg. C  
Bisbee, AZ 85603

Re: Project Name: Cochise County New Jail, DB Criteria Architect Design Services Proposal  
DLR Group Project No.: 00-30231-34

Dear Annie,

We appreciate the opportunity to submit our proposal for Criteria Architectural Design Services for the Cochise County New Jail Project. DLR Group has taken the information obtained in RFQ attachment 2, Scope of Work, as well collaborated closely with our internal team and consultants in developing the following services and fees for your consideration:

**Project Location:** The project is located to the west of the Sheriff's Office building at 203 Judd Drive Bisbee AZ 85603

**Project General Scope:** Project scope is to provide Criteria Architect design services including programming, Planning, Design Criteria Development, Cost and Schedule Validation, Design Build Procurement & Technical Support, Design & Construction Phase Support for the construction of a new jail with approximately 400 beds with approximately 100,000 g.s.f.

**Project Budget:** The project construction budget related to DLR Groups scope of services is \$ 90 - \$100mil for all building construction including fixed equipment and all required site work improvements

**Project Schedule:** The project preliminary schedule is indicated as the following timelines:

9 weeks for programming, concept planning  
13 weeks for 20% schematic design documents  
8 weeks for design criteria development  
6 weeks for Design Build solicitation and procurement  
98 weeks for Design Build design phase work  
134 weeks total duration

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THROUGH DESIGN

**Scope and Fee Proposal Approach:** We have assembled the project proposal in four sections.

Section A, Basic Services  
Section B, Consulting Services  
Section C, Reimbursable Expenses  
Section D, Compensation  
Section E, Allowance  
Section F, Additional Provisions

## **SECTION A. BASIC SERVICES**

**General Scope of Work, Basic Services:** DLR Group will provide basic services identified as follows:

DLR Group will conduct workshops/working sessions with Cochise County Sheriff's Office, Owner's Representative, County facilities and capital projects staff, County administration, any federal, state, or local government or quasi-governmental agency or authority having jurisdiction or approval authority over any aspect of the Project. As well regular briefings for County leadership and/or County's Board of Supervisors, if requested.

**General Scope of Work Phases:**

- 1. Programming & Concept Planning:** DLR Group will provide review of the previous detention needs assessment, operational analysis, inmate classification, and housing strategy in preparing a revised space program to meet the budget. Conceptual diagrams will be prepared indicating circulation, space programming adjacency diagrams and Security zoning, sightlines, and separation requirements. As well providing a Master plan of the site for future expansion. The Sheriffs Office will determine the appropriate staffing for the revised space program and concept design to properly provide safe and secure operations.
- 2. Schematic Design Documents:** DLR Group will provide architectural and engineering design services to develop schematic design drawings and outline specifications to a combined level of 20% complete schematic design. These design documents will be the basis of design for the next phase of criteria development.
- 3. Design Criteria Development:** DLR Group will provide criteria architect design services for the development in further documentation of the schematic 20% level plans to prepare the "Criteria Documents" for the purposes of procuring design build services. These documents will utilize proven design and detention best practices utilizing durability, maintenance, and life-cycle standards. While instilling sustainability and energy performance goals appropriate to the County's climate. DLR Group will develop performance and prescriptive criteria based on the County's history and desires for systems and materials performance. The criteria documents will be a blend of both performance and prescriptive criteria.
- 4. Procurement & Technical Support:** DLR Group will work with County procurement and the County's owner's representative to aid during the design build RFQ/RFP development for design-build teams. Generally aiding with participation in pre-proposal conferences, comment on technical responses to proposer questions, owners' evaluation support, and confidential advisory services. DLR Group will assist in the confidential vendors meetings during the solicitation process to render recommendations and criteria compliance or variations in the DBE proposed design solutions.

5. **Design Build Support:** Once the design build team is under contract with the County, DLR Group will assist in the review and recommendations of the design construction documents as they are developed. Also participate in a system(s) validation process, meet and work collaboratively with selected DBE to clarify the design and performance criteria, concept drawings and other documents contained in the RFP. DLR Group will provide detailed clarification of the design/code intent. As the DBEs design progresses. DLR Group will review DBE's documents for conformance with the criteria, documents, County requirements, and applicable codes and participate in the shared design and review process.
6. **Construction Support:** During the construction phase that may overlap the design phase DLR Group will review priority construction submittals of DBE produced documents for conformance with criteria documents requirements. In general, DLR Group is available upon request to review various priority criteria aspects of construction. DLR Group will provide supplemental criteria documents as requested by the County and participate in partnering work sessions. DLR Group will respond to priority requests for clarifications as requested by the County. DLR Group will review priority submittals, substitution requests and RFIs for conformance to the criteria documents that are questioned by the owner's representative prior to DLR Groups review. DLR Group will make up to 15 onsite visits during construction for general observations as deemed appropriate, as requested by the County or Owner's Representative.
7. **Closeout Support:** Not provided

**Detailed Scope of Work, Basic Services:** The detailed scope of work for basic services including consulting services are in accordance with the RFQ 26-BOS-01 attachment 2-Scope of Work. The terms and conditions are as modified in negotiations with Cochise County and DLR Group.

**Exclusions & Qualifiers:** The following items are noted as being excluded from DLR Groups scope of work:

1. Geotechnical soils investigations.
2. Topo or ALTA, boundary surveys.
3. Title reports.
4. Cultural or environmental, cultural investigations, assessments, vegetation inventories, or reports.
5. Plan review, permits, assessments, submittals, or other fees.
6. Code required smoke management, rational analysis / smoke management modeling studies are not included in DLR scope of work. Smoke management requirements are to be determined by the AHJ during criteria document preparation. The AHJs requirements will be included in the DBE criteria documents. It will be the DBE responsibility to satisfy the AHJs requirements and approvals for smoke management design and studies for the proposed DBE design.
7. For FF & E design services, DLR Group will include services for all fixed furniture & equipment. All loose movable furniture and equipment will be specified and procurement conducted by the owner.

**Basic Services including Consultants Services Compensation:** DLR Group proposes to furnish the above basic services including consultants' services for the compensation listed in the attached fee schedule.

## **SECTION B. CONSULTING SERVICES**

**Consultant Services:** The following consultants services have been retained by DLR Group to provide services as requested by the County. DLR Group will provide the following specific services as further defined below and in the consultants' proposals.

Design Services Sub-Consultants retained for this project are as follows:

Craig Hunt P.E. Civil Engineer  
[chunt@bowman.com](mailto:chunt@bowman.com) 520.375.2228  
Bowman Engineering  
3275 west Ina Rd., Suite 220  
Tucson, AZ. 85741

Kevin Herron, Cost Estimator  
[kherron@cumming-group.com](mailto:kherron@cumming-group.com) 602.801.1970  
Cumming Group  
14624 N Scottsdale Rd. Suite 370  
Scottsdale AZ 85254

Elliot Berg, FPE, Fire Protection Engineer  
[eberg@tricordeng.com](mailto:eberg@tricordeng.com) 520.990.4541  
Tricord Engineering, LLC  
7290 E Broadway Blvd., Ste 148  
Tucson AZ, 85710

Autumn Wollmann, CBO, Fire Life Safety, Code Specialist  
[awollman@willdan.com](mailto:awollman@willdan.com) 480.404.8069  
Wildan Group  
177 N Church Ave.  
Tucson AZ, 85701

Lance Timmsen, Security Systems Designer,  
[Lance.timmsen@sedecollc.com](mailto:Lance.timmsen@sedecollc.com) 719.232.2896  
Security Design Consulting  
3622 Galley Rd. Suite 200  
Colorado Springs, CO 80909

Anna Granillo, Food Services Designer  
[anna@designtec.com](mailto:anna@designtec.com) 602.273.0222  
Design-Tec Food Facilities, Food Service Design  
8346 N 5th Street,  
Phoenix, AZ 85020

## **SECTION C. REIMBURSABLE EXPENSES**

Reimbursable expenses have been estimated for each phase of services. For reimbursable expenses, the compensation shall be for the actual expenses incurred by the Architect and the Architects consultants incurred. The Architects and Consultants' reimbursable expense estimate is indicated in the attached fee schedule.

#### **SECTION D. COMPENSATION**

We propose providing the above basic services, consulting services and reimbursable expenses via the attached fee schedule and consultants proposals back-up information as follows:

DLR Group A/E Fees:	\$ 2,333,975.00
Consultants' Fees:	\$ 690,804.00
Total Fees:	\$ 3,024,779.00
Owner Directed Allowance:	\$ 100,000.00
Total Compensation Lump Sum Fee:	\$ 3,124,779.00
Estimated Reimbursable Expenses:	\$ 134,358.00
Total Estimated Cost	\$ 3,259,137.00

#### **Additional Services Compensation:**

In the event additional services are required, the Owner and DLR Group will negotiate the detailed scope of work and associated fees to be added to the contract.

#### **SECTION E. ALLOWANCES**

Within the total compensations lump sum fee will be a \$100,000.00 allowance for Owner directed services to be determined at the discretion of the owner.

#### **SECTION F. ADDITIONAL PROVISIONS**

Applicable jurisdiction regulations, standards, and codes that will apply to this project are as follows. The Authority Having Jurisdiction (AHJ) will be the State Fire Marshall as agreed by Cochise County and the City of Bisbee.

The project is located within the incorporated area of the City of Bisbee, Arizona, however the property and building are owned by Cochise County and thus will follow the Cochise County Building Safety Division adopted codes. Cochise County Building Safety Division requires the following codes to be used for this project.

1. 2015 Editions of International Building Codes with Amendments (effective as of August 26,2021)
  - a. International Building Code (IBC),
  - b. International Mechanical Code (IMC)
  - c. International Fire Code (IFC)
  - d. International Plumbing Code (IPC)
  - e. International Fuel Gas Code (IFGC)
  - f. International Existing Building Code (IEBC)
2. International Energy Conservation Code (IEC) (2012 Edition)
3. National Electric Code (NEC) (2014 Edition) (with amendments)
4. Sound Attenuation Ordinance (as mandated by ARS 28-8481 and 8482)
5. Comply with American Correctional Association (ACA) Adult Local Detention Facility Standards (ALDF)
6. American Jail Association (AJA), National Institute for Jail Operations (NIJO)
7. Prison Rape Elimination Act (PREA)
8. American Disability Act (ADA)
9. National Commission on Correctional Health Care (NCCNC) Standards.

Please call me at your earliest convenience to schedule a time we may meet to review this proposal. Thank you for this opportunity to be of service and we look forward to working together with Cochise County and Vanir Owners Representatives on this great project.

Sincerely,

DLR Group

A handwritten signature in black ink, appearing to read "Larry J. Smith".

Larry J. Smith, AIA  
Principal / Project Manager

Enclosures: Fee and Expenses schedule dated 5.12.2026, Bowman proposal dated 5.8.2026, Cumming proposal dated 5.11.2026, Design Tec proposal dated 5.1.2026, SDC proposal dated 5.11.2026, Tricord proposal dated 5.1.2026, Wildan proposal dated 5.8.2026.

cc: Darrell Stelling, Jim Miller,