Request for Qualifications (RFQ)

Design-Build Entity

for the

Cochise County New Jail Project

27-06-BOS-01

Submission Deadline

Thursday, November 12, 2026

4:00 PM Local Time

Prepared by Cochise County

Procurement Department

On behalf of the Cochise County

Board of Supervisors Department

1415 Melody Lane, Building C
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I PROCUREMENT/DELIVERY PROCESS AND REQUIREMENTS

1.0 INTENT

Cochise County ("**County**") issues this Request for Qualifications ("**RFQ**") for the purpose of selecting a firm ("**Vendor**" or "**Design-Build Entity**") to provide design-build entity services (the "**Services**" or "**Design-Build Services**") for the Cochise County New Jail Project (the "**Jail Project**" or the "**Project**"). The Vendor shall consist of one team responsible for both the design and construction phases of the project. This team is to include the general contractor (the "**Design-Build Contractor**"), architect of record (the "**Design-Build Architect**") and engineers working collaboratively under one contract with past experience in design-build work on criminal justice/detention facilities.

This will be a four (4) phase procurement process:

1. **Phase 1 – Request for Qualifications (RFQ):** Interested Design-Build Entities shall submit a Statement of Qualifications ("**SOQ**") as further defined in this RFQ. The SOQ's received in accordance with this RFQ will be reviewed and scored. The three (3) top-rated firms will be allowed to participate in the Phase 2 – Request for Proposal process. Phase 1 procedures are further described herein.
2. **Phase 2 – Request for Proposals (RFP):** The three (3) top-rated Design-Build Entities that constitute the final list of Vendors will be allowed to participate in Phase 2 and will receive the RFP. The RFP will be a detailed description of the County's expectations for the Project, including the Project's design and performance criteria, administrative details, known site conditions and other pertinent project information.
3. **Phase 3 – Design-Build Agreement and Award:** The County intends to enter into a Design-Build Agreement with only one (1) of the three (3) Design-Build Entities who have submitted a Project Proposal. The award will be given to the Design-Build Entity whose proposal is judged as providing the best value in meeting the interest of the County and meeting or exceeding the objectives of the Project in accordance with A.R.S. § 34-603(F). The County reserves the right to not award a Design-Build Agreement.
4. **Phase 4 – Project Delivery:** Project Delivery and Completion, pursuant to the terms of the Design-Build Agreement, is anticipated for the 3rd Quarter of 2029.

Respondents shall not include proposed fees, price, labor rates, man-hours, multipliers, or other pricing or cost information for the Cochise County New Jail Project in the SOQ or in any Phase 1 RFQ communication. Phase 1 evaluation will be based solely on demonstrated competence and qualifications using the criteria and weights stated in this RFQ. Pricing for the County's Project will be requested only in the subsequent RFP process as authorized by applicable law. Any prohibited cost information may render an SOQ nonresponsive.

The County hereby invites competent Vendors to submit Statements of Qualifications ("**SOQ**") for the work described in this document. Submissions received prior to the closing deadline will be evaluated in accordance with Section 7.0 – Evaluation Criteria.

Submissions should only include recent (within the last 10 years) and relevant information pertaining to Section 7.0 – Evaluation Criteria. The County is not required to make an award based on any information contained within this solicitation and retains discretion to cancel this procurement at any time if deemed advantageous to the County. All documentation and data submitted by any Vendor shall be in accordance with Section 5.0 – Preparation of Response/Required Content and will be handled in accordance with the Arizona State Statutes Applying to Library, Archives and Public Records. For further information please visit: **https://azlibrary.gov/sites/**.

The intent of this RFQ is to obtain services for a Design-Build Entity with extensive detention/jail experience. The Project's basis of design, design intent and construction outcomes are to create an environment that supports staff and inmate well-being, American Correctional Association (ACA) and other national detention facility organizational standards, reinforces rehabilitation, skill development and positive behavior, and supports long-term efforts to reduce recidivism. The County has retained DLR Group as its criteria architect. The criteria architect will prepare conceptual design materials, operational and space-program criteria, performance criteria, and other design requirements. The selected Design-Build Entity will validate and advance those requirements, furnish final design through appropriate registered design professionals, obtain required approvals and construct and commission the Project.

This solicitation includes additional documentation specific to this requirement. See any attached documents for examples of the additional requirements and specifications. The County expects any potential Vendor to adhere to the outlined requirements and specifications throughout the life cycle of this requirement and shall enforce standards, terms and conditions contained within any documentation within this solicitation and any supporting documents. Deviations from the aforementioned requirements and specifications shall only be applicable if made pursuant to a written agreement or addendum executed by the Vendor and County.

Questions regarding this RFQ shall be submitted through Cochise County Bonfire Site listed below no later than 4:00 pm on October 21, 2026. Cochise County will not respond to any questions or inquiries other than those submitted electronically through the Bonfire Site prior to the deadline. Formal responses to questions received prior to deadline will be posted via Bonfire within three (3) business days of submission deadline.

The preferred method of communication is through the Cochise County Bonfire Site: **http://cochise.bonfirehub.com/portal/?tab=openOpportunities**

Inquiries can also be made via email to the following personnel:

Anne Coppola
Contracts Administrator
Cochise County Procurement Department
1415 Melody Lane, Bldg. C
Bisbee, AZ 85603
Office (520) 432-8394 Fax: (520) 432-8397
ACoppola@cochise.az.gov

Do not contact any other County departments or other County staff directly. Information provided by personnel other than the above contact may be invalid, and SOQs which are submitted in accordance with such information may be declared non-responsive.

Protests relating to this procurement are governed by Section 15 of the Cochise County Procurement Policy, available through the County's published Procurement Policy. Respondents are responsible for reviewing and complying with the applicable protest procedures and deadlines.

2.0 MINIMUM QUALIFICATIONS AND EXPERIENCE

To qualify for providing Services for this request for SOQs, Vendor and its subconsultants must demonstrate the following:

2.1 Vendor is a legal entity authorized, or able to become authorized before contract execution, to do business in Arizona.

2.2 Vendor holds or will hold before contract execution, required Arizona contractor licensing.

2.3 An Arizona-licensed Design-Build Architect on the Project Team (as further described in Section 5.2.4(A)) (or ability to obtain licensure prior to contract execution).

2.4 Vendor can provide required bonding and insurance.

2.5 Proven experience providing Design-Build Services for all proposed entities.

2.6 Significant correctional facility experience, including adult detention projects.

2.7 Knowledge of Arizona building codes, detention standards, and public procurement processes.

3.0 SCOPE OF SERVICES

The Vendor shall provide all labor, materials, transportation, and technical expertise in order to successfully accomplish the required work outlined within this document to the County's satisfaction.

4.0 APPROVAL

No award will be made to any Vendor without prior approval from the Cochise County Board of Supervisors. The County makes no promises or guarantees of an award to any Vendor(s) without prior approval from the Cochise County Board of Supervisors.

5.0 PREPARATION OF REPONSE – REQUIRED CONTENT

Each response to this solicitation will be considered a submission and shall contain the requested information, as outlined within this document and its attached documents. Failure to meet all of the specifications and requirements may result in rejection of Vendor's submission or an unsuccessful offer. Additional information may be provided but should be succinct and relevant to the requested information contained within this solicitation, and should not include pricing data, unless relevant to the requested documentation required herein. Excessive and/or extraneous information will not be considered favorably.

5.1 Format Requirements

SOQs must be typed and must not exceed forty (40) pages of written material excluding the cover letter, title page, table of contents and resumes. The County is not required to make an award based on any information contained within this solicitation and retains discretion to cancel this procurement at any time if deemed advantageous to the County. The 40-page limit includes any written, photographic and graphic material contained in the body of the SOQ and any appendices. All pages, tables, graphs, and other material should not be larger than 8 ½ x 11 inches. The minimum font size should be 11 pt. unless stated otherwise. Proposed fees, pricing, rates, man-hours, multipliers, and other cost information for the County's Project are prohibited in the RFQ response.

5.2 All submittals shall contain and tab the following elements in the order given:

5.2.1 Cover Letter (will not be counted in the 40-page limit)

5.2.2 Title Page (will not be counted in the 40-page limit)

5.2.3 Table of Contents (will not be counted in the 40-page limit)

5.2.4 Design-Build Experience and Qualifications of the Vendor, Project Team, and Team Members.

A. Summarize the design-build experience, special expertise, and qualifications of the Vendor and proposed project team ("**Project**

Team") and team members ("**Team Members**") and how those qualifications will enable Vendor to complete the Services as specified in this RFQ. Please include a description of the current Design-Build Contractor and Design-Build Architect relationship and past performance experience.

B. Identify and describe a minimum of four (4) projects within the past ten (10) years that demonstrate experience comparable to the County's Project in scope, size, budget, complexity, and delivery method. For each project, provide the project name, location, client, delivery method, Vendor's role, and relevant project outcomes. Include, as applicable, gross square footage, bed count, custody/security characteristics, major operational and support spaces, whether the work was new construction, renovation, expansion, or work on an occupied/secure site. Also include original and actual completion dates, claims or disputes, and safety results. These projects must collectively demonstrate relevant completed project experience of both the Design-Build Contractor and Design-build Architect.

C. For each referenced project also include the names and current telephone numbers of owner and/or project management contacts with first-hand knowledge of each specified project. Identify each contact's specific role in the referenced project.

D. For each referenced project also include the identification of proposed Team Members that worked on the project and their role on that project.

E. Describe whether the referenced project was completed by a single firm, joint venture, association or partnership and explain what work was done by each firm.

5.2.5 Availability of Project Team to Service the Project.

A. Provide a table summarizing the current major assignments of all key Team Members, percentage of time committed to each current assignment and anticipated end date of major assignments and percentage of time to be committed to this Project.

B. Confirm a commitment to the assignment of the Team Members to this Project to include the percentage of the time of each Team Member to be allocated to this Project and a date when the Vendor and identified Team Members would be available to commence work on this Project. Design-build team members listed in response to the RFQ are expected to be listed by the Design-Build Entity in response to the Request for Proposal. If a change becomes necessary, the Design-Build Entity must submit requests to substitute team members for good cause to the County in writing for approval. If a Design-build team member substitution request is received, County reserves the right to re-evaluate

a Design-Build Entity's inclusion among the final list of entities invited to submit proposals; to rescind a Design-Build Entity's invitation to participate in the RFP process; and to offer another Design-Build Entity an invitation to participate in the RFP process.

C. Provide documentation that each firm/individual comprising the Project Team is appropriately licensed to perform the Services in the State of Arizona.

5.2.6 Project Understanding and Approach/Overall Vision.

A. Identify and discuss the important issues and critical success factors on this project and the proposed approach to address these.

B. Describe any technological innovations that may be incorporated and/or innovative approaches that would be used in executing the work.

C. Describe Vendor's approach for detention/security integration

D. Describe Vendor's approach for project criteria validation and design management

E. Describe Vendor's coordination strategy with stakeholders including but not limited to Owner's Representative, Criteria Architect, Cochise County Sheriff's Office and County staff.

F. Describe how quality control and design/peer review coordination will be performed, monitored, documented and assured.

G. Describe in detail management tools and controls that will be put in place and utilized on a continual basis to ensure that production and schedule requirements are fulfilled.

H. Demonstrate experience and expertise in Design-build construction cost evaluation and cost benefit analysis.

I. Provide information regarding your firm's experience in developing, monitoring, and managing project budgets, including experience identifying, addressing, and mitigating budget overruns and maintaining cost control throughout the project lifecycle.

J. Describe the Project Team's process for handling submittals, Request for Information (RFI's), Request for Clarification (RFC's), and design bulletins during the construction phase.

K. Discuss project-specific risks, mitigation strategies, design and construction quality methods, safety, and secure-site controls.

L. Describe subcontractor selection plan including outreach, packaging, prequalification, evaluation criteria, scoring, conflicts, documentation, competition, self-performance and County visibility.

M. Describe procurement, planning and usage of local workforce and materials.

N. Describe Vendor's approach to potential claims and performance conflicts.

O. Discuss Vendor's approach for permitting commissioning, activation and project closeout.

5.2.7 Resumes (will not be counted in the 40-page limit)

A. Provide resumes for key personnel and organizations (maximum 2 pages per resume) applicable to this project such as but not limited to:

i. Principal in charge (if joint venture, identify each PIC and who will be sole authority or final approver.)

ii. Project manager

iii. Design manager

iv. Detention specialist

v. Construction manager

vi. Superintendent

vii. Security electronics lead

viii. Commissioning lead

ix. Scheduler

x. Estimator

xi. Quality assurance

xii. Safety lead

xiii. Mechanical engineer

xiv. Structural engineer

xv. Low voltage/communication engineer

xvi. Fire/Life safety expert

xvii. IT network specialist

xviii. BIM professional

xix. Healthcare specialist

xx. Food service expert

xxi. Any other professional that Vendor feels adds value to the Project, e.g. Detention, Operation and Rehabilitation Strategist, etc.

B. Each resume must address the following (maximum 2 pages per resume):

i. Name of the person, title, and name of the firms with which the person has worked

ii. Specific responsibility and description of the work to be performed for the Project

iii. Years with Vendor

iv. Prior projects of similar nature performed

v. Indicate positions held

vi. Experience/education

vii. Indicate if work is performed while with firm other than Vendor

viii. Certifications, registrations, and licenses

5.2.8 Proof of Bonding, Insurance and Licensing (Will not be counted in the 40-page limit)

6.0 SUBMISSION REQUIREMENTS

6.1 Submissions for this solicitation must be uploaded to the Cochise County Procurement Bonfire Site:

https://cochise.bonfirehub.com/portal/?tab=openOpportunities

6.2 Faxed and hard copy submissions will not be accepted.

6.3 Submissions delivered to any location, electronically or otherwise, other than the above will not be considered duly delivered. The County shall not be responsible for re-routing submittals delivered to a person or location other than specified above.

6.4 All submittals, whether selected or rejected, shall become the property of the County and will not be returned.

6.5 Deadline: To be considered timely, Vendors must submit their completed SOQs on Bonfire by 4:00PM Local Time, Thursday, November 12, 2026.

6.6 The County reserves the right to waive minor defects and/or irregularities in submission and shall be the sole judge of the materiality of any such defect or irregularity. Further, the County reserves the right to contact Vendors regarding any ambiguities it considers to be major, and for the respondent of any such defective submission to correct and resubmit provided this occurs prior to the opening of submissions.

6.7 Submissions shall be opened publicly at the posted time and date responses are due, at the Cochise County Procurement Office located at 1415 Melody Lane, Building C, Bisbee, AZ 85603. Only the name of each Vendor shall be publicly read and recorded. All other information contained in the submissions shall be deemed confidential until an award is made, or the procurement is cancelled or withdrawn. Following award or cancellation, all information contained in the submissions shall be open for public inspection, except those portions deemed confidential in accordance with Cochise County Procurement Policy § 4.5.

6.8 A pre-submittal site walk/RFQ briefing will be held on October 14, 2026, from 10:00 am– 11:00 am at the future jail site located at 203 N Judd Drive, Bisbee, AZ. **Attendance is mandatory.**

The County will only respond to written questions per Section 1.0 process. Oral responses given at the briefing are not binding to the County. Only responses and clarifications issued via a formal written process shall be binding.

7.0 EVALUATION CRITERIA

The County will establish an evaluation committee in accordance with A.R.S. § 34-603(C)(3). The Selection Committee will review and score the SOQs solely using the criteria and relative weights stated below to establish the three-firm final list.

- Correctional/Detention Facility or related Experience and Qualifications of Key personnel – 35%
- Availability of Project Team to Service the Project – 10%
- Project Understanding and Approach/Overall Vision – 35%
- Risk/Quality/Safety Approach – 10%
- Subcontractor Selection Plan – 10%

8.0 SELECTION PROCEDURES

The Selection Committee will evaluate and score all responsive SOQs using only the criteria and relative weights stated in Section 7.0. No Phase 1 interviews will be held. Based on those SOQ scores, the Committee will establish a single final list consisting of the three (3) highest-ranked responsive and responsible Design-Build Entities, which will be invited to submit proposals in Phase 2.

In Phase 2 – Request for Proposals (RFP), the RFP will include the project schedule, project final budget for design and construction, scoring method and point allocations, proposal instructions, design requirements/Criteria Package (anticipated to include approximately 20% schematic design documents), available site information, and other required procurement information. The RFP will require separate technical and price proposals. If the County elects to conduct statutory discussions, confidential meetings, presentations, or

similar interactions during Phase 2, the RFP will expressly describe the process and will apply it fairly to all offerors as required by law.

The County reserves the right to reject any or all submittals, to waive minor irregularities in said submittals, or to negotiate minor deviations with any successful Vendor. The County shall be the sole judge of the competency and responsibility of all SOQs. Any submittals which are not submitted by the date and time specified within the RFQ will be considered late. Late submissions shall generally not be considered, provided that the foregoing shall not limit the County's right to accept a late submission in its sole discretion if its Evaluation Committee determines in writing that the late submission is in the best interests of the County and said submission is received prior to the date and time of public opening.

9.0 PROCUREMENT SCHEDULE

****Dates are subject to change by Cochise County**

RFQ Issued	September 30, 2026
Pre-Submittal Site Visit	October 14, 2026
Questions Due	October 21, 2026
Formal Response to Questions	October 26, 2026
SOQ Due	November 12, 2026
Final Three Vendors Selected	November 24, 2026
RFP issued to Final Three Vendors	December 9, 2026
Confidential Meetings/Interviews	TBD
RFP Proposals Due	February 18, 2027
Final Presentation/Interview	March 4, 2027
Final Selection	March 9, 2027
DBE Contract Finalization	March 10 – March 22, 2027
Board of Supervisors Approval	March 23, 2027
Contract Award	March 26, 2027

II. PROJECT INFORMATION

1.0 BACKGROUND

Cochise County's primary jail facility is located in Bisbee, Arizona, with two substations that act as temporary holding facilities in Sierra Vista and Willcox. The jail facility located in Bisbee, Arizona is significantly outdated and faces safety concerns, power capacity issues, plumbing problems, technological problems, leaks and other costly repairs. The existing 40-year-old jail was originally designed to house 168 inmates, but over the years, it has been modified to hold as many as 302 inmates.

In November 2025, voters in Cochise County approved a ½ cent sales tax increase beginning in July 2026 to fund construction of a new jail facility (the "**Facility**"). The ½ cent sales tax funds are for capital construction cost and not for operations/staffing.

The Cochise County Board of Supervisors approved the new Facility to be built adjacent to the existing jail at 203 N Judd Drive, Bisbee, Arizona.

The County intends for the Facility to hold approximately 400 beds with future expansion infrastructure for up to approximately 600 beds. The existing jail and other onsite facilities other than utilities will not be used in support of the new jail facility. The County has currently secured approximately $130 million in funding for the Project. Based on current planning, the County anticipates approximately $90 million to $100 million of currently available Project funding allocated to construction, with the remaining funding allocated to other Project costs. These amounts are preliminary planning estimates and are subject to refinement based on continued Project development, funding availability, market conditions, and other Project considerations. The County's final project budget for design and construction, together with applicable proposal and commercial requirements, will be established in the subsequent RFP.

The Cochise County Board of Supervisors approved a design-build delivery method for the Project.

This Facility may include or provide space for (but is not limited to) housing units of varied custody levels, intake, release, and booking, evidence and weapon storage, medical and behavioral health services, administration and staff support, electronic/detention security systems, central/housing control rooms, security and staff services, visitation and attorney access, food service and laundry, programs and education space, early resolution court and initial arraignment court space, secure outdoor recreation, maintenance and building support, and infrastructure for future expansion.

The Facility will support the Cochise County Sheriff's Office to meet the current and future inmate service needs by incorporating direct supervision elements combined with improving operational and staffing efficiencies and long-term outcomes.

COUNTY CONSULTANTS:

The County has retained DLR Group as its criteria architect and owner-side professional and Vanir Construction Management to provide Owner's Representative Services. These

firms will assist the County in the preparation of the RFQ/RFP and administration of the project. The Design-Build Entity will be expected to work collaboratively with these firms along with the County's project team and inspection teams throughout the course of the project.

2.0 PROJECT OBJECTIVES

- Protect life, safety, security, dignity, and constitutional standards for persons in custody, staff, visitors, the Cochise County community and general public.
- Deliver a durable, maintainable facility suitable for continuous 24/7 operations in Arizona's climate.
- Support efficient staffing and maintenance, clear sightlines, separation and classification, controlled movement, and safe emergency response.
- Integrate detention equipment, security electronics, communications, audiovisual, information technology, and facility systems into a tested whole.
- Maintain budget and schedule certainty through validation, transparent estimating, value analysis, risk management, and constructability review.
- Plan for future expansion, changing inmate populations and classifications, technology upgrades and continuity of County operations and maintenance.

3.0 TARGET OUTCOMES AND KEY PERFORMANCE INDICATORS

- Capacity and Functionality: Meets approved bed count, operational narrative, room data, and adjacency requirements
- Security integration: Passes integrated security electronics, controls, door, intercom, camera, duress and network testing.
- Schedule: Final Completion date: 3rd Quarter 2029
- Cost: Design and construction within the County's published project final budget or stipulated sum/accepted price/GMP.
- Quality: Commissioned systems, closed punch list, complete training, and usable record documents.
- Maintainability: Owner access, standardized components, lifecycle review, maintenance plan, training plan, complete O&M information.
- Safety: Project-specific safety program and measurable leading/lagging performance indicators.

4.0 CRITERIA ARCHITECT & DESIGN REQUIREMENTS

4.1 Role of the Criteria Architect

The Criteria Architect (DLR Group) is retained by and accountable to the County. They will assist the County in providing programming, conceptual design, support in development of design requirements, procurement support, proposal evaluation support,

conformance review, owner-side design review and construction-phase advisory services. The Design-Build Entity's Design-Build Architects and engineers (design team) will be the A/E of record and are responsible for sealing/stamping all design documents and drawings. The criteria architect does not relieve the selected Design-Build Entity or its design professional of responsibility for complete, coordinated, code-compliant design and construction.

4.2 Status and Use of Conceptual Design

The conceptual design is intended to communicate the County's required features, relationships, character, operational concepts, and performance expectations. Unless a requirement is expressly identified as prescriptive, the selected Design-Build Entity may propose refinements that demonstrably meet or exceed the Criteria Package, improve operations or lifecycle value, and remain within budget and schedule. The County will control acceptance of departures.

4.3 Design Responsibility and Standards of Care

- The selected Design-Build Entity shall retain Arizona-registered design professionals for all disciplines requiring registration and shall coordinate all delegated design and specialty engineering
- The Design-Build Entity remains responsible for design completeness, coordination, constructability, code compliance, permits, and performance.
- The Design-Build Entity shall promptly identify ambiguities, conflicts, errors, omissions, or impracticable requirements in the Criteria Package and propose documented resolution.
- County and criteria architect reviews are for the County's benefit and do not constitute acceptance of design responsibility or a waiver of contract requirements.

4.4 Design Requirements Package

The RFP is expected to include a Criteria Package. The SOQ should demonstrate the Vendor's method for validating and advancing incomplete or evolving criteria without presuming that conceptual documents are construction documents.

4.5 Secure and Sensitive Information

Detailed detention operations, security electronics architecture, cyber information, post orders, existing vulnerabilities, and similar information may be withheld from the public solicitation and released only under County-approved access controls, nondisclosure terms, or later procurement phases. Vendors shall identify personnel requiring access and maintain controlled distribution.

5.0 ANTICIPATED SCOPE OF SERVICES

The following is a general non-exhaustive outline of the Services that may be provided by the selected Vendor design-build phase of the Project.

5.1 Pre-Construction & Design Phase

- Validate program, capacity, classification, operational flows, site constraints, utilities, phasing, logistics, and permitting path.
- Develop basis of design, code analysis, design schedule, design responsibility matrix, design quality plan, BIM execution plan, and document control procedures.
- Prepare life safety and code required rational analysis with smoke management models as required by Authority(s) Having Jurisdiction.
- Prepare developed design deliverables at County-defined milestones, anticipated to include validation, schematic design, design development, permit, Stipulated sum/GMP, and construction documents.
- Provide estimating, cost-model reconciliation, subcontractor market outreach, constructability reviews, value analysis, lifecycle evaluation, schedule development, procurement planning, and risk register updates.
- Coordinate agency reviews, utility providers, fire marshal, building official, health authorities, accessibility requirements and other authorities having jurisdiction.
- Develop early-work packages that are adequately designed, permitted, priced, insured and bonded.

5.2 Construction Phase

- Provide labor, supervision, material, equipment, temporary facilities, testing support, safety, quality control, security, logistics, permits assigned to the Design-Build Entity, and complete construction.
- Maintain secure-site protocols, background screening, tool and key control, contraband prevention, delivery control, consistent with and in coordination with County operations.
- Coordinate detention equipment and security electronics with doors, hardware, power, controls, networks, communications, and life-safety systems,
- Coordinate all security related submittals, keying, final design, etc. with owner and owner's representative.
- Provide commissioning support, integrated systems testing, deficiency correction, start-up, training, spare parts, attic stock, warranties, record documents, asset data, and final closeout.

5.3 Technical Scope Areas

Must meet American Correctional Association (ACA) Standards, American Jail Association (AJA), National Institute for Jail Operations (NIJO), Prison Rape Elimination Act (PREA), American Disability Act (ADA), National Commission on Correctional Health Care (NCCHC) Standards

AREA	EXPECTED CAPABILITY
Detention Planning	Classification, housing models, sightlines, controlled movement, suicide resistance, accessibility, and humane operations, encourage staff and inmate well-being
Architecture and interiors	Durable, secure, cleanable, maintainable assemblies, and clear wayfinding
Civil and site security	Grading, drainage, utilities, perimeter, gates, sallyports, staff/public separation, and expansion, safety and life sustaining systems redundancy
Structural	Robust secure construction coordinated with detention components and future needs
MEP/fire protection	Redundancy strategy, maintainability, smoke control as applicable, controls, metering, and 24/7 reliability.
Detention Equipment	Cells, fronts, doors, hardware, furnishings, glazing, pass-throughs, and specialty systems
Security electronics/low voltage	Access control, video, intercom, duress, PLC/control rooms, networks, radio, clocks, and system integration and testing.
Technology and cyber coordination	County standards, segmentations, hardening, documentation, access, patching, and turnover.
Commissioning	Owner's requirements, design-reviews, functional testing, integrated systems testing, training, and seasonal follow-up

5.4 Operational Continuity and Stakeholder Engagement

The selected Design-Build Entity shall use a disciplined decision process with County procurement, facilities, Sheriff's Office, detention operations, medical/behavioral health, IT, risk, finance, legal, maintenance, other stakeholders, and third-party consultants. The Design-Build Entity shall convert stakeholder input into traceable requirements and timely decisions while preserving procurement integrity and security.

6.0 COMMERCIAL AND CONTRACT FRAMEWORK

6.1 Anticipated Contract Structure

The County anticipates one integrated design-build contract as permitted by law. The subsequent RFP and contract will establish the project final budget, proposal pricing form, design and preconstruction compensation, accepted fixed price or guaranteed maximum price mechanism, contingencies, allowances, savings, audit rights, and change management.

6.2 Pricing and Authorization of Construction

No construction will commence until the County and selected Design-Build Entity agrees in writing to a fixed price or guaranteed maximum price for the construction authorized to commence. The County may authorize the entire Project or phased packages. Any early package will require defined scope, design, permit status, schedule, insurance, and bonds.

6.3 Bonding, Insurance, and Licensing

- At the RFP stage, design-build price proposals may require bid security in the statutory amount and form.
- Before execution of an agreement or amendment committing construction for a fixed amount, the Design-Build Entity will provide statutory payment and performance bonds covering the construction price, excluding design, preconstruction and other related services as applicable.
- The Design-Build Entity must hold all Arizona contractor licenses required for the work. Persons actually performing regulated design services must be appropriately registered in Arizona.
- The final contract will state County insurance requirements, anticipated to include commercial general liability, automobile, worker's compensation/employer's liability, professional liability, contractor's pollution liability as applicable, cyber liability as applicable, builder's risk, and any project-specific coverage.

6.4 Subcontractor Selection

The Vendor shall submit a proposed subcontractor selection plan in the SOQ. The plan must select subcontractors based on qualifications or a combination of qualifications and price, and not price alone. The accepted plan, as modified by agreement, is anticipated to become a contract requirement. A concerted effort should be made to recruit and hire as many local workforce as possible.

6.5 Ownership and Use of Proposal Concepts

The RFP will address ownership, permitted use, confidentiality, and other rights associated with concepts and information contained in finalist proposals in accordance with applicable Arizona law.

RFQ submits remain subject to Arizona public-records requirements and County confidentiality procedures. Vendors should not submit unnecessary proprietary information.

6.6 Anticipated Risk Topics for Final Contract (To include but not limited to)

- Differing Site Conditions
- Weather
- Criteria Package Reliance
- Permits and Fees
- Utilities
- Escalation and Market Risk
- Owner changes
- Liquidated damages
- Cyber and security information

ATTACHMENTS

The following documents are attached to this solicitation and all information contained within shall be as if it were written directly into this solicitation:

- **Attachment 1** – General Terms and Conditions of Contract Award

In the event of conflict between the terms of this RFQ and the General Terms and Conditions of Contract Award, the General Terms and Conditions of Contract Award shall take precedence, followed by this RFQ.

AUTHORITY

The undersigned person as an officer on behalf of Vendor hereby warrants and represents that: (i) said person has actual authority to release the information contained within Vendor's submittal and contractually bind and enter into agreements for Vendor; (ii) Vendor has actual authority to enter into an agreement with the County; and (iii) there are no restrictions or prohibitions otherwise restricting Vendor's participation in the RFQ process.

All information submitted by Vendor shall conform to the requirements as outlined by this solicitation, its attachments and/or appendices, unless otherwise proposed to the County, as mutually agreed.

VENDOR

_____	_____
Signature	Date
_____	_____
Printed Name	Firm Name