August 11, 2022

Tony MacLellan, CPPB, NIGP-CPP
Manager – Contracts
Department of Administrative Services, Procurement Division
633 W. Wisconsin Avenue, Suite 901, Room 945
Milwaukee, Wisconsin 53203

Re: Milwaukee County Jail In-Person Visitation Feasibility Analysis
RFI-2022-002

Dear Tony MacLellan:

TLC Engineering Solutions, Inc. (TLC) understands the main drive of this project is to provide a design that incorporates systems that are little to no cost for users. For family and friends in need of financial assistance, we recognize it is difficult to pay for virtual communication with loved ones residing in the MCJ. TLC also understands the goal of this RFI is to provide awareness of which parties are interested in this scope and gain a better understanding of potential costs for this feasibility analysis.

We know the importance of this project. The toll of separation from our loved ones has been all too felt across our country since the COVID-19 pandemic. The mental strain of being physically separated when you need support the most is hard to bear. Video-visitation is unable to provide a true feeling of human connection. The RFI provided has clearly shown the concerns of the County and the MCSO. Within our response to the Questionnaire, you will find TLC's suggestions on how to address your concerns:

- **Racial Equity** – Provide an economical solution for low to no cost for users.
- **Health & Safety** – Create a design that keeps residents and staff safe and healthy.
- **Leader in Health** – Become State's detention facility example of health and well-being.

TLC is a specialist in the design of detention facilities. Our experience includes more than 200 detention centers, including the recent 150,000-SF Palm Beach County Main Detention Center Security System & Fire Alarm Study and the 950,000-SF Palm Beach County Courthouse Renewal and Replacement. We understand what goes into a successful and safe design of a visitation center as we have designed several including Marion County Jail, North Broward Detention Center, Palm Beach County Jail Expansion, and the Hazelton Federal C.I.

A prison is made to protect the people. This means that when a citizen jeopardizes the safety of another citizen and breaks the law, time is served as retribution and to provide time to revitalize the detainee. There is no other asset in the Country as great as it's people. The best way spend time and decrease the need of taxpayer money in detention is to correct negative behaviors and prepare these incarcerated residents to successfully re-enter into society. Our social well-being

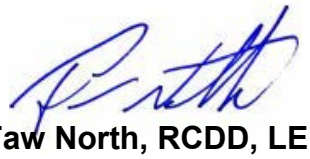
is at stake when residents are excommunicated from the outside world. Their ability to function post-incarceration suffers greatly. To assist with this issue, a better way of providing a reliable visitation system is required. We are in the business of helping people and through our experienced leadership, we can provide a successful project.

- **A Successful Project includes:**
  - Actively listen to the community, users, and County to address needs
  - Full functionality for in-person visitation
  - Fluent project management
  - Consistent QA/QC at integral stages
  - Adjustable systems that are user-friendly and easily adapts to new components
  - Residents that are equipped with tools to prepare themselves physically and mentally to succeed after incarceration, thus decreasing recidivism rates

- **Technology Design Leadership includes:**
  - Support on all project phases – planning to job completion
  - Guidance to assist in bidding process with multiple companies
  - Practical knowledge to help combat mental health decline

We appreciate the time you have spent to recognize the impact of racial equity. We agree the health of incarceration individuals and refocusing on creating "intentional conclusion" should be a priority. TLC would like to assist Milwaukee County in providing recommendations to consider for correctional construction, safety, and security with this feasibility analysis for the revitalized fully functional in-person visitation areas. We also look forward to Procurement's issuance of the RFP for this project.

Thank you for your time & consideration,



Taw North, RCDD, LEED AP
Principal | Regional Operations Director
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Phone: 904.813.2305
www.tlc-engineers.com

August 11, 2022

Tony MacLellan, CPPB, NIGP-CPP
Manager – Contracts
Department of Administrative Services, Procurement Division
633 W. Wisconsin Avenue, Suite 901, Room 945
Milwaukee, Wisconsin 53203

Re: Milwaukee County Jail In-Person Visitation Feasibility Analysis
Professional Engineering Services Proposal

Dear Tony:

It is our pleasure regarding the project above and we look forward to working with the Milwaukee County (CLIENT) on this feasibility analysis. As we discussed, TLC Engineering Solutions, Inc. (TLC) proposes to provide Technology Consulting and Electrical Engineering services for the project, with proposed scope and fee as outlined below.

PROJECT SCOPE

We understand the project is to consist of a feasibility analysis for the non-secure areas on the Milwaukee County Jail (MCJ) building on floors 3-6 that is shown on Exhibit C. The 460,081 square feet facility currently holds 945 non-sentenced residents. The project is located at 949 N. 9th Street in Milwaukee, Wisconsin. This proposal is based on information and drawings provided in the RFI dated July 16, 2022.

BASIC SCOPE OF SERVICES

Basic Scope of Services shall be as outlined in AIA Document C401 – 2017 Edition – Standard Form of Agreement Between Architect and Consultant, Article 3. TLC shall provide professional consulting for this feasibility analysis:

a. Technology Consulting & Electrical Engineering design
b. Estimate of potential costs to County to return to in-person visitation
c. Provide benchmarking & educate County on high-quality visitation best practices
d. Establish project plan & timeline, including community outreach

The BIM Modeling platform TLC will utilize for this project is Revit. Refer to ATTACHMENT D for level of design, model deliverables and TLC's role in the coordination process. TLC will support the use of Autodesk BIM 360 but expects that architectural model to be frozen a reasonable time before submission of deliverables.

TLC anticipates submittals at the following feasibility stages:

- Review of Existing Site
- Documentation and Conceptual Design
- Cost Estimating
- Final Report

Proposal includes cost for two (2) site visits to document existing systems and meet with IT and Technology staff during the discovery phase; and two (2) review meetings with the Owner during the Final Report phase. Periodic video teleconference calls and document review meetings are included in TLC's proposed work scope.

Design modifications may occur during the design and construction process because it is impossible to foresee or anticipate every design issue until the design work is completed. Modifications can result in increases or decreases in actual construction cost. Therefore, it is important that a reasonable allowance or contingency be included in the bid to accommodate any changes in design as developed for this proposal.

INFORMATION TO BE FURNISHED BY THE ARCHITECT/CLIENT

In addition to Architect's Responsibilities defined in AIA Document C401 – 2017 Edition – Standard Form of Agreement Between Architect and Consultant, Article 5, specific information, and material that impacts the design shall be provided to TLC as shown in ATTACHMENT A.

ADDITIONAL SERVICES

Additional services, when requested in writing, shall be performed for additional compensation. Additional Services are as defined in AIA Document B101– 2017 Edition –Standard Form of Agreement Between Owner and Architect, Article 4. Additional Services also include those items shown in ATTACHMENT B.

TLC shall submit the estimated additional services cost for approval and authorization prior to proceeding with a design.

FEE

We propose to provide the above-described basic scope of services for the following fee structure.

Electrical & Technology Design Consulting:

Cost Range of $15,000 to $25,000

Fee provided above is non-binding and only for use of estimating actual costs. Fees are inclusive of conventional reimbursable expenses. Conventional reimbursable expenses include routine local travel, photography, and plotting required for in-house coordination only. Non-conventional expenses including unanticipated travel related cost, airfare, mileage, meals, lodging, reproduction expenses for submittals, courier services, shipping and express mail shall be reimbursable at 1.1 times direct cost.

Billing will be monthly, based upon percent of services completed and reimbursable expenses. Payment is due within 15 days of receipt of payment from Owner.

If this proposal is acceptable, your signature below will confirm TLC's authorization to proceed. Retain one copy and return one copy to TLC Engineering Solutions, Inc. at the address on page 1 of this proposal. This authorization constitutes CLIENT's commitment to pay the fee and reimbursable expenses and represents that approval has been received by CLIENT from the Owner. Alternatively, TLC can enter into a contract agreement with CLIENT using AIA Document C401 – 2017 Edition – Standard Form of Agreement Between Architect and Consultant. Please refer to ATTACHMENT C for Special Conditions to the Agreement.

We look forward to your favorable selection of TLC and the opportunity to assist your team for this and future projects. Please give me a call with any questions or comments.

Yours truly,

TLC ENGINEERING SOLUTIONS, INC.

Taw North, RCDD, LEED AP
Regional Director | Principal

MILWAUKEE COUNTY
DEPARTMENT OF ADMINISTRATIVE SERVICES
PROCUREMENT DIVISION

By: _____

Print Name and Title

Date

ATTACHMENT A
INFORMATION TO BE FURNISHED BY THE CLIENT

Professional Engineering Services Proposal
August 11, 2022

1. Copy of Owner-Architect Agreement.

2. Updated, CAD-generated pre-bordered base sheets, site plans, life safety plans, elevations, building sections, reflected ceiling plans and architectural floor plan backgrounds, complete with room names, numbers and rated or special wall construction, will be provided by the Architect during the design (TLC standard is Revit 2019).

3. Room data sheets for each area, indicating equipment and furniture locations, quantity of each type of outlet, receptacle, special lighting and plumbing equipment, and connection for services as part of the TLC design.

4. Civil, site drawings and surveys, indicating all underground and overhead mechanical, plumbing and electrical site utilities, which may affect design.

5. Fire hydrant flowtest data, performed at the hydrants required by the design (to be indicated by TLC).

6. Catalog cut sheets for Owner-furnished equipment and equipment requiring mechanical, plumbing, or electrical connections. Cut sheets shall indicate all utility connection requirements, utility consumption and heat rejection, including information on any system with special clearance requirements.

7. CLIENT's acoustical consultant specifications and recommendations affecting the mechanical and plumbing system designs.

8. Landscape lighting design and fixture specifications prepared by the Landscape Architect or Lighting Consultant.

9. Reliable and accurate existing drawings. Extensive field verification or development of as-built documentation of existing systems is not anticipated or included in proposed work scope.

10. Smoke Control Rational Analysis Report conducted by Life Safety Consultant

ATTACHMENT B
ADDITIONAL SERVICES

Professional Engineering Services Proposal
August 11, 2022

1. Facility Network Bandwidth or Health Study.
2. Preparation of cost comparison or performance comparison between structured cabling system technologies.
3. Radio system, antenna type/location, and cabling discovery or reporting.
4. Wireless signal propagation modeling.
5. Document reproduction beyond those required for in-house coordination and submittals as outlined above.
6. Detailed design documents.
7. Detailed Riser Diagrams of existing Audio/Video Systems.
8. Design of equipment including end devices, network switches, or primary network distribution equipment.
9. Design Computer equipment including Network Electronics (LAN/WAN), PC's and Printers, Scanners, etc.
10. AIA Document B101 – 2017 Edition – Abbreviated Standard Form of Agreement Between Owner and Architect, Article 4.
11. Construction site visits or attendance at design review meetings, as requested by the Owner or CLIENT, in excess of the number of site visits defined in this proposal.
12. Value Engineering meetings and subsequent engineering or design revisions to incorporate accepted value engineering items, including changes to system design after construction documents have been completed.
13. Significant revisions to the program, design philosophy or Architectural plans after Design Development approval, or to systems selected following schematic phase, and which result in redesign expenses.
14. BIM Modeling level of detail, Model deliverables and TLC's role in the coordination process beyond the scope identified in ATTACHMENT F.
15. Detailed project phasing, preparation of multiple phasing plans, or preparation of multiple sets of construction documents or document packages.
16. Change in applicable code, resulting in redesign effort or expenses.
17. Design of smoke-control systems if required by Section 909 of the Florida Building Code, and /or design of smoke-management systems for atria and other large spaces.
18. Electrical Circuit Breaker Coordination Study.

19. Design of emergency power, UPS, or generator systems.
20. Energy modeling or preparation of systems life cycle cost analysis (LCA).
21. Civil engineering, landscape design, and irrigation design services.
22. Currently unidentified specialty electrical, lighting or communication systems, including voice/data, audio/visual, security, or other low voltage electronic systems.
23. Acoustical consulting.
24. Document reproduction beyond those required for in-house coordination and submittals as outlined above.
25. Design of site features and amenities outside of building footprint and not directly attached to the building.
26. Development of “as-built” or record drawings.
27. Detailed cost estimating services.
28. Structural Engineering.

ATTACHMENT D
BIM EXECUTION PLAN

Professional Engineering Services Proposal
August 11, 2022

The following are expectations for Revit BIM Modeling of the project:

BIM Modeling platform for this project is Revit 2019. TLC will support the use of Autodesk BIM 360 but expects that architectural model to be frozen a reasonable time before submission of deliverables.

1. General
    a. TLC anticipates that models outside of TLC control are completed to a certain point prior to TLC commencing their work. An example is floor plan layout should be relatively agreed with the end user, prior to TLC populating the model with devices.

2. Authorized uses of TLC Revit Models
    a. Permit: Model will include sheets which will be used to produce 2-dimensional permit plans.
    b. Bidding: Model will include sheets which will be used for bidding purposes.
    c. Construction: Model is suitable for hand off to Subcontractors to start Shop/Fabrication Drawing production.
    d. Coordination: Model is suitable for use to start the coordination process, which will be based upon shop fabrication drawings produced by the Contractor, who shall be responsible for coordination of the building. The Design model is intended to be the correct quantity, approximate dimensions, and locations, but is not a substitute for contractor shop drawings or fabrication drawings.

3. Discipline Specific Expectations
    a. Technology Model to include modeled dimensioned technology room equipment including clearances, panels, racks, with maximum dimensions, all data, security and audio-visual devices and outlets model for height and location (suitable for use in elevations). Electrical conduits greater than 4” and cable tray will be modeled.

ATTACHMENT E
TECHNOLOGY DESIGN SERVICES

Professional Engineering Services Proposal
August 11, 2022

1. Telecommunications Infrastructure design includes:
   a. Service entrance site conduits. Coordination of redundant connections to campus fiber back to data center.
   b. Voice cabling system to accommodate the Owner provided VOIP phone switch
   c. Data cabling system to accommodate the Owner selected Servers and Data Network equipment.
   d. Wireless access points and antenna locations to accommodate the Owner selected Wi-Fi equipment. Includes initial predictive model using Ekahau software. Assumes that Wi-Fi coverage will be required in all buildings and some portion of the site.
   e. Telecommunication rooms' location and size in accordance BICSI requirements. Design of equipment racks, raceways, termination hardware, cable management and grounding.
   f. Coordination of power and cooling for telecommunication rooms based on planned IT equipment.
2. Distributed speaker systems for:
   a. General paging
   b. Background Music
3. Audio Visual Systems:
   a. Audio Video Systems for classrooms with capability to support video sources from laptops, tablets and smart phones, video teleconferencing, streaming, and recording.
4. Security Systems Design:
   a. Security system design to include equipment selection suitable for bid and construction for an integrated security system with input information from door contacts, motion detectors, card readers and intercom systems to include interior and exterior fixed cameras.
   b. IP-based CCTV surveillance system
   c. Access Control System
   d. Interfaces with existing security systems for remote monitoring if required.
   e. Coordinate the security design with the selected door hardware.
5. Distributed Antenna System
   a. Scope includes Public Safety systems.
   b. Provide a performance-based specification and drawings that can be bid to a DAS provider. The DAS provider will provide the iBwave design of the system.
   c. Design the raceway and fiber backbone to support the DAS provider design.

Question Set 1: Supplier Introduction & Qualifications

Question Set 1 Instructions

Please complete all questions in addition to providing a Letter of Interest and Quote document.

#	Question	Response	Comment
1.0.1	Please provide the name, title, e-mail, and phone number of your primary contact person for this RFI.	-	Taw North, RCDD, LEED AP Principal | Regional Operations Director taw.north@tlc-eng.com Direct: 407.487.1413 Cell: 904.813.2305
1.0.2	Provide your business name, business address, and phone number.	-	TLC Engineering Solutions, Inc. 255 S. Orange Ave., Ste 1600 Orlando, FL 32801 Main: 407.841.9050
1.0.3	Please describe your organization's size and capacity to provide the services requested.	-	TLC Engineering Solutions' (TLC) dedicated Technology Unit has 51 team members, positioning our team with additional workload assistance, if needed. TLC has 450+ employees, consisting of technology consultants, MEP and structural engineers, acoustic and energy specialist. Headquartered in Orlando, FL, TLC has eighteen offices across the U.S. and an office in Milwaukee, WI and Chicago, IL. With our large team of qualified staff, we have the capacity to successfully complete this project.
1.0.4	Please briefly describe your organization's history and any connection you may have to the Milwaukee County community.	-	TLC is an employee-owned corporation that provides high-performance engineering design and consulting. Founded in 1955 and consistently ranked among the largest technology, MEP, and structural engineering firms in the country, we are an industry leader with expertise in diverse markets, from detention and public safety to healthcare and education. TLC has recently completed six projects in Milwaukee, including three for the County. Our local experience consists of office, industrial, recreation, and educational buildings. We also have worked on over 17 nearby public safety facilities and 300+ projects in Illinois.
1.0.5	Please tell us how you make operational decisions, such as determining which contracts to bid on, and how you determine pricing or rates for your services.	-	We seek out opportunities that need TLC's service specialties and that are near our office locations. A few of our specialties include detention center, courthouse, emergency operation center, public safety facility, and healthcare facility design. Upon evaluation of our current opportunity pipeline, six-month revenue projection, and staff workload, we select applicable pursuits. TLC's rates are provided using a set hourly rate for employees per tier and by determining the size, scope, and timeline of a project.
1.0.6	What is your market share? How did you determine this?	-	TLC's 2021 Market Share: 0.0303% This value was derived by TLC's 2021 total revenue divided by $231.94 billion, which was the country's Total Engineering Revenue in 2021 according to www.statista.com.
1.0.7	Please describe your understanding of the local market (Milwaukee County area) for your services.	-	TLC has an office in Milwaukee at 229 E. Wisconsin Avenue, Suite 1102, and another office in Chicago less than a two-hour drive away. We have worked on 300+ projects in that area and understand the demands of the local government, weather, product availability, and staffing needs by reliable vendors. We are currently working on three projects with the Milwaukee Public Schools: The Grant Gordon Early Learning Center Heating Plant Renovation, the Central Services Cooling Tower Replacement, and the Mechanical Engineering Services contract. TLC is also on the design team of the Milwaukee County Coggs Human Services Center project.
1.0.8	Would you bid on this project if offered the opportunity. Why or why not?	-	Yes, TLC plans to bid on this opportunity if the County moves forward with this project. We feel confident that with our detention experience and our close locations, we would be an added benefit to your team.
1.0.9	Do you have any other thoughts about, or critiques of, this project? What are they?	-	MAINTAIN BOTH IN-PERSON AND VIDEO-CONFERNCE STATIONSMaintain Both In-Person and Video-Conference Stations Suggest having both options for optimizing resident and family health. Studies show that parents who receive more visits from their children have lower recidivism rates. Young children do not always have access to in-person visits. Inmates can also visit with children easier on video-conferencing as it elevates the strain young children go through in jail setting with security measures. Increase visitation time lifts resident's mood and provides something to look forward to. In-person visits usually have shorter visits, due to lack of space and many visitors. Tablets are more user friendly vs. kiosk (fixed and mobile). With virtual visits, residents can be more involved in children's lives, if able to visit them more frequently with more time. May want to provide an option for residents to purchase their own tablets. In-person visits decrease ability to monitor resident conversations with visitors. CONSIDERATIONS FOR SECURITY AND TECHNOLOGY DESIGN Video-visitation is the securest option for visitation. It provides an easier option to record and review resident conversations. Also, there is almost zero opportunity to share contraband. Additional IP-based security cameras should be used. Estimate the use of at least 1 camera per pod. Estimate the use of either 2 microphones or one 2-way microphones per pod. Make sure infrastructure can adapt to future usage needs. Part of the solution is to provide IP-based solutions. Update infrastructure to include Distributed Antenna System (DAS). DAS systems will improve radio communications and wireless networking

1.0.10	Please describe any unique information about your organization that you feel sets you apart.	-	DETENTION FACILITY SPECIALISTS | TLC has completed more than 200 detention center designs, including the recent 150,000-SF Palm Beach County Main Detention Center Security System & Fire Alarm Study and the 950,000-SF Palm Beach County Courthouse Renewal and Replacement. We understand what goes into the design of a visitation center as we have designed several including Marion County Jail, North Broward Detention Center, Palm Beach County Jail Expansion, and the Hazelton Federal Correctional Institution. MAINTAIN APPLICABLE CERTIFICATIONS | Team is composed of professional engineers, LEED-accredited professionals, ACG-registered commissioning authorities, and specialists in acoustics, energy modeling, and technology. Our technology specialists include electrical engineers and specialists with credentials in Crime Prevention Through Environmental Design (CPTED), Physical Security Professional (PSP), Registered Communications Distribution Designers (RCDD), Certified Technology Specialist (CTS), and CTS-D audio-visual designers. CURRENT WITH TRENDS AND TOOLS | Using the latest software and tools, TLC's RCDD-credentialed team produces leading-edge designs that support unique project requirements. Rapidly evolving technology demands designs crafted for flexibility, growth, and change. Specialized applications include integrated security, audio-visual presentation, voice/video/data distribution, public address/sound, acoustical analysis, and broadband distribution. TLC raises the bar for incorporating technology into our building designs to enhance functionality and protect building users. PROGRESSIVE-THINKING IN APPOACH AND DESIGN | TLC was an early adopter of Revit; current production software includes Autodesk Revit 2018.
10 Questions			**100.00% Complete**

Question Set 2: Pricing

Question Set 2 Instructions

This section should provide an estimated cost, or cost range, that your organization reasonably believes reflects what you might charge for the Scope of Work identified in this RFI. This information is particularly important to the County as it will be used to request funding for the project from the Milwaukee County Board of Supervisors prior to the release of any RFP.

#	Question	Response	Comment
2.0.1	Please provide an estimated cost range that your organization reasonably believes reflects what you might charge for the Scope of Work identified in this RFI.	-	Estimated cost of electrical engineering and technology consulting for jail in-person feasibility assessment: $15,000 – $25,000 Estimated total cost for in-person visitation: $3 million – $7 million See estimated technology fee proposal attached. All costs provided in this RFI response are an estimate and does not guarantee a particular fee.
2.0.2	How would you propose to structure the costs to Milwaukee County for the requested services? Why?	-	We propose to provide the above-described basic scope of services for the following fee structure: Review of Existing Site Documentation and Conceptual Design Cost Estimating Final Report Fees are inclusive of conventional reimbursable expenses. Conventional reimbursable expenses include routine local travel, photography, and plotting required for in-house coordination only. Non-conventional expenses including unanticipated travel related cost, airfare, mileage, meals, lodging, reproduction expenses for submittals, courier services, shipping and express mail shall be reimbursable at 1.1 times direct cost. Billing will be monthly, based upon percent of services completed and reimbursable expenses. Payment is due within 15 days of receipt of payment from Owner.
2.0.3	What factors would make this venture profitable to you?	-	Fast-tracked timeline
2.0.4	What potential market factors, changes, or concerns would reduce your interest in bidding on this opportunity, or cause you to no-bid?	-	Lack of funding Significant reduction in scope/construction cost Selection of unprofessional teaming partner
2.0.5	Do you see any particular areas of concern that would increase your costs? If so, what are they?	-	Economy to scale. Completing all portions of the project at the same time, rather than completing all phases and portions of project at the different times will speed up schedule. Selection of incompatible systems Delays in obtaining building access to survey the facility Need for more electrical improvement than anticipated COVID-19 delays
2.0.6	Do you have recommendations for improving the Scope of Work to limit cost increases?	-	Purchase an adaptable system with extended warranty Select team large enough to provide backup assistance Chose advisor that can assist with selecting the best equipment and best products for this project Pick vendors with COVID-19 precautions set in place Future planning to limit unnecessary spending
6 Questions			**100.00% Complete**