



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

**Division of Facilities Construction and Management**

**DFCM**

# **Request For Information**

**October 1, 2012**

## **DRAPER PRISON RELOCATION DEPARTMENT OF CORRECTIONS**

**DFCM Project No. 11036100**

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## **Reference Documents:**

The “Draper Prison Relocation Study” by Wikstrom Economic & Planning Consultants is available to all interested parties on DFCM’s Website at [http://dfcm.utah.gov/draperprison/OLD\\_index.php](http://dfcm.utah.gov/draperprison/OLD_index.php).

The Third Prison Site Location Study (January 2009) - attached

The Prison Relocation Guiding Principles - attached

## NOTICE TO CONSULTANTS

The State of Utah - Division of Facilities Construction and Management (DFCM) is issuing a Request for Information (RFI) for the following project:

**DRAPER PRISON RELOCATION**  
**DEPARTMENT OF CORRECTIONS**  
**PROJECT NO. 11036100**

DFCM is requesting information concerning the feasibility of relocating the Utah State Prison located in Draper, Utah. Interested firms, developers, consultants and other parties with viable concepts and strategies to relocate the Utah State Draper Prison are encouraged to respond.

If after reviewing the concepts and strategies, the State deems that relocating the Utah State Draper Prison is feasible, a Request for Proposal (RFP) to relocate the Utah State Draper Prison may be issued.

The "Draper Prison Relocation Study" by Wikstrom Economic & Planning Consultants is available to all interested parties on DFCM's Website at [http://dfcm.utah.gov/draperprison/OLD\\_index.php](http://dfcm.utah.gov/draperprison/OLD_index.php).

The RFI documents, including the submittal requirements and schedule, will be available at 3:00 PM on Monday, October 1, 2012 on the DFCM web site at <http://dfcm.utah.gov>.

For questions regarding this solicitation, please contact Gregg Buxton, at 801-538-3017. No others are to be contacted regarding this solicitation.

Submittal dates for concepts, strategies and interviews (if needed) will be listed on the Project Schedule included in the RFI.

The Division of Facilities Construction & Management reserves the right to reject any or all submittals; or to waive any formality or technicality in any submittal in the interest of the State.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT  
MARLA WORKMAN, CONTRACT COORDINATOR  
4110 State Office Bldg., Salt Lake City, Utah 84114

# DESCRIPTION AND PROCESS

## **Purpose of RFI**

DFCM is requesting information from firms, developers, consultants and other interested persons with concepts and strategies to relocate the Utah State Prison located in Draper, Utah. There are three main purposes of this RFI:

1. Collect information that may assist in identifying strategies for relocating the Utah State Prison located in Draper, Utah.
2. Collect information that may assist in determining the feasibility of relocation.
3. Collect information that may assist in determining appropriate procurement processes.

If a relocation plan is deemed feasible, the State may issue a Request for Proposal (RFP) to relocate the Utah State Draper Prison. Interested parties may provide the state with concepts and strategies that they are willing to make public and available for use by any competitor, pertaining to the feasibility of relocating the Utah State Draper Prison.

## **Responses to the Following Must be Non-Proprietary**

Persons may address the following issues with the understanding that any concepts, strategies or other information disclosed by firms, developers, consultants and other interested parties may not be classified as proprietary in nature or protected in any way. Parties are discouraged from disclosing any business confidential or trade secrets relating to this project. Because an RFP may follow this RFI process, the State has determined that information provided in response to the issues identified below cannot be protected. If an RFP is issued, concepts, strategies and other information addressing the issues below may become part of a publicly issued RFP and shall be freely used by the entity awarded a contract through the RFP process at no cost to the State of Utah. Parties will not be reimbursed for any concepts, strategies or other information disclosed.

## **Responses Must Address the Following:**

1. Interest in the project
  - a. The State would like to ascertain the level of interest in this project from firms, developers, consultants and other interested parties.
  - b. Parties are not required to disclose any other information beyond having a general interest in this project.
2. Experience with similar type projects
  - a. The state is interested in obtaining information and “lessons learned” from entities (public and private) experienced with prison relocation projects.
3. Strategies for this project
  - a. Delivery concepts for the state to consider in moving the prison that protect the value invested in the existing prison by the State and it’s taxpayers.

## DESCRIPTION AND PROCESS

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4. Cost evaluation associated with moving the Draper Prison
  - a. Estimated value of current Draper Prison site.
  - b. Market timing – obtaining the greatest value for the state. Are current market conditions right for the state to consider relocating the Draper Prison?
  
5. Possible location of new prison site and impacts, including, but not limited to the following:
  - a. Design/build prison to utilize the finest designs and uses technology to its best advantage to minimize operational costs and ensure a safe environmental for both staff and inmates.
  - b. General location of proposed new site (Proximity to major cities and highways);
  - c. Relocation plan to move inmates;
  - d. Estimated costs associated with developing a new prison site or sites;
  - e. Effect on existing workforce;
  - f. Proximity to medical facilities, and medical service contracts available to the new site(s);
  - g. Access to ancillary services (probation, courts, prosecutors, legal defenders, Board of Pardons);
  - h. Transportation of inmates;
  - i. Use of technology, legal/court/medical consultation teleconferences;
  - j. Future planning issues (ie, jail contracting, federal inmates, private prisons);
  - k. Staging timetable of moving the prison;
  - l. Issues surrounding private development of current prison site;
  - m. Impact on taxpayer;
  - n. Sources of funding-leasing;
  - o. Ownership of new prison;
  - p. Other information deemed appropriate.
  - q. Infrastructure needs
  - r. Availability of natural resources.
  - s. Volunteers
  - t. Environmental impact (air quality, water)
  - u. Staffing needs (wages, experience, education)

**Responses in Writing** The submitting firm shall provide eleven copies and two CDs by the time indicated on the Project Schedule to:

Gregg Buxton, Director  
Division of Facilities Construction and Management  
Room 4110  
State Office Building  
Salt Lake City, Utah 84114

Note: Not responding to this RFI will not impact the ability of a firm, developer, consultant or other interested party from responding to an RFP if the state elects to relocate the Draper Prison.

**Interviews**

If more than five firms are eligible for interviews, DFCM may convene the selection committee to develop a short list of firms to be invited to interviews. Only strategies acceptable to the State's capabilities to move the prison will be considered.



## PROJECT SCHEDULE

<b>PROJECT NAME:</b>		<b>DRAPER PRISON RELOCATION DEPARTMENT OF CORRECTIONS</b>		
<b>DFCM PROJECT NO.</b>		<b>11036100</b>		
<b>Event</b>	<b>Day</b>	<b>Date</b>	<b>Time</b>	<b>Place</b>
Request for Information Issued	Monday	October 1, 2012	3:00 PM	DFCM web site*
Last Day to Submit Questions	Monday	October 22, 2012	3:00 PM	Gregg Buxton – DFCM E-mail <a href="mailto:gbuxton@utah.gov">gbuxton@utah.gov</a>
Addendum Deadline	Wednesday	October 24, 2012	3:00 PM	DFCM web site *
Response to RFI Due	Tuesday	November 6, 2012	12:00 NOON	DFCM Room 4110 State Office Building SLC, UT 84114
Evaluation of Responses including feasibility	Tuesday – Friday	Approx. November 13 - 16, 2012	TBA	TBA
Interviews (If necessary)	Tuesday – Wednesday	November 27 - 28, 2012	TBA	TBA
Announcement	Thursday	November 29, 2012	3:00 PM	DFCM web site *

\* DFCM's web site address is <http://dfcm.utah.gov>.