

ROCK VENTURES LLC

1074 Woodward Avenue
Detroit, Michigan 48226

February 6, 2017

Department of Management and Budget
Wayne County, Michigan
500 Griswold, 15th Floor
Detroit, Michigan 48226
Attention: Aaron Wagner, Purchasing Director

***Re: Wayne County Jail
Cost Savings Proposal***

Dear Mr. Wagner:

This letter will set forth the unsolicited cost savings proposal of Rock Ventures LLC, on behalf of an entity to be formed (“**Rock**”), with respect to the Wayne County jail facility, which has been partially constructed on the Gratiot Avenue Site (as defined below). This proposal offers to the County:

- (i) substantial cost savings in comparison with the costs the County would incur to complete the jail facility on the Gratiot Avenue Site and renovate the Frank Murphy Hall of Justice (the “**Gratiot Facilities**”);
- (ii) the ability to eliminate significant financial risk that the County would have with respect to the bidding and award of construction contracts to complete the Gratiot Facilities;
- (iii) replacement and relocation of the County’s criminal courts, adult detention and juvenile detention facilities;
- (iv) substantial operational and maintenance cost savings with respect to the on-going operation of the jail facility and court buildings;
- (v) more efficient operation of the County’s jail facilities and court buildings with a new state of the art facility;
- (vi) cost certainty; and
- (vii) billions of dollars of economic impact from a proposed redevelopment of the Gratiot Avenue Site.

This proposal would also provide the County with the opportunity to expand the jail to 2,000 beds and realize savings from closure of the Division 3 facility in Hamtramck, Michigan.

We are confident that your due diligence with respect to this proposal will validate the foregoing and other aspects of this proposal and that you will conclude that there is no likelihood that the County would receive a significantly superior offer through competitive solicitation.

Our proposal is as follows:

1. Expansion and Redevelopment of E. Forest Avenue Criminal Justice Complex. Rock will design and construct a redevelopment of the County's facilities, including a new jail, located at the approximately 8 acre site east of I-75 and north of E. Forest Avenue outlined in blue on Exhibit A attached hereto, commonly known as 1025 E. Forest and 1035 E. Hancock ("***E. Forest Avenue Site***"), as follows:

(a) Rock, working with HOK and Barton Malow (or another architect or contractor selected by Rock and approved by the County), will design and redevelop the E. Forest Avenue Site to include a 1,600 bed jail, criminal courthouse and juvenile detention facility as generally shown on the site plan attached hereto as Exhibit B ("***E. Forest Avenue Criminal Justice Center***"). Plans and specifications for the E. Forest Avenue Criminal Justice Center will be prepared by HOK with value engineering by Barton Malow, subject to approval by Rock and the County (once approved by Rock and the County, such plans and specifications shall be referred to herein as the "***Final Plans and Specifications***"). A preliminary outline specification for the E. Forest Avenue Criminal Justice Center, as developed by Rock with HOK and Barton Malow, is attached hereto as Exhibit C.

(b) Once the Final Plans and Specifications are complete for the E. Forest Avenue Criminal Justice Center, a construction schedule for the development of the E. Forest Avenue Criminal Justice Center will be prepared by Barton Malow subject to approval by Rock and the County. The construction schedule will include time frames for the County to vacate existing portions of the E. Forest Avenue Site and for occupancy of the E. Forest Avenue Criminal Justice Center as portions thereof are completed.

(c) The E. Forest Avenue Criminal Justice Center, through state of the art engineering, technology advancements, new construction, consolidation of operations and otherwise, will generate significant, clear and demonstrable cost savings for the County including, without limitation, the costs to operate and maintain the E. Forest Avenue Criminal Justice Center as compared to the Gratiot Facilities. During the preparation of the Final Plans and Specifications for the E. Forest Avenue Criminal Justice Center, Rock and the County shall mutually agree on the amount of operational savings to be realized by the County ("***Operational Savings***") and a corresponding credit ("***Operational Savings Credit***") which the County will contribute to Rock to offset the cost of the E. Forest Avenue Criminal Justice Center.

(d) Rock will be responsible for all costs and financial risk associated with (i) demolition of existing improvements on the E. Forest Avenue Site; (ii) design fees and costs for the E. Forest Avenue Criminal Justice Center; (iii) testing, permits and related costs in connection with the construction of the E. Forest Avenue Criminal Justice Center; and (iv) costs of construction of the E. Forest Avenue Criminal Justice Center pursuant to the Final Plans and Specifications. Rock's preliminary estimate of the foregoing costs is approximately \$420 million dollars as more particularly set forth on Exhibit D attached hereto ("***Preliminary Cost Estimate***") and Rock will bear the risk of costs to redevelop the E. Forest Avenue Criminal

Justice Center pursuant to the Final Plans and Specifications in excess of the Preliminary Cost Estimate.

(e) Rock has been advised that the County's estimate to complete the Gratiot Facilities is \$300 million dollars. We understand that only one company responded to the Request for Qualifications process to complete construction of the Gratiot Facilities, which leaves the County very vulnerable to pricing due to a non-competitive environment. In fact, no bid has yet been received for the completion of the Gratiot Avenue Facilities and no award has yet been made by the County to complete the Gratiot Avenue Facilities. Accordingly, there is significant financial risk to the County that (i) the actual contract sum on award would be in excess of \$300 million dollars; and (ii) claims for additional scope, costs, unforeseen conditions, delays and other matters arising during the construction phase of the Gratiot Avenue Facilities could result in the actual cost being in excess of \$300 million dollars. Nevertheless, Rock will use the County's \$300 million dollar estimate for purposes of this proposal and the financial analysis concluding that relocating the jail to the E. Forest Avenue Site on the terms set forth in this proposal is financially advantageous to the County.

(f) In consideration of Rock's agreement to deliver the E. Forest Avenue Criminal Justice Center on the basis outlined above, the County will (i) pay to Rock the \$300 million dollars the County estimates will be required to complete the jail at the Gratiot Avenue Site; (ii) contribute the Operational Savings Credit to Rock, which together with the payment of such \$300 million dollars, shall be used to construct the E. Forest Avenue Criminal Justice Center; and (iii) convey the Gratiot Avenue Site to Rock, as more particularly described in Paragraph 2 below. Once the Final Plans and Specifications are complete and construction commences, Rock will take the risk of claims for additional costs which are outside the scope of the Final Plans and Specifications, unforeseen conditions, delays and other matters arising during the construction phase and the County's only additional liability for construction of the E. Forest Avenue Criminal Justice Center will be for delays caused by the County or change orders initiated by the County.

(g) As noted above, Rock's preliminary estimate of the cost to deliver three brand new facilities (1,600 bed jail, criminal courts, and juvenile detention facility) on a consolidated campus is \$420 million dollars, but Rock is prepared to deliver this consolidated justice complex pursuant to the Final Plans and Specifications for a cost to the County of \$300 million dollars plus the contribution of the Operational Savings and the conveyance of the Gratiot Avenue Site, no matter what the actual final costs may be to construct the E. Forest Avenue Criminal Justice Center pursuant to the Final Plans and Specifications; thereby, providing cost certainty to the County.

(h) At the County's option, Rock and the County can explore expanding the capacity of the jail on the E. Forest Avenue Site to 2,000 beds, with additional estimated costs of \$43 million dollars being paid by the County. If the County chooses this option, the County's cash contribution would increase to \$343 million dollars, but all other terms and conditions of this proposal would remain the same.

2. Conveyance of Gratiot Avenue Site. In partial consideration of Rock's agreement to deliver the E. Forest Avenue Criminal Justice Center on the basis outlined above, the County will convey to Rock the property commonly known as (i) the Wayne County Jail (Division 1) located at 580 Clinton; (ii) the Wayne County Jail (Division 2) located at 520 Gratiot; (iii) the Juvenile Detention Center located at 1326 St. Antoine; (iv) the Frank Murphy Hall of Justice located at 1441 St. Antoine; and (v) the Gratiot Avenue jail site located on various parcels, all as more particularly shown on Exhibit E attached hereto (collectively, the "***Gratiot Avenue Site***"), as follows:

(a) Subject to satisfactory performance of due diligence by Rock, the conveyance of the Gratiot Avenue Site will be in its existing as-is condition.

(b) Conveyance of the portion of the Gratiot Avenue Site consisting of the jail site will take place upon execution of Definitive Documents (as defined below) and satisfaction of the conditions precedent to such conveyance set forth therein. Rock and the County will agree upon a schedule for the vacation of the occupied portions of the Gratiot Avenue Site with closings to take place within 30 days after such vacation.

(c) During the Negotiation Period (as defined below), Rock and the County will agree upon a schedule for the timing of the payment of the \$300 million dollars and the Operational Savings Credit as provided above.

(d) Rock's current plans for the redevelopment of the Gratiot Avenue Site includes some or all of the following uses: office, commercial, hotel, and residential space, parking, and potentially a Major League Soccer stadium in conjunction with Platinum Equity. A preliminary rendering of such redevelopment is attached hereto as Exhibit F. Rock's development would complement the current development trends of Downtown Detroit towards a new urban neighborhood and the region's center for sports and entertainment. Preliminary estimates are that this redevelopment of the Gratiot Avenue Site would produce in excess of \$2 billion dollars in economic impact as estimated by the University of Michigan Center for Sport and Policy.

3. Conditions. Successful implementation of this proposal is subject to the satisfaction of a number of conditions including the following:

(a) Further refinement of the scope and program for the E. Forest Avenue Criminal Justice Center and associated refinement of pricing and schedule.

(b) County and Rock reaching agreement on the Operational Savings and Operational Savings Credit.

(c) An agreement on the timeline for the County relocation from the Gratiot Avenue Site and the E. Forest Avenue Site.

(d) Rock's due diligence with respect to the E. Forest Avenue Site and the Gratiot Avenue Site.

(e) Resolution, to the County's satisfaction, of any concerns with respect to use of the proceeds of the bonds originally intended to complete the jail at the Gratiot Avenue Site to complete the jail at the E. Forest Avenue Site ("***Bond Proceeds Issue***") including possibly obtaining a Private Letter Ruling. If any concerns of the County with respect to the Bond Proceeds Issue are not resolved to the County's satisfaction by June 1, 2017, and the County decides to terminate further discussions of the E. Forest Avenue Criminal Justice Center by June 1, 2017, Rock will reimburse the County for any and all third party expenses it has incurred in the effort to resolve the Bond Proceeds Issue after the date of this proposal.

4. Timeline. Assuming the County accepts this proposal on or before February 20, 2017, and the Definitive Documents (as defined below) are executed by June 30, 2017, the following is the anticipated timeline for the completion of the E. Forest Avenue Criminal Justice Center:

(a) **February 20, 2017:** The County's acceptance of this proposal.

(b) **February 20, 2017 – January 2018:** Refinement of scope and program for E. Forest Avenue Criminal Justice Center.

(c) **March 2017:** The County and Rock agreement on the Operational Savings and Operational Savings Credit.

(d) **June 2017:** Completion of Rock due diligence with respect to the E. Forest Avenue Site and the Gratiot Avenue Site.

(e) **June 2017:** Date for execution of Definitive Documents.

(f) **October 2017:** Anticipated start of demolition/construction on the E. Forest Avenue Site.

(g) **March 2020:** Anticipated completion date of the E. Forest Avenue Criminal Justice Center.

5. Expertise. Detroit-based Bedrock, an affiliate of Rock, is a full-service real estate firm specializing in acquiring, leasing, financing, developing and managing commercial and residential space. Since its founding in 2011, Bedrock has located more than 160 office and retail tenants to Detroit's technology-centric downtown. In addition, Bedrock and its affiliates have invested more than \$3.5 billion dollars in acquiring, renovating and/or developing 95+ properties in Downtown Detroit and Cleveland totaling more than 15 million square feet. Bedrock is currently undertaking the most real estate development projects in Downtown Detroit and is uniquely qualified to deliver the consolidated E. Forest Avenue Criminal Justice Center as well as a mixed-use development on the Gratiot Avenue Site.

6. **Good Faith Negotiation.** For a period of ninety (90) days after the date hereof (the “*Negotiation Period*”), the County shall (a) conduct its due diligence with respect to this proposal to validate same and satisfy itself that there is no likelihood that the County would receive a significantly superior offer through competitive solicitation; and (b) negotiate the terms of definitive documents in good faith with Rock (the “*Good Faith Negotiation Obligation*”). The Negotiation Period may be extended for an additional ninety (90) days as necessary to complete the County’s analysis or any of the other contingencies described above.

7. **Non-Binding as a Contract.** With the exception of Paragraphs 3(e) and 6, this proposal is not intended to create any legally binding obligations to, between and among the parties hereto. Where this proposal is silent with regard to issues which have or have not been discussed by the parties, such silence shall not be deemed assent, acceptance or agreement, but rather such issues must be negotiated in good faith and addressed to the satisfaction of the parties in the Definitive Documents. No party hereto shall have any liability to the other party with respect to the transactions described in this proposal, other than the reimbursement obligation in Paragraph 3(e) and the Good Faith Negotiation Obligation, until Definitive Documents are executed. If the Definitive Documents are not prepared, authorized, executed or delivered for any reason, no party to this proposal shall have any liability to any other party to this proposal based upon, arising from, or relating to the transaction described in this proposal other than the reimbursement obligation in Paragraph 3(e) and the Good Faith Negotiation Obligation. The foregoing notwithstanding, any liability arising from a breach of the reimbursement obligation in Paragraph 3(e) or the Good Faith Negotiation Obligation shall survive the termination of this proposal, even if the transactions contemplated hereby are not consummated. “*Definitive Documents*” means the formal legal documents embodying the terms and conditions of the transactions described herein including, but not limited to, the satisfaction of all of the conditions precedent that are set forth in Paragraph 3 above, a conveyance agreement with respect to the Gratiot Avenue Site, a development agreement with respect to the E. Forest Avenue Criminal Justice Center and other ancillary and related documents.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON NEXT PAGE.]**

If the foregoing terms are an acceptable basis for pursuing the transactions contemplated herein, please sign a copy of this proposal and return it to Rock.

Very truly yours,

ROCK VENTURES LLC

By: _____

Daniel Gilbert

Its: Chairman

ACKNOWLEDGED AND AGREED:

WAYNE COUNTY, MICHIGAN

By: _____

Its: _____

EXHIBIT A

E. Forest Avenue Site

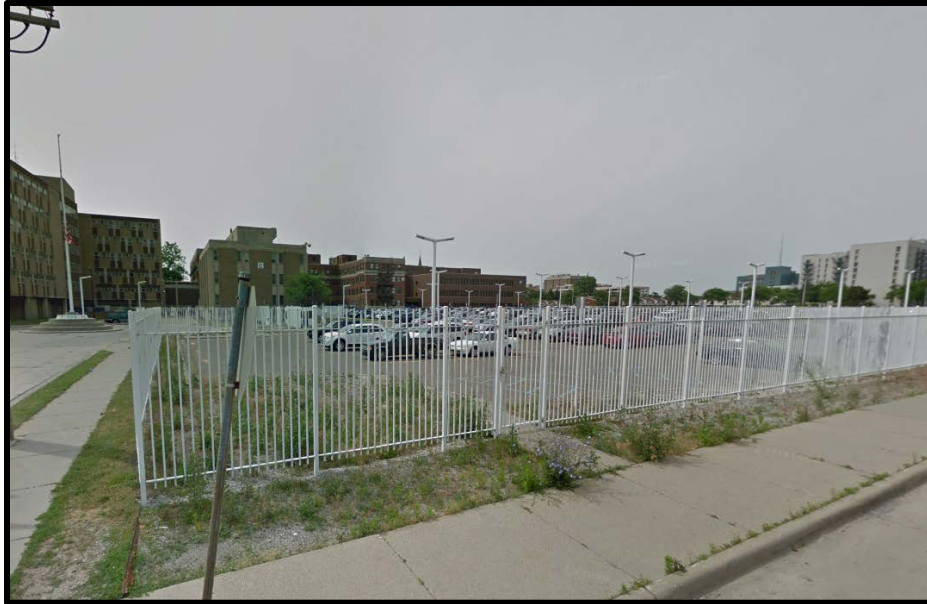
	A	B	C	
	Address	Current Use	Parcel ID	
1	1035 E. Hancock Street	Wayne County Juvenile Detention Parking	05-0019745	1
2	1025 E. Forest Avenue	Wayne County Juvenile Detention Center	05-00340-325	2



1) 1035 E. Hancock Street

Parcel ID: 05-0019745

Current Use: Wayne County Juvenile Detention Parking



2) 1025 E. Forest Avenue

Parcel ID: 05-00340-325

Current Use: Wayne County Juvenile Detention Center



EXHIBIT B

E. Forest Avenue Criminal Justice Center

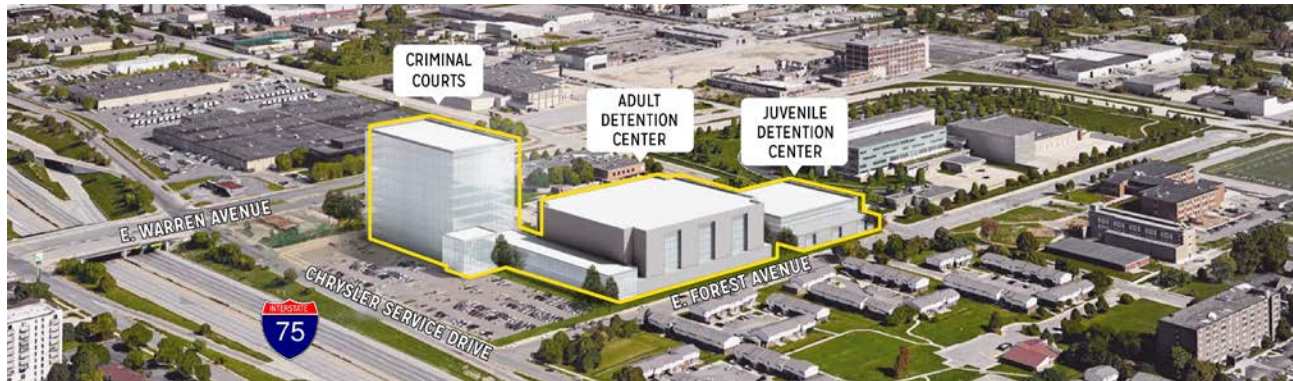


Figure 1: Rendering of completed East Forest Avenue Criminal Justice Center

SUMMARY

Project Description

The E. Forest Avenue Criminal Justice Center project addresses the development, design, and construction of a new consolidated criminal justice center for the County that will provide space and services for the criminal justice system. The Final Plans and Specifications for this program will be determined during the due diligence period of the agreement. This preliminary program includes:

- 1,600 bed Adult Detention facility
- 160 bed Juvenile Detention facility
- Criminal Courthouse with 25 courtrooms and five hearing rooms
- Sheriff's Office
- Prosecutor's Office
- Surface parking

Site development includes necessary utilities to support the facility, public plaza(s), hardscape/landscape, parking, road and traffic control improvements, construction site security and utility improvements from the property boundary to support the complex.

These facility plans are based on precedent plans developed by HOK in other jurisdictions, reflecting state-of-the-art planning and design. HOK is recognized today as the leading justice design firm in North America and perhaps worldwide, and is widely known for its ability to plan, program, design and construct facilities similar to these. The Adult Detention Facility is based on work in Indianapolis, Nashville, San Mateo and facilities in Georgia. The Juvenile Detention is based on a new facility being developed in Seattle. The Criminal Courthouse is based on work HOK has done in Indianapolis, Austin and Joliet.

General

The Facility shall present a unified campus appropriate to its significance to the community. The design of all building and site components shall relate to each other and be developed with one overarching vision. No one building should stand out. The buildings shall be thoughtfully-designed and not extravagant, with simple design gestures utilizing basic elements providing light-filled spaces. Buildings should present a common palette of interior, exterior and site materials and details that are used in a manner appropriate to the site and each building.

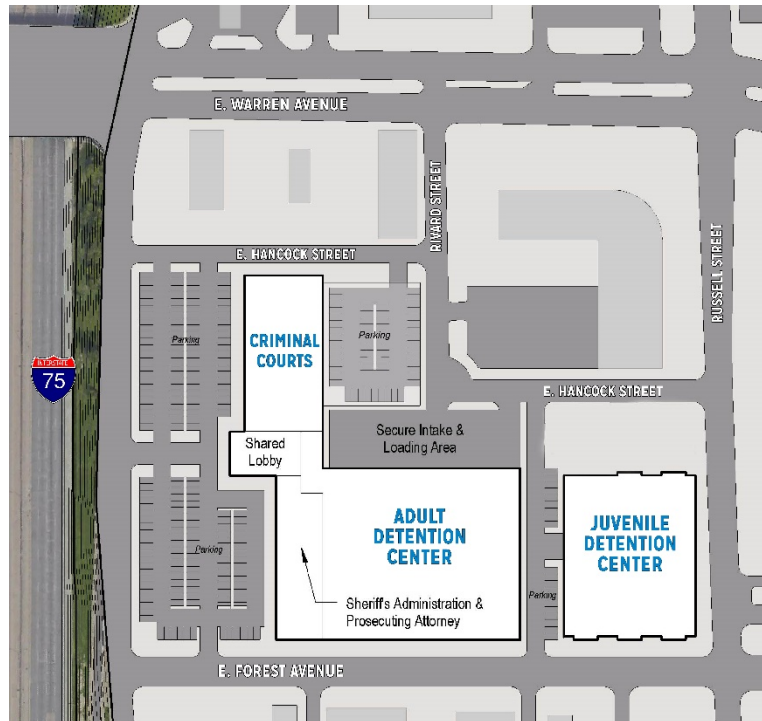


Figure 2: East Forest Avenue Criminal Justice Center Site Plan

FACILITY SUMMARY

1,600 Bed Adult Detention Center



Figure 3: Completed Adult Detention Facility, by HOK

The new detention center would include 1,600 direct supervision beds in multiple classifications. The facility includes new administration and training, vehicle sally port, kitchen, laundry, support services, central plant, medical and mental health facilities to support 1,600 beds.

Units are divided into 64 bed units, and in some cases subdivided into smaller 8 or 16 bed sub-units. Specific sleeping areas are single bunk, or in groups of 2, 4, 8 or greater in dormitory areas.

Housing units will include all inmate activities, including co-located outdoor recreation, and dining, video visitation, medical call, programs and counseling happening in the housing units. Most visitation will be by video, but limited accommodations are also made for contact and non-contact visitation in the facility.

Cells will be constructed of steel or concrete modular components in a high-security setting. The housing building will be concrete framed and the other support facilities will be steel framed. Exterior materials will include precast concrete, masonry and storefront glazing. Wet areas such as showers will be finished with highly resilient coatings that are resistant to moisture and other abuse. Office and training spaces will be typical basic commercial space, with open office areas and private offices for executive level positions. This area will include payroll/ personnel, police property and internal affairs.

The facility will be designed to meet all Michigan jail standards, American Correctional Association (ACA) space standards and meet requirements of the Americans with Disabilities Act (ADA).

160 Bed Juvenile Detention Center

The new juvenile detention facility will house up to 160 beds in units of 8 beds with direct supervision. The facility will share some services with the jail, including kitchen and laundry, but otherwise the juvenile facility is independent and will have strict sight and sound separation from the adult facility.

Youth rooms will be appropriately furnished, while still secure. Youth will have access to dining, indoor and outdoor recreation, classroom, and counseling within the facility. Care will be taken to bring ample daylight within the facility wherever possible.

Visitation within the facility will be contact and family oriented. The facility will be designed with intervention and rehabilitation for youth in mind. Exterior materials will be precast concrete, masonry and security and non-security glazing as required in each area.

Criminal Courthouse

The new criminal courthouse will include up to 25 courtrooms and judges' chambers, with up to five additional hearing and adjudication rooms, giving the facility a total of up to 30 adjudication spaces.

The courts will be accessed by the new central lobby, where all occupants will be processed. The central lobby will be sized to handle the large amounts of occupants that appear every morning in the facility. Elevators and escalators will be present to quickly move occupants to their floor after going through a metal detector and package pass. The Clerk of Courts will be located on the first floor near the lobby. Jury services will be directly adjacent to the lobby.



Figure 4: Kent County Criminal Courthouse by HOK

Each courtroom will be fully equipped with audio-visual and information technology reflective of today's modern courthouse. Every opportunity will be used to bring natural light into these spaces, while maintaining a quiet, dignified environment.

Inmates will be brought to court from the detention center through a secure corridor and then placed in secure holding on the ground level. Security elevators will connect to holding rooms on each floor adjacent to the courtrooms. Space will be given for attorney-client conferences adjacent to holding, and conference rooms will be located outside of each courtroom for attorney meetings separated from the public lobby spaces on each floor.

The courthouse will be designed to maximize light for all occupants. Materials will reflect the dignity of the court and will be chosen for their low maintenance and high resiliency characteristics.

Sheriff and Prosecutor's Offices

Directly adjacent to the central lobby will be the new sheriff and prosecutors' offices. While secure, they will be located apart from the higher security detention center and courthouse, making their overall construction more cost-effective, bringing value to the county. Components of the sheriff's department were described above, and the prosecutor's office will be approximately 32,000 gsf of basic open and private office space with conference rooms for the prosecutor's office.

GENERAL BUILDING DESIGN REQUIREMENTS

Public Space

General

The principal public spaces of the facility are those through which visitors to the building move from parking or the street to their destination, and include:

- Exterior Courts Plaza / Drop-off
- Release Pick-up / Parking
- Juvenile Detention Plaza
- Main Facility Entrance Lobby
 - Sheriff's Office Sub-lobby
 - Video Visitation
- Release / Initial Appearance Court Lobby
- Juvenile Detention Lobby
 - Contact Visitation
- Public Elevator Lobbies
- Public Corridors
- Public Waiting Areas
- Public Counters and associated Waiting Areas

Natural Daylighting and Views

The design will maximize the use of windows admitting daylight and views to public areas, staff work areas, private offices, private circulation, etc. Natural daylight will be provided to all open office areas. "Natural daylight" is defined as the provision of windows (skylights will not be

used). Borrowed light from other spaces may provide supplementary natural light. The use of skylights is discouraged.

Courthouse

Entrance

The Facility is an open public building, accessible to any member of the public during hours of operation.

The building will have a single main entrance for both public and staff. It is acceptable for the layout to include more than one entry point into the security screening queuing area, however, all staff and visitors must pass through a single security screening point.

The security screening point shall have several screening stations, and a reserved lane for the quick processing of staff and possibly lawyers. The staff lane shall include an ID scanner and a monitor to display the employee's photo for security staff to confirm their identity. Entry and exit shall be through controlled access/egress portals.

The area used to screen building entrants with package screeners and magnetometers shall be placed outside the footprint of the main building mass containing the courtroom floors and "operationally critical" spaces.

Significant numbers of people, particularly during jury selection days, must line up inside the building within the security queuing area. There shall be a large canopy outside the queuing area to cover the entries, screen the lobby glazing and provide a transition to the outside. The public queue shall not obstruct or impede staff entering the building through the designated staff entry door. Similarly, this queue must also not obstruct or impede persons leaving the building. The design challenge is to manage these entry/exit requirements effectively. The scale and configuration of the entrance must take into account these logistical requirements.

The design of the security screening area and equipment must consider the screening area as a significant and distinct part of the entry design, integrating the screening equipment in a dignified and architecturally sophisticated manner and employing materials consistent with those utilized elsewhere in the building entrance.

Lobby

Once in the building through the security screening point, visitors shall enter the lobby, which shall be a simple, light-filled space where they can get out of the traffic flow, gather their belongings and wait for associates. From this point signage will direct visitors to the location of key destinations such as the criminal court clerk, jury assembly and video visitation and the Sheriff's office.

This area will include a building directory for the Criminal Courthouse and Sheriff's Office. Court docket signage shall be positioned in the lobby and court floors to advise users of current scheduling.

The lobby design must also provide a waiting and greeting area for the arrival of lawyers, family or others. Bench seating must be provided in the lobby area and integrated into the overall design concept.

The concept for the lobby shall extend to, or be referenced in the design of, the public elevator lobbies, public corridors leading to courtrooms and to main public service counter areas including associated waiting areas.

Courtroom Waiting Areas

The design of waiting areas, their exposure to natural daylight, to views of the outside, use of acoustical materials to diminish noise shall afford participants in the intensity of courtroom proceeding an opportunity for some calm, contemplation and relaxation.

The area also has to accommodate the circulation of staff, lawyers and the public moving to and from the courtrooms. All clearances between seating blocks and between seating and walls must facilitate the rapid exit of the staff and public in the event of emergencies.

Public Service Counters

The public counters in the Criminal Clerk are a primary destination for many court visitors. These functions shall be co-located if possible on the ground floor adjacent to the high volume traffic court. This public area must be clearly visible from the principal public circulation through a separating glazed screen system, and be capable of being closed-off by glazed doors when counters are not open to the public.

This public space must comfortably accommodate public waiting, both standing and sitting in multiple fixed seating configurations and from which they can see an automated queuing system display directing them to specific counter positions. This area must also accommodate form-filling counters, pamphlet displays, queuing areas, seating, garbage disposal/recycling containers, etc. The design of these facilities shall integrate them to the greatest extent possible in a coherent and modular way within a consolidated bank of millwork with appropriate task lighting for the various functions.

Adult Detention Center / Sheriff's Office

Jail Lobby

The Adult Detention Center is a public building, accessible to any member of the public during hours of operation. It is accessed through the main facility lobby shared with the courthouse and, where all visitors are screened by security. The primary function of the lobby is to provide visitors with access to video visitation, or to conduct business with the jail administration or sheriff's department.

Visitors should have an immediate understanding of the lobby space and amenities upon entrance. The primary focus of the space should be the reception window. The waiting area, public restrooms, lockers and vending shall all be clearly visible. Access to the elevators serving administrative offices shall be convenient and located behind a secure door.

The waiting area for video visitation shall be open, and access to public toilets, lockers and vending shall be convenient. The waiting area shall be clearly visible from the reception desk and the visitation supervisor's workstation.

Natural Daylighting and Views

The design must maximize the use of windows admitting daylight and views to the jail lobby. While views into the building from the exterior are an important aspect of the transparency and clarity of the building, discretion must be exercised in the public spaces of the jail to allow for privacy. Clerestory windows with transparent glazing per American Correctional Association standards supplemented by translucent glazing shall be considered wherever possible.

Juvenile Detention

Public Lobby

Juvenile Detention is a public building, accessible to any member of the public during hours of operation. The primary function of the lobby is to provide visitors with access to contact visitation, or to conduct business with the administration. All visitors are screened prior to entering the contact visitation room or secure areas of the facility.

The waiting area for contact visitation should be open. Access to public toilets, lockers and vending should be convenient. The waiting area shall be clearly visible from the reception desk and the visitation supervisor's workstation.

SPECIAL AREA DESIGN

Criminal Courts

Courtrooms

Courtrooms are the principal spaces of the court program. The design of the courtroom must be ordered and dignified but yet comfortable, durable and flexible. Courtroom design must display continuity and consistency of details and materials with the other courtrooms, regardless of size, receiving similar treatment.

The acoustical environment within the courtroom is critical, as all persons in the courtroom must be able to hear the proceedings. It is critical that every nuance expressed by a participant be audible, and that the acoustical environment permit accurate recording of the proceedings. Proceedings cannot be disturbed by noise emanating from ventilation or plumbing systems, or by noises from adjacent rooms or spaces.

The courtroom well shall be a key design feature. The bench, the rear wall, and the ceiling immediately above the bench shall be key elements of the courtroom design. In jury courtrooms, the jury box is a significant design element as well. These design elements shall together present a strong design statement. Furnishing elements, such as counsel tables, lecterns and chairs shall complement this concept.



Figure 5: Rendering of Wayne County Criminal Court finished courtroom



Figure 6: Rendering of Wayne County Criminal Court finished courtroom

The other key design elements outside of the courtroom well is the public gallery with fixed bench seating behind the public rail. The design of the public rail and the design of the seating contribute to the order and decorum of the space.

Wherever possible, daylight shall be introduced into courtrooms with due consideration for views, solar control, light diffusion and glare.

Ceilings: Courtrooms must have higher ceilings to accommodate a raised judge's bench, provide clear and unobstructed sight lines, the required acoustic environment, as well as create proportionate spaces.

Millwork: All courtroom millwork must be fabricated to AWS Custom Grade Quality standard, from the same species of hardwood veneer complete with matching solid edging and cut patterns. Stain and finish must provide a uniform appearance. Millwork shall incorporate acoustical panels as appropriate per acoustical analysis. Judges benches, clerk station and witness stand shall incorporate ballistic resistant materials.

Doors: With the exception of the detention grade prisoner door leading to the adjacent courtroom holding cells, all doors in the courtrooms are to be solid core wood veneer matching the courtroom millwork. All frames are to be of matching solid wood. The finish of all doors and frames must be complementary with the courtroom.

Public Service Counters and Associated Waiting Areas

The public service counters in the Clerk and Court Violations Bureau components are primary destinations for many court visitors. These areas must be clearly visible from the principal public circulation through a separating glazed screen system, and be capable of being closed-off by glazed doors when the counters are not open to the public.

The public space must comfortably accommodate public waiting, both standing and sitting in multiple fixed seating configurations and from which they can see an automated queuing system directing them to specific counter positions. These areas must also accommodate computer workstations for reviewing court documents and completing forms, pamphlet displays, queuing areas, seating, garbage disposal/recycling containers, etc. The design of these facilities shall integrate them to the greatest extent possible in a coherent and modular way within a consolidated bank of millwork with appropriate task lighting for the various functions.

Counters must be ergonomically designed to incorporate keyboards, display screens, cash drawers, debit/credit card machines, storage, form slots, etc. Security glazing must be provided between staff and the public, and the design for each counter position must include a document pass-through and a speaking cutout.

Building Security Control Room

The Building Security Control Room (BSCR) function is to monitor the courthouse perimeter, access doors, screening area, public corridors, stairs and elevators, loading dock and judge's, jury, public and staff parking areas.

Court Holding

The sheriff's department handles the movement of in-custody defendants and security within the courtroom. Officers in the central court holding area will monitor security cameras of the auxiliary vehicle sally port, all prisoner transfer corridors and secure vestibules, secure elevators, holding areas and cells. The monitors will be part of their central workstation.

Building Security and Court Operations and Security officers monitor each other's unit's radio communications and together respond to altercations within the courthouse.

Adult Detention Center

Security Operations

Security Operations continuously monitors the safety and security of the entire facility and the efficient movement of personnel, inmates and visitors within the facility. It includes offices, security equipment storage, security electronics and central control.

- A. Central Control: Central Control is responsible for monitoring and controlling all security doors, vehicle movement, parking, and the security of the external vehicle access gate and the vehicle sally port.
- B. Main Facility Sally Port: Entry into the Adult Detention Center is restricted to a single entry point at the main facility sally port adjacent to Central Control.
- C. CERT: The CERT support areas include lockers, showers, training rooms and an armory. CERT shall be located outside the secure perimeter of the facility, but in close proximity to the main facility sally port.
- D. Canine Area: The facility shall include shared support areas for canines used in the Adult Detention Center and Criminal Courts. This program area requires access to a fenced secure outdoor area for the dogs, and should be centrally located in the facility.

Intake / Transfer / Release

This complex program area involves a series of related operations dealing with the movement of arrestees and inmates in and out of the Adult Detention Center. It includes the intake or admissions process of new arrests, the transfer of those arrests to court or other facilities and their release.

- A. Vehicle Sally Port: A key component to this area is the vehicle sally port, which facilitates the secure transfer of inmates to and from vehicles. The sally port is a large, drive-through garage sized for a variety of vehicles from squad cars to buses. It supports both the intake and transfer process. The vehicle sally port shall accommodate two drive-through lanes, a parking access lane, and parking for 10 vehicles. Additional vehicles shall be accommodated directly outside the vehicle sally port.
- B. Intake: Intake includes a pre-booking area, waiting, identification, interview rooms and sobriety cells, and shall be located adjacent to property storage.

The purpose of the pre-booking area is to minimize the amount of time law enforcement officers need to spend in the facility. Law enforcement workstations, breathalyzer rooms, search rooms, and identification are all located within pre-booking, which is adjacent to the Intake Sally port. Two padded cells, accessed directly from vehicle Sally port, allow inmates to be brought into pre-booking individually.

Intake is organized around the officer workstations and identification areas, which are open. The waiting area includes both open waiting and group and individual holding cells. The officer workstations shall have direct visibility of the entire waiting area.

Being a high-stress area, the design should address excessive sound and provide proper lighting and furnishings.

- C. **Property Storage:** Property storage shall be centrally-located within Intake and shall be accessed directly from Intake and Release. Two property transfer workstations shall serve the changing areas on the Intake side, and two property transfer workstations shall serve Release.
- D. **Transfer:** Transfer includes inmate holding and accesses the vehicle Sally port through the Transfer Sally port.
- E. **Release/ Release Lobby:** The release lobby serves several functions. Inmates will be released from the Adult Detention Center through the release Sally port, which opens to the release lobby. An inmate account kiosk and ATM shall be located in a vestibule adjacent to the release lobby that can be accessed 24 hours a day. The release lobby also provides public access to the Sexual Offender Registry (SOR) Lobby and Initial Appearance Court. The design shall maximize the use of windows admitting daylight and views to the lobby. While views into the building from the exterior are an important aspect of the transparency and clarity of the building, discretion must be exercised in the public spaces of the jail to allow for privacy.

Housing

- A. **Dayrooms:** The design of the housing dayrooms shall include abundant daylight, clear sightlines, and a normative color palette to promote a less confrontational atmosphere. Dayrooms shall be column-free. A beverage station shall provide access to chilled water and juice, hot water, and coffee. Meals shall be eaten in the housing units, and the flooring material shall be selected accordingly. Support spaces off the dayroom, including multi-purpose rooms, interview rooms, and private visitation rooms, shall be viewed clearly from the office workstation. Each group of four housing units shall be supervised by an elevated control room allowing for both indirect and direct supervision. Where an Officer Station is not included in the space program, power and data shall be provided for a future officer workstation within each housing unit.
- B. **Outdoor Recreation:** Partially covered outdoor recreation shall be provided at each housing unit. These recreation areas must have access to daylight, fresh air, and must be able to be used year-round.
- C. **All housing shall have horizontal rear service chase for access to mechanical, electrical and plumbing systems.** The chase may be inside or outside the secure perimeter based on your design. The chase shall be the full height of the housing unit from dayroom level to the bottom of the dayroom level above. As many systems as possible shall be within reach of maintenance staff without a ladder or steps. The clear width within the chase shall be 36 inches. The Project Company shall demonstrate the ability to move tool carts and any apparatus they may utilize such as lifts, moving stairs or platforms through the doors and within the chase. The chase shall include floor drains, lighting, utility outlets for maintenance equipment and motion detectors to notify central control of movement.

Health Services

- A. Clinic: The clinic includes exam rooms, dental exam and dialysis. Inmates will be brought into large group holding rooms and staged prior to being brought into the clinic individually. The nurse's station / guard station occupies the center of the clinic, with visibility into all of the treatment and holding areas.

A shared support area shall be located in between the clinic and the infirmary.

- B. Infirmary: The infirmary includes (2) eight-bed and (2) four-bed wards and (8) Isolation/ Negative Pressure Cells. A centrally-located nurse's station shall have direct visibility of all of the infirmary beds.

Programs

Programs areas must be included on each level of housing. Program Rooms and Multi-purpose rooms must have natural daylight, with appropriate privacy measures taken, and shall promote a restorative, classroom environment. The Large Multi-purpose rooms may be utilized to temporarily relocate an entire housing unit during a security shakedown if necessary.

Exterior

Building Elevations / Massing

The courthouse shall emanate a sense of permanence and belonging. This expression may be articulated through the building's materiality.

The design must articulate a logical, well-modulated and thoughtful expression of the courthouse's function and provide visual access to attractive non-private areas of the building, especially at the lower levels near streets.

The material palette of the exterior of the courthouse shall be selected from a limited range of high-quality, durable and maintainable materials. In as much as is possible, materials shall be local and shall reflect the region.

Doors and Entrances

The exterior of the main entrance to the facility shall be visually and physically accessible, inviting and well-protected from the elements, as well as spacious enough to accommodate people queuing to proceed through security at peak hours and during jury selection.

The main entrance will form the first impression of visitors to the courthouse; as such, the main entry doors and screens are a key element of the building design. Door and hardware materials and construction shall be high quality, with distinctive door pulls on hinged doors.

The main entry shall unobtrusively incorporate security measures without compromising the quality of the design.

Exterior Windows and Glazing

Exterior windows in public spaces such as the lobby, elevator lobbies, courtroom waiting areas, public corridors, jury assembly area, etc., are to be consistent with the scale and volume of the spaces and generally must extend from floor to underside of ceiling except where a demonstrated design intent justifies a variation from this requirement.

Refer to Performance Specifications for additional requirements.

Interior Finishes and Design

All materials used shall be low in VOC's.

The use of local materials including local stone and wood species is strongly encouraged.

The use of recyclable and reused materials is strongly encouraged.

Eggshell and matte finishes are preferred for walls, and 'satin' finish for metal doors, frames etc.

Lighter colors that promote reflection of light, both natural and artificial, are preferred for ceilings and walls. Saturated colors shall be used on selected walls to provide variety, to reinforce significant elements and to draw attention to transitional spaces. The consistent use of a color or a range of colors is an effective means of providing cues to wayfinding.

Interior Windows and Glazing

Generally, sidelights and interior glazing shall extend from the floor, or top of floor base, to the top of the door head, unless functionality of the space requires the sill to be higher.

Natural daylight from glazing in walls shall be appropriately controlled by means of window coverings.

EXHIBIT C

Preliminary Outline Specification for E. Forest Avenue Criminal Justice Center

Wayne County Criminal Justice Center

Adult Detention Facility Program

PROJECT PROGRAM SUMMARY

Component	Adult Detention Facility	
	Number of Beds	Space Allocation
ADULT DETENTION FACILITY		DGSF *
Non-Housing		103,513
Entry Area		3,390
Jail Administration		3,931
Custody Administration		6,975
Staff Services		9,638
Training		5,959
Central Control		6,683
Classification & Records		2,944
Program Services		1,375
Visitation		6,052
Health Services		17,802
Mental Health Services		506
Food Service		17,359
Laundry		4,825
Commisary		732
Receiving / Warehouse		4,676
Maintenance		2,616
Central Plant		8,050
Housing	1,620	243,278
Male Dormitory	144	15,395
Male Eight Bed	768	90,801
Male Double Bunk	256	37,518
Male Single	204	56,327
Female Eight Bed	120	15,134
Female Double Bunk	32	4,810
Female Single	96	23,293
Total DGSF for Adult Detention Facility	1,620	346,790
Building Grossing Factor	15%	52,019
Subtotal Adult Detention Facility	BGSF**	398,809

* DGSF: Departmental Gross Square Feet

** BGSF: Building Gross Square Feet

Wayne County Criminal Justice Center
 Juvenile Detention Facility Program

PROJECT PROGRAM SUMMARY

Component	Juvenile Detention Facility	
	Number of Beds	Space Allocation
JUVENILE DETENTION FACILITY		DGSF
Non-Housing		37,496
Administration		10,026
Operations		6,709
Admissions & Release		4,900
Medical Services		4,725
Support Services		636
Programs		10,500
Housing	160	45,440
Orientation Housing	16	3,860
Typical Housing	144	41,580
Total DGSF for Juvenile Detention Facility		82,936
Building Grossing Factor	15%	12,440
Subtotal Juvenile Detention Facility	BGSF	95,377

Wayne County Criminal Justice Center
Criminal Courthouse Program

PROJECT PROGRAM SUMMARY

Building	Component	Courthouse		
		Number of Sets	Number of Staff	Space Allocation
A	CRIMINAL COURTHOUSE			DGSF
A01	Public Support Area		86	31,627
	Public Lobby and Common Space		3	11,736
	Building Special Services		5	1,848
	Law Enforcement Court Waiting			671
	Court Transfer		2	5,639
	Court Operations and Security Unit		76	984
	Loading Dock			1,980
	Central Mechanical Space		-	8,769
A02	Courtroom Sets	28	63	107,742
	Standard Jury Courtrooms	8	-	32,780
	Standard Non-Jury Courtrooms	12	-	38,056
	Domestic Violence Jury Courtrooms	2	-	8,275
	Special Proceedings Courtrooms	1	3	5,503
	Hearing Rooms	5	-	8,759
	Subtotal Judicial Sets			93,373
	Judicial Support Clusters		60	14,369
	Subtotal Judicial Support Space			14,369
A03	Court Administration		38	5,044
	Court Administration		25	3,619
	Court Interpreters		6	-
	Judicial Conference / Training Center		-	1,425
			7	-
A04	Clerking Functions		95	10,408
	County Clerk - Finance and Payments Office		5	1,321
	County Clerk - Courtroom Clerk Services		45	1,079
	Court Administration - Data Entry and Intake Services		15	1,375
	Court Administration - Adjudication Support Services		25	6,633
	Protective Order Intake		5	-
A05	Jury Services		3	7,088
	Total DGSF for Criminal Courthouse		285	161,909
	Building Grossing Factor		7%	11,334
	Subtotal Criminal Courthouse		BGSF	173,242

EXHIBIT D
Preliminary Cost Estimate

Description	Gross SF	Cost per SF	Total
Hard Costs			
Sherriff / Jail Administration	37,972	\$ 269.67	\$ 10,239,909.24
Detention Center (1,600 beds)	398,809	\$ 318.91	\$ 127,184,178.19
Central Processing	48,300	\$ 278.99	\$ 13,475,217.00
Criminal Courthouse	173,242	\$ 321.46	\$ 55,690,373.32
Prosecutor's Office	30,000	\$ 250.87	\$ 7,526,100.00
Juvenile Detention	95,377	\$ 285.92	\$ 27,270,191.84
Site Costs			\$ 15,571,000.00
Escalation, Contingencies, & Indirect Costs			\$ 61,340,040.00
Total Hard Costs		\$	318,297,009.59

Soft Costs*			
Sherriff / Jail Administration		\$	4,599,932.83
Detention Center (1,600 beds)		\$	48,311,772.13
Central Processing		\$	5,851,068.04
Criminal Courthouse		\$	20,986,557.54
Prosecutor's Office		\$	3,634,203.75
Juvenile Detention		\$	11,553,981.71
Total Soft Costs		\$	94,937,516.00

Origination	\$	2,292,691.00
Guarantee Fee	\$	4,146,345.00

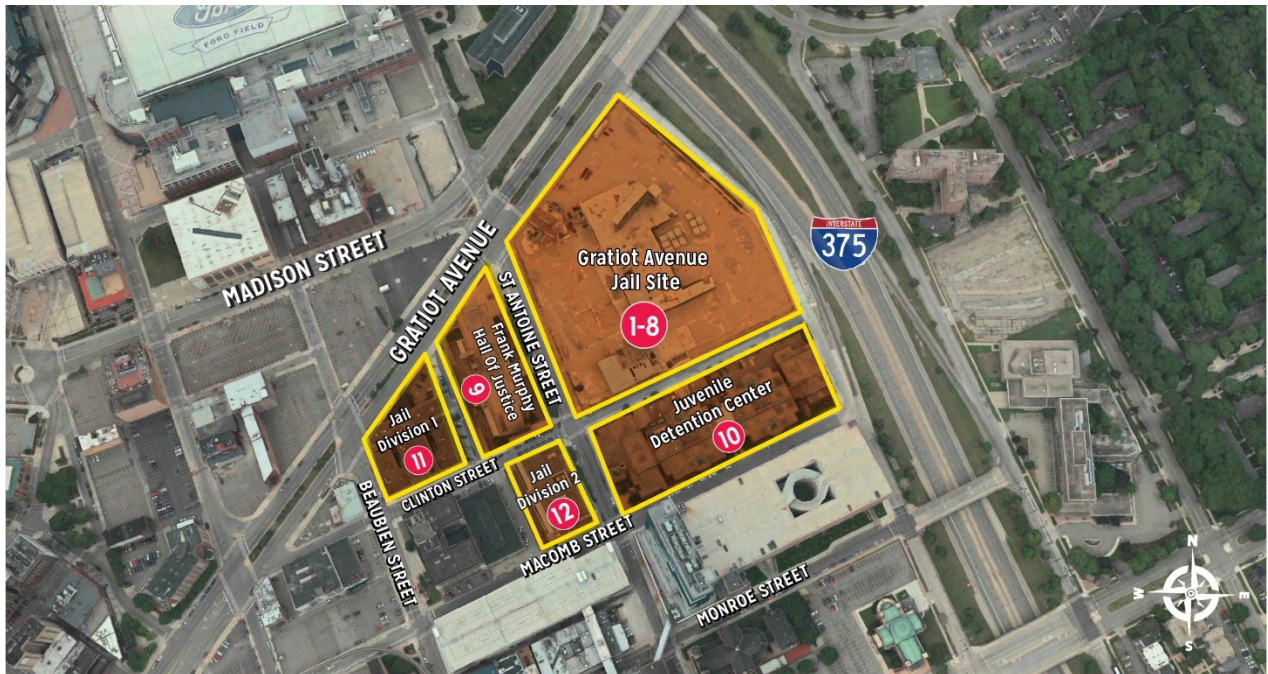
Total Project Costs **\$ 419,673,561.59**

* Soft Costs include design, permitting, fees, security, IT, FF&E, management, and contingency costs

EXHIBIT E

Gratiot Avenue Site

	A	B	C	
	Address	Current Use	Parcel ID	
1	660 Gratiot Avenue	Gratiot Avenue Jail Site	03000261-9	1
2	614 Gratiot Avenue	Gratiot Avenue Jail Site	03000276	2
3	604 Gratiot Avenue	Gratiot Avenue Jail Site	03000277	3
4	600 Gratiot Avenue	Gratiot Avenue Jail Site	03000270-5	4
5	1510 St. Antoine Street	Gratiot Avenue Jail Site	03003094	5
6	657 Mullett Street	Gratiot Avenue Jail Site	03000245-6	6
7	663 Mullett Street	Gratiot Avenue Jail Site	03000247-60	7
8	1420 Chrysler Drive	Gratiot Avenue Jail Site	03000244-77	8
9	1441 St. Antoine Street	Frank Murphy Hall of Justice	03000278	9
10	1326 St. Antoine Street	Juvenile Detention Center	03000238-9	10
11	580 Clinton Street	Wayne County Jail (Division 1)	03000240-1	11
12	520 Gratiot Avenue	Wayne County Jail (Division 2)	03000279-88	12



1)

660 Gratiot Avenue

Parcel ID: 03000261-9

Current Use: Gratiot Avenue Jail Site



2)

614 Gratiot Avenue

Parcel ID: 03000276

Current Use: Gratiot Avenue Jail Site

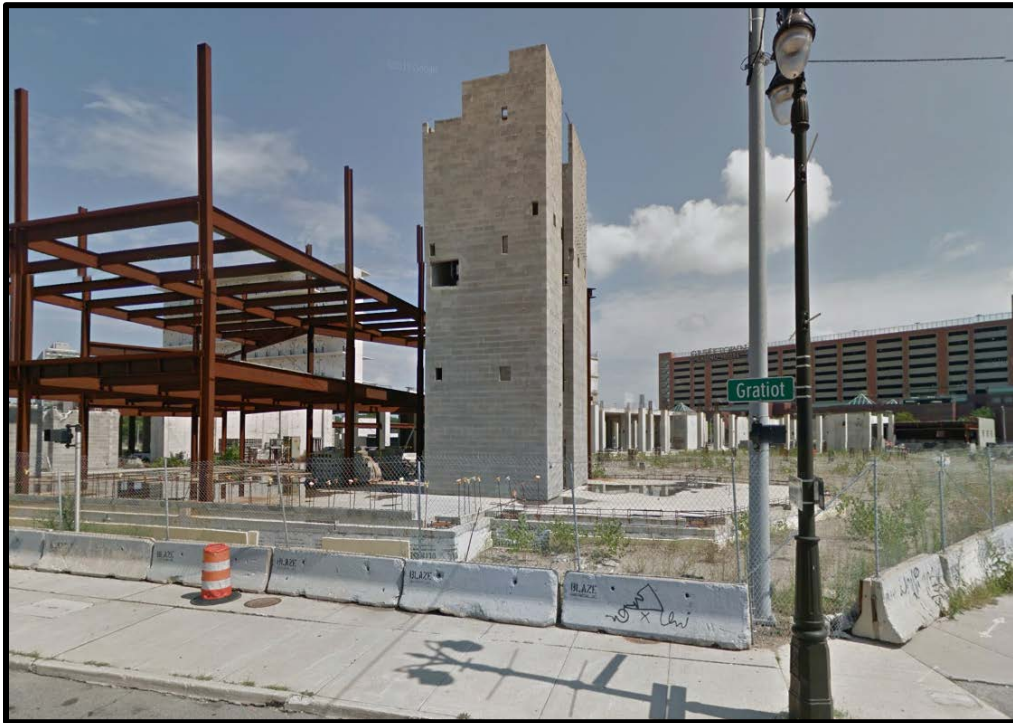


3)

604 Gratiot Avenue

Parcel ID: 03000277

Current Use: Gratiot Avenue Jail Site

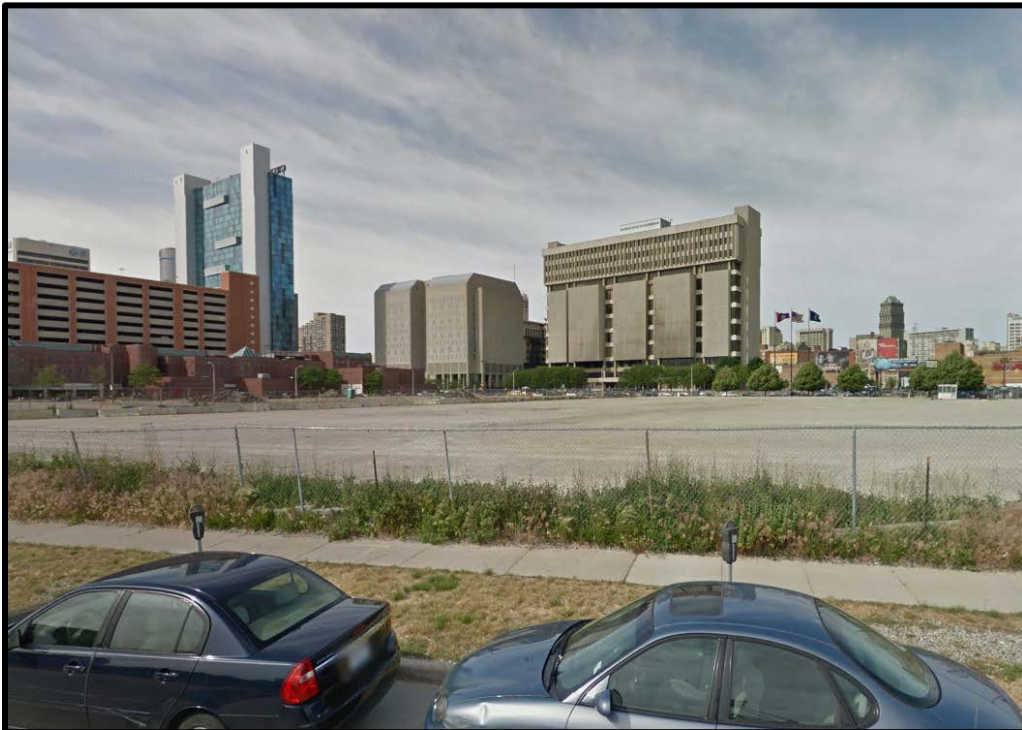


4)

600 Gratiot Avenue

Parcel ID: 03000270-5

Current Use: Gratiot Avenue Jail Site



5)

1510 St. Antoine Street

Parcel ID: 03003094

Current Use: Gratiot Avenue Jail Site



6)

657 Mullett Street

Parcel ID: 03000245-6

Current Use: Gratiot Avenue Jail Site



7)

663 Mullett Street

Parcel ID: 03000247-60

Current Use: Gratiot Avenue Jail Site

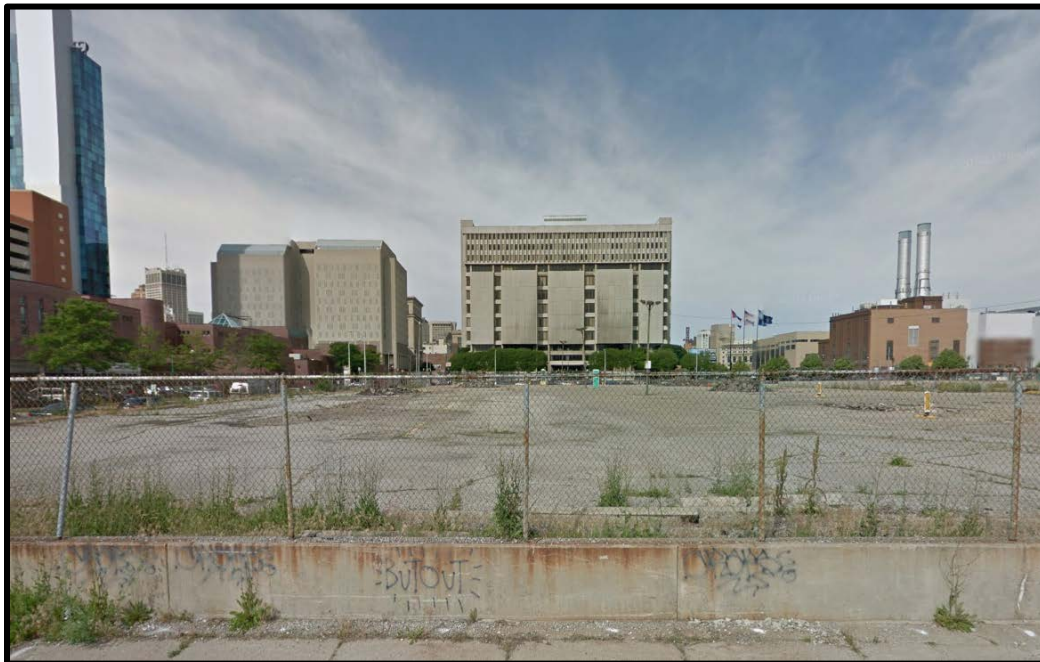


8)

1420 Chrysler Drive

Parcel ID: 03000244-77

Current Use: Gratiot Avenue Jail Site

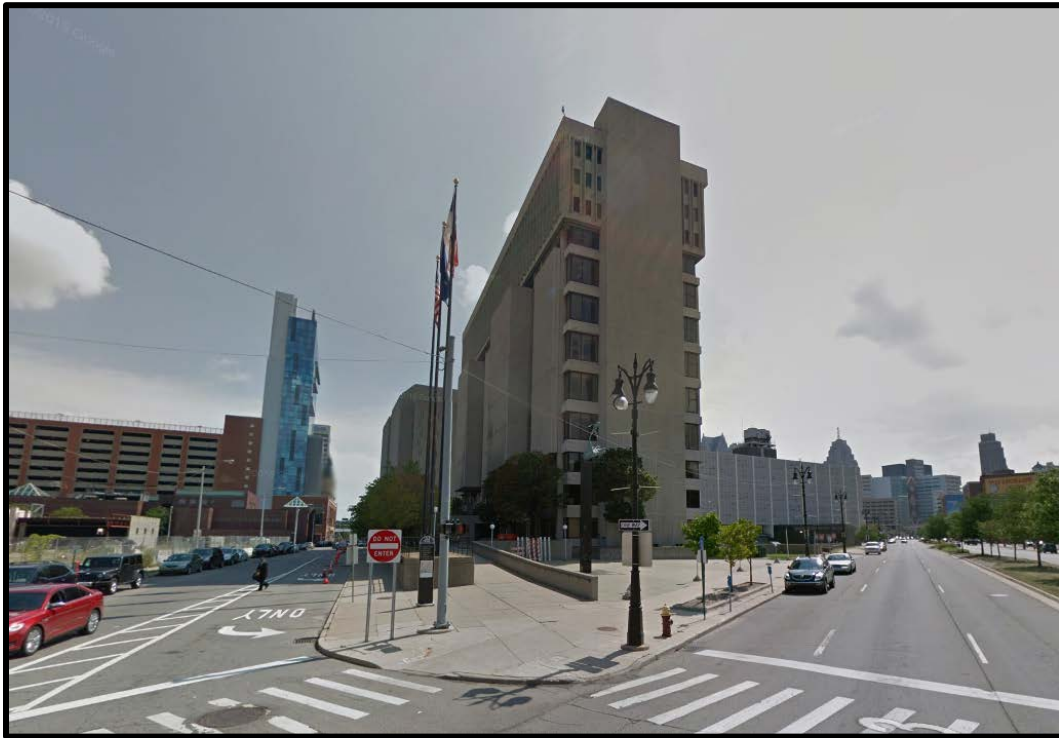


9)

1441 St. Antoine Street

Parcel ID: 03000278

Current Use: Frank Murphy Hall of Justice



10)

1326 St. Antoine Street

Parcel ID: 03000238-9

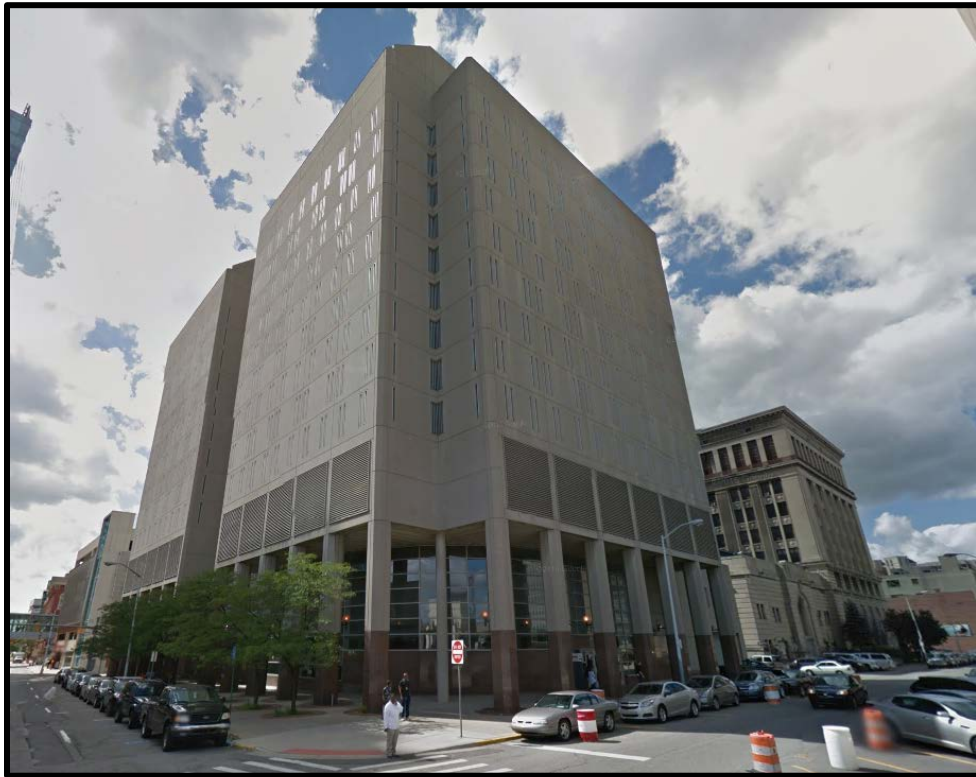
Current Use: Juvenile Detention Center



11) 580 Clinton Street

Parcel ID: 03000240-1

Current Use: Wayne County Jail (Division 1)



12) 520 Gratiot Avenue

Parcel ID: 03000279-88

Current Use: Wayne County Jail (Division 2)

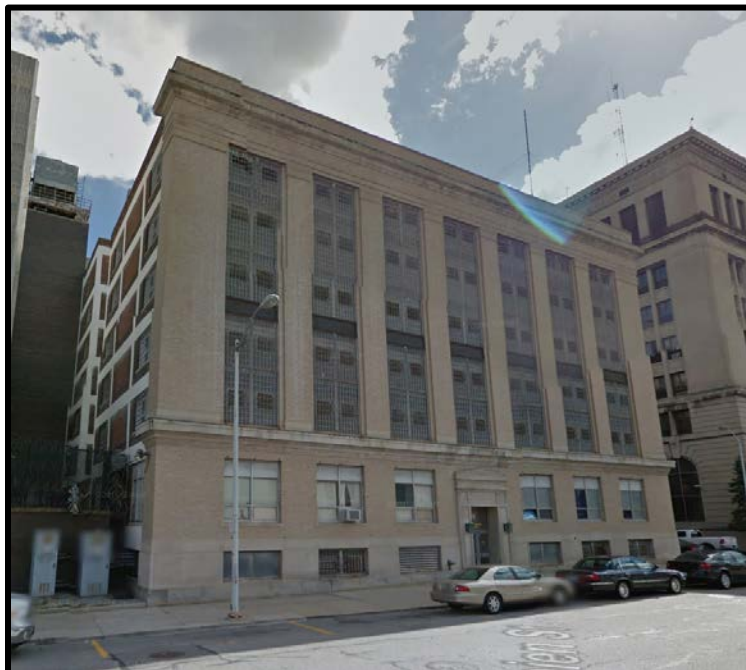


EXHIBIT F

Preliminary Rendering of Gratiot Avenue Redevelopment

