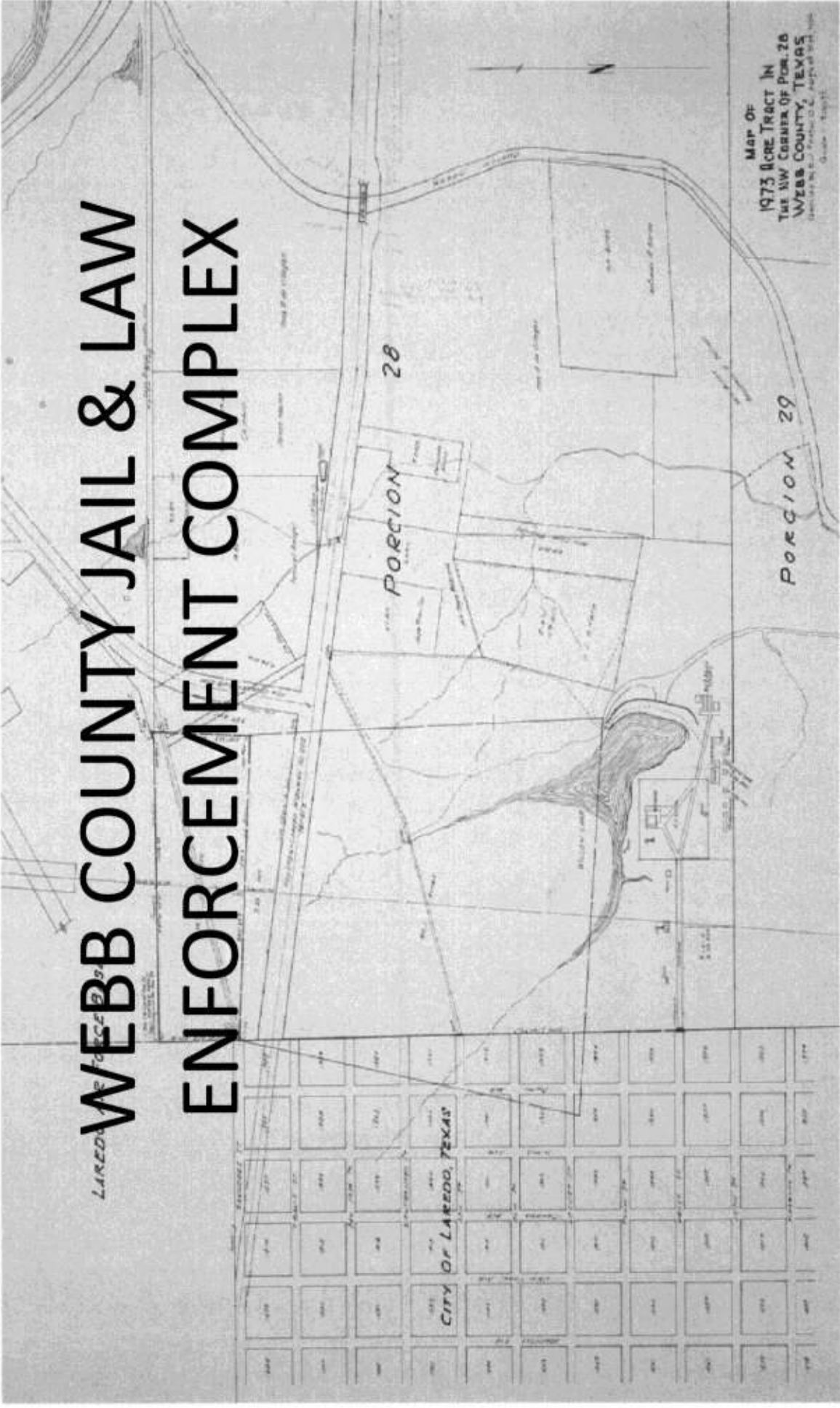


# WEBB COUNTY JAIL & LAW ENFORCEMENT COMPLEX



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ARCHITECTS with Pfluger Wiginton Hooker



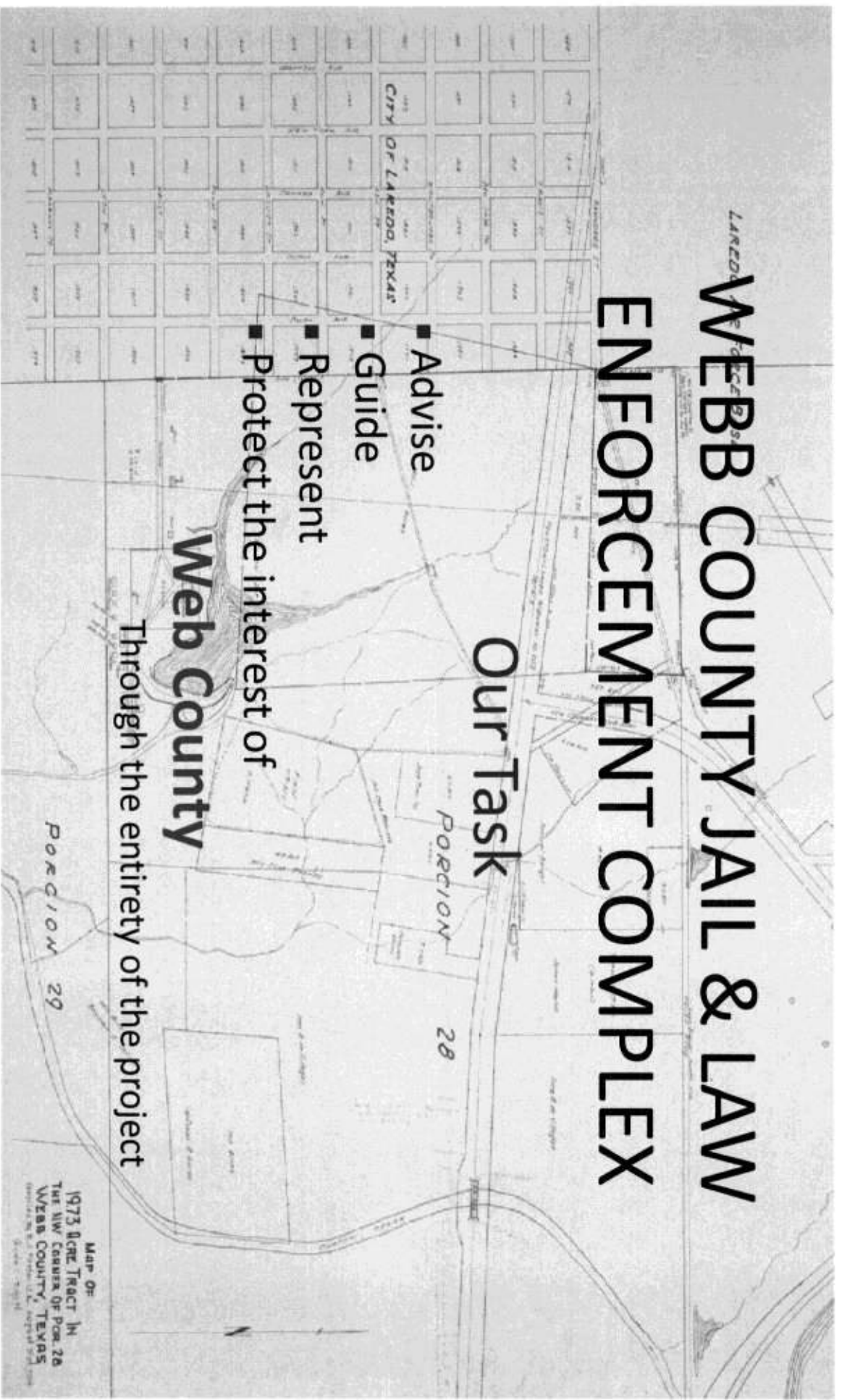
# WEBB COUNTY JAIL & LAW ENFORCEMENT COMPLEX

## Our Task

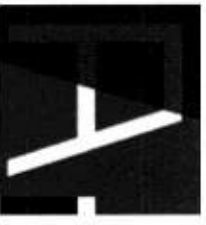
- Advise
- Guide
- Represent
- Protect the interest of

## Web County

Through the entirety of the project



MAP OF:  
1973 Acre Tract In  
THE NW CORNER OF POR. 28  
WEBB COUNTY, TEXAS  
Prepared by R. A. Ruppel, U. S. Geologist  
Scale: 1" = 1 Mile



**FRANK**  
**ARCHITECTS** with Pfluger Wiginton Hooker



# Frank Architects

- in business 18 years
  - Successful working relationships with institutional clients in Laredo:
    - Webb County
    - City of Laredo
    - Laredo ISD
    - United ISD
    - TAMIU
- HUB (Historically Underutilized Business) Certified
- member of US Green Building Council
- in-depth understanding of construction processes and local construction costs



Frank Rotnofsky  
AIA, NCARB



Viviana Frank-Franco  
AIA, NCARB, LEED AP  
BD+C



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ARCHITECTS with Pfluger Wiginton Hooker



# introduction



**FRANK ROTNOFSKY, AIA, NCARB**

Frank Architects – Principal  
29 years of experience  
Registered Architect in TX & NY



**KENT NIEMANN, AIA, REFP**

Pflugger Wiginton Hooker –  
Partner  
36 years of experience  
Registered Architect in TX



**JAMES O. WIGINTON, AIA**

Pflugger Wiginton Hooker –  
President  
35 years of experience  
Registered Architect in TX



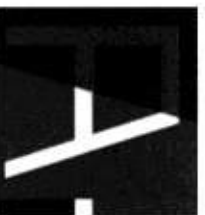
**JOHN W. GEYER, NCARB**

Pflugger Wiginton Hooker –  
Detention Equipment Specialist  
34 years of experience  
Registered Architect in TX



**DONALD F. OLSON, AIA**

Pflugger Wiginton Hooker – Project Manager  
35 years of experience  
Registered Architect in TX



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**ARCHITECTS** with Pflugger Wiginton Hooker



# Pfluger Wiginton Hooker

- 40 years in business
- 60+ staff
- offices in San Antonio, Austin, Dallas, and Houston
- successful 14+ year partnership with Frank Architects with more than \$250M in construction in place in Laredo
- specializing in design of detention and justice centers for over 35 years; with a total of more than 100 facilities



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## team advantages

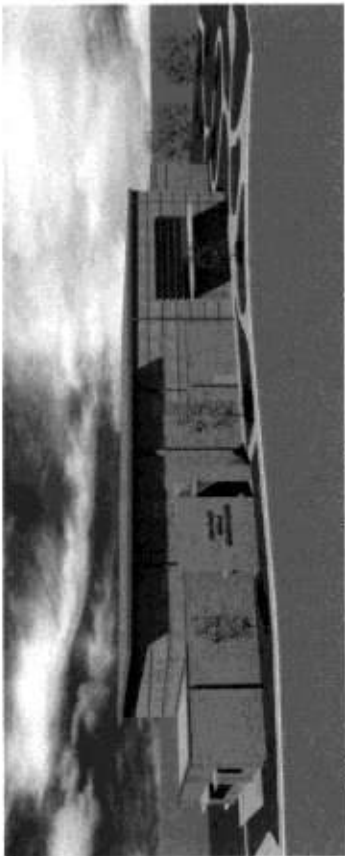
- strong relationships with local construction and business community
- track record of success in design and construction with more than \$400M of projects completed in Laredo
- familiarity with all different delivery methods; worked with Webb County on the first project undertaken using the Competitive Sealed Proposal (CSP) delivery method
- Laredo and SA offices – we are available



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# recent local team experience



Webb County Youth Village Project



Bridge of the Americas



Laredo ISD Vital M. Trevino School of  
Communications & Fine Arts



Texas A&M International University



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# jail experience

35 YEARS OF CONTINUOUS TEXAS JAIL EXPERIENCE



JIM WIGINTON



DON OLSON



JOHN GEYER

JIM DESIGNED 1<sup>ST</sup> JAIL CERTIFIED BY TEXAS JAIL COMMISSION – 1977  
JOHN DESIGNED 1<sup>ST</sup> DIRECT SUPERVISION JAIL IN TEXAS – BEXAR COUNTY, 1986

100 years of jail/justice experience including:

50,000 DETENTION BEDS

20,000 TEXAS JAIL BEDS

50 JAILS - NATIONWIDE

50 Sheriff's / Law Enforcement Offices



Travis County



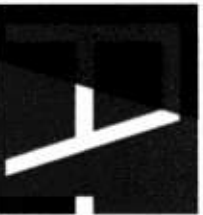
Bexar County

Bell County



Collin County

Tarrant County



FRANK

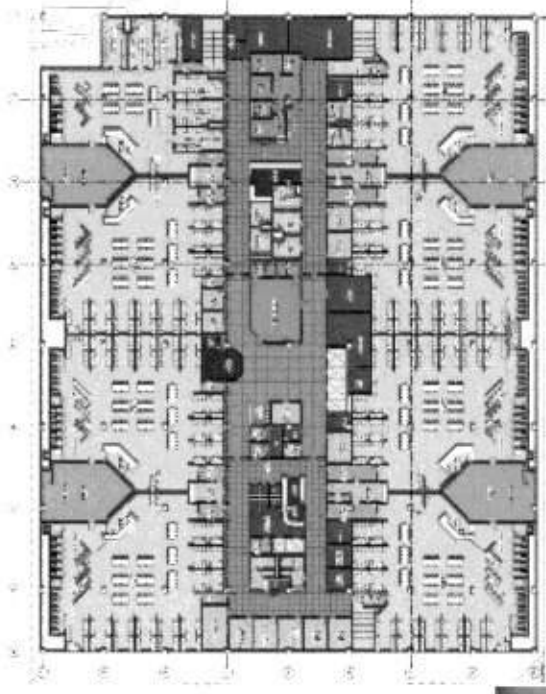
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# current/recent, relevant experience

## Harris County/City of Houston Joint Processing Center



- Direct Supervision
- 552 beds + holding
- 255,243 SF
- \$74,000,000

Jim, Don and John serving as owner's representatives for Harris County

- Designed all inmate housing areas
- Security consulting on entire building
- Security hardware and equipment

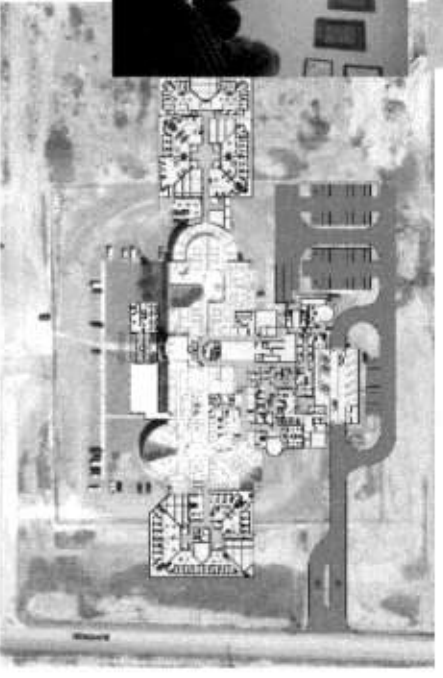
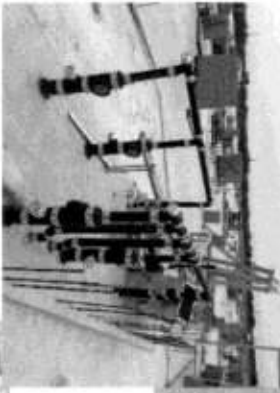
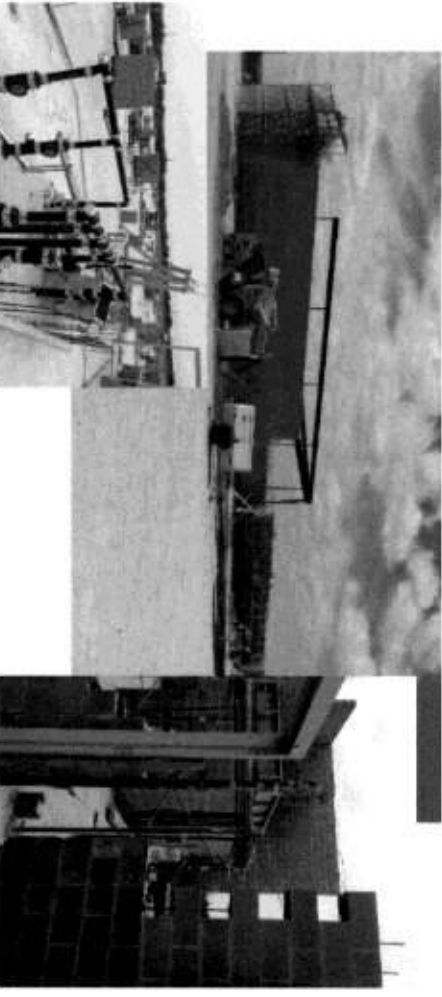


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# current/recent relevant experience

3 jails currently under construction



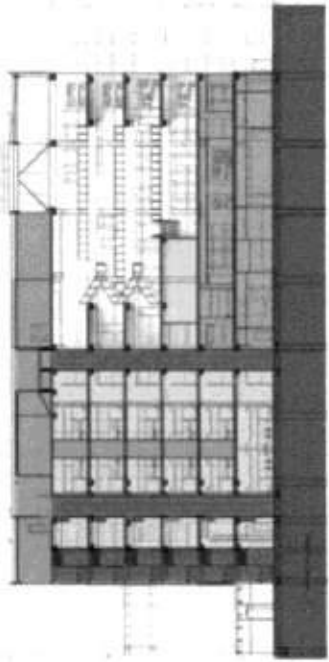
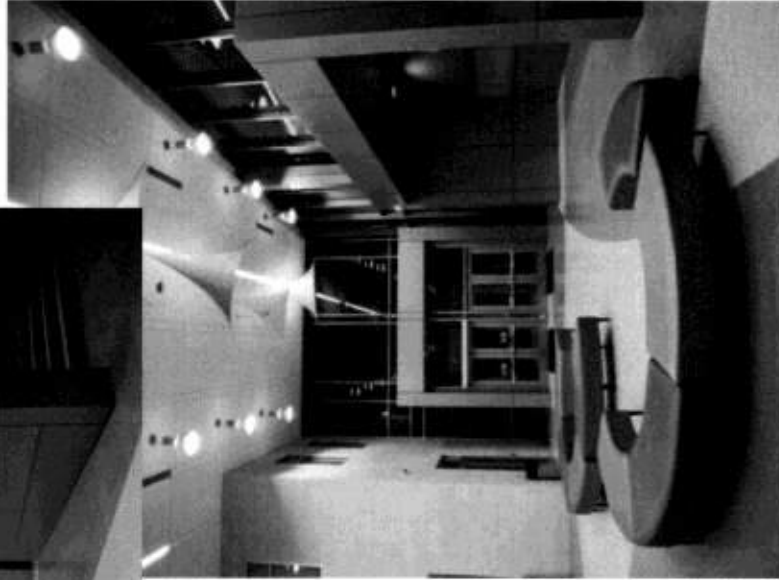
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# San Antonio Police | Fire Headquarters



LEED Silver



Atrium Section



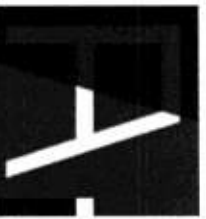
FRANK  
ARCHITECTS

PWH served as Owner's architect for design/build project



# services

- project management/owner representation
- needs and facility assessments
- space programming
- master planning
- developing design criteria
- developing alternative solutions
- planning & design of new and renovated facilities, including urban settings
  - jails
  - Sheriff/law enforcement facilities
  - courthouses
  - combined justice centers
  - administrative facilities
- constructability and budget development
- project scheduling
- advice and assistance with financing options
- bond program support
- guidance to clients on project delivery methods
- contractor/CM selection assistance



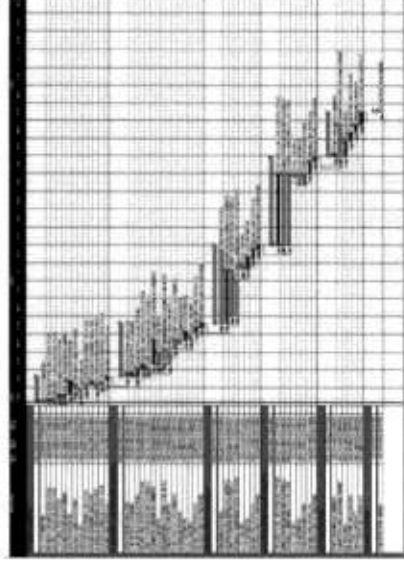
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# innovative process

- team will:
  - develop a structured, scheduled process with team-wide buy-in
  - tools we'll use include:
    - building information modeling
    - cost modeling
    - critical path scheduling
    - code compliance analysis
    - building systems comparison
    - materials/constructability analysis

All developed to achieve  
the county's goals



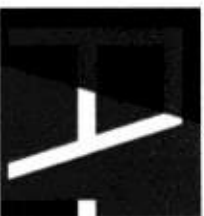
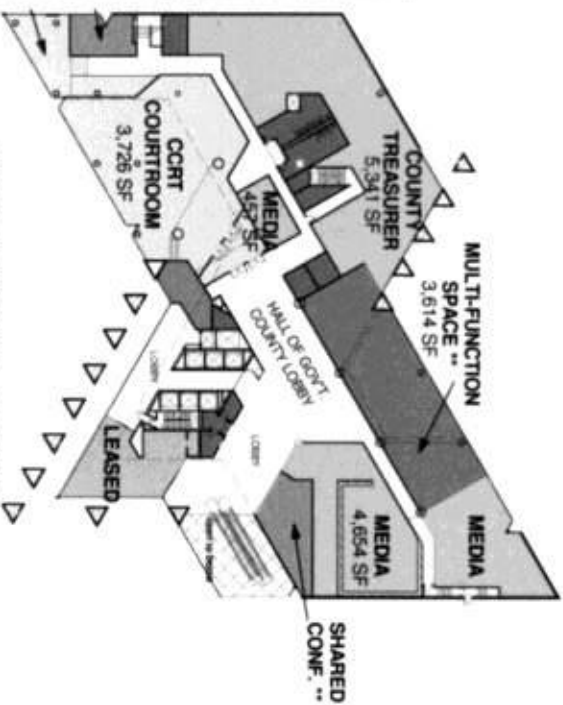
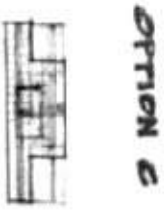
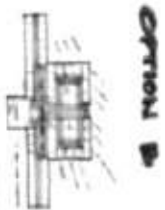
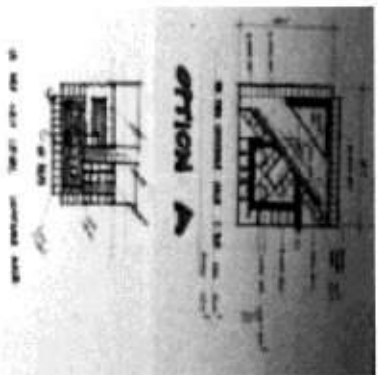
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# innovative process

- interactive
- collaborative
- responsive
- comprehensive
- thorough



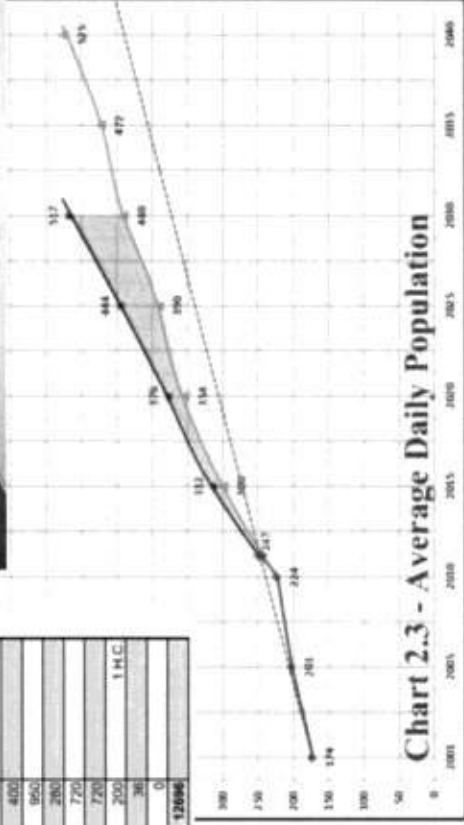
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# needs assessment and space programming

## space program

JAIL INTAKE/ HOLDING		SPACE PROGRAM					
		600 Bed Facility		800 Bed Facility			
	Quantity	Sq. Ft.	Total	Quantity	Sq. Ft.	Total	Comments
<b>Intake / Holding</b>							
Vehicle Safety Port	1	7000	7000	1	7000	7000	8 parking w/ storage
Pre-Booking Lobby	1	240	240	1	240	240	
Intake/cur	1	220	220	1	220	220	
Toilets	2	80	120	2	80	120	1 Staff + 1 Inmate
Officer Report Room	1	150	150	1	150	150	3-4 Stations
Pre-book Holding	1	120	120	1	120	120	4 Men - H.C.
Pre-book Detox	1	120	120	1	120	120	4 Men - H.C.
Security Vestibule	1	100	100	1	100	100	4 Men - H.C.
Restraint/ Chair Storage Room	1	40	40	1	40	40	
Booking Counter	1	550	550	1	550	550	
Low Risk Waiting Area	2	150	300	2	150	300	1 Male & 1 Female
Inmate Toilets	2	80	120	2	80	120	1 Male & 1 Female
Video Bonding Area	2	35	70	2	35	70	
Prints / Fingerprint Counter	1	80	80	1	80	80	
Classification Camera	4	40	160	4	40	160	
Shakedown	2	200	400	2	200	400	
Inmate Property Storage	1	950	950	1	950	950	
4 Men Detox Cell	2	140	280	2	140	280	
8 Men Detox Cell	4	180	720	4	180	720	
8 Men Holding Cell	4	180	720	4	180	720	
2 Men Holding Cell	2	100	200	2	100	200	1 H.C.
Booking Station	1	36	36	1	36	36	
		0	0			0	
<b>Sub Total</b>			<b>12896</b>			<b>12896</b>	



## SENIOR STAFF

The people you see here today  
Are the people who will work with you  
from start to finish of project

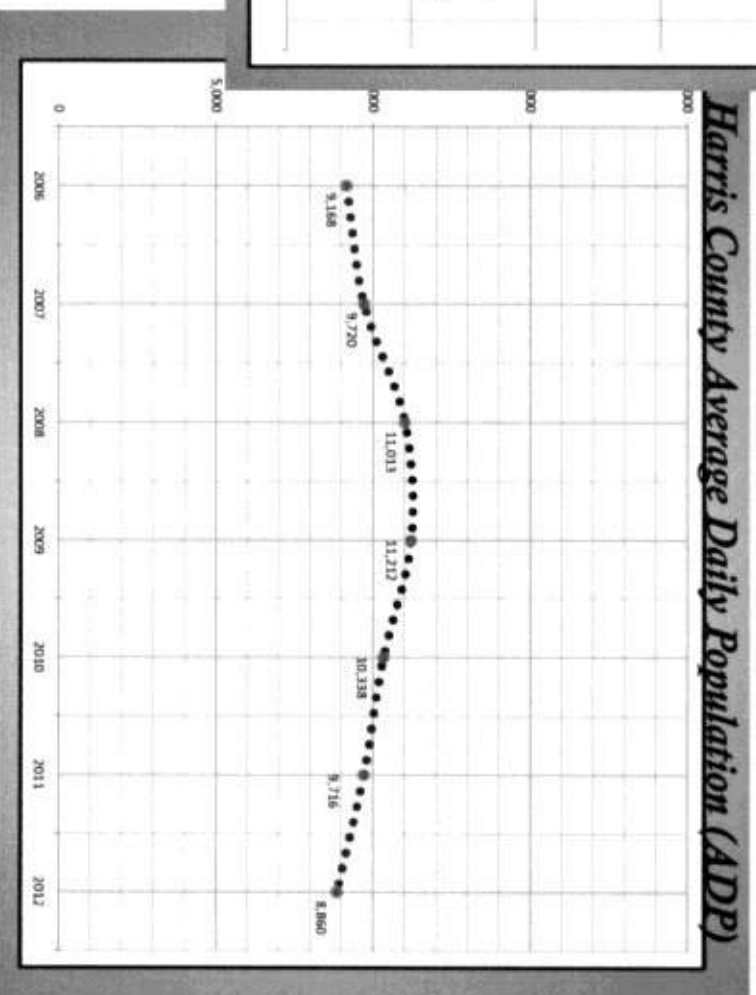
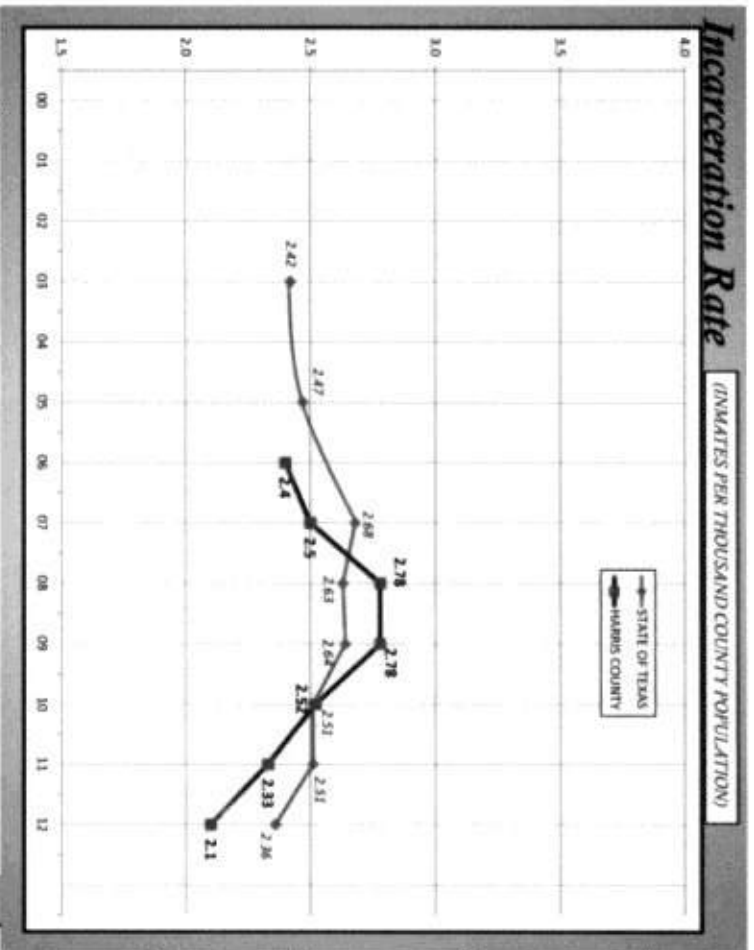


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# statistical analysis



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# master planning services



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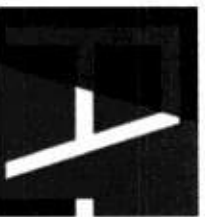
# master planning services



New Bell County  
Justice Center & Jail

## \$100 Million Bell County 6 Phase Master Plan

1. New District Courts Building
2. New 650 Bed County Jail
3. Renovate Existing District Courts Building Into New Sheriff's Offices
4. New Multi-Purpose Building
5. Renovate Existing 500 Bed Jail
6. New County Court-at-Law Building



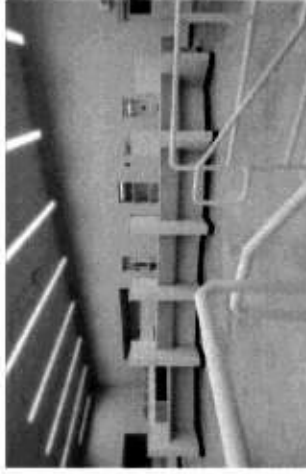
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# Bell County Courts, Jail & Sheriff's Office

- 158,500 SF Jail
- 650 beds, expandable to 1,400
- 24-bed infirmary
- 100,000 SF courthouse
- 40,000 SF Sheriff's office

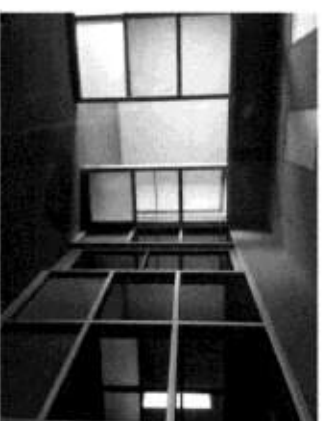


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# additional team benefits

- ❑ dedicated team office in Frank Architect's Laredo office
- ❑ all planning and design activities take place here
- ❑ immediate access to all project documents and information
- ❑ space accessible to all team members, Sheriff, Commissioners, and other project participants
- ❑ allows for tie-in to other resources locally



Frank Architect's Webb  
County Think Tank



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# why choose the Frank PWH team?

- ❑ committed to serving Webb County
- ❑ unparalleled justice experience
- ❑ key team members' involvement
- ❑ local presence
- ❑ 14 years of successful and ongoing collaboration
- ❑ full service team
- ❑ comprehensive design and production capabilities

WE REALLY ARE RIGHT ACROSS THE STREET!



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# QUESTIONS?



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