



1867 Crane Ridge Dr., Suite 200-A • Jackson, MS 39216  
P.O. Box 31177 Jackson, MS 39286-1177

BENCHMARK CONSTRUCTION CORPORATION REQUEST FOR QUALIFICATIONS FOR:

PROFESSIONAL SERVICES TO DESIGN AND CONSTRUCT A  
JUVENILE DETENTION CENTER IN HARRISON COUNTY  
MISSISSIPPI



**DAVID MARSH**  
President

1867 Crane Ridge Drive, Suite 200-A • Jackson, MS 39216  
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David Marsh



# BENCHMARK



**Harrison County Board of Supervisors**  
June 2017

# Harrison County

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Benchmark has delivered more County detention facilities than any other company in the state



**BC** **BENCHMARK**  
**CONSTRUCTION**  
**CORPORATION**  
[www.benchmarkms.com](http://www.benchmarkms.com)

1867 Crane Ridge Drive, Suite 200-A • Jackson, MS 39216  
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June 27, 2017

Harrison County Board of Supervisors  
730 Dr. Martin Luther King Blvd.  
Biloxi, MS 39530

Dear Ladies and Gentlemen:

Please allow me to take this opportunity to thank you for taking the time to review the proposal of the Benchmark Team. We offer a unique delivery system that ensures the County of seasoned professional expertise, unmatched experience in detention facilities and guarantees that the County will never make any expenditures until certain assurances are given, as well as offering the ability to assist the County with much more than the design and construction of the juvenile detention facility. Our system encourages the creation of a team environment that promotes a conflict free relationship with each of the parties involved culminating in a successful project for the County.

We have successfully completed this process numerous times and I urge you to contact all of our references for their comments about the experience they had with us. Our team has a tremendous capacity and the Harrison County Juvenile Detention Facility would receive all the attention it deserves.

I will be the individual acting as the point person on the project. Again, thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'David Marsh'.

David Marsh,  
President

# BENCHMARK PROPOSAL FOR HARRISON COUNTY:

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## AN ALL-INCLUSIVE, TURN-KEY, LEASE PURCHASE PROGRAM THAT WILL INCLUDE THE DELIVERY OF:

1. All architectural and engineering services.
2. Complete construction of the facility while securing competitive prices on all aspects of the construction.
3. All financing arrangements working in concert with Harrison County and Butler Snow.
4. All legal work necessary to complete the project - No bonds will be issued. We will work with Butler Snow as we have done on numerous past projects.
5. Our estimate for the construction is guaranteed.
6. There will no change orders unless additional work is requested by the County or unforeseen sub-surface conditions arise.
7. Benchmark will supply all pre-construction services, preliminary floor plans, 3-D virtual tour of the facility and all necessary information to show exactly what the County will receive. There will be no cost for all these services.
8. All costs can be financed for 20 years.
9. Benchmark is paid nothing, unless the project is built.
10. Our Lease Purchase Program allows us the maximum flexibility to include local subcontractors and suppliers.

# BENCHMARK CONSTRUCTION CORPORATION

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Benchmark Construction was founded in 1979 by David Marsh. David still runs the day to day operations as president of the company.

David serves as the project executive on all county detention projects. He is involved in every aspect of the financing, architectural and engineering work, construction, and all the legal particulars of a lease purchase project.

Benchmark has completed projects throughout the south and has a bonding capacity in excess of 100 million dollars. Benchmark has a strong team of professionals that have decades of experience in the design and construction of commercial, industrial and institutional facilities.

David Marsh will be the point person along with Gary Chamblee on the development of the Harrison County Juvenile Detention Center. No one in Mississippi has the expertise and experience to bring all aspects of the project to the table and coordinate every discipline.



# BENCHMARK DETENTION FACILITIES

Copiah County Detention Facility

Covington County Detention Facility

City of Natchez Detention Facility

Newton County Detention Facility

Panola County Detention Facility – Phase I

Panola County Detention Facility – Phase II

Pearl Police Department with Detention Space

Pearl River County Detention Facility

Simpson County Detention Facility

Tate County Detention Facility – Phase I

Tate County Detention Facility – Phase II

Walthall County Detention Facility

Wilkinson County Detention Facility

Yalobusha County Detention Facility

Yazoo City Detention Center

Yazoo County Detention Facility

Coahoma County Detention Facility (Under Construction)

Phillips County, Arkansas Correctional Facility (Under Development)







Dr. A.H. McCoy Federal Building Renovation, Jackson, MS

## ABOUT US:

**Company Name:**

Cooke Douglass Farr Lemons Architects & Engineers PA

**Headquarters:** Jackson, Mississippi

**Year Founded:** 1961

**Employees:** 37

**Annual Revenue:** \$10M±

**Services Offered:** Architectural, Electrical, Mechanical, Interior Design, Landscape, Graphic Design, Master Planning, Communications, Commissioning.

**Areas of Expertise:** Workplace, Highly Complex Projects, Corporate Work, Institutional Work, Military Design Build, Higher Education, Sports Facilities, Interior Design, Master Planning, Strategic Planning.

Cooke Douglass Farr Lemons Architects & Engineers PA is a 37-person Jackson, Mississippi based corporation with a reputation for design excellence and budgetary responsibility. We are a multi-disciplinary organization, founded in 1961, offering architecture, engineering, landscape architecture, planning, interior design, master planning, strategic planning, and graphic design. The CDFL team has a long-term relationship with university and military clients based on knowledge, service, quality, and performance.

CDFL has maintained a positive growth revenue for over ten years increasing our total volume and remaining debt free.

In addition to our work throughout the southeast, we've worked as far north as West Lafayette, Indiana, and as far west as New Mexico. With a returning commission rate of 85%, it's clear that our ability to provide full service projects exceeds our clients' expectations in budget, schedule, quality, and design.

The CDFL team is fully integrated and offers the proven ability to provide solutions that consider each aspect of a project and coordinates each part into an efficient assemblage. By working as a unified team, we will provide a custom plan that meets the needs of our client. Our process will control budget considerations and schedule requirements while maintaining quality design, operational integrity, and functionality.

In addition to building functional and well-designed spaces, CDFL focuses on sustainable design and maximizing energy efficiency. Sustainable design requires a holistic view of land, infrastructure, and building to use material, energy and water resources more efficiently; all while improving the health of ecosystems, and addressing health issues related to the indoor environment. CDFL has designed over 2,177,131 square feet in accordance with LEED Silver requirements.

We believe our design team is the most capable and committed group available to address the requirements of this significant project. We approach each project as a unique opportunity to explore the specific needs and challenges of the owner through in depth program and strategy analysis. We provide direct access to all of our team members to ensure superior customer service and real time solutions.

THE POWER OF 



Carroll Gorfin Justice Building, Jackson, MS

## Correctional Facilities **EXPERIENCE:**

**Arkansas State Prison**

**CB Naval Construction Battalion Center, Security Center**

**Copiah County Justice Complex**

**Covington County Justice Complex**

**Federal Bureau of Prisons Memphis, TN (Joint Venture)**

**Department of Corrections Green County State Facility**

**Indianola City Detention Center for Juveniles**

**Lafayette County Detention & Addition (Joint Venture)**

**Leake County Detention Center**

**Madison Justice Complex**

**Natchez City Detention Center**

**North Delta Juvenile Center**

**Oakley Campus Renewal Project**

**Panola County Detention Center**

**Parchman Maximum Security Prison**

**Parchman Minimum Security Prison**

**Department of Corrections Rankin County Facility**

**Rankin County Prison Facility for Women**

**Simpson County Justice Complex**

**Walthall County Detention Center**

**Wilkinson County Detention Center**

**Yalobusha County Detention Center**

**Yazoo County Detention Center**

**Yazoo County Juvenile Center**

**Yazoo Federal Prison Medium Security**

**Yazoo Prison As-Built**



## ABOUT US:

**Company Name:**

unabridged Architecture PLLC  
Allison and John Anderson Architects

**Location:**

Bay St Louis, Mississippi

**Year Founded:** 1995

**Employees:** 6+

**Services Offered:** Architecture, Urban Planning, Landscape, Graphic Design, Exhibit Design, Sustainability Consulting, Resilient Design

**unabridged Architecture** is a leader in sustainable and resilient design for communities, offering architectural and urban solutions for high-performance buildings and landscapes. With over 20 years of experience designing in hurricane-prone communities bordering the Gulf of Mexico, we have refined architectural responses to climate challenges

unabridged Architecture is a Woman-Owned Small Business certified by the Mississippi Development Authority as well as the State and Local Disadvantaged Business Enterprise program in New Orleans.

We specialize in projects with high performance requirements for sustainability and resilience. We are practiced at community sensitivity and outreach, with national experience on project engagement and education. We maintain a collaborative process within the office to generate fresh ideas from staff, clients, partners, and consultants.

We design places that respond to their environmental context and offer unique opportunities to become part of the vernacular landscape. Architecture works with the limited resources available to create wonderful places, and unabridged has adopted the 2030 Challenge to reduce the resources used in buildings.

Our portfolio of projects includes armoured buildings for community and first-responder shelters, green infrastructure for cities and regions, civic and cultural landmarks, and the adaptive reuse of existing and historic buildings to prepare for a new century of service life marked by climate extremes.

## DESIGN PHILOSOPHY

Architecture can be thrifty with resources and still generous in spirit; encouraging density, diversity, and reconnection. unabridged measures design excellence in three ways:



## SUSTAINABLE

We accept the genuine power of nature and the limited resources available to create wonderful places. unabridged has adopted the 2030 Challenge, promising all new buildings and renovations shall reduce energy consumption 60% below average. We measure energy performance post-occupancy, and pursue LEED certification with tenacity.

## RESEARCH-BASED

We continually challenge the status quo.

Research informs every project, and leads us to not only new building technologies, but to new ways of thinking about the way people live with structure and culture. We strive for a critical practice by creating active and inclusive studios.

## DESIGN

Great solutions are discovered through close collaboration with our clients and colleagues, and result in aesthetically rewarding and productive spaces. We look beyond the building edge to contribute to greater vitality of the project, culture, and community. Good design promotes community engagement with architecture and ensures longevity.



### ALLISON ANDERSON FAIA, LEED-AP

Allison Anderson focuses on projects with a strong community design component, and is dedicated to creating sustainable places through the preservation and enhancement of existing structures, communities, and habitats. Repairing the connection between nature and the built environment demands a practice that explores the broadest definition of sustainability. Anderson was the first LEED-Accredited Professional in Mississippi in 2002, and chairs the US Green Building Council/Mississippi Advocacy Committee.

Allison earned a Master of Architecture degree from the University of Texas where she was awarded the President's Fellowship, and a Bachelor of Architecture degree from the University of Southern California. She has been a licensed architect since 1991. Allison has taught architecture at the University of Texas, Louisiana State University, and Tulane University.

### JOHN ANDERSON AIA, LEED-AP

John Anderson is a resource for sustainability and green design issues under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. John was the first LEED-Accredited Professional in the state of Louisiana in 2002. John leads the studio in design to meet the particulars of the climate, which results in a regional modernist architecture. The Waveland Business Center was inspired by the double-roofed structures prevalent in the south, with other projects derived from dogtrot cabins and traditional vernacular forms. His use of materials is wide and eclectic, incorporating salvaged material at 443 Main Street and the Little Theatre. John has taught architecture at the University of Texas.

Prior to joining unabridged Architecture in 2007, John worked for 13 years at the award-winning firm of Eskew+Dumez+Ripple in New Orleans, Louisiana. He was the project architect and LEED professional for two Silver-rated projects: the Key West Weather Forecast Office, and Dr. Nancy Foster Environmental Education Center. John began working with a group of interns and architects in 1998 to share his commitment to sustainability, adopting LEED and its core principles, ensuring green building principles were incorporated into all projects, and encouraging clients to pursue LEED Certification. He continues to provide sustainability seminars, currently developing standards for Hot Humid Climates.

# David Marsh

## President

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David Marsh founded Benchmark Construction Corporation in 1979. He received his Bachelor of Arts Degree from Millsaps College in 1973 and has been in the construction industry since that time. David has many years of valuable field experience and has worked as an estimator and project manager. He runs the day to day operations of Benchmark and reviews every project on a weekly basis.

Under David's leadership Benchmark has grown from a company of three employees to its present size with projects throughout the south. David has been instrumental in several major projects and has also been greatly involved in other industry, civic and charitable organizations.



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Some of these past and present affiliations are as follows:

- Goodwill Volunteer Salute Honoree 2011
- First Commercial Bank - Board of Directors
- Millsaps College Alumni Council - President
- Mississippi State Board of Contractors - Chairman
- Mississippi State Board for Community & Junior Colleges - Member
- St. Andrew's Episcopal School - Board of Directors
- Adjustments and Appeals Board for City of Jackson - Chairman
- Jackson Y.M.C.A. - Board of Directors
- Union Planters Bank - Board of Directors
- Willowood Developmental Center - President
- Jefferson Award Winner For Volunteerism
- New Stage Theater - Board of Directors
- Horne CPA Group - Advisory Board
- River Oaks Hospital - Advisory Board
- Else School of Management Millsaps College - Advisory Board
- American Arbitration Association
- Associated General Contractors - Member
- National ABC Involvement Committee - Member
- Associated Builders and Contractors - Board of Directors
- American Subcontractors Association - Member



## Gary Chamblee

### Project Manager

Gary received his Bachelor of Science Degree in Electrical Engineering from Mississippi State University. He has been involved in some aspect of the construction industry since 1974. Gary has handled numerous projects over the last number of years. The majority of Gary's work starts at the conceptual stage, which allows the Owner to take advantage of his design expertise and his ability to analyze systems. Gary is familiar with the partnering delivery method, design-build process and formal bid work. His attention to detail and ability to present prudent timely options allows the Owner to make informed decisions. Gary is an asset to any project.



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### **A sampling of his Correctional Facility Projects:**

Covington County Jail  
Walthall County Jail  
Copiah County Jail  
Tate County Jail – Phase I  
Tate County Jail – Phase II  
Wilkinson County Jail  
Simpson County Jail & Justice Complex  
Panola County Jail – Phase I  
Panola County Jail – Phase II  
Yazoo County Jail  
Yazoo City Detention Center  
Pearl River County Justice Complex





**Jody Coleman, *Principal***

Design Project Manager

AIA

Jody has been practicing architecture for 21 years. He holds a Bachelor of Science Degree in Architectural Technology from the University of Tennessee and is licensed and registered in Mississippi, Kentucky and Georgia.

Project History:

**Panola County Jail**

Batesville, MS

\$3,900,000

**Tate County Jail – Phase I**

Senatobia, MS

\$3,900,000

**Tate County Jail – Phase II**

Senatobia, MS

\$3,600,000

**Mississippi Department of Correction –**

**Rankin County Prison Facility**

Whitfield, MS

\$25,000,000

**Simpson County Jail**

Mendenhall, MS

\$8,000,000

**Copiah County Jail**

Hazlehurst, MS

\$6,000,000

**Walthall County Jail**

Tylertown, MS

\$2,600,000

**Wilkinson County Jail**

Woodville, MS

\$2,700,000





## **Chris Myers**

Project Architect

*AIA*

*Architect*

Chris has over 11 years of experience serving as designer, project manager and client liaison. He attended Mississippi State University, earning a Bachelor of Architecture Degree. Over the years, Chris has gained experience in working with owners to cultivate plans specific to each county's requirements and desires. He has great expertise in detention facility design.

### Project History:

#### **Tate County Jail – Phase II**

Senatobia, MS

\$3,600,000

#### **Simpson County Jail**

Mendenhall, MS

\$8,000,000

#### **Copiah County Jail**

Hazlehurst, MS

\$6,000,000

#### **Walthall County Jail**

Tylertown, MS

\$2,600,000

#### **Covington County Jail**

Hazlehurst, MS

\$3,800,000

#### **Wilkinson County Jail**

Woodville, MS

\$2,700,000





#### **YALOBUSHA COUNTY:**

“I think the choice of using Benchmark saved this county a pile of money”. Benchmark Construction was hired in 2013 as the project manager for the complete job, starting with design work, a financing phase using a lease purchase program and the actual construction. “We didn’t have any overruns, we knew what we had to spend and that’s what we spent.”

*Tommy Vaughn, President  
Yalobusha County Board of Supervisors  
Excerpt from “North Mississippi Herald”*

#### **WILKINSON COUNTY:**

“Dear Mr. Marsh,

Please allow me to take this opportunity to thank you and Benchmark Construction for the fine job you did on our new jail. The job was processed smoothly from the conceptual drawings to the final completion. If anyone needs to contact me directly concerning the performance of Benchmark on our jail I will be more than happy to share my complete satisfaction with them regarding you and Benchmark.”

*Sheriff Reginald Jackson  
Wilkinson County*

#### **SIMPSON COUNTY:**

“The Simpson County Board of Supervisors recommends Benchmark Construction. Benchmark has been outstanding. Their professional and common sense approach to building design and construction is just what we needed.”

*Mickey Berry, President  
Simpson County Board of Supervisors*

#### **TATE COUNTY:**

“Benchmark Construction handled all the design, construction, financing and legal work for our jail project. The Board of Supervisors and the Sheriff had a great working relationship with David Marsh and all the personnel from Benchmark.

I can confidently recommend Benchmark for any building project you might have.”

*Rufus Warren  
Tate County Administrator*

#### **PANOLA COUNTY:**

“Our agency would highly recommend Benchmark Construction to other agencies.

Our facility has been a model for several other construction projects by other entities. We continually have other entities approach us about our facility because of its superior construction and design.”

*Sheriff Hugh W. (Shot) Bright  
Panola County*

#### **COPIAH COUNTY:**

“The Board of Supervisors and the Sheriff of Copiah County reviewed and visited a number of recently constructed jails in Central Mississippi and after review and inspection of the jails, the Board of Supervisors determined that Copiah County would be best served by selecting Benchmark Construction Corporation for the turn-key development and construction of the new jail.”

*Perry Hood, President  
Copiah County Board of Supervisors*

#### **WALTHALL COUNTY:**

“The Walthall County Board of Supervisors received numerous proposals for our county jail project. The turn-key proposal from Benchmark was the best solution for our needs. Despite the bad weather our project is well underway and Benchmark has lived up to everything they said. We are very pleased with their performance.”

*Larry Montgomery, President  
Walthall County Board of Supervisors*

**COVINGTON COUNTY:**

"The Covington County Board of Supervisors has been working with David Marsh and Benchmark for over two years on our county jail project. Benchmark has handled all design, financing, and legal work to date. We look forward to breaking ground on our new justice complex in the next couple of months. We have been very pleased with Benchmark's performance and can comfortably recommend them to any Mississippi county."

*Mason Stringer, President  
Covington County Board of Supervisors*

**NEWTON COUNTY:**

"I am a construction consultant for Newton County. Benchmark responded professionally throughout the process and completed the project with no problems. I would recommend Benchmark on any commercial or municipal project as they're fully capable from a workmanship, financial and professional standpoint."

*Robert C. Gentle  
Construction Consultant*

**PEARL RIVER COUNTY:**

"Benchmark has worked with us since the beginning of this project, and we have been very impressed with them. We would recommend Benchmark Construction Corporation to anyone who plans a construction project."

*Adrain Lumpkin, Jr.  
Pearl River County Administrator*

**ESCAMBIA COUNTY, FL:**

"Benchmark Construction has been selected as an Emergency Design Builder for Escambia County. This design-build approach allows the County to respond quickly to emergency or disaster events. They have completed more than 20 projects for Escambia County. We look forward to working with Benchmark on future projects."

*William E. Lawing  
Division Manager, Architect  
Escambia County, Florida*

## BENCHMARK REFERENCES

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**Simpson County**  
Rhuel Dickerson  
601-847-1414

**City of Flowood**  
Gary Rhodes  
601-420-3333

**Tate County**  
Rufus Warren  
Sheriff Brad Lance  
662-562-4647

**Yalobusha County**  
Tommy Vaughn  
Sheriff Humphries  
662-607-0329

**Panola County**  
Robbie Haley  
662-563-6204

**Copiah County**  
Sheriff Jones  
601-906-2515

**Wilkinson County**  
Thomas Tolliver, Jr.  
Sheriff Reginald Jackson  
601-888-3511

**Covington County**  
Mason Stringer  
Jimmy Baggett  
601-765-4242

**City of Pearl**  
Mayor Brad Rogers  
601-932-3500

**Walthall County**  
Larry Montgomery  
601-876-6026

**Pearl River County**  
Adrian Lumpkin  
601-403-2300

**Coahoma County**  
Daniel Vassel  
662-624-3028  
IN PROGRESS

**Webster County**  
Pat Cummings  
662-552-2290  
IN PROGRESS



# **Benchmark Construction Corporation Capacity**

Benchmark has more than enough capacity to handle the Harrison County Juvenile Detention Facility. We will be able to assign the work to the same individuals who have completed the numerous detention facilities that we have referenced in our proposal. We would be able to start immediately and keep the project moving forward as expeditiously as possible.

**Benchmark Construction Corporation  
strongly recommends:**

**DO NOT** pay anyone or sign any contract until  
the scope of work and the price are both  
guaranteed.

Benchmark proposes to work on this basis.

Harrison County  
will pay Benchmark nothing if the project is not  
built, even if we have done extensive pre-  
construction and design work.