

# **Revised Scope of Work for the Expansion and Renovation of the Albemarle – Charlottesville Regional Jail**

July 8, 2025

Martin Kumer, Superintendent



Project Update as of July 1, 2025:

On May 30, 2025 the facility received five bids out of the original six pre-qualified bidders. The bids ranged from \$53m to \$76m. English Construction, Lynchburg, Virginia was the apparent low bidder.

Prior to bid opening, the construction/hard costs had been estimate to cost approximately \$39.9m. (This cost is does not include “soft costs” design, engineering etc which bring the total project costs to \$49.23m)

With the lowest bid approximately 34% over the estimate we determined to not seek additional funding but to work within the previously approved budget.

Therefore, we began working with English Construction, Moseley Architects and our Construction Manager, Downey and Scott reduce the scope of the project to fit the original budget. The team was directed to address the core issues and concerns identified in the Community Based Corrections Plan.

The original scope was comprised of two.  
primary phases.

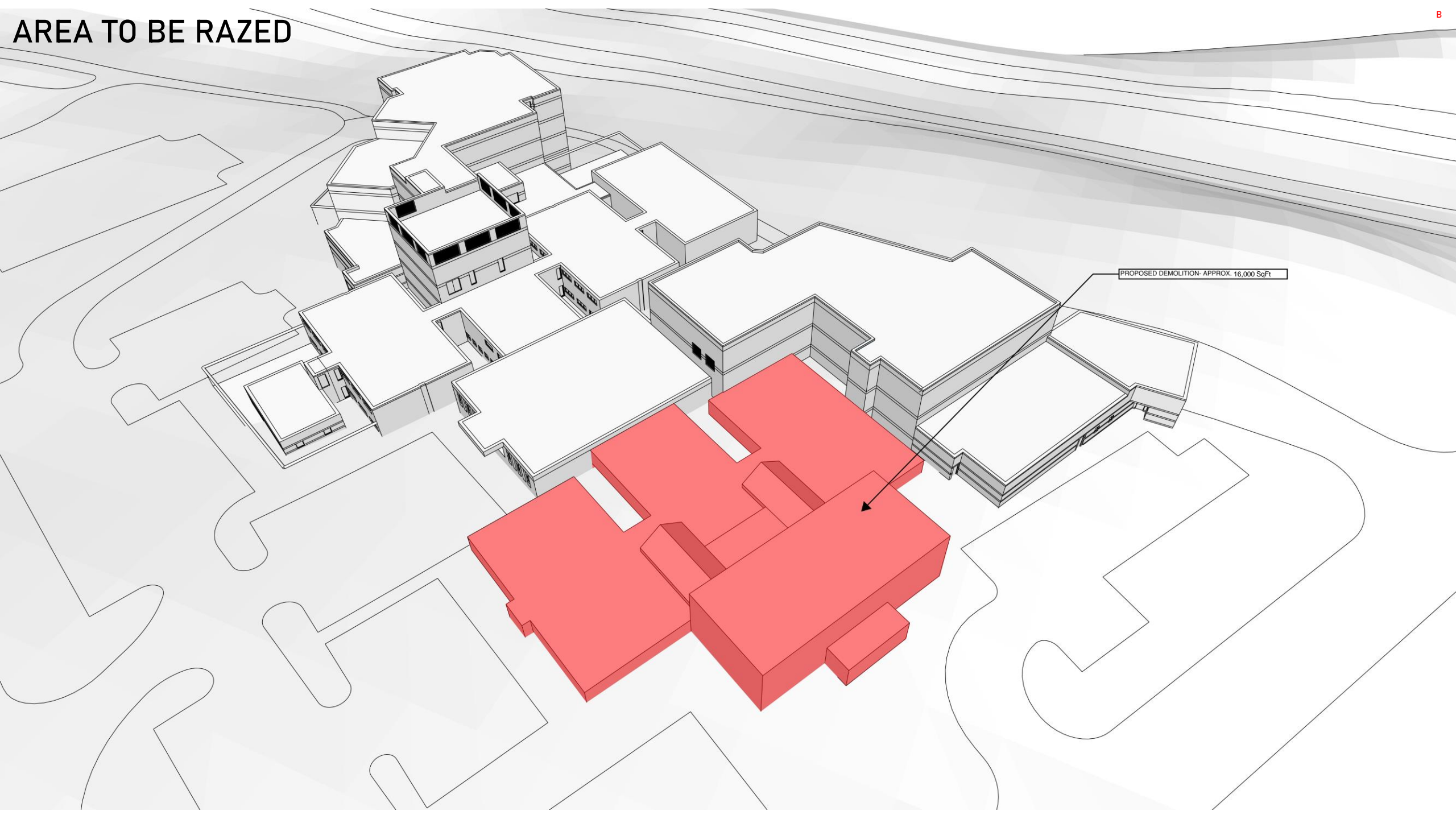
## Phase 1: New Construction

Consisted of razing east wing of the facility which was built in 1974 and rebuilding a two-story structure in its footprint.

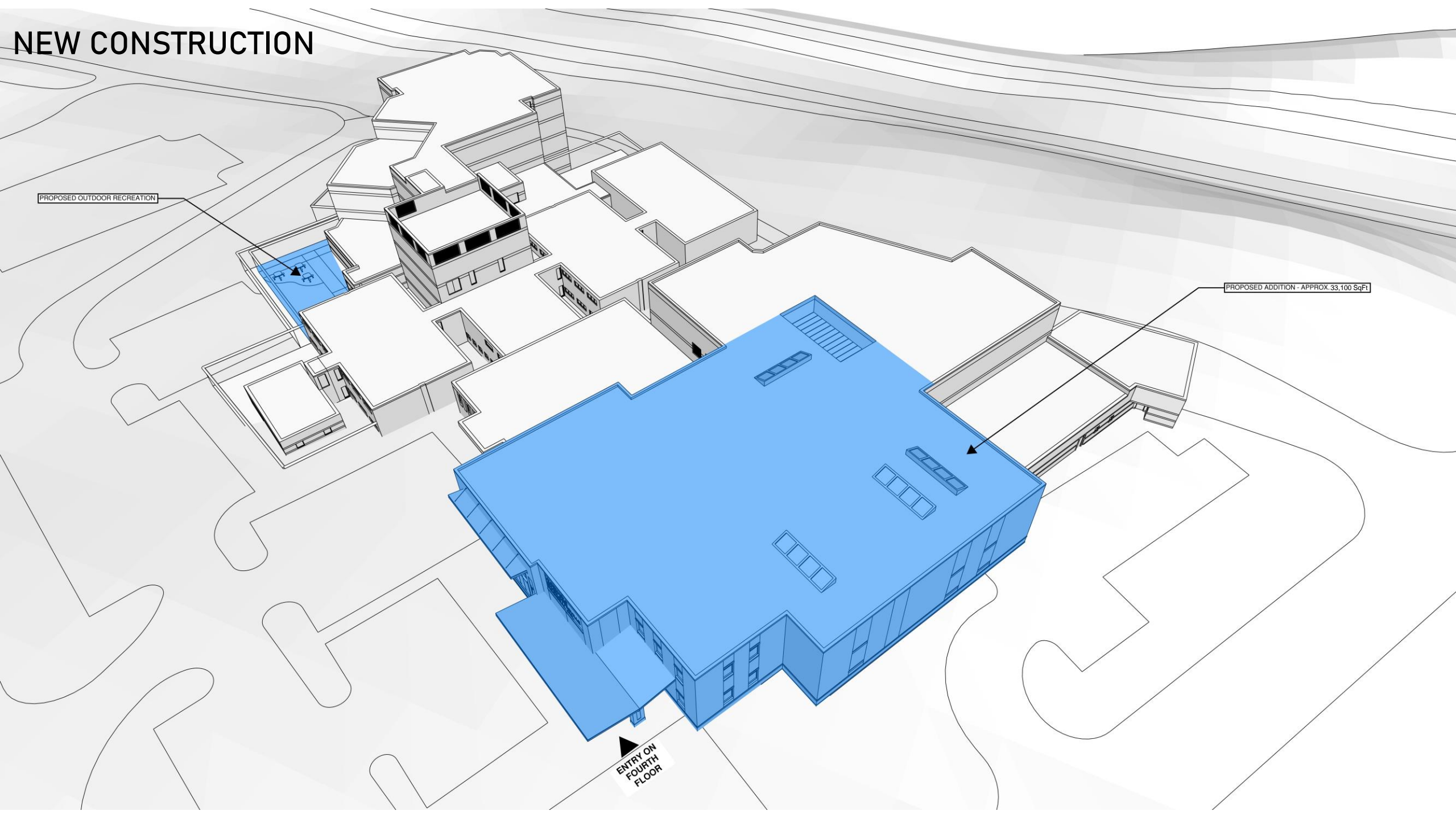
## Phase 2: “Renovation”

Involved renovating the 1974 facility’s west wing and ground floor.

# AREA TO BE RAZED



# NEW CONSTRUCTION



PROPOSED OUTDOOR RECREATION

PROPOSED ADDITION - APPROX. 33,100 SqFt

ENTRY ON  
FOURTH  
FLOOR



# **Original Scope of Phase 1 New Construction**

**Raze 16,000 square feet of the East Wing, 1974 section of the facility.**

**Construct a two story 32,000 square foot portion in the footprint of the 1974 East Wing.**

**This will create a dedicated public entrance separate from the employee secure entrance.**

**It will also include 12 new individual rooms for family, friends and professional visitation.**

**The expansion will include 65 single bed cells designed to meet 2018 standards and ADA accessible**

**This area will include three new outdoor recreation areas, one attached to each of the three new housing units.**

## **Original Scope of Phase 1 (Expansion) continued:**

**Video Court space with holding areas for defendants**

**Two mental health offices with group therapy rooms.**

**Two additional mental health community provider rooms**

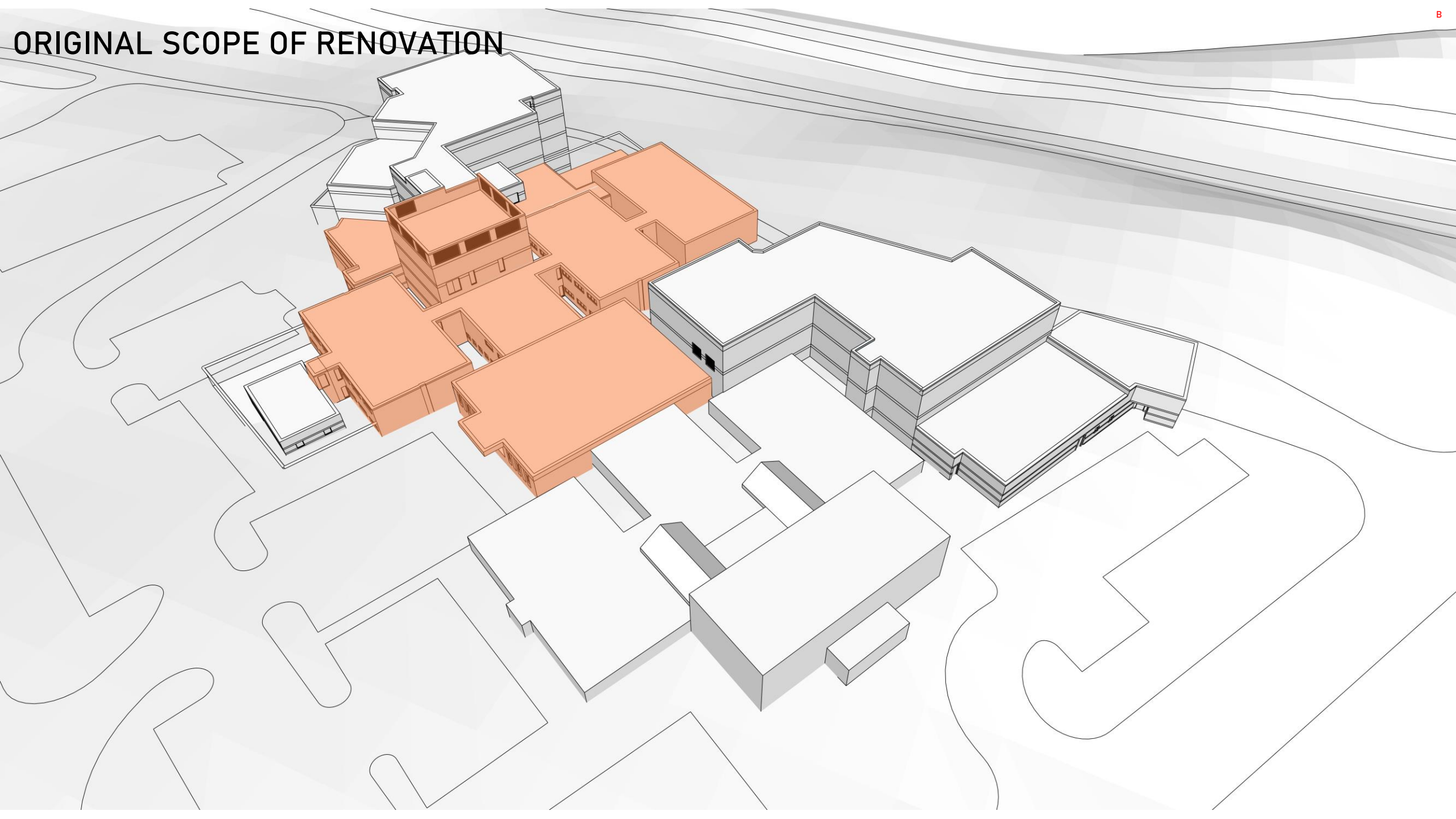
**Two purpose built mental health housing areas with a total of 14 beds.**

**One large inmate classroom**

**14 additional office spaces for staff**

**The new housing areas will be designed with trauma informed design to reduce noise, increase natural sunlight and etc.**

# ORIGINAL SCOPE OF RENOVATION





# Original Scope of Phase 2 (Renovation)

**Renovate and reconfigure approximately 40,000 square feet primarily of the West Wing, Ground Floor and its support areas of the 1975 original facility.**

**Renovations included removing bar grate from all housing areas. This would have increase the dormitory and dayroom space (not cells) to meet 2018 standards.**

**Replacing exterior windows.**

**Replacing existing and adding additional toilets and showers to meet 2018 standards.**

**Additional outdoor recreation.**

**Replace all lighting, HVAC and plumbing.**

**Improve ADA accessibility.**

## **Final Reduced Scope of Work**

**We chose to eliminate the vast majority of Phase 2 (Renovation) and proceed as designed with Phase 1 (New Construction).**

**Phase 1 was selected since this portion of the facility does not house vital operational components such as medical, food service, mechanicals or the public entrance and lobby.**

**This section can be completely turned over the general contractor without interruption to services or operations for the public , local law enforcement or staff.**

**Finally, when the expansion is complete it will accomplish most of the CBCP concerns and be 100% building code compliant and ADA accessible.**

**The Phase 2 (Renovation) portion of the original scope is located in the middle of the facility between areas that each house vital operational components.**

**To renovate this section would have been manageable but disruptive to operations.**

**In addition, since this area was only being renovated as opposed to demolished and rebuilt, it would still not have met most new building codes, especially square footage per person.**

**However, the team has been directed to focus remaining funds from the budget to replace and or enhance the HVAC and mechanical systems in this section.**

**Jail staff will continue to renovate and enhance this area of the facility over coming years with budgeted maintenance funds. However, the intent it not to complete the original design scope in this manner.**

## **\*Current Cost with Reduced Scope of Work, as of July 2, 2025**

<b>The current estimated hard costs is \$38.8m</b>	<b>Original \$39.9m</b>
<b>The current estimated soft costs is \$8.9m</b>	<b>Original \$9.3m</b>
<b>Current total cost estimate is \$47.7</b>	<b>Original \$49.3m</b>

**Funds to be directed to HVAC \$1.5m**  
**Owner Contingency Fund is \$2.5m**

**The General Assembly has already approved and the Board of Local and Regional Jails has assured us that the reduced scope of work is still eligible for the original 25% reimbursement of \$11.9m.**

**The project is estimated to begin September 15, 2025 and take approximately 28 months.**

**\*We will continue to identify further savings and adjust the budget accordingly.**

## **Roof Replacement update:**

**The Jail will pursue a separate contract through an Invitation For Bid for the replacement of the roof.**

**Based on preliminary estimates and a cost benefit analysis it will better serve the financial interests of the Board Authority to separate the roof replacement from the overall construction contract.**

**The roof system has a few years left of service however, the roofing contractor coordinate the roof replacement with the construction project.**

**Based on our initial assessments, the roof replacement can be broken down into two separate projects completed over the course of two fiscal years. This will allow the Authority to use budgeted maintenance funds and positive variances to fund the total project without the need to incur additional debt.**

**We will also pursue state reimbursement.**









**NEW EXPANSION**







# PUBLIC LOBBY



# PUBLIC LOBBY











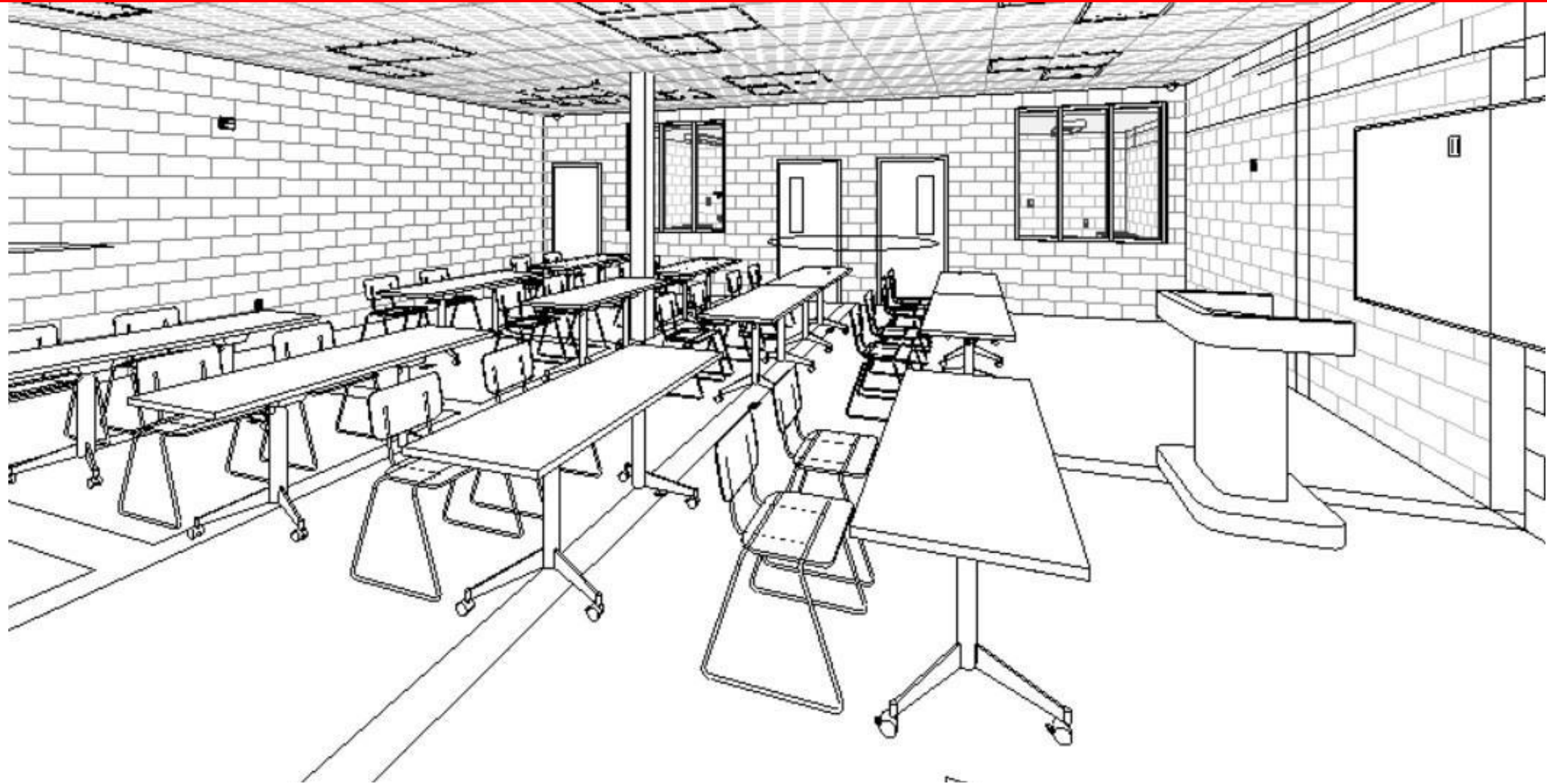


# Mental Health Unit





# Inmate Classroom





# Questions



**NEW EXPANSION  
PUBLIC ENTRY**