



ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY

(SERVING ALBEMARLE, CHARLOTTESVILLE, NELSON)

160 Peregory Lane

Charlottesville, Virginia 22902

Phone: (434) 977-6981 Fax: (434) 951-1339

Web: <http://www.acrj.org>

Col. Martin Kumer, Superintendent (ext. 230)

Mrs. Marce B. Anderson, Clerk (ext. 229)

Board Business Meeting / Work Session

July 9, 2020 (12:30 – 2 p.m.)

Zoom Conference • Albemarle-Charlottesville Regional Jail, 160 Peregory Lane, Charlottesville, VA

AGENDA

(Action/Information)

I. ACRJ Board Meeting – Call to Order

Adopt Meeting Agenda

Action Item

II. Consent Agenda

For Approval:

- 1) Draft Summary Minutes June 11, 2020 ACRJA Board Bi-Monthly Business Meeting
- 2) April 2020 YTD Financials

Action Item

Action Item

Informational

- 1) Administrative Reports
 - a) Personnel Report – thru June 2020
 - b) Out of Compliance Report - May 2020
 - c) Census Report –YTD May 2020
 - d) Work Force Report / VDOT Report / Litter Control Report –No Change from March packet
 - e) Special Management Report – June 2020
- 2) Final Summary Minutes January 9, 2020 ACRJA Board Bi-Monthly Business Meeting

III. Matters from the Public – (Members of the public will have an opportunity to make written comments during the meeting)

IV. Matters from ACRJA Attorney – Brendan Hefty

V. Matters from ACRJA Board Members

VI. Matters from Business Manager – Jeff Brill

VII. Matters from Superintendent – Colonel Martin Kumer

- 1) Facility Condition Assessment Report

Informational Item

VIII. New Business –

IX. Closed Session - Colonel Kumer's Evaluation

Action Item

X. Adjournment

Action Item

NEXT MEETING: September 10, 2020

Agenda Items for upcoming ACRJA Board Bi-Monthly Business Meetings:

Authority Board

Doug Walker (Albemarle)
Sheriff Chan Bryant (Albemarle)
Cyndra Van Clief (Albemarle)
Diantha McKeel (Albemarle) - Chair

Sheriff James E. Brown, III (Charlottesville)
Kristin Clarens (Charlottesville)
Nikuyah Walker (Charlottesville)
Dr. Tarron Richardson (Charlottesville) – Vice Chair

Jay James (Joint Representative)
Sheriff David Hill (Nelson)
Stephen Carter (Nelson)

Bi Monthly Board June 11, 2020

DRAFT

Summary Minutes of the Albemarle Charlottesville Regional Jail Authority Board Meeting June 11, 2020

Jail Board Members Present:

Ms. Diantha McKeel
Mr. Jay James
Mrs. Kristin Clarens
Mrs. Cyndra Van Clief
Sheriff Chan Bryant
Mr. Doug Walker
Sheriff James Brown
Dr. Tarron Richardson
Mayor Nikuyah Walker
Mr. Steve Carter

Jail Board Members Absent:

Sheriff David Hill

Others Present:

Colonel Martin Kumer
Mrs. Marce Anderson
Mr. Jeff Brill
Mr. Brendan Hefty

The meeting was called to order at 12:31 pm by Chairperson Diantha McKeel. Ms. McKeel asked Mr. Hefty to read a statement regarding the meeting. Mr. Hefty stated that this meeting is being held electronically via the Zoom Video Conference Call platform due to the Covid-19 Pandemic. Ms. McKeel advised all individuals participating in the public comment portion of the meeting that they would be limited to 2 minutes due to the number of individuals speaking.

Mrs. Anderson then completed a roll call of all board members present for the meeting.

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Diantha McKeel

Jay James

Kristin Clarens

Cyndra Van Clief

Sheriff Bryant

Doug Walker

Sheriff Brown

Dr. Richardson – was not available

Mayor Walker

Steve Carter

Sheriff Hill – was not present on the call

Ms. McKeel made a statement acknowledging the protests happening across America addressing the pressing need to improve social and criminal justice experienced by people of color. The ACRJ Board represents 3 localities, Charlottesville City, Albemarle County, and Nelson County. Our 3 jurisdictions work together to accomplish our jail's mission which includes maintaining public safety and enhancing offender's ability to return to our communities and live in a law abiding manner. Ms. McKeel asked for a motion to adopt the agenda. Mr. Walker made a motion to adopt the agenda. Mrs. Clarens seconded the motion. The motion carried. Ms. McKeel moved onto the consent agenda. Mayor Walker's name was misspelled in the minutes and that correction will be made. Mayor Walker stated that it's important to understand that we are not grouping this as we have in the past by saying "people of color". It is important for us to acknowledge that we are talking about Black people and the treatment that they have experienced at the hands of the criminal justice system. Mr. Walker made a motion to approve the minutes as amended. Mr. Carter seconded the motion. The motion carried.

Matters from the Public:

Matthew Carter – Mr. Carter stated that he would like to see this jail change its policy regarding its voluntary assistance to ICE.

Kelsey Cowger – Ms. Cowger would like to urge the board to end their policy of collecting country of origin and citizenship information. She would also like ACRJ to stop sending notification of misdemeanors to ICE.

Caroline Melton – Ms. Melton would like to urge the board to vote to stop targeting our immigrant community members by not inquiring about citizenship regarding misdemeanors and ceasing to provide notice of these minor crimes to ICE.

Edgar Lara – Mr. Lara advised that effective July 1, 2020, Virginia is no longer required to ask for citizenship status when booking for misdemeanors.

Doug Campbell – Mr. Campbell stated that he supports the intent of HB 1150 to focus on felony offences as a matter of public safety, but not reporting citizenship status for misdemeanors to ICE.

Matthew Reichenbach – Mr. Reichenbach echoed the sentiments of previous speakers. Mr. Reichenbach stated that there is a lack of trust between the immigrant community and law enforcement.

Janie Eckman – Mrs. Eckman stated that those individuals charged with a minor offence should not be reported to ICE.

Jordan Woodlief – The Albemarle Charlottesville Regional Jail should adopt the same policy as the Albemarle and Charlottesville Police Departments of not inquiring about citizenship status.

Maria Vasquez-Amaral – Ms. Vasquez-Amaral stated that it is disheartening to know that she lives in a country that would not have wanted her father here. Please take this one small step to treating our immigrants how they should be treated.

Matters from Brendan Hefty, ACRJA Attorney:

Mr. Hefty stated that currently, under the state law, every inmate that is booked into the jail is asked their country of origin and citizenship status. Mr. Hefty advised the board that an amended version of HB 1150 was passed and signed into law by the Governor effective July 1, 2020. The requirement to ask citizenship status was removed for non-felony charges. Going forward, the Superintendent

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will be following the new law and he will not be asking those citizenship questions for individuals with non-felony charges. Citizenship questions will continue to be asked for felony charges. Mayor Walker stated that it is important that our prosecutor's offices are not over charging or charging at the highest level to prevent us from having to notify ICE.

Ms. McKeel asked Mr. Hefty about the bill that was before the General Assembly requiring the board of corrections to publish information on their website regarding deaths in their facilities. Mr. Hefty advised that it was Senate Bill 215 and it did pass.

Matters from the ACRJA Board Members:

Ms. McKeel asked for an update regarding the nursing shortage. Colonel Kumer advised that we have 14 full time nurses on staff. We have 1 contract nurse down from 4 contract nurses. We have 1 application that looks promising and may no longer need to use the contract nursing company any longer.

Ms. McKeel also had questions regarding the SCAAP program. Colonel Kumer advised that he would send out some additional information regarding the program.

Mr. James asked when programming would be up and running. Colonel Kumer advised that we do not have a date at this time. Due to COVID-19 we have tried to limit as much movement and as possible, in addition to not allowing facilitators into the jail. We are hoping to have them up and running by the end of the summer. Unfortunately we do not have a definitive date.

Matters from Jeff Brill, Business Manager:

Mr. Brill went over the FY 21 budget (located in the board packet). This is a very conservative budget and includes cuts due to the Corona Virus and decreased population. If during FY21 population increases, ACRJ may need to amend the budget mid-year to meet revenue covenant. Mr. Brill advised that he recommends an FY 21 operating budget of \$16,123,615; debt services budget of \$575,800; and operating reserves of \$0.00 for a grand total of \$16,699,415. Mr. Walker asked about the frozen positions. Mr. Brill advised that those positions will remain

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frozen for the entirety of the fiscal year. Mr. Walker stated that he does have strong feelings about the reduction in the capital investment. We really need to look at how we invest in the quality of the facility for the future. Mayor Walker asked if the jail received any of the CARES Act funding. Mr. Brill advised that we have not received any funding at this time, but we are in the process of applying for grants and additional funding. Mayor Walker asked if this budget included funding for such things as Hazard pay that may arise if, or when COVID may peak in this area to ensure that the employees are taken care of. Mr. Brill stated that it is not currently in the budget. We generally have vacancy savings that can absorb the cost. Ms. McKeel stated that there should be an update for the board in fall around revenues and then again after the first of the year. Mr. Brill agreed. Mr. Walker made a motion to approve the FY 21 operating budget of \$16,123,615; debt services budget of \$575,800; and operating reserves of \$0.00 for a grand total of \$16,699,415. The motion was seconded by Sheriff Bryant. The roll call was as follows:

Mr. Carter – Yes

Mrs. Van Clief – Yes

Mrs. Clarens – Yes

Dr. Richardson – unavailable

Mr. Walker – Yes

Mr. James - Yes

Mayor Walker - Yes

Sheriff Brown - Yes

Sheriff Bryant - Yes

Ms. McKeel – Yes

The motion carried.

Matters from Colonel Martin Kumer, Superintendent:

Home Electronic Incarceration Report – when COVID began one of our first priorities was to reduce the population inside the facility as much as possible and safely. That allowed me spread inmates out in order to maintain social distancing. I was also able to reduce staffing levels as well. We immediately got with our local Commonwealth Attorneys, local courts and the Department of Corrections.

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Everyone immediately jumped on board. Since March 16, 2020, we have been able to release 119 people on HEI. 14 of those individuals have been brought back to the facility for whatever reason and they were removed from the program. Our population prior to COVID was approximately 430 people in house and as of this morning there are 315. Every court has participated in the HEI program. We chose to waive all fees associated with HEI. We did not want finances to be a barrier for people not to be able to participate in the program. We will be reimbursed by the state for every person on HEI \$4.00/day. To put that into perspective, the fee for HEI is \$5.00/day. In food alone, we save approximately \$4.00/day. We are looking at possibly netting approximately \$2.50/day by having these individuals out in the community.

COVID-19 Update – Colonel Kumer advised everyone to refer to the write up located in the board packet. Everything that was done was in coordination with UVA Health Systems; Virginia Department of Health and the CDC. We initially worked with them daily, and then moved to weekly. We would adjust our practices as needed. We have not had any inmates test positive however, that could change today.

Mr. Kumer thanked the board for the Hazardous Duty pay of \$3.00/hr that the staff is receiving. It showed our employees that the board cares about them. It is only paid to employees that are physically inside the building. Those working from home would not receive the additional pay. We estimate that the total cost will be \$120,000. Most of that money will come from vacancy savings. (Mayor Walker had to leave the meeting at 1:28pm) Mrs. Van Clief asked how many inmates had been tested for COVID-19. Colonel Kumer advised that he did not have an exact number, but it was somewhere between 10-15 tests. Mrs. Clarens asked what the requirements were for an inmate to receive a test. Colonel Kumer advised that they are either displaying symptoms or have been exposed to COVID-19.

Inmate Video Visitation – Colonel Kumer advised that we will be filing a notice of award. We have selected a vendor for the video visitation. We are very pleased with the contract and the rates. Our rates will not increase.

Video Court – one of our COVID-19 responses was doubling our video court capacity. We have been able to accommodate all of the courts requests for video

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court. We do not have to transport any inmate out to court which reduces exposure. This will continue until at least the end of June.

Facility Condition Assessment – The assessment was completed in mid-May. The report has been received. It is 93 pages long with quite a bit of construction jargon. We have asked them to give us a summary of the report in lay terms. We are planning to have them come to the July meeting to speak to the board directly.

Ms. McKeel is requesting that the board meet again in July for a work session. We need to focus on the FCA. We will also need to have a closed session to cover Colonel Kumer's evaluation. Mr. Walker suggested that the City, Albemarle County as well as Nelson County should invite someone from their facilities groups to be present at the meeting also.

Sheriff Brown asked if there had been any additional information with regard to the generator issue. Colonel Kumer advised that we were able to repair it for \$50 - \$60,000.

New Business: There was no new business.

The meeting was adjourned at 1:52 pm.

DRAFT

**ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
EXECUTIVE SUMMARY**

<p><u>AGENDA TITLE:</u> May 31, 2020 YTD unaudited Financial Report</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u> Matters from Business Manager</p> <p><u>STAFF CONTACTS:</u> Superintendent: Kumer & Brill</p>	<p><u>AGENDA DATE:</u> <u>ITEM NUMBER:</u> January 9, 2020</p> <p><u>FORMAL AGENDA:</u> <u>ACTION:</u> <u>INFORMATION:</u></p> <p><u>CONSENT AGENDA:</u> <u>ACTION:</u> Yes <u>INFORMATION:</u></p> <p><u>ATTACHMENTS:</u> Yes</p>
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Compensation and benefits is estimate to come in under budget (\$335,545) due to:

- Wages is estimated to come in under budget (\$296,320) due to the number of vacancies.
- Overtime Wages and overtime reimbursable is estimated to come in over \$16,000 and \$12,186 respectively. Overtime wages includes Covid and will be reimbursed in the revenue line item with a grant.
- Part time wages is estimated to come in over \$51,847.
- Health insurance is estimated to come in under budget \$92,950.

Operating expense is estimated to come in over \$472,901.

- Professional Services are estimated to come in over \$272,550 due to utilization of outside nursing agency to come for nurses on medical leave and vacancies.
- Health Services is estimated to come in over \$158,800 because ACRJ isn't sending everyone out as did prior year and state contract pricing utilization as well and cost of anthem blue cross insurance for sicker inmates
- R & M building estimated to come in over budget due to HVAC repairs.
- Water and Sewer is estimated to come in over \$40,000 due to cost increase and water usage.
- Material and supplies for Covid is unbudgeted and is over \$40,000 however a grant is being filed to seek reimbursement.

Capital expense is estimate to come in over budget \$132,025 due to unbudgeted fence repair, skilket grazing pan, backup power unit, Johnson heat controls replacement.

Total expenditures are estimated to come in over budget \$333,545.

Operating income is estimated to come in over budget \$245,678.

- Interest income is estimated to come in over budget \$33,662.
- Other jurisdiction is estimated to come in over \$72,800 due to the housing of contracted Rockbridge regional jail inmates.
- Telephone revenue is estimated to come in over \$105,000 due to timing of budget versus contract agreement last year.

- Work release is estimated to come in under \$74,956 due to the nonparticipation in the program and Covid.
- Electronic monitoring is estimated to come in under budget \$10,000 because of lack of people for the program.
- Vdot is estimated to come in under budget \$63,826 due to Covid.
- Pharmaceutical reimbursement is estimated to come in under \$55,379 because ACRJ is receiving fewer funds from the state because they are moving state inmates out quicker and they only pay after their inmate is here 61 days or longer.
- State per diem is estimated to come in under budget \$207,306 due to inmate population decrease.
- Grant reimburse is over budget \$115,000 due to filing of covid expenditures.

Net Income is estimated to come in **\$87,867** over budget.

Recommendations: None

Albemarle-Charlottesville Regional Jail
Detailed Expenses and Revenues
May 31, 2020

	G	H	R	S	U	V	W	X
1	OBJECT DESCRIPTION:	FY 2020 Budget	APRIL	MAY	YTD	Percent of Budget =92%	June 2020 Extrapolation	Variance
2	Total Combined Oper. Exp.:							
3	Total Combined Compensation:							
4	Salaries - regular	8,675,824	686,325	702,452	7,699,504	88.75%	8,379,504	(296,320)
6	Overtime wages	145,000	25,341	3,363	158,889	109.58%	161,000	16,000
8	Overtime - Reimbursable	7,000	0	0	19,186	274.09%	19,186	12,186
9	Part-time wages	191,944	16,437	14,753	223,791	116.59%	243,791	51,847
10	PT/wages - board member	2,100	0	0	600	28.57%	2,100	0
11	Shift Differential	50,000	4,307	4,732	47,228	94.46%	51,000	1,000
12	Hazzardous pay		41,850	36,263	78,113	#DIV/0!	115,000	115,000
13	Accrued annual leave		0	0	-	#DIV/0!	50,000	50,000
14	FICA	693,837	57,803	56,819	614,662	88.59%	671,662	(22,175)
15	VRS @ 10.94%	940,605	72,521	70,341	797,358	84.77%	868,358	(72,247)
16	VLDP- disability	3,600	531	531	4,991	138.64%	5,500	1,900
17	Life Part Time	500	0	0	-	0.00%	500	0
18	VRS Hybrid	14,000	2,021	2,022	18,694	133.53%	20,894	6,894
19	Health insurance 8,280	1,355,101	104,606	102,545	1,159,151	85.54%	1,262,151	(92,950)
20	Dental insurance \$250	38,640	2,840	2,780	31,339	81.11%	34,239	(4,401)
21	HSA contribution	40,000	1,564	1,564	13,621	34.05%	15,121	(24,879)
22	VRS group life 1.31%	114,308	8,926	8,663	97,714	85.48%	106,714	(7,594)
23	Group life - part-time	500	0	0	-	0.00%	500	0
24	Line of Duty	40,000			38,294	95.74%	38,294	(1,706)
25	Unemployment insurance	5,000	0	389	389	7.78%	3,500	(1,500)
26	Workers' compensation	105,000	0	0	102,564	97.68%	102,564	(2,436)
28	Subtotal Comp. & Benefits	\$12,422,959	1,025,072	1,007,217	11,106,088	89.40%	\$12,151,578	(\$271,381)
29			1,025,072	1,007,217	11,106,088			
30	Total Combined Operating Expenditures:							
31	Professional Services	7,450	22,016	19,260	238,165	3196.85%	280,000	272,550
32	Contract services other	30,000	0	3,500	20,613	68.71%	36,009	6,009
33	Health services	491,200	19,576	5,968	173,781	35.38%	650,000	158,800
37	Prof services - legal	33,600	2,750	2,750	27,500	81.85%	33,600	0
38	Engineering - Timmons		0	0	-	#DIV/0!		0
39	Contract Services Covid				-	#DIV/0!		0
40	Prof services - audit	12,000	0	0	-	0.00%	12,000	0
41	Temporary Help		0	0	-	#DIV/0!		0
44	R&M - buildings	63,702	13,837	20,984	116,798	183.35%	142,798	79,096
45	R&M - vehicles	3,000	0	105	3,623	120.77%	4,000	1,000
46	Maint contract - equip	63,280	900	900	95,378	150.72%	100,000	36,720
47	Maint contract - buildings	20,860	0	1,370	1,032	4.95%	5,000	(15,860)
48	Printing & Binding	3,500	0	1,164	1,164	33.26%	1,164	(2,336)
49	Advertising	5,000	0	0	9,063	181.26%	10,000	5,000
51	Tuition assistance	1,000	0	0	199	19.90%	500	(500)
52	Employee physicals	4,800	0	344	3,529	73.52%	4,800	0
53	Other purchased services	3,500	879	54	1,757	50.20%	2,000	(1,500)
54	Contract - Disposal	28,000	879	1,258	11,032	39.40%	15,000	(13,000)
55	Contract - fiscal agent	161,102	0	0	160,902	99.88%	160,902	(200)
56	Data processing	61,900	925	35	60,975	98.51%	68,000	6,100
57	Electrical service	220,000	15,909	17,386	199,452	90.66%	235,000	15,000
58	Gas service	80,000	8,841	6,588	64,701	80.88%	70,000	(10,000)
59	Water & sewer	310,000	27,245	25,103	293,308	94.62%	350,000	40,000
60	Postal services	6,530	134	143	5,430	83.15%	6,530	0
61	Telecommunications	47,160	2,829	4,883	40,907	86.74%	47,160	0
62	Fire insurance	42,000	1,061	0	52,417	124.80%	52,417	10,417
65	Automotive insurance	6,800	0	0	6,082	89.44%	6,082	(718)
66	Lease Equipment	17,900	0	0	3,847	21.49%	8,000	(9,900)
67	Software Licensing		0	0	-	#DIV/0!		0
68	Travel Meals Covid				-	#DIV/0!		0

**Albemarle-Charlottesville Regional Jail
Detailed Expenses and Revenues
May 31, 2020**

	G	H	R	S	U	V	W	X
1	OBJECT DESCRIPTION:	FY 2020 Budget	APRIL	MAY	YTD	Percent of Budget =92%	June 2020 Extrapolation	Variance
69	Travel - education	49,905	421	(409)	21,106	42.29%	26,000	(23,905)
70	Training - Academy	79,000	81	0	75,319	95.34%	78,000	(1,000)
72	Travel - subsistence	5,000	89	299	6,581	131.62%	7,500	2,500
73	Staff Support / Miscellaneous	750	0	0	-	0.00%	0	(750)
74	Sams Club vending wellness		0	0	-	#DIV/0!	0	0
75	Donations		0	0	-	#DIV/0!		0
76	Human Resource Exp	4,000	157	253	9,154	228.85%	10,000	6,000
77	Inclement Weather Expense	1,000	0	0	94	9.40%	500	(500)
78	Wellness Fund Sams Club	2,000	0	0	1,867	93.35%	2,200	200
79	Wellness Fund Expense	2,000	0	0	910	45.50%	1,500	(500)
80	Inmate Fund Expense	10,000	125	512	19,356	193.56%	20,000	10,000
81	Dues & memberships	17,382	73	40	5,732	32.98%	8,000	(9,382)
82	Office supplies	52,161	1,076	371	30,869	59.18%	35,000	(17,161)
83	Food supplies	740,000	69,503	38,998	645,622	87.25%	700,000	(40,000)
84	ACRJ Employees	83,000	7,218	6,112	79,762	96.10%	86,000	3,000
85	BRDC food supplies	36,000	2,456	1,558	22,837	63.44%	25,000	(11,000)
86	SWVC	5,000	433	493	4,820	96.40%	5,000	0
87	Meals for meetings	7,000	1,044	328	6,904	98.63%	7,000	0
88	Medical Disposal				-	#DIV/0!		0
89	Pharmaceutical Drugs	536,900	67,233	0	349,056	65.01%	460,000	(76,900)
90	Laundry & janitorial supplies	61,400	7,053	778	52,921	86.19%	60,000	(1,400)
91	Kitchen & Maint. Cleaners	34,000	3,093	2,681	22,902	67.36%	28,000	(6,000)
92	Linen supplies	21,000	1,852	0	25,315	120.55%	28,000	7,000
93	Uniforms - inmate	28,000	0	0	29,453	105.19%	34,000	6,000
94	R&M supplies	62,429	10,090	3,447	77,099	123.50%	80,000	17,571
96	Vehicle & equip fuel & supplies	21,300	415	91	12,250	57.51%	18,000	(3,300)
97	Vehicle & equip supplies	14,000	0	0	8,745	62.46%	12,000	(2,000)
98	Security supplies	27,500	47	6,913	17,195	62.53%	25,000	(2,500)
99	Uniforms & apparel	41,200	2,296	2,420	49,906	121.13%	53,000	11,800
100	Materials and supplies covid		3,724	19,992	23,716	#DIV/0!	40,000	40,000
101	Books & subscriptions	2,300	144	0	572	24.87%	1,000	(1,300)
102	Inmate Education	18,750	0	0	7,746	41.31%	10,000	(8,750)
103	Other operating supplies	1,000	0	0	-	0.00%	500	(500)
104	Copy supplies	1,500	0	0	18	1.20%	500	(1,000)
105	Fund Balance ACRJ operating					#DIV/0!		0
108	Subtotal Operating Exp.	\$3,689,761	\$296,404	\$196,672	3,199,482	86.71%	\$4,162,662	\$472,901
109								
110	Total Combined Operating Capital:							
111	Machinery & equip		0	0	20,974	#DIV/0!	20,974	20,974
112	Machinery & Equipment Replace	20,000	-	-	108,478	542.39%	132,478	112,478
113	Kitchen Equipment - Replacement	83,628	0	0	112,533	134.56%	112,533	28,905
114	Furniture & fixtures - new	10,000	0	0	-	0.00%	0	(10,000)
115	F&F - replacement	15,000	0	0	0	0.00%	0	(15,000)
116	Communications equip		0	0	-	#DIV/0!		0
117	Comm equip - replacement		0	0	-	#DIV/0!		0
118	Motor vehicles	30,000	0	0	-	0.00%		(30,000)
119	Parking Paving		0	0	-	#DIV/0!		0
120	ADP Equipment		0	0	4,981	#DIV/0!	4,981	4,981
121	ADP Equipment - Rep		0	0	19,612	#DIV/0!	19,612	19,612
123	Veh & Medical Equip Covid				-	#DIV/0!		0
124	Lease Equipment	0	0	0	75	#DIV/0!	75	75
127	Subtotal Operating Capital	\$158,628	0	0	266,653	168.10%	290,653	132,025
128								
129	Subtotal Expenditures	\$16,271,348	1,321,476	1,203,889	14,572,223	89.56%	16,604,893	333,545

**Albemarle-Charlottesville Regional Jail
Detailed Expenses and Revenues
May 31, 2020**

	G	H	R	S	U	V	W	X
1	OBJECT DESCRIPTION:	FY 2020 Budget	APRIL	MAY	YTD	Percent of Budget =92%	June 2020 Extrapolation	Variance
130	Operating Revenues:							
131	Interest	60,000	6,434	2,409	93,662	156.10%	93,662	33,662
132	Sale surplus vehicles				-	#DIV/0!		0
133	Sale salvage		156		2,764	#DIV/0!	2,764	2,764
134	Cellular Tower Lease	50,000	2,568	2,567	82,293	164.59%	84,860	34,860
135	Regional Jail Service Fees	14,000			6,862	49.01%	6,862	(7,138)
136	Other jurisdictions		7,630	5,250	66,290	#DIV/0!	72,800	72,800
137	Charlottesville	4,544,291	378,691	378,691	4,165,601	91.67%	4,544,291	0
138	Albemarle	3,897,716	324,810	324,810	3,572,904	91.67%	3,897,716	0
139	Federal prisoners 50.63	140,000	13,721	15,088	122,328	87.38%	138,073	(1,927)
140	Nelson County	690,411	57,534	57,534	632,874	91.67%	690,411	0
141	Telephone system	300,000	30,406	30,387	375,269	125.09%	405,000	105,000
142	Dollar a day Inmate Charge				-	#DIV/0!		0
143	Misc. Inmate reimbursements				-	#DIV/0!		0
144	Workers' comp. reimb.				-	#DIV/0!		0
145	Work release insurance				-	#DIV/0!		0
146	Womens program	20,000			13,725	68.63%	13,725	(6,275)
147	Work release	115,000			40,044	34.82%	40,044	(74,956)
148	Vdot	185,000			121,174	65.50%	121,174	(63,826)
149	Electronic Monitoring-other	10,000			-	0.00%	0	(10,000)
150	Subscription Revenues	2,000			155	7.75%	155	(1,845)
151	Region Ten	25,000		12,500	25,000	100.00%	25,000	0
152	Miscellaneous -misc jail revenue	2,000	17	243	16,556	827.80%	16,556	14,556
153	Wkend & Work Force Reim-misc	12,000			4,952	41.27%	4,952	(7,048)
157	Wellness Fund Sams	2,000			264	13.20%	264	(1,736)
158	Wellness Fund Other Rev	2,000			2,705	135.25%	2,705	705
159	Inmate Fund Revenue	10,000			15,557	155.57%	15,558	5,558
160	Shrd Svc: BRJDC Food & Mgmt.-misc	68,000	8,071	9,000	58,458	85.97%	64,000	(4,000)
161	Insurance Recoveries				-			0
162	Medical Copayment-misc	10,000	1,048	715	12,643	126.43%	13,615	3,615
163	Training Fees Recovered-misc	5,000	271	271	5,394	107.88%	5,393	393
164	Canteen education reimb	80,000			80,000	100.00%	310,000	230,000
165	Comp Board - salaries	4,944,465	405,492	442,296	4,533,401	91.69%	4,943,401	(1,064)
166	Pharmaceutical reimb	80,000	2,918		24,621	30.78%	24,621	(55,379)
167	Comp Board - office State ATL Reductions				-			0
168	Jail Auto				-			0
169	State per diem	976,465	356,206		679,159	69.55%	769,159	(207,306)
173	SSA/SSI Recovery	1,000	2,800	2,400	19,200	1920.00%	20,000	19,000
174	Justice Reinvestment				-	#DIV/0!		0
175	Grant reimb					#DIV/0!	115,000	115,000
176	SCAPP Funds	25,000			75,265	301.06%	75,265	50,265
181	Subtotal Operating Revenues	\$16,271,348	\$1,598,773	\$1,284,161	14,849,120	91.26%	16,517,026	245,678
182								
183		\$0	277,297	80,272	276,897		(87,867)	(87,867)

CONSENT/AGENDA

PERSONNEL/NEW HIRES:

LeAnna Rhodes	Corrections Officer	06/29/2020
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Lids Reconciliation (State Bonus Payment Breakdown) and Final Out of Compliance Figures

	7/1/2020	6/5/2020	3/3/2020	1/9/2020
Total number of inmates the jail received a \$8.00 bonus payment from 12/1/18 through 2/15/19	78	113	115	135
The number of inmates who have been released or transferred since 12/1/18 through 2/15/19	9	-31	-38	-63
The number of inmates participating in jail sponsored programs*	0	-4	-24	-24
The number of inmates with less than 60 days until their scheduled release**	0	0	0	0
The number of inmates who are being held as courtesies for other jurisdictions.	0	0	0	0
Total number of state sentenced ACRJ inmates who are eligible for intake as of 10/31/18	69	78	53	48
Percentage of State Responsible inmates compared to jail's total inmate population	19.6	20.5	12.38	11.24

*These are state sentenced inmates who are not transferred to DOC because they are participating in jail sponsored

programs such as Work Release, Home Electronic Monitoring, McGuffey Arts, Culinary Arts and the Road Crew.

**The DOC will not accept inmates with less than 60 days to serve.

- (1) This number represents 19.60% of the jail's population (352) as of 11:27 am on Friday, June 26, 2020
- (2) This number represents 20.50% of the jail's population (380) as of 12:13 pm on Friday, June 5, 2020
- (3) This number represents 12.38% of the jail's population (428) as of 10:53 am on Tuesday, March 3, 2020
- (4) This number represents 11.24% of the jail's population (427) as of 10:14 am on Tuesday, Dec. 31, 2019

The primary driver for the sharp increase in the State Responsible population is the closure of DOC facilities around the state. This greatly reduced the number of beds available for the intake of state responsible inmates from local jails. In addition there has been an ever increasing backlog of state responsible inmates in local jails all across the state. Last year the DOC instituted a policy to focus on receiving inmates with more than two years to serve as opposed to one year.

Special Management Housing at ACRJ

During the month of June 2020, special management housing stats are as follows:

- 24 inmates were assigned to Administrative Segregation
- 4 inmates were assigned to General Detention
- 10 inmates were assigned to Medical Segregation
- 16 inmates were assigned to Pre-Hearing or Disciplinary Detention

Bi Monthly Board January 9, 2020

FINAL

**Summary Minutes of the
Albemarle Charlottesville Regional Jail Authority Board Meeting
January 9, 2020**

Jail Board Members Present:

Ms. Diantha McKeel
Mr. Jay James
Mrs. Kristin Clarens
Mrs. Cyndra Van Clief
Sheriff Chan Bryant
Mr. Doug Walker
Sheriff James Brown
Dr. Tarron Richardson
Mayor Nikuyah Walker
Mr. Steve Carter
Sheriff David Hill

Jail Board Members Absent:

Others Present:

Colonel Martin Kumer
Lt. Colonel Todd Rowland
Captain Aaron Carver
1st Lieutenant Virginia Schmittinger
Mrs. Marce Anderson
Ms. Felicia Morris
Mrs. Gequetta Murray-Key
Mr. Robert Barnabei
Mr. Jeff Brill
Mr. Brendan Hefty
Captain William Thomas

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The meeting was called to order at 12:31 pm by Chairperson Diantha McKeel. Ms. McKeel asked everyone to introduce themselves. Mr. Walker made a motion to adopt the agenda with the following changes: Matters from the Superintendent; the nursing update is information, not action and the addition of the Generator Executive Summary. Mrs. Van Clief seconded the motion. The motion carried. Ms. McKeel asked if there were any corrections that needed to be made to the minutes. Dr. Richardson made a motion to adopt the consent agenda as presented. Mr. Walker seconded the motion. The motion carried.

Matters from the Public:

Ben Doernberg – Mr. Doernberg read selections of an article “I Lost Hope” A look inside the ICE detention center in Farmville. (Attached to the end of the minutes)

Matters from Brendan Hefty, ACRJA Attorney:

Mr. Hefty stated that there are a couple of bills that relate to jails and jail operations. There is a bill being introduced to decriminalize marijuana. Mr. Hefty stated that it does not appear that marijuana possession is being prosecuted alone in this jurisdiction. It may be a secondary charge. Colonel Kumer stated that he does not believe that this bill if passed will have an impact on this jail’s population. The next is House Bill 244 which would remove the requirement of any jail officer to ascertain the citizenship of any inmate taken into custody. Currently, the jail is required to ask about citizenship during the intake process. This would remove that requirement. Finally, there is a bill that requires the board of corrections to publish the investigations into deaths in jails and provide a summary to be added to their website.

Matters from the ACRJA Board Members:

Board Elections: Ms. McKeel was nominated by Mr. Steve Carter to remain the Chairperson for an additional year. Ms. McKeel accepted the nomination. Sheriff Hill seconded the motion. The motion carried. Ms. McKeel will serve as the Chairperson for the Albemarle-Charlottesville Regional Jail Authority Board.

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Mayor Nikuyah Walker nominated Dr. Tarron Richardson for the position of Vice Chair. Dr. Richardson accepted the nomination. Mrs. Clarens seconded the motion. The motion carried. Dr. Richardson will serve as the Vice Chairperson for the Albemarle-Charlottesville Regional Jail Authority Board. Mr. Walker nominated and made a motion to elect Mrs. Marce Anderson for the position of Clerk for the Albemarle-Charlottesville Regional Jail Authority Board. Ms. Clarens seconded the nomination and motion. The motion carried. Mrs. Anderson will serve as the Clerk for the Albemarle-Charlottesville Regional Jail Authority Board. These positions will be held until December, 2020.

Matters from Jeff Brill, Business Manager:

Mr. Brill went over the November 2019 YTD financials (located in the January board packet). Based on compensation and benefits; operating expense; capital expense; total expenditures; and operating income, Mr. Brill expects net income to come in at \$277,349. Mr. Brill also went over the FY 21 Draft Budget (located in the January board packet). Mrs. Van Clief asked who determines the rules and regulations regarding work release. Colonel Kumer advised that it is based on the Code of Virginia in addition to the court system as well as the Superintendent.

Matters from Colonel Martin Kumer, Superintendent:

Nursing Status Update – Colonel Kumer presented a cost analysis to the board (located in the January board packet). We are currently down 4 nursing positions. 2 of the 4 are out on medical leave. We may have two nurses starting next week; however, we may also have two leaving as well. We are still having a difficult time recruiting. We are working with the County on procurement for part-time nursing contracts to get away from this FlexRN contract. However, we do not know if that cost will be any lower than what we are currently paying.

Flooring - Colonel Kumer advised that he and Mr. Brill would like to use the positive variance in order to install the flooring system needed for the facility. This is something that can be done now, and completed by the end of this fiscal year. After much discussion regarding all of the projects needed within the facility, it was determined that the best solution would be to wait until the Facility Condition Assessment has been completed. There could be issues that come out of the FCA

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that require immediate attention. The discussion was put on hold until the March meeting when there is more information.

SCAAP – at the previous meeting we stated that the vendor that processes this grant for us, and stated that their fee is 20%. Their fee is 12%. We wanted to make that correction. Mrs. Clarens asked for some additional information regarding SCAAP. Colonel Kumer advised that he would send out the SCAAP website to all board members.

Lab Corp. – We had previously reported that we needed executive approval in order to pay an invoice that was over the original amount that was budgeted for. Since that time, we have entered into a contract.

Generator – One of the generators installed in 1999 that runs the entire facility in the event of a power outage. It blew a head gasket and is currently not functioning. We are currently running an emergency generator. The cost is approximately \$70,000 - \$75,000 to repair, and approximately \$100,000 to replace. We will be looking into the life expectancy of a generator, and whether it is better to repair or replace the existing generator.

Ms. McKeel stressed the importance of board members scheduling a tour of the facility.

New Business: There was no new business.

The meeting was adjourned at 1:58 pm.

FINAL

Document Information

<i>Project Name</i>	Albemarle Charlottesville Regional Jail Facility Condition Assessment Report
<i>Date</i>	July 2020
<i>Prepared For</i>	Albemarle Charlottesville Regional Jail 160 Peregrine Lane Charlottesville, VA 22902
<i>Prepared By</i>	Cardno GS, Inc. 2496 Old Ivy Road, Suite 300 Charlottesville, VA 22903

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SECTION 1: INTRODUCTION

SCOPE OF SERVICES

Cardno GS, Inc. (Cardno) was contracted by Albemarle Charlottesville Regional Jail (ACRJ) to provide services for a Facility Condition Assessment (FCA). The Scope of Work (SOW) includes conducting an FCA for the facility to provide an estimate of the current condition and forecasted repair needs.

The purpose of this report is to provide a comprehensive FCA, corrective recommendations, budget estimates for recommended work, prioritization of projects, and long-range maintenance projections. The assessment is needed in order to evaluate, plan, and manage the future needs of the facility, as well as set a baseline for future facility planning.

FCAs are visual surveys intended to identify problems and general costs and are not intended to be an engineering analysis nor repair design documents of each separate system (e.g. structural systems, electrical, etc.). In this type of preliminary review, conditions may exist which would affect the value and/or performance of the facility, but they may not be discovered by this type of survey. Additional information provided through previous studies or interviews is used to supplement the visual surveys.

The Cardno Team, composed of assessors and a team lead, conducted an inventory of building components and an assessment of their physical condition. The team utilized PARAGON, a web-based application, to gather inventory data and assist in the evaluation and assessment of the systems for the building and associated site. This inventory is organized by the American Society for Testing and Materials (ASTM) E1557 Uniformat II. Because the assessment was visual and did not examine the internal mechanisms, some of the recommendations are based on the direct relationship between equipment age, effectiveness, and probability of failure. While equipment replacement may be deferrable with repair or simple monitoring for relatively long periods of time, prudent planning incorporates out-year budgeting for replacement based on age, remaining service life (RSL), and operational risk, not only to keep pace with changing technology and standards, but to also avoid catastrophic and cascading failures.

The FCA includes an assessment of the following building systems: roof systems, building exterior elements, structural systems, and interior finishes, as well as the mechanical/heating ventilation and air conditioning (HVAC), electrical, plumbing, and conveying systems. The condition and description of each system is provided in the Narratives Description in the PARAGON Asset Summary Report. The purpose of this assessment was also to identify Work Items and/or Work Packages in systems valued over \$3,000. Each Work Item and its respective solution is described and identified. An estimate of probable cost is provided for each Work Item. Cost estimates escalate by two percent per year for Work Items. In addition, PARAGON algorithms were used to develop a prioritized Maintenance Action Plan for the deferred maintenance items and forecast maintenance, repair, and renewal costs for a 10-year time scenario.

SECTION 2: METHODOLOGY

The Cardno Team conducted the condition assessment utilizing the following methodologies and technical approach.

PRE-MOBILIZATION DATA COLLECTION

Prior to mobilizing the FCA team to the field, Cardno conducted assessor calibration on the means, methods, approach, and documentation standards for collecting site infrastructure inventory and condition assessment data. Cardno also coordinated with ACRJ to obtain available drawings and related facility / planning information.

The intent of the calibration was to update the field staff on any requirements specific to the project and to review the step-by-step methodology for conducting the work. Calibration is part of Cardno's overall Quality Assurance/Quality Control program, and is conducted to ensure that field data is gathered and documented (1) consistently across the project, (2) in a form that supports the PARAGON data and format requirements, and (3) that supports the ability to generate project estimates.

INTERVIEWS

During the field data collection efforts, the Cardno Team members conducted interviews with the designated point of contact who may have knowledge about the maintenance or construction history of the property. The information gained in these interviews was considered "best available" unless our on-site observations directly revealed otherwise. The purpose of the interviews was to also identify the sources and locations of relevant background information regarding facility maintenance and operation.

SITE OBSERVATIONS

Document review and interviews were followed by visual inspections of the facilities by a diverse team of trained professionals including engineers, architects, and licensed trades persons of several different disciplines. The site walk-through was limited to readily accessible and visible areas. Necessary arrangements with the maintenance staff were made to provide the Cardno Team with access to required areas.

During the visual inspections, observations were made to note the materials of construction and type used and general condition of the facilities, equipment, and site construction features. In addition, obvious Work Items and problems were identified and defined as existing backlog projects. Observations for each major facility asset were recorded via tablet-based data collection.

DATA RECORDING

Data collection followed the standards set out in the "Standard Classification for Building Elements and Related Site work Uniformat II" which has been adopted by the ASTM and has been codified as standard ASTM E 1557-05.

DOCUMENT WORK ITEMS

The Cardno Team identified Work Items by documenting observed damage, distresses, and defects in the inspected infrastructure. From this data and the associated construction cost estimates to repair the Work Items, PARAGON generated a Facility Condition Index (FCI) for the applicable facility asset and associated sub-elements. FCI ratings were used as the basis for evaluation of assets against project criticality and direct condition rating to prepare project forecasts for scheduling component repair and replacement. It is important to note the Work Items are based on the existing buildings/infrastructure and do not include projected capital needs for new services or functions, increased space requirements, or additional functionality.

All of the Work Items identified during the site evaluation were entered into PARAGON Asset Management software. Additional data entered include a photograph of the Work Item and a cost estimate to repair or replace the deficient item. The direct costs were determined, and markups were applied to account for design, contractor overhead, profit, and inflation. A detailed summary of Work Items is presented in Appendix H – *Work Item Reports*.

CONDITION ASSESSMENT OF SITE INFRASTRUCTURE ASSETS

Because most site infrastructure assets are sub-surface and not visible without destructive or intrusive sampling techniques, Cardno assigned a condition rating to these assets using industry standard age-based assessment techniques. This assessment method generates condition based on asset type, age, and life cycle as determined by the Estimated Service Life (ESL) of the asset and its associated components. Unless otherwise modified, the ESL is predicted based on the age of the asset and assumes the performance life of the asset is equal to its design life.

DIRECT CONDITION RATING OF INVENTORY

The Direct Condition Rating (DCR) is a set of criteria utilized to classify the observed condition of each facility's (asset's) inventory, component and subcomponents, as applicable, relative to its state of deterioration, anticipated remaining service life, and expected reliability by each assessor. This metric offers a consistent methodology by the Cardno Team for evaluating the facilities assessed. The DCR rating was entered into PARAGON for use in the evaluation and prioritization process. Refer to Table 1 for the *DCR Ratings Table*.

Table 1: DCR Ratings Table

Rating	Sustainment Management System Needs	Rating Definitions
Green (+)	Possible preventive maintenance	Entire component-section or component-section sample free of observable or known distress.
Green	Possible preventive maintenance	No component-section or sample serviceability or reliability reduction. Some, but not all, minor (non-critical) subcomponents may suffer from slight degradation or few major (critical) subcomponents may suffer from slight degradation.
Green (-)	Possible preventive maintenance	Slight or no serviceability or reliability reduction overall to the component-section or sample. Some, but not all, minor (non-critical) subcomponents may suffer from minor degradation or more than one major (critical) subcomponent may suffer from slight degradation.
Yellow (+)	Restoration or minor repairs to several subcomponents	Component-section or sample serviceability or reliability is degraded but adequate. A very few major (critical) subcomponents may suffer from moderate deterioration with perhaps a few minor (non-critical) subcomponents suffer from severe deterioration.
Yellow	Restoration or minor repairs to several subcomponents	Component-section or sample serviceability or reliability is definitely impaired. Some but not a majority. Major (critical) subcomponents may suffer from moderate deterioration with perhaps many minor (non-critical) subcomponents suffering from severe deterioration.
Yellow (-)	Restoration or minor repairs to several subcomponents	Component-section or sample has significant serviceability or reliability loss. Most subcomponents may suffer from moderate degradation or a few major (critical) subcomponents may suffer from severe degradation.
Red (+)	Major repair, rehabilitation, or replacement	Significant serviceability or reliability reduction in component-section or sample. A majority of the subcomponents are severely degraded, and others may have varying degrees of degradation.
Red	Major repair, rehabilitation, or replacement	Severe serviceability or reliability reduction to the component-section on or sample such that it is barely able to perform. Most subcomponents are severely degraded.
Red (-)	Major repair, rehabilitation, or replacement	Overall component-section on degradation is total. Few, if any subcomponents salvageable. Complete loss of component-section or sample serviceability.

CALCULATION OF FACILITY CONDITION INDEX

Once the inventory and assessment data has been populated, the FCI is calculated. The FCI is defined as the sum of facility maintenance and repair costs (Work Items/Packages) divided by the Plant Replacement Value (PRV) of the asset.

$$FCI = \frac{\sum \text{Work Item Costs}}{\text{Plant Replacement Value (PRV)}}$$

The FCI is a numerical score from 0 to 1.0. Generally, the FCI values quantify asset condition as revealed in Table 2 below.

Table 2: FCI Rating Table

Asset Condition	FCI Condition Rating
Excellent	New
Good	< 0.05
Fair	0.05 - 0.10
Marginal	0.10 - 0.15
Poor	> 0.15

GENERATING WORK PACKAGES

After evaluating the condition assessment data and associated asset Work Items, the asset management tool, PARAGON, was used to prepare repair and replacement projects (Work Packages). Line item cost estimates were developed using local construction cost data and professional judgment. Work packages are groupings of similar Work Items and locations for action to obtain maximum economies of scale when contracting for repairs and replacements.

Each of the Work Items was assembled into a “Work Package” to group like items for a particular asset. The sum of estimated costs associated with the repair of these Work Items is referred to as “backlog of maintenance”. A detailed summary of Work Packages is presented in Appendix G – *Work Package Reports*.

COST ASSUMPTIONS

The cost estimates are planning level estimates, and taxes have not been included. Further assumptions regarding cost estimates and forecasting of costs are as follows (all estimating assumptions are adjustable in PARAGON):

- > Forecasting Assumptions
 - Inflation: 2.0% assumed
 - Maintenance Level Factors (percentage of replacement value, see Table 3)

Table 3: Maintenance Cost Level Factors

<i>Maintenance Level</i>	<i>Preventative Maintenance Cost Factor</i>
High	1.4%
Medium	1.0%
Low	0.8%
Very Low	0.5%
No Maintenance	0.0%

Annual preventative maintenance costs are a reflection of the annual cost to maintain facilities in good working condition. Annual maintenance costs are considered to be costs for:

- > Preventative maintenance, such as performing preventative maintenance on HVAC units (changing filters, lubricating, replacing belts, inspections of roofs and electrical components).
- > Minor corrective maintenance repairs that occur as part of “doing business” (fixing small damages and normal wear and tear items).

Table 4 provides the *Assigned Annual Maintenance Levels*.

Table 4: Assigned Annual Maintenance Levels

<i>Group Level (Uniformat II)</i>	<i>Maintenance Level</i>
A10-Foundations	No Maintenance
A20-Basement Construction	Very Low
B10-Superstructure	No Maintenance
B20-Exterior Enclosure	Low
B30-Roofing	Low
C10-Interior Construction	Very Low
C20-Stairs	No Maintenance
C30-Interior Finishes	Very Low
D10-Conveying	High
D20-Plumbing	Medium
D30-HVAC	High
D40-Fire Protection	Medium
D50-Electrical	Low
G20-Site Improvements	Low
G30-Site Civil/Mechanical Utilities	Medium
G40-Site Electrical Utilities	Low
G90-Other Site Construction	Low

- > Cost Estimating Assumptions
 - Contingencies: 12.0%
 - Contractor Profit: 10.0%
 - Contractor GA Overhead: 7.0%
 - Supervision Inspection and Overhead: 6.0%
 - Planning and Design: 7.0%
 - Contractor Mark-up: 10.0%

The opinion of value estimates and condition assessment provided herein are based on the assets continuing in use as they are currently maintained. The nature of the condition assessment was visual and non-invasive based on the opinions of industry professionals.

SECTION 3: SUMMARY OF CONDITION ASSESSMENT

As a result of this FCA, 45 Work Items were identified with an associated value or current year burdened cost of \$1,854,455. The Work Items have been grouped in 15 Work Packages for logical execution depending on budgetary constraints.

WORK ITEM ANALYSIS

Table 5 includes a summary of the numbers of Work Items and Work Packages identified.

Table 5: Facility Condition Comparison

<i>Area Evaluated</i>	<i>Size (sf)</i>	<i>No. Facilities</i>	<i>PRV</i>	<i>FCI</i>	<i>Work Items</i>	<i>Work Packages</i>	<i>Project Value</i>
ACRJ	123,578	1	\$36,308,576	0.054	45	15	\$1,854,455

FACILITY CONDITION ANALYSIS AND WORK OVERVIEW

The FCI is provided in Appendix A - *Condition Assessment Analysis*. As shown in Table 5, the calculated FCI is 0.054 for the asset included in this assessment. The current year forecasted work was also included in the FCI calculation. Although the FCI can be a useful metric in assessing the condition of the asset portfolio and to compare the condition of similar assets a 'fair' rating does not mean that there are not significant repair needs forecasted over the next 10 – years.

The Condition Index (CI) is a non-financial based condition metric that provides a condition metric that is based on the components observed condition. As this metric rolls up from the component level to the building level it is calculated as the cost weighted average of the direct condition rating and the replacement value. The CI is a consistent and objective measure of facility condition derived from inspector observations conducted at the component and subcomponent level during a FCA. For an older facility such as ACRJ that has been well maintained and yet has equipment that is becoming obsolete and yet still functional the CI is a better overall indication of facility condition.

Typical CI ranges as related to facility conditions are as follows:

- > 100–90 = Good
- > 89–80 = Adequate
- > 79–60 = Substandard
- > 59 and below = Inadequate

As shown in Table 6, the calculated CI is 69.5 for the asset included in this assessment.

Table 6: Condition Index (CI) Analysis

<i>Uniformat L2</i>	<i>Uniformat Name</i>	<i>Average of Rating (DCR)</i>	<i>CI</i>	<i>CI (1-100)</i>
A10	Superstructure/Foundations	0.70	0.70	70.0
A20	Superstructure/Basement Construction	0.70	0.70	70.0
B10	Shell/Superstructure	0.70	0.70	70.0
B20	Shell/Exterior Enclosure	0.71	0.76	76.3
B30	Shell/Roofing	0.62	0.60	60.1
C10	Interiors/Interior Construction	0.69	0.68	67.9
C20	Interiors/Stairs	0.67	0.69	68.6
C30	Interiors/Interior Finishes	0.68	0.66	65.8
D10	Services/Conveying	0.70	0.74	74.0
D20	Services/Plumbing	0.61	0.63	63.5
D30	Services/HVAC	0.60	0.52	52.3
D40	Services/Fire Protection	0.60	0.70	70.0
D50	Services/Electrical	0.59	0.72	71.7
ACRJ Total		0.65	0.69	69.5

Table 7 provides a 10-year Recommended Work Overview regarding deferred maintenance and forecasted work. The deferred maintenance spending is related to the Work Items discovered during the assessment. The forecasted work spending is related to the forecasted inventory that is expected to reach the end of its service life in a given year and require recapitalization.

Table 7: Recommended Work Overview

<i>Year Recommended</i>	<i>Work Package - Deferred Maintenance</i>	<i>Inventory Recap - Forecasted Work</i>	<i>Grand Total</i>
2021	\$335,406	\$7,080	\$342,486
2022	\$577,341	\$0	\$577,341
2023	\$526,234	\$0	\$526,234
2024	\$204,050	\$16,309	\$220,359
2025	\$316,110	\$2,172	\$318,282
2026	\$0	\$33,757	\$33,757
2027	\$0	\$121,231	\$121,231
2028	\$0	\$30,402	\$30,402
2029	\$0	\$439,976	\$439,976
2030	\$0	\$569,688	\$569,688
Grand Total	\$1,959,141	\$1,220,615	\$3,179,756

SECTION 4: VALUATION

There are two different indicators predominately used by industry to estimate Replacement Value. The Detailed Replacement Value (DRV) is the sum of the replacement of all inventory items that are identified to comprise an asset. The Plant Replacement Value (PRV) represents the estimated cost to replace facilities assets using current construction costs and building standards and codes. It is typically calculated as a function of the current unit construction cost (e.g. dollars per area) for various types of facilities, multiplied by the total number of units of each type of facility. The PRV has been used to estimate the replacement value in this report.

SECTION 5: LIFE EXPECTANCY

The age of facilities is a key indicator of requirements for maintenance, repair, recapitalization, or replacement. As facilities age, their various components and systems experience increased wear and tear and begin to break down. The rate and onset of breakdown generally increases if preventative maintenance is not regularly performed. The result is that the operating reliability decreases. For this analysis, asset age was determined on-site from either discussions with the facility management staff, construction drawings, and/or estimated based upon professional opinion and records collected. Age was then used to estimate remaining service life based upon industry standard estimated service lives.

SECTION 6: MAINTENANCE ACTION PLAN

The evaluations made by each assessor for any Work Item are compiled by PARAGON algorithms and weighted numerical factors are automatically applied based on the Work Item's inherent risk to Mission, Safety, Environment, or Quality of Life. The result of the process is an assignment of a Work Item score to each Work Item. These scores are a measure of the relative importance of each particular Work Item. Refer to the matrices in Figure 1 for how the Work Item score is determined.

The Work Item scores are used as a metric to develop a Maintenance Action Plan for backlogged Work Items based on budget and priority, as well as accounting for the mission of the facility. Refer to Appendix A for the *Maintenance Action Plan*.

Figure 1: Work Item Scoring Matrices

MISSION Matrix For Classifying Deficiencies

Facility Operations Impact

Examples (Category I Failure Probability A):

1. Roof severely damaged and leaking over 50% of its surface
2. Electrical Main distribution panel with overloaded circuits, major violations of the National Electrical Code and Infra-red survey and load readings project an overloaded and overheating condition

Examples (Category II Failure Probability A):

1. Roof is leaking on one section less than 50% of its total area
2. One of three packaged Glycol HVAC systems used for equipment cooking is inoperative

Examples (Category III Failure Probability A):

1. One of several circulating pumps used for equipment cooling chilled water distribution system has failed

Deficiency Severity	Failure Probability	Subcategory A System is in a state of failure	Subcategory B Failure is predicted within a year after the inspection	Subcategory C Failure is likely to occur before next scheduled inspection (3yrs)	Subcategory D System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	Critical Deferrable
		A	B	C	D	
Category I- Catastrophic The deficiency will result in the loss of 50% or more of the facility operations	I	9	9	5	3	
Category II- Critical The deficiency will result in a partial loss of facility operations (~50%)	II	9	7	5	3	
Category III- Marginal Will cause continued deterioration and property damage	III	7	5	3	1	
Category IV- Negligible Probably will not affect any mission aspect, but is nevertheless, in violation of a BOCA, NEC, or other National Standards	IV	5	3	1	1	

SAFETY Matrix for Classifying Deficiencies

Hazard Severity

Examples (Category I Failure Probability A):

1. The fire protection sprinkler heads are painted over throughout the facility
2. The fire escape is severely rusted and deteriorated depicting loss of structural integrity and metal fatigue

Examples (Category II Failure Probability A):

1. The stair treads servicing a facility are damaged or loose presenting the possibility of a trip hazard
2. The vent stack servicing a boiler is improperly sized or vented, presenting the possibility of carbon monoxide build up within a facility

Examples (Category III Failure Probability A):

1. The floor covering in a workspace or BEQ is deteriorated, torn or loose and buckled presenting the possibility of a trip hazard

Deficiency Severity	Failure Probability	Subcategory A System is in a state of failure	Subcategory B Failure is predicted within a year after the inspection	Subcategory C Failure is likely to occur before next scheduled inspection (3yrs)	Subcategory D System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	Critical Deferrable
		A	B	C	D	
Category I- Catastrophic The hazard or deficiency may cause death or loss of facility	I	10	10	8	6	
Category II- Critical The deficiency may cause minor injury, severe occupational illness, or major property damage	II	10	8	6	4	
Category III- Marginal May cause minor injury, minor occupational illness, or minor property damage	III	8	6	4	2	
Category IV- Negligible Probably will not affect personal safety or health, but is nevertheless in violation of building codes and/or Command goals	IV	6	4	2	2	

Figure 1: Work Item Scoring Matrices (continued)

ENVIRONMENTAL Matrix for Classifying Deficiencies

Environmental Impact

Examples (Category I Failure Probability A):

1. Deteriorated sprayed-on Asbestos inside a facility
2. Deteriorating Chlorine gas cylinders/systems servicing a swimming pool or refrigeration plant
3. Surface fuel spill greater than 25 gallons

Examples (Category II Failure Probability A):

1. Peeling interior lead paint
2. Friable asbestos
3. Fuel spill less than 25 gallons

Examples (Category III Failure Probability A):

1. Leaking Drain, Waste, and Vent piping system
2. Improperly vented sewage return

Deficiency Severity	Failure Probability	Subcategory A System is in a state of failure	Subcategory B Failure is predicted within a year after the inspection	Subcategory C Failure is likely to occur before next scheduled inspection (3yrs)	Subcategory D System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	Critical
		A	B	C	D	Deferrable
Category I- Catastrophic The deficiency will cause immediate toxic pollution or result in a violation of statutory or regulatory requirements.	I	9.5	9.5	5.5	3.5	
Category II- Critical The deficiency may cause major property damage or result in severe local environmental degradation.	II	9.5	7.5	5.5	3.5	
Category III- Marginal May cause minor property damage and result in minor local environmental degradation.	III	7.5	5.5	3.5	1.5	
Category IV-Negligible Probably would not affect any environmental aspect, but is nevertheless, in violation of building codes and/ or Command goals.	IV	5.5	3.5	1.5	1.5	

QUALITY OF LIFE Matrix For Classifying Deficiencies

Quality of Life Impact

Examples (Category I Failure Probability A):

1. The HVAC system servicing a facility in ICN 15/16 has failed, or the condition of the equipment is in such deteriorated state that the failure is predicted within 12 months

Examples (Category II Failure Probability A):

1. The Steam piping system servicing a messing facility is deteriorated and leaking resulting in the loss of operation of the steam cooking kettles
2. Deteriorated windows and exterior surfaces are damaged to the extent that moisture infiltration, to interior surfaces is causing mold, peeling paint etc., in several areas of BEQ or workplace

Examples (Category III Failure Probability A):

1. An HVAC fan coil unit servicing a single room in a BQ is inoperative

Deficiency Severity	Failure Probability	Subcategory A System is in a state of failure	Subcategory B Failure is predicted within a year after the inspection	Subcategory C Failure is likely to occur before next scheduled inspection (3yrs)	Subcategory D System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection	Critical
		A	B	C	D	Deferrable
Category I- Catastrophic The deficiency will result in the loss of facility operations and/ or result in severe degradation of habitability of housing or other personnel support facilities	I	8.5	8.5	4.5	2.5	
Category II- Critical The deficiency will result in partial loss of the facility or in significant degradation of habitability of housing or other personnel support facilities. Additionally, the deficiency represents a severe degradation of habitability of the workspace	II	8.5	6.5	4.5	2.5	
Category III- Marginal Will cause continued deterioration and property damage or results in minor degradation of habitability.	III	6.5	4.5	2.5	.5	
Category IV-Negligible Appearance Only: Does not adversely affect habitability of living/working spaces	IV	4.5	2.5	.5	.5	

SECTION 7: EXPECTED FACILITY MAINTENANCE AND RECAPITALIZATION

Facility maintenance for infrastructure items was forecasted over a 10-year period. The maintenance costs are generally a function of the Replacement Value (RV) of an inventory item. Annual maintenance costs are escalated each year to account for increasing value (RV) of the assets. These annual maintenance costs are summed to arrive at a total estimated maintenance cost for the 10-year analysis period at which time all of the recorded Work Items will have been corrected.

For out-year forecasting, as the age of an inventory item approaches the end of its Estimated Service Life (ESL), PARAGON asset management software assumes the inventory item will be renewed, which means being replaced in kind. The sum of the renewal costs, based upon inventory items reaching the end of their service life, is the recapitalization cost. The cost associated with this renewal is the RV of the inventory item at that time. This assumes full recapitalization of an inventory item at the estimated end of useful life for planning purposes. Refer to Appendix E: *Forecasted Work – Recapitalization* and Appendix F: *Estimated Maintenance* for a detailed breakdown of Forecasted Work – Recapitalization and Maintenance by building.

SECTION 8: MAINTENANCE AND RECAPITALIZATION PLAN

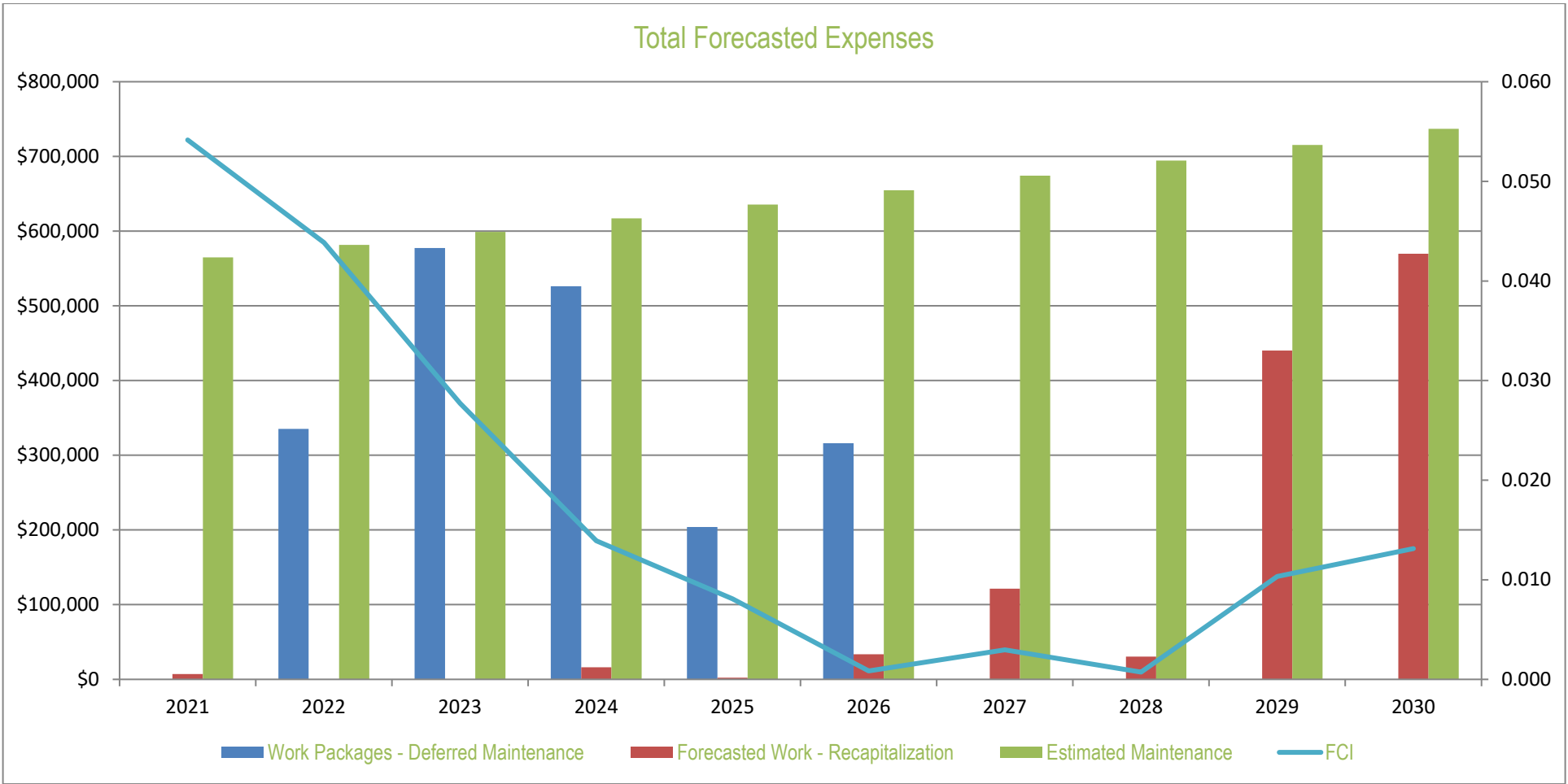
The total maintenance and recapitalization costs for the facility are a culmination of the respective costs forecasted for infrastructure assets and backlogged Work Items.

Refer to the tables and figures below for the overall 10-Year Maintenance and Recapitalization Plan for the various levels of assessment. Each plan comprises backlog projects (***Work Packages – Deferred Maintenance***), maintenance (***Estimated Maintenance***), and recapitalization (***Forecasted Work – Recapitalization***) costs over the defined timeframe.

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Table 8: Overall Portfolio 10 Year Summary Maintenance and Recapitalization Plan

Total Forecasted Expenses										
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Work Packages - Deferred Maintenance	\$335,406	\$577,341	\$526,234	\$204,050	\$316,110	\$0	\$0	\$0	\$0	\$0
Forecasted Work - Recapitalization	\$7,080	\$0	\$0	\$16,309	\$2,172	\$33,757	\$121,231	\$30,402	\$439,976	\$569,688
Estimated Maintenance	\$564,762	\$581,706	\$599,156	\$617,131	\$635,643	\$654,713	\$674,354	\$694,588	\$715,423	\$736,886
PRV	\$36,308,576	\$37,034,748	\$37,775,442	\$38,530,951	\$39,301,570	\$40,087,602	\$40,889,354	\$41,707,141	\$42,541,284	\$43,392,109
FCI	0.054	0.044	0.028	0.014	0.008	0.001	0.003	0.001	0.010	0.013
Total	\$907,248	\$1,159,047	\$1,125,390	\$837,490	\$953,925	\$688,470	\$795,585	\$724,990	\$1,155,399	\$1,306,574



GLOSSARY

Facility Condition Index (FCI)

FCI is calculated in paragon by dividing the total value of deficiencies by the Plant Replacement Value of the asset. The ratio measures the condition of the facility or equipment item at a specific time. The higher the ratio, the worse the condition (one a scale of 0 to 1). FCI color coding in paragon helps quickly identify conditions of assets.

Burden Factors

Burden Factors are used to calculate the soft costs associated with repair and replacement work as part of a construction activity. Burden Factors are used to calculate the Current Replacement Value (CRV) of inventoried components shown in the Inventory detail form. Based on the definition of CRV, no inflation has been applied to the total cost. Burden Factors are also applied against cost estimates generated for Work Items, which are ultimately compiled to generate cost estimates for Work Packages.

Condition Index (CI)

CI is a non-financial based condition metric that provides a condition metric that is based on the components observed condition. As this metric rolls up from the component level to the building level it is calculated as the cost weighted average of the direct condition rating and the replacement value.

Direct Condition Rating (DCR)

The Direct Condition Rating is applied to the component and is the condition rating assigned by the field assessment. The DCR rating is associated with a numeric factor that is multiplied against the Estimated Service Life (ESL) to arrive at a Remaining Service Life (RSL) value.

Direct Replacement Value (DRV)

The Detailed Replacement Value (DRV) is the sum of the replacement of all inventory items that are identified to comprise an asset.

Impact Score

The Impact Score is the relative importance (prioritization) given to a specific deficiency (Work item) based on the Severity Levels and Failure Probabilities that can be graphically displayed in a matrix. The numbers shown in each box in the matrix is the Impact score for that combination of selections.

Plant Replacement Value (PRV)

The Plant Replacement Value (PRV) represents the estimated cost to replace facilities assets using current construction costs and building standards and codes. The PRV is calculated per Unified Facilities Criteria (UFC) Guidance as follows:

$$PRV = Q \times RUC \times ACF \times HF \times PD \times SIOH \times CF$$

Where:

PRV is plant replacement value

Q is facility quantity, in the same unit of measure as the RUC

RUC is replacement unit cost found in the UFC

ACF is area cost factor found in Table 4 of the UFC, to account for geographical differences in the costs of labor, materials and equipment

HF is an adjustment of 1.05 to account for increased costs for replacement of historical facilities or for construction in a historic district. If the facility does not qualify as "historical, this factor is 1".

PD is a factor to account for the planning and design of a facility; the current value of this factor is 1.09 for all but medical facilities, and 1.13 for medical facilities.

SIOH is the factor to account for the supervision, inspection, and overhead activities associated with the management of a construction project. The current value of the factor is 1.057 for facilities in the (CONUS), and 1.065 (USACE) or 1.062 (NAVFAC) for facilities in the (OCONUS).

CF is a factor of 1.05 to account for construction contingencies

Raw / Direct Cost

The cost to resolve a deficiency or a work package without markup (in \$USD per RS Means).

RS Means

North America's leading supplier of construction cost information.

UNIFORMAT II

A format for classifying building elements that is common to most buildings. UNIFORMAT II ensures consistency in the economic evaluation of building projects over time and from project to project.

Work Package

A number of deficiencies (work items) grouped in a logical way (example groupings may be by trade, work to be performed on the same level, etc.).

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APPENDIX A: CONDITION ASSESSMENT ANALYSIS

Condition Assessment Analysis				
<i>Hierarchy</i>	<i>Asset Name</i>	<i>Replacement Value</i>	<i>Current Backlog Impacting FCI</i>	<i>FCI</i>
Albemarle Charlottesville Regional Jail	Albemarle Charlottesville Regional Jail	\$36,308,576	\$1,723,728	0.0475
Albemarle Charlottesville Regional Jail	Land - Albemarle Charlottesville Regional Jail	\$1,154,674	\$76,712	0.0664

APPENDIX B: MAINTENANCE ACTION PLAN

Maintenance Action Plan				
<i>Asset Name</i>	<i>Recommended Year</i>	<i>Work Package Name</i>	<i>Building Component</i>	<i>Cost</i>
Albemarle Charlottesville Regional Jail	2021	Upgrade Electrical Panels	Electrical	\$255,223
Albemarle Charlottesville Regional Jail	2021	Replace Roof Top Unit	HVAC	\$80,182
Albemarle Charlottesville Regional Jail	2022	HVAC Replacement	HVAC	\$577,341
Albemarle Charlottesville Regional Jail	2023	HVAC Replacement 2	HVAC	\$526,234
Albemarle Charlottesville Regional Jail	2024	Reseal Windows	Exterior Enclosure	\$48,404
Albemarle Charlottesville Regional Jail	2024	Life Safety-Test Carbon Monoxide Sensors	Fire Protection	\$2,194
Albemarle Charlottesville Regional Jail	2024	Replace Elevator	Conveying	\$107,388
Albemarle Charlottesville Regional Jail	2024	Plumbing Repairs	Plumbing	\$46,064
Albemarle Charlottesville Regional Jail	2025	Repair Rigid Insulation	Roofing	\$15,674
Albemarle Charlottesville Regional Jail	2025	Replace Interior Fixtures	Electrical	\$42,807
Albemarle Charlottesville Regional Jail	2025	Replace Interior Finishes	Interior Finishes	\$127,851
Albemarle Charlottesville Regional Jail	2025	Replace Flooring	Interior Finishes	\$32,594
Albemarle Charlottesville Regional Jail	2025	Repair Cabinets	Interior Construction	\$9,948
Land - Albemarle Charlottesville Regional Jail	2025	Repair Security Gate	Site Improvements	\$14,212
Land - Albemarle Charlottesville Regional Jail	2025	Replace Exterior Light Fixtures	Site Electrical Utilities	\$73,025
Grand Total				\$1,959,141


APPENDIX C: ASSET SUMMARY REPORTS

Asset Summary and History Report

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



FAC Code and Description		9110-Government Owned land	
Year Built	1974	Asset Size/UOM	6 Acres
Floors Above Grade	0	Floors Below Grade	0
		Plant Replacement Value	\$0
		Detail Replacement Value	\$1,154,674
FCI 0.0664	Good 	FCI (100-1) 93	ACI Priority 1-Low
Active Work Items		2Work Item Costs (incl. burden)	\$76,712
Geo Adj Region	Charlottesville	Regional Cost Factor	1.02

Location

160 Peregrory Lane
Charlottesville, Virginia 22906
United States

Name Jeff Brill
Title/Role Business Manager
Company Albemarle Charlottesville
Regional Jail

Management

Name William Thomas
Title/Role POC
Company Albemarle Charlottesville
Regional Jail

Asset Summary

The land is served by local utilities for natural gas, electricity, water and sewer. The land has been improved with the following: asphalt driveways and parking in fair condition, concrete sidewalks in fair condition, concrete curb and gutter in fair condition, storm water system in fair condition, site lighting in fair condition, security fencing on good to fair condition.

Asset History

The land for the Albemarle-Charlottesville Regional Jail was developed as a result of the City of Charlottesville and the County of Albemarle deciding to build a new regional jail for housing local prisoners and closing the doors of their outdated jails. The staff from the city and county jails were combined and the name given to the facility was the Albemarle-Charlottesville Joint Security Complex. The name was later changed to the Albemarle-Charlottesville Regional Jail in 1996.

Additional Photos




Asset Summary and History Report

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



FAC Code and Description		7312-Prison/Confinement Facility	
Year Built	1978	Asset Size/UOM	123578 Square Feet
Floors Above Grade	3	Floors Below Grade	0
		Plant Replacement Value	\$36,308,576
		Detail Replacement Value	\$37,909,814
FCI 0.0475	Good 	FCI (100-1) 95	ACI Priority 3-Relevant
Active Work Items	43	Work Item Costs (incl. burden)	\$1,723,728
Geo Adj Region	Charlottesville	Regional Cost Factor	1.02

Location

160 Peregrory Lane
Charlottesville, Virginia 22906
United States

Management

Name Jeff Brill	Name William Thomas
Title/Role Business Manager	Title/Role POC
Company Albemarle Charlottesville Regional Jail	Company Albemarle Charlottesville Regional Jail

Asset Summary

ACRJ is comprised of one Facility which is located at 160 Peregrory Lane, Charlottesville, VA 22902. The original jail facility was built in 1974; renovations and an addition to the original jail was accomplished in 1988, including ground floor housing and Eastside Recreation expansion and; in 1998 another addition including further housing units, Medical and Intake expansion was included in the current 123, 578 square feet of the current facility. Approximately 5,000 inmates are processed through the Facility each year. The facilities are aging, in need of more frequent repairs and, upgrades are becoming necessary.

Asset History

Construction of this building commenced in 1974, occupation in 1978. The first expansion of the building, in 1990, included the addition of the Eastside Gym, Offices, Classroom, 700 Cellblock, and 800 Cellblock. The 1990 expansion also included the transformation of two multipurpose rooms into Cellblocks GK and GL. The 1998-2001 expansion included the addition of the Intake/Sallyport, Medical, Work Release Offices, Housing Unit 1, Housing Unit 2, Housing Unit 3, Office Space, and the Laundry. Renovations that took place during the 1998-2001 expansion included the Kitchen, Finance Department, and the Eastside Classroom; also, converting some cellblocks into the Work Release Block, and adding FCU to provide air conditioning to all of the previously existing cellblocks.

Additional Photos



APPENDIX D: ASSET NARRATIVES

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



G20 SITE IMPROVEMENTS

G20_1 OTHER SITE IMPROVEMENTS

The property has security fencing with man gates and sliding driveway gates that are in fair condition.

G20 SITE IMPROVEMENTS

G2010 ROADWAYS

The property has asphalt driveways that are in good to fair condition.

G20 SITE IMPROVEMENTS

G2020 PARKING LOTS

The property has asphalt parking areas that are in fair condition.

G20 SITE IMPROVEMENTS

G2030 PEDESTRIAN PAVING

The property has concrete sidewalks in good condition.

G30 SITE MECHANICAL UTILITIES

G3010 WATER SUPPLY

The property has local utility provided water connection.

G30 SITE MECHANICAL UTILITIES

G3020 SANITARY SEWER

The property has local utility provided sewer connection. The property has a sewer lift station.

G30 SITE MECHANICAL UTILITIES

G3030 STORM SEWER

The property has a storm water system that is in good to fair condition.

G40 SITE ELECTRICAL UTILITIES

G4010 ELECTRICAL DISTRIBUTION

The property is served by local electrical utility with overhead lines that are transferred to underground in the northeast corner of the property.

G40 SITE ELECTRICAL UTILITIES

G4020 SITE LIGHTING

The property has site lighting that is in fair condition.

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

This facilities foundation is a combination of deep foundations and slab on grade, which are in good condition.

A20 BASEMENT CONSTRUCTION

A2020 BASEMENT WALLS

This facilities basement walls are cast in place concrete, which are in good condition.

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

This facilities superstructure is combination of steel and concrete columns with concrete floors on metal pan, which are in good condition.

B20 EXTERIOR ENCLOSURE

B2010 EXTERIOR WALLS

This facilities exterior walls are a combination of load bearing cast in place concrete, CMU with brick, EIFS veneer, which are in good condition.

B20 EXTERIOR ENCLOSURE

B2020 EXTERIOR WINDOWS

This facilities exterior windows are steel fixed, which are in fair condition.

B20 EXTERIOR ENCLOSURE

B2030 EXTERIOR DOORS

This facilities exterior doors are steel, which are in good condition.

B30 ROOFING

B3010 ROOF COVERINGS

This facilities roof is covered by rigid insulation and a membrane single-ply roof. The roof is in generally good to fair condition.

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

This facilities partitions are a combination of CMU, metal stud with gypsum wallboard, which are in good condition.

C10 INTERIOR CONSTRUCTION

C1020 INTERIOR DOORS

This facilities interior doors are a combination of wood and steel doors, which are in good to fair condition.

C20 STAIRS

C2010 STAIR CONSTRUCTION

This facilities stairs are steel, which are in good to fair condition.

C30 INTERIOR FINISHES

C3010 WALL FINISHES

This facilities wall finishes are a combination of paint, epoxy, ceramic tile, which are in fair to good condition.

C30 INTERIOR FINISHES

C3020 FLOOR FINISHES

This facilities floor finishes are a combination of vinyl tile, sheet vinyl, rubber, carpeting, painted concrete, epoxy, which are in good to fair condition.

C30 INTERIOR FINISHES

C3030 CEILING FINISHES

This facilities ceiling finishes are a combination of painted, acoustic tile, epoxy, which are in good to fair condition.

D10 CONVEYING

D1010 ELEVATORS & LIFTS

This facility has hydraulic passenger elevators in good to poor condition.

D20 PLUMBING

D2010 PLUMBING FIXTURES

This facilities plumbing fixtures are a combination of ceramic and stainless steel, which are in good to poor condition.

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



D20 PLUMBING D2020 DOMESTIC WATER DISTRIBUTION

This facilities water distribution is a combination of copper and PVC piping. which is in good to poor condition.

D20 PLUMBING D2030 SANITARY WASTE

This facilities waste system is a combination of cast iron, PVC and a lift station, which is in good to fair condition.

D20 PLUMBING D2040 RAIN WATER DRAINAGE

This facilities rain water drainage is cast iron and has a sump pump, which are in good condition.

D30 HVAC D3020 HEAT GENERATING SYSTEMS

The facility has three boilers for heating and hot water, which are in fair condition. There are several unit heaters throughout the facility that are in good condition.

D30 HVAC D3030 COOLING GENERATING SYSTEMS

The facilities cooling is generated by two rotary-screw chillers which are in fair condition and two cooling towers which are in good condition. There are also several mini-split and split systems, which are in good condition.

D30 HVAC D3040 DISTRIBUTION SYSTEMS

The facilities conditioned air is distributed by ducting which appears to be in good condition. The conditioned air is circulated by a series of AHU and HV units, which are in fair to poor condition.

D30 HVAC D3050 TERMINAL & PACKAGE UNITS

The facility has five roof top units which are in good condition. There is one unit that has been abandoned in place.

D30 HVAC D3060 CONTROLS & INSTRUMENTATION

The facility has pneumatic controls, which are not currently functioning and are in poor condition.

D40 FIRE PROTECTION D40_2 LIFE SAFETY

The facility has a fire alarm system that is in good condition.

D40 FIRE PROTECTION D4010 SPRINKLERS

This facility has a wet sprinkler system with a 1250 GPM fire pump, which is in good condition.

D40 FIRE PROTECTION D4020 STANDPIPE SYSTEMS

This facility has a sprinkler standpipe, which is in good condition.

D50 ELECTRICAL D50_2 EMERGENCY LIGHTING / POWER

The facility has emergency lighting in poor to good condition. The facility has a diesel emergency generator in fair condition.

D50 ELECTRICAL D5010 ELECTRICAL SERVICE & DISTRIBUTION

The facility is served with a 2,000 Amp, 480/277 Volt, 3 Phase electrical serves that is fed underground to the switchgear. The electrical distribution system is in good to fair.

D50 ELECTRICAL D5020 LIGHTING & BRANCH WIRING

The facility has a majority of fluorescent fixtures that are being converted to LED as re-lamping is needed. The fixtures are in good to poor condition.

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail



D50 ELECTRICAL

D5030 COMMUNICATIONS & SECURITY

The facility has a security system with monitors and cameras. The system is in good condition.

D50 ELECTRICAL

D5090 OTHER ELECTRICAL SERVICES

This facility has a lightning protection system which is in good condition.

APPENDIX E: FORECASTED WORK - RECAPITALIZATION

Renewal Cost Forecast	Year								
Asset Name	2021	2024	2025	2026	2027	2028	2029	2030	Grand Total
Albemarle Charlottesville Regional Jail	\$7,080	\$16,309	\$2,172	\$33,757	\$121,231	\$30,402	\$414,048	\$569,688	\$1,194,687
Electrical	\$7,080						\$140,017		\$147,097
Interior Lighting, CFL	\$7,080								\$7,080
Interior Lighting, FL - 2 Lamp T12							\$101,442		\$101,442
Interior Exit Lighting							\$6,837		\$6,837
Interior Lighting, High Intensity - High Pressure Sodium							\$9,607		\$9,607
Main Lugs, 277/480 V, 600 amp							\$15,083		\$15,083
Exterior Lighting - Metal halide, wall pack, > 250 W							\$7,048		\$7,048
HVAC								\$380,285	\$380,285
Kitchen Exhaust/Make-Up Air - 5,000 CFM								\$78,700	\$78,700
Roof Exhaust Fan, 1 HP, 2,240 CFM								\$104,933	\$104,933
Central Station - 10,000 CFM, VAV								\$136,215	\$136,215
Two Pipe Fan Coil Units - 1 ton								\$60,437	\$60,437
Interior Construction								\$148,870	\$148,870
Aluminum Balcony Rail								\$16,983	\$16,983
Security Gate (4'0" X 8'0")								\$122,404	\$122,404
Toilet Partition, Wall Hung Plastic Laminate								\$9,483	\$9,483
Interior Finishes		\$16,309	\$2,172	\$33,757	\$116,803		\$274,031		\$443,072
Carpet Squares			\$2,172	\$10,619					\$12,791
Commercial Grade Carpeting, 35oz Nylon		\$16,309							\$16,309
Epoxy Floor Coating on Concrete				\$6,450					\$6,450
Paint Finish on Concrete Floor				\$16,688					\$16,688
Paint to Walls, 2 Coats Using Roller					\$51,455		\$83,268		\$134,723
Vinyl Tile 1/8" X 12" X 12"							\$106,354		\$106,354
Wood Paneling Sheet Wall Covering							\$6,688		\$6,688
Paint Exposed Steel Joists & Roof Deck					\$65,348		\$59,454		\$124,802
Special Epoxy Wall Coating							\$18,267		\$18,267
Plumbing					\$4,428	\$30,402		\$40,533	\$75,363
Water Booster Pump, 20HP								\$40,533	\$40,533
Water Booster Pump, 15HP						\$30,402			\$30,402
Shower Head w/Control Valves					\$4,428				\$4,428
Land - Albemarle Charlottesville Regional Jail							\$25,928		\$25,928
Interior Construction							\$25,928		\$25,928
Security Gate (4'0" X 8'0")							\$25,928		\$25,928
Grand Total	\$7,080	\$16,309	\$2,172	\$33,757	\$121,231	\$30,402	\$439,976	\$569,688	\$1,220,615

APPENDIX F: ESTIMATED MAINTENANCE

Maintenance Cost Forecast	Year										
Asset Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Grand Total
Albemarle Charlottesville Regional Jail	\$540,316	\$556,526	\$573,222	\$590,417	\$608,129	\$626,372	\$645,164	\$664,521	\$684,456	\$704,989	\$6,194,112
Conveying	\$18,034	\$18,575	\$19,132	\$19,706	\$20,297	\$20,906	\$21,534	\$22,180	\$22,845	\$23,530	\$206,739
Electrical	\$70,650	\$72,769	\$74,952	\$77,201	\$79,517	\$81,902	\$84,360	\$86,890	\$89,497	\$92,182	\$809,920
Exterior Enclosure	\$176,496	\$181,791	\$187,245	\$192,862	\$198,648	\$204,607	\$210,745	\$217,068	\$223,580	\$230,287	\$2,023,329
HVAC	\$105,337	\$108,498	\$111,753	\$115,105	\$118,558	\$122,115	\$125,778	\$129,552	\$133,438	\$137,442	\$1,207,576
Interior Construction	\$55,480	\$57,145	\$58,859	\$60,625	\$62,444	\$64,317	\$66,246	\$68,234	\$70,281	\$72,389	\$636,020
Plumbing	\$74,368	\$76,599	\$78,897	\$81,263	\$83,701	\$86,212	\$88,799	\$91,463	\$94,207	\$97,033	\$852,542
Roofing	\$6,961	\$7,170	\$7,385	\$7,606	\$7,834	\$8,069	\$8,311	\$8,561	\$8,818	\$9,082	\$79,797
Fire Protection	\$32,990	\$33,979	\$34,999	\$36,049	\$37,130	\$38,244	\$39,391	\$40,573	\$41,790	\$43,044	\$378,189
Land - Albemarle Charlottesville Regional Jail	\$24,446	\$25,180	\$25,934	\$26,714	\$27,514	\$28,341	\$29,190	\$30,067	\$30,967	\$31,897	\$280,250
Interior Construction	\$205	\$211	\$217	\$224	\$230	\$237	\$244	\$252	\$259	\$267	\$2,346
Site Improvements	\$18,016	\$18,557	\$19,113	\$19,687	\$20,277	\$20,886	\$21,512	\$22,158	\$22,822	\$23,507	\$206,535
Site Civil/Mechanical Utilities	\$2,594	\$2,672	\$2,752	\$2,835	\$2,920	\$3,008	\$3,098	\$3,191	\$3,286	\$3,385	\$29,741
Site Electrical Utilities	\$3,631	\$3,740	\$3,852	\$3,968	\$4,087	\$4,210	\$4,336	\$4,466	\$4,600	\$4,738	\$41,628

APPENDIX G: WORK PACKAGE REPORTS

Work Package Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
G20-97293	Repair Security Gate	
Primary Work Classification	G20-Site Improvements	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/01/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	-1.7 %	Impact Score 2.50
		Risk Reduction Index 2.45

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
G204001003-105149	Repair Security Gate	2020	\$7,811.00	\$12,497.00	\$12,497.00
Total Work Package Cost			\$7,811.00	\$12,497.00	\$12,497.00

Work Package Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
G40-97294	Replace Exterior Light Fixtures	
Primary Work Classification	G40-Site Electrical Utilities	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	-0.7 %	Impact Score 2.50
		Risk Reduction Index 4.58

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
G402006032-105171	Replace Exterior Light Fixtures	2020	\$40,134.00	\$64,214.00	\$64,214.00
Total Work Package Cost			\$40,134.00	\$64,214.00	\$64,214.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
B20-97258	Reseal Windows	
Primary Work Classification	B20-Exterior Enclosure	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	05/18/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	0.6 %	Impact Score 2.50
		Risk Reduction Index 5.83

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B202001011-105071	Reseal Windows	2020	\$27,135.00	\$43,415.00	\$43,415.00
Total Work Package Cost			\$27,135.00	\$43,415.00	\$43,415.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
B30-97265	Repair Rigid Insulation	
Primary Work Classification	B30-Roofing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	05/18/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	2.8 %	Impact Score 2.50
		Risk Reduction Index 5.83

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B301003001-105072	Repair Rigid Insulation	2020	\$8,614.00	\$13,782.00	\$13,782.00
Total Work Package Cost			\$8,614.00	\$13,782.00	\$13,782.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
C10-97264	Repair Cabinets	
Primary Work Classification	C10-Interior Construction	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	05/18/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 3.00
Estimated ROI	0.7 %	Impact Score 2.50
		Risk Reduction Index 4.69

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C103009001-105069	Repair Cabinets	2020	\$5,468.00	\$8,748.00	\$8,748.00
Total Work Package Cost			\$5,468.00	\$8,748.00	\$8,748.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
C30-97263	Replace Interior Finishes	
Primary Work Classification	C30-Interior Finishes	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 3.25
Estimated ROI	-0.7 %	Impact Score 2.50
		Risk Reduction Index 4.69

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C303004001-105066	Replace Acoustic Ceiling Tile	2020	\$583.00	\$932.00	\$932.00
C302007001-105067	Refinish Concrete Floor	2020	\$707.00	\$1,132.00	\$1,132.00
C302004001-105068	Replace Vinyl Tile	2020	\$67,124.00	\$107,399.00	\$107,399.00
C302004002-105070	Replace Sheet Vinyl	2020	\$1,852.00	\$2,964.00	\$2,964.00
Total Work Package Cost			\$70,266.00	\$112,427.00	\$112,427.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
C30-97296	Replace Flooring	
Primary Work Classification	C30-Interior Finishes	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 3.50
Estimated ROI	-0.6 %	Impact Score 2.50
		Risk Reduction Index 4.12

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C302005001-105172	Replace Carpet Flooring	2020	\$3,253.00	\$5,205.00	\$5,205.00
C302007001-105173	Refinish Concrete Floor	2020	\$14,660.00	\$23,456.00	\$23,456.00
Total Work Package Cost			\$17,913.00	\$28,661.00	\$28,661.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D10-97262	Replace Elevator	
Primary Work Classification	D10-Conveying	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 3.00
Estimated ROI	-0.2 %	Impact Score 9.00
		Risk Reduction Index 5.83

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D101002002-105064	Elevator Replacement	2020	\$60,200.00	\$96,320.00	\$96,320.00
Total Work Package Cost			\$60,200.00	\$96,320.00	\$96,320.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D20-97261	Plumbing Repairs	
Primary Work Classification	D20-Plumbing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	-0.7 %	Impact Score 9.00
		Risk Reduction Index 5.52

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202001001-104905	Repair Copper Water Pipe	2020	\$8,693.00	\$13,908.00	\$13,908.00
D202003003-104906	Replace Heat Exchanger Tank	2020	\$17,130.00	\$27,408.00	\$27,408.00
Total Work Package Cost			\$25,823.00	\$41,316.00	\$41,316.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D30-97259	HVAC Replacement	
Primary Work Classification	D30-HVAC	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/05/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.40
Estimated ROI	-0.5 %	Impact Score 7.70
		Risk Reduction Index 6.29

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D306004001-104900	Replace Compressor	2020	\$5,147.00	\$8,235.00	\$8,235.00
D304008008-104902	Replace HV-1	2020	\$60,525.00	\$96,840.00	\$96,840.00
D306001001-104903	Replace HVAC Controls	2020	\$147,060.00	\$235,296.00	\$235,296.00
D304008009-104904	Replace AHU-5	2020	\$61,997.00	\$99,195.00	\$99,195.00
D304008009-104907	Replace AHU-1	2020	\$61,997.00	\$99,195.00	\$99,195.00
Total Work Package Cost			\$336,726.00	\$538,761.00	\$538,761.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D30-97297	Replace Roof Top Unit	
Primary Work Classification	D30-HVAC	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 5.00
Estimated ROI	-0.5 %	Impact Score 9.50
		Risk Reduction Index 7.07

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D303002009-105174	Replace Roof Top Unit	2020	\$47,700.00	\$76,320.00	\$76,320.00
Total Work Package Cost			\$47,700.00	\$76,320.00	\$76,320.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D30-97306	D30 - Deficiency Repairs/Replacements	
Primary Work Classification	D30-HVAC	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/22/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 3.83
Estimated ROI	-0.4 %	Impact Score 2.50
		Risk Reduction Index 6.74

Package Description

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Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D305003003-105255	Replace Fan Coils	2020	\$38,852.00	\$62,163.00	\$62,163.00
D304008009-105256	Replace AHU-2	2020	\$61,997.00	\$99,195.00	\$99,195.00
D304008009-105257	Replace AHU-3	2020	\$61,997.00	\$99,195.00	\$99,195.00
D302002002-105258	Replace Boiler-1	2020	\$46,018.00	\$73,630.00	\$73,630.00
D302002002-105259	Replace Boiler-2	2020	\$46,018.00	\$73,630.00	\$73,630.00
D302002002-105260	Replace Boiler-3	2020	\$46,018.00	\$73,630.00	\$73,630.00
Total Work Package Cost			\$300,900.00	\$481,443.00	\$481,443.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D40-97260	Life Safety-Test Carbon Monoxide Sensors	
Primary Work Classification	D40-Fire Protection	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	05/18/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 5.00
Estimated ROI	-0.9 %	Impact Score 10.00
		Risk Reduction Index 7.07

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D409001001-104901	Life Safety-Test Carbon Monoxide Sensors	2020	\$1,230.00	\$1,968.00	\$1,968.00
Total Work Package Cost			\$1,230.00	\$1,968.00	\$1,968.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D50-97257	Upgrade Electrical Panels	
Primary Work Classification	D50-Electrical	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 5.06
Estimated ROI	2.5 %	Impact Score 5.82
		Risk Reduction Index 6.85

Package Description

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D501003012-104890	Maintenance of Switchgear	2020	\$1,633.00	\$2,613.00	\$2,613.00
D502001001-104891	Corroded Conduit	2020	\$2,562.00	\$4,099.00	\$4,099.00
D502002013-105019	Replace light fixtures in Inmate exercise area	2020	\$95,458.00	\$152,733.00	\$152,733.00
D501005005-105022	Life Safety- Panel 3X has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105023	Life Safety- Panel 2X has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105024	Life Safety- Panel X has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105025	Life Safety- Panel IX has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105026	Life Safety- Panel B has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105027	Life Safety- Panel A has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105028	Life Safety- Panel G has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105029	Life Safety- Panel E has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005005-105030	Life Safety- Panel C has Exceeded its Serviceable Life	2020	\$5,228.00	\$8,365.00	\$8,365.00
D501005002-105031	Life Safety- Panel 100 Amp has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D501005002-105032	Life Safety- Panel F has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D501005002-105033	Life Safety- Panel H has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D501005002-105034	Life Safety- Panel D has Exceeded its Serviceable Life	2020	\$1,164.00	\$1,862.00	\$1,862.00
D502001001-105065	Life Safety, Missing Conduit Covers	2020	\$470.00	\$752.00	\$752.00
Total Work Package Cost			\$151,831.00	\$242,930.00	\$242,930.00

Work Package Detail

Albemarle Charlottesville Regional Jail 2 - Albemarle Charlottesville Regional Jail



Work Package Number	Work Package Title	
D50-97295	Replace Interior Fixtures	
Primary Work Classification	D50-Electrical	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	06/04/2020	Average Priority Ratings
Oldest Work Item Observed	2020	Priority Rating 4.00
Estimated ROI	-0.6 %	Impact Score 2.50
		Risk Reduction Index 5.83

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D502002026-105175	Replace Interior Fixtures	2020	\$23,527.00	\$37,643.00	\$37,643.00
Total Work Package Cost			\$23,527.00	\$37,643.00	\$37,643.00

APPENDIX H: WORK ITEM REPORTS

Work Item Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
G204001003-105149	Repair Security Gate	2020



Inventory Classification	G204001003 - Security Fence, 10' High, Galv W/3 Strands Barb Wire
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	G20-97293
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR G

Estimated Improved DCR G-

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 1-Low

SCI Priority 2 - Moderate

DCR Priority 1-Low

Risk Reduction Index 2.45

Problem Statement

There are some areas where the upper security gate has been repaired that additional repair is needed.

Code Reference

Solution Statement

Repair and replace deteriorated gate materials and coat with galvanized paint.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair sliding gate	1	Opng.	\$224.00	\$0.00	\$652.00	\$0.00	\$526.00	\$1,402.00	
Clean and paint, galvanized coating	72	Ea.	\$1,513.00	\$0.00	\$126.00	\$0.00	\$984.00	\$2,622.00	
Replace frame members, cantilever slide gate	2	Opng.	\$335.00	\$0.00	\$4,960.00	\$0.00	\$3,177.00	\$8,472.00	
Total Cost with Burden								\$12,496.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail



Work Item Number

G402006032-105171

Work Item Name

Replace Exterior Light Fixtures

Year Observed

2020



Inventory Classification

Description

Section

Distress Type

Work Category

Green Opportunity

Green Evaluation

Assigned to Work Package?

Work Package ID

Budget Category/Account

G402006032 - 1000W High Pressure sodium light fixture

Fixtures are being converted to LED as old lamps and ballast fail.

-

Deteriorated

Repairs and Replacements

Status Active

Current DCR Y+

Estimated Improved DCR G+

Yes

G40-97294

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 1-Low

SCI Priority 4 - Significant

DCR Priority 2-Moderate

Risk Reduction Index 4.58

Recommend Full Component Replacement

Yes

Impact Score

2.5

High Emphasis

No

Problem Statement

The exterior lighting is deteriorated and inefficient.

Code Reference

Solution Statement

Replace the exterior lighting fixtures.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace exterior fixtures	23	EA	\$16,800.00	\$2,400.00	\$20,934.00	\$0.00	\$24,080.00	\$64,214.00	
Total Cost with Burden								\$64,214.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
B202001011-105071	Reseal Windows	2020



Inventory Classification	B202001011 - Steel Fixed Window (3' X 5') Dbl Pane (1/4")
Description	-
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	Y-
Work Package ID	B20-97258
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	3-Relevant	Risk Reduction Index	5.83

Problem Statement

50% of the window seals are leaking in the housing area.

Code Reference

Solution Statement

Reseal and weatherproof 78 windows.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair 2'-0" x 3'-0" aluminum window - 3rd floor	78	Ea.	\$13,393.00	\$0.00	\$4,992.00	\$0.00	\$11,031.00	\$29,416.00	
Daily use of crane, portal to portal, 40-ton	5	Day	\$2,375.00	\$6,375.00	\$0.00	\$0.00	\$5,250.00	\$14,000.00	
Total Cost with Burden								\$43,416.00	

Additional Photos

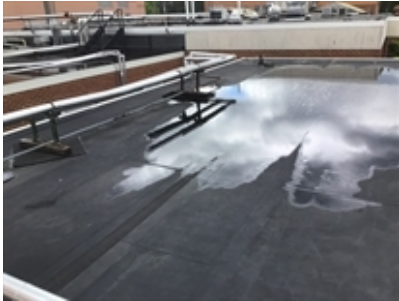
Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
B301003001-105072	Repair Rigid Insulation	2020



Inventory Classification	B301003001 - Rigid Insulation, 2" Thick
Description	black
Section	2008
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	Y-
Work Package ID	B30-97265
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	3-Relevant	Risk Reduction Index	5.83

Problem Statement

Some of the rigid insulation has deteriorated and standing water is present.

Code Reference

Solution Statement

Repair 25 SQ of rigid roof insulation.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Minor replacement, 25% of roof area, thermoset	25	Sq.	\$5,077.00	\$838.00	\$2,700.00	\$0.00	\$5,168.00	\$13,784.00	
Total Cost with Burden								\$13,784.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
C103009001-105069	Repair Cabinets	2020



Inventory Classification	C103009001 - Wood Base Cabinet w/ doors
Description	
Section	FL3 Housing 1998
Distress Type	Missing
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	Y
Work Package ID	C10-97264
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	3-Recommended	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	2 - Moderate
DCR Priority	3-Relevant	Risk Reduction Index	4.69

Problem Statement

Approximately 20 percent of the cabinet doors are missing. Approximately 30 percent of the pulls are missing

Code Reference

Solution Statement

Repair and replace missing doors and pulls.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace Pulls, Selective demolition, millwork and trim, wood base cabinets	25	L.F.	\$210.00	\$0.00	\$0.00	\$0.00	\$126.00	\$336.00	
Replace doors, casework, wall cabinets, laminated plastic	15	L.F.	\$848.00	\$0.00	\$4,410.00	\$0.00	\$3,155.00	\$8,413.00	
Total Cost with Burden								\$8,749.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

C302004001-105068

Work Item Name

Replace Vinyl Tile

Year Observed

2020

**Inventory Classification**

C302004001 - Vinyl Tile 1/8" X 12" X 12"

Description**Section**

FL4 Intake 1998

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity**Green Evaluation****Status** Active**Assigned to Work Package?**

Yes

Current DCR Y**Work Package ID**

C30-97263

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended**Recommend Full Component Replacement**

No

Impact Type Deferable**Impact Score**

2.5

High Emphasis

No

Severity Deferable**Failure Probability** Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).**ACI Priority** 3-Relevant**SCI Priority** 2 - Moderate**DCR Priority** 3-Relevant**Risk Reduction Index**

4.69

Problem Statement

The vinyl flooring is deteriorated and worn.

Code Reference**Solution Statement**

Replace the vinyl tile flooring.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace vinyl tile flooring	914	S.Y.	\$43,516.00	\$0.00	\$10,118.00	\$0.00	\$32,180.00	\$85,814.00	
Bulk asbestos removal, remove VAT and mastic from floor by hand, includes disposable tools & 2 suits & 1 respirator filter/day/worker	8226	S.F.	\$12,915.00	\$0.00	\$576.00	\$0.00	\$8,094.00	\$21,586.00	
Total Cost with Burden								\$107,400.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
C302004002-105070	Replace Sheet Vinyl	2020



Inventory Classification	C302004002 - Sheet Vinyl Flooring
Description	-
Section	FL0 Housing 1998
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status	Active	Assigned to Work Package?	Yes
Current DCR	Y-	Work Package ID	C30-97263
Estimated Improved DCR	G	Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	No
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	2 - Moderate
DCR Priority	3-Relevant	Risk Reduction Index	4.69

Problem Statement

Approximately 90 percent of the vinyl flooring is significantly damaged, worn, or missing.

Code Reference

Solution Statement

Replace the sheet vinyl flooring.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Flooring demolition, minimum labor/equipment charge	1	Job	\$76.00	\$0.00	\$0.00	\$0.00	\$45.00	\$122.00
Resilient flooring, adhesive cement, 1 gallon per 200 - 300 S.F.	1	Gal.	\$0.00	\$0.00	\$32.00	\$0.00	\$19.00	\$51.00
Resilient flooring, vinyl sheet goods, backed, .125" thick, max	164	S.F.	\$300.00	\$0.00	\$1,445.00	\$0.00	\$1,047.00	\$2,792.00
Total Cost with Burden								\$2,965.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

C302005001-105172

Work Item Name

Replace Carpet Flooring

Year Observed

2020



Inventory Classification

C302005001 - Commercial Grade Carpeting, 35oz Nylon

Description

-

Section

FL4 1972

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR Y+

Work Package ID

C30-97296

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Deferable

Impact Score

2.5

High Emphasis

No

Severity Deferable

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 3-Relevant

SCI Priority 2 - Moderate

DCR Priority 2-Moderate

Risk Reduction Index

4.12

Problem Statement

The carpet in the FL4 areas is worn and deteriorated.

Code Reference

Solution Statement

Replace 100 SYDS of carpet.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace carpeting	100	SY	\$1,440.00	\$0.00	\$1,813.00	\$0.00	\$1,952.00	\$5,205.00	
Total Cost with Burden									\$5,205.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

C302007001-105067

Work Item Name

Refinish Concrete Floor

Year Observed

2020



Inventory Classification

C302007001 - Paint Finish on Concrete Floor

Description

Section

FL4 Intake 1998

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR Y

Work Package ID

C30-97263

Estimated Improved DCR

G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Deferable

Impact Score

2.5

High Emphasis

No

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 2 - Moderate

DCR Priority 3-Relevant

Risk Reduction Index

4.69

Problem Statement

The concrete floor finish is deteriorated.

Code Reference

Solution Statement

Refinish the concrete floor.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Refinish concrete floor finished	1	C.S.F.	\$502.00	\$86.00	\$118.00	\$0.00	\$424.00	\$1,130.00	
Total Cost with Burden									\$1,130.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

C302007001-105173

Work Item Name

Refinish Concrete Floor

Year Observed

2020



Inventory Classification

C302007001 - Paint Finish on Concrete Floor

Description

-

Section

FL4 1972

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR Y+

Work Package ID

C30-97296

Estimated Improved DCR

G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical

Recommend Full Component Replacement

No

Impact Type Deferable

Impact Score

2.5

High Emphasis

No

Severity Deferable

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 3-Relevant

SCI Priority 2 - Moderate

DCR Priority 2-Moderate

Risk Reduction Index

4.12

Problem Statement

The concrete floor finish is deteriorated and worn.

Code Reference

Solution Statement

Refinish the concrete floor on the FL4 and FL4 intake areas.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Refinish concrete flooring	11168	SF	\$4,800.00	\$1,260.00	\$8,600.00	\$0.00	\$8,796.00	\$23,456.00	
Total Cost with Burden								\$23,456.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
C303004001-105066	Replace Acoustic Ceiling Tile	2020



Inventory Classification	C303004001 - Fiberglass Acoustic Ceiling Tile (2'X2' or 2'X4')
Description	-
Section	FL0 Housing 1998
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-97263
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y-

Estimated Improved DCR G+

Priority Rating 3-Recommended

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 2 - Moderate **DCR Priority** 3-Relevant **Risk Reduction Index** 4.69

Problem Statement

Much of the tile is stained, deteriorated or missing.

Code Reference

Solution Statement

Replace the ceiling tile.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace acoustic tile ceiling, non fire-rated	1	C.S.F.	\$334.00	\$0.00	\$249.00	\$0.00	\$350.00	\$933.00	
Total Cost with Burden									\$933.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D101002002-105064	Elevator Replacement	2020



Inventory Classification	D101002002 - Hydraulic Passenger Elevators - 3000 lb, 2 floors
Description	Service Elevator
Section	1972
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R
Work Package ID	D10-97262
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	3-Recommended	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	9.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	3 - Relevant
DCR Priority	4-Significant	Risk Reduction Index	5.83

Problem Statement

The elevator has exceeded its serviceable life.

Code Reference

Solution Statement

Replace the elevator and controls.

Location Details

Floor(s)	Room(s)	Area Description		1972					
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Hydraulic passenger elevators, base unit, standard finish, 1,500 lb, 100 fpm, 2 stop	1	Ea.	\$13,700.00	\$0.00	\$40,800.00	\$0.00	\$32,700.00	\$87,200.00	
Elevator options, passenger, automatic controls, 2 car group	1	Ea.	\$2,075.00	\$0.00	\$3,625.00	\$0.00	\$3,420.00	\$9,120.00	
Total Cost with Burden								\$96,320.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D202001001-104905	Repair Copper Water Pipe	2020



Inventory Classification	D202001001 - Copper Domestic Water Piping
Description	-
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D20-97261
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y-

Estimated Improved DCR G-

Priority Rating 3-Recommended

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 3-Relevant

SCI Priority 3 - Relevant

DCR Priority 3-Relevant

Risk Reduction Index 5.20

Problem Statement

The copper water pipe is moderately deteriorated.

Code Reference

Solution Statement

Repair 200 LF is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Tee, copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$9.00	\$26.00	
Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$20.00	\$0.00	\$12.00	\$32.00	
Selective demolition, rubbish handling, 100' haul, load, haul to chute and dumping into chute, cost to be added to demolition cost.	1	C.Y.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Selective demolition, rubbish handling, dumpster, 10 C.Y., 4 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	1	Week	\$0.00	\$0.00	\$525.00	\$0.00	\$315.00	\$840.00	
Pipe, metal pipe, to 1-1/2" diam., selective demolition	1	L.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Selective demolition, rubbish handling, dumpster, 10 C.Y., 4 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	1	Week	\$0.00	\$0.00	\$525.00	\$0.00	\$315.00	\$840.00	
Pipe, metal pipe, to 1-1/2" diam., selective demolition	1	L.F.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Tee, copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$9.00	\$26.00	
Elbow, 90 Deg., copper, wrought, copper x	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$10.00	\$26.00	

Work Item Detail

87
07/01/2020

13

copper, 1-1/2"								
Elbow, 90 Deg., copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$7.00	\$0.00	\$4.00	\$11.00
Pipe, copper, tubing, solder, 1" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$12.00	\$0.00	\$7.00	\$19.00
Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$20.00	\$0.00	\$12.00	\$32.00
Selective demolition, rubbish handling, 100' haul, load, haul to chute and dumping into chute, cost to be added to demolition cost.	1	C.Y.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elbow, 90 Deg., copper, wrought, copper x copper, 1-1/2"	1	Ea.	\$0.00	\$0.00	\$16.00	\$0.00	\$10.00	\$26.00
Elbow, 90 Deg., copper, wrought, copper x copper, 1"	1	Ea.	\$0.00	\$0.00	\$7.00	\$0.00	\$4.00	\$11.00
Pipe, copper, tubing, solder, 1" diameter, type K, includes coupling & clevis hanger assembly 10' O.C.	1	L.F.	\$0.00	\$0.00	\$12.00	\$0.00	\$7.00	\$19.00
Pipe, brass, plain end, regular weight, 3/4" diameter, field threaded, includes coupling & clevis hanger assembly 10' OC	200	L.F.	\$2,240.00	\$0.00	\$2,190.00	\$0.00	\$2,658.00	\$7,088.00
Elbow, 90 Deg., brass, rough bronze, threaded, standard weight, 3/4"	10	Ea.	\$470.00	\$0.00	\$300.00	\$0.00	\$462.00	\$1,232.00
Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' OC	200	L.F.	\$1,360.00	\$0.00	\$942.00	\$0.00	\$1,381.00	\$3,683.00
Total Cost with Burden								\$13,911.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D202003003-104906

Work Item Name

Replace Heat Exchanger Tank

Year Observed

2020



Inventory Classification

D202003003 - Hot Water Storage Tank w/ Heat Exchanger - 1000 gal

Description

Section

-

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D20-97261

Estimated Improved DCR

G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

9.0

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 3-Relevant

SCI Priority 3 - Relevant

DCR Priority 4-Significant

Risk Reduction Index

5.83

Problem Statement

The heat exchanger tank is severely deteriorated.

Code Reference

Solution Statement

Replacement is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Heat Exchanger, tank, selective demolition	1	Ea.	\$2,025.00	\$0.00	\$0.00	\$0.00	\$1,215.00	\$3,240.00	
Heat Exchanger, tank, piping	1	Ea.	\$605.00	\$0.00	\$14,500.00	\$0.00	\$9,063.00	\$24,168.00	
Total Cost with Burden								\$27,408.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D302002002-105258

Work Item Name

Replace Boiler-1

Year Observed

2020

**Inventory Classification**

D302002002 - 500-999 MBH, Hot Water Boilers

Description

Gas

Section

B-1

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity**Green Evaluation****Status** Active**Assigned to Work Package?**

Yes

Current DCR R+**Work Package ID**

D30-97306

Estimated Improved DCR G+**Budget Category/Account**

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical**Recommend Full Component Replacement**

Yes

Impact Type Deferable**Impact Score**

2.5

High Emphasis

No

Severity Deferable**Failure Probability** Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.**ACI Priority** 3-Relevant**SCI Priority** 5 - Critical**DCR Priority** 4-Significant**Risk Reduction Index**

7.07

Problem Statement

The boiler is deteriorated.

Code Reference**Solution Statement**

Replace the boiler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace boiler system components	1	Ea.	\$494.00	\$0.00	\$6,975.00	\$0.00	\$4,481.00	\$11,950.00	
Replace boiler, gas, 2000 MBH	1	Ea.	\$10,450.00	\$0.00	\$23,300.00	\$0.00	\$20,250.00	\$54,000.00	
Selective Demo, Remove boiler, gas, 2000 MBH	1	Ea.	\$1,227.00	\$0.00	\$3,572.00	\$0.00	\$2,880.00	\$7,678.00	
Total Cost with Burden								\$73,628.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D302002002-105259

Work Item Name

Replace Boiler-2

Year Observed

2020

**Inventory Classification**

D302002002 - 500-999 MBH, Hot Water Boilers

Description

Gas

Section

B-2

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity**Green Evaluation****Status** Active**Assigned to Work Package?**

Yes

Current DCR R+**Work Package ID**

D30-97306

Estimated Improved DCR G+**Budget Category/Account**

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical**Recommend Full Component Replacement**

Yes

Impact Type Deferable**Impact Score**

2.5

High Emphasis

No

Severity Deferable**Failure Probability** Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.**ACI Priority** 3-Relevant**SCI Priority** 5 - Critical**DCR Priority** 4-Significant**Risk Reduction Index**

7.07

Problem Statement

The boiler is deteriorated.

Code Reference**Solution Statement**

Replace the boiler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace boiler system components	1	Ea.	\$494.00	\$0.00	\$6,975.00	\$0.00	\$4,481.00	\$11,950.00	
Replace boiler, gas, 2000 MBH	1	Ea.	\$10,450.00	\$0.00	\$23,300.00	\$0.00	\$20,250.00	\$54,000.00	
Selective Demo, Remove boiler, gas, 2000 MBH	1	Ea.	\$1,227.00	\$0.00	\$3,572.00	\$0.00	\$2,880.00	\$7,678.00	
Total Cost with Burden								\$73,628.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

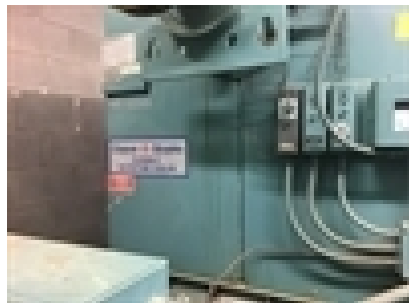
D302002002-105260

Work Item Name

Replace Boiler-3

Year Observed

2020

**Inventory Classification**

D302002002 - 500-999 MBH, Hot Water Boilers

Description

Watertube

Section

B-3

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity**Green Evaluation****Status** Active**Assigned to Work Package?**

Yes

Current DCR R+**Work Package ID**

D30-97306

Estimated Improved DCR G+**Budget Category/Account**

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical**Recommend Full Component Replacement**

Yes

Impact Type Deferable**Impact Score**

2.5

High Emphasis

No

Severity Deferable**Failure Probability** Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.**ACI Priority** 3-Relevant**SCI Priority** 5 - Critical**DCR Priority** 4-Significant**Risk Reduction Index**

7.07

Problem Statement

The boiler is deteriorated.

Code Reference**Solution Statement**

Replace the boiler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace boiler system components	1	Ea.	\$494.00	\$0.00	\$6,975.00	\$0.00	\$4,481.00	\$11,950.00	
Replace boiler, gas, 2000 MBH	1	Ea.	\$10,450.00	\$0.00	\$23,300.00	\$0.00	\$20,250.00	\$54,000.00	
Selective Demo, Remove boiler, gas, 2000 MBH	1	Ea.	\$1,227.00	\$0.00	\$3,572.00	\$0.00	\$2,880.00	\$7,678.00	
Total Cost with Burden								\$73,628.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D303002009-105174	Replace Roof Top Unit	2020



Inventory Classification	D305006032 - Packaged DX Refrigerant System - Air Cooled, 30 ton
Description	RTU-Eastside Gym
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97297
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R-

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Environmental

Severity Category I - Catastrophic

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 5-High

Risk Reduction Index 7.07

Problem Statement

The RTU-Eastside Gym is severely deteriorated.

Code Reference

Solution Statement

Replace the roof top unit.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace roof top unit.	1	EA	\$21,800.00	\$4,800.00	\$19,800.00	\$1,300.00	\$28,620.00	\$76,320.00	
								0	
Total Cost with Burden								\$76,320.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D304008008-104902	Replace HV-1	2020



Inventory Classification	D304008008 - Central Station - 10,000 CFM
Description	
Section	HV-1
Distress Type	Deteriorated
Work Category	-
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97259
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category II - Critical

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index 6.40

Problem Statement

The unit is severely deteriorated.

Code Reference

Solution Statement

Replacement is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace central station H.V.U., 10,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$96,840.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D304008009-104904

Work Item Name

Replace AHU-5

Year Observed

2020



Inventory Classification

D304008009 - Central Station - 10,000 CFM, VAV

Description

Section

AHU-5

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR Y-

Work Package ID

D30-97259

Estimated Improved DCR

G-

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Quality

Impact Score

4.5

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 3-Relevant

Risk Reduction Index

5.83

Problem Statement

AHU-5 is moderately deteriorated.

Code Reference

Solution Statement

Repair is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D304008009-104907

Work Item Name

Replace AHU-1

Year Observed

2020



Inventory Classification

D304008009 - Central Station - 10,000 CFM, VAV

Description

Section

AHU-1

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D30-97259

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

9.0

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index

6.40

Problem Statement

AHU-1 is severely deteriorated.

Code Reference

Solution Statement

Replacement is recommended.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D304008009-105256	Replace AHU-2	2020



Inventory Classification	D304008009 - Central Station - 10,000 CFM, VAV
Description	-
Section	AHU-2
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status	Active	Assigned to Work Package?	Yes
Current DCR	R+	Work Package ID	D30-97306
Estimated Improved DCR	G+	Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

AHU-2 is deteriorated.

Code Reference

Solution Statement

Replace AHU-2.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D304008009-105257	Replace AHU-3	2020



Inventory Classification	D304008009 - Central Station - 10,000 CFM, VAV
Description	-
Section	AHU-3
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97306
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R+

Estimated Improved DCR G+

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 3-Relevant **SCI Priority** 4 - Significant **DCR Priority** 4-Significant **Risk Reduction Index** 6.40

Problem Statement

AHU-3 is deteriorated.

Code Reference

Solution Statement

Replace AHU-3.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair central station A.H.U., 16,000 CFM	1	Ea.	\$297.00	\$0.00	\$1,175.00	\$0.00	\$883.00	\$2,355.00	
Replace central station A.H.U., 16,000 CFM	1	Ea.	\$7,525.00	\$0.00	\$53,000.00	\$0.00	\$36,315.00	\$96,840.00	
Total Cost with Burden								\$99,195.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D305003003-105255	Replace Fan Coils	2020



Inventory Classification	D305003003 - Two Pipe Fan Coil Units - 1 ton
Description	-
Section	Cell Block
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status	Active	Assigned to Work Package?	Yes
Current DCR	R+	Work Package ID	D30-97306
Estimated Improved DCR	G+	Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	3-Recommended	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
		DCR Priority	4-Significant
		Risk Reduction Index	6.40

Problem Statement

The fan coils in the dorm areas are deteriorated.

Code Reference

Solution Statement

Replace 29 fan coil units.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace fan coil units.	29	EA	\$6,452.00	\$500.00	\$31,900.00	\$0.00	\$23,311.00	\$62,163.00	
Total Cost with Burden								\$62,163.00	

Additional Photos



Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D306001001-104903	Replace HVAC Controls	2020



Inventory Classification	D306003001 - Pneumatic Control for Single Unit
Description	HVAC Controls
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D30-97259
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R+

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category II - Critical

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index 6.40

Problem Statement

The controls are severely deteriorated.

Code Reference

Solution Statement

Replace the HVAC control system.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
HVAC, selective demolition, minimum labor/equipment charge	4	Job	\$1,960.00	\$0.00	\$0.00	\$0.00	\$1,176.00	\$3,136.00	
Control components/DDC system, subcontractor's quote incl. material & labor, host computer (average 50' run in conduit), package complete with PC, keyboard, printer, monitor & basic software	4	Ea.	\$12,600.00	\$0.00	\$6,300.00	\$0.00	\$11,340.00	\$30,240.00	
Control components/DDC system, front end costs, engineering labor, excl. drafting	123578	SF	\$76,400.00	\$0.00	\$49,800.00	\$0.00	\$75,720.00	\$201,920.00	
Total Cost with Burden								\$235,296.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D306004001-104900	Replace Compressor	2020



Inventory Classification	D306004001 - Controls, Air Compressor
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R+
Work Package ID	D30-97259
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	9.0
Severity	Category I - Catastrophic	High Emphasis	No
Failure Probability	Subcategory B-Failure is predicted within a year after the inspection.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

The compressor is severely deteriorated and replacement is recommended.

Code Reference

Solution Statement

Replace the compressor.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace compressor, system	1	Ea.	\$129.00	\$0.00	\$5,018.00	\$0.00	\$3,088.00	\$8,235.00	
Total Cost with Burden									\$8,235.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D409001001-104901

Work Item Name

Life Safety-Test Carbon Monoxide Sensors

Year Observed

2020



Inventory Classification

D409001001 - Carbon Dioxide Detector System

Description

Section

-

Distress Type

Insufficient Capacity

Work Category

Life Safety

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D40-97260

Estimated Improved DCR

G

Budget Category/Account

Maintenance-Unscheduled Maintenance

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement

No

Impact Type Safety

Impact Score

10.0

High Emphasis

Yes

Severity Category IV - Negligible

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index

7.07

Problem Statement

The sensor is recommended for testing annually.

Code Reference

Solution Statement

Schedule and maintain testing.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Test to confirm operation	1	Ea.	\$1,200.00	\$0.00	\$0.00	\$0.00	\$720.00	\$1,920.00	
Inspect system	1	Ea.	\$30.00	\$0.00	\$0.00	\$0.00	\$18.00	\$48.00	
Total Cost with Burden								\$1,968.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501003012-104890

Work Item Name

Maintenance of Switchgear

Year Observed

2020



Inventory Classification

D501003012 - Switchboard - 600 V, 2000 Amp

Description

MSBA

Section

-

Distress Type

Deteriorated

Work Category

Maintenance

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package? Yes

Current DCR Y-

Work Package ID D50-97257

Estimated Improved DCR G-

Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical

Recommend Full Component Replacement No

Impact Type Mission

Impact Score 5.0 High Emphasis No

Severity Category II - Critical

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant SCI Priority 5 - Critical DCR Priority 3-Relevant Risk Reduction Index 6.56

Problem Statement

The switchgear has not been maintained and needs servicing.

Code Reference

Solution Statement

Have switchgear serviced.

Location Details

Floor(s) 1

Room(s) Main Electrical RM

Area Description

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Repair switchgear 2000 A mainframe	1	Ea.	\$409.00	\$0.00	\$1,175.00	\$0.00	\$950.00	\$2,534.00
Maintenance and inspection switchgear, mainframe	1	Ea.	\$49.00	\$0.00	\$0.00	\$0.00	\$29.00	\$78.00
Total Cost with Burden								\$2,612.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D501005002-105031	Life Safety- Panel 100 Amp has Exceeded its Serviceable Life	2020



Inventory Classification	D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase
Description	100 Amp
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 5 - Critical **DCR Priority** 4-Significant **Risk Reduction Index** 7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1	Room(s) Kitchen	Area Description 1972 Section							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Replace load center, 100 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00	
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00	
Total Cost with Burden								\$1,864.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005002-105032

Work Item Name

Life Safety- Panel F has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase

Description

F

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R

Work Package ID

D50-97257

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

5.0

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index

7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Boiler

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Replace load center, 125 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00
Total Cost with Burden								\$1,864.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005002-105033

Work Item Name

Life Safety- Panel H has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase

Description

H

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

D50-97257

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR

G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index 7.07

Recommend Full Component Replacement

Yes

Impact Score 5.0

High Emphasis

No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Janitor Closet

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Replace load center, 125 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00
Total Cost with Burden								\$1,864.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005002-105034

Work Item Name

Life Safety- Panel D has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase

Description

D

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R

Work Package ID

D50-97257

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

5.0

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index

7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Janitor Closet

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Maintenance and inspection lighting panel, indoor	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Replace load center, 125 A	1	Ea.	\$610.00	\$0.00	\$159.00	\$0.00	\$461.00	\$1,230.00
Replace safety switch, 240 V, 3 pole	1	Ea.	\$233.00	\$0.00	\$132.00	\$0.00	\$219.00	\$584.00
Total Cost with Burden								\$1,864.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105022

Work Item Name

Life Safety- Panel 3X has Exceeded its Serviceable Life

Year Observed

2020

**Inventory Classification**

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

Panel 3X

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity**Green Evaluation****Status** Active**Assigned to Work Package?**

Yes

Current DCR R**Work Package ID**

D50-97257

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical**Recommend Full Component Replacement**

Yes

Impact Type Mission**Impact Score**

5.0

High Emphasis

No

Severity Category I - Catastrophic**Failure Probability** Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).**ACI Priority** 3-Relevant**SCI Priority** 5 - Critical**DCR Priority** 4-Significant**Risk Reduction Index**

7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference**Solution Statement**

Replace the panel with a new panel.

Location Details**Floor(s)** FL 1**Room(s)** Mechanical**Area Description** 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105023

Work Item Name

Life Safety- Panel 2X has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

Panel 2X

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

D50-97257

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR

G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index 7.07

Recommend Full Component Replacement

Yes

Impact Score

5.0

High Emphasis

No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Mechanical

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

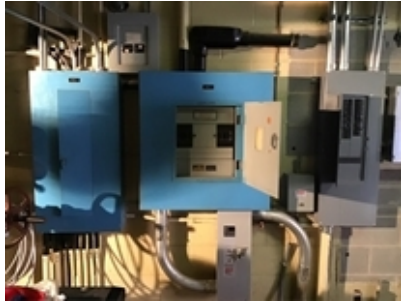
Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D501005005-105024	Life Safety- Panel X has Exceeded its Serviceable Life	2020



Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	X
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 5 - Critical **DCR Priority** 4-Significant **Risk Reduction Index** 7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1	Room(s) Boiler	Area Description 1972 Section							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00	
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Total Cost with Burden								\$8,367.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105025

Work Item Name

Life Safety- Panel IX has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

IX

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

D50-97257

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR

G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index 7.07

Recommend Full Component Replacement

Yes

Impact Score 5.0

High Emphasis

No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Boiler

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D501005005-105026	Life Safety- Panel B has Exceeded its Serviceable Life	2020



Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	B
Section	1972
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant **SCI Priority** 5 - Critical **DCR Priority** 4-Significant **Risk Reduction Index** 7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s)	Room(s)	Area Description							
FL 1	Kitchen Store	1972 Section							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00	
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Total Cost with Burden								\$8,367.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105027

Work Item Name

Life Safety- Panel A has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

A

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

D50-97257

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR

G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index 7.07

Recommend Full Component Replacement

Yes

Impact Score

5.0

High Emphasis

No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Kitchen

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105028

Work Item Name

Life Safety- Panel G has Exceeded its Serviceable Life

Year Observed

2020

**Inventory Classification**

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

G

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity**Green Evaluation****Assigned to Work Package?**

Yes

Work Package ID

D50-97257

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active**Current DCR** R**Estimated Improved DCR**

G+

Priority Rating 5-Potentially Critical**Impact Type** Mission**Severity** Category I - Catastrophic**Failure Probability** Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).**ACI Priority** 3-Relevant**SCI Priority** 5 - Critical**DCR Priority** 4-Significant**Risk Reduction Index** 7.07**Recommend Full Component Replacement** Yes**Impact Score** 5.0 **High Emphasis** No**Problem Statement**

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference**Solution Statement**

Replace the panel with a new panel.

Location Details**Floor(s)** FL 1**Room(s)** Boiler**Area Description** 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105029

Work Item Name

Life Safety- Panel E has Exceeded its Serviceable Life

Year Observed

2020

**Inventory Classification**

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

E

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity**Green Evaluation****Status** Active**Assigned to Work Package?**

Yes

Current DCR R**Work Package ID**

D50-97257

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical**Recommend Full Component Replacement**

Yes

Impact Type Mission**Impact Score**

5.0

High Emphasis

No

Severity Category I - Catastrophic**Failure Probability** Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).**ACI Priority** 3-Relevant**SCI Priority** 5 - Critical**DCR Priority** 4-Significant**Risk Reduction Index**

7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference**Solution Statement**

Replace the panel with a new panel.

Location Details**Floor(s)** FL 1**Room(s)** Mechanical**Area Description** 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D501005005-105030

Work Item Name

Life Safety- Panel C has Exceeded its Serviceable Life

Year Observed

2020



Inventory Classification

D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description

C

Section

1972

Distress Type

Deteriorated

Work Category

Life Safety

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

D50-97257

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR

G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 5 - Critical

DCR Priority 4-Significant

Risk Reduction Index 7.07

Recommend Full Component Replacement

Yes

Impact Score 5.0

High Emphasis

No

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s) FL 1

Room(s) Mechanical

Area Description 1972 Section

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace switchgear, 225 A	1	Ea.	\$1,073.00	\$0.00	\$4,125.00	\$0.00	\$3,119.00	\$8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00
Total Cost with Burden								\$8,367.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D502001001-104891	Corroded Conduit	2020



Inventory Classification	D502001001 - Branch Wiring
Description	-
Section	1998 IRM
Distress Type	Deteriorated
Work Category	Life Safety
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	G
Work Package ID	D50-97257
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Safety	Impact Score	10.0
Severity	Category II - Critical	High Emphasis	No
Failure Probability	Subcategory A-System is in a state of failure.		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	1-Low	Risk Reduction Index	5.10

Problem Statement

The conduit in the main electrical room is severely corroded.

Code Reference

Solution Statement

Replace 30' of emt codiut.

Location Details

Floor(s)	1	Room(s)	Main Electrical Room	Area Description					
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace branch wiring with junction box	0	M.L.F.	\$296.00	\$0.00	\$53.00	\$0.00	\$209.00	\$558.00	
Replace EMT conduit, 1" diameter	0	M.L.F.	\$1,424.00	\$0.00	\$764.00	\$0.00	\$1,313.00	\$3,501.00	
Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole	1	Ea.	\$25.00	\$0.00	\$0.00	\$0.00	\$15.00	\$40.00	
Total Cost with Burden								\$4,099.00	

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number

D502001001-105065

Work Item Name

Life Safety, Missing Conduit Covers

Year Observed

2020



Inventory Classification

D502001001 - Branch Wiring

Description

-

Section

1972

Distress Type

Missing

Work Category

Life Safety

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR Y

Work Package ID

D50-97257

Estimated Improved DCR

G-

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 6-Currently Critical

Recommend Full Component Replacement

No

Impact Type Mission

Impact Score

9.0

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 3-Relevant

Risk Reduction Index

5.83

Problem Statement

Conduit LB covers are missing on the exterior wall of the boiler room.

Code Reference

Solution Statement

Install 2 conduit covers on 4" LB's on exterior wall of 1972 boiler room.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Maintenance and inspection	1	Ea.	\$31.00	\$0.00	\$0.00	\$0.00	\$18.00	\$50.00	
Repair conduit cover	1	Ea.	\$95.00	\$0.00	\$345.00	\$0.00	\$264.00	\$704.00	
Total Cost with Burden									\$754.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D502002013-105019	Replace light fixtures in Inmate exercise area	2020



Inventory Classification	D502002013 - Interior Lighting, FL - 2 Lamp T8
Description	Surface Mount Vapor Tight Fixture
Section	1998 Housing
Distress Type	Broken
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Lighting
Assigned to Work Package?	Yes
Work Package ID	D50-97257
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R-

Estimated Improved DCR G+

Priority Rating 6-Currently Critical

Impact Type Safety

Severity Category III - Marginal

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 5-High

Risk Reduction Index 7.07

Problem Statement

The vapor tight fixtures are not vandal resistant and the fixture lenses and lamps have been broken and are missing.

Code Reference

Solution Statement

Replace light fixtures with damp location security correctional style light fixtures.

Location Details

Floor(s) FL1, FL3, FL5 **Room(s)** Exercise 115, 315, 515 **Area Description** Inmate Exercise Area

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Maintenance and repair breaker, molded case, 480 V, 2 pole	82	Ea.	\$4,469.00	\$0.00	\$0.00	\$0.00	\$2,681.00	\$7,150.00
Replace Surface Mount Vapor Tight Fixture	82	Ea.	\$18,009.00	\$0.00	\$72,980.00	\$0.00	\$54,593.00	\$145,582.00
Total Cost with Burden								\$152,732.00

Additional Photos

Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail



Work Item Number	Work Item Name	Year Observed
D502002026-105175	Replace Interior Fixtures	2020



Inventory Classification	D502002026 - Interior Lighting, CFL
Description	Compact Fluorescent Jar Fixture with Guard
Section	1972
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status	Active	Assigned to Work Package?	Yes
Current DCR	Y-	Work Package ID	D50-97295
Estimated Improved DCR	G+	Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	3-Relevant	Risk Reduction Index	5.83

Problem Statement

The interior light fixtures are deteriorated.

Code Reference

Solution Statement

Replace 73 interior fixtures.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace interior fixtures.	73	EA	\$9,000.00	\$0.00	\$14,527.00	\$0.00	\$14,116.00	\$37,643.00	
Total Cost with Burden								\$37,643.00	

Additional Photos