

Community Forum on the Expansion and Renovation of Albemarle – Charlottesville Regional Jail

February 29, 2024

Martin Kumer, Superintendent



BRIEF HISTORY OF THE JAIL

Current facility opened in 1975 to combine Albemarle County and Charlottesville City Jails

The facility's rated capacity increased to 209 after two additions in the 1990s

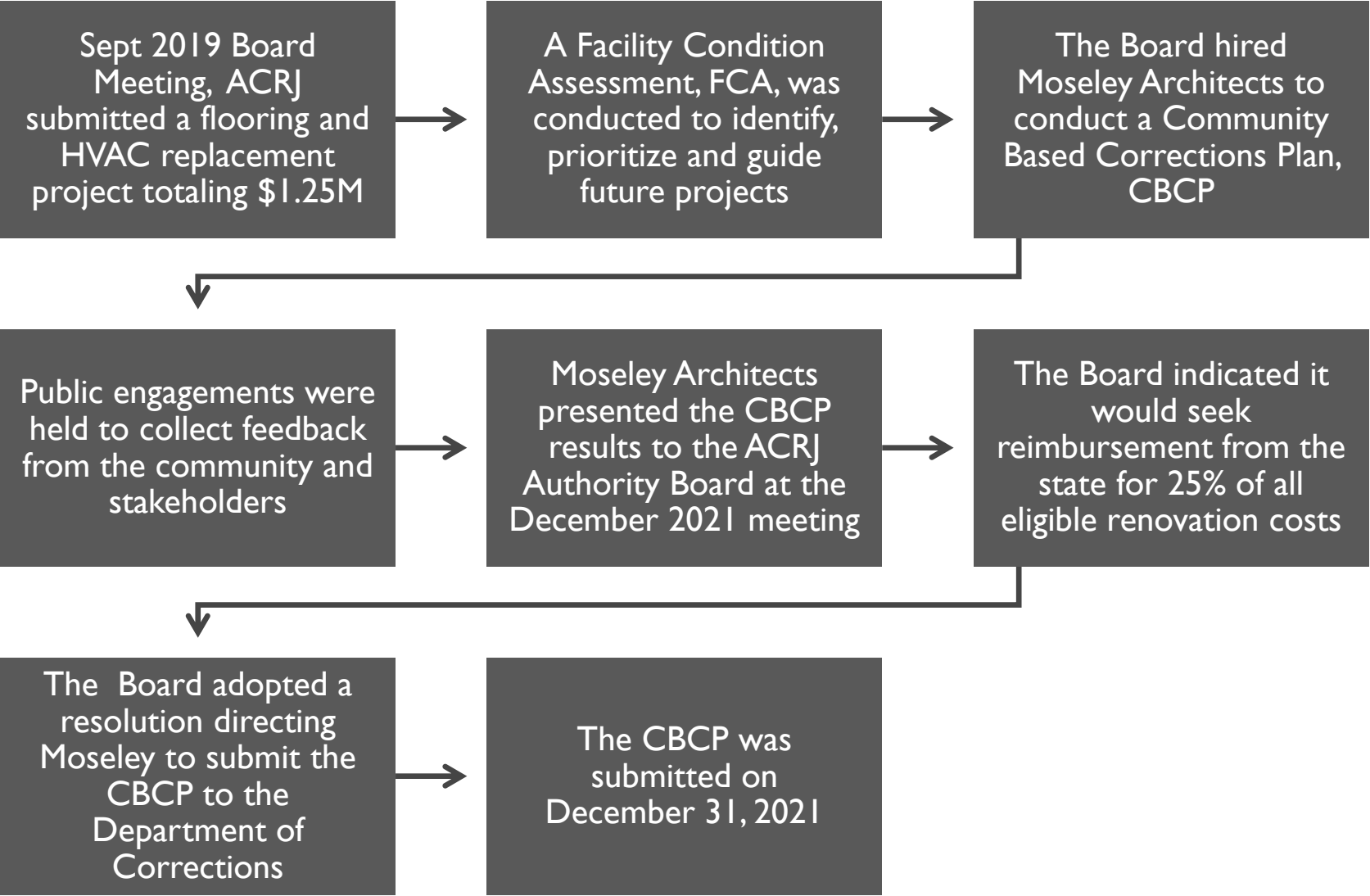
Nelson County became the third Jail member in 1997 and the final expansion was completed, in 2000, bringing capacity to 329

Average Daily Population, ADP, has been as high as 600 in 2008 and as low as 250 in February 2024; the February 2024 ADP is the lowest in 20 years due to programs and other practices

Current authorized staffing level is 161 employees

Renovation and expansion area is approximately 56,000 square feet and will be contained within the current facility's 152,900 square feet

HOW DID WE GET HERE



Facility Condition Assessment Findings

The facility requires significant upgrades and replacement to its HVAC, electrical systems and other major mechanical systems over the next 10 years. In addition to interior fixtures, lighting and security devices, etc. The FCA does not determine staff, inmate or public needs.

CBCP Needs Study Findings

There are no indications in the historical data that suggests the inmate population will increase substantially in the future. After reviewing various alternative forecast models, no models indicated an increasing inmate population. **The rated capacity will not be increased with the renovation.**

CBCP Planning Study Findings

Necessary improvements to the physical structure include but not limited to:

- Additional toilets and showers to comply with ADA and new building codes
- Redesign inmate housing areas that creates an environment that encourages mental and physical well-being
- A dedicated mental health and segregation unit that is conducive to improving an inmates mental health
- Replace major mechanical systems serving the original facility to improve climate control and air quality
- Additional inmate classroom and programming space
- Additional office space for staff
- A larger public visitation area that will meet the needs of the public and professional visitors.
- Additional security measures for staff and inmates

RENOVATION AND EXPANSION MEETS IDENTIFIED GOALS AND OBJECTIVES

Create a space conducive to inmate rehabilitation that reduces recidivism

- Use Trauma Informed Design, (sound deadening materials, stress reducing colors, natural sunlight) throughout the renovation and expansion
- Add classrooms and programming space
- Integrate Technology into the classrooms and housing areas

Heating, Ventilation and Air Conditioning

- Replace existing HVAC units with effective and efficient units
- Install an air filtration system effective against virus and bacteria
- Increase fresh air ventilation

Conservation of Resources

- Use efficient water conserving toilets, shower head and faucets
- Use natural daylight

RENOVATION IMPROVES QUALITY AND EXPERIENCE FOR ALL CONSUMERS

For Inmates

- Increase square footage per inmate in housing areas
- Apply Trauma Informed Design in housing areas
- Renovate inmate housing areas to create more privacy and security
- Create an additional outdoor recreation area
- Improved quality of social interaction with family – technology based and in-person visitation

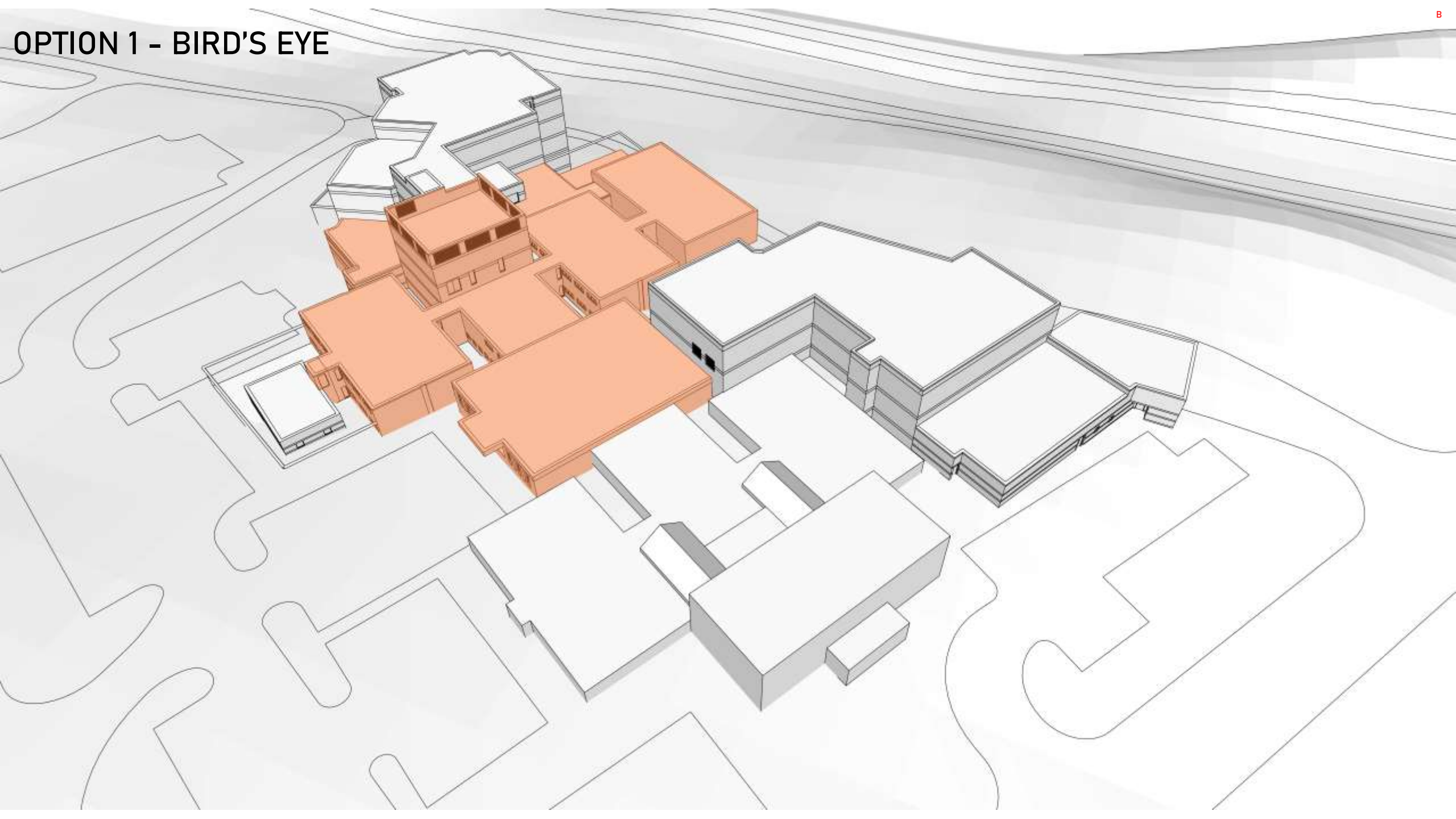
For Community and Stakeholders

- New customer service area for family and professional visitors to improve service quality
- Professional Visitation area with integrated technology

For Employees

- Incorporate improved safety and security measures
- Provide efficient work flow
- Apply Trauma Informed Design in staff work areas
- Create work environment for staff morale, mental and physical well-being

OPTION 1 - BIRD'S EYE

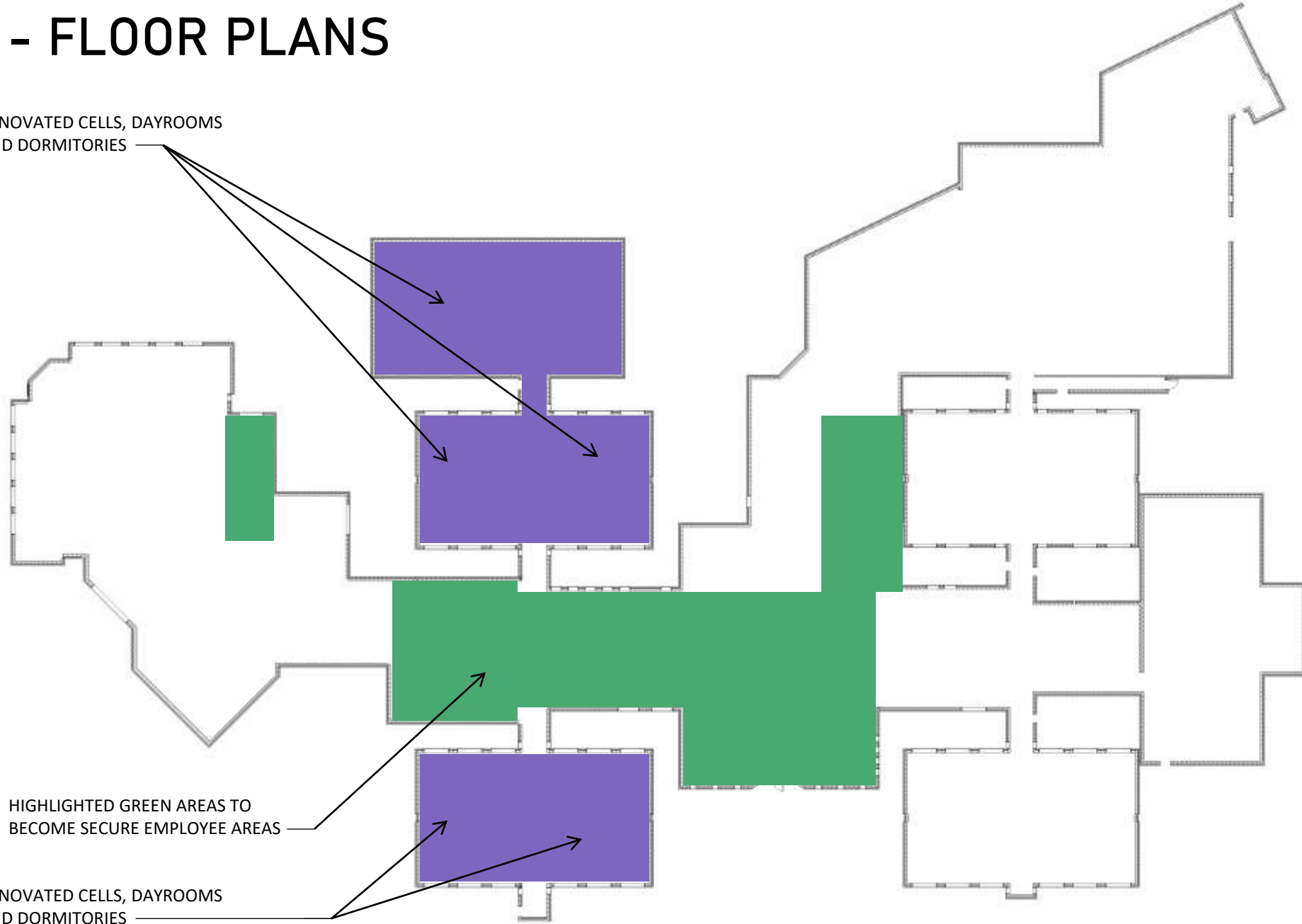


OPTION 1

PART I - PROJECT CONSTRUCTION COSTS				
BUILDING CONSTRUCTION COST				
				0
SITWORK				
				0
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:				0
PART II - PROJECT SPECIFIC COSTS				
RENOVATION OF EXISTING HOUSING				
	20,704	SF @	\$ 472.75	\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES				
	14,997	SF @	\$ 472.75	\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION				
	5,116	SF @	\$ 472.75	\$2,418,603
NEW OUTDOOR RECREATION				
	3,000	SF @	\$ 236.38	\$709,129
 PART II PROJECT SPECIFIC COSTS SUBTOTAL:				 \$20,005,480
PART III - OTHER PROJECT COSTS				
PART III OTHER COSTS SUBTOTAL:				\$3,400,932
CONTINGENCY (8% OF PART I AND PART II)				\$1,600,438
 TOTAL PROJECT COST APPROXIMATELY:				 \$25,006,850
 25% of				 \$6,251,713

OPTION 1 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES



HIGHLIGHTED GREEN AREAS TO
BECOME SECURE EMPLOYEE AREAS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

FOURTH FLOOR - NEW WORK

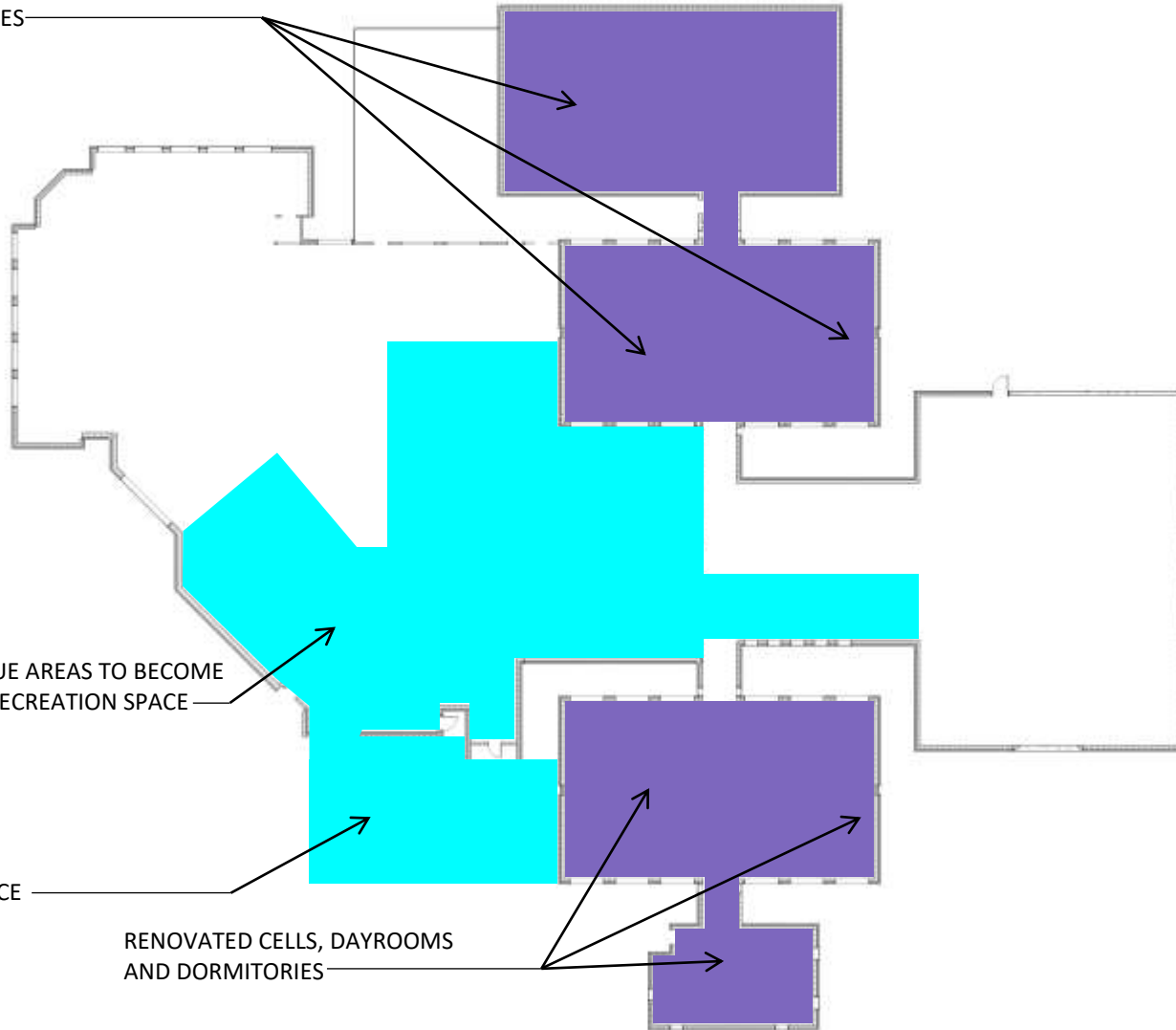
OPTION 1 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

HIGHLIGHTED BLUE AREAS TO BECOME
PROGRAM AND RECREATION SPACE

NEW OUTDOOR
RECREATION SPACE

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

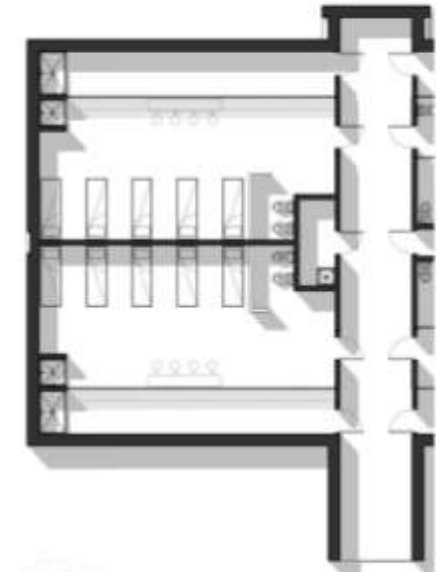
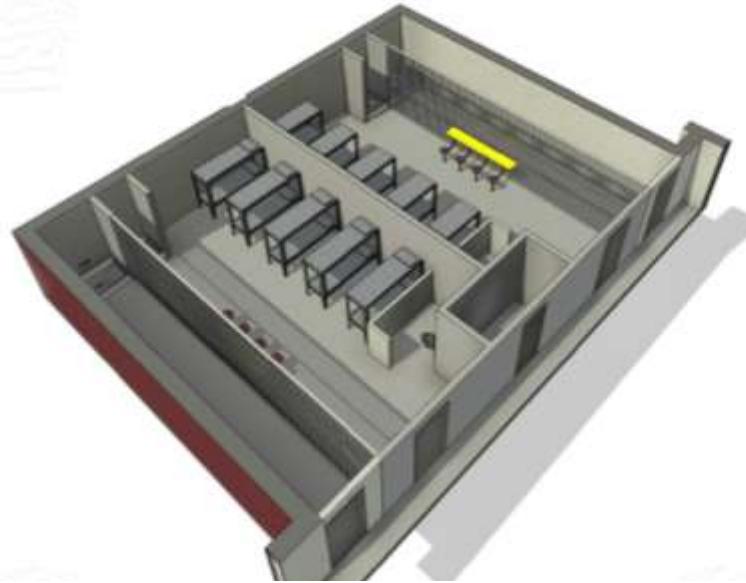


THIRD FLOOR - NEW WORK

DAYROOM IMPROVEMENTS

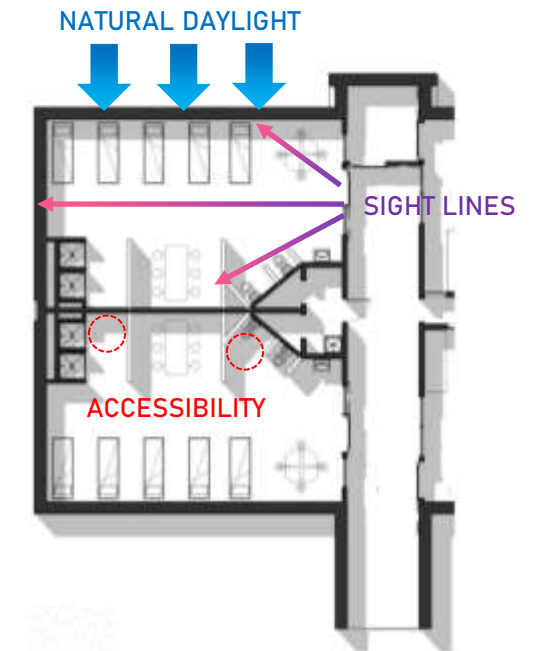
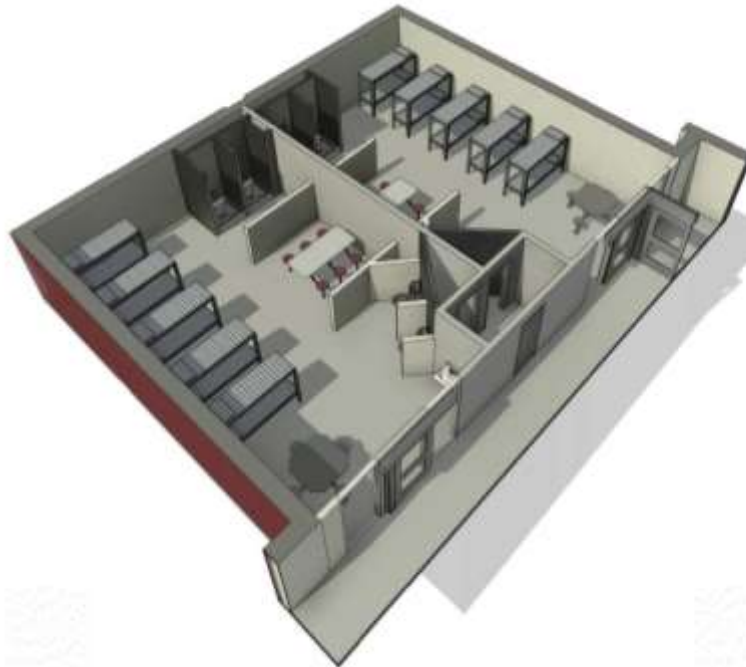
EXISTING DORM LAYOUT

- POOR SIGHT LINES
- NO ADA COMPLIANCE
- INSUFFICIENT DINING SPACE
- POOR DRAINAGE
- INSUFFICIENT DAYROOM SPACE
- SUBSTANDARD FIXTURES
- NATURAL DAYLIGHT LIMITED



DORM RECONFIGURATION

- IMPROVED SIGHT LINES
- ADA COMPLIANT
- SALLYPORT
- SUFFICIENT DINING SPACE
- IMPROVED STAFF AND INMATE SAFETY
- MORE GLAZING
- NATURAL DAYLIGHT MAXIMIZED



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



**OPTION 1A
RENOVATION OF
SYSTEMS ONLY
NO RECONFIG**

PART I - PROJECT CONSTRUCTION COSTS

BUILDING CONSTRUCTION COST	0
SITework (3 acres @ \$500,000/acre)	0
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:	0

PART II - PROJECT SPECIFIC COSTS

RENOVATION OF EAST EXISTING HOUSING				
16,000 SF @ \$ 266.67				\$4,266,728
RENOVATION OF WEST EXISTING HOUSING				
20,704 SF @ \$ 266.67				\$5,521,146
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES				
14,997 SF @ \$ 472.75				\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION				
5,116 SF @ \$ 472.75				\$2,418,603
NEW OUTDOOR RECREATION				
3,000 SF @ \$ 236.38				\$709,129

PART II PROJECT SPECIFIC COSTS SUBTOTAL: \$20,005,480

PART III - OTHER PROJECT COSTS

PART III OTHER COSTS SUBTOTAL: \$3,400,932

CONTINGENCY (8% OF PART I AND PART II) \$1,600,438

TOTAL PROJECT COST APPROXIMATELY: \$25,006,850

25% of \$6,251,713

OPTION 2 - BIRD'S EYE



OPTION 2

PART I - PROJECT CONSTRUCTION COSTS

BUILDING CONSTRUCTION COST

SITWORK (3 acres @ \$500,000/acre)

PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:

PART II - PROJECT SPECIFIC COSTS

RENOVATION OF EAST EXISTING HOUSING

16,000 SF @ \$ 472.75 \$7,564,000

RENOVATION OF WEST EXISTING HOUSING

20,704 SF @ \$ 472.75 \$9,787,874

RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES

14,997 SF @ \$ 472.75 \$7,089,874

RENOVATION OF CORRIDORS AND CIRCULATION

5,116 SF @ \$ 472.75 \$2,418,603

NEW OUTDOOR RECREATION

3,000 SF @ \$ 236.38 \$709,129

PART II PROJECT SPECIFIC COSTS SUBTOTAL: \$27,569,481

PART III - OTHER PROJECT COSTS

PART III OTHER COSTS SUBTOTAL: \$4,686,812

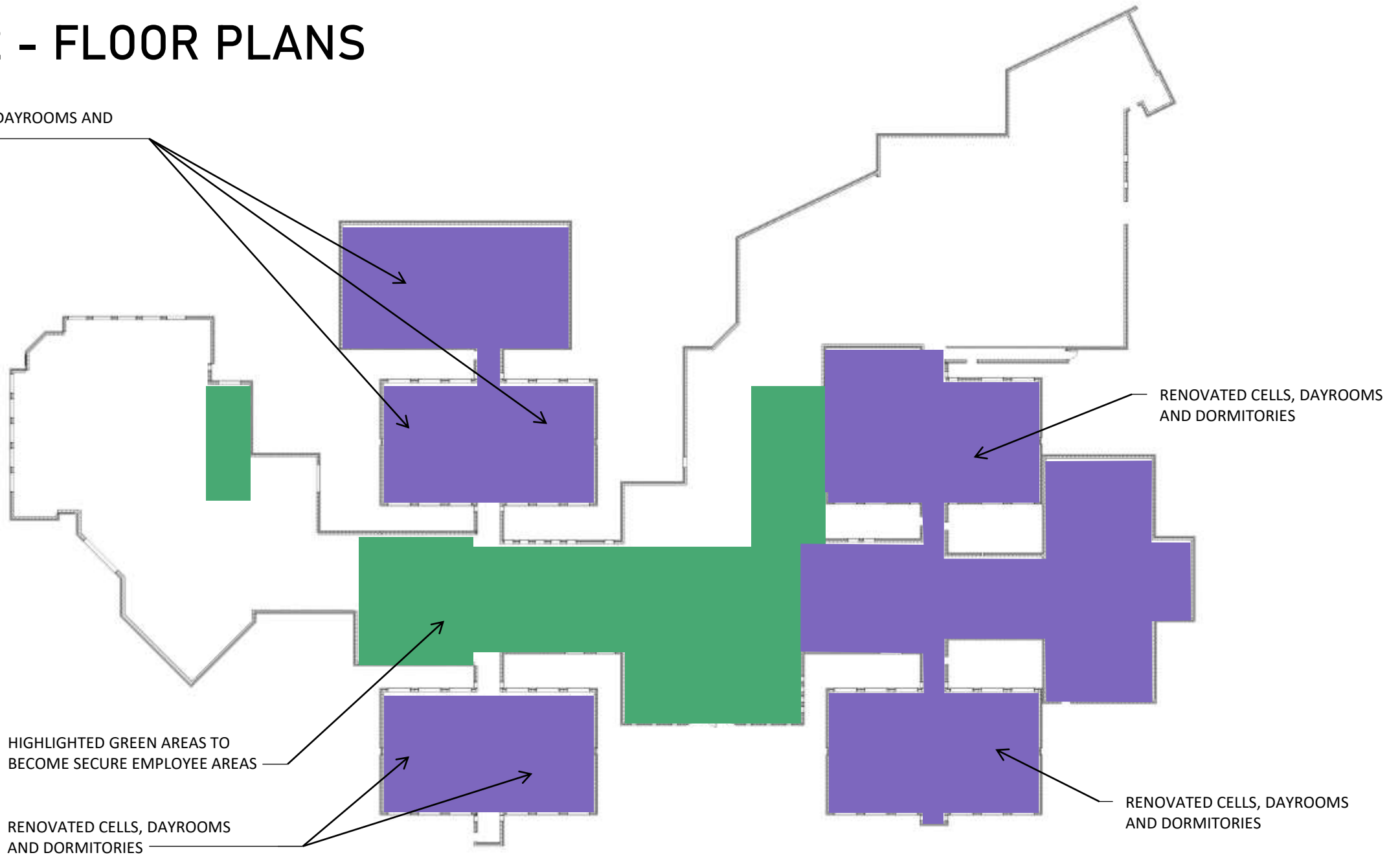
CONTINGENCY (8% OF PART I AND PART II) \$2,205,558

TOTAL PROJECT COST APPROXIMATELY: \$34,461,851

25% of \$8,615,463

OPTION 2 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS AND DORMITORIES



RENOVATED CELLS, DAYROOMS AND DORMITORIES

HIGHLIGHTED GREEN AREAS TO BECOME SECURE EMPLOYEE AREAS

RENOVATED CELLS, DAYROOMS AND DORMITORIES

RENOVATED CELLS, DAYROOMS AND DORMITORIES

FOURTH FLOOR - NEW WORK

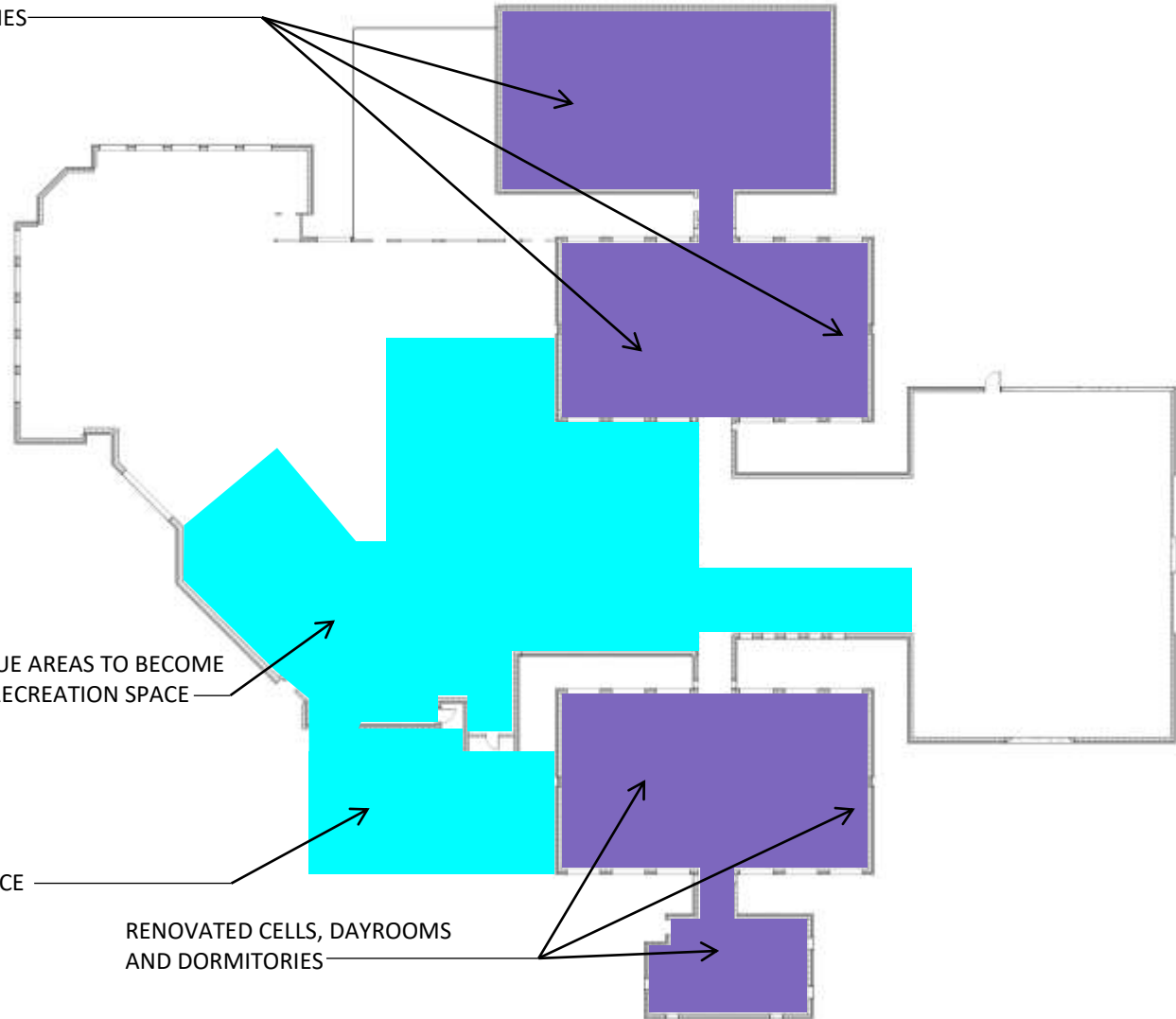
OPTION 2 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

HIGHLIGHTED BLUE AREAS TO BECOME
PROGRAM AND RECREATION SPACE

NEW OUTDOOR
RECREATION SPACE

RENOVATED CELLS, DAYROOMS
AND DORMITORIES



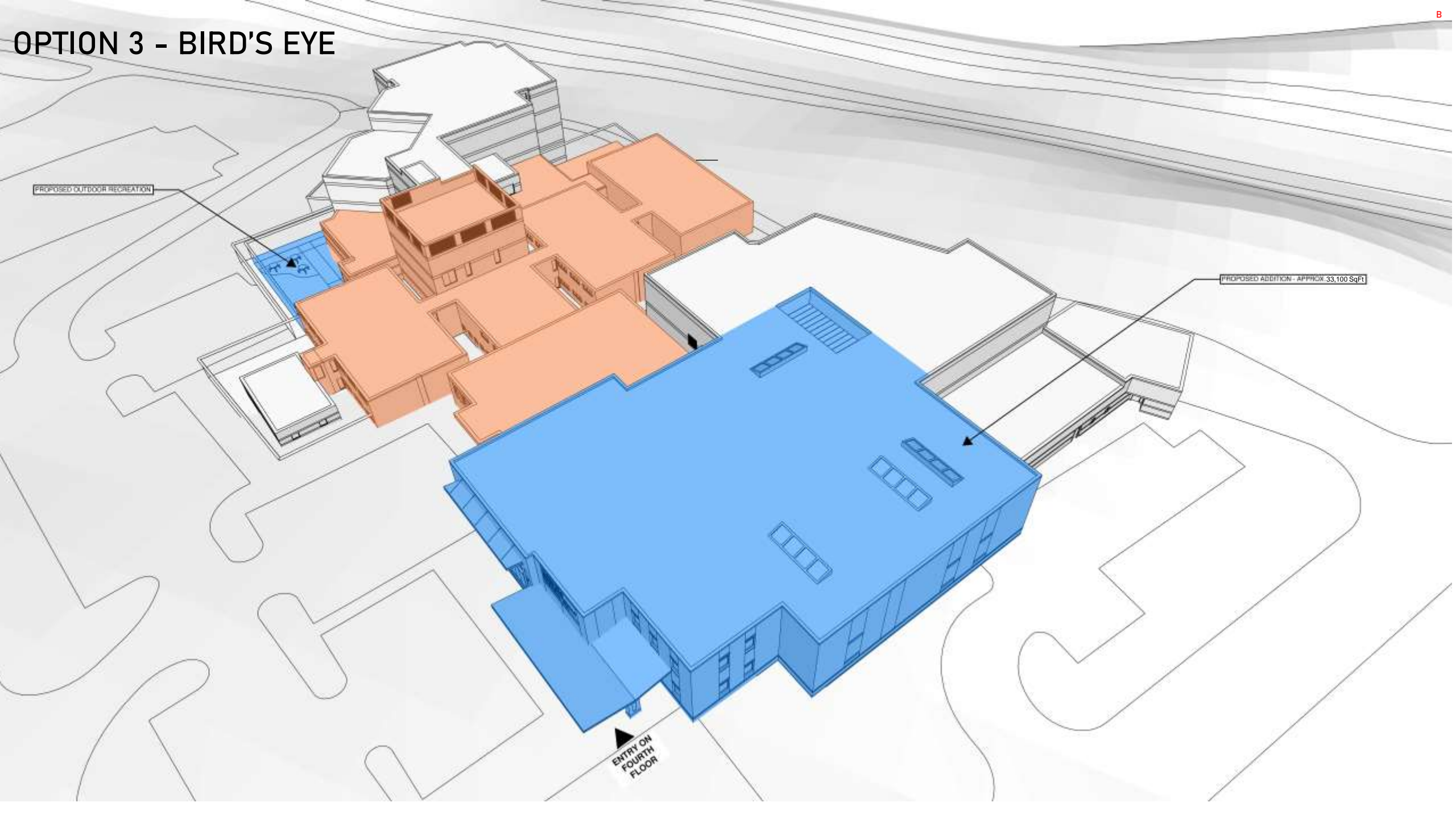
THIRD FLOOR - NEW WORK

OPTION 3 - BIRD'S EYE

PROPOSED OUTDOOR RECREATION

PROPOSED ADDITION - APPROX 33,100 SqFT

ENTRY ON
FOURTH
FLOOR



OPTION 3

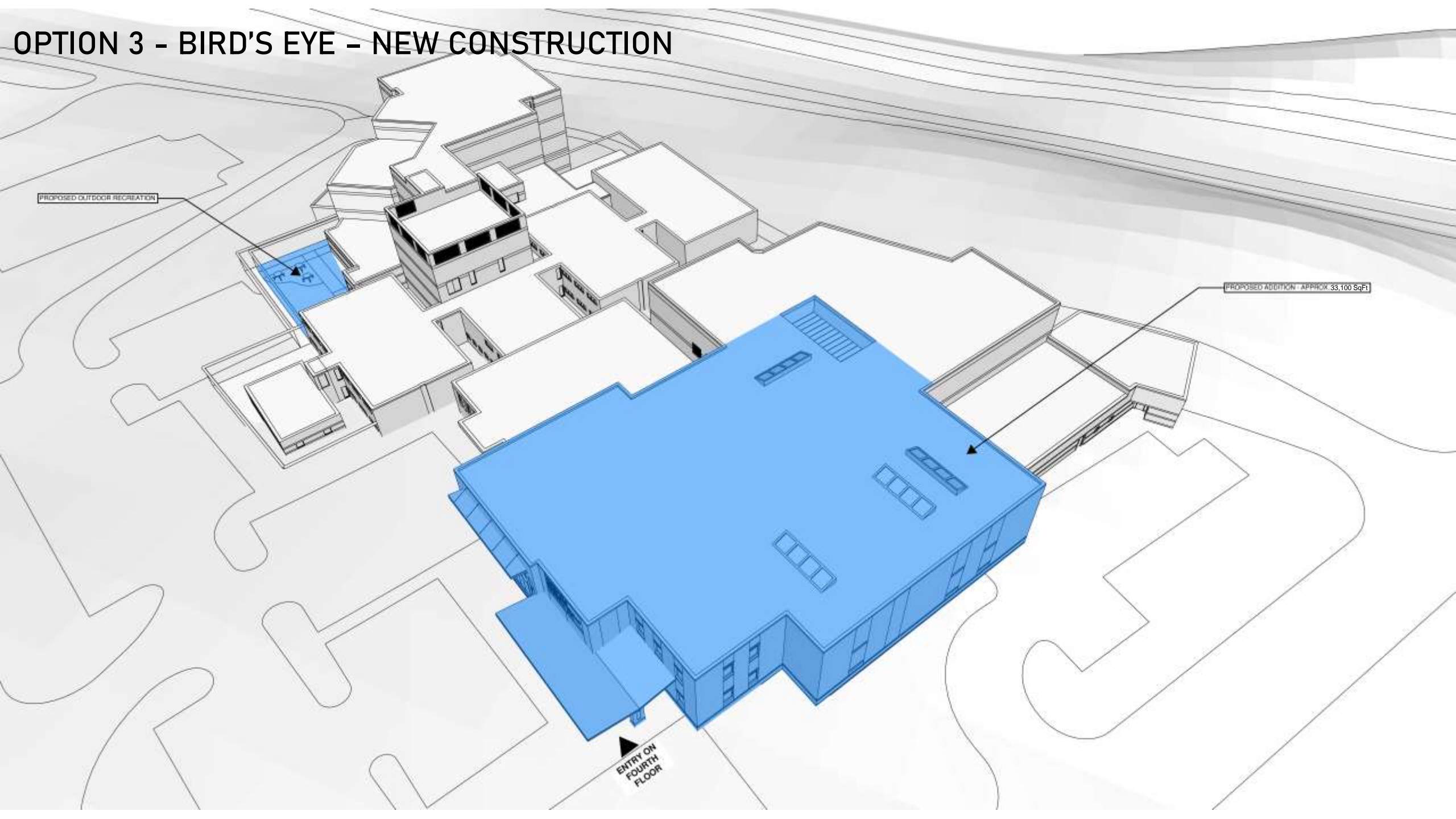
PART I - PROJECT CONSTRUCTION COSTS				
BUILDING CONSTRUCTION COST				15,648,118
SITework (3 acres @ \$500,000/acre)				1,500,000
PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:				17,148,118
PART II - PROJECT SPECIFIC COSTS				
DEMOLITION OF EXISTING WING				
	16,000	SF @	\$ 100.00	\$1,600,000
RENOVATION OF EXISTING HOUSING				
	20,704	SF @	\$ 472.75	\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES				
	14,997	SF @	\$ 472.75	\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION				
	5,116	SF @	\$ 472.75	\$2,418,603
NEW OUTDOOR RECREATION				
	3,000	SF @	\$ 236.38	\$709,129
 PART II PROJECT SPECIFIC COSTS SUBTOTAL:				 \$21,605,481
PART III - OTHER PROJECT COSTS				
PART III OTHER COSTS SUBTOTAL:				\$7,167,526
CONTINGENCY (8% OF PART I AND PART II)				\$3,100,288
 TOTAL PROJECT COST :				 \$49,021,414
 25% of				 \$12,255,353

BIRD'S EYE - EXISTING CONDITIONS



PROPOSED DEMOLITION- APPROX. 16,000 SqFt

OPTION 3 - BIRD'S EYE - NEW CONSTRUCTION



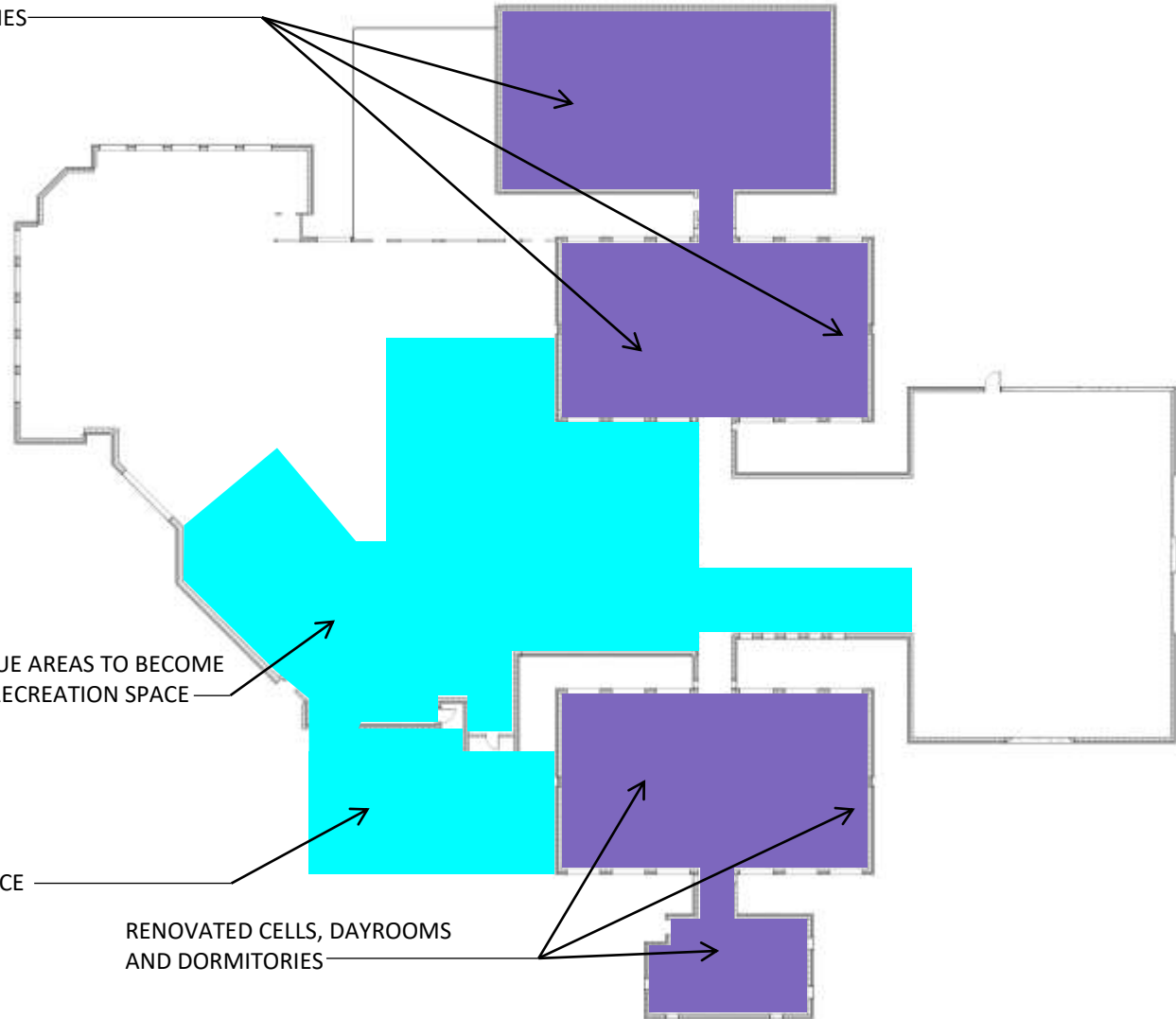
PROPOSED OUTDOOR RECREATION

PROPOSED ADDITION - APPROX. 33,100 SqFt

ENTRY ON
FOURTH
FLOOR

OPTION 3 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES



HIGHLIGHTED BLUE AREAS TO BECOME
PROGRAM AND RECREATION SPACE

NEW OUTDOOR
RECREATION SPACE

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

THIRD FLOOR - NEW WORK

OPTION 3 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS AND DORMITORIES

NEW SPECIAL PURPOSE UNIT (7 CELLS AND OUTDOOR SPACE, FOURTH FLOOR)
NEW MENTAL HEALTH UNIT (7 CELLS, FIFTH FLOOR, ADJACENT TO MEDICAL)

HIGHLIGHTED GREEN AREAS TO BECOME SECURE EMPLOYEE AREAS

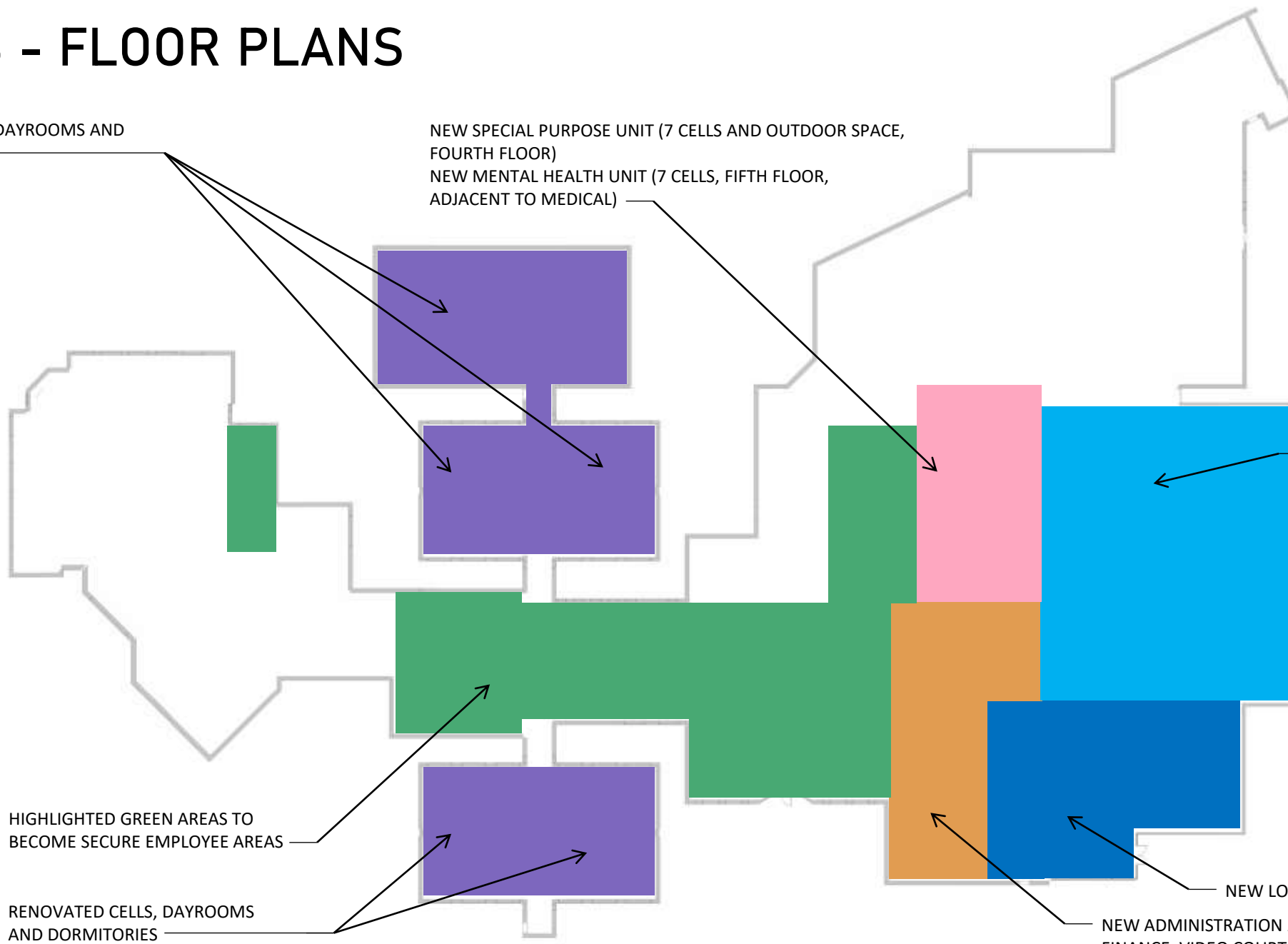
RENOVATED CELLS, DAYROOMS AND DORMITORIES

THREE NEW MEDIUM SECURITY UNITS (65 TOTAL CELLS) W/ MEZZANINE (FIFTH FLOOR)

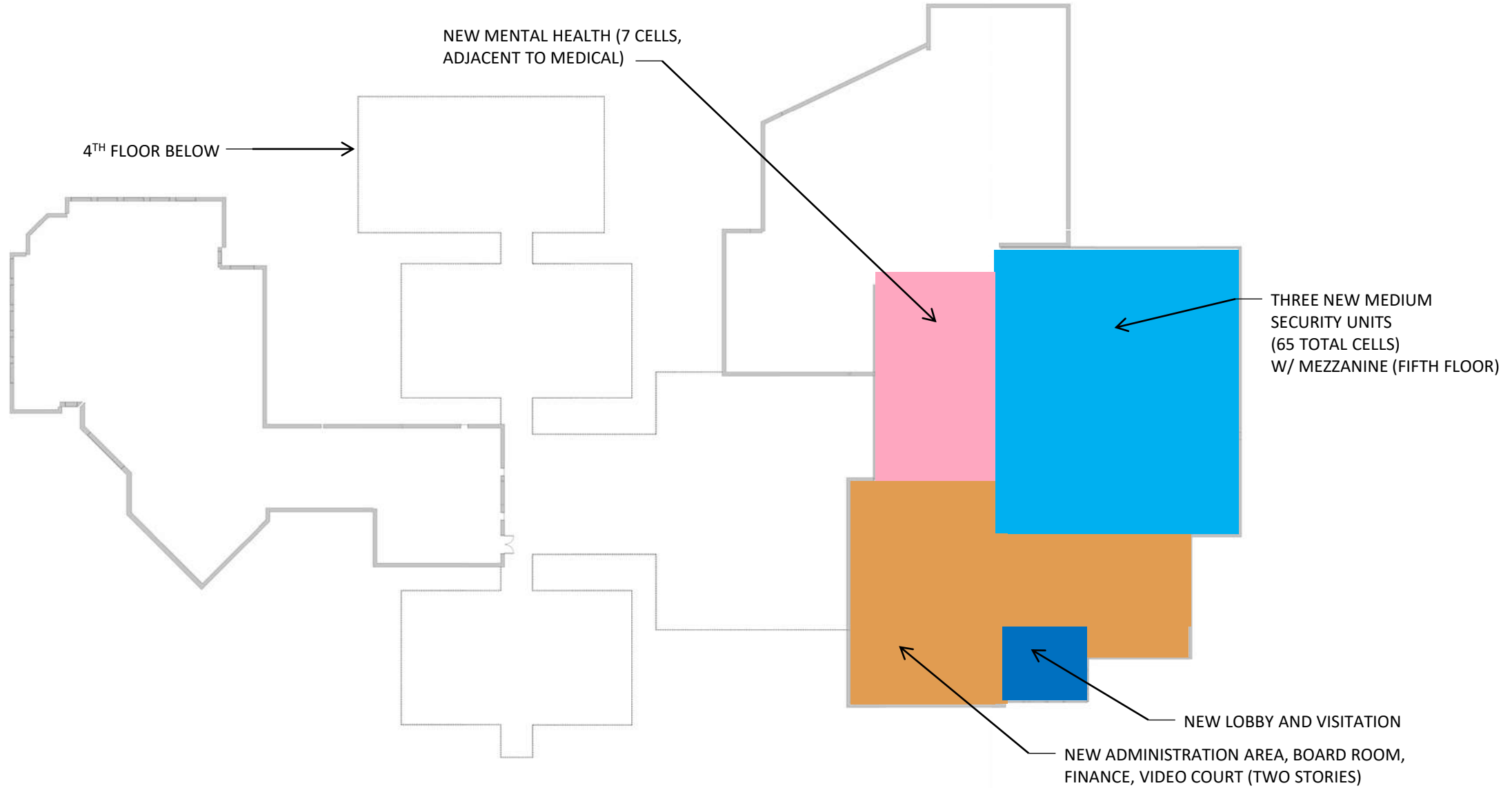
NEW LOBBY AND VISITATION

NEW ADMINISTRATION AREA, BOARD ROOM, FINANCE, VIDEO COURT (TWO STORIES)

FOURTH FLOOR - NEW WORK



OPTION 3 - FLOOR PLANS

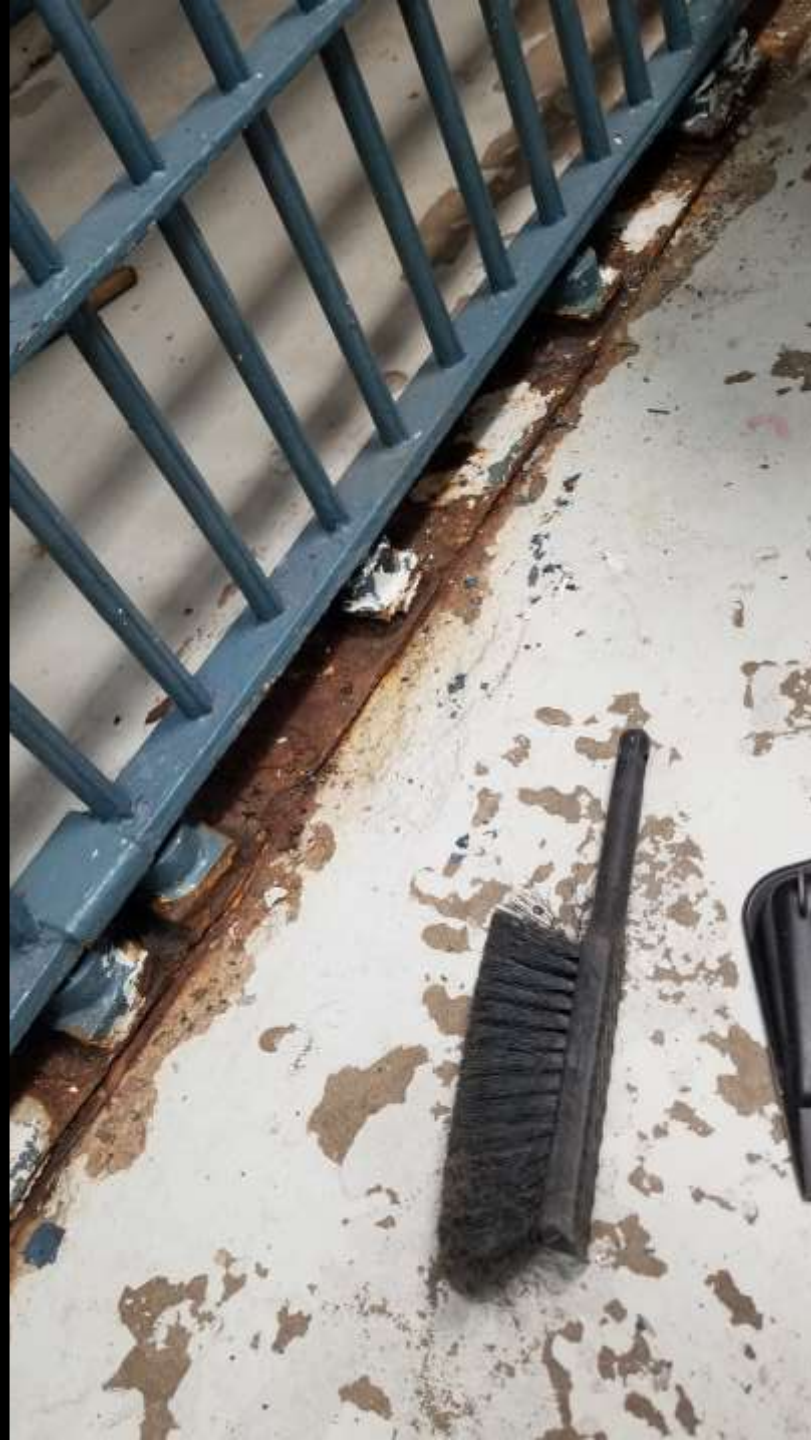


FIFTH FLOOR - NEW WORK

NEW FRONT ENTRY



Bar Grate



E





Nash County Detention Center Expansion



Henry County ADC

NEW MENTAL HEALTH UNIT



Loudoun County Juvenile Detention Center

NEW MULTI-PURPOSE SPACE



NEW HOUSING UNIT



RSW Regional Jail



Randolph County Detention Center Renovation and Expansion



Henry County ADC



RSW Regional Jail

Collapsed Drain Lines





Failing Plumbing Connections E

Original Water lines in
1975 section that has been
replaced





Plumbing chase



Access Panel

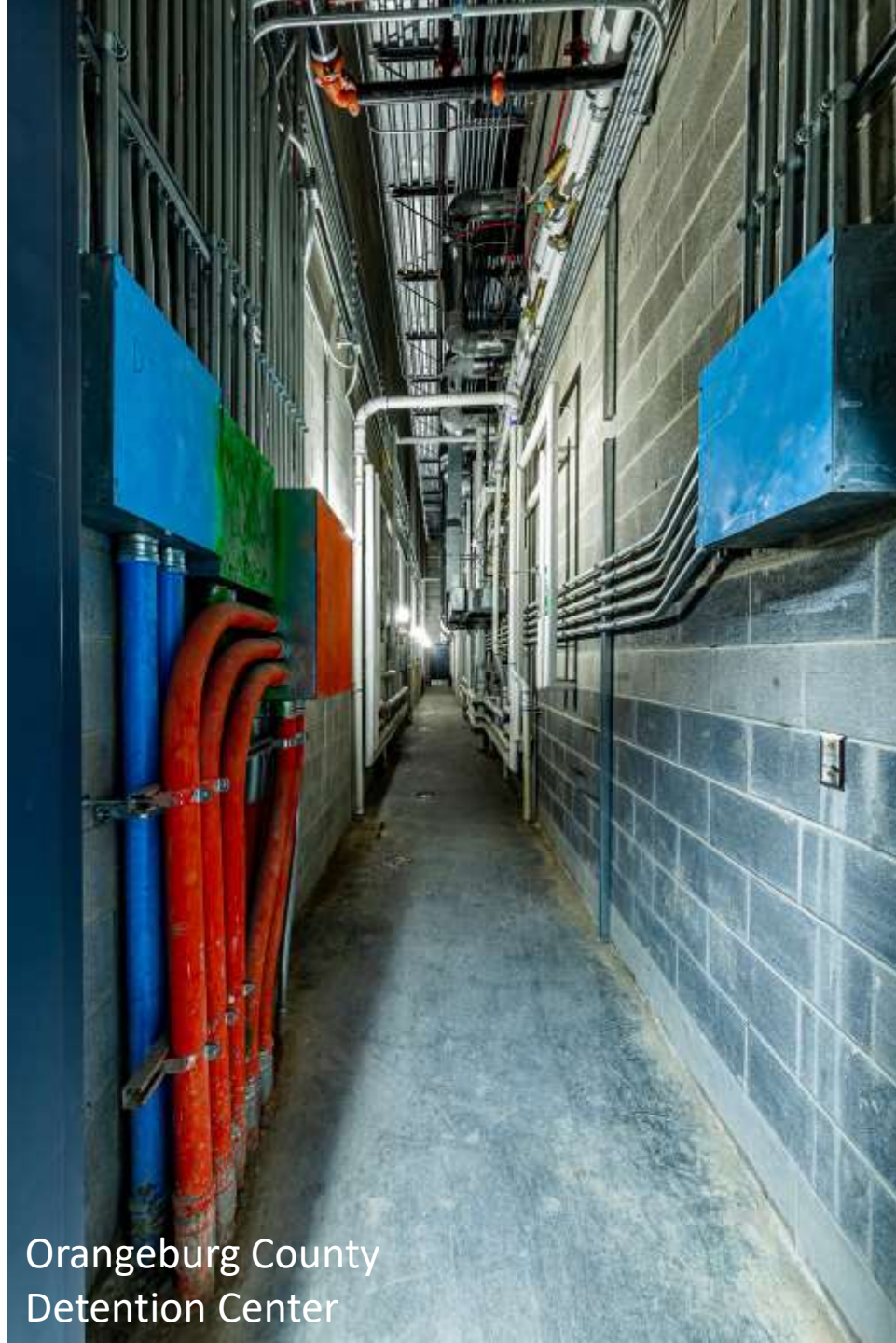


Plumbing chase



Access Panel

NEW HVAC, PLUMBING, AND ELECTRICAL CHASES



Orangeburg County
Detention Center



Randolph County Detention Center Renovation and
Expansion



1975 facility
Exhaust Ventilation



1975 facility
Cooling and Heating

NEW HVAC FOR 1975 AREAS



NEW HVAC FOR 1975 AREAS

BEFORE



AFTER



Existing Toilet Fixture with corroding sinks





1975 Shower enclosure with Stainless Steel Insert



1975 Section
Shower Drain
runs through
opening at
bottom of the
wall and into
drain in the floor





Surry County Detention Center





Existing corridor 1975 build



Outdoor Recreation





Blue Ridge Regional Jail - Amherst



NEW LOBBY



Henry County ADC



Pickens County Detention Center



RSW Regional Jail



RSW Regional Jail

NEW VISITATION SPACE



Henry County ADC



Meherrin River Regional Jail - Mecklenburg

Summary of space requirements for local jails indicated in the STANDARDS FOR PLANNING, DESIGN, CONSTRUCTION & REIMBURSEMENT OF LOCAL CORRECTIONAL FACILITIES, Effective: March 8, 2018

1. 6VAC15-81-310. Criteria for Board Funding Recommendation.
 4. For the purposes of cost calculations only, the adjusted square-foot costs shall be multiplied by per-bed area allowances based on the national average gross square footage of facilities; the area allowances shall be: Facilities housing maximum, medium, and minimum inmates -400 square feet per bed;

2. 6V AC15-81-640. Intake and Processing.
 - C. Intake cells and group areas.
 1. Space shall be provided for intake of inmates at a minimum of one for every 10 inmates for which the facility is designed up to the first 400 beds of design capacity.
 - a. Intake cells, group cells, and open seating shall be provided at a ratio of one for every 40 beds of additional design capacity above 400.
 - b. Consideration shall be made for future expansion.
 - c. At least 50% of this required capacity shall be single cells with the remainder being a combination of group cells and open seating area. Exception: The number of single cells may be reduced based on approved statistical documentation or needs identified in the needs assessment.
 2. Intake cells shall be designed to contain a minimum of 45 square feet for single occupancy cells plus 15 square feet per inmate for each additional inmate for which the cell is designed.

3. 6VAC15-81-660. Cells and Dayrooms.

Maximum and medium security:

1. All single cells shall be sized in accordance with the latest edition of the American Correctional Association Standards for Adult Local Detention Facilities and have a ceiling height no less than eight feet. Single occupancy cells, with the exception of special purpose cells, shall be configured to open into a dayroom or activity space. [Current ACA standards indicate that single cells be 70 square feet in area.]
2. Multiple occupancy cells shall be designed for no more than four inmates per cell and shall be sized in accordance with the current American Correctional Association Standards for Adult Local Detention Facilities concerning multiple occupancy cells and have a ceiling height of no less than eight feet. Multiple occupancy cells shall be configured to open into a dayroom. [Current ACA standards indicate that double cells (double-bunked; or two bunks per cell) must have 50 square feet in area unencumbered.]

4. 6VAC15-81-680. Dayroom Requirements.

A. Dayroom space shall contain no less than 35 square feet of space for each inmate for whom the writ is designed to serve. Calculation of this space shall not include sally ports, visitation booths, stairs, area under stairs, toilet, shower, and lavatory areas. On the first level an 18-inch wide path in front of all cell fronts, toilets, and showers, and the tiered 'walkway in front of upper level cells shall not be counted as dayroom space.

5. 6V AC15-81-690. Dormitory Requirements.
 - A. Dormitories shall have walls, doors, fixtures, equipment, and hardware meeting a minimum of ASTM Grade 3 requirements.
 - B. All dormitories shall be constructed to provide 85 square feet of space per inmate for each inmate for whom the area is designed. The 85 square feet associated with dormitory space is normally separated into 50 square feet for sleeping and 35 square feet for activity. Calculation of this space shall not include sally ports, stairs, area under stairs, toilet, shower, and lavatory areas.

6. 6VACIS-81-740. Special Purpose Cells.
 - A. There shall be a minimum of one special purpose cell (e.g., isolation, medical, or segregation) for each 10 secure inmates for whom the facility is designed.
 - B. The number of ADA accessible special purpose cells shall meet the percentage required by the building code.
 - C. All cells shall be provided with lighting from a maximum security fixture and be in accordance with artificial light requirements in 6VAC15-81-710.
 - D. Special purpose cells shall be sized in accordance with the American Correctional Association Standards for Local Detention Facilities for restrictive housing units with a ceiling height of at least eight feet and are not required to open onto an adjacent dayroom space.
 - E. A minimum of 80% of special purpose cells shall be constructed as maximum security cells. Up to 20% of special purpose cells may be of less secure construction if designed for medical usage.

7. 6VAC1S-81-750. Multipurpose Space.

A. Multipurpose spaces shall be provided in sufficient number and size to allow for and include multipurpose rooms, educational classrooms, religious services, group counseling services, program services, and library. (if inmates are to be moved to the service). For purposes of this chapter, jail industry programs, as defined in §§ 53.1-133.1 through 53.1-133.9 of the Code of Virginia, are not considered multipurpose space.

B. The total multipurpose area square footage shall be designed and constructed to provide a minimum of 20 square feet per inmate for design capacity of tile facility up to 480 inmates. No additional multipurpose space is required for facilities with a design capacity of over 480 inmates.

8. 6VAC1S-81-760. Recreation.

A. Recreation space shall be provided at a rate of 10 square feet for each inmate for which the facility is designed up to 480 inmates. For facilities with a design capacity of over 480, no additional recreation space is required. A minimum of two recreation areas shall be provided in facilities with a design capacity of up to 240 inmates. For facilities with a design capacity greater than 240 inmates, a minimum of three recreation spaces shall be provided.

B. Indoor recreation is required, and consideration shall be given to outdoor recreation. At least one indoor recreation area shall have a minimum of 1000 square feet with an 18 foot ceiling height or overhead clearance. At least one outdoor recreation area, if provided, shall have a minimum of 1500 square feet with an 18 foot overhead clearance. Additional recreation areas, if indoors, may have lower clearance or ceiling heights if being utilized for activities such as a weight room or ping-pong. No recreation area shall have less than 600 square feet or measureless than 20 feet in anyone direction.

9. 6VAC1S-81-790. Facility Visiting Area.

C. Noncontact visitation.

1. Noncontact visiting shall be provided at a rate of not less than one noncontact visiting space for each 20 inmates for whom the facility is designed, up to 240 inmates. Facilities designed for more than 240 inmates shall provide one additional noncontact visiting space for each additional 50 inmates.
2. In noncontact visiting areas, means shall be provided for audible communication between visitors and inmates. The communication system provided shall be designed to prevent passage of contraband.
3. If video visitation is utilized, a combination of on-site and off-site video visitation units for the public may comply with the requirements of subdivisions 1 and 2 of this subsection. In no event shall off-site video visitation be the only form of noncontact visitation.
4. At least 25% of public noncontact visitation shall be on site.
5. If inmate video visitation spaces are provided in the housing units, at least eight square feet shall be provided per video visitation space. This space shall not be counted towards calculation of dayroom or multipurpose room space.

D. Contact visitation.

1. Not less than two secure contact visiting rooms of at least 60 square feet each shall be provided for the first 100 inmates of design capacity for contact visits from law enforcement officers, attorneys, clergy, and probation officers or parole officers. For facilities having a design capacity in excess of 100 inmates, one additional secure contact visiting room shall be provided for every additional 200 inmates of design capacity. These rooms shall be located to be either visually supervised or monitored by a control station or room.

10. 6V AC1S-81-1190. Housing Unit Size.

A. Housing units shall be dormitories or multiple occupancy cells.

1. Multiple occupancy cells shall be designed for no more than four inmates per cell and shall be sized in accordance with the current American Correctional Association Standards for Adult Local Detention Facilities. Multiple occupancy cells shall be configured to open into a dayroom.

2. Dayroom space shall contain no less than 35 square feet of space for each inmate for which the unit is designed to serve. Calculation of this space shall not include sally ports, visitation booths, stairs, area under stairs, toilet, shower, and lavatory areas. On the first level an, 18-inch wide path in front of all cell fronts, toilets, and showers shall not be counted as dayroom space.

3. Dormitories shall be constructed to provide 85 square feet of space per inmate for each inmate for which the area is designed. The 85 square feet associated with dormitory space is normally separated into 50 square feet for sleeping and 35 square feet for activity. Calculation of this space shall not include sally ports, stairs, area under stairs, or toilet, shower, and lavatory areas.

11. 6VAC15-81-1240. Corridors.

Corridors used for the movement of inmates, stretchers, food carts, etc. shall be constructed to provide a minimum of five feet in width and height meeting the requirements of the table in 6VAC15-81-930 C 2.

12. 6VAC15-81-1280. Multipurpose Space.

A minimum of 15 square feet per inmate expected to use the space at any one time, but not less than 360 square feet of space shall be provided for indoor recreation or multipurpose use.

MOSELEY ARCHITECTS

Albemarle Charlottesville Regional Jail - Expansion and Renovation

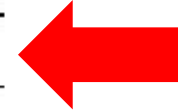
PROJECT NO.632552

PROJECT SCHEDULE

January 4, 2024; REVISED 1/22/2024

Activity	Duration(calendar days)	Completion Date	Phase Duration (calendar days)	Project Duration
Programming/Conceptual/Schematic Design (20 Weeks)				
Notice to Proceed		Tuesday, January 2, 2024	0	0
Kick-off meeting	7	Tuesday, January 9, 2024	7	7
Schematic Design to 5% complete	14	Tuesday, January 23, 2024	21	21
Community Engage In-person mtg 1, Virtual mtg 1, Survey 1 and 2, Interview 1	2	Thursday, January 25, 2024	23	23
Schematic Design to 10% complete	14	Thursday, February 8, 2024	37	37
Community Engage In-person mtg 2, Virtual mtg 2, Interview 2	5	Tuesday, February 13, 2024	42	42
Schematic Design to 15% complete	14	Tuesday, February 27, 2024	56	56
Community Engage In-person mtg 3	2	Thursday, February 29, 2024	58	58
ACRJ Board review/direction provided (fixed date**, ACRJ BOARD Meeting) SD to 25% complete	14	Thursday, March 14, 2024	72	72
Schematic Design to 100% complete	42	Thursday, April 25, 2024	114	114
Prepare SD cost estimate; Submit SD; start at 100% SD	14	Thursday, May 9, 2024	128	128
ACRJ Review Schematic Design and Issues Approval	7	Thursday, May 16, 2024	135	135
Design Development (15 Weeks)				
Meeting with County Building Official (starts at SD Approval)	0	Thursday, May 16, 2024	0	135
Design Development to 50% complete	21	Thursday, June 6, 2024	21	156
Meeting with ACRJ staff to review 50% DD documents	0	Thursday, June 6, 2024	21	156
ACRJ Board update (fixed date**, ACRJ BOARD Meeting)	0	Thursday, June 6, 2024	21	156
Design Development to 75% complete	21	Thursday, June 27, 2024	42	177
Design Development to 100% complete	14	Thursday, July 11, 2024	56	191
Prepare Design Development cost estimate; Submit DD	14	Thursday, July 25, 2024	70	205
Value Engineering	14	Thursday, August 8, 2024	84	219
Resolve comments	7	Thursday, August 15, 2024	91	226
VDOC approval	7	Thursday, August 22, 2024	98	233
ACRJ Review Design Development and Issues Approval	7	Thursday, August 29, 2024	105	240

PROJECT SCHEDULE



MOSELEY ARCHITECTS

Albemarle Charlottesville Regional Jail - Expansion and Renovation

PROJECT NO.632552

PROJECT SCHEDULE

January 4, 2024; REVISED 1/22/2024

	Activity Duration(calendar days)	Completion Date	Phase Duration (calendar days)	Project Duration
Construction Documents (14 Weeks)				
Construction Documents to 50% complete	35	Thursday, October 3, 2024	35	275
Construction Documents to 75% complete	14	Thursday, October 17, 2024	49	289
Quality Control Review printing/100% Construction Documents	21	Thursday, November 7, 2024	70	310
Complete QC Review/incorporate comments/submit for permit	21	Thursday, November 28, 2024	91	331
Prepare Construction Documents cost estimate	0	Thursday, November 28, 2024	91	331
Submit Owner Review Set	0	Thursday, November 28, 2024	91	331
ACRJ Review Construction Documents and Issues Approval	7	Thursday, December 5, 2024	98	338
Building Permit Review (6 Weeks)				
<i>Building permit review (starts at complete QC review)</i>	21	Thursday, December 19, 2024	21	359
Resolve, incorporate comments, complete Construction Docs	14	Thursday, January 2, 2025	35	373
Building Permit approval	7	Thursday, January 9, 2025	42	380
Bidding and Award (13 Weeks)				
Advertise for Bids	3	Sunday, January 12, 2025	3	383
Receive Bids	37	Tuesday, February 18, 2025	40	420
Award Construction Contract (fixed date**, ACRJ BOARD Meeting)	51	Thursday, April 10, 2025	91	471
NTP and Construction Administration (14 Months construction schedule NTP to SC)				
Issue Notice to Proceed	1	Friday, April 11, 2025	0	472
Shop dwgs/submittals/Issue Notice to Proceed for demo	61	Wednesday, June 11, 2025	61	533
Substantially complete construction	365	Thursday, June 11, 2026	426	898
Final Completion/furniture installation and move-in	30	Saturday, July 11, 2026	91	928
Warranty period	335	Friday, June 11, 2027	426	1263

Items in ***bold italics*** are not in sequence with activity directly above and are controlled by other task

PROJECT
SCHEDULE

QUESTIONS?

