

VIRGINIA ACTS OF ASSEMBLY -- 2023 SESSION

CHAPTER 294

An Act to authorize capital outlay funding and to amend and reenact the tenth enactment of Chapter 759 and the tenth enactment of Chapter 769 of the Acts of Assembly of 2016.

[S 1520]

Approved March 23, 2023

Be it enacted by the General Assembly of Virginia:

1. § 1. That pursuant to § 2.2-2264 of the Code of Virginia, the General Assembly hereby authorizes the Virginia Public Building Authority (VPBA) to issue revenue bonds in a principal amount not to exceed \$21,664,500 for the state share of the approved capital costs as determined by the State Board of local and Regional Jails and authorizes any additional amount of VPBA bonds needed to fund other interest costs as provided in §§ 53.1-80 through 53.1-82.2. The General Assembly hereby appropriates the proceeds from any such bonds for the projects listed in this act and the Commonwealth's share of the capital costs shall not exceed the amount listed for each project. Debt service on projects contained in this act shall be provided from appropriations to the Treasury Board. Reimbursements of the state share of construction costs shall be subject to the approval of the Department of Corrections for the final expenditures.

Agency Code	Institution/Agency	Project Title	Amount
799	Department of Corrections	Loudoun County Adult Detention Center - Expansion and Renovation	\$9,975,250
799	Department of Corrections	Albemarle-Charlottesville Regional Jail - Renovation	\$11,689,250

2. That the tenth enactment of Chapter 759 of the Acts of Assembly of 2016 is amended and reenacted as follows:

10. That the appropriations for the capital projects authorized in §§ 1 and 2 of the first enactment of this act are subject to the conditions in § 2-0 F of Chapter 665 of the Acts of Assembly of 2015. In addition, not more than a total aggregate principal amount of \$300 million in debt obligations shall be issued excluding refunding bonds in any fiscal year for such capital projects, provided, however, that if less than a total aggregate principal amount of \$300 million in debt obligations is incurred in any fiscal year for such capital projects, the unused amount may be added to any other subsequent fiscal year. Issuance of debt shall proceed so that the projected average annual debt service on all tax-supported debt over the 10-year horizon shall be in accordance with the guidelines established by the Debt Capacity Advisory Committee. The Six-Year Capital Outlay Plan Advisory Committee shall establish procedures to ensure compliance with the annual issuance limits and shall meet at least ~~quarterly~~ *four times annually* to review project progress. The Auditor of Public Accounts shall issue a report annually to the Governor, the Speaker of the House of Delegates, the President pro tempore of the Senate, and the Chairmen of the House Committee on Appropriations and the Senate Committee on Finance *and Appropriations*, regarding the adherence to the annual issuance limits.

3. That the tenth enactment of Chapter 769 of the Acts of Assembly of 2016 is amended and reenacted as follows:

10. That the appropriations for the capital projects authorized in §§ 1 and 2 of the first enactment of this act are subject to the conditions in § 2-0 F of Chapter 665 of the Acts of Assembly of 2015. In addition, not more than a total aggregate principal amount of \$300 million in debt obligations shall be issued excluding refunding bonds in any fiscal year for such capital projects, provided, however, that if less than a total aggregate principal amount of \$300 million in debt obligations is incurred in any fiscal year for such capital projects, the unused amount may be added to any other subsequent fiscal year. Issuance of debt shall proceed so that the projected average annual debt service on all tax-supported debt over the 10-year horizon shall be in accordance with the guidelines established by the Debt Capacity Advisory Committee. The Six-Year Capital Outlay Plan Advisory Committee shall establish procedures to ensure compliance with the annual issuance limits and shall meet at least ~~quarterly~~ *four times annually* to review project progress. The Auditor of Public Accounts shall issue a report annually to the Governor, the Speaker of the House of Delegates, the President pro tempore of the Senate, and the Chairmen of the House Committee on Appropriations and the Senate Committee on Finance *and Appropriations*, regarding the adherence to the annual issuance limits.

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY EXECUTIVE SUMMARY

<p><u>AGENDA TITLE:</u> Financing and Renovation Schedule</p> <p><u>STAFF CONTACTS:</u> Martin Kumer, Superintendent Lyn Wrigley, Procurement Specialist</p>	<p><u>AGENDA DATE:</u> October 12, 2023</p> <p><u>FORMAL AGENDA:</u> <u>ACTION:</u> <u>INFORMATION:</u> YES</p> <p><u>CONSENT AGENDA:</u> <u>ACTION:</u> <u>INFORMATION:</u> YES</p> <p><u>ATTACHMENTS:</u> No</p>
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Background:

The Board initiated a Community Based Corrections Plan, CBCP, to determine the current and future needs of the facility which are necessary to fulfill its mission.

The results of the study have indicated that facility needs relatively substantial renovations of the 1974 portion of the jail to include but not limited to electrical systems, HVAC, flooring, plumbing, security systems, ADA compliance.

The report also indicated reconfiguring the physical infrastructure to accommodate outdoor recreation, a more conducive family, friends and professional visitation area, a purpose designed housing area for inmates with special housing needs, improvements to inmate housing areas as well as improvements to staff areas.

The General Assembly has approved the Jail's request for 25% reimbursement of all eligible costs associated with the project.

Current Situation:

On September 1, 2023, the Jail has issued a Request for Proposal, RFP, for architecture and engineering, A&E, services. The request seeks a firm to coordinate with community members, jail staff and other pertinent entities and individuals to propose a design that meet the needs identified in the CBCP study. The intent is to identify the winning A&E firm in early November. Only with the Board Authority approval at its December Board meeting will a contract with the A&E firm be finalized.

Once the cost for A&E services is determined by the above RFP process, Sans Anderson, the Board Authority's bond counsel, will issue an RFP for interim-financing. This RFP expected to be issued in November with terms presented at the December Board Authority meeting. Only with the approval of the Board Authority will debt be issued for the purpose of financing the design process.

At the Board's direction, the Superintendent and pertinent consultants will present a resolution to all three jurisdictions' governing bodies to allow the Jail Board Authority to issue interim and permanent debt necessary to fund the project. An estimated cost of interim-financing will be included in the

resolution as well as the estimated share for each jurisdiction.

- 1) Charlottesville City Council at 6:30pm on November 20, 2023.
- 2) Albemarle County Board of Supervisors at noon on November 15, 2023
- 3) Nelson County Board of Supervisors at 2:00pm on November 16, 2023

If all three jurisdictions approve the resolution, the Superintendent and financial consultants will present a resolution to the Board Authority to approve the interim-financing terms as determined by the above financing RFP.

If the Board Authority reaffirms its intent to proceed with the design process, The Superintendent will present three notices of intent to proceed to the Board.

- 1) The terms, debt share and costs of the interim financing.
- 2) The selected A&E firm to conduct the design process.
- 3) The selected project management/owners representative firm.

If affirmed by the Board Authority, the design process will begin in early 2024.

Please see the attached estimated Jail Renovation Schedule which details each phase of the project from September 1, 2023 through completion, March 2028.

Recommendation:

Information Only.

ID	Task Name	Duration	Start	Finish	Predecessors	Calendar																											
						M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N	J	M	M	J	S	N
0	Albemarle Charlottesville Regional Jail	1175 days	Fri 9/1/23	Thu 3/2/28		[Timeline bar from Fri 9/1/23 to Thu 3/2/28]																											
1	Select A/E	111 days	Fri 9/1/23	Fri 2/2/24		[Timeline bar for Select A/E]																											
2	Issue A/E RFP	1 day	Fri 9/1/23	Fri 9/1/23		[Timeline bar for Issue A/E RFP]																											
3	Receive A/E Credentials	14 days	Tue 9/19/23	Fri 10/6/23	2	[Timeline bar for Receive A/E Credentials]																											
4	Select A/E	14 days	Mon 10/9/23	Thu 10/26/23	3	[Timeline bar for Select A/E]																											
5	Issue NTP to A/E	1 day	Fri 2/2/24	Fri 2/2/24	4FS+3.5 mons	[Timeline bar for Issue NTP to A/E]																											
6																																	
7	Geotech Report	26 days	Mon 2/5/24	Mon 3/11/24	5	[Timeline bar for Geotech Report]																											
8	Issue Contract to Geotech	1 day	Mon 2/5/24	Mon 2/5/24		[Timeline bar for Issue Contract to Geotech]																											
9	Geotech Boring	2 wks	Tue 2/13/24	Mon 2/26/24	8FS+1 wk	[Timeline bar for Geotech Boring]																											
10	Geotech Report	2 wks	Tue 2/27/24	Mon 3/11/24	9	[Timeline bar for Geotech Report]																											
11																																	
12	Community Engagement	60 days	Mon 2/5/24	Fri 4/26/24	5	[Timeline bar for Community Engagement]																											
13																																	
14	Land Development Permit Documents	124 days	Mon 2/5/24	Thu 7/25/24		[Timeline bar for Land Development Permit Documents]																											
15	65% Submission	60 days	Mon 2/5/24	Fri 4/26/24	5	[Timeline bar for 65% Submission]																											
16	Permit Submission	30 days	Mon 5/27/24	Fri 7/5/24	15FS+1 mon	[Timeline bar for Permit Submission]																											
17	Final Submission	14 days	Mon 7/8/24	Thu 7/25/24	16	[Timeline bar for Final Submission]																											
18																																	
19	Building Construction Documents	174 days	Mon 4/29/24	Thu 12/26/24	12	[Timeline bar for Building Construction Documents]																											
20	30% Submission	90 days	Mon 4/29/24	Fri 8/30/24	5	[Timeline bar for 30% Submission]																											
21	65% Submission	40 days	Mon 9/2/24	Fri 10/25/24	20	[Timeline bar for 65% Submission]																											

Project: Albemarle Charlottesville Regional Jail
Date: Wed 9/20/23

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

