

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

January 25, 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

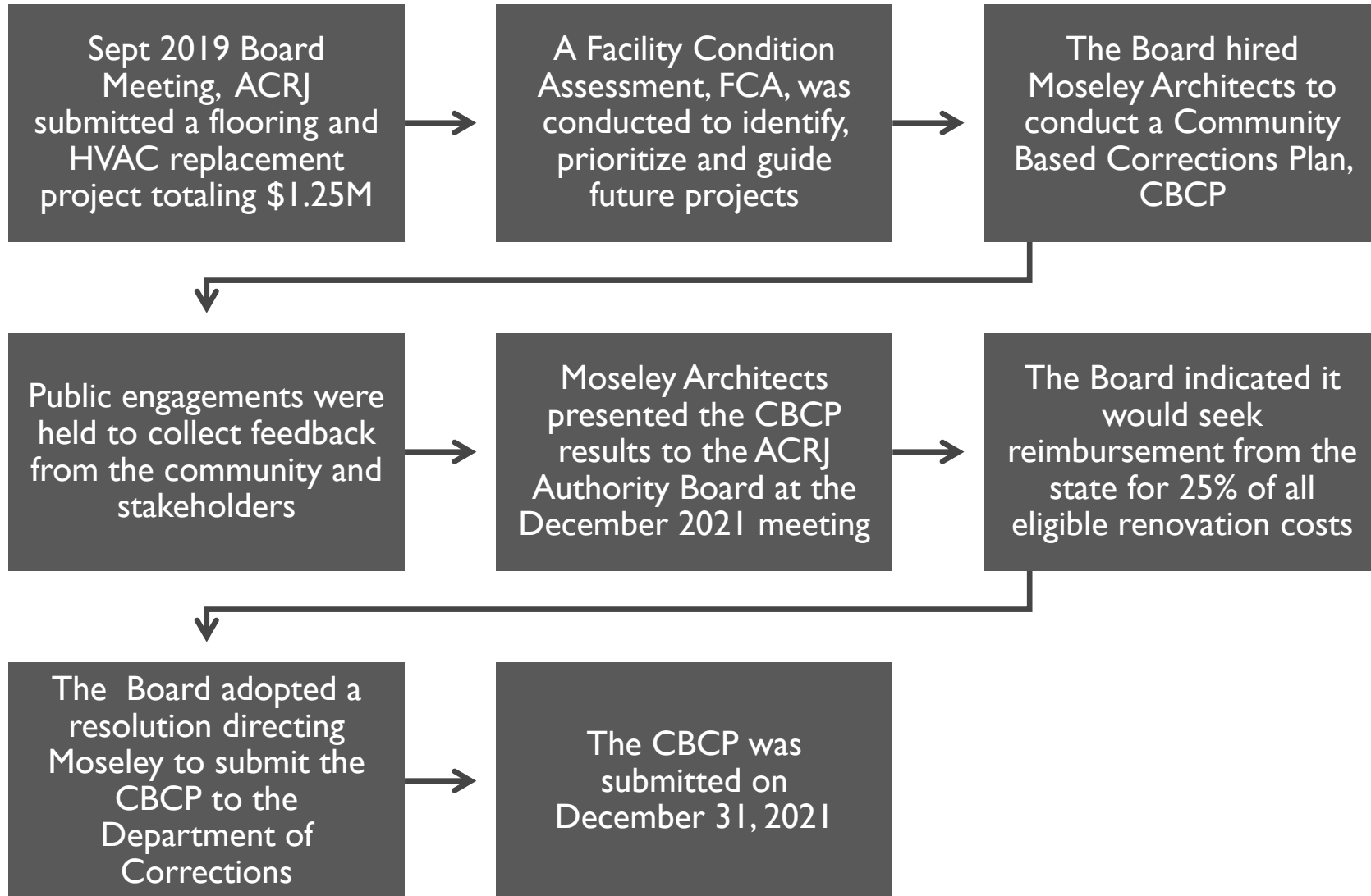
Nelson County became the third Jail member in 1997 and the final expansion was completed, in 2000, bringing capacity to 329

Average Daily Population, ADP, has been as high as 600 in 2008 and as low as 265 in January 2022; the January 2022 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

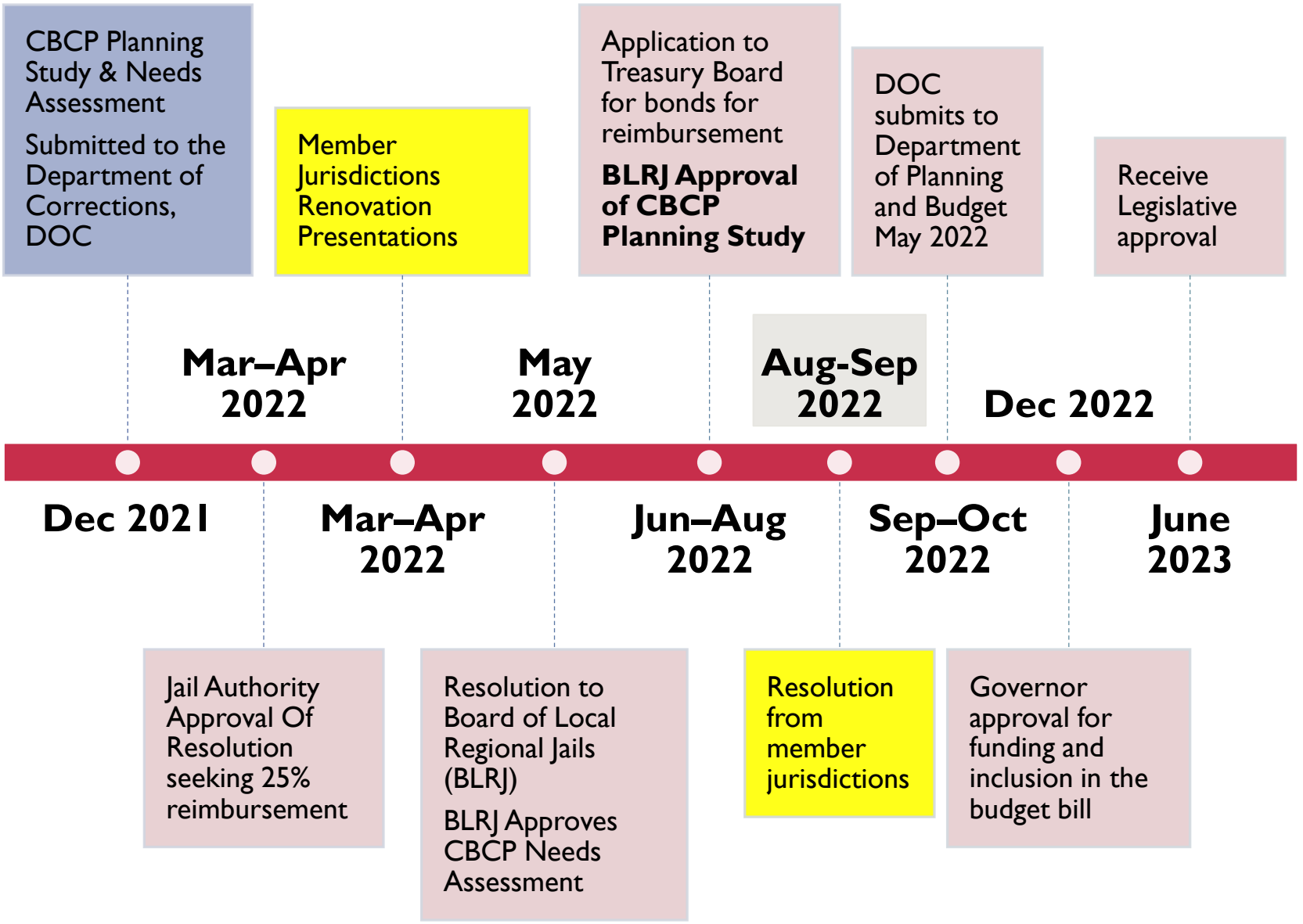
- Increase square footage per inmate in housing areas
- Apply Trauma Informed Design in housing areas
- Renovate inmate housing areas to create more privacy and security
- Create an additional outdoor recreation area
- Improved quality of social interaction with family – technology based and in-person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

For Community and Stakeholders

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

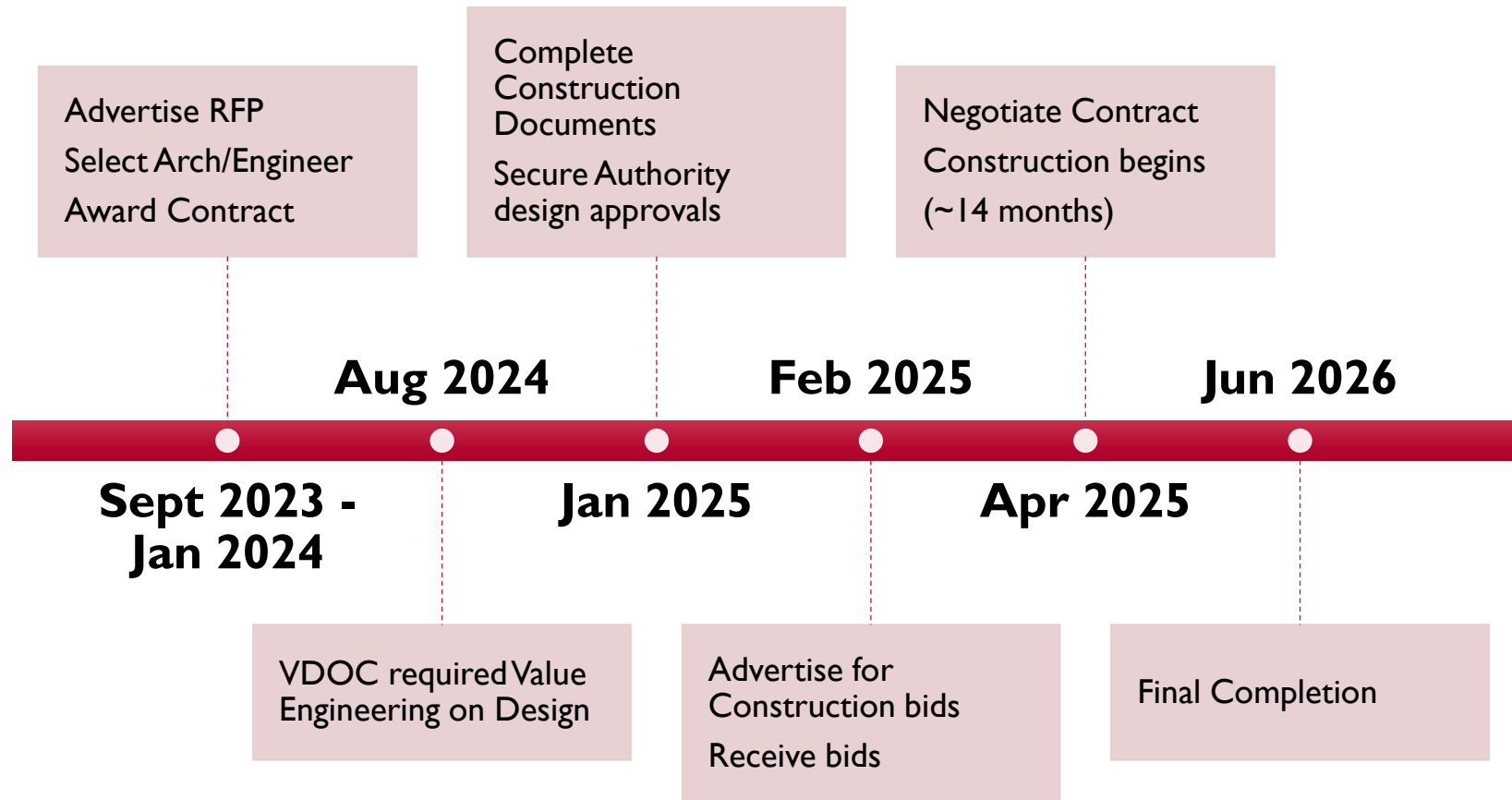
For Employees

- 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



PROJECT PLANNING, DESIGN AND CONSTRUCTION SCHEDULE

PROJECT PLANNING, DESIGN AND CONSTRUCTION SCHEDULE



OPTION 3 - SPACE PROGRAM SUMMARY

- Demolition of existing east wing of 1975 facility 16,000 SF
- Construction of two-story expansion in footprint of east wing 33,100 SF
- Renovation of existing housing units 20,704 SF
- Renovation and reconfiguration of existing administration areas 14,997 SF
- Renovation of corridors and circulation 5,116 SF
- New detainee outdoor recreation area 3,000 SF
- Associated site work Approximately 3 acres

OPTION 3 – COST SUMMARY

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION COST ANALYSIS - SUMMARY

VADOC PART I FORMULA

Expansion of Existing Jail

MEANS COSTS (2021 Const Cost Data)		432.09 PER SF
MARSHAL & SWIFT MULTIPLIER	X	0.93
MEDIAN COST PER SQ FT	=	401.84 PER SF
ESCALATION / INFLATION (Dec 2021 to midpoint of construction June 2025)	**	472.75 PER SF
PROPOSED EXPANSION SF	X	33,100 SF
MEDIAN CONSTRUCTION COST	=	\$15,648,118

**Escalation/Inflation Values as follows:

Dec 2021 to June 2022	6.625 %	= ((7.00 + 6.25%) / 2)
FY 2023	3.5 %	
FY 2024	3.5 %	
FY 2025	3 %	
Cumulative Value	17.65 %	

PLANNING STUDY PROJECT ESTIMATE (EXCLUSIVE OF BONDS OR FINANCING)

PART I - PROJECT CONSTRUCTION COSTS

	LOCALITY REQUESTED COST	VADOC ELIGIBLE COST
BUILDING CONSTRUCTION COST	15,648,118	
SITWORK (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

A/E FEES (8% PART I)	\$1,371,849
A/E FEES (12% PART II)	\$2,592,658
CBCP / PLANNING STUDY	\$185,000
VALUE ENGINEERING STUDY	\$50,000
FF&E (\$30/SF) INCLUDING COST OF SERVICES	\$2,064,030
COMMUNICATIONS/DATA EQUIPMENT (\$1/SF)	\$73,917
TEST BORINGS/TESTING/SPEC INSP (1% of Construction)	\$387,536
SURVEY, TOPO & UTILITY LOCATOR	\$45,000
PRINTING & REPRODUCTION	\$10,000
PERMITS, FEES & CONNECTION (1% of Construction)	\$387,536

PART III OTHER COSTS SUBTOTAL:

\$7,167,526

CONTINGENCY (8% OF PART I AND PART II) \$3,100,288

TOTAL CONSTRUCTION COSTS:

\$49,021,414

TOTAL PROJECT COST :

\$49,021,414

PER BED PROJECT COST @ 48 BEDS: \$1,021,279

25% of

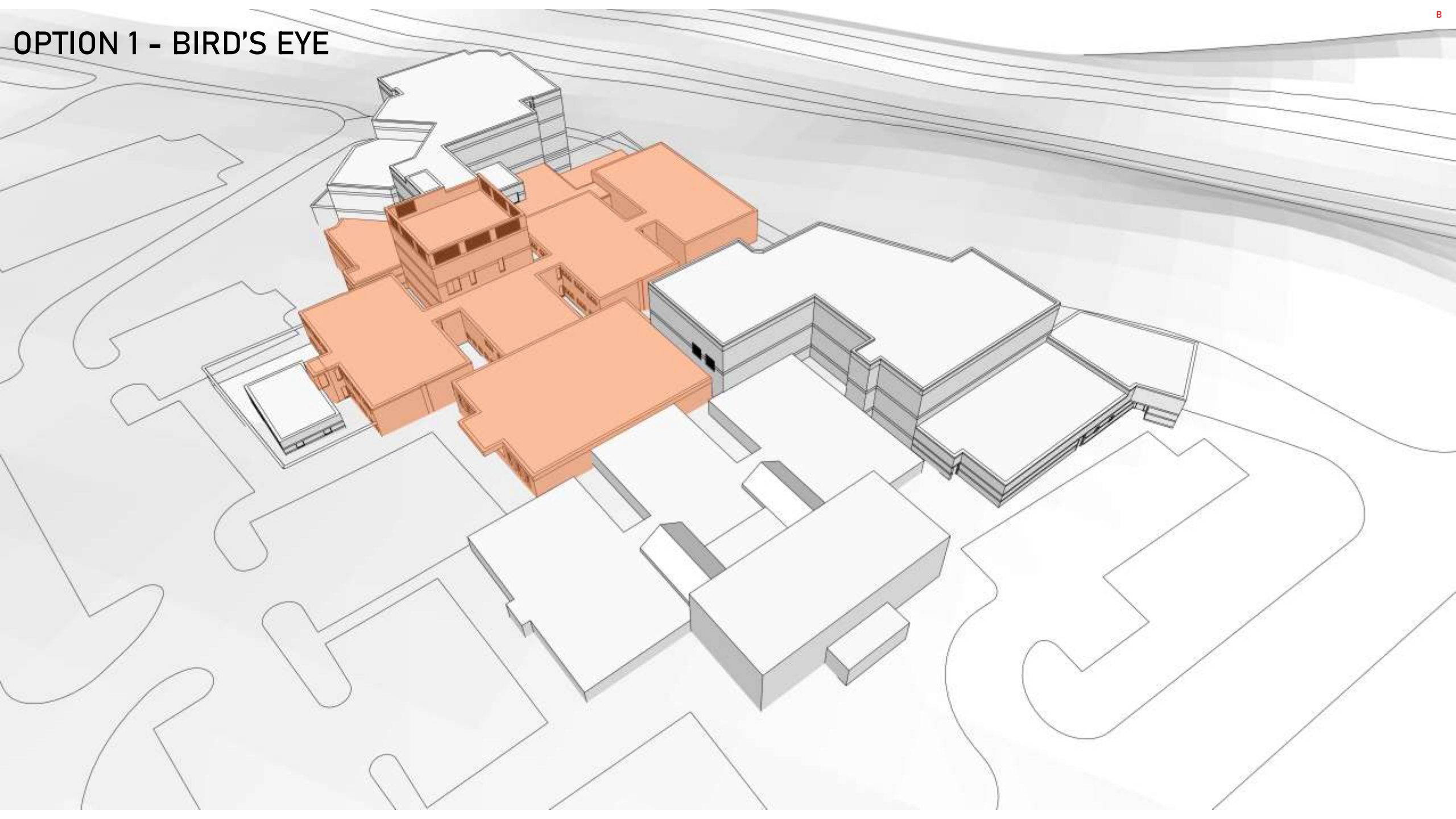
\$12,255,353

COV APPROVED \$11,689,250

BIRD'S EYE - EXISTING CONDITIONS



OPTION 1 - BIRD'S EYE



OPTION 1

ESCALATION / INFLATION		
(Dec 2021 to midpoint of construction June 2025)	**	472.75 PER SF
PROPOSED EXPANSION SF	X	33,100 SF
MEDIAN CONSTRUCTION COST	=	\$15,648,118

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

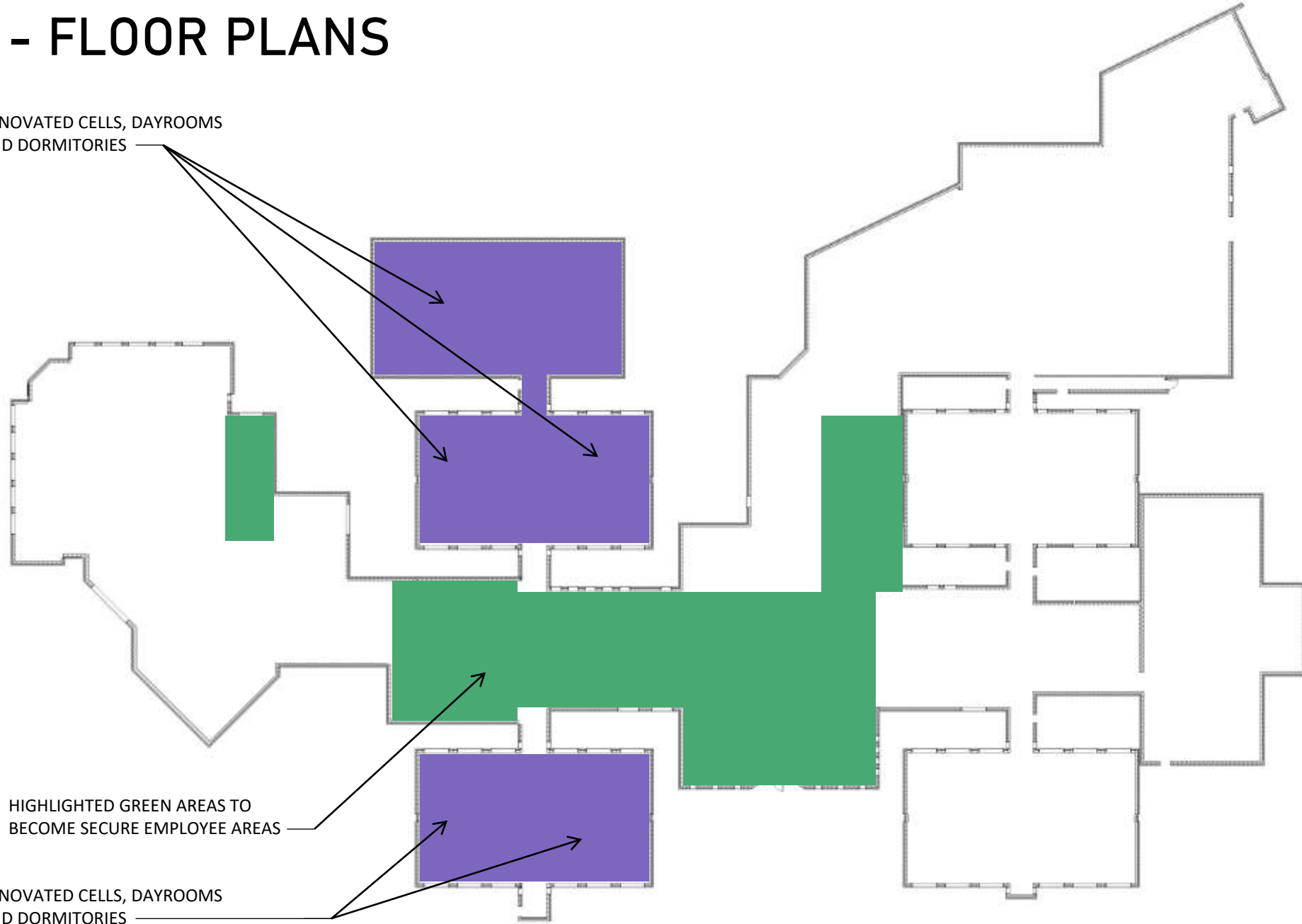
DEMOLITION OF EXISTING WING				
	16,000	SF @	\$	100.00
				\$1,600,000
RENOVATION OF EXISTING HOUSING	20,704	SF @	\$	472.75
				\$9,787,874
RENOVATION AND RE-CONFIGURATION OF EXISTING SPACES	14,997	SF @	\$	472.75
				\$7,089,874
RENOVATION OF CORRIDORS AND CIRCULATION	5,116	SF @	\$	472.75
				\$2,418,603
NEW OUTDOOR RECREATION	3,000	SF @	\$	236.38
				\$709,129

PART II PROJECT SPECIFIC COSTS SUBTOTAL:	\$20,005,480
	\$21,605,481

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

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

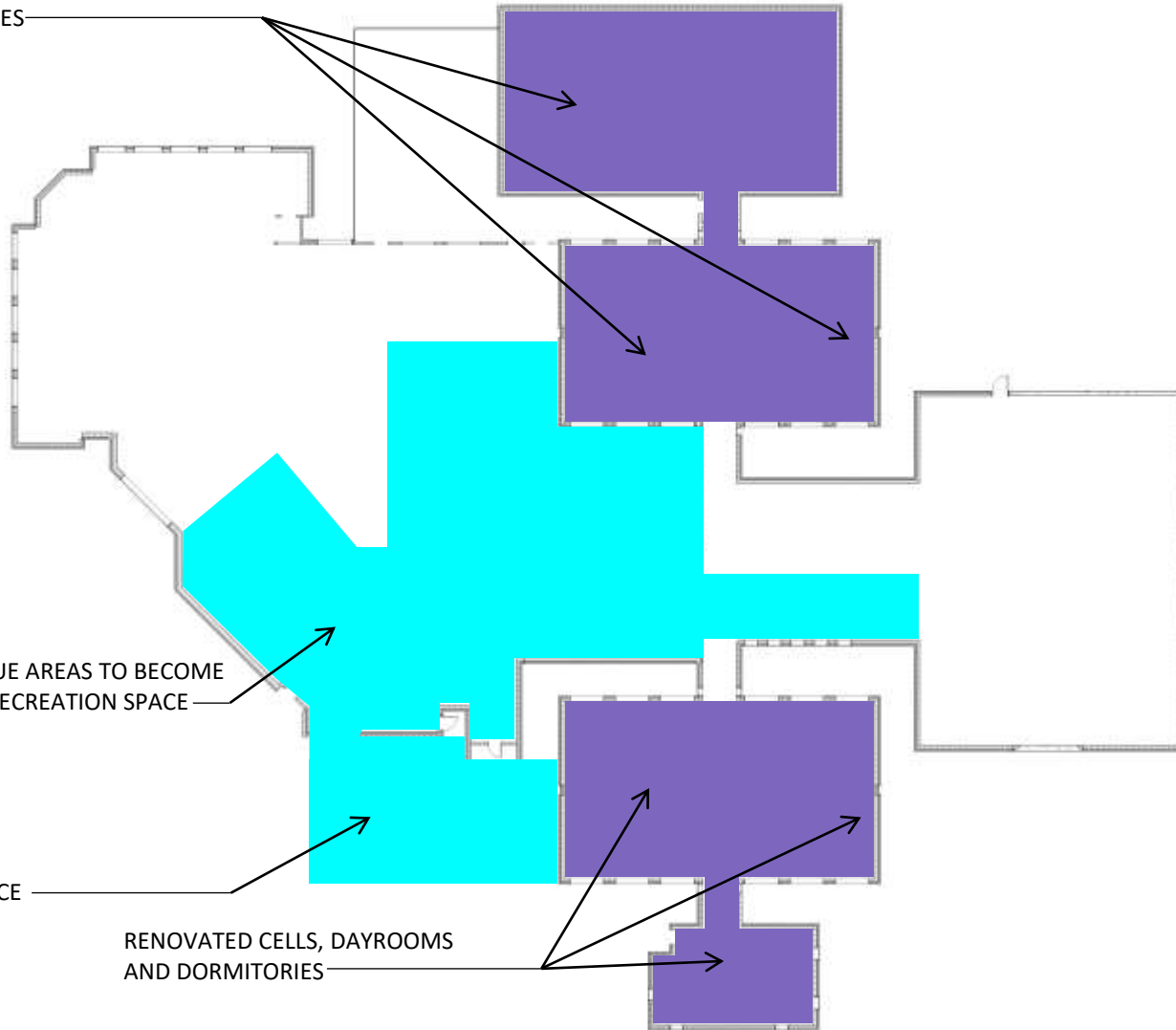
OPTION 1 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

HIGHLIGHTED BLUE AREAS TO BECOME
PROGRAM AND RECREATION SPACE

NEW OUTDOOR
RECREATION SPACE

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

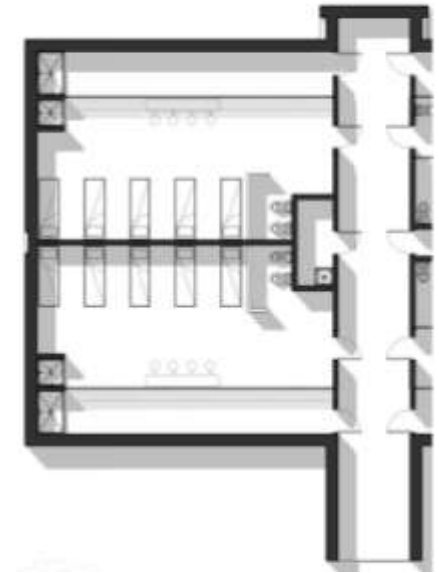
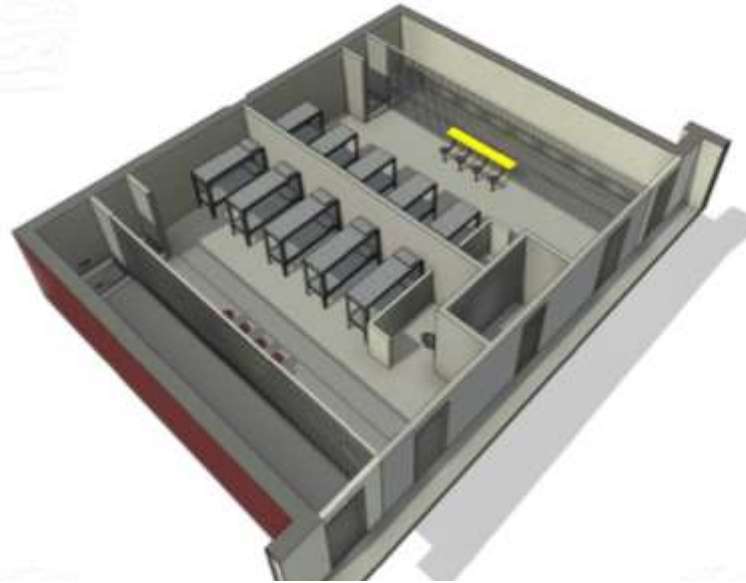


THIRD FLOOR - NEW WORK

DAYROOM IMPROVEMENTS

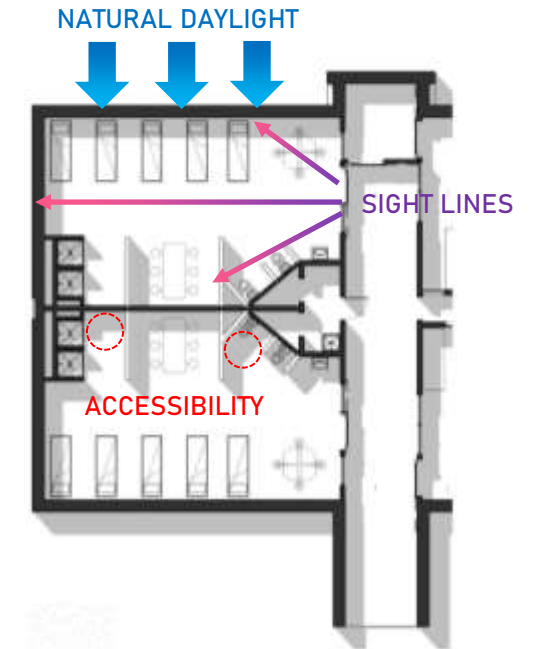
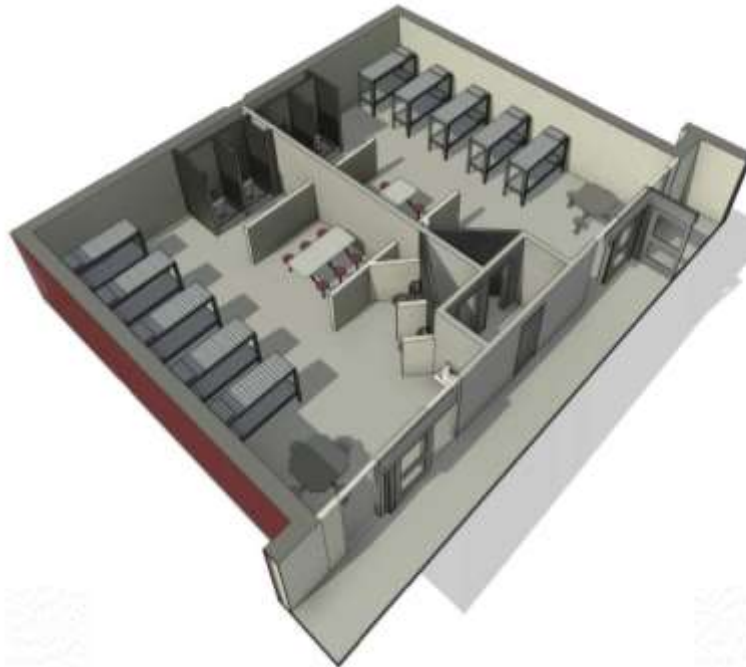
EXISTING DORM LAYOUT

- 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



OPTION 1A

**RENOVATION OF
SYSTEMS ONLY
NO RECONFIG**

ESCALATION / INFLATION	(Dec 2021 to midpoint of construction June 2025)	**	472.75 PER SF
PROPOSED EXPANSION SF		X	33,100 SF
MEDIAN CONSTRUCTION COST		=	\$15,648,118

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			\$266.67	\$4,266,728
RENOVATE EXISTING EAST WING	16,000	SF @	\$ 100.00	\$1,600,000
RENOVATION OF EXISTING HOUSING			\$266.67	\$5,521,146
	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

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

OPTION 2 - BIRD'S EYE



OPTION 2

ESCALATION / INFLATION	**	472.75 PER SF
(Dec 2021 to midpoint of construction June 2025)	**	472.75 PER SF
PROPOSED EXPANSION SF	X	33,100 SF
MEDIAN CONSTRUCTION COST	=	\$15,648,118

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

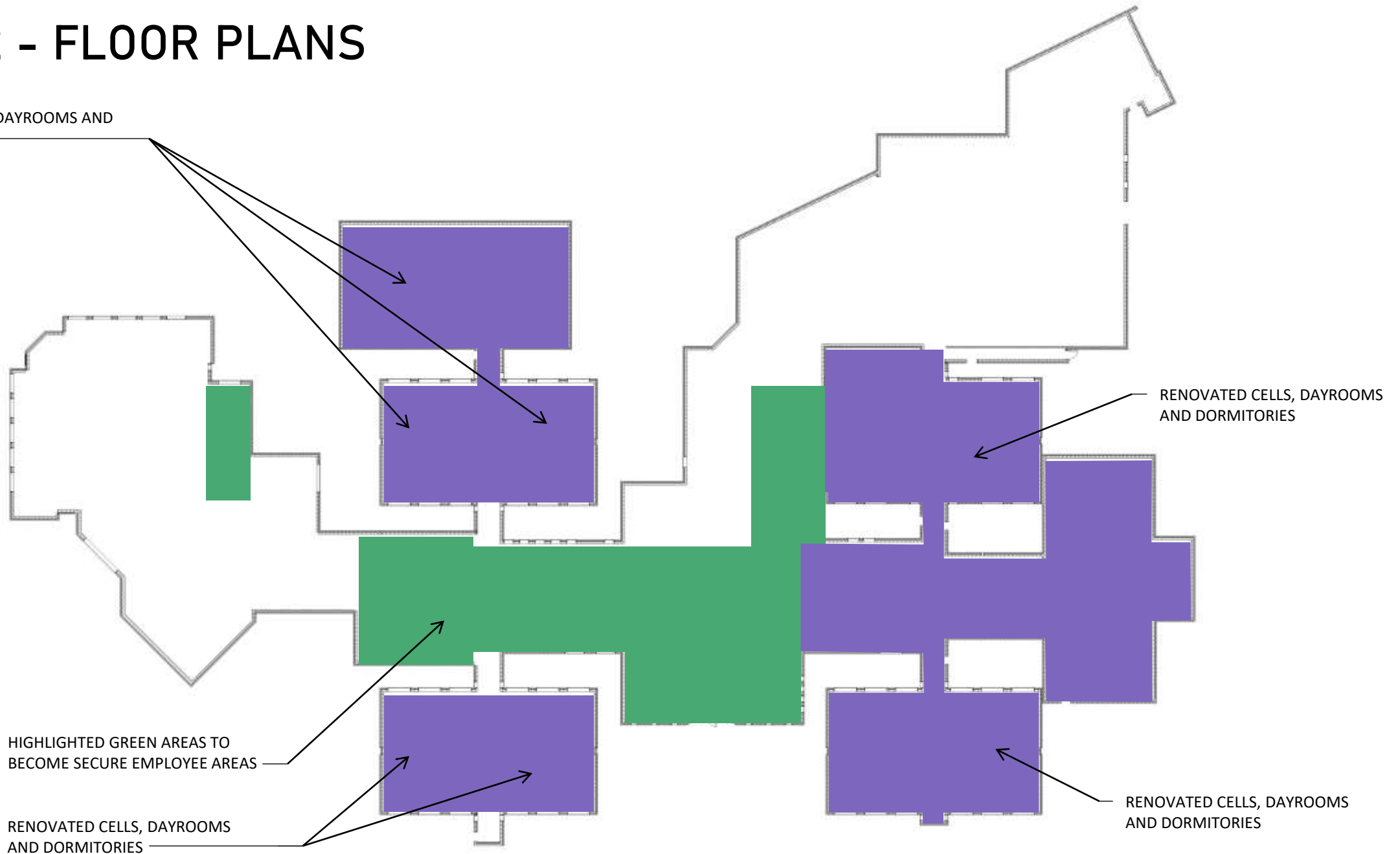
PART II - PROJECT SPECIFIC COSTS

DEMOLITION OF EXISTING WING			\$472.75	\$7,564,000
RENOVATE EXISTING EAST 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
				\$27,569,481

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

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

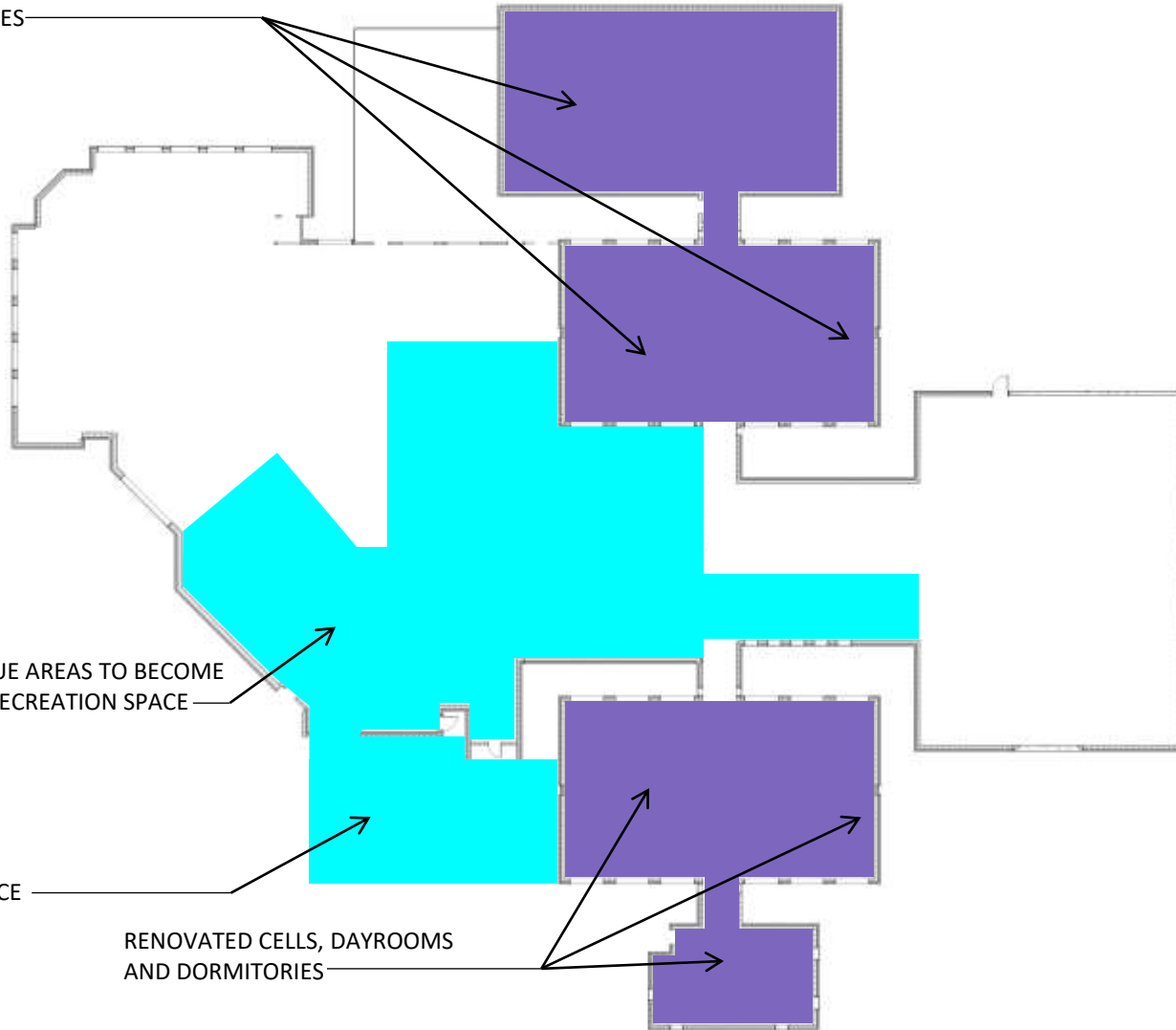
OPTION 2 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS
AND DORMITORIES

HIGHLIGHTED BLUE AREAS TO BECOME
PROGRAM AND RECREATION SPACE

NEW OUTDOOR
RECREATION SPACE

RENOVATED CELLS, DAYROOMS
AND DORMITORIES



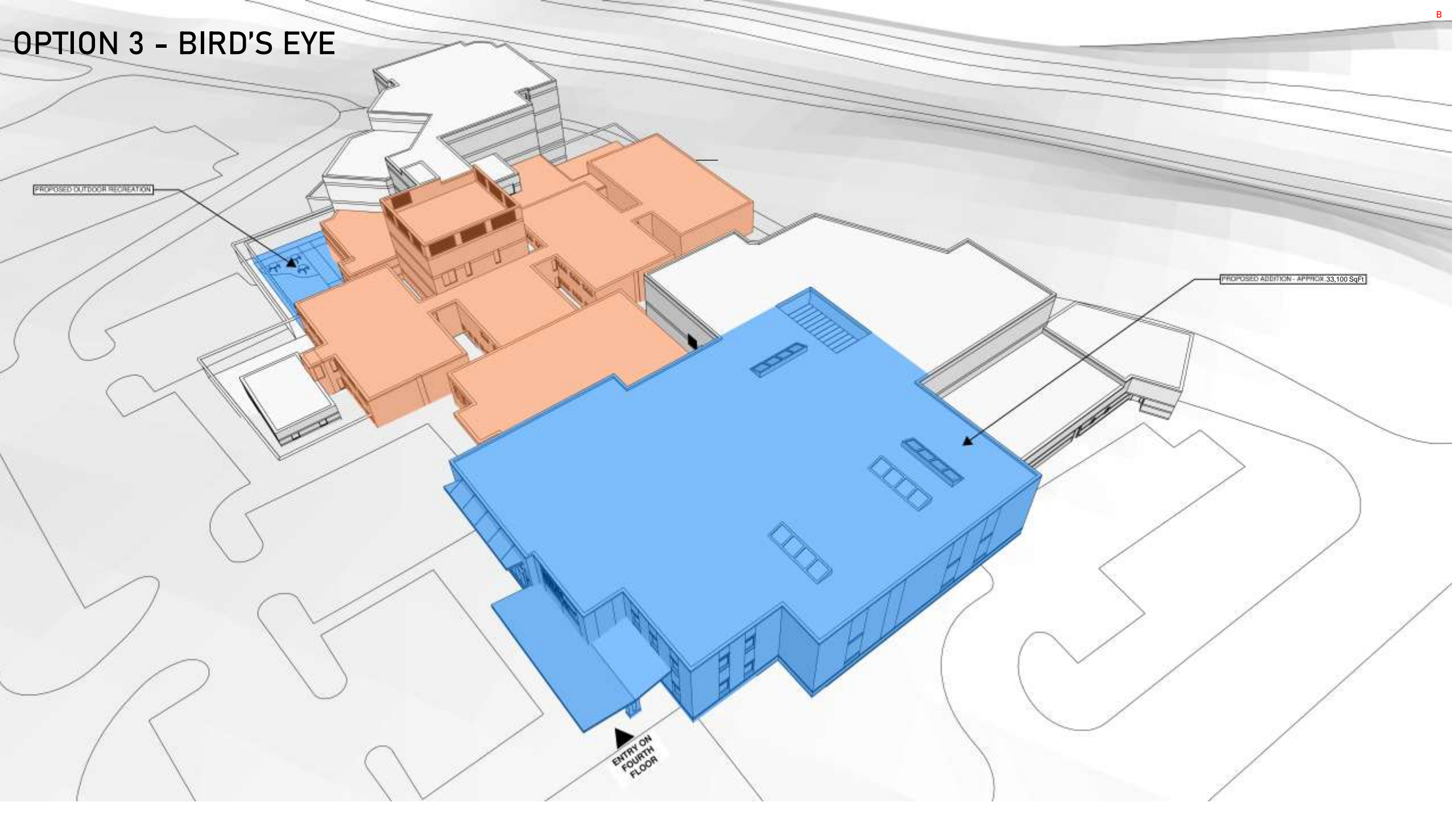
THIRD FLOOR - NEW WORK

OPTION 3 - BIRD'S EYE

PROPOSED OUTDOOR RECREATION

PROPOSED ADDITION - APPROX 33,100 SqFT

ENTRY ON
FOURTH
FLOOR



OPTION 3

ESCALATION / INFLATION (Dec 2021 to midpoint of construction June 2025)	**	472.75 PER SF
PROPOSED EXPANSION SF	X	33,100 SF
MEDIAN CONSTRUCTION COST	=	\$15,648,118

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

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PART II PROJECT SPECIFIC COSTS SUBTOTAL:				\$21,605,481

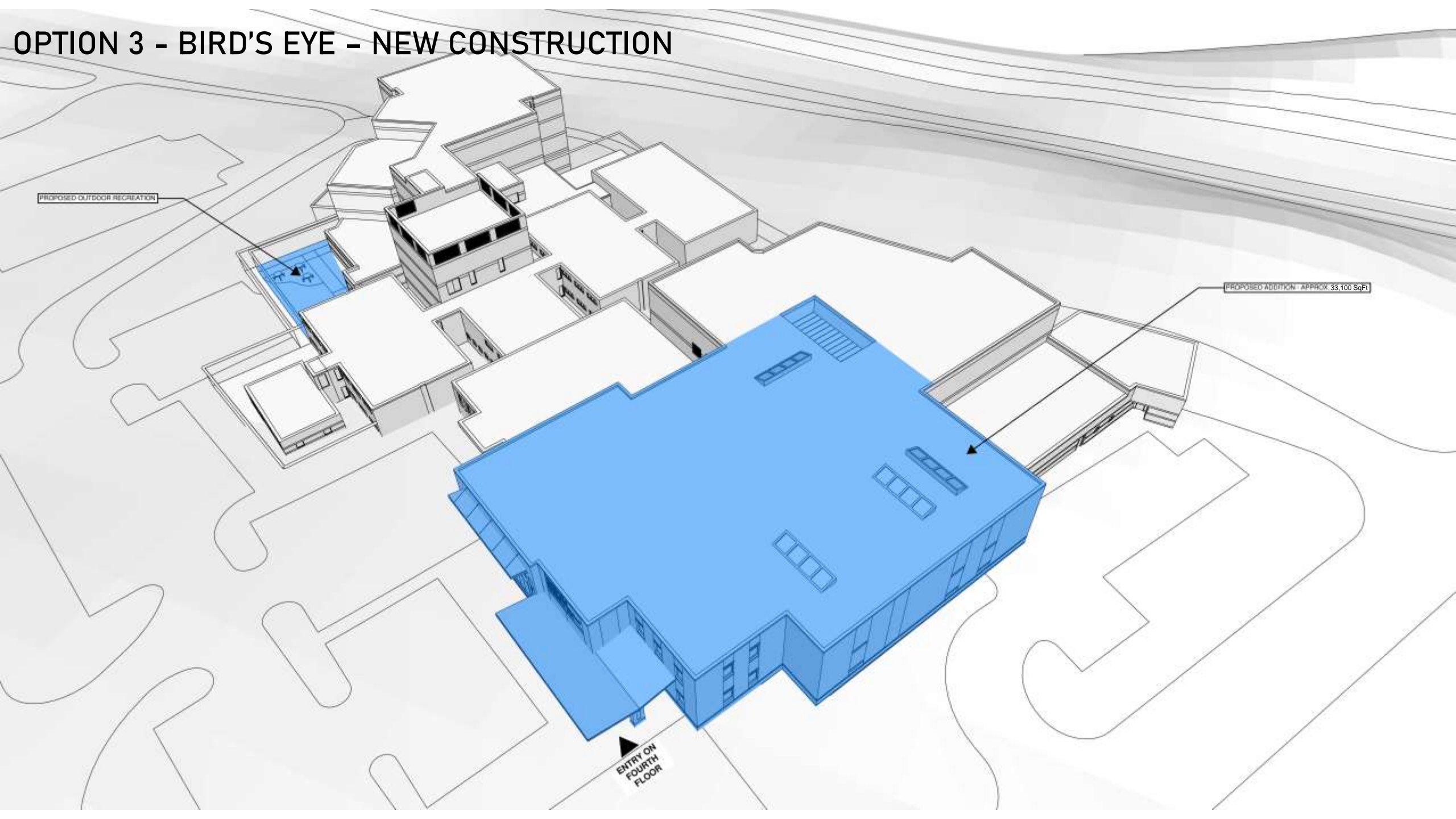
TOTAL PROJECT COST – APPROXIMATELY \$49,021,414

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

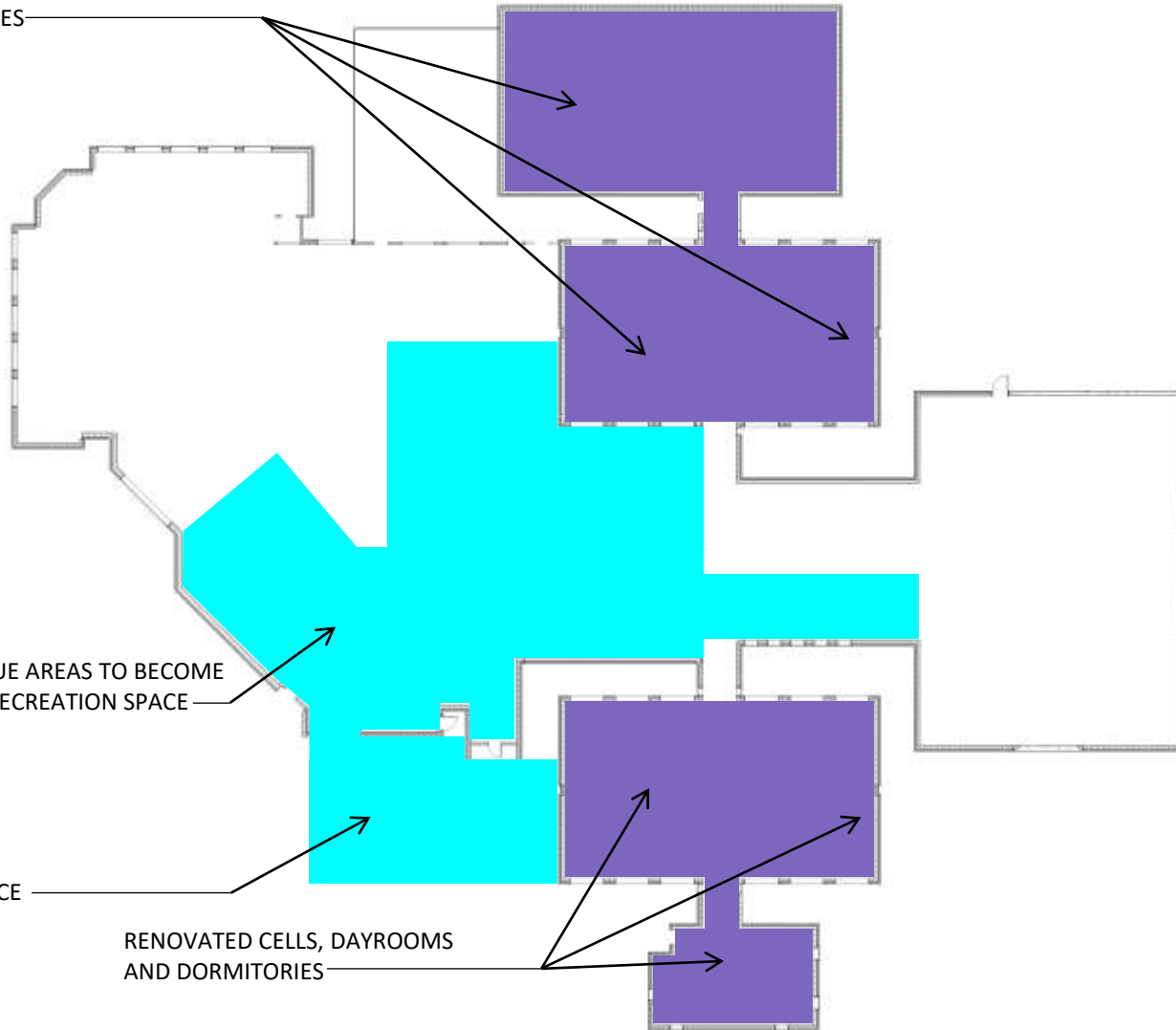
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HIGHLIGHTED BLUE AREAS TO BECOME
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NEW OUTDOOR
RECREATION SPACE

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

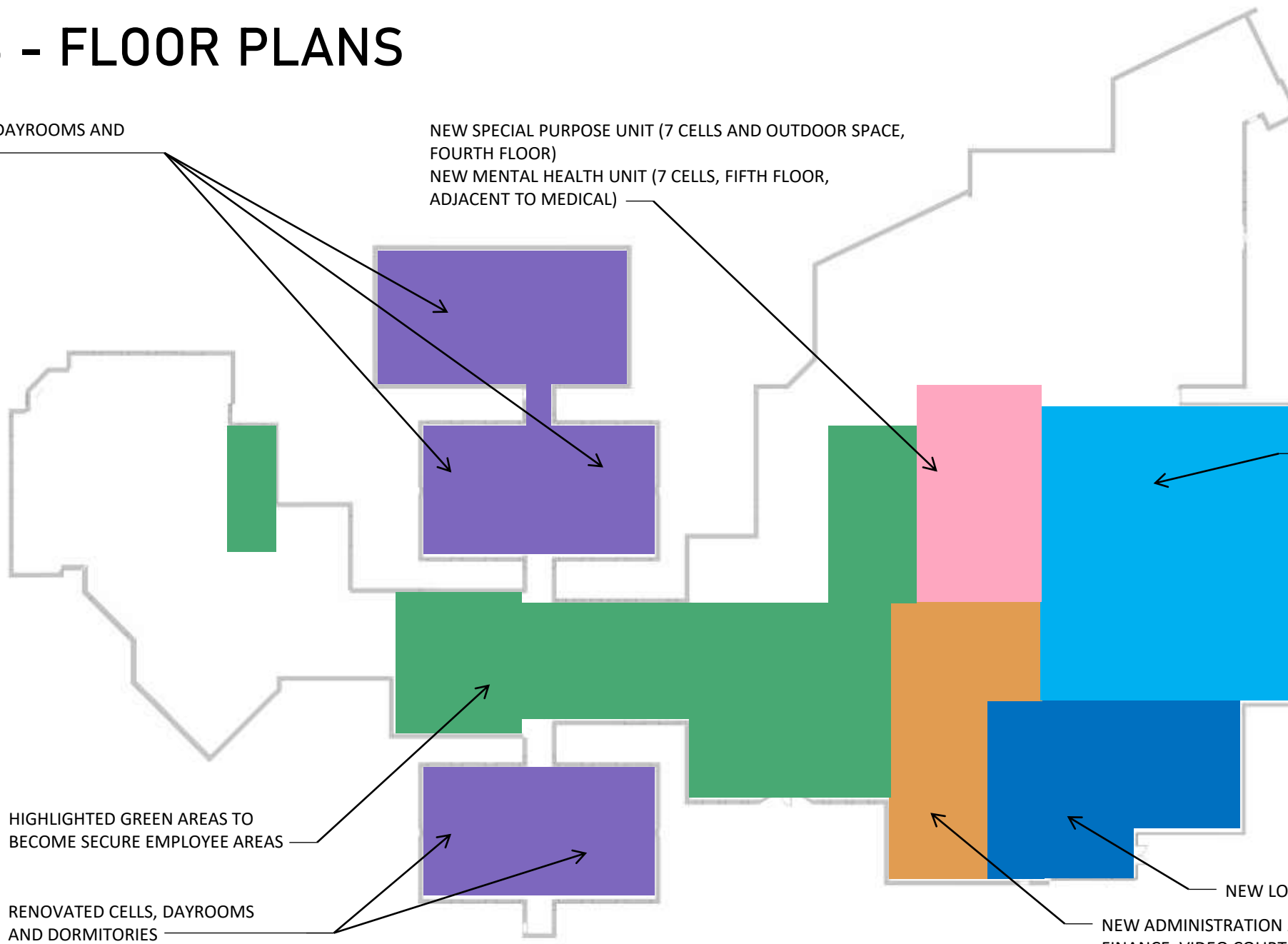
RENOVATED CELLS, DAYROOMS AND DORMITORIES

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

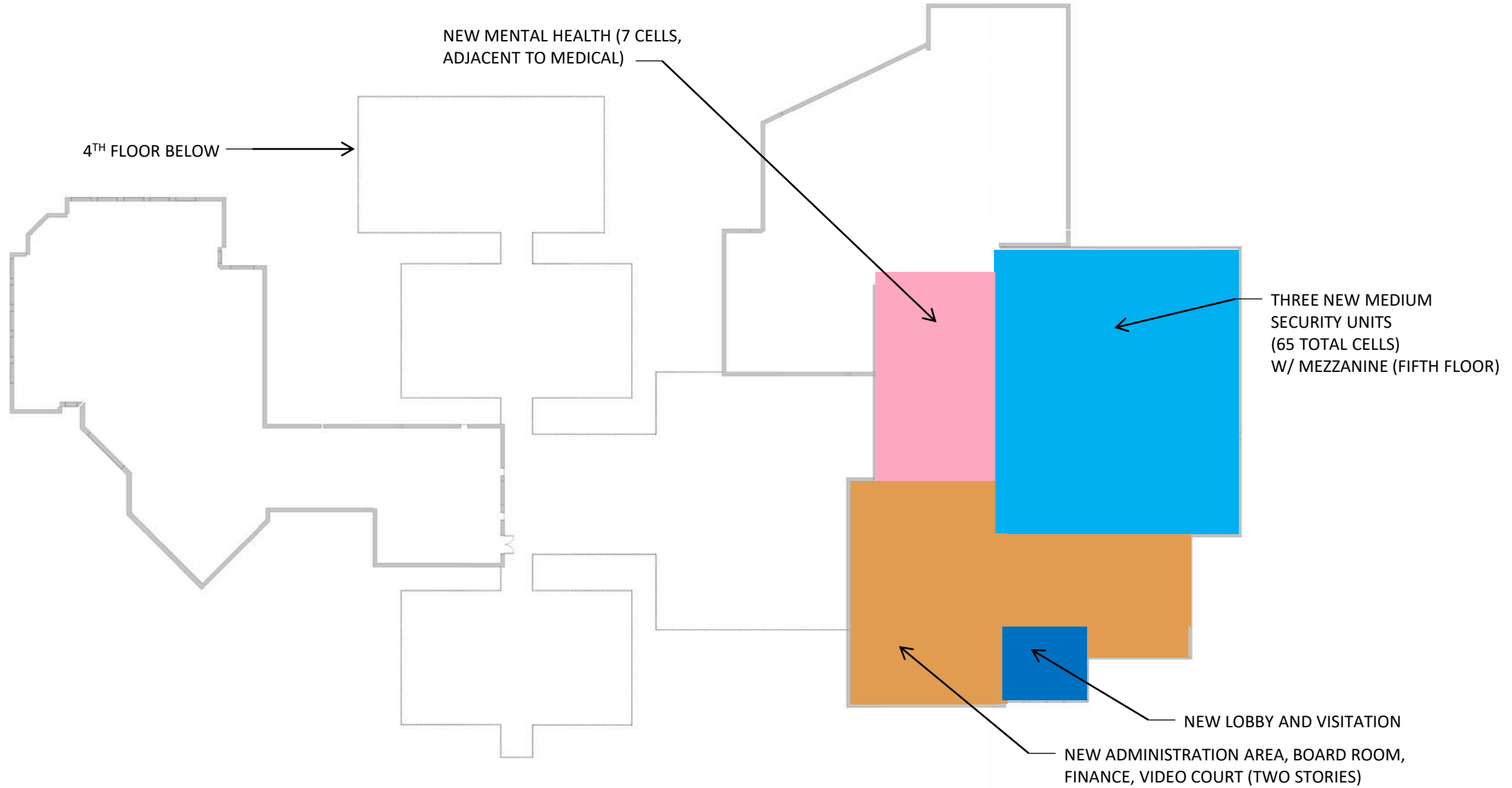
NEW LOBBY AND VISITATION

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



QUESTIONS?

