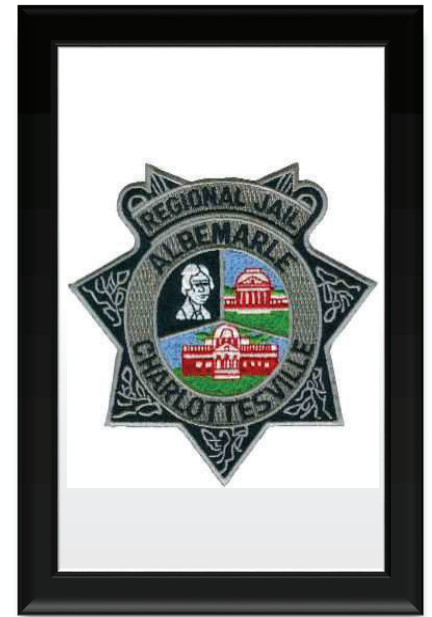


Charlottesville City Council Update on Expansion and Renovation of Albemarle – Charlottesville Regional Jail

March 5, 2024

Martin Kumer, Superintendent



MOSELEYARCHITECTS

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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**

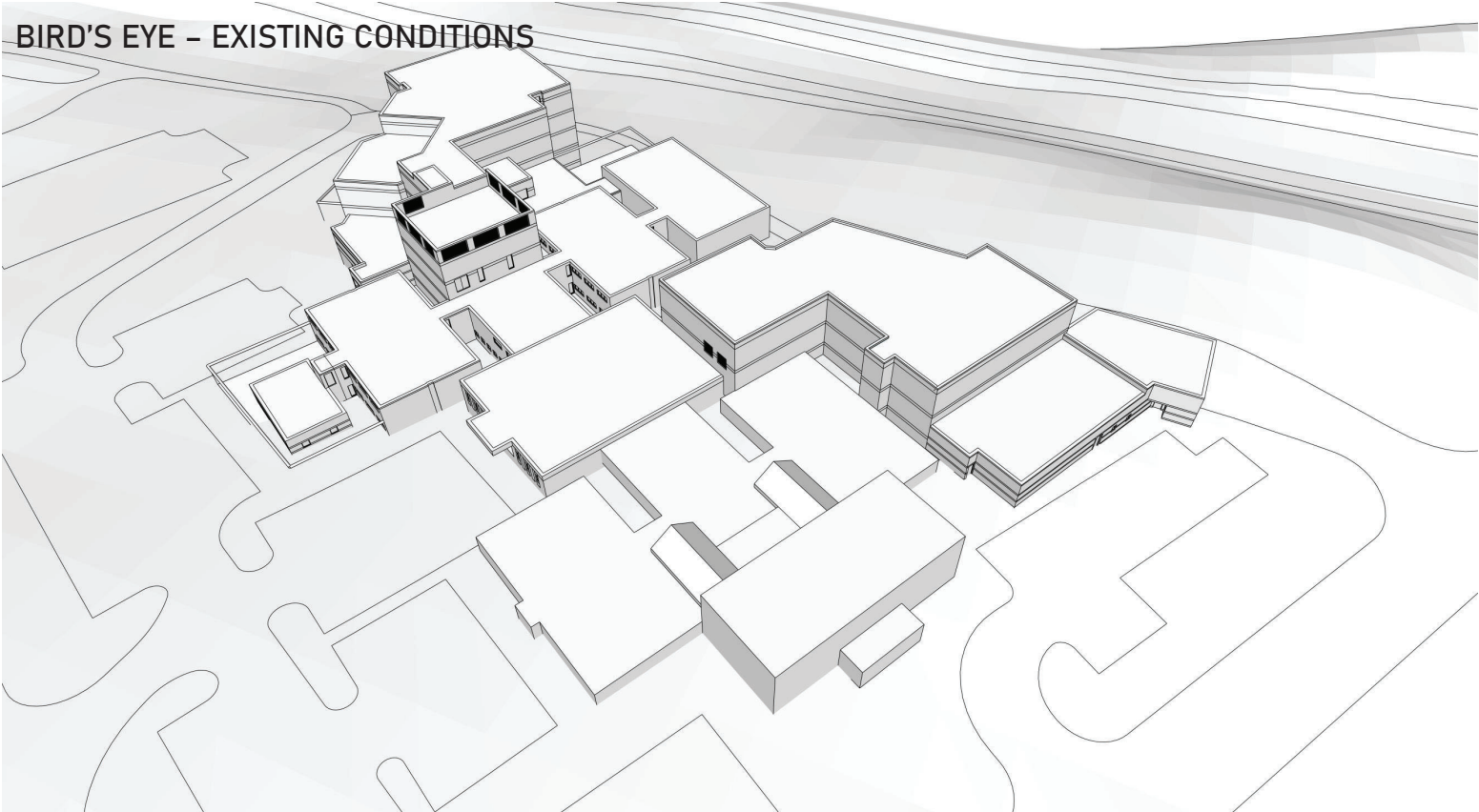
MOSELEYARCHITECTS
Albemarle Charlottesville Regional Jail - Expansion and Renovation
PROJECT NO.632552
PROJECT SCHEDULE
January 4, 2024; REVISED 1/22/2024

PROJECT SCHEDULE

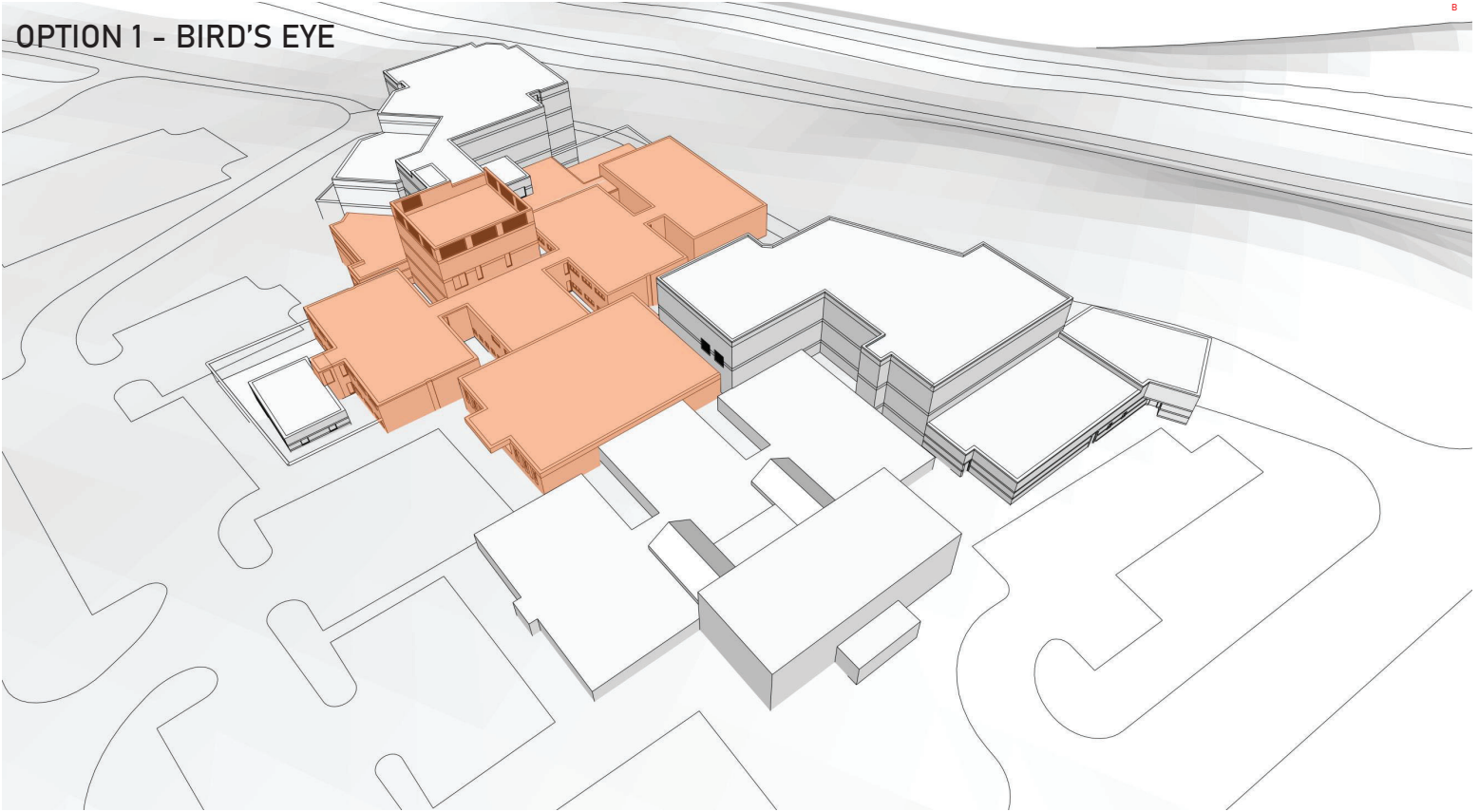
Activity	Duration(calendar days)	Completion Date	Phase Duration (calendar days)	Project Duration
Construction Documents (14 Weeks)				
Construction Documents to 50% complete	35	Thursday, October 3, 2024	35	275
Construction Documents to 75% complete	14	Thursday, October 17, 2024	49	289
Quality Control 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)				
Building permit review (starts at complete QC review)	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

BIRD'S EYE - EXISTING CONDITIONS



OPTION 1 - BIRD'S EYE



Option One (Housing/Systems)

Total estimated cost: \$25,006,850

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

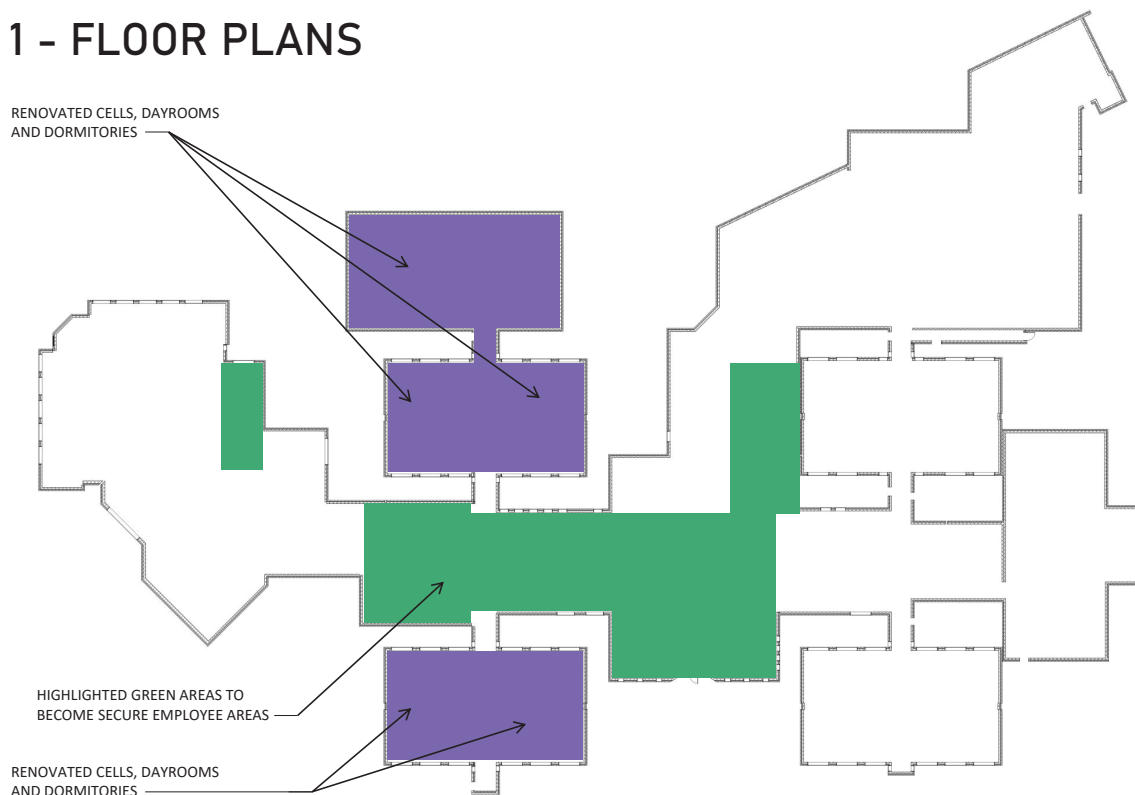
- Renovations include removing bar grate from all housing areas. This will increase the dormitory and dayroom space (not cells) to meet 2018 Jail Standards.
- Replace exterior windows.
- Replace existing and adding additional toilets and showers to meet 2018 Jail Standards.
- Additional outdoor recreation.
- Replace all lighting, HVAC, and plumbing.
- Improves ADA accessibility.

Option One Does Not Address

- Mental health housing
- Special management housing
- Family, friends or professional visitation.
- Additional office space.
- Does not include any renovations to the East Wing of the 1975 jail.
- Does not address HVAC for the rest of the 1975 portion.
- Does not bring all aspects of the West Wing into compliance with the 2018 Jail Standards including cell size.

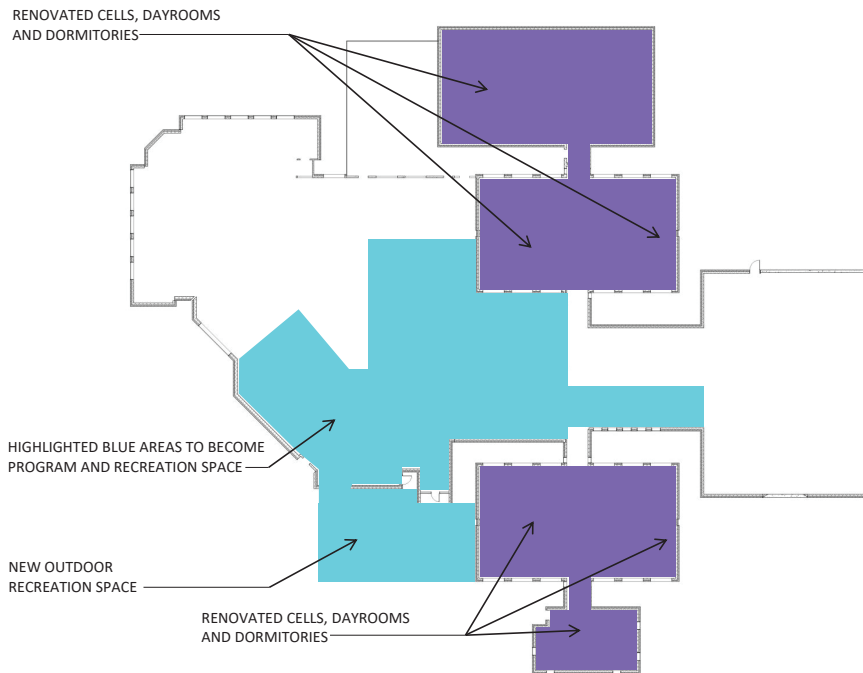
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OPTION 1 - FLOOR PLANS



FOURTH FLOOR – NEW WORK

OPTION 1 - FLOOR PLANS

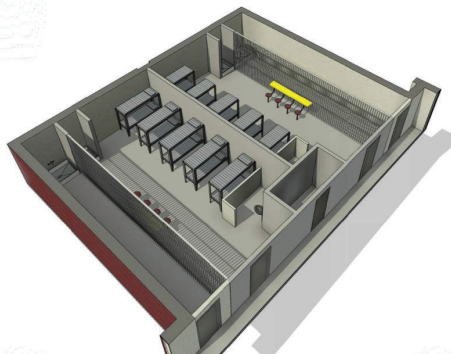


THIRD FLOOR - NEW WORK

DAYROOM IMPROVEMENTS

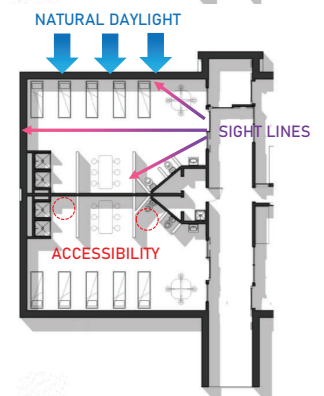
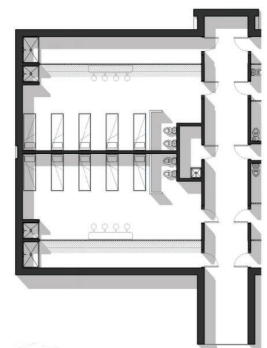
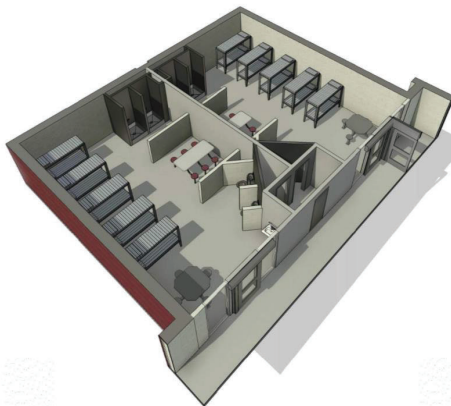
EXISTING DORM LAYOUT

- 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



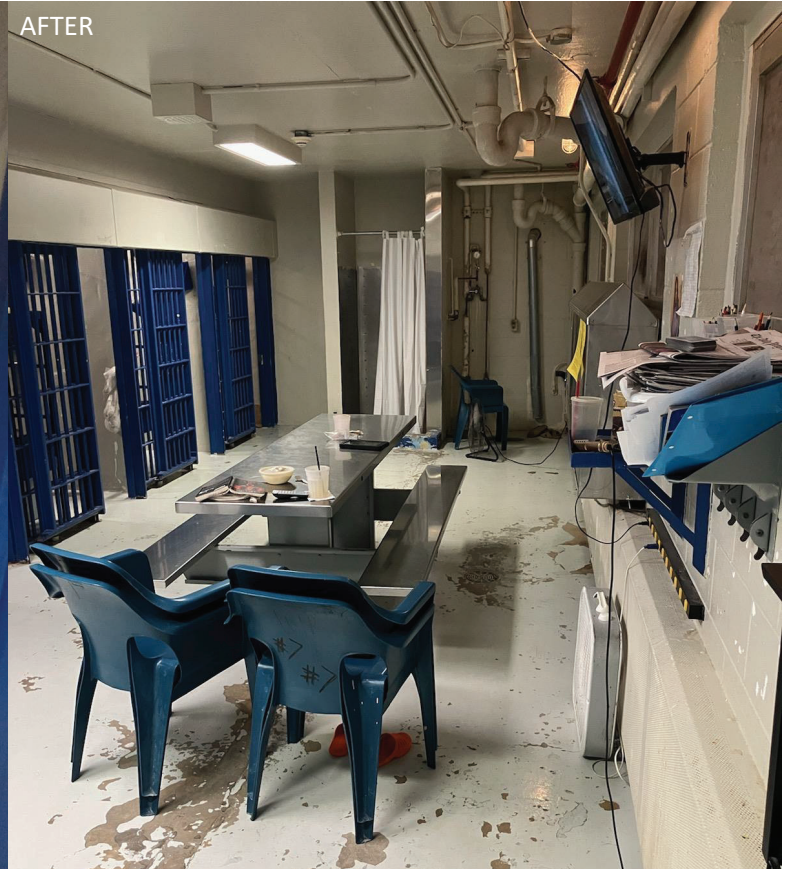
AFTER



BEFORE

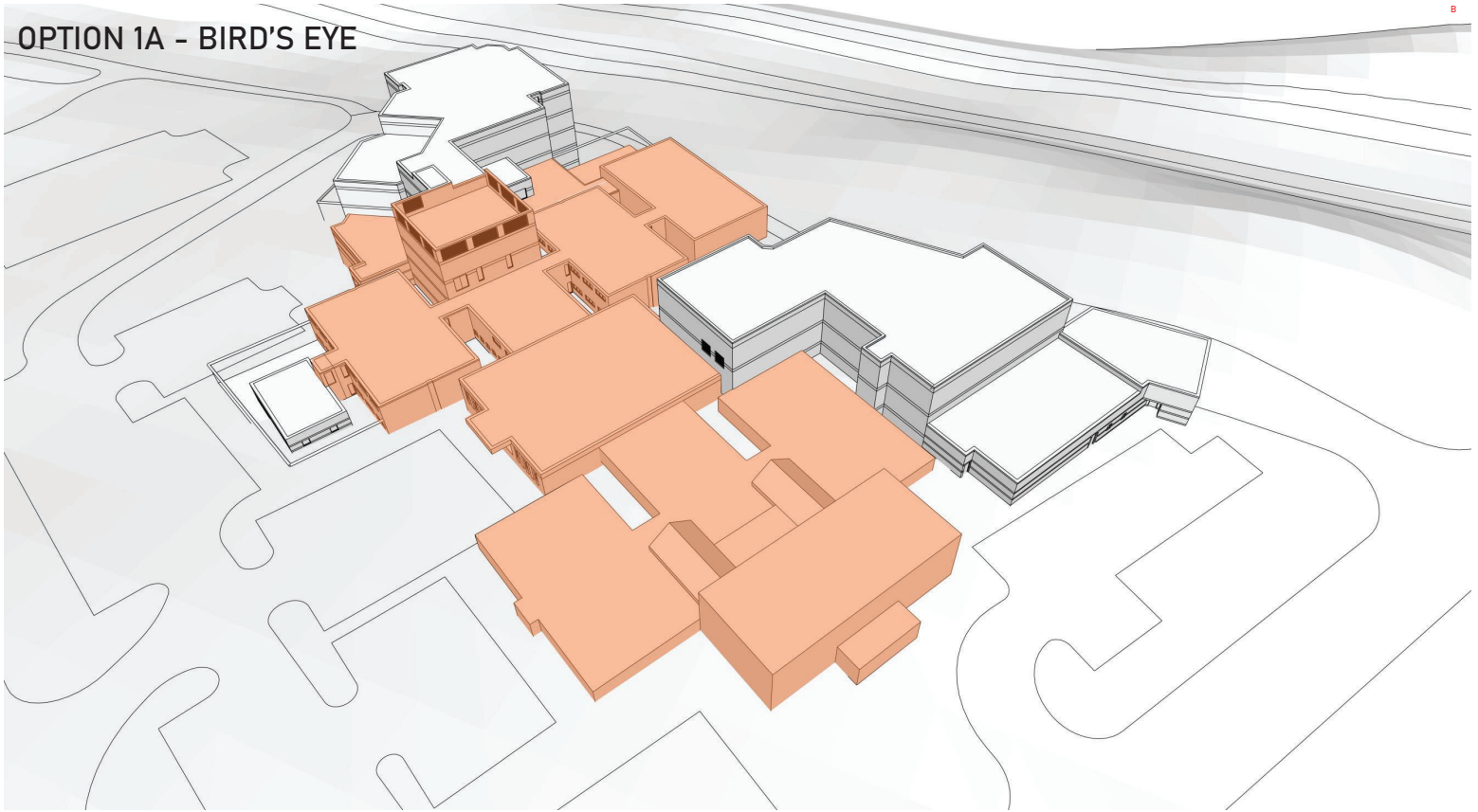


AFTER

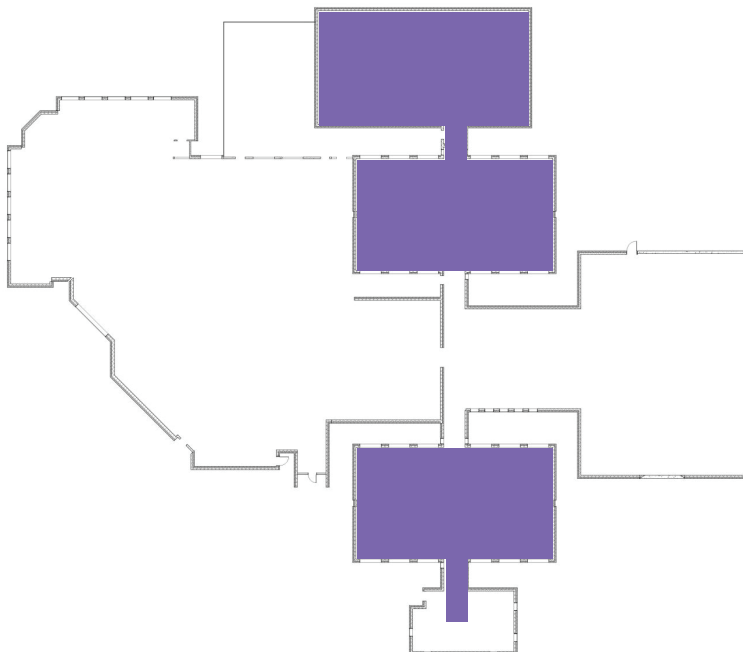




OPTION 1A - BIRD'S EYE

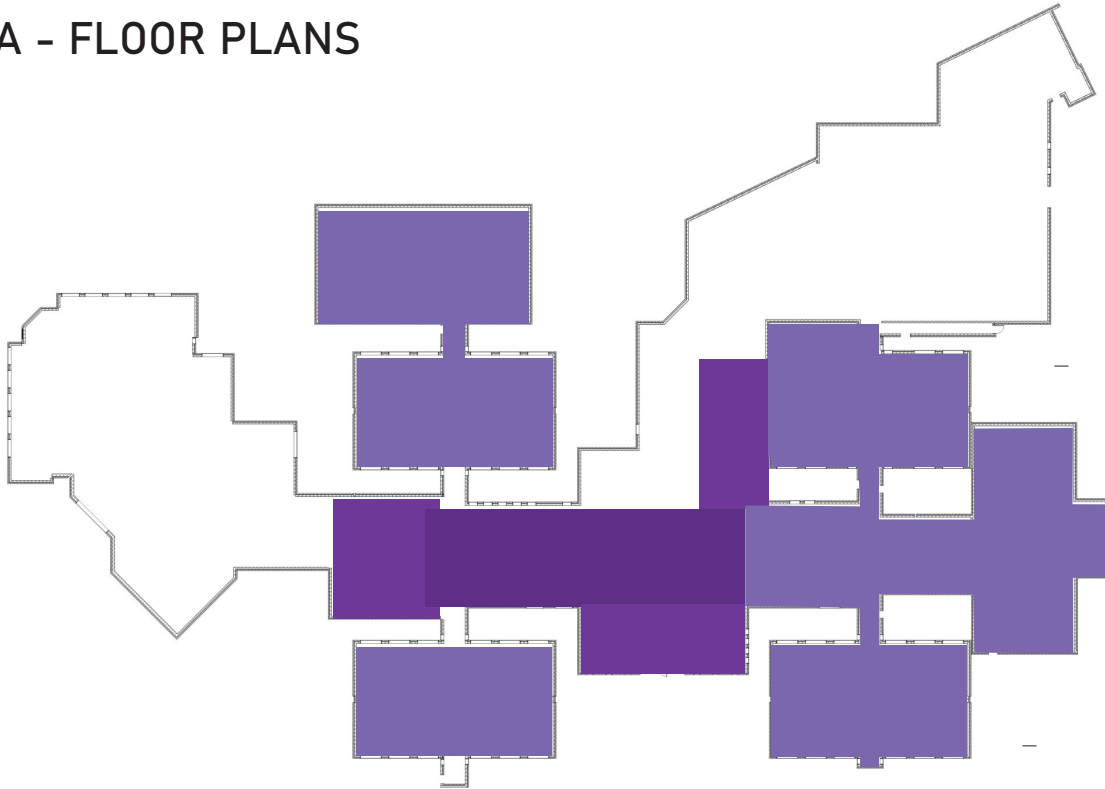


OPTION 1A - FLOOR PLANS



THIRD FLOOR - NEW WORK

OPTION 1A - FLOOR PLANS



FOURTH FLOOR – NEW WORK

Option One “A” (Systems Renovation)

Total Estimated Cost: \$25,006,850

The system Renovation will encompass approximately 60,000 square feet of the East Wing, West Wing and Ground Floor portions of the 1974 original facility.

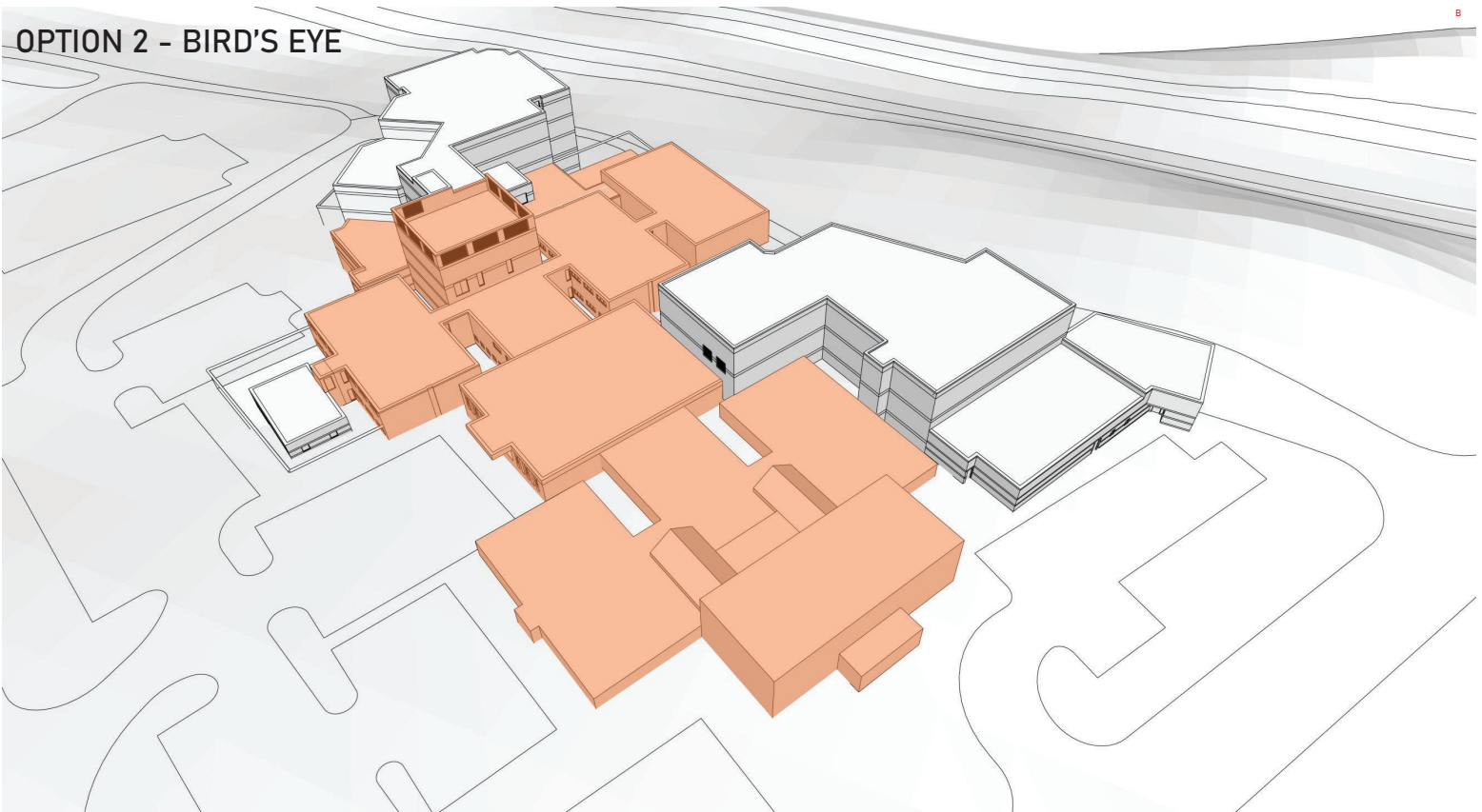
- Upgrade toilets and showers.
- Replace and or repair plumbing, electrical.
- Upgrade lighting.
- Upgrade the HVAC systems.
- Does not address all ADA concerns.

Option One “A” Does Not Address

- Mental health housing.
- Does not remove bar grate or increase day room space
- Special management housing.
- Family, friends and professional visitation.
- Additional office space.
- Does not address square foot per person deficiencies in housing areas.
- Does not add additional shower or toilets.

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OPTION 2 - BIRD'S EYE



Option Two Scope of Work

Total estimated cost: \$34,461,851.

Renovate and reconfigure approximately 60,000 square feet of the East Wing, West Wing and Ground Floor portions of the 1975 original facility.

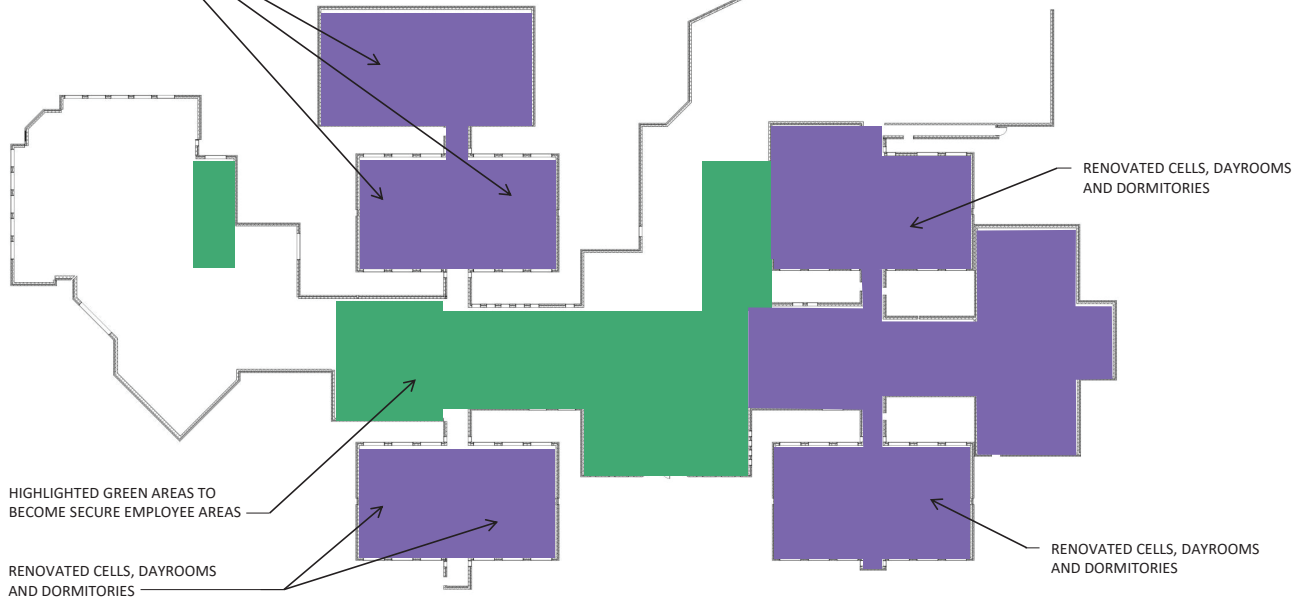
- Renovations will include removing bar grate from all housing areas. This will increase the dormitory and dayroom space (not cell size) to meet the 2018 standards
- Replace existing and add additional toilets and showers to meet the 2018 standards.
- Replace all lighting, HVAC, and plumbing.
- Address ADA accessibility issues.

Option 2 Does Not Address

- Mental health housing
- Special management housing
- Family, friends and professional visitation.
- Additional staff office space.
- Does not bring all aspects of the East Wing, West Wing, or Ground Floor into compliance with the 2018 Jail Standards including cell size.

OPTION 2 - FLOOR PLANS

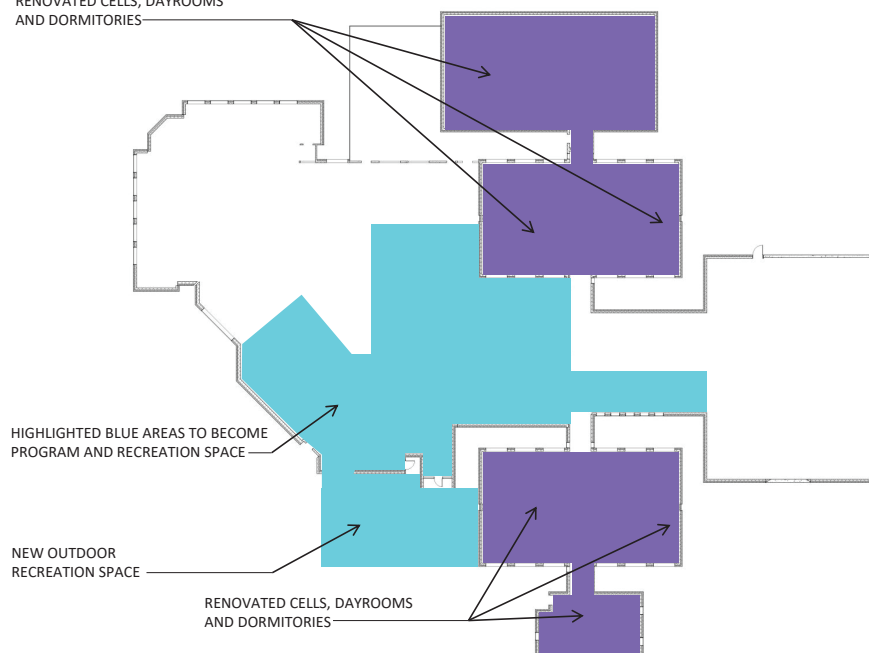
RENOVATED CELLS, DAYROOMS AND DORMITORIES



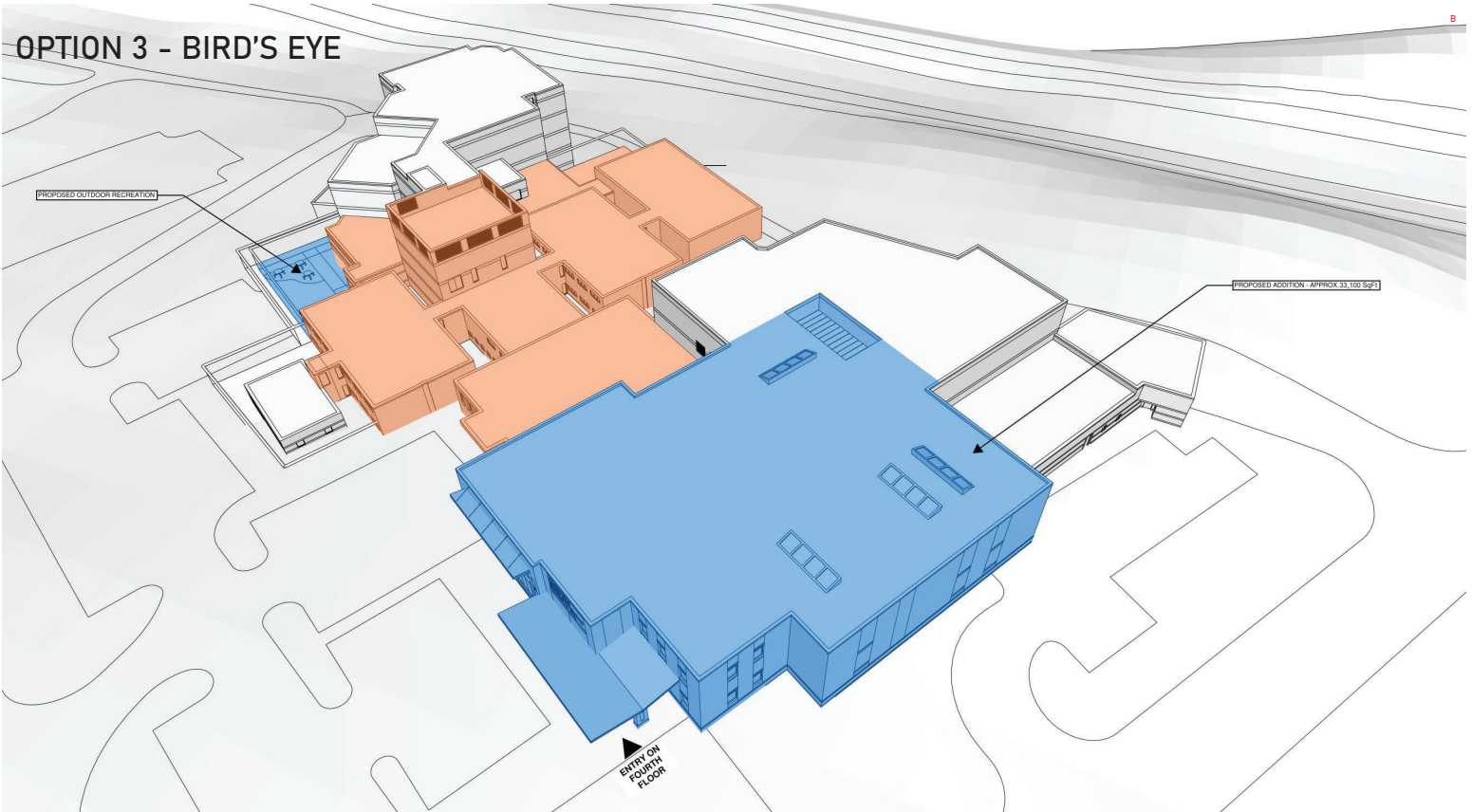
FOURTH FLOOR - NEW WORK

OPTION 2 - FLOOR PLANS

RENOVATED CELLS, DAYROOMS AND DORMITORIES



THIRD FLOOR - NEW WORK



Option Three Scope of Work

Total estimated cost: \$49,021,414. (approved for reimbursement of \$11,689,250)

Renovate and reconfigure approximately 40,000 square feet of the West Wing and Ground Floor portion of the 1975 original facility. Addresses all concerns as noted in Option 2 Scope of Work in addition to:

Demolish 16,000 square feet of the East Wing.

Construct a two-story 33,100 square foot portion in the footprint of the 1975 East Wing.

- Create a new facility entry, increase office space
- House the redesigned family, friends and professional visitation that will include more private visitation areas.
- Remove bar grate from the entire facility. This will increase the dormitory and dayroom space.
- Replace existing and add additional toilets and showers to meet the BOLRJ 2018 Jail Standards.
- Replace all lighting throughout the facility
- Replace and upgrade all HVAC and plumbing

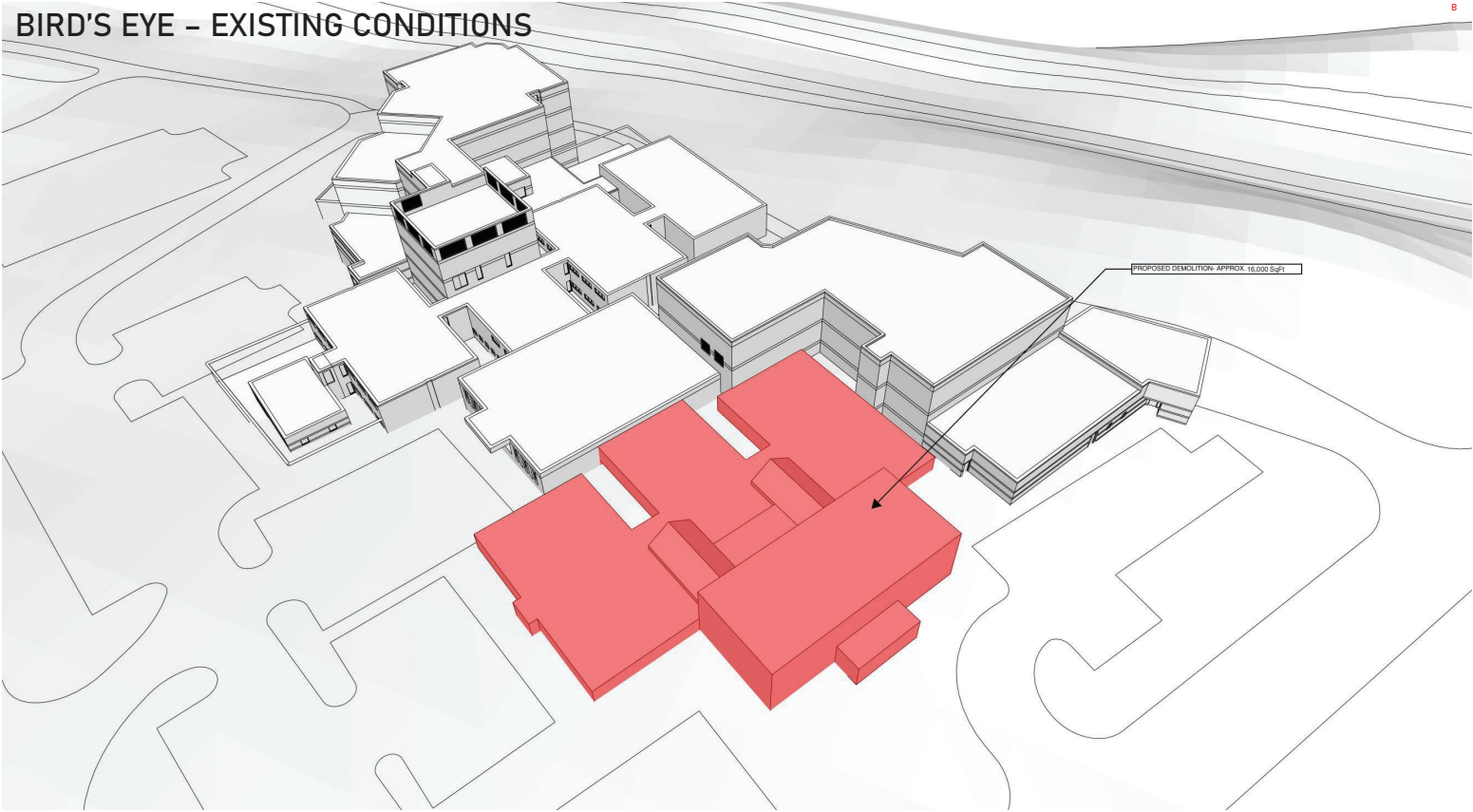
Option Three Scope of Work Continued:

- Replaces the 65 beds lost with the demolition and renovation with 65 single bed cells designed to meet 2018 Jail Standards.
- Expansion and the renovated areas will be designed with trauma informed design to reduce noise, increase natural sunlight and etc.
- Add an additional three outdoor recreation areas.

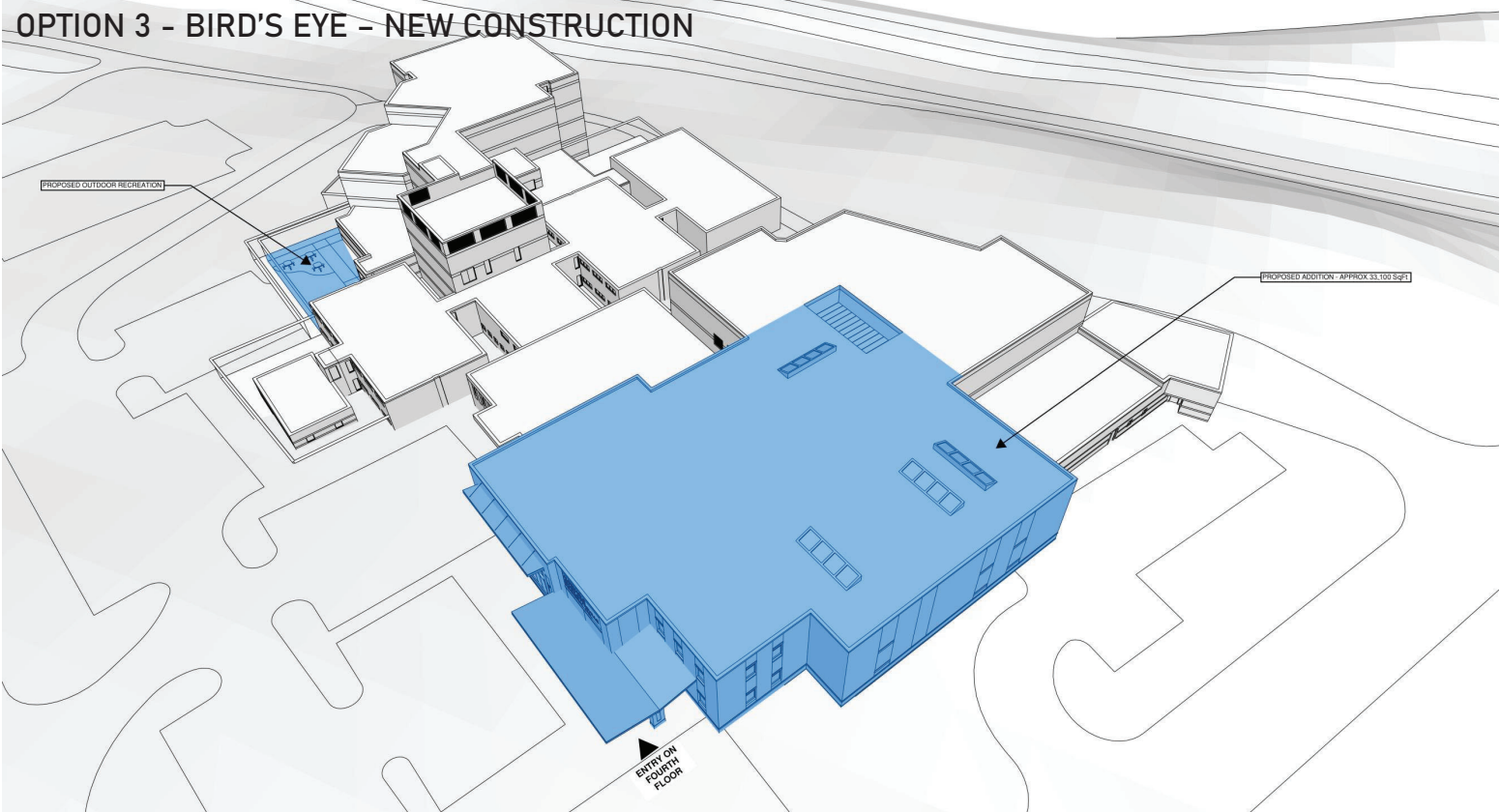
Option Three Does Not Address

- Option Three addresses the majority of the issues and concerns identified in the Community Based Corrections Plan.
- Does not bring the cell size of the West Wing or Ground Floor into compliance with the 2018 Jail Standards.

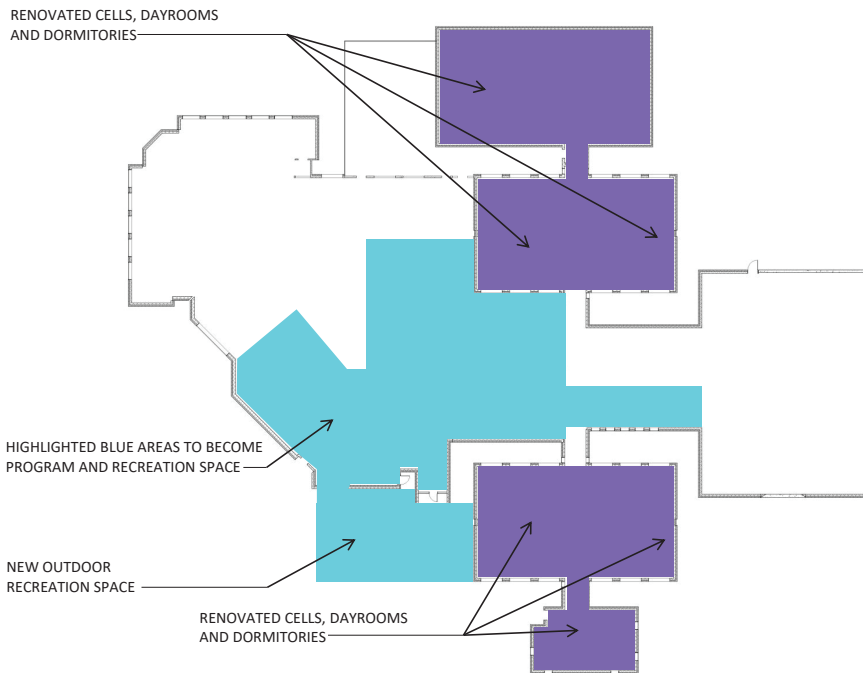
BIRD'S EYE - EXISTING CONDITIONS



OPTION 3 - BIRD'S EYE - NEW CONSTRUCTION

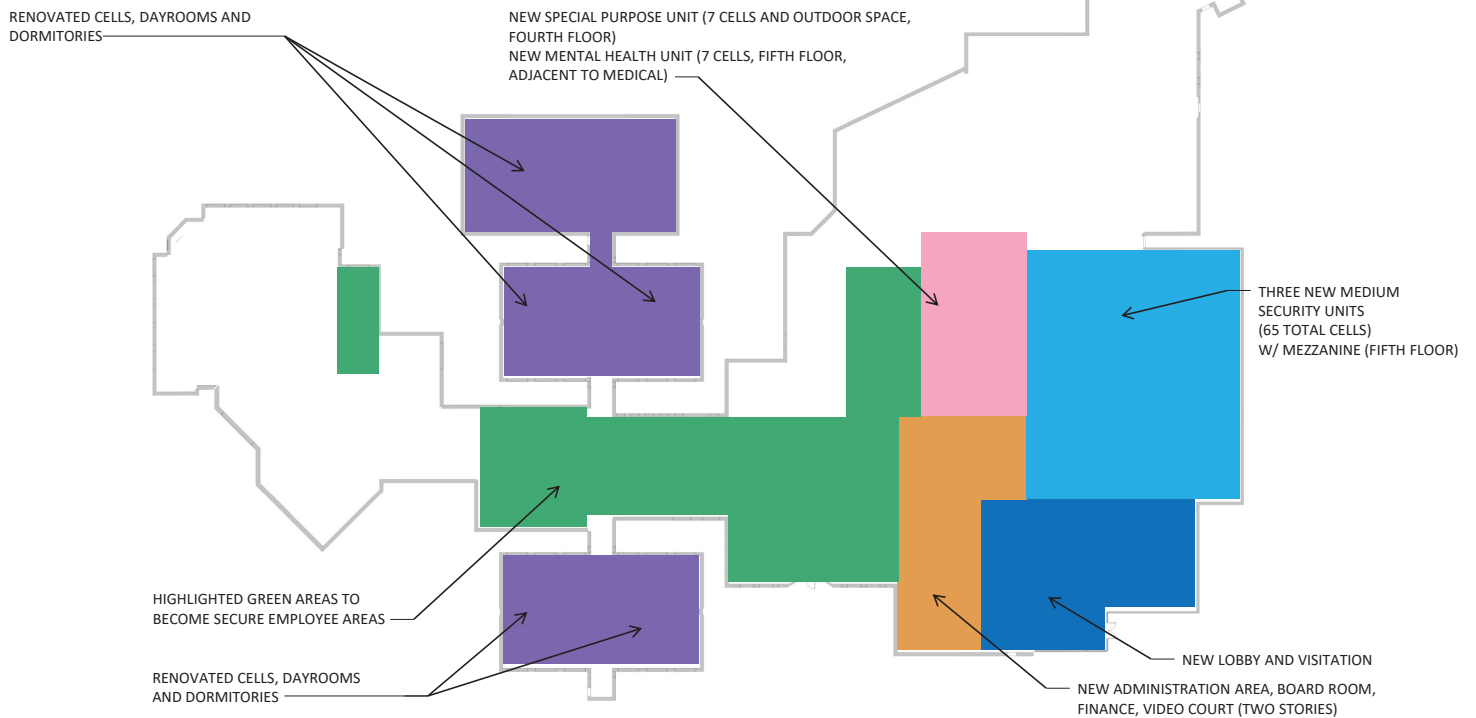


OPTION 3 - FLOOR PLANS



THIRD FLOOR - NEW WORK

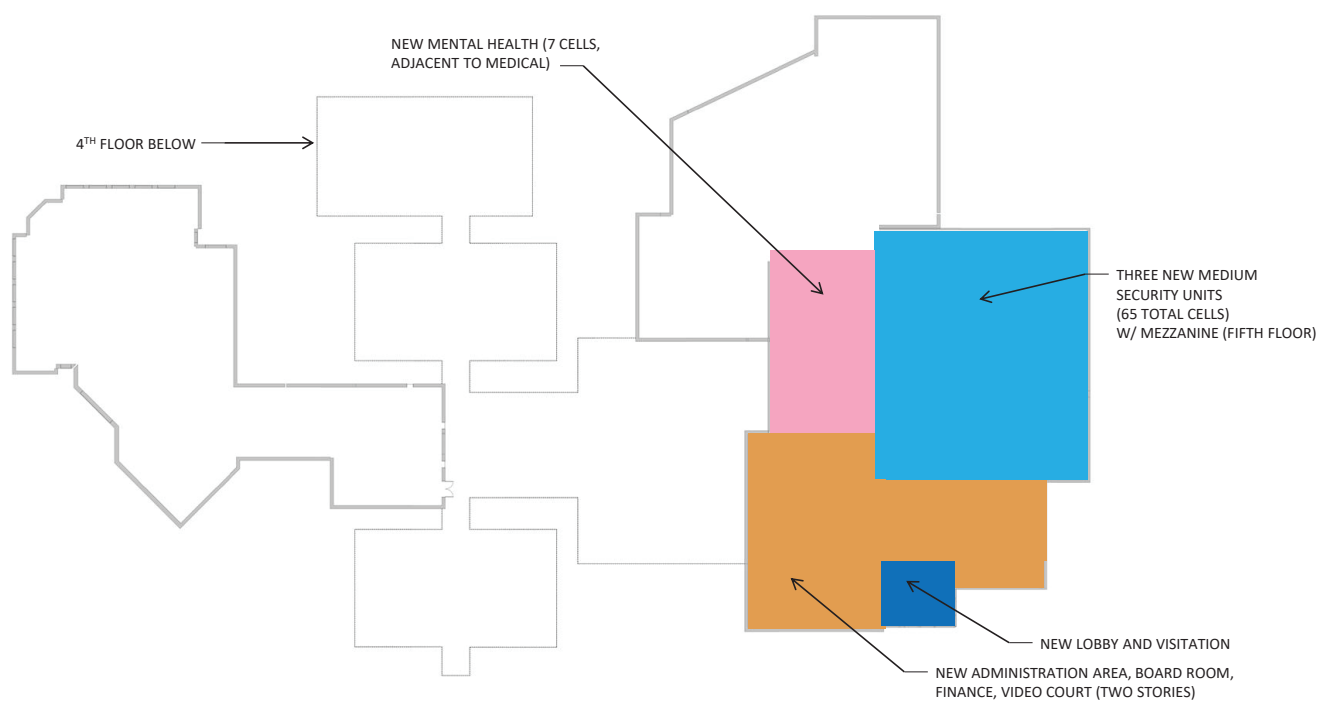
OPTION 3 - FLOOR PLANS



FOURTH FLOOR - NEW WORK

OPTION 3 - FLOOR PLANS

8

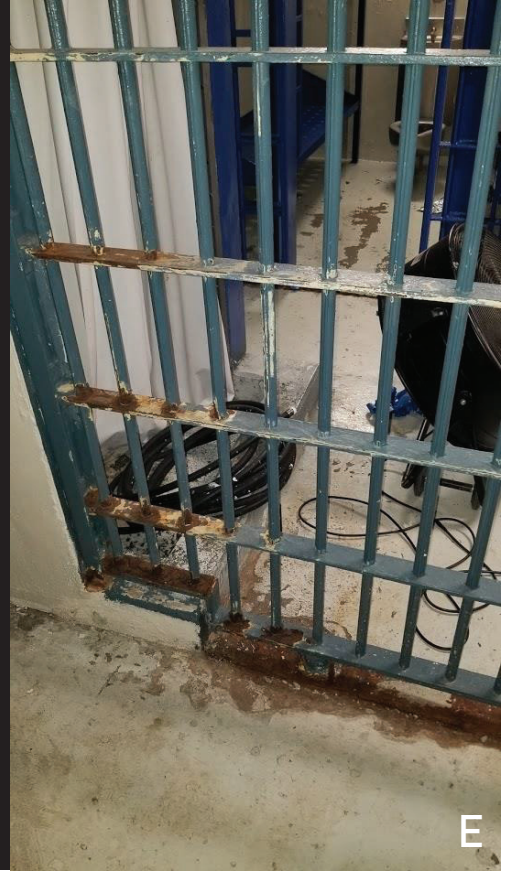


FIFTH FLOOR - NEW WORK

NEW FRONT ENTRY



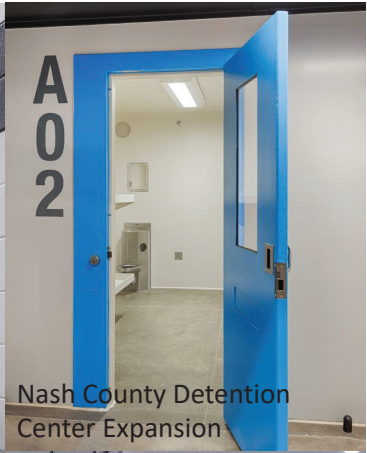
Bar Grate



E

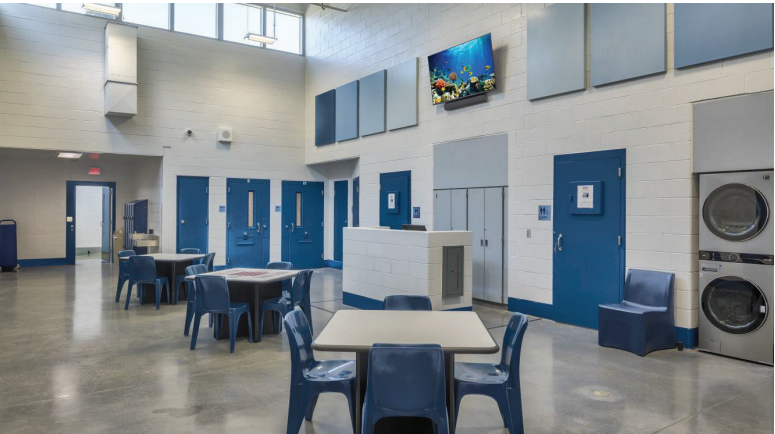


E



Nash County Detention Center Expansion

Henry County ADC



NEW MENTAL HEALTH UNIT

Loudoun County Juvenile Detention Center

NEW MULTI-PURPOSE SPACE



RSW Regional Jail

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

Original Water lines in
1975 section that has been
replaced



E



Plumbing chase



E



Plumbing chase



Access Panel

E

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
E

NEW HVAC FOR 1975 AREAS



BEFORE



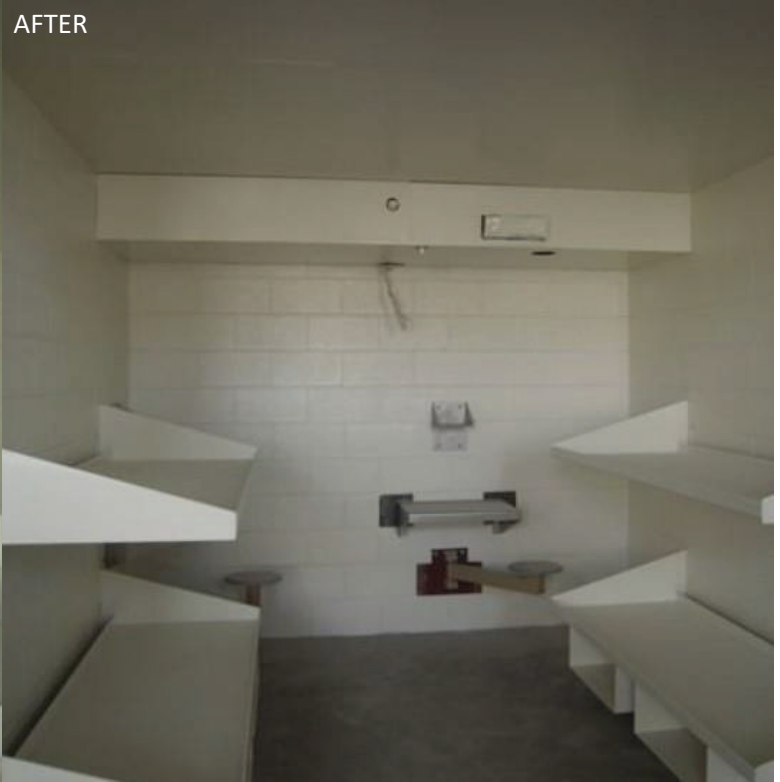
AFTER

NEW HVAC FOR 1975 AREAS

BEFORE

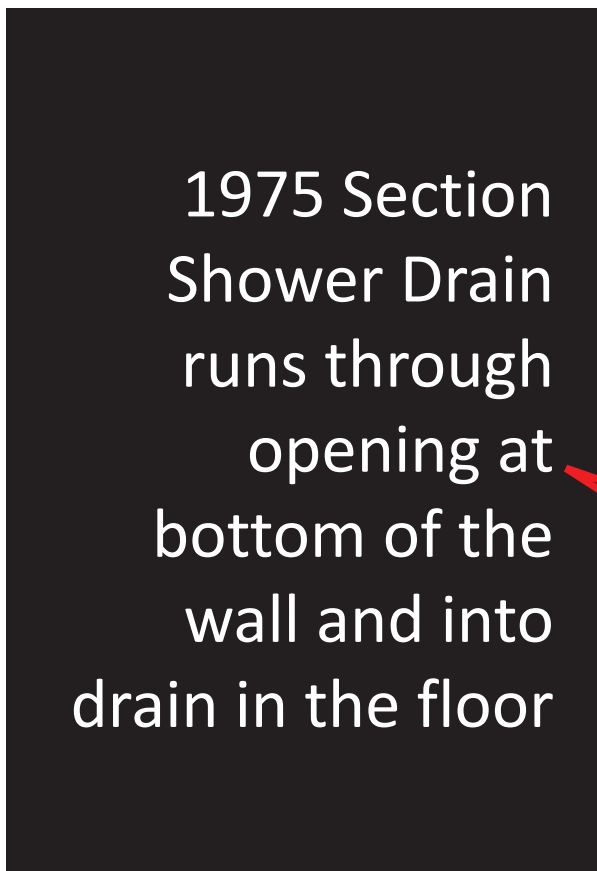


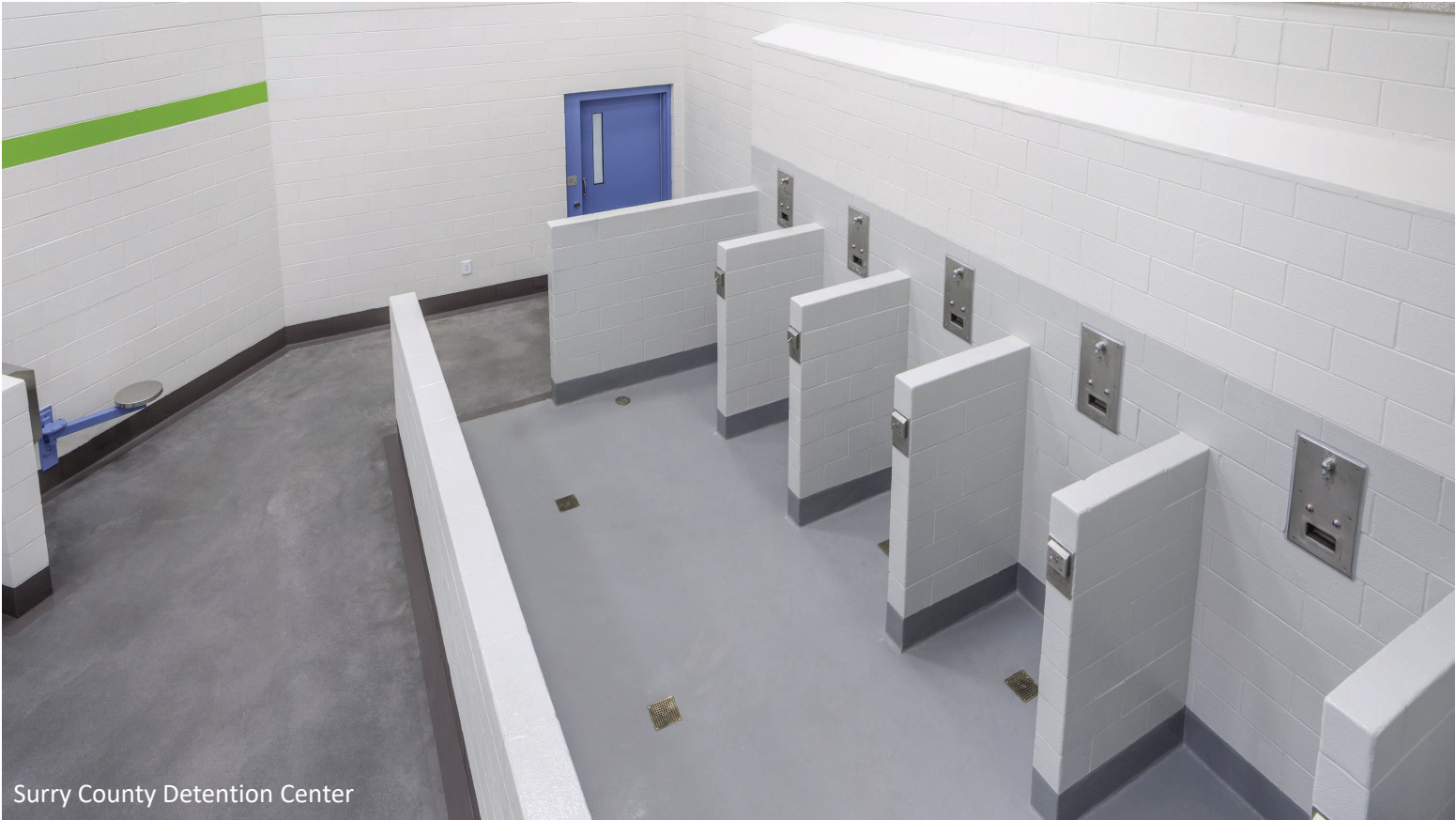
AFTER



Existing Toilet Fixture with corroding sinks







Surry County Detention Center



Henry County ADC



Existing corridor 1975 build



Outdoor Recreation

E



RSW Regional Jail



Blue Ridge Regional Jail - Amherst



RSW Regional Jail

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. 6VAC15-81-640. 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.

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 the 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 measure less than 20 feet in any one 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. 6VAC15-81-1190. 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.

