

James River-Powhatan Complex Consolidation Study

2010 Virginia Acts of Assembly
Chapter 874, Item 379

James River
Correctional
Center



James River Work Center



Powhatan
Correctional
Center



Purpose

This report is in response to the 2010 Virginia Acts of Assembly, Chapter 874 Item 379 K, which states the following:

“The Department of Corrections shall prepare a long range plan to consolidate the secure correctional facilities at the James River-Powhatan complex on the south side of the James River in Powhatan County. The plan shall include maintaining the Academy for Staff Development in its present location and maintaining current farming operations along the flood plain on the north side of the James River. The plan shall include an assessment of the value of property at the James River Correctional Center which may be declared surplus, and estimated capital costs to replace the James River Correctional Center and adjacent work centers with new facilities to be constructed on the south side of the James River on state-owned property. Copies of this plan shall be presented to the Secretary of Public Safety and the Chairmen of the Senate Finance and House Appropriations Committees by November 1, 2010.”

Background

Three major operating facilities of the Virginia Department of Corrections, James River Correctional Center (built circa 1929), James River Work Center (1995), and Academy for Staff Development (1994), along with associated water and wastewater facilities and extensive farming operations, are located on approximately 1,200 acres lying along the north bank of the James River in Goochland County. The water plant provides water to James River, Powhatan, and Deep Meadow Correctional Centers, Virginia Correctional Center for Women, James River Work Center, Academy for Staff Development, Beaumont Juvenile Correctional Center, Regional Juvenile Detention Center, and the Town of Goochland including nearby developments west of Town. Also located north of the James River is the Academy Firing Range as well as the Canine and Probation & Parole Training facilities.

Two additional major operating facilities of the Department, Powhatan Correctional Center, including the Medical Unit (1960) and Reception Center (1978), and Deep Meadow Correctional Center (1989), along with associated water and wastewater facilities and extensive farming operations are located on approximately 2,595 acres lying along the south bank of the James River in Powhatan County. Also located south of the James River is a regional Staff Training Center.

Facility	Security Level
James River Correctional Center	Level 2 – Moderate Security
James River Work Center	Level 1 – Low Security
Powhatan Correctional Center Reception & Classification Unit Medical Unit	Level 3 – Medium Security All Levels All Levels
Deep Meadow Correctional Center	Level 2 – Moderate Security

In addition, the James River/Powhatan Complex houses a number of other mission critical functions. The Complex has become home to these activities due to its central location relative to other correctional centers, proximity to administrative offices, and the Capitol. Some of those functions include central medical facility, transportation hub for inmate exchange, training, industries (milk plant, meat plant, tag shop, central warehouse, inmate construction services), statewide composting and recycling, and others.

See *Attachment 1* showing an overview of land on both sides of the river.

Bed Space Needs

While current forecasts of State and Local Responsible inmate populations are down across the country, those involved agree, this trend will at some point end. At that time, local jail beds currently housing out of compliance state inmates will become problematic to both localities and the Commonwealth of Virginia. Currently the number of state responsible inmates housed in local jails past their sixty-first day (known as “out of compliance”) is in the 3,400 to 3,500 range. In years past, this number of state inmates could not have been housed in local jails. Given recent jail construction, decline in local inmate populations, and economic issues, the arrangement is currently working, with the cooperation and collaboration of localities, sheriffs, regional jails, and officials of the Commonwealth.

The Department of Corrections’ Bed Space Master Plan, using the October 2010 State Responsible Inmate Forecast of the Secretary of Public Safety, predicts out of compliance will remain in this range, assuming the continued renting of beds to other states due to the revenue picture. Assuming the forecast is accurate, and local forecasts also remain low, the current situation may be deemed by the Legislature as tolerable in lieu of providing funds to open prison beds and/or for construction.

The beds provided by the Powhatan and James River Correctional Centers are critical in order to meet the Department’s mission and obligations of the Commonwealth to house State Responsible offenders. The chart below reviews number of current beds; the beds to be constructed based upon the Department’s need to replace older, inefficient prisons; and the need to provide more cost effective care for an aging, chronically ill offender population:

Facility	Current Number of Beds	Potential number Replacement Beds
Powhatan Correctional Center (includes 460 Reception beds and 58 Medical Unit beds)	1,327	1,000 to 1,500
James River Correctional Center	464	450 to 600
James River Work Center	300	300
Medical Facility only	58 (1)	146 (1)
Powhatan Local Jail	22	to be determined

(1) Current PMU has 58 beds. New Facility beds based on 2006 forecast - to be recalculated based on the new forecast.

Powhatan Correctional Center Replacement

The land on the south side of the James River in Powhatan County is also the planned location for a replacement of the Powhatan Correctional Center. That need is documented in a 2008 report, *Department of Corrections Renovation vs. Replacement Study, Powhatan Correctional Center*. The existing facility's design is inefficient to staff, lacks modern security systems, has deteriorated infrastructure and systems, is energy inefficient, has inadequate ventilation and lighting, and is functionally obsolete making it difficult to carry out today's correctional mission. The 2008 report estimated replacement cost for the Powhatan Correctional Center, including reception, to be approximately \$165 million.

Whatever the outcome of this consolidation study, Powhatan Correctional Center will need to be replaced in the future, and land must be available for this purpose.

The current Powhatan Correctional Center provides 867 inmate beds in the main facility plus 460 beds in reception for a total of 1,327 beds. In addition, the Powhatan facility provides 22 local jail beds for Powhatan County. Powhatan County has expressed an interest in replacement and potential expansion of those jail beds and requested they be included in any replacement plans for Powhatan Correctional Center.

A Powhatan replacement facility will require approximately 40 to 50 acres.

Attachment 2 shows ***Powhatan Site #1*** adjacent to the current facility and just south of the river. It is most advantageous to Department operations from a programmatic standpoint, as it will incorporate the most inmate jobs within the secure perimeter, and have no negative impact to farming operations. It is the preferred site for this replacement; however, due to the terrain and water elements in the area, it is unknown at this time if this preferred location will be viable.

Powhatan Site #2 is the next option for replacement of Powhatan Correctional Center if ***Powhatan Site #1*** is not viable. Powhatan Site #2 appears to be optimum from a construction standpoint as it is relatively level. It also provides a natural sight buffer for the neighboring subdivisions as it is at a lower elevation than the road. It would, however, have a negative impact on Agribusiness.

James River Correctional Center Replacement

The land on the north side of the James River in Goochland County is the current location of the 464 bed James River Correctional Center, and the 300 bed James River Work Center. While James River Correctional Center is also a candidate for replacement at some future time due to age and condition, its priority order for replacement is after that of Powhatan Correctional Center. In order to consolidate operations south of the river, the need to replace James River Correctional Center would be accelerated. Land for this purpose will also be required in the future.

A James River Correctional Center Replacement will require approximately 40 to 50 acres.

Attachment 2 shows potential locations for a James River replacement if a consolidation south of the River occurs. Also shown is a replacement at its current location north of the River. This is the preferred scenario for the Department.

Assuming consolidation south of the River, **James River Site #1**, if not needed for a Powhatan Replacement, appears to be a viable construction site for a James River replacement. Its impact would be the same as a Powhatan replacement on this site.

James River Site #2, though in a wooded area which may provide a buffer, is in an area where the locality has expressed their opposition. This location would have no negative impact to the farming operation. Because of the number of facilities which would have to be located in Powhatan if a consolidation south of the River occurs, this site should be considered. If the other sites prove viable, we would avoid use of this site in accordance with the expressed wishes of local officials.

James River Work Center Replacement

Replacement of James River Work Center is not indicated at this time. The James River Work Center was constructed in 1995, is only 15 years old and operationally sound. The estimated cost to replace this facility is \$7.3 million plus cost to demolish the existing facility. Given that the facility is relatively new compared to many Department facilities, is in good condition, and is well located and well suited for its mission, these factors do not support replacement and/or relocation of James River Work Center.

Firing Range Replacement

The 28 lane firing range located on the James River property north of the river is critical to the Department of Corrections' ability to maintain an adequate and well trained workforce. This range is used for Officer training and recertification for much of the state. State Police, Federal Bureau of Investigation, Bureau of Alcohol, Tobacco & Firearms, U. S. Marshall Service, Drug Enforcement Agency, Capitol Police, U. S. Postal Service, Federal Reserve, Virginia Alcohol Beverage Control Board, University of Richmond, Goochland Sheriff's Office and Powhatan Sheriff's Office also use this range. The facility includes classroom space and parking area. If all operations were moved from Goochland, this range would be relocated to Powhatan. The recently proposed State Police firing range posed enough of a local issue that relocation of the Department's firing range to the south side of the river may raise similar concerns.

Medical Facility

In addition to the existing facilities and operations, the proposal to construct a medical facility for inmates on the Powhatan/ James River Correctional Center Complex was presented to the Legislature in June 2007 (*Master Plan for Healthcare Services*). The report concluded a medical center for inmates would potentially reduce operating costs associated with some medical expenses such as outpatient post-operative care; some clinical procedures (such as gall bladder operations, hernia repairs, endoscopies, etc.); and associated transportation. A centralized medical facility would preclude some unplanned transfers among facilities; reduce reliance on local hospitals for outpatient post-operative care; and reduce transportation incidences requiring two (2) uniformed officers. The U.S. Department of Justice reported “*Today’s inmates are older, sicker, and staying longer behind bars than ever before.*” This trend and aging baby boomers reflected in the prison population would suggest an onsite medical facility for inmates may be cost effective and should be a part of long range plans. Note the number of beds predicted for future needs was based on a 2006 forecast, and the need will be recalculated based on future forecasts at the time the medical facility is considered for design and construction.

Relevant is the proximity of this complex to the hospital at the VCUHS Security Care Unit located in Richmond, and its strategic location relative to other major Department facilities, making it the ideal location for a centralized medical facility. One option the Department has considered is to use the north side of the prison complex to locate the proposed medical center. Location on the north side makes ingress and egress via Route 6 for transport of inmates to local medical facilities in the Metro area more efficient. Land for this purpose will be required in the overall plan for consolidation of the James River-Powhatan Complex.

A medical facility will require approximately 10 acres.

Attachment 2 shows a medical facility co-located with a James River Replacement north of the River. This is the preferred scenario for the Department. If consolidation of facilities occurred south of the River, the medical facility, if funded, would be co-located on the south side with a major replacement facility; either James River or Powhatan.

Agribusiness Impact

Nearly half the James River property is inside the flood plain and intensely farmed or designated as conservation easement. Above the flood plain, the Academy for Staff Development, water treatment plant, and access roads to these two facilities cover 60 acres. James River Correctional Center, Work Center, and linear easements for State roads, power, water, and sewer services account for another large part of the land, and occupy most of the level building sites. At least 15 acres are identified wetland, which cannot be developed. The firing range located on the north side of the property occupies another 10 acres.

The Department sponsors the Thoroughbred Retirement Foundation designating 65 acres for grazing. The program provides inmate labor to care for the retired race horses and training for inmates for job placement. There are 23 horses in the program.

The remaining property is active cropland, pasture or hayfield with associated farm buildings.

<u>Land Use</u>	<u>Acres</u>
Floodplain	570
Training Academy Water Treatment	60
Water Treatment Plant	10
James River Correctional Center	40
James River Work Center	15
Wetlands	15
Firing Range	10
Thoroughbred Retirement Foundation	65
Pasture and Hay	300
Crops and Silage	<u>92</u>
Total	1,177

Above the flood plain crop production includes hay, soybeans and silage in rotation, and corn. Expectations for annual yield are 300 tons of hay, 5,670 bushels of beans or 2,000 tons of corn silage for onsite animal feed, and 13,000 bushels of corn. Pasture supports beef cattle processed at the Department’s meat plant or sold.

All of the Goochland property is fully dedicated to the Department’s mission. If the James River property in Goochland were declared surplus, excluding the area in the floodplain that would remain farmed, approximately 400 acres of farmland would be lost. This represents 41% of the farmland on the Goochland side. The loss of crop and pasture in Goochland would eliminate at least 300 head of cattle from the farming program and the ensuing revenue to the State General Fund. An additional 350 acres of farmland at Beaumont has been deeded to the Department of Conservation and Recreation as future parkland, and will also have a negative impact once that land is not available to the Department for farming.

Milk production was 457,169 gallons in 2010 and the program could expand with adequate feed and inmate labor. Loss of crop land in Goochland would mean that animal feed must be purchased to support the dairy program. Note the supply of silage and feed in the marketplace is not always reliable and in some years may leave the Department unable to purchase the amount needed. Milk production costs and resulting inmate food costs would rise.

While commodity prices are quite variable, cropland and pasture reductions will result in a significant increase in Department operations costs and unravel agribusiness interdependencies that keep the Department’s farming operations effective and efficient statewide.

There are over 40 simple farm buildings in Goochland associated with the Department's farm operation, providing feed and farm equipment storage, space to maintain farm equipment, and animal shelter. There are over 110,000 square feet under roof. The cost to rebuild these buildings in Powhatan is significant. Buildings designed to current codes and standards for agribusiness using pre-engineered metal framing on concrete slab cost about \$42 per square foot. It is possible some farm buildings would be constructed of wood from the farm and may cost less; however, labor and resources are not available to do the needed construction at one time, so costs shown in the table below assume use of pre-engineered metal buildings.

The construction of a new James River Correctional Center and Work Center in Powhatan would convert at least 50 acres from cropland to hardscape. The new facilities will compete with agribusiness for the best land.

Employment Impact

James River Correctional Center has an authorized position level of 170.5. As of August 31, 2010, there were 159 classified employees. James River Work Center has an authorized position level of 72. The Work Center is dependent on the main correctional center for most of its support functions, such as food service, human resources, the business office, and others.

As with all correctional facilities, the majority of the staff works in security but there are also a number of non-security positions in such areas as food service, building and grounds, medical. There is a contingent of staff in agribusiness and water systems that work at the James River site but who are central payrolls rather than the facility's payroll. Most of the staff working at James River are from Goochland and nearby localities.

If the movement of the James River facilities to the south side of the James River could occur so that the new facilities opened at the same time as the old facilities closed, then there would be little impact on staff. However, if the existing facilities are closed prior to their replacements being built, there would be a significant impact on staff. With sufficient lead time, the placement of first line security staff should occur without significant layoffs. The placement of non-security staff would be more problematic because there are typically fewer opportunities within normal commuting distance.

Infrastructure Improvements

In addition to construction costs to replace James River Correctional Center and James River Work Center, moving Department of Corrections operations from Goochland to Powhatan, includes significant costs to demolish old facilities, improve infrastructure to support new facilities in Powhatan, change infrastructure in Goochland to support remaining Department facilities, relocate farm operations to Powhatan, and to prepare the property for sale.

The specific wastewater treatment technology used in Goochland is very effective at current flows, but the existing sewer treatment facilities in Goochland cannot support significantly lower flow and organic loading which would occur if a portion of the Department's operations were relocated to Powhatan. Therefore, contingent upon obtaining the required permits to construct, a new pump station and sanitary force main would be required to pump Academy wastewater generated in Goochland to Powhatan for treatment. The existing Powhatan wastewater plant treats an average 312,000 gallons per day and is designed and permitted to accept 465,000 gallons per day. It is not designed nor permitted to support the existing facilities in Powhatan and those facilities relocated from Goochland. Because of the treatment technology and configuration, the existing wastewater plant cannot be expanded; therefore, contingent upon the Department obtaining permits to construct, a new wastewater plant would be required.

The 6" water line which delivers water from the Goochland water treatment plant to Powhatan limits flow for domestic use and fire protection. The current water flow is not adequate to support additional facilities in Powhatan. Because existing water storage in Powhatan is inadequate to provide fire protection for additional facilities, contingent upon obtaining a permit to construct, a new domestic water line from Goochland to Powhatan and a new, elevated water storage tank in Powhatan will be necessary. The existing 300,000 gallon water tank in Powhatan was built in 1944, and was most recently inspected in 2007. By those inspection results, the tank has reached the end of its serviceable life due to the thinning of the tank walls and general corrosion.

Regardless of the changes at either James River Correctional Center or Powhatan Correctional Center, the 8" water line that provides water to the Virginia Correctional Center for Women, the Town of Goochland, and adjacent residential development, Beaumont Juvenile Correctional Center and the Regional Juvenile Detention Facility will need to be replaced. This line was installed circa 1940; and replacement was requested in the last capital budget request. There have been 8 major line failures since the budget request, 3 since August of 2010. Each failure is a potential service interruption for the above named facilities and a break in fire protection. With the expected growth of Goochland County and the associated, increasing demand on the water system, a larger line will need to be installed to accommodate flow. A 10" replacement line installed in the same easement will cost \$1.5 million.

The Department would need to establish easements across the Goochland property to maintain access to provide water and wastewater treatment services for facilities remaining in Goochland and in Powhatan, to provide access to the farming operation in the Goochland flood plain, and to provide a secondary access to the Powhatan site for emergency response.

Cost to Consolidate Operations South of the River

The costs presented in the table below are facility construction and demolition costs incurred by relocation of facilities from Goochland to Powhatan.

Construct James River Correctional Center in Powhatan	\$73,225,000
Construct James River Work Center	\$ 7,300,000
Demolition of James River CC & Work Center	\$ unknown
Construct Academy Sanitary Sewer Line	\$ 3,000,000
Construct Wastewater Treatment Plant in Powhatan	\$11,300,000
Demolition of Goochland Wastewater Treatment	\$ 380,000
Construct Domestic Water Line Goochland to Powhatan	\$ 1,500,000
Construct Elevated Water Storage Tank	\$ 4,500,000
Construct Farm Buildings in Powhatan	\$ 4,650,000
Demolition of Farm Buildings in Goochland	\$ unknown
Demolition and Remediation of Goochland Firing Range	\$ 450,000
Other Environmental Remediation	\$ unknown
Construct Powhatan Firing Range	<u>\$ 4,364,000</u>
Estimated Total Cost (Excluding Demolition)	\$110,369,000+

Land Value

The property is recorded in the local records as 10 adjacent parcels totaling 1,177 acres and valued by the Goochland County Assessor at \$13,115,900. The property is assessed as “agricultural”. A current tax assessment is given in the following table.

Tax Map Number	Acres	Description	Assessed Value
55-1-0-14-J	45.803	Academy	\$1,112,800
55-1-0-14-J1	0.042	Adjacent to Academy	\$900
55-1-0-14-L	5.739	James River Work Center	\$144,400
55-1-0-14-A	1122.993	James River Correctional Center	\$11,767,400
55-1-0-14-K	2.638	Staff House	\$90,200
55-1-0-14-KK	0.01	Island in the James River	\$100
55-1-0-14-F	<u>0.01</u>	Island in the James River	<u>\$100</u>
Totals	1177.235		\$13,115,900

Additional Considerations

The impact of consolidation on the south side of the river is considerable and the costs for some of these items are difficult to quantify, however, they are factors which are critical to decision making:

Future Property Needs

The current forecast does not anticipate significant need for additional prison beds in the short range; however, the Department is now heavily reliant on the use of local jail beds

to house state responsible prisoners. If needs change for either state or local responsible offenders, land for prison construction will be needed in the future. The Department is sometimes not seen as a desirable neighbor; even in Grayson County where citizens actively pursued the construction of a prison facility, finding an acceptable site of the size and geologically acceptable composition needed was quite challenging. The southwest has been the only area of the Commonwealth consistently receptive to prison construction in the recent past. Relinquishing property the Department currently holds in central Virginia near urban resources and where local relations are favorable may not be the most advantageous plan for the long range.

Reduced Inmate Workforce

A reduction/elimination of James River Work Center beds, even temporarily, will directly impact the ability of the Department to manage the Agribusiness program at the James River/Powhatan Complex. A reduction of three hundred (300) inmates would severely reduce or eliminate work on the farm which will negatively impact food costs.

Reduced Inmate Ability to Pay

Relocation of James River Correctional Center would potentially involve at least a temporary reduction of inmate beds, unless the timing of James River Main and James River Work Center facility relocations coincide perfectly with completion of construction of replacement beds. If the James River Work Center beds are reduced, it will reduce the number of inmates working; concomitantly reducing the inmates' ability to pay support, fines and costs; and reduce bed capacity for the Department as a whole.

Size of Complex if Consolidated

The size of the operation created by relocation of all facilities to the Powhatan County side of the property (south of the river) would be extensive. Plans for south of the river would include reconstruction of Powhatan Correctional Center; a proposed medical center for inmates; incorporation of the James River Correctional Center inmate beds; and reconstruction of the James River Work Center.

Staff Displacement

Job offers for staff displaced as a result of facilities closing have always been and will continue to be a priority for Corrections management. In the past the Department has demonstrated exemplary performance placing employees impacted by closings. For those few who have been laid off, they were generally recalled to a position within a matter of weeks or months. However, with each closing, placement options become more and more challenging, particularly for management and one of kind positions.

Transportation

There will be increased traffic and potentially increased transportation costs if current James River traffic must be rerouted to Routes 711 and 522 if inmate traffic is precluded or determined to be undesirable for pass through on the north side of the river from Route 6. Powhatan Correctional Center is a main hub for exchange of inmates being transported across the state. Travel through James River on the north side provides easy, more direct access.

Lighting

There is current criticism of the “orange glow” created by Powhatan and Deep Meadow. If facilities relocated to the south side are increased, the “orange glow” will increase. The Department has been recognized by the International Dark Sky Association for innovation in lighting at the Grayson prison site; but the volume of lights needed to provide coverage at such a large site would probably make improbable the same accomplishment on the south side of the river.

Construction

Congestion on the south side of the property with increased construction is likely to invoke the displeasure of and speculation regarding property value by residents impacted in the subdivision and neighborhood adjacent to the Powhatan property.

Demolition and Environmental Costs

Any plan for re-use of the north side river property must include the costs for demolition and environmental cleanup if James River Correctional and James River Work Center quit the site. Some costs would be immediate as currently permitted environmental conditions would no longer be acceptable and cleanup to residential standards may be necessary. These conditions could also include special demolition handling of asbestos and lead containing building materials, spent lead at the firing range, unconfirmed unexploded ordnances from National Guard training prior to 1976, animal waste, hazardous chemicals, and domestic dump sites.

View

If sale or alternate use of the north side property is pursued, a huge Powhatan prison complex will be the river view for whomever or whatever development occurs on the north side of the river.

Bridge

The one lane bridge connecting the north and south sides of the prison complex has been convenient for prison operations. The prisons have also permitted local traffic access from Route 6 to Route 711 through prison property. If land use changes, will the requirements for bridge design change? If so, the costs for rebuilding must be considered in the long range plan.

Horse Program

The Thoroughbred Retirement Foundation program would be discontinued if the James River Correctional Center were moved south of the river. There would not be adequate space for the program.

Virginia Film Industry

Large, undeveloped areas of land are available to the Virginia Film Industry and have been used recently in major film production. Land and areas would no longer be available for this purpose.

Historic Preservation

While none of the buildings located on the James River property are listed on the National Register or designated as a historic landmark, some of the structures are known to be of great interest to the Department of Historic Resources. Local historic societies may also have interest. Demolition of some structures may meet with opposition from preservationists. The grave of Sir Edward Gooch, former Governor of Virginia, is also located on the James River property.

Local Input

Meetings with Powhatan and Goochland County representatives were positive and productive. Since there was no concrete, approved consolidation plan to present, our discussions revolved mainly around our working relationships. Though the representatives were not in a position to speak for their Boards and residents regarding proposed consolidation, they confirmed a long history of strong, positive, interdependent relationships between the Counties and the Department of Corrections. The general tenor of the meetings was that no matter the plan we felt we could work together to address the needs of the Counties' residents and the Commonwealth. The County representatives reiterated a desire to be active participants in discussions regarding future plans for the properties.

The representatives were also consistent in presenting their residents' commitment to a bucolic environment which preserves as much of the farm land, pastures and trees as possible. Powhatan also indicated the Department's Agribusiness program as farming and timber production support the intentions of their County's Comprehensive Plan. Perceptions were that long range plans which addressed this commitment would generally be well received.

Summary

The lands comprising James River Correctional Center on the north side of the James River in Goochland County are vital to the Department of Corrections' operations. In addition to bed space needed to accommodate State Responsible Inmates, the property is a critical component of the Department's Agribusiness Program. Budget language addresses farmland in the flood plain; however, approximately 400 acres of farmland would be lost if the operations are consolidated on the south side of the river. The ripple effect created by the lost farmland on the north side coupled with potential farmland lost on the south side due to siting for reconstruction of prison facilities will be significant. Loss of farmland will impact production of silage which means feed costs will increase; the size of the herd of beef cattle will need to be reduced if grazing land is lost; and dairy production will be impacted which will increase the costs for milk. Ultimately all of these factors will negatively impact the overall costs for inmate meals.

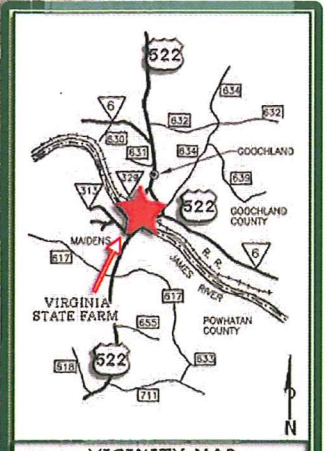
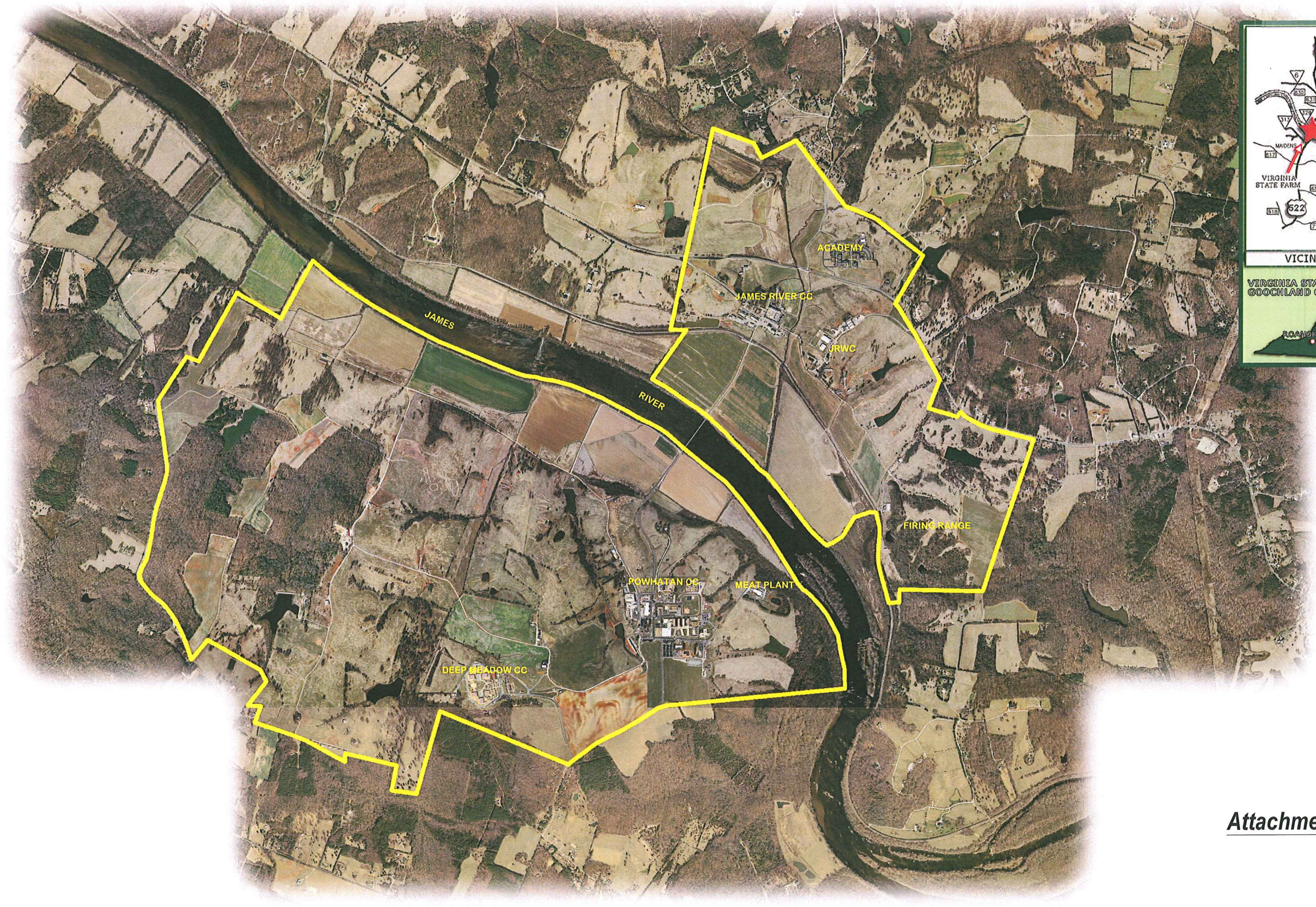
If James River Work Center beds are not reconstructed prior to sale, re-use or redevelopment of the land, the impact will be devastating as there will not be an adequate inmate labor force (at the appropriate Security Level) to work the remaining farmland.

The Agribusiness Program will also at some point lose an additional 350 acres of farmland at Beaumont Juvenile Correctional Center which has been deeded to the Department of Conservation and Recreation as future parkland. When this occurs, it will cause additional cost increases in inmate meals.

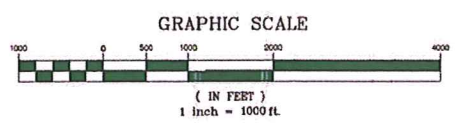
The Department has experienced significant push back from localities who do not welcome Corrections facilities in their communities. It has been difficult to acquire space for probation and parole offices which is an indication of how unreceptive most communities will be to future prison construction. It is also unknown at this time what land may be needed for upcoming Re-entry efforts. The James River location may prove to be a good site for programs such as re-entry due to its proximity to urban areas. While the forecast is currently flat relative to the need for prison beds, the trend will probably not continue for the long-term. The Department has closed some facilities as a cost reduction measure, but with two exceptions (Southampton and Brunswick Correctional Centers) most of the shuttered property accommodated older, smaller field units and the land is not adequate for prison construction.

In addition to the above impact on Agribusiness, the mammoth complex which would be created by consolidation of all operations on the south side of the river would impact Department of Corrections and community relations. Such a large complex would probably magnify issues already cited regarding light, traffic and the number of Commonwealth offenders already housed in Powhatan County. Only when prison sites are identified will the Department be in a position to propose sites for a replacement firing range. Proposals for sites closer to Route 711 are likely to be contentious.

Until construction sites can be confirmed the full impact of consolidation on the south side of the James River cannot be determined. However, though we do not know the extent, there will be a negative impact on agribusiness, transportation, training, and ultimately costs for food service.



Attachment 1

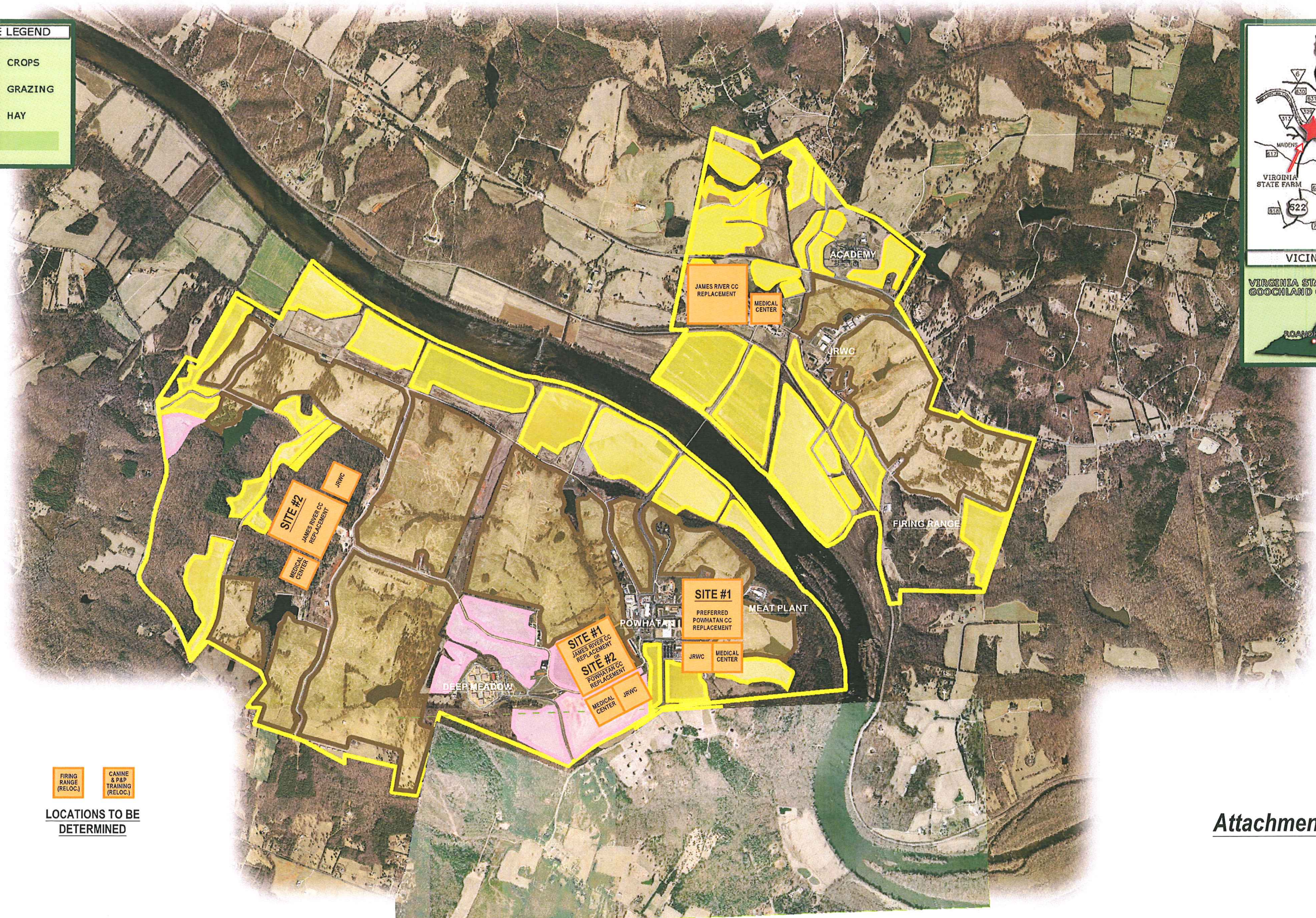


LAND USE LEGEND

- CROPS
- GRAZING
- HAY

VICINITY MAP

VIRGINIA STATE FARM
GOOCHLAND CO.



LOCATIONS TO BE DETERMINED

- FIRING RANGE (RELOC.)
- CANINE & P.P. TRAINING (RELOC.)

Attachment 2

