



COMMONWEALTH of VIRGINIA

HAROLD W. CLARKE
DIRECTOR

Department of Corrections

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September 30, 2017

Daniel Timberlake, Director
Commonwealth of Virginia
Department of Planning and Budget
1111 East Broad Street
Room 5040
Richmond, VA 23219-3418

Dear Mr. Timberlake:

Chapter 836, Item 391 A, subparagraph 5 of the 2017 Virginia Acts of Assembly states "If the Board of Corrections approves a request, the Department of Corrections shall notify the Department of Planning and Budget by October 1 of the board's action and submit a summary of the project and a detailed list of the board-approved costs to the department." Please find the attached summary of those jail projects approved by the Board of Corrections in 2017.

During calendar year 2017, the Board of Corrections approved jail projects that include one security control system upgrade, one security door upgrade and one new jail replacement facility. An additional project was approved to reduce the scope of work originally approved two years ago. They are as follows:

Northwestern Regional Adult Detention Center

Type - Upgrade security control system

Approved Cost - \$2,397,831

Reimbursement- up to 50% or \$1,198,916

Henry County Jail

Type – New 400-bed jail replacement facility

Approved cost - \$75,039,512

Reimbursement - up to 25% or \$18,759,878

Martinsville City Jail

Type – Reduce scope to only include addition of emergency power and gas line

Approved cost - \$104,598 (Previously approved \$289,598)

Reimbursement – up to 25% or \$26,150 (Previously approved up to 25% or \$72,400)

Southside Regional Jail

Type – Security door upgrade

Approved Cost - \$276,930

Reimbursement - up to 50% or \$138,465

Sincerely,

A handwritten signature in black ink, appearing to read "H. Clarke". The signature is written in a cursive style with a large initial "H" and a long, sweeping underline.

Harold W. Clarke

HWC/REC

Attachment

cc: Cookie Scott
Donna Lawrence
Bob Casey
File

**Board of Corrections
Summary of Approved Projects
2017**

Prepared by
The Compliance, Certification and Accreditation Unit
Department of Corrections

Summary

Four projects have been approved by the Board of Corrections during 2017. They are as follows:

1. An upgrade of the security control system at the Northwestern Regional Adult Detention Center in Winchester, Virginia.
2. A new 400-bed replacement facility for Henry County, Virginia.
3. Reduce the scope of work at the Martinsville City Jail to include only the addition of emergency power and new gas line.
4. A security door upgrade at the Southside Regional Jail in Emporia, Virginia.

2017 Board Approved Projects

1. Northwestern Regional Adult Detention Center Security Control System Upgrade

- The original medium security, direct supervision jail dates back to 1992 with the construction of a 200-bed secure facility and an 80-bed work release facility. In 2007, an expansion project added a 204-bed Community Corrections Center (CCC), and an 86-bed Housing Pod 3, bringing the rated capacity up to 556. With technology advancements, the original security electronics are outdated, not functioning well and are breaking down. The estimated total project cost of the security system is \$2,397,831. The amount requested to be reimbursed is 50% or \$1,198,916. (See attached cost analysis)
- This project consists of upgrading the integrated security control system to include replacement of touchscreens, intercom, paging, video management and recording systems, the access control system, and replacement of cameras with upgraded units.
- The core of the existing security system is a Programmable Logic Controller (PLC) system that manages inputs from field devices or control stations and causes devices/alarms to activate. This project will replace CPU's and re-use the existing wiring and interface relays.
- The existing video surveillance is by a closed circuit analog system to be replaced with a new digital system. The existing intercom and paging system will be expanded.
- The existing personal alarm system is no longer in production and will be replaced with hand-held mobile controllers at all housing units.
- Touchscreen stations will be replaced with more powerful CPU's and larger monitors. This will allow faster processing and less congestion on the monitor screen. The existing cabinets/millwork will be modified and/or replaced.
- Staffing levels, life cycle and operation costs are not affected by this project.

The Board of Corrections, at its March 15, 2017 meeting, granted a modification of Standard 6VAC15-80-160, Minor Renovation Project, of the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, 1994, to allow the Northwestern Regional ADC to proceed with its renovation by submitting this project as a Minor Renovation Project (MRP).

The Board of Corrections, at its March 15, 2017 meeting, granted a waiver of Standard 6VAC15-80-211, Value Management Analysis, of the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, 1994, to allow the Rappahannock Regional ADC to proceed with its renovation without performing a Value Management Analysis (VMA).

A Community Based Corrections Plan is not required because the project does not increase inmate population or bed space.

The portion of the project's cost requested as eligible for State reimbursement has been reviewed and approved by the Board of Corrections. The eligible project cost of \$2,397,831, of which up to 50% or \$1,198,916 would be reimbursable. (See attached Cost Analysis)

**NORTHWESTERN REGIONAL ADULT DETENTION CENTER
SECURITY CONTROL SYSTEM UPGRADE
COST ANALYSIS**

VADOC Formula for new construction does not apply to renovation projects such as this.

PLANNING STUDY PROJECT ESTIMATE (Exclusive of Bonds or Financing)	LOCALITY REQUESTED <u>COST</u>	VADOC ELIGIBLE <u>COST</u>
 <u>PART I - NEW CONSTRUCTION</u>		
BUILDING COST	N/A	N/A
 <u>PART II - PROJECT CONSTRUCTION COSTS</u>		
SECURITY ELECTRONICS UPGRADE:	<u>2,310,147</u>	<u>2,310,147</u>
PROJECT CONSTRUCTION COSTS SUBTOTAL:	2,310,147	2,310,147
 <u>PART III - OTHER PROJECT COSTS</u>		
A/E FEES RENOVATION	48,729	48,729
ON SITE CONSTRUCTION MANAGEMENT	31,545	31,545
PLANNING STUDY	7,410	7,410
VALUE MANAGEMENT ANALYSIS	<u>0</u>	<u>0</u>
OTHER COSTS SUBTOTAL:	87,684	87,684
 TOTAL PROJECT COST:	 2,397,831	 2,397,831

Eligible cost per bed based on 556 beds is \$4,313

Funding for reimbursement is suggested in the amount of 1,198,916 which is 50% of 2,397,831

2. Henry County Jail New 400-Bed Replacement Facility

- The Planning Study proposes the construction of a new 400 bed facility for the Henry County Jail on a former Dupont manufacturing plant site. It will replace a 43-year old facility with a rated capacity of 67, and 60% undersized based on today's standards.
- The proposed facility includes male and female Community Custody/Work Release Dormitory-style Housing, single special need, medium and maximum security cells. All cell areas are two-tiered. Also included are areas for intake with property storage and vehicle sallyport, medical, kitchen, laundry, non-contact and video visitation, staff administration that includes offices, male and female shower and locker rooms, muster room, training/exercise area, armory and riot gear room. Support areas include the central plant, maintenance and warehouse and loading dock. (See attached design schematics)
- The proposed primary building structure is precast concrete load-bearing interior and insulated exterior walls. Interior infill walls will be concrete masonry. Precast concrete cell modules will be provided for the cell housing areas. The second tier floor construction will consist of precast hollow core planks, and the roof construction will consist of precast hollow core slabs.
- Jail supervision will include both direct and indirect methods. All maximum security housing areas will be indirect supervision. Medium and minimum housing areas may be direct or indirect depending on the size of the area and management distribution.
- A staffing analysis has been performed, and based on the project's schematic design and planned operating program, it appears staffing meets efficiency requirements.
- The project will undergo a Value Management Analysis at the end of the design development stage to further address cost and design efficiency.
- The project's cost estimates have been reviewed and approval of funding for the eligible project cost of \$75,039,512, of which 25% or \$18,759,878 would be reimbursable, is requested. (See attached Cost Analysis)

The portion of the project's cost requested as eligible for State reimbursement has been reviewed and approved by the Board of Corrections at its May, 2017 meeting. The eligible project cost of \$75,039,512, of which up to 25% or \$18,759,878 would be reimbursable. (See attached Cost Analysis)

**HENRY COUNTY JAIL
NEW 400-BED REPLACEMENT FACILITY
COST ANALYSIS**

VADOC PART I FORMULA

MEANS COSTS (2017 SF COST DATA)		301.31 PER SF
MARSHALL VALUATION SERVICE (DANVILLE)	x	0.94 %
MEDIAN SQUARE FOOT COST	=	283.23 PER SF
INFLATION (3.4% JAN 2017 TO DEC 2020 = 47 MONTHS)		40.53 PER SF
INFLATED MEDIAN SQUARE FOOT COST		323.76 PER SF
400 INMATES @ 426 SQUARE FEET EACH	x	170,233 SF
MEDIAN CONSTRUCTION COST	=	55,114,636

PLANNING STUDY PROJECT ESTIMATE (Exclusive of Bonds or Financing)	LOCALITY REQUESTED COST	VADOC ELIGIBLE COST
PART I - PROJECT CONSTRUCTION COSTS		
BUILDING CONSTRUCTION COST	55,114,636	55,114,636
SITWORK	<u>2,340,558</u>	<u>2,340,558</u>
PROJECT CONSTRUCTION COST SUBTOTAL:	57,455,194	57,455,194
PART II - PROJECT SPECIFIC COSTS		
OUTDOOR RECREATION AREA	1,160,000	1,160,000
CORE/SUPPORT SPACE – FUTURE BEDS	708,387	707,387
MAINTENANCE BUILDING	275,500	275,500
LAND COST (20 ACRES)	500,000	500,000
REMOVE/DEMOLISH EXIST. CONC. SLAB FOUNDATION	2,599,575	2,599,575
BUILDING UNDERCUT	360,000	360,000
VDOT ACCESS ROAD	1,144,690	1,144,690
SANITARY LIFT STATION WITH FORCE MAIN	<u>640,330</u>	<u>640,330</u>
PROJECT SPECIFIC COST SUBTOTAL:	7,388,482	7,388,482
PART III - OTHER PROJECT COSTS		
A/E FEES NEW CONSTRUCTION (6%)	3,435,511	3,435,511
CBCP/PLANNING STUDY	124,381	124,381
CIVIL FEE	358,050	358,050
VALUE MANAGEMENT ANALYSIS	70,000	70,000
ENVIRONMENTAL INVESTIGATION	50,000	50,000
FIXTURES, FURNISHINGS & EQUIPMENT	1,200,000	120,000
TEST BORINGS/TESTING/SPECIAL INSPECTIONS	260,000	260,000
COMMUNICATIONS/DATA EQUIP./VIDEO VISITATION	300,000	300,000
SURVEY, TOPO & UTILITY LOCATOR	170,000	170,000
PRINTING & REPRODUCTION	10,000	10,000
PERMITS, FEES & CONNECTION CHARGES	<u>100,000</u>	<u>100,000</u>
OTHER PROJECT COST SUBTOTAL:	6,078,742	6,078,742
TOTAL PROJECT COST:	76,276,816	75,039,512

Eligible cost per bed based on 400 beds is \$187,599

Funding for reimbursement is suggested in the amount of \$18,759,878 which is 25% of \$75,039,512

3. Martinsville City Jail Addition of Emergency Power and New Gas Line

- The Board of Corrections at its September 16, 2015 meeting approved a project request that included a planning study, the upgrade/replacement of the security control system, the addition of emergency power, and the installation of a new gas line. Only a portion of that work has been completed that includes the addition of emergency power and a new gas line installation. The City of Martinsville requests reimbursement for only the work completed to date. (See attached Request and Resolution).
- The City Jail was constructed in 1968 without emergency power. Electrical service is required for 95% of the detention and secure exit doors, refrigerated medications, refrigerated and frozen food storage and meal preparation.
- There are three separate electrical services entering the facilities making the electrical demand too great to connect to the City's existing emergency power system. The original jail building is powered by a single phase electrical service, while a booking/intake area and Building 2, dating back to 1997, are both powered by a three phase electrical service. In addition, the Jail Annex, originally the City Farm was constructed in the 1940's.
- A new gas line will also be installed to supply the generators.
- Staffing levels, life cycle and operation costs are not affected by this project.
- Staff supports this request.

The Board of Corrections, at its May 17, 2017 meeting, granted a modification of Standard 6VAC15-80-160, Minor Renovation Project, of the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, 1994, to allow the Northwestern Regional ADC to proceed with its renovation by submitting this project as a Minor Renovation Project (MRP).

The Board of Corrections, at its May 17, 2017 meeting, granted a waiver of Standard 6VAC15-80-211, Value Management Analysis, of the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, 1994, to allow the Rappahannock Regional ADC to proceed with its renovation without performing a Value Management Analysis (VMA).

A Community Based Corrections Plan is not required because the project does not increase inmate population or bed space.

The portion of the project's cost requested as eligible for State reimbursement has been reviewed and approved by the Board of Corrections. The eligible project cost of \$104,598, of which up to 25% or \$26,150 would be reimbursable. (See attached Cost Analysis)

**MARTINSVILLE CITY JAIL
ADDITION OF EMERGENCY POWER AND NEW GAS LINE
COST ANALYSIS**

VADOC Formula for new construction does not apply to renovation projects such as this.

PLANNING STUDY PROJECT ESTIMATE (Exclusive of Bonds or Financing)	LOCALITY REQUESTED COST	VADOC ELIGIBLE COST
PART I - NEW CONSTRUCTION		
BUILDING COST	N/A	N/A
<u>PART II - PROJECT CONSTRUCTION COSTS</u>		
EMERGENCY POWER ADDITION	102,353	102,353
INSTALL GAS LINE	<u>2,245</u>	<u>2,245</u>
PROJECT CONSTRUCTION COSTS SUBTOTAL:	104,598	104,598
<u>PART III - OTHER PROJECT COSTS</u>		
CBCP/PLANNING STUDY	0	0
VALUE MANAGEMENT ANALYSIS	<u>0</u>	<u>0</u>
OTHER COSTS SUBTOTAL:	0	0
TOTAL PROJECT COST:	104,598	104,598

Eligible cost per bed based on 79 beds is \$1,324

Funding for reimbursement is suggested in the amount of \$26,150 which is 25% \$104,598

4. **Southside Regional Jail Security Door Upgrade**

- The Southside Regional Jail (SRJ), formed May 30, 1995, is comprised of Greenville County and the City of Emporia. The estimated total project cost of the security door and locking upgrade is \$276,930. The amount requested to be reimbursed is 50% or \$138,465. (See attached cost estimate)
- The jail has 55 cell doors and two security doors. As originally designed and installed, the doors do not have a security key override or other failsafe mechanism allowing quick and easy access by staff to reach a secure inmate cell if the existing pneumatic controls fail.
- There have been multiple occasions when security staff have to manually override the failed pneumatic security door mechanism. This process takes between five and ten minutes to access a cell making this a life safety threat to both inmates and staff.
- This project will replace all 57 doors with new #12 gage security hollow metal doors. The existing manual sliding bolt system above the door will be replaced with fully accessible and failsafe key overrides.
- Staffing levels, life cycle and operation costs are not affected by this project.

The Board of Corrections, at its July 19, 2017 meeting, granted a modification of Standard 6VAC15-80-160, Minor Renovation Project, of the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, 1994, to allow the Southside Regional Jail to proceed with its renovation by submitting this project as a Minor Renovation Project (MRP).

The Board of Corrections, at its July 19, 2017 meeting, granted a waiver of Standard 6VAC15-80-211, Value Management Analysis, of the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, 1994, to allow the Southside Regional Jail to proceed with its renovation without performing a Value Management Analysis (VMA).

A Community Based Corrections Plan is not required because the project does not increase inmate population or bed space.

The portion of the project's cost being requested as eligible for State reimbursement has been reviewed and approved by the Board of Corrections. The eligible project cost of \$276,930, of which up to 50% or \$138,465 would be reimbursable. (See attached Cost Analysis)

**SOUTHSIDE REGIONAL JAIL
SECURITY DOOR UPGRADE
COST ANALYSIS**

VADOC Formula for new construction does not apply to renovation projects such as this.

PLANNING STUDY PROJECT ESTIMATE (Exclusive of Bonds or Financing)	LOCALITY REQUESTED COST	VADOC ELIGIBLE COST
<u>PART I - NEW CONSTRUCTION</u>		
BUILDING COST	N/A	N/A
<u>PART II - PROJECT CONSTRUCTION COSTS</u>		
FIXTURES & EQUIPMENT (DOORS, KEY OVERRIDES)	<u>182,530</u>	<u>182,530</u>
PROJECT CONSTRUCTION COSTS SUBTOTAL:	182,530	182,530
<u>PART III - OTHER PROJECT COSTS</u>		
ON SITE CONSTRUCTION ADMINISTRATION	89,400	89,400
PLANNING STUDY	5,000	5,000
VALUE MANAGEMENT ANALYSIS	<u>0</u>	<u>0</u>
OTHER COSTS SUBTOTAL:	87,684	87,684
 TOTAL PROJECT COST:	 276,930	 276,930

Eligible cost per bed based on 100 beds is \$2,769

Funding for reimbursement is suggested in the amount of 138,465 which is 50% 276,930