

Annual Report of General Assembly  
Approved Jail Projects  
October 1, 2021

Prepared by the  
Compliance, Certification and Accreditation Unit of the  
Virginia Department of Corrections  
The Department of Criminal Justice Services and the Department of the Treasury

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## **Introduction**

Chapter 1289, Item 398 B. of the 2020-2022 Biennium Budget Bill requires that “The Department of Corrections shall provide an annual report on the status of jail construction and renovation projects as approved for funding by the General Assembly. The report shall be limited to those projects which increase bed capacity. The report shall include a brief summary description of each project, the total capital cost of the project and the approved state share of the capital cost, the number of beds approved, along with the net number of new beds if existing beds are to be removed, and the closure of any existing facilities, if applicable. The report shall include the six-year population forecast, as well as the double-bunking capacity compared to the rated capacity for each project listed. The report shall also include the general fund impact on community corrections programs as reported by the Department of Criminal Justice Services, and the recommended financing arrangements and estimated general fund requirements for debt service as provided by the State Treasurer. Copies of the report shall be provided by October 1 of each year to the Chairmen of the Senate Finance and House Appropriations Committees and to the Director, Department of Planning and Budget.”

Projects approved by the Board of Local and Regional Jails in 2021 included a renovation project to the Fairfax County Adult Detention Center for Mechanical and Security Control System Upgrades.

## **Currently Approved Projects by the General Assembly**

The following projects have been approved by the General Assembly, and are either completed or under construction.

**Central Virginia Regional Jail** – Added 200 new beds – Completed August, 2016.

**Chesapeake City Jail** – Added 192 new beds – Completed September, 2018

**Henry County Jail** – Rated capacity 400 beds – Date of completion projected for November, 2022

**Pamunkey Regional Jail** – Added 12 new beds – Completed August, 2016

**Prince William-Manassas Regional ADC** – Added 204 new beds – Completed October, 2020.

**Richmond City Jail** – Rated capacity 1,032 beds – Main facility opened July, 2014  
Community Custody facility opened December, 2014

**RSW Regional Jail** – Rated capacity 375 beds – Opened June, 2014

**Southwest Virginia Regional Jail** – Added 512 new beds – Completed February, 2015

## Approved Funding

**Funding included in the 2020-2022 Biennial Budget for the Commonwealth's reimbursement of a portion of the approved capital costs as determined by the Board of Local and Regional Jails and other interest costs as provided in §§ 53.1-80 through 53.1-82.2 of the Code of Virginia, for the following:**

### Commonwealth's Share of Approved Capital Costs

#### Project

Prince William-Manassas Regional ADC ( <i>204-Bed Expansion</i> )	\$21,032,421
Henry County Jail ( <i>400-Bed New Jail</i> )	\$18,759,878
Chesapeake City Jail ( <i>192-Bed Expansion</i> )	\$6,860,886
Middle River Regional Jail ( <i>400-Bed Expansion and Renovation</i> )	\$24,125,430
Piedmont Regional Jail ( <i>Renovation and Addition of Intake Area</i> )	\$2,139,464
Prince William - Manassas Regional Jail Expansion ( <i>Buildout Work Release</i> )	\$678,387
Riverside Regional Jail	\$807,447
Virginia Peninsula Regional Jail ( <i>Security Enhancements</i> )	\$57,731
Virginia Beach Correctional Center ( <i>Upgrade Master Control System</i> )	\$1,322,858
Montgomery County Jail ( <i>Upgrade Dormitory Security</i> )	\$253,571
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<b>Total Approved Capital Costs</b>	<b>\$76,038,073</b>

## **Community Corrections Funding Required by Jail Expansion Plans Department of Criminal Justice Services**

Pursuant to § 53.1-82.1 of the Code of Virginia, there are requirements to submit a community-based corrections plan to the Board of Corrections for approval of a jail project. Item 377.A6 of the Appropriation Act states that:

“If the Board of Corrections approves a request, the Department of Criminal Justice Services shall submit to the Department of Planning and Budget by October 1, a summary of the alternatives to incarceration included in the community-based corrections plan approved for the project, along with a projection of the state funds needed to implement these programs.”

One project was approved by the Board in 2021, however, this project did not increase rated bed capacity or staffing requirements. Therefore, no community-based corrections plans were presented to the Board in 2021.

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## **Recommended Financing Arrangements and Estimated General Fund Requirements for Debt Service as Provided by the Department of Treasury**

**Prince William – Manassas Regional ADC**, 204-Bed Expansion - Based on approved costs of \$42,064,842, maximum annual debt service for the VPBA’s reimbursement of the \$21,032,421 State share would be approximately \$1,530,200 each year for 20 years.

**Henry County Jail**, 400-Bed New Jail - Based on approved costs of \$75,039,512, maximum annual debt service for the VPBA’s reimbursement of the \$18,759,878 State share would be approximately \$1,364,500 each year for 20 years.

**Chesapeake City Jail**, 192-Bed Expansion - Based on approved costs of \$27,443,544, maximum annual debt service for the VPBA’s reimbursement of the \$6,860,886 State share would be approximately \$500,800 each year for 20 years.

**Middle River Regional Jail**, 400-Bed Jail Expansion and Renovation- Based on approved costs of \$96,501,722, maximum annual debt service for the VPBA’s reimbursement of the \$24,125,430 State share would be approximately \$ 1,755,000 each year for 20 years

**Piedmont Regional Jail**, Renovation and Addition of Intake Area - Based on approved costs of \$4,278,928, maximum annual debt service for the VPBA’s reimbursement of the \$2,139,464 State share would be approximately \$158,200 each year for 20 years.

**Prince William – Manassas Regional Jail Expansion**, Buildout of shell space for Work Release - Based on approved costs of \$2,713,549, maximum annual debt service for the VPBA’s

reimbursement of the \$678,387 State share would be approximately \$51,700 each year for 20 years.

**Riverside Regional Jail**, Facility Upgrades - Based on approved costs of \$3,229,787, maximum annual debt service for the VPBA's reimbursement of the \$807,447 State share would be approximately \$13,000 each year for 20 years.

All estimates were computed using a budgeted interest rate assumption of 4.00%. The actual interest rate will be based on market conditions at the time of the transaction. Also the estimates only relate to reimbursement of approved project costs and do not include reimbursement of the state's share of the regional authorities' financing (interest) costs from construction midpoint through completion, which will also be determined and at completion based on the timing and terms of their respective financings.

Since Board of Local and Regional Jails approval has been obtained, the Department of Treasury will establish a file for each of these and monitor for General Assembly reimbursement authorization during future sessions after which they will be added to our list of authorized jail projects.

\*Because additional beds were not part of a proposed planning study, a population forecast was not included in the 2021 report.