



COMMONWEALTH of VIRGINIA

CHADWICK S. DOTSON
DIRECTOR

Department of Corrections

P.O. BOX 26963
RICHMOND, VIRGINIA 23261
(804) 674-3000

November 1, 2024

Senator L. Louise Lucas, Chair
Senate Finance and Appropriations Committee
P.O. Box 700
Portsmouth, VA 23705-0700

Delegate Luke E. Torian, Chair
House Appropriations Committee
4222 Fortuna Plaza, Suite 659
Dumfries, VA 22025

RE: Report on the Intended Disposition and/or Alternate Use of Four
Department of Corrections Facilities Closed as of June 30, 2024

Dear Senator Lucas and Delegate Torian:

The Department of Corrections hereby submits this report in accordance with Item C-32.B of § 2-18 of Chapter 2 of the 2024 Special Session I Acts of Assembly, which provides:

B. The Department shall provide a report detailing the intended disposition and/or alternate use of the following facilities slated for closure: Sussex II State Prison, Augusta Correctional Center, Haynesville Field Unit, and Stafford Community Corrections Alternative Program. Any plans to retain facility ownership shall detail costs to maintain the property in habitable condition and, if applicable, costs to renovate or repurpose, and specific repurpose intentions. Alternately, such report shall also provide details on timeline and cost estimates to demolish, sell, or otherwise dispose of any of these facilities. The report shall be submitted to the Chairs of the House Appropriations Committee and Senate Finance and Appropriations Committee no later than November 1, 2024.

As of June 30, 2024, the Department closed the following four facilities: Stafford Community Corrections Alternative Program, Augusta Correctional Center, Haynesville Field Unit, and Sussex II State Prison. This report details the intended disposition and/or alternate use of these facilities, as applicable, and includes estimates of the associated costs to maintain, renovate or repurpose, or demolish, sell, or otherwise dispose of, the facilities as applicable to the intended disposition or alternate use of the facility.

1. Stafford Community Corrections Alternative Program (Stafford CCAP)

The Department intends for the Stafford CCAP facility to be sold or otherwise disposed of. The disposition of state agency surplus real estate property proceeds in accordance with § 2.2-1156 of the Code of Virginia (Code). The sale or disposition of the property pursuant to the Code is performed by the Department of General Services (DGS). According to the timeline provided by DGS at Exhibit 1 attached hereto, the disposition of a surplus property varies from 322 to 800 or more days under certain assumptions. DGS estimates the range of costs incurred to dispose of a surplus property is between \$53,975 to \$183,500, as more specifically detailed in Exhibit 2 attached hereto.

On September 10, 2024, the Department submitted to DGS with respect to the Stafford CCAP facility the provided Notification that Department of Corrections Possesses Property Not Used to Its Full Capacity or Not Required for VADOC Programs, which completes step 1 of the DGS disposition timeline. Subsequently, on October 2, 2024, the Virginia Department of Transportation (VDOT) sent a letter to the Department, attached hereto as Exhibit 3, requesting that the Department transfer the Stafford CCAP property to the VDOT Right of Way and Utilities Division pursuant to the reverter clause in the March 22, 1984 Agreement by which VDOT transferred the property to the Department. The reversion does not ripen until after the Department has discontinued the use of the property for one year. Furthermore, the re-transfer, which would be pursuant to § 2.2-1150 of the Code, is subject to the recommendation of DGS to the Governor and the approval of the Governor.

If DGS determines that the improvements at the Stafford CCAP facility should be demolished in connection with disposing of the facility, the DGS Division of Engineering and Buildings estimates for a capital budget request the total project costs for the demolition of the entirety of the improvements to be \$2,019,946, as more fully detailed in Exhibit 4 attached hereto.

2. Augusta Correctional Center (Augusta CC)

Pursuant to Chapter 127 of the 2024 Acts of Assembly (Act), which is set out at Exhibit 5 attached hereto, the Augusta CC is to be sold in accordance with the provisions of § 2.2-1156 of the Code. The sale or disposition of the property pursuant to the Code is performed by the Department of General Services (DGS). According to the timeline provided by DGS at Exhibit 1 attached hereto, the disposition of a surplus property varies from 322 to 800 or more days under certain assumptions. In light of the Act, no action on the part of the Department is necessary under step 1 of the DGS timeline. DGS estimates the range of costs incurred to dispose of a surplus property is between \$53,975 to \$183,500, as more specifically detailed in Exhibit 2 attached hereto.

The Act excludes from the sale of the Augusta CC facility in accordance with the provisions of § 2.2-1156 of the Code, two parcels of land, including all the improvements thereon, consisting of (i) the tax parcel containing the Augusta CC water treatment plant and (ii) the portion of another tax parcel where the Augusta CC water tank is situated. The Act directs that these parcels are to be conveyed by the Department in accordance with § 2.2-1150 of Code, without monetary consideration, to the Town of Craigsville.

If DGS determines that the improvements at the Augusta CC facility, exclusive of the two parcels to be conveyed to the Town of Craigsville, should be demolished in connection with disposing of the facility, the DGS Division of Engineering and Buildings estimates for a capital budget request the total project costs for the demolition of the entirety of the improvements to be \$23,900,243, as detailed in Exhibit 6 attached hereto.

3. Haynesville Field Unit (Haynesville CU 17)

The Department intends to repurpose the former Haynesville CU 17 administration building as offices and training rooms for use by the adjoining Haynesville Correctional Center (Haynesville CC) and other nearby institutions. The estimated costs to repurpose the building total \$25,000, which includes the costs of potentially rerouting the water supply line, new consumables, and office furniture. The cells may also be utilized for cell search training in order to enhance security staff training.

The remaining buildings at Haynesville CU 17 would be mothballed. Haynesville CC staff will maintain both the correctional center and Haynesville CU 17. The estimated annual costs to maintain the mothballed buildings in habitable condition and the surrounding grounds is approximately \$75,000, as detailed in Exhibit 7 attached hereto.

Alternatively, Haynesville CU 17 could be sold or otherwise disposed of. The disposition of state agency surplus real estate property proceeds in accordance with § 2.2-1156 of the Code of Virginia (Code). The sale or disposition of the property pursuant to the Code is performed by the Department of General Services (DGS). According to the timeline provided by DGS at Exhibit 1 attached hereto, the disposition of a surplus property varies from 322 to 800 or more days under certain assumptions. DGS estimates the range of costs incurred to dispose of a surplus property is between \$53,975 to \$183,500, as more specifically detailed in Exhibit 2 attached hereto.

If DGS determines that the improvements at the Haynesville CU 17 facility should be demolished in connection with disposing of the facility, the DGS Division of Engineering and Buildings estimates for a capital budget request the total project costs for the demolition of the entirety of the improvements to be \$2,039,686, as detailed in Exhibit 8 attached hereto.

4. Sussex II State Prison (Sussex II)

The Department intends to mothball Sussex II for future use due to projections showing increasing numbers of high security inmates to be housed that will exceed the capacity available at the Department's other high security facilities. In order for the buildings to be maintained in habitable condition, the initial deactivation, repair, and replacement costs to be incurred are estimated to be \$705,000, as detailed in Exhibit 9 attached hereto. The estimated annual costs to maintain the mothballed buildings in habitable condition and the surrounding grounds is \$650,000, as detailed in Exhibit 9 attached hereto.

Alternatively, Sussex II could be sold or otherwise disposed of. The disposition of state agency surplus real estate property proceeds in accordance with § 2.2-1156 of the Code of Virginia (Code). The sale or disposition of the property pursuant to the Code is performed by the Department of General Services (DGS). According to the timeline provided by DGS at Exhibit 1 attached hereto, the disposition of a surplus property varies from 322 to 800 or more days under certain assumptions. DGS estimates the range of costs incurred to dispose of a surplus property is between \$53,975 to \$183,500, as more specifically detailed in Exhibit 2 attached hereto.

If DGS determines that the improvements at the Sussex II facility should be demolished in connection with disposing of the facility, the DGS Division of Engineering and Buildings estimates for a capital budget request the total project costs for the demolition of the entirety of the improvements to be \$26,122,330, as detailed in Exhibit 10 attached hereto.

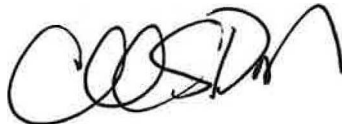
Senator L. Louise Lucas
Delegate Luke E. Torian
November 1, 2024

Conclusion

The Department is committed to ensuring that any retention, renovation, repurposing, or disposal decisions are guided by fiscal responsibility and operational efficiency.

If any clarification or additional information is desired, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Dotson", with a stylized flourish at the end.

Chadwick S. Dotson
Director

cc: Mr. Michael Maul, Director, Department of Planning and Budget

Exhibit 1

DGS Surplus Process Timeline

Step	Task	Action	Duration		
1	Agency determines that site is no longer needed and communicates that status to DRES.	DRES prepares a surplus notification letter and property questionnaire requesting records that may be available from the agency. The agency reviews and completes the questionnaire and the Agency Head signs the surplus declaration letter.	DRES: 1 - 5 days depending on size and complexity of the property, a notification letter and questionnaire to be prepared and sent to the agency. Agency: 5 to 30 days depending on property complexity and agency routing process, for the letter to be executed and returned. This could take longer if Board approval is also required. DURATION: 6-35 days	6	35
2	DGS determines if there is another state need that best suits the property.	DRES notifies other agencies of the availability of Commonwealth property and solicits interest and justification of need.	5 - 30 days depending if a state agency identifies a need, and DRES to determine if the need is justified and best suits the property. DURATION: 5 - 30 days	5	30
3	Secretary of Natural Resources (SONR) review and approval.	DRES prepares and submits property information to the Department of Historic Resources (DHR) and Department of Conservation and Recreation (DCR) Natural Heritage division for review and comment regarding any historic or natural resources that may be present.	DRES: 5 days to prepare information package. DHR and DCR: 30 days to review the information and identify any historic or natural resource concerns. SONR: Once DHR & DCR reviews are complete, DGS sends notice memo to SONR, who by Code has 15 business days from the receipt from DGS to review and respond. DURATION: 50 days	50	50
4	Obtain an appraisal on property to determine Fair Market Value.	DRES will procure and review an appraisal on the property.	The appraisal process timing varies depending on the complexity of the property. Note: This step may run concurrent with offering the property to the locality for consideration. DURATION: 45 days to 105 days.	45	105
5	Notification to Locality and the Local Economic Development Authority (EDA).	Upon receipt of SONR's opinion DRES will prepare letters to notify both the locality and the local EDA.	Pursuant to VA Code 2.2-1156, the locality and its EDA is provided 180 days to consider the property and respond with a proposal for use of the property in conjunction with a bona fide economic development activity. DURATION: up to 180 days	1	180

6	Governor's Authorization to sell the property to the locality to support a bona fide economic development activity	DGS prepares memo to Secretary of Administration seeking authorization to sell the property.	Varies depending on decision considerations of the Administration. DURATION: ~30 - 90 days	30	90	
7	List Property for sale with Commonwealth's contracted broker.	DRES engages broker to sell property.	DURATION: 5 to 10 days.	5	10	
8	Marketing	Broker conducts marketing campaign. Offering is also posted on the DGS website.	Varies depending on market demand, location and condition of the property. DURATION: >90 days	90	90	
9	Contract negotiation	DRES prepares Real Estate Sales Agreement and negotiates terms with purchaser.	Varies depending on complexity of terms and conditions sought by purchaser. DURATION 30 - 60 days	30	60	
10	Purchaser's Due Diligence Period	Purchaser's time to perform studies on the property.	Varies depending on property size and complexity, and as may be extended due to environmental concerns or rezoning approvals. DURATION 30 - 120 days, or more	30	120	
11	Closing	Preparation of deed and closing documents. Notice of sale and anticipated revenue to money committees (if required). Change of Ownership Checklist sent to agency to terminate services related to the operation of the property and a reminder to update Commonwealth property records that the property is sold.	For non-Economic Development Authority (EDA) sales, pursuant to Section 4-5.09 of the AA, notice is required to be given to the money committees 30-days prior to closing. DURATION 30 days.	30	30	
12	Post Closing	Recorded deed sent to DRES records management, agency and Office of the Attorney General. Notification to money committees for EDA sales.	For sale of property designated for economic development, pursuant to Section 4-5.10 of the AA, notification to the money committees is required within 30 days following closing on the property. DURATION 30 days.			
The duration time also assumes that no rezoning contingency for the surplus property to be sold.				Varies...322 to 800+ days	322	800

Exhibit 2

DGS Surplus Real Property Sales Expenses

Item	Cost Range		Comment
DHR Review	\$75	\$100	In the process of obtaining the Secretary of Natural Resources opinion, Department of Historic Resources (DHR) performs an Archives Search.
Appraisal	\$5,000	\$10,000	The appraisal expense is dependent on the complexity of the property being appraised.
Survey	\$25,000	\$100,000	Typically purchaser pays for survey. Commonwealth expense for survey work may be needed for documenting existing utilities or for subdivision of the parcel when only a portion is surplus.
Commission	\$17,500	\$50,000	Ranges from 3.5% to 10% percent of sales price depending on the particulars of the property. A \$500,000 sales price is assumed to create the expense range.
Office of the Attorney General (OAG) Time	\$4,100	\$16,400	Assumption 20 hours x \$204.23 per hour and 80 hours @ \$204.23 per hour
Department of General Services (DGS) Time	\$2,300	\$7,000	Assumption 30 hours x \$78 per hour and 90 hours @ \$78 per hour
TOTAL ESTIMATED COSTS (range)	\$53,975	\$183,500	

Notes:

1. Costs associated with the sale of real property are deducted from sale proceeds.
2. Surplus property dispositions may incur other expenses such as environmental remediation, outside counsel and demolition.

Exhibit 3

VDOT Letter Requesting Reversion of Stafford CCAP

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
1101 EAST BROAD STREET
RICHMOND, VIRGINIA 23219-2000

Stephen C. Brich, P.E.
COMMISSIONER

October 2, 2024

Timothy Newton, Director
Infrastructure and Environmental Management Unit
Virginia Department of Corrections
6900 Atmore Drive
Richmond, VA 23261-6963

RE: Surplus Property Transfer – Former Property of:
James Ashby Jr. et al.; R.A. Cooper et al., and M.L. Stack, et al.
PMI #10887 and PMI #1001206

Dear Mr. Newton:

The Virginia Department of Transportation (VDOT) and Virginia Department of Corrections (VDOC) entered into an Agreement dated March 22, 1984, recorded in Deed Book 465, Page 287, for the transfer of approximately 146 acres of land for the purpose of constructing and maintaining a corrections facility in Stafford County. VDOT has received notice that VDOC officially terminated their use of the property as of June 30, 2024. Therefore, VDOT requests that VDOC move forward with the official transfer for the property back to our Right of Way and Utilities Division, waiving the one-year reversion clause as provided for in the Agreement.

Please contact Kimberly Leckner, Property Management Program Manager, by phone at (804) 786-4079, or by email at Kimberly.Leckner@VDOT.Virginia.gov for additional assistance or if you have any questions.

Sincerely,

Lori A. Snider
Lori A. Snider
Right of Way and Utilities Director

cc: Kimberly M. Leckner
Lynan R. Brown

Exhibit 4

DGS-30-199

DEB Stafford CCAP Demolition Costs Estimate

CR-1

(Rev. 07/01/24)

FY 2025 Project Planner

Note OVERVIEW

Project name	Stafford Men's Diversion Center Demolition		
Agency			
Project Code			
Project Type	DEMOLITION		
Biennium			
Budget Round			
Request Origin			
Project Location			
Facility/Campus			
Source of Request			
Infrastructure Element	No		
Contains significant technology costs?	No		
Contains significant energy costs?	No		
Contact			
Prevailing Wage Premium Allowance	Applicable ►		Yes

**Capital Budget Request
Amounts**

	PROJECT BUDGET	Amount (current date)	Amount (mid-construction)	Comments
1	Acquisition	-	-	\$/SF
2	Construction	1,098,316	1,241,311	32.80
3	Design & Related Services	91,937	103,428	2.73
3	Inspection & Testing Services	129,605	145,804	3.85
3	Project Management & Other Costs	415,417	467,338	12.35
4	Furnishings & Movable Equipment	0	0	0.00
2	Construction Contingency	54,916	62,066	1.64
	TOTAL PROJECT BUDGET	1,790,191	2,019,946	53.38

	PLANNING PHASES	Amount	Comments
3, 5, 6	Detailed Planning Phase	174,248	187,497
3, 5, 6	Additional Planning to Bid Phase	82,169	100,968
3, 5, 6	Total Planning to Bid Phase	256,417	288,465

	SCOPE	Amount	Comments
	Total square foot (per form DGS-30-219)	37,843	
	Net # of New Parking Spaces - Surface Lot		
	Net # of New Parking Spaces - Parking Deck		
	Site Size (acres)		

	SCHEDULE	Dates	Comments
	Start of design	1/1/2026	
	Start of construction	1/1/2027	
	Mid-Point of Construction	2/15/2027	
	End of Construction	4/1/2027	
A	Annual Inflation Rate	4.00%	
B1	Supply Chain Premium 2024	0.00%	
B2	Supply Chain Premium 2026	0.00%	
B3	Supply Chain Premium 2027 And After	0.00%	
A+B1	Total Escalation Rate (2024)	4.00%	
	Baseline Date	9/25/2024	

- 1 The amount required for acquisition, shown in the blue highlighted cell, does not include inflation or supply chain premium.
- 2 The amount required for construction, shown in the blue highlighted cell, includes inflation and supply chain premium to the mid-point of construction.
- 3 The amount required for soft costs, shown in the blue highlighted cell, includes inflation to the start of construction.
- 4 The amount required for FF&E, shown in the blue highlighted cell, includes inflation and supply chain premium to the end of construction.
- 5 Planning amounts are part of the overall project total.
- 6 List any unusual Detailed Planning requirements in comments.

Exhibit 5

VIRGINIA ACTS OF ASSEMBLY -- 2024 SESSION

CHAPTER 127

An Act to convey certain property from the Department of Corrections to the Town of Craigsville; Augusta Correctional Center.

[S 691]

Approved March 20, 2024

Be it enacted by the General Assembly of Virginia:

1. § 1. *That the Augusta Correctional Center operated by the Department of Corrections shall be sold in accordance with the provisions of § 2.2-1156 of the Code of Virginia. Notwithstanding the provisions of § 2.2-1156 of the Code of Virginia or any other provisions of law, the proceeds of the sale of the Augusta Correctional Center shall be paid into the general fund. Furthermore, notwithstanding the foregoing, the Commonwealth of Virginia, through the Department of Corrections, shall convey, in accordance with § 2.2-1150 of Code of Virginia, without monetary consideration, to the Town of Craigsville the following parcels of land, including all improvements thereon and appurtenances thereunto belonging, lying in the Pastures Magisterial District of Augusta County: (i) all of Tax Map No. 70, Parcel 28D and (ii) the portion of Tax Map No. 70, Parcel 28 that contains a water tank and its related facilities located thereon that are utilized in support of operations related to the water tank, and shall further convey any easements and rights of way across the property that are a part of the Augusta Correctional Center (a) that are necessary for the Town of Craigsville to access Tax Map No. 70, Parcel 28D and to access the portion of Tax Map No. 70, Parcel 28 conveyed to it and (b) that contain facilities associated with the Town of Craigsville's water system or facilities being incorporated therein as a result of the conveyances contemplated hereby:*

Exhibit 6

DGS-30-199

DEB Augusta CC Demolition Costs Estimate

CR-1

(Rev. 07/01/24)

FY 2025 Project Planner

Note OVERVIEW

Project name	Augusta CC Demolition		
Agency			
Project Code			
Project Type	DEMOLITION		
Biennium			
Budget Round			
Request Origin			
Project Location			
Facility/Campus			
Source of Request			
Infrastructure Element	No		
Contains significant technology costs?	No		
Contains significant energy costs?	No		
Contact			
Prevailing Wage Premium Allowance	Applicable ►		Yes

**Capital Budget Request
Amounts**

	PROJECT BUDGET	Amount (current date)	Amount (mid-construction)	Comments
1	Acquisition	-	-	\$/SF
2	Construction	17,773,916	20,385,896	61.35
3	Design & Related Services	1,260,063	1,417,552	4.27
3	Inspection & Testing Services	219,737	247,201	0.74
3	Project Management & Other Costs	892,372	1,003,905	3.02
4	Furnishings & Movable Equipment	0	0	0.00
2	Construction Contingency	737,334	845,690	2.55
	TOTAL PROJECT BUDGET	20,883,421	23,900,243	71.93

	PLANNING PHASES	Amount	Comments
3, 5, 6	Detailed Planning Phase	767,299	825,641
3, 5, 6	Additional Planning to Bid Phase	571,789	680,813
3, 5, 6	Total Planning to Bid Phase	1,339,088	1,506,454

	SCOPE	Amount	Comments
	Total square foot (per form DGS-30-219)	332,278	
	Net # of New Parking Spaces - Surface Lot		
	Net # of New Parking Spaces - Parking Deck		
	Site Size (acres)		

	SCHEDULE	Dates	Comments
	Start of design	1/1/2026	
	Start of construction	1/1/2027	
	Mid-Point of Construction	7/2/2027	
	End of Construction	12/31/2027	
A	Annual Inflation Rate	4.00%	
B1	Supply Chain Premium 2024	0.00%	
B2	Supply Chain Premium 2026	0.00%	
B3	Supply Chain Premium 2027 And After	0.00%	
A+B1	Total Escalation Rate (2024)	4.00%	
	Baseline Date	9/25/2024	

- 1 The amount required for acquisition, shown in the blue highlighted cell, does not include inflation or supply chain premium.
- 2 The amount required for construction, shown in the blue highlighted cell, includes inflation and supply chain premium to the mid-point of construction.
- 3 The amount required for soft costs, shown in the blue highlighted cell, includes inflation to the start of construction.
- 4 The amount required for FF&E, shown in the blue highlighted cell, includes inflation and supply chain premium to the end of construction.
- 5 Planning amounts are part of the overall project total.
- 6 List any unusual Detailed Planning requirements in comments.

Exhibit 7

Estimated Annual Costs to Maintain Haynesville CU 17

<u>Utilities, Maintenance, Inspections, Repairs</u>	<u>Annual Cost</u>
Electricity	\$27,000
Generators and automatic transfer switches, including fuel	\$16,000
Fire alarm system and smoke detectors	\$5,000
Outsourced services and inspections	\$5,000
Pest and rodent control	\$1,000
HVAC system	\$1,000
Materials and supplies	<u>\$20,000</u>
TOTAL	\$75,000

Exhibit 8

DGS-30-199

DEB Haynesville CU 17 Demolition Costs Estimate

CR-1

(Rev. 07/01/24)

FY 2025 Project Planner

Note OVERVIEW

Project name	Haynesville CU17 Demolition		
Agency			
Project Code			
Project Type	DEMOLITION		
Biennium			
Budget Round			
Request Origin			
Project Location			
Facility/Campus			
Source of Request			
Infrastructure Element	No		
Contains significant technology costs?	No		
Contains significant energy costs?	No		
Contact			
Prevailing Wage Premium Allowance	Applicable ►		Yes

**Capital Budget Request
Amounts**

PROJECT BUDGET

		Amount (current date)	Amount (mid-construction)	Comments
1	Acquisition	-	-	\$/SF
2	Construction	1,113,875	1,258,896	32.88
3	Design & Related Services	93,027	104,654	2.73
3	Inspection & Testing Services	129,605	145,804	3.81
3	Project Management & Other Costs	415,461	467,387	12.21
4	Furnishings & Movable Equipment	0	0	0.00
2	Construction Contingency	55,694	62,945	1.64
	TOTAL PROJECT BUDGET	1,807,662	2,039,686	53.27

PLANNING PHASES

		Amount	Amount	Comments
3, 5, 6	Detailed Planning Phase	174,734	188,020	
3, 5, 6	Additional Planning to Bid Phase	82,600	101,477	
3, 5, 6	Total Planning to Bid Phase	257,335	289,497	

SCOPE

	Amount	Comments
Total square foot (per form DGS-30-219)	38,290	
Net # of New Parking Spaces - Surface Lot		
Net # of New Parking Spaces - Parking Deck		
Site Size (acres)		

SCHEDULE

	Dates	Comments
Start of design	1/1/2026	
Start of construction	1/1/2027	
Mid-Point of Construction	2/15/2027	
End of Construction	4/1/2027	
A Annual Inflation Rate	4.00%	
B1 Supply Chain Premium 2024	0.00%	
B2 Supply Chain Premium 2026	0.00%	
B3 Supply Chain Premium 2027 And After	0.00%	
A+B1 Total Escalation Rate (2024)	4.00%	
Baseline Date	9/25/2024	

- 1 The amount required for acquisition, shown in the blue highlighted cell, does not include inflation or supply chain premium.
- 2 The amount required for construction, shown in the blue highlighted cell, includes inflation and supply chain premium to the mid-point of construction.
- 3 The amount required for soft costs, shown in the blue highlighted cell, includes inflation to the start of construction.
- 4 The amount required for FF&E, shown in the blue highlighted cell, includes inflation and supply chain premium to the end of construction.
- 5 Planning amounts are part of the overall project total.
- 6 List any unusual Detailed Planning requirements in comments.

Exhibit 9

Estimated Initial Costs for Deactivation, Repairs, and Replacements at Sussex II

<u>Deactivation, Repairs, and Replacements</u>	<u>Initial Cost</u>
Roll back or block open doors	\$20,000
Remove/disable interior locks	\$50,000
Drain hot and cold-water systems	\$75,000
Remove combustible items	\$100,000
Generator	\$40,000
HVAC system	\$80,000
Fire alarm system	\$100,000
Roof	\$100,000
Steam trap	<u>\$140,000</u>
TOTAL	\$705,000

Estimated Annual Costs to Maintain Sussex II

<u>Utilities, Maintenance, Inspections, Repairs</u>	<u>Annual Cost</u>
Electricity, water, and sewer	\$185,000
Generators and automatic transfer switches, including fuel	\$30,000
Fire alarm system	\$22,000
Sprinkler system	\$13,000
Environmental inspections	\$15,000
Pest and rodent control	\$3,000
HVAC system	\$25,000
Steam and Condensate System	\$200,000
Portable toilets	\$2,000
Staffing, including cadre inmates	<u>\$155,000</u>
TOTAL	\$650,000

Exhibit 10

DGS-30-199

DEB Sussex II Demolition Costs Estimate

CR-1

(Rev. 07/01/24)

FY 2025 Project Planner

Note OVERVIEW

Project name	Sussex II State Prison Demolition	
Agency		
Project Code		
Project Type	DEMOLITION	
Biennium		
Budget Round		
Request Origin		
Project Location		
Facility/Campus		
Source of Request		
Infrastructure Element	No	
Contains significant technology costs?	No	
Contains significant energy costs?	No	
Contact		
Prevailing Wage Premium Allowance	Applicable ▶	Yes

Capital Budget Request Amounts

PROJECT BUDGET	Amount (current date)	Amount (mid-construction)	Comments
1 Acquisition	-	-	\$/SF
2 Construction	19,758,509	22,662,137	69.48
3 Design & Related Services	1,399,084	1,573,948	4.83
3 Inspection & Testing Services	219,737	247,201	0.76
3 Project Management & Other Costs	647,929	728,910	2.23
4 Furnishings & Movable Equipment	0	0	0.00
2 Construction Contingency	793,521	910,134	2.79
TOTAL PROJECT BUDGET	22,818,780	26,122,330	80.09

PLANNING PHASES Amount Comments

3, 5, 6 Detailed Planning Phase	829,298	892,354
3, 5, 6 Additional Planning to Bid Phase	626,842	745,781
3, 5, 6 Total Planning to Bid Phase	1,456,140	1,638,135

SCOPE Amount Comments

Total square foot (per form DGS-30-219)	326,145
Net # of New Parking Spaces - Surface Lot	
Net # of New Parking Spaces - Parking Deck	
Site Size (acres)	

SCHEDULE Dates Comments

Start of design	1/1/2026
Start of construction	1/1/2027
Mid-Point of Construction	7/2/2027
End of Construction	12/31/2027
A Annual Inflation Rate	4.00%
B1 Supply Chain Premium 2024	0.00%
B2 Supply Chain Premium 2026	0.00%
B3 Supply Chain Premium 2027 And After	0.00%
A+B1 Total Escalation Rate (2024)	4.00%
Baseline Date	9/25/2024

- 1 The amount required for acquisition, shown in the blue highlighted cell, does not include inflation or supply chain premium.
- 2 The amount required for construction, shown in the blue highlighted cell, includes inflation and supply chain premium to the mid-point of construction.
- 3 The amount required for soft costs, shown in the blue highlighted cell, includes inflation to the start of construction.
- 4 The amount required for FF&E, shown in the blue highlighted cell, includes inflation and supply chain premium to the end of construction.
- 5 Planning amounts are part of the overall project total.
- 6 List any unusual Detailed Planning requirements in comments.