



MIDDLE RIVER REGIONAL JAIL AUTHORITY

Staunton City Council
Jail Expansion Discussion
January 28, 2021

Presentation Agenda

- ❑ Background (Middle River Regional Jail Authority Overview)
- ❑ Administrative Process for Expansion Approval
- ❑ Historical Option Overview
- ❑ Project Scope
- ❑ Potential Project

Facility Overview

- Middle River Regional Jail Authority (MRRJA) began operation 2006 (original members Augusta County, City of Staunton and City of Waynesboro)
- City of Harrisonburg and Rockingham County joined Authority in 2015
- MRRJ Original DOC rated capacity of MRRJ = **396**
- MRRJ original construction provided for core space (kitchen, hot water, HVAC etc..) for **150%** capacity (about **600** inmates)
- Average Daily Population for CY 2020 was **843** with 37 inmates on HEI (In house ADP **806** – **200+%** rated capacity); remember ADP is depressed due to COVID-19

Facility Overview (Crowding)

	VADOC Rated Capacity	FY 2019 ADP	FY 2019 % Occupancy	FY 2018 ADP	FY 2018 % Occupancy	FY 2017 ADP	FY 2017 % Occupancy
Middle River Regional Jail	396	923	233%	878	222%	830	210%

Expansion Process Overview

- MRRJA approved publishing Request for Proposal to conduct a **Community Based Corrections Plan [CBCP]** (Document required to be eligible for 25% Commonwealth Reimbursement)
- Moseley Architects awarded contract for CBCP.
- CBCP has two parts Needs Assessment and Planning Study
 - Needs Assessment – is there a need to expand
 - Needs Assessment determined MRRJA would need 1,283 inmate beds per day by CY 2029
 - Planning Study – what might expansion look like (what is needed)
- MRRJA approved for the CBCP to be submitted to the Department of Corrections and the Commonwealth Board of Local and Regional Jails for review and approval
- The Commonwealth Board of Local and Regional Jails approved MRRJA's CBCP in September 2020 for a 400 bed expansion.

What is Next?

- Governor did not include the project in proposed FY 22 Budget
- Senator Hanger and Delegate Avoli have submitted Budget Amendments to include expansion in FY 22
- Receive guidance from the MRRJA Board of Directors on shape and size of expansion project
- Receive guidance from the MRRJA Board of Directors on financing

Option A/B/C Overview

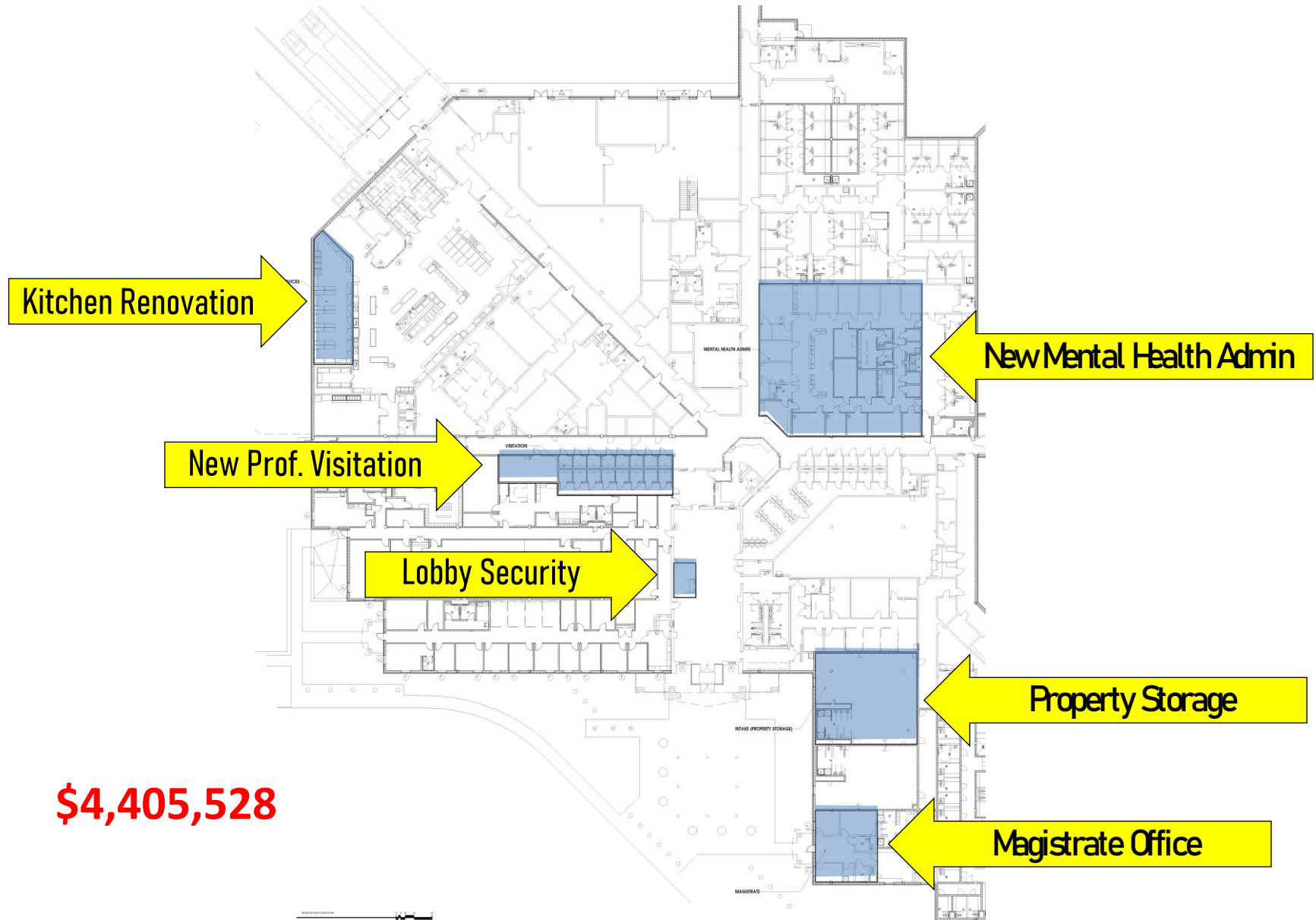
Previous Option Overview

- With the goal of increasing the rated capacity of the Middle River Regional Jail so as to improve the safety and security for staff and inmates staff initially developed Options A, B, and C
- **Option A** = Renovation, Medical, Laundry, Warehouse/Maintenance, Mental Health beds and 400 new beds with capacity for additional 400 beds in the future with limited new construction **\$96,531,639**
- **Option B** = Same as Option A for 400 new beds with no capacity for additional 400 beds **\$58,441,761**
- **Option C** = Renovation, Medical, Laundry, Warehouse/Maintenance, no Mental Health beds and 200 bed minimum custody beds and 200 community corrections beds with no capacity for additional 400 beds **\$40,033,233**
- MRRJA Board authorized submitting a Community Based Corrections Plan(CBCP) based on **Option A**. The CBCP was subsequently approved by the Board of Local and Regional Jails

Project Scope

- Moseley and MRRJ Staff revisited previously reviewed options with the MRRJA Board of Directors December 2, 2020
- After that meeting, it was clear that the original **Option A** submitted as part of the Community Based Corrections Plan was **too large in scope**
- MRRJ Staff met with Moseley and changed how the potential project could be reduced in scope
- Mr. King (Rockingham) Board Chair called a Special Meeting for January 7, 2021 to review the revised project options
- Key Issues
 - Renovation – facility 15 years
 - Community Corrections
 - Mental Health
 - Increased minimum custody beds
 - Warehouse/Maintenance

Recommended Renovation



Potential Mental Health

1. M/C Unit – Construct day room and twenty-four (24) individual cells in adjacent to Pod MD **\$2,334,568**
2. M/D Unit - Construct day room and twenty-four (24) individual cells in adjacent to Pod MC **\$2,334,568**
3. Could be used for maximum, medium and minimum custody inmates



OVERALL FLOOR PLAN

FUTURE EXPANSION

BUILDING CORE

WOMEN'S POD

MEN'S PODS

KEYNOTES

- 01 36" H FLAGPOLE ON 30" H CONC BASE
- 02 32" H FLAGPOLE ON 30" H CONC BASE
- 03 WHITE CONC
- 04 REDD CONC
- 05 BROWN CONC
- 06 FOUNTAIN/MONUMENT (N.I.C.)
- 07 ANCHORED CONC BENCH
- 08 LIGHT BOLLARD
- 09 TRAFFIC BOLLARD ANTI-RAM MOUNT
- 10 4" DIA PLANTER, 30" H ANTI-RAM MOUNT
- 11 TRAFFIC BOLLARD, BATTERED/RAM MOUNT
- 12 4" DIA PLANTER, 30" H MONOLITHIC FREE STANDING
- 13 CENTER LIGHT BOLLARDS 08 AND PLANTERS 09 & 12 BETWEEN PAVING JOINTS

ADMIN ENTRY PLAN

MAIN ENTRY PAVING PLAN

REFER TO DETENTION DOOR
SCHEDULE DRAWING 13.01 FOR
DOORS D1001 AND D1002

FUTURE EXPANSION

Potential MH

MIDDLE RIVER REGIONAL

MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA

PROJECT NO.
4200000
DATE
SEPT 11, 2003
DESIGNED BY
EERO LECHE
CHECKED BY
SCOTT W. W.
SCALE 1/32"=1'-0"

OVERALL PLAN

A2.0

MOSELEY ARCHITECTS
A PROFESSIONAL CORPORATION
401 SOUTH HANES BOULEVARD, RICHMOND, VIRGINIA 23266
PHONE (804) 744-7555 FAX (804) 279-8660
MOSELEYARCHITECTS.COM



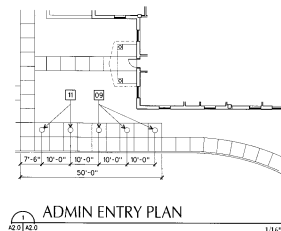
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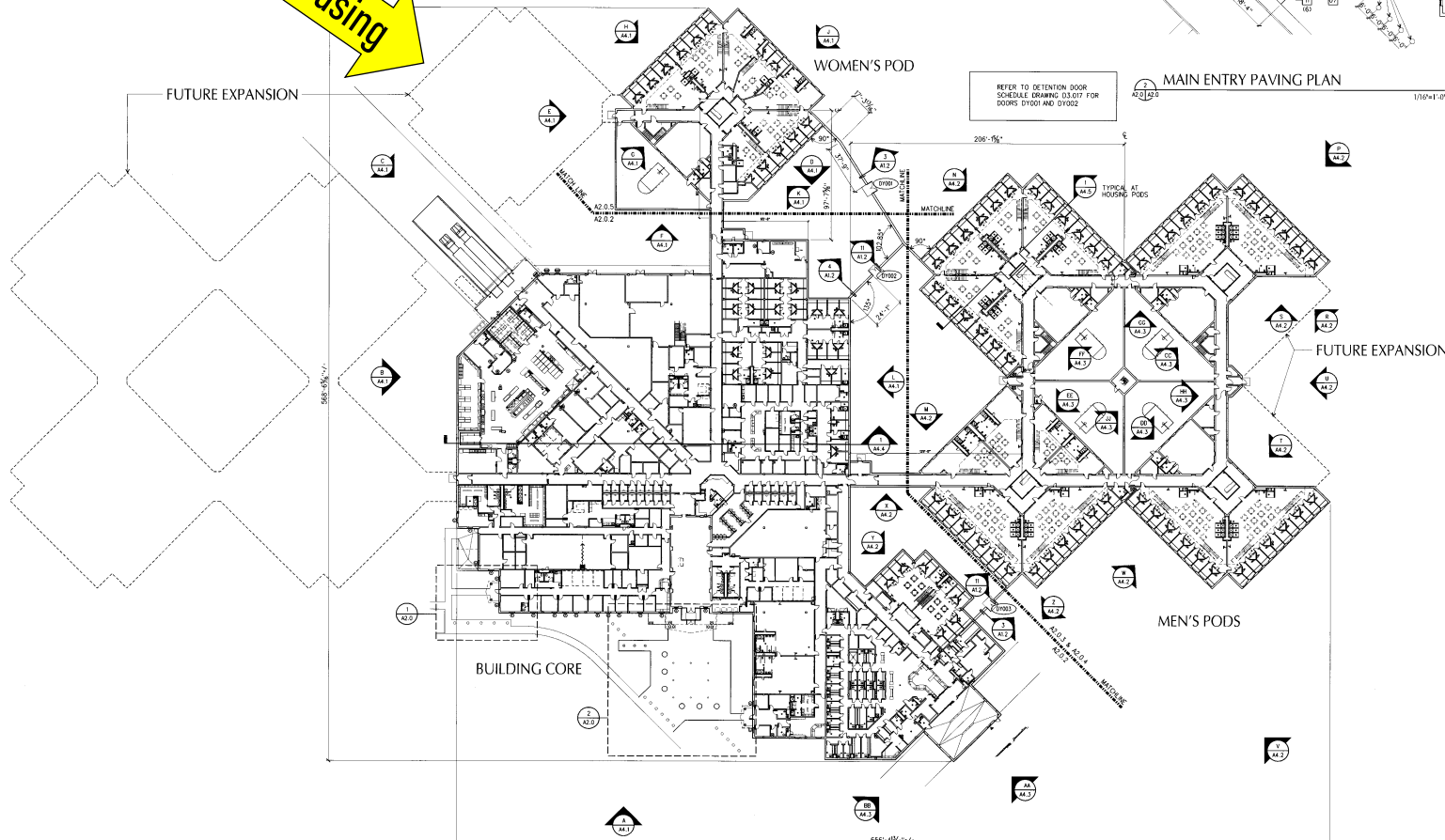
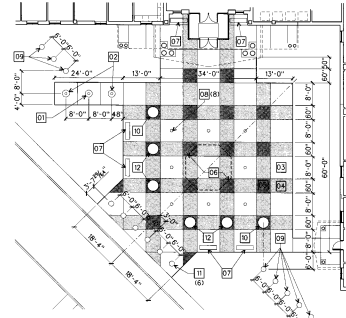
Minimum Custody Beds (West FA Dorm)

1. Construct four 48 bed dormitories (192 Beds) and mezzanine west of Pod FA with an outdoor rec yard, program area, and potential work release office area. **\$14,103,039**
2. Space could be used for Community Custody, Minimum or Medium Custody inmates

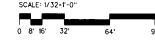
Possible Min Custody Housing



- ### KEYNOTES
- 01 36" H FLAGPOLE ON 30" H CONC. BASE
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 - 03 WHITE CONC.
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 - 13 CENTER LIGHT BOLLARDS AND PLANTERS [08] & [12] BETWEEN PAVING JOINTS



OVERALL FLOOR PLAN



MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION
401 E. 12th Street, Suite 1000, Richmond, Virginia 23219
PHONE (804) 744-7500 FAX (804) 744-7501
MOSELEYARCHITECTS.COM



MIDDLE RIVER REGIONAL JAIL
MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA

PROJECT NO. 2003-0001
DATE: 09/01/03
DRAWN BY: D. J. T. P.
CHECKED BY: E. J. C. G.
SCALE: 1/32"=1'-0"

OVERALL PLAN

A2.0

Potential Community Corrections

Construct Separate Community Corrections Facility

1. Construct 112 bed community corrections facility in the south parking lot. All support provided from main jail. **\$6,125,543**
2. This facility could not be used for Minimum Custody inmates.
3. While City Staff support Community Corrections Programming, they support a combination Community Corrections/Minimum Custody facility (192 Beds) as opposed to an additional 112 Bed stand alone facility.

Potential Support Services

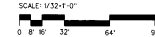
Original Core anticipated 150% inmate capacity – MRRJ currently has 200+% capacity (2029 projects 300% capacity)

Construct one-story expansion west of the existing administrative space for

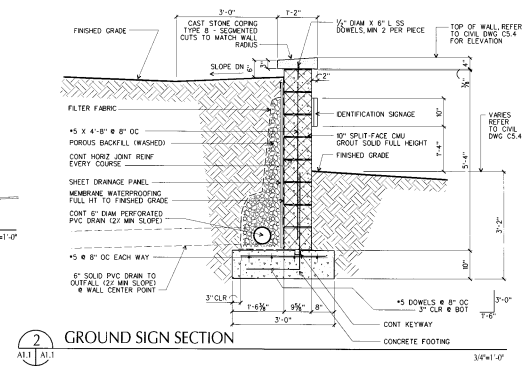
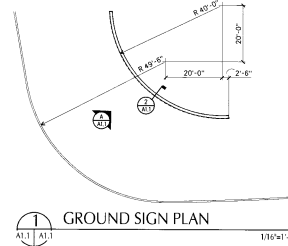
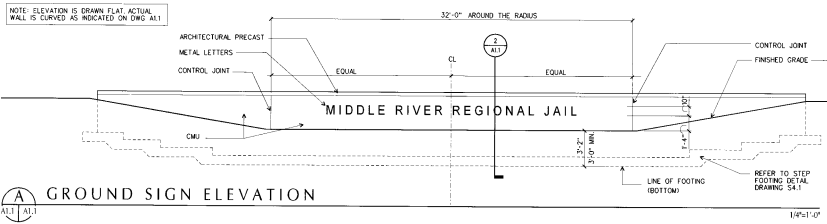
1. New Inmate Medical Unit to better provide inmate healthcare
2. Add food service space to meet current population
3. New Inmate Laundry to meet current population
4. Add Administration space to meet demand for additional staff that comes with expansion

\$9,031,007



 $1/16^{\circ}=1'-0"$  $1/32'' = 1' - 0$ 

NOTE: ELEVATION IS DRAWN FLAT. ACTUAL WALL IS CURVED AS INDICATED ON DWG A1.1



Potential New Maint/WH

4,200 sq ft
\$1,131,948

Potential New Option

Possible Option	Cost	25%	MRRJ Bond		
Renovation	\$ 4,405,528	\$ 1,101,382	\$ 3,304,146		
24 Bed MH	\$ 2,334,568	\$ 583,642	\$ 1,750,926	24	
24 Bed MH	\$ 2,334,568	\$ 583,642	\$ 1,750,926	24	
West FA 192 Beds	\$ 14,103,089	\$ 3,525,760	\$ 10,577,329	192	
CC 112 Beds	\$ 6,125,543	\$ 1,531,386	\$ 4,594,157	112	
Support Services	\$ 9,031,007	\$ 2,257,752	\$ 6,773,255		
Maint/Warehouse	\$ 1,131,948	\$ 282,987	\$ 848,961	352	# Beds Added
Total	\$ 39,466,251	\$ 9,866,551	\$ 29,599,700		

Cost Assumptions

- **RBC- Rated Bed Capacity** refers to the number of approved beds added through construction as the basis for the Compensation Board to determine the funding for additional staff based on the Compensation Board staffing funding formula.
- **Personnel Costs** – Costs are based on a Bed Rated Capacity of 796, not the number of beds added for any of these new options. The Jail is expected to have an ADP of 1060 in 2024 and the staffing level needs to be based on at least a 796 RBC. A Rated Bed Capacity less than 796 will require the localities to fund more of the personnel costs because the Compensation Board will only fund positions based on the approved RBC added during construction.
- **Total Other Costs** – Refers to all costs except the personnel and debt costs. These are the same costs presented at December 1, 2020 because the cost is based on the ADP of 1060, not based on the RBC based on any of these new options.
- **Debt** – Annual Debt Service Cost is based on 75% of the project cost, at a 5% rate, 30 years. This cost can be refined based on decisions concerning whether to capitalize interest for two years, interim financing for architect fees, if a debt service reserve will be required, and costs of issuance.

Potential Option Anticipated Budget Increase

\$39,466,251	FY2024	FY2025	FY2026	FY2027	FY2028
NEW BEDS = 352					
RBC= 748					
PERSONNEL COSTS - 796 RBC	\$ 9,335,991	\$ 9,569,391	\$ 9,808,625	\$ 10,053,841	\$ 10,305,187
TOTAL OTHER COSTS	\$ 2,023,178	\$ 2,053,630	\$ 2,084,844	\$ 2,116,838	\$ 2,149,631
DEBT	\$ 1,925,502	\$ 1,925,502	\$ 1,925,502	\$ 1,925,502	\$ 1,925,502
TOTAL	\$ 13,284,671	\$ 13,548,523	\$ 13,818,971	\$ 14,096,181	\$ 14,380,320
LESS COMP BOARD FUNDING	\$ (4,909,179)	\$ (4,909,179)	\$ (4,909,179)	\$ (4,909,179)	\$ (4,909,179)
NET INCREASE IN COST	\$ 8,375,492	\$ 8,639,344	\$ 8,909,792	\$ 9,187,002	\$ 9,471,141

MRRJA BOARD APPROVALS

Review of Expansion Options/Cost Increase	December 1, 2020
Review Update Scope/Cost Increase	January 7, 2021
Board Guidance for Expansion Option	February 2, 2021
Board Approval to Negotiate A/E Contract	February 2, 2021
Board Approval to obtain Bond Counsel	February 2, 2021
Board Approval of A/E Contract	April 6, 2021
Board Approval to secure financing options with financial advisor, Davenport & Company, for A/E Contract effective July 1, 2021	April 6, 2021
Design begins	July 1, 2021

Criminal Justice Reform

- ❑ Proposed expansion based on current criminal justice guidelines
- ❑ Additional criminal justice reform will be factored into any potential expansion design
- ❑ Proposed expansion does not address full need for 1,283 beds in 2029
- ❑ Without radical criminal justice reform additional inmate beds will be needed in the future.
- ❑ Expansion does anticipate more community based programs (work release and community service)
- ❑ MRRJ needs a solution that is creative and provides staff with the most flexibility to manage future population anticipating the dynamic nature of potential change.

Questions

