



MIDDLE RIVER REGIONAL JAIL AUTHORITY

**Harrisonburg City Council
Jail Expansion Discussion
January 26, 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.
- Original DOC rated capacity of MRRJ = 396
- Original DOC rated capacity of Rockingham/Harrisonburg = 208
- 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
- Populations have previously

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?

- Approval from the CBCP by Board of Local and Regional Jails is required to be eligible for 25% reimbursement from the Commonwealth
- Ensure MRRJA Expansion is included in the Commonwealth Budget FY 22
- Governor did not include the project in proposed FY 22 Budget
- Staff have been working with Senator Hanger's and Delegate Avoli's staff to have them sponsor the Budget Amendment to include expansion (Delegate Avoli has submitted the budget amendment. The Senate deadline is Friday January 15, 2021)
- 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

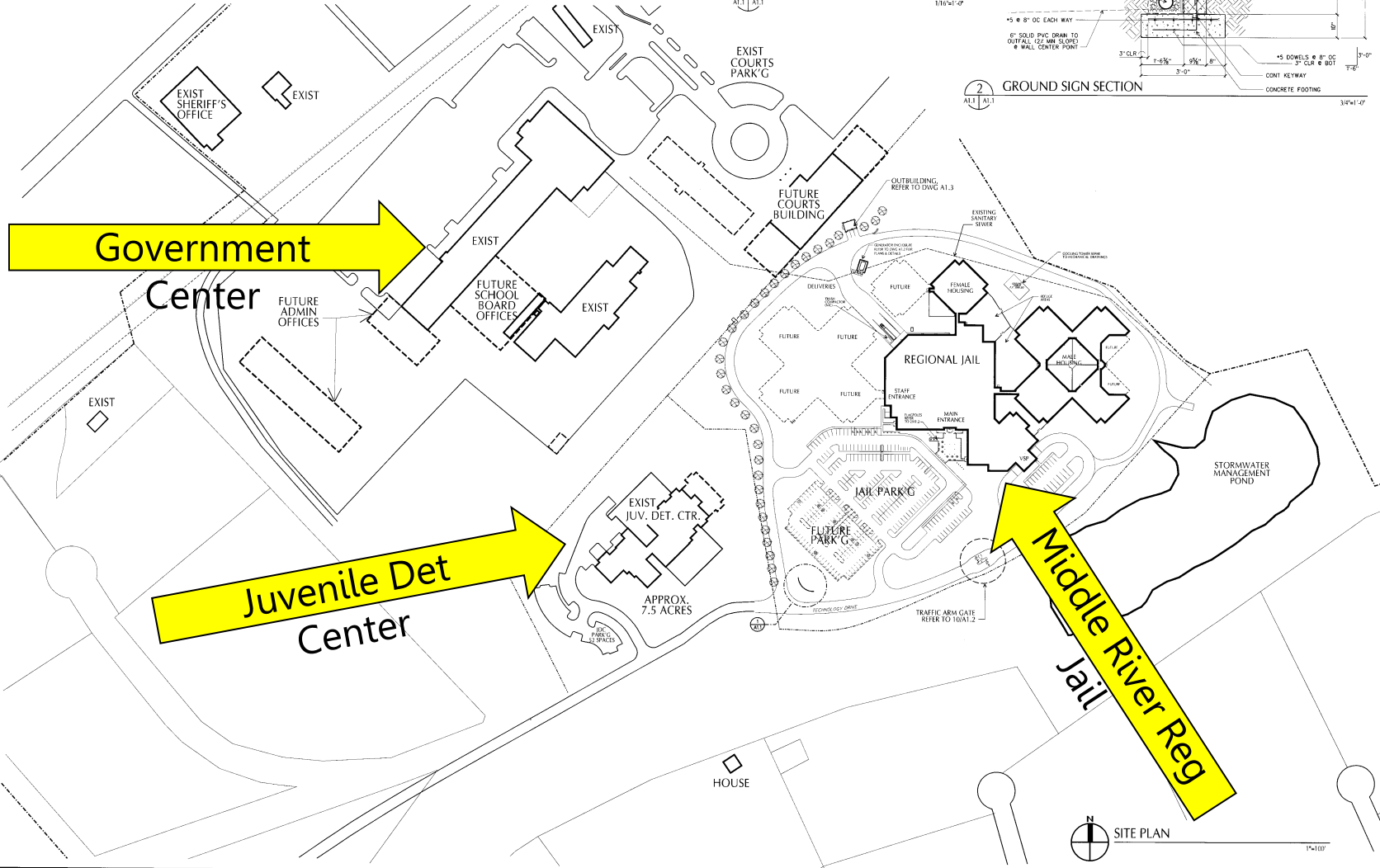
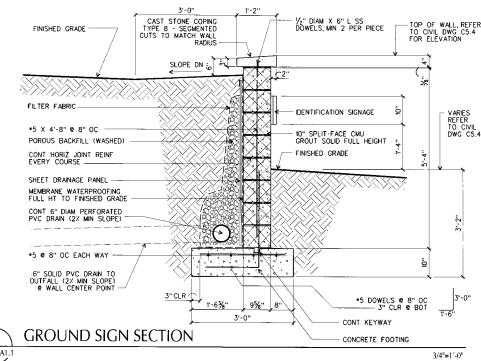
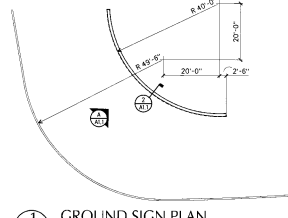
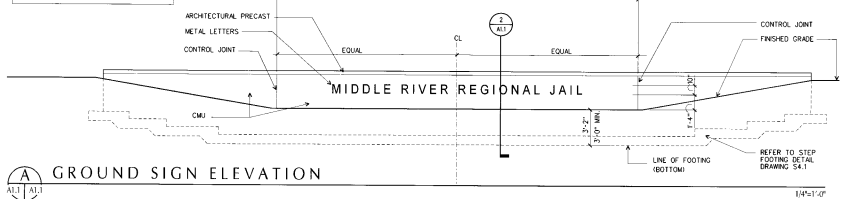
Previous Option Overview

- 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** Renovation, Medical, Laundry, Warehouse/Maintenance, Mental Health beds and 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
- The revised project options were presented to the MRRJA Finance Committee at a Special Meeting December 21, 2020
- 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

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



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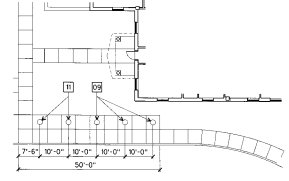


MIDDLE RIVER REGIONAL JAIL
MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA

PROJECT NO. 03070001
DATE ISSUED 03/03/2003
DRAWN BY J. MOSELEY
CHECKED BY J. MOSELEY
DATE 03/07/03
REVISED BY J. MOSELEY
DATE 03/07/03

ARCHITECTURAL SITE PLAN

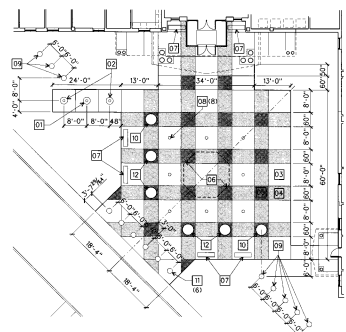
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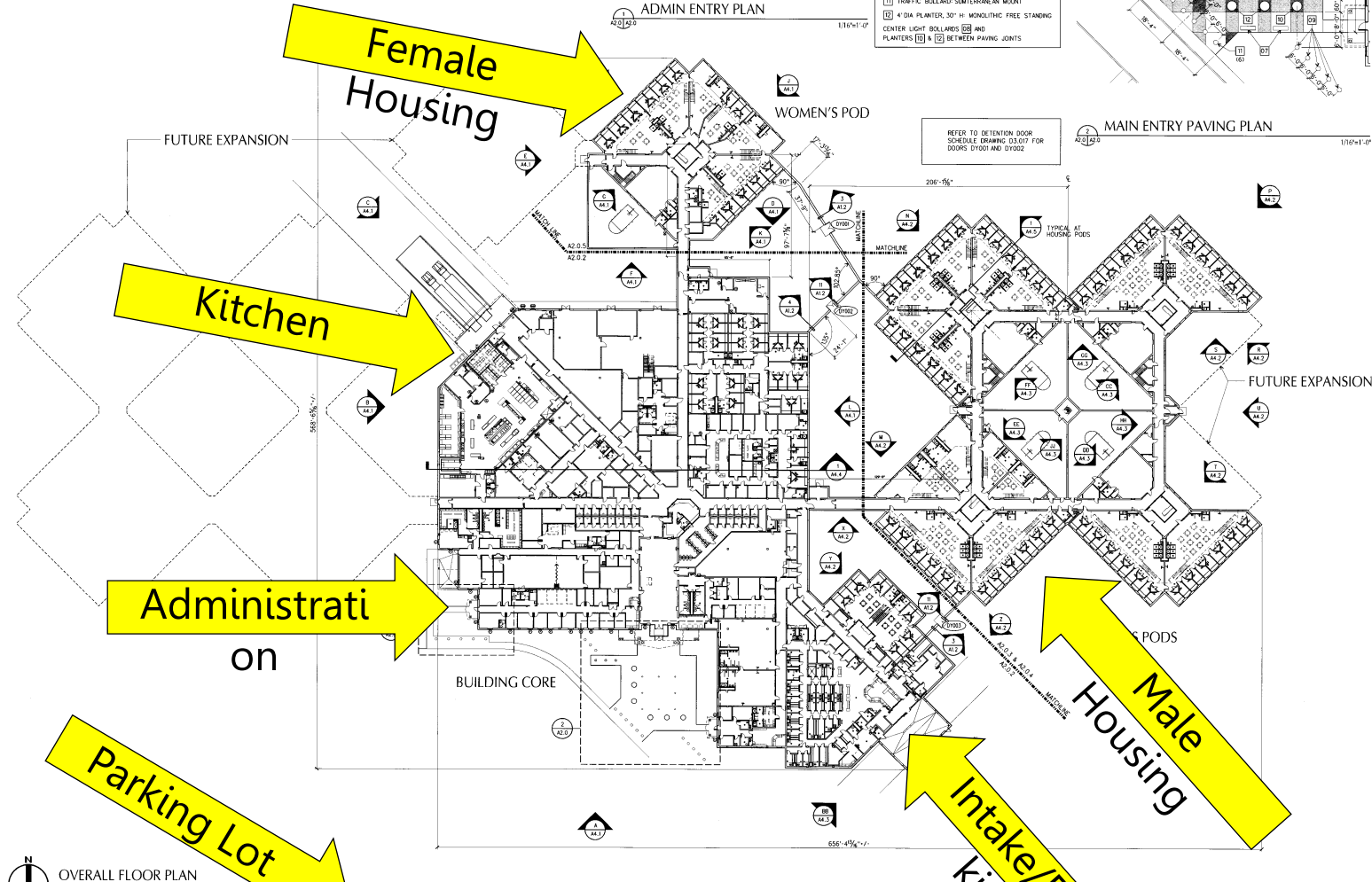
ADMIN ENTRY PLAN
1/16"=1'-0"

KEYNOTES

- 36" H FLAGPOLE ON 30" H CONC BASE
- 32" H FLAGPOLE ON 30" H CONC BASE
- WHITE CONC
- BEIGE CONC
- BROWN CONC
- FOUNTAIN/AMOUNTMENT (IN L.C.)
- ANCHORED CONC BENCH
- LIGHT BOLLARD
- TRAFFIC BOLLARD ANTI-RAM MOUNT
- 4" DIA PLANTER, 30" H ANTI-RAM MOUNT
- TRAFFIC BOLLARD SINTERMETAL MOUNT
- 4" DIA PLANTER, 30" H MONOLITHIC FREE STANDING
- CENTER LIGHT BOLLARDS AND PLANTERS BETWEEN PAVING JOINTS



MAIN ENTRY PAVING PLAN
1/16"=1'-0"



Female Housing

Kitchen

**Administrati
on**

Parking Lot

WOMEN'S POD

REFER TO DETENTION DOOR SCHEDULE DRAWING 03.017 FOR DOORS D1001 AND D1002

MAIN ENTRY PAVING PLAN

FUTURE EXPANSION

PODS

BUILDING CORE

**Intake/Boo
king**

**Male
Housing**

OVERALL FLOOR PLAN

SCALE: 1/32"=1'-0"
0 8' 16' 32' 64' 96'



PROJECT NO. 030000
DATE: 09/11/03
DESIGNED BY: J. MOSELEY
DRAWN BY: J. MOSELEY
CHECKED BY: J. MOSELEY
SCALE: 1/32"=1'-0"

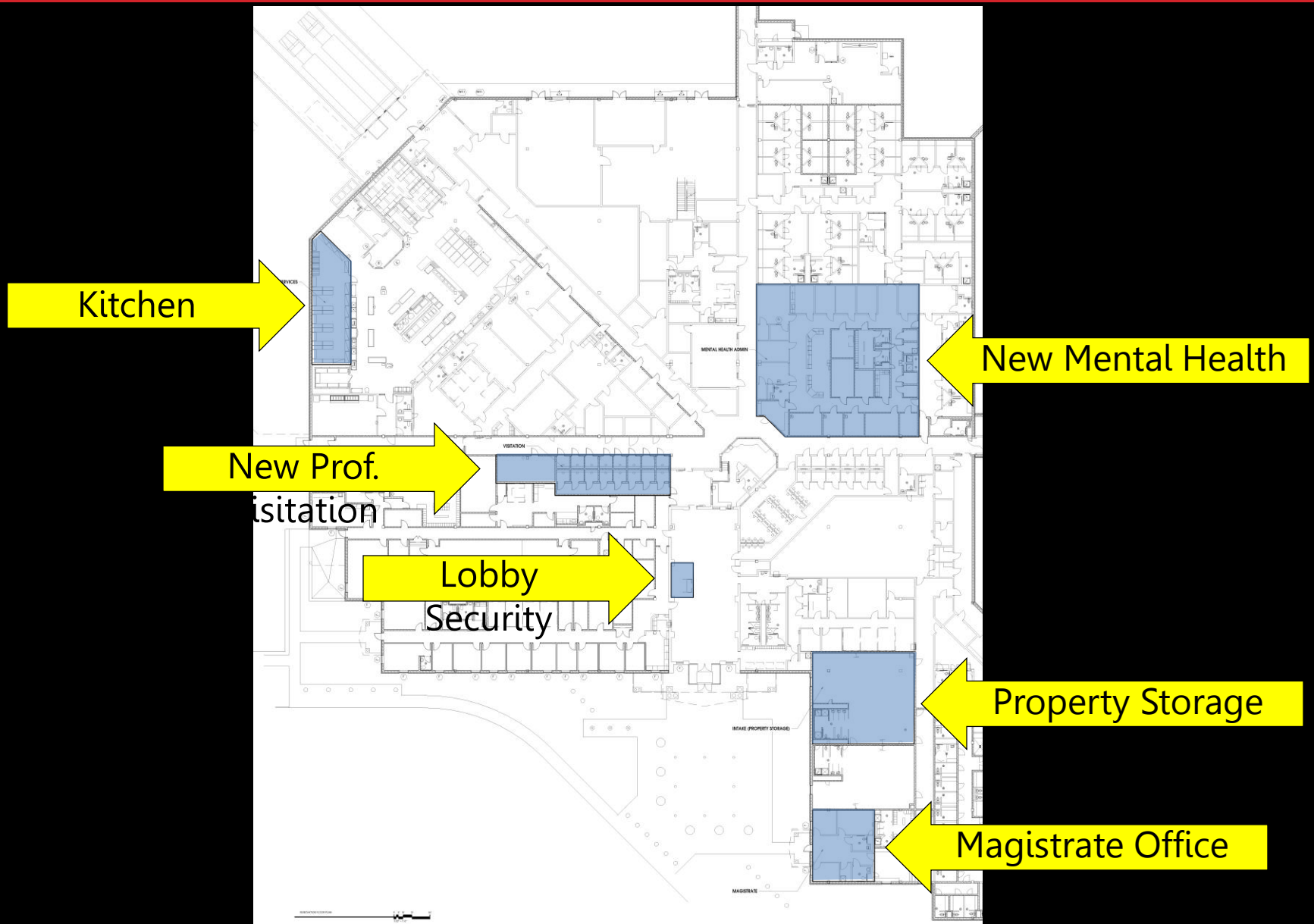
OVERALL PLAN

Recommended Renovation

1. Water Heater Upgrade for entire facility approximately 200,000 sq ft
2. Lighting Upgrade to LED for entire facility approximately 200,000 sq ft
3. Public Lobby Upgrade to improve security approximately 150 sq ft
4. Intake (Property Storage) approximately 1,750 sq ft
5. Visitation (Double Professional Visitation) approximately 1,576 sq ft
6. Mental Health Offices approximately 2,891 sq ft
7. Food Service (Increase storage and production space) approximately 896 sq ft
8. Magistrate Office approximately 554 sq ft

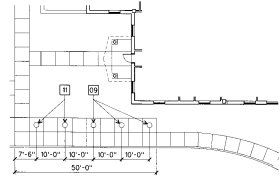
\$4,405,528

Recommended Renovation



Potential Mental Health

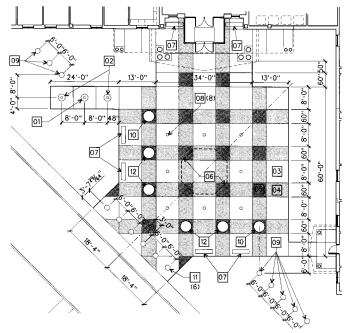
1. M/C Unit – Construct day room and twenty-four (24) individual cells in adjacent to Pod MD **\$2,334,568**
2. M/D Unit - Construct day room and twenty-four (24) individual cells in adjacent to Pod MC **\$2,334,568**
3. Could be used for maximum, medium and minimum custody inmates



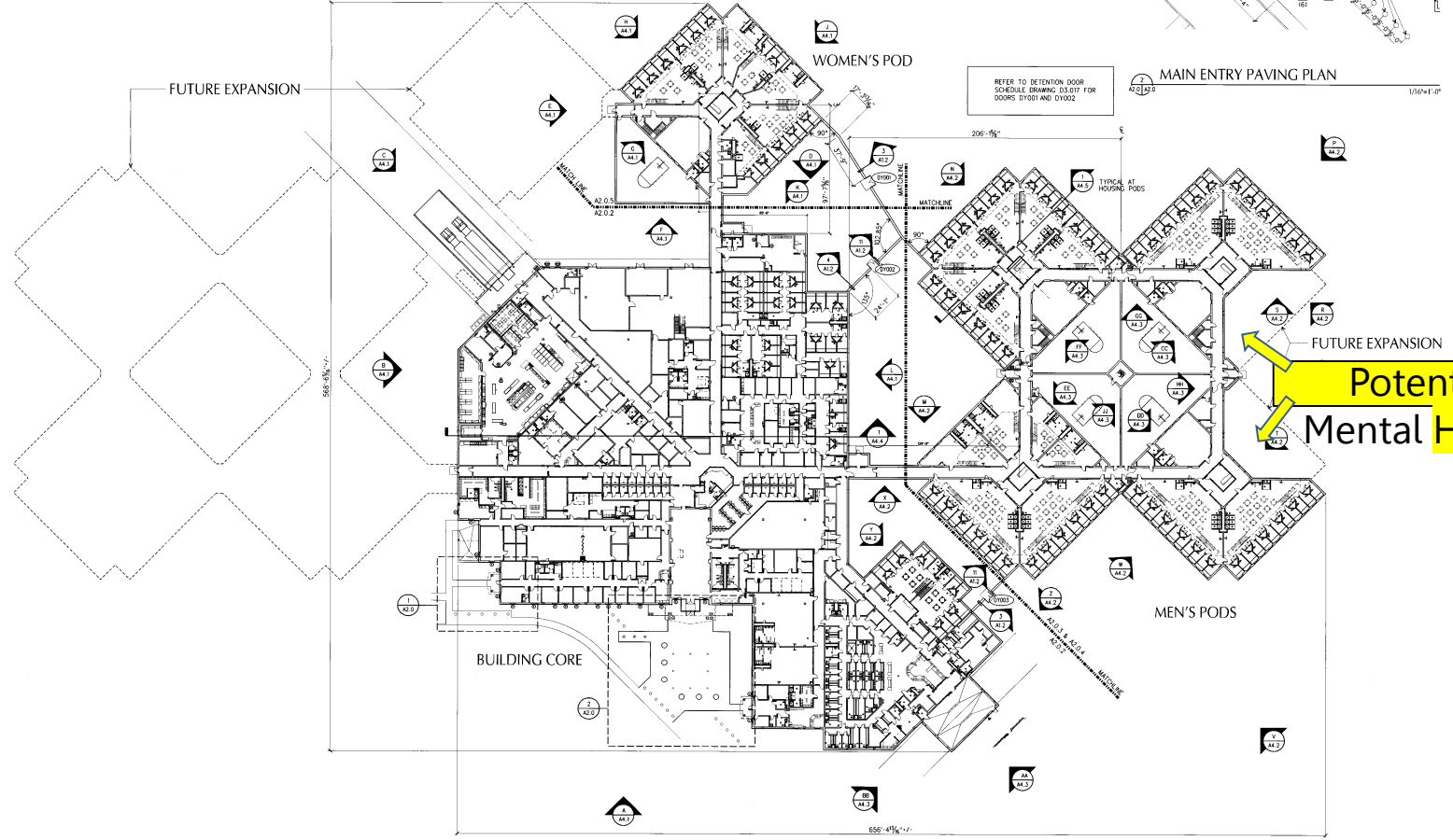
ADMIN ENTRY PLAN
1/18/14'-0"

KEYNOTES

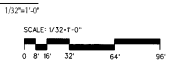
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- TRAFFIC BOLLARD, S/BATERMAY MOUNT
- 4" DIA PLANTER, 30" H MONOLITHIC FREE STANDING
- CENTER LIGHT BOLLARDS [1] AND PLANTERS [2] & [3] BETWEEN PAVING JOINTS



MAIN ENTRY PAVING PLAN
1/16'-11"



OVERALL FLOOR PLAN
1/52'-11"



Potential Mental Health

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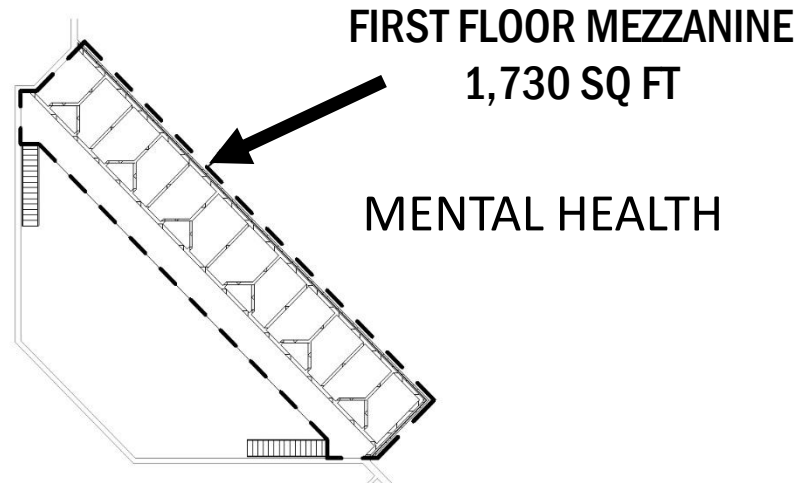
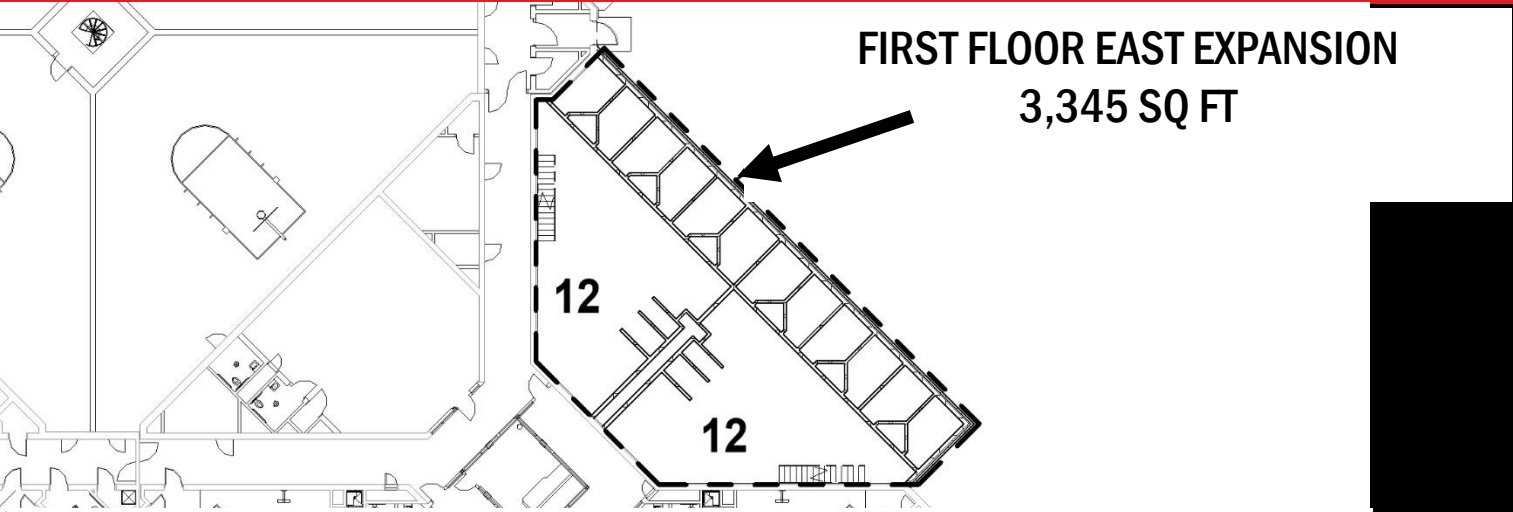
**MIDDLE RIVER REGION
MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA**

PROJECT NO: 4200030
DATE: SEPT 18, 2003
DRAWN BY: EMB/ALC/DBL
CHECKED BY: SCOTT/MLM

OVERALL PLAN

A2.0

Potential Mental Health



FIRST FLOOR MEZZANINE EAST

1/32" = 1'-0"

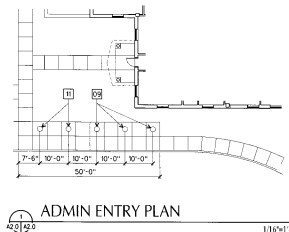
0' 8' 16' 32' 64'

1/32" = 1'-0"

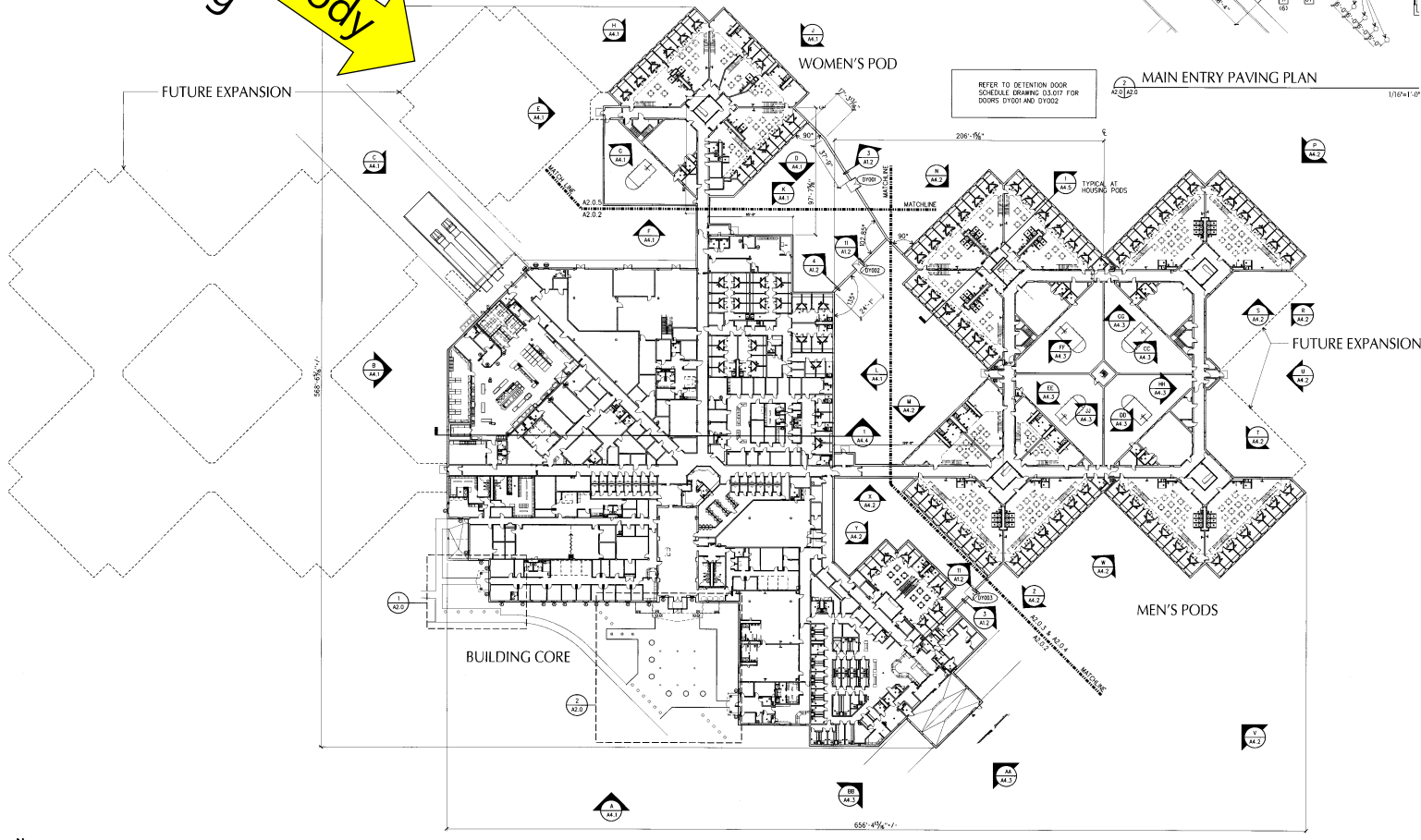
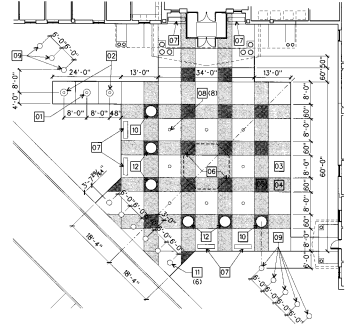
Minimum Custody Beds (West FA Dorm)

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

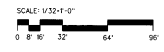
Possible Min Custody Housing



- KEYNOTES**
- 01 36" H FLAGPOLE ON 30" H CONC. BASE
 - 02 32" H FLAGPOLE ON 30" H CONC. BASE
 - 03 WHITE CONC.
 - 04 BEIGE CONC.
 - 05 BROWN CONC.
 - 06 FOUNTAIN/MONUMENT (INCL.)
 - 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 SUMMERIAN MOUNT
 - 12 4" DIA. PLANTER, 30" H MONOLITHIC FREE STANDING
 - 13 CENTER LIGHT BOLLARDS AND PLANTERS [10] & [11] BETWEEN PAVING JOINTS



OVERALL FLOOR PLAN



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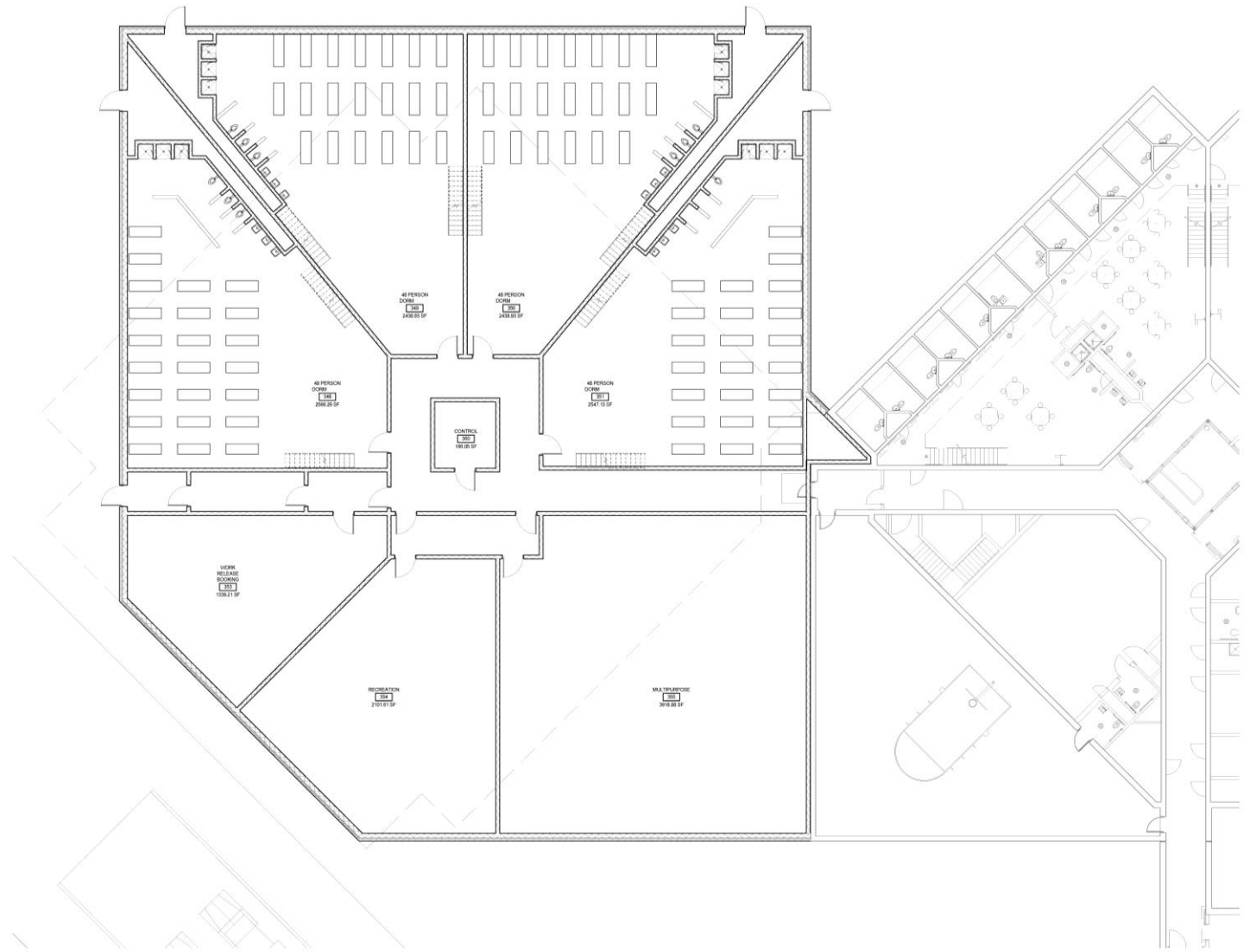
MIDDLE RIVER REGIONAL JAIL
MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA

PROJECT NO: 2003-001
DATE: 08/20/03
DRAWN BY: D. J. T. P.
CHECKED BY: J. C. G.
SCALE: 1/32"=1'-0"

OVERALL PLAN

A2.0

Potential Housing Unit Has Mezzanine



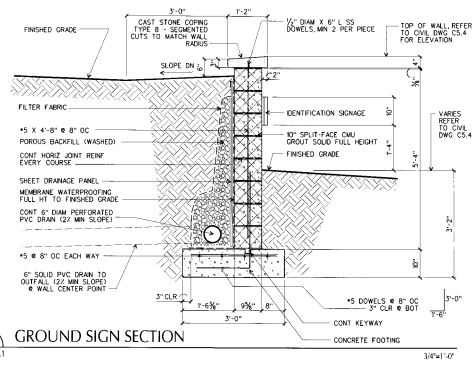
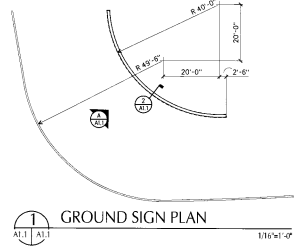
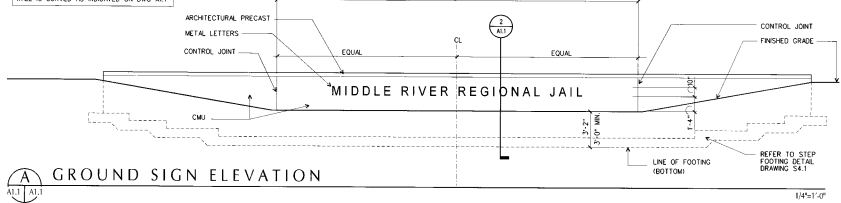
N
NORTH EXPANSION - FIRST FLOOR
1/8" = 1'-0"

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.

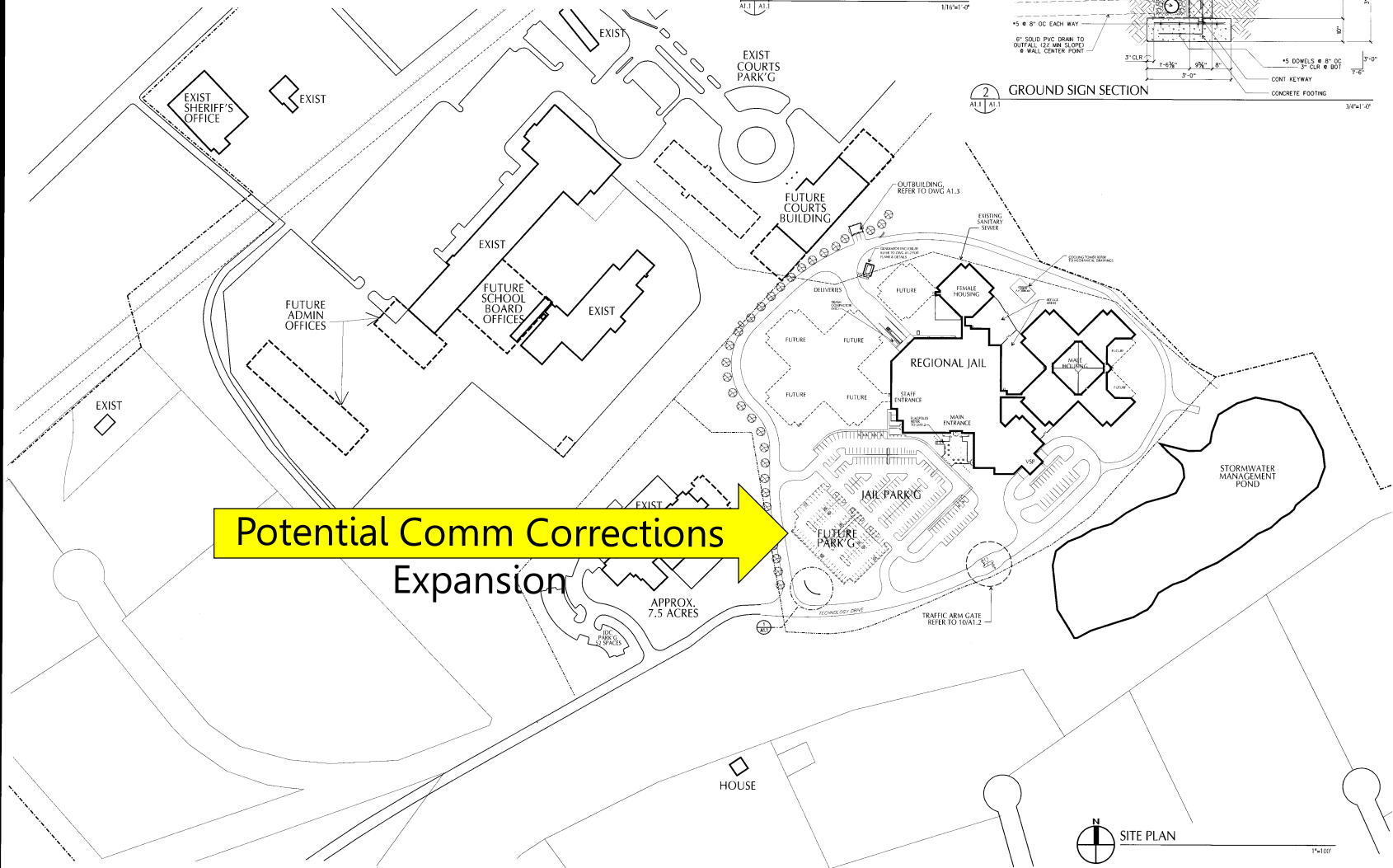
NOTE: ELEVATION IS DRAWN FLAT. ACTUAL WALL IS CURVED AS INDICATED ON DWG. A1.1



A GROUND SIGN ELEVATION
1/8\"/>

1 GROUND SIGN PLAN
1/8\"/>

2 GROUND SIGN SECTION
3/4\"/>



Potential Comm Corrections Expansion

APPROX. 7.5 ACRES

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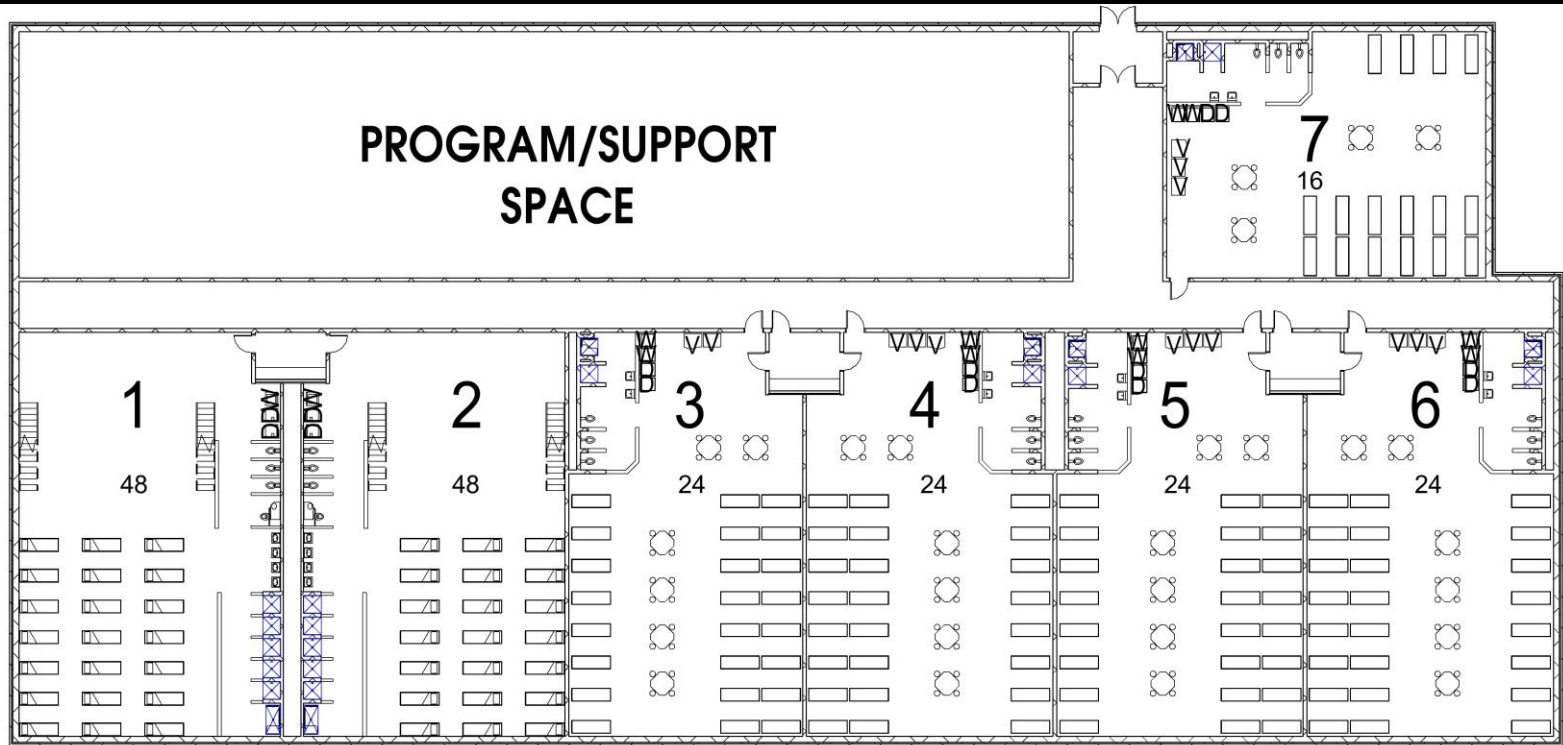
MIDDLE RIVER REGIONAL JAIL
MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA

PROJECT NO. 030701
DATE: 03/03/03
REVISED: 03/07/03
DESIGNED BY: SCOTT M. MOSELEY
CHECKED BY: SCOTT M. MOSELEY

ARCHITECTURAL SITE PLAN

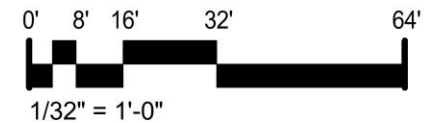
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Potential Community Corrections (Has Mezzanine)



LEVEL 1 FLOOR PLAN

32,155 GSF



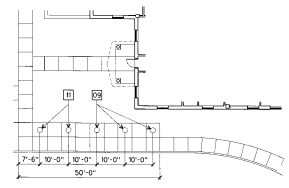
Potential Support Services

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

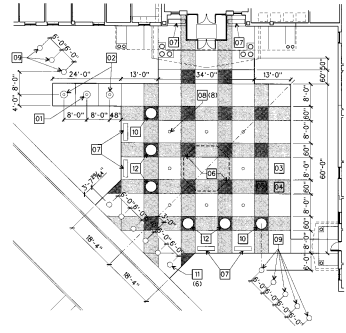
\$9,031,007



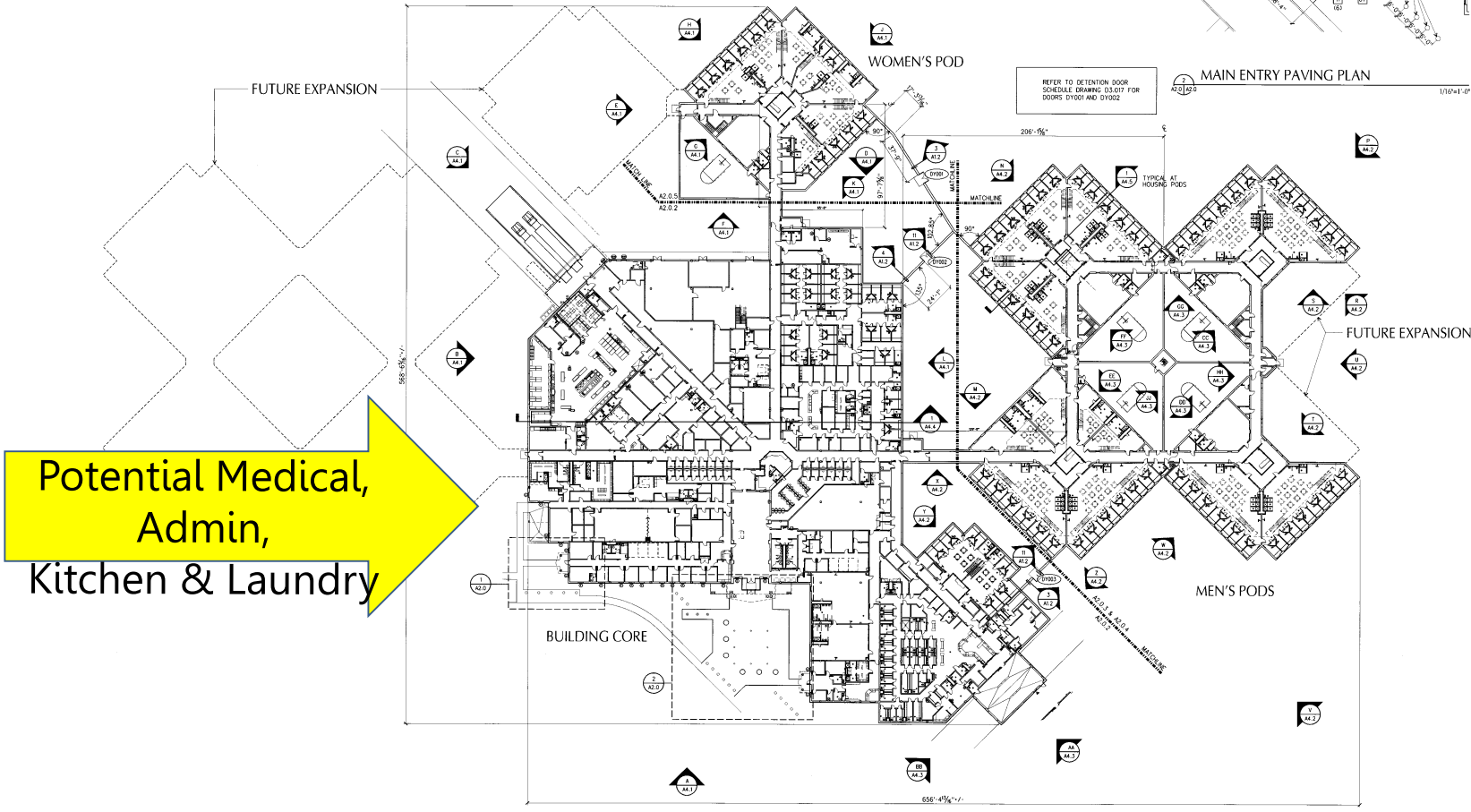
ADMIN ENTRY PLAN
1/16"=1'-0"

KEYNOTES

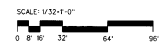
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- 07 ANCHORED CONC. BENCH
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- 12 4" DIA PLANTER, 30" H MONOLITHIC FREE STANDING
- 13 CENTER LIGHT BOLLARDS [08] AND PLANTERS [10] & [12] BETWEEN PAVING JOINTS



MAIN ENTRY PAVING PLAN
1/16"=1'-0"



OVERALL FLOOR PLAN
1/32"=1'-0"



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

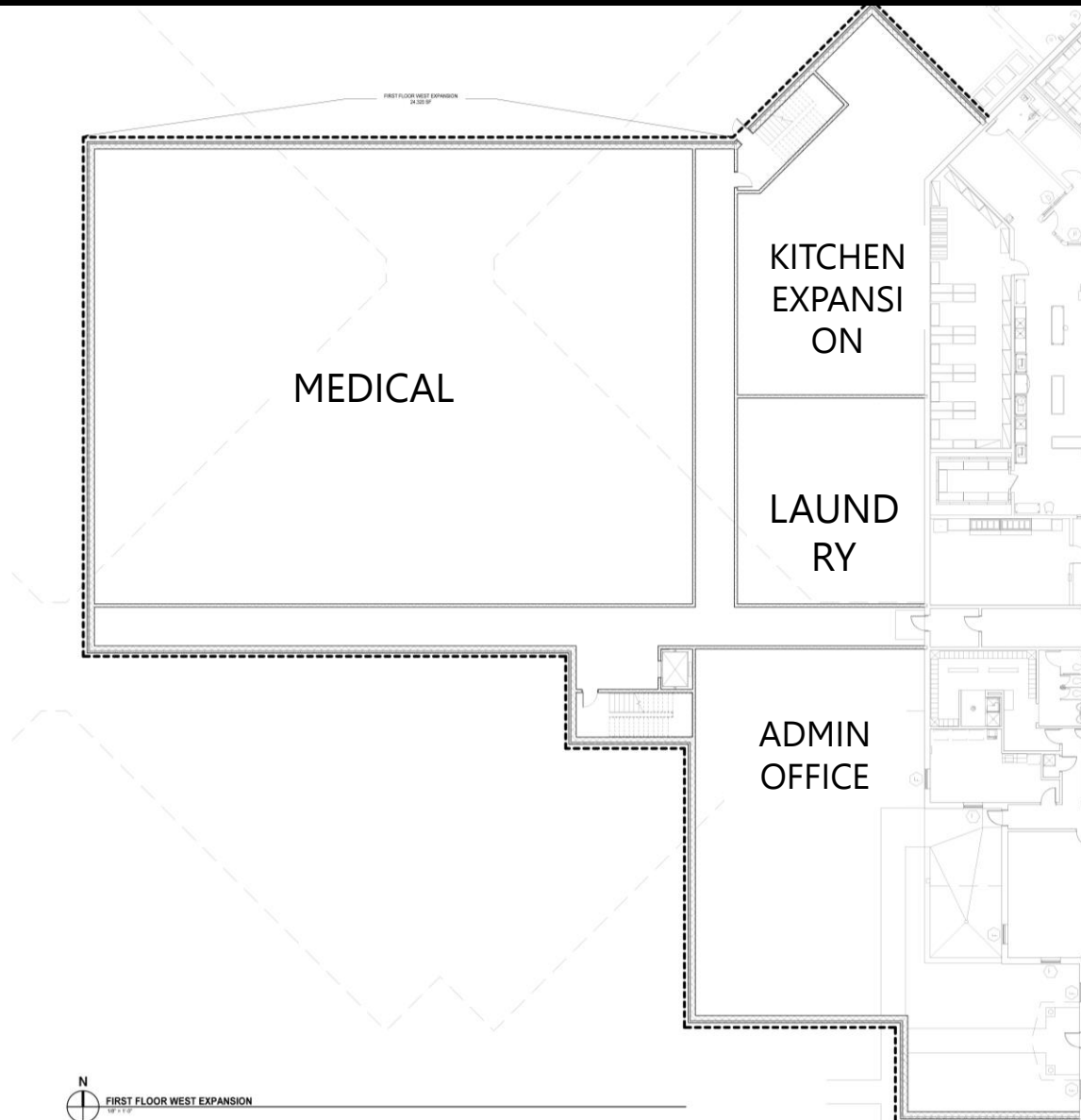
PROJECT NO. 03-01
DATE ISSUED: 09/11/03
REVISION:
DRAWN BY: D38/TJP
CHECKED BY: EBL/ECJ/CHL
SCALE: 1/32"=1'-0"

OVERALL PLAN

A2.0

Potential Medical,
Admin,
Kitchen & Laundry

Potential Support Services

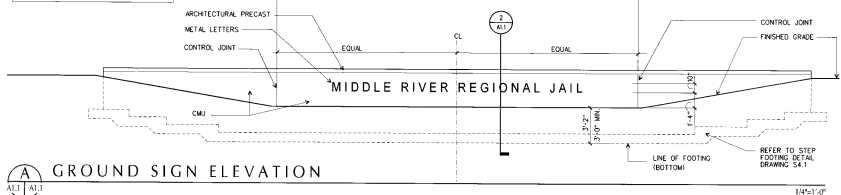


Potential Maintenance/Warehouse

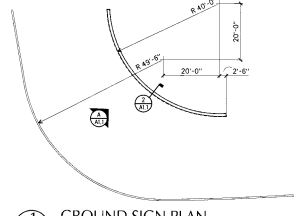
Original Core anticipated 150% inmate capacity –
Existing warehouse space is not adequate for
storage of goods and supplies needed for 800+
inmates

- Expansion of existing maintenance building
approximately 4,200 sq ft **\$1,131,948**

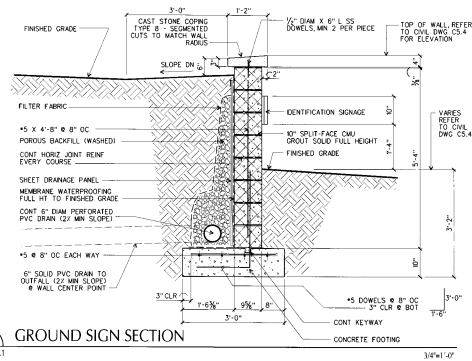
NOTE: ELEVATION IS DRAIN FLAT. ACTUAL WALL IS CURVED AS INDICATED ON DWG A1.1



GROUND SIGN ELEVATION



GROUND SIGN PLAN



GROUND SIGN SECTION



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MOSELEYARCHITECTS.COM



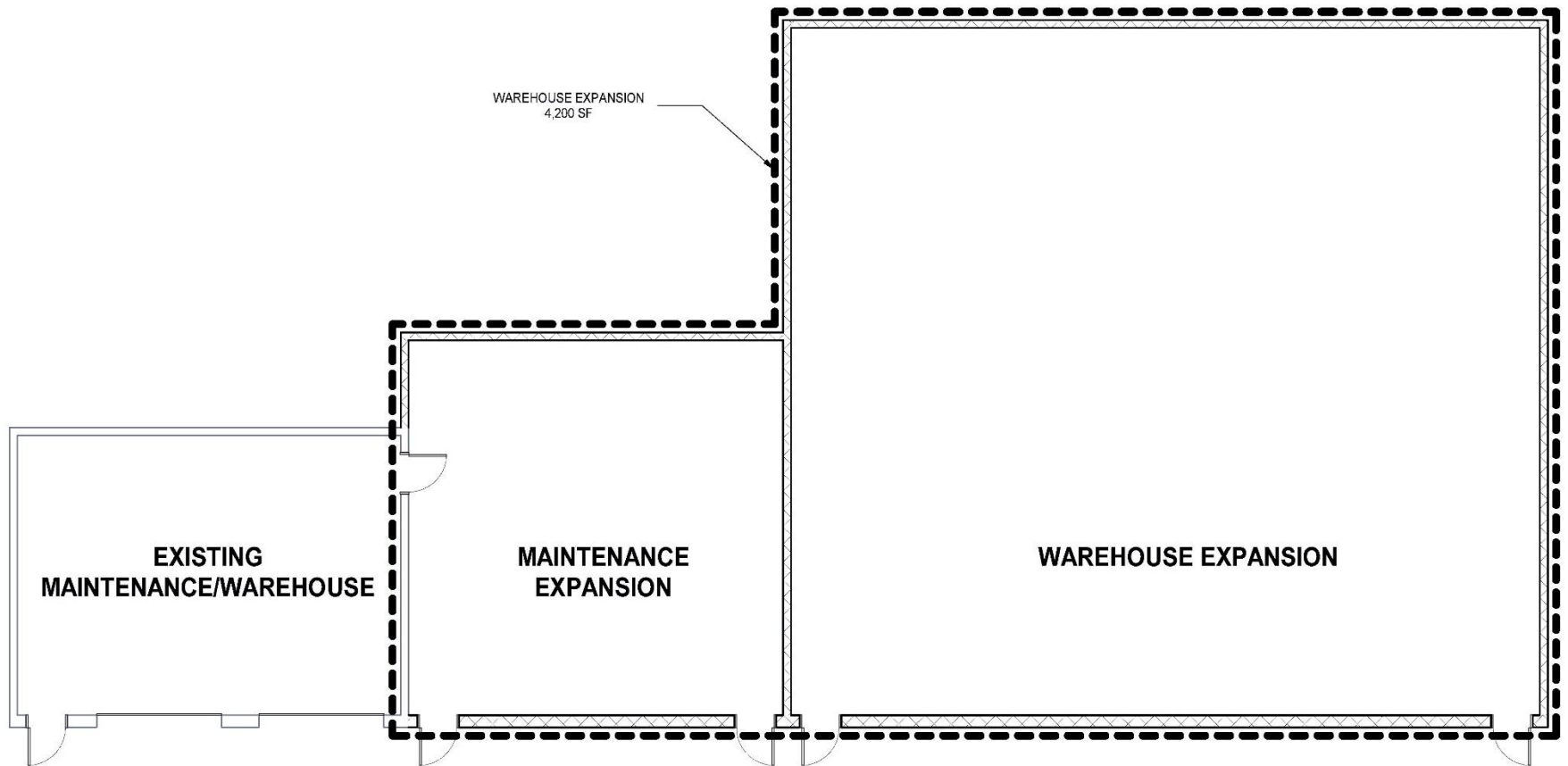
MIDDLE RIVER REGIONAL JAIL
MIDDLE RIVER REGIONAL JAIL AUTHORITY
VERONA, VIRGINIA

PROJECT NO. 2003-0003
DATE: 09/11/03
PROJECT: MIDDLE RIVER REGIONAL JAIL
DRAWN BY: J. COLE
CHECKED BY: J. COLE
SCALE: AS SHOWN

ARCHITECTURAL SITE PLAN

A1.1

Potential Maintenance Warehouse



MAINTENANCE EXPANSION

1/8" = 1'-0"



Potential New Option

Possible Option	Cost	25%	MRRJ Bond	# of Beds Added
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
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

Potential Option Anticipated Budget Increase

City of Harrisonburg Share*

	<u>FY2024</u>
PERSONNEL COSTS	\$ 1,381,700
TOTAL OTHER COSTS	\$ 299,400
DEBT	<u>\$ 285,000</u>
TOTAL	\$ 1,966,100
LESS COMP BOARD FUNDING	<u>\$ (726,600)</u>
NET INCREASE IN COST (CITY SHARE)	<u><u>\$ 1,239,500</u></u>

*Based on the City's current FY2021 contribution percentage of 14.8%.

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

Potential Project Schedule

Project Planning, Design, and Construction Schedule

Notice to Proceed with Design	July 1, 2021
Conceptual Design complete	July 29, 2021
Schematic Design Complete	September 23, 2021
Schematic Design Approval	September 30, 2021
Design Development Complete	December 9, 2021
Design Development Approval	December 23, 2021
Construction Documents Complete	May 26, 2022
Construction Documents Approval	June 27, 2022
Advertise for Bidding	July 3, 2022
Receive bids	August 2, 2022
Issue NTP for construction	September 9, 2022
Midpoint construction	April 10, 2023
Substantially Complete construction	November 8, 2023
Complete shakedown/punchlists	December 8, 2023
Load Inmates	December 13, 2023

Criminal Justice Reform

- ❑ Proposed expansion based on current criminal justice guidelines
- ❑ Future 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

