



# **MIDDLE RIVER REGIONAL JAIL AUTHORITY**

**Rockingham County Board of  
Supervisors**

**Jail Expansion Discussion  
February 10, 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 been above 1,000 since 2015

# Jail Expansion (Housing Unit Crowding)

- ❑ The following slides are a representative sample of MRRJ housing units – not intended to represent the entire jail general population housing units
- ❑ Provides base rated capacity (100%) and increases to 250% capacity.
- ❑ **MRRJ is operating at or above 200% today**
- ❑ Identifies both dormitory and celled housing with the number of sinks, toilets and showers in each housing unit

Year	MRRJ Rated Capacity	Average Daily Population	Percentage of Rated Capacity
FY 2017	396	830	210%
FY 2018	396	878	222%
FY 2019	396	923	233%
CY 2020	396	806	204%

*CY 2020 population depressed due to COVID-19 and does not count offenders placed on house arrest; adding house arrest raises percentage of rated capacity to 213%*

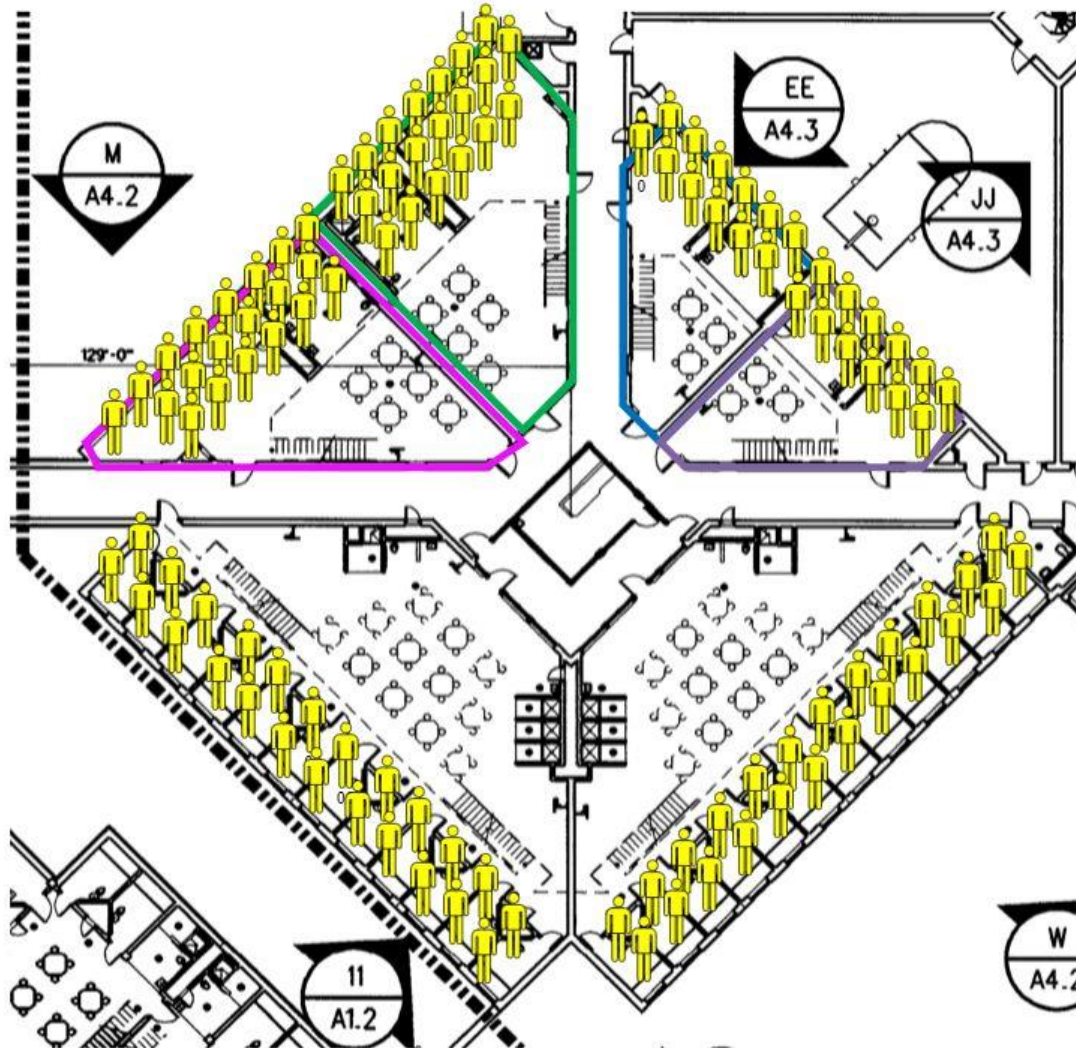
# General Population Housing Units

	Celled Units	Dormitory Units	Total
Male	12	6	18
Female	5	2	7
Total	17	8	25

MA 1&2 Dorm  
100% VADOC Rated  
Capacity (20  
inmates per dorm)

MA 3&4 Dorm  
100% VADOC  
Rated  
Capacity (12  
inmates per  
dorm)

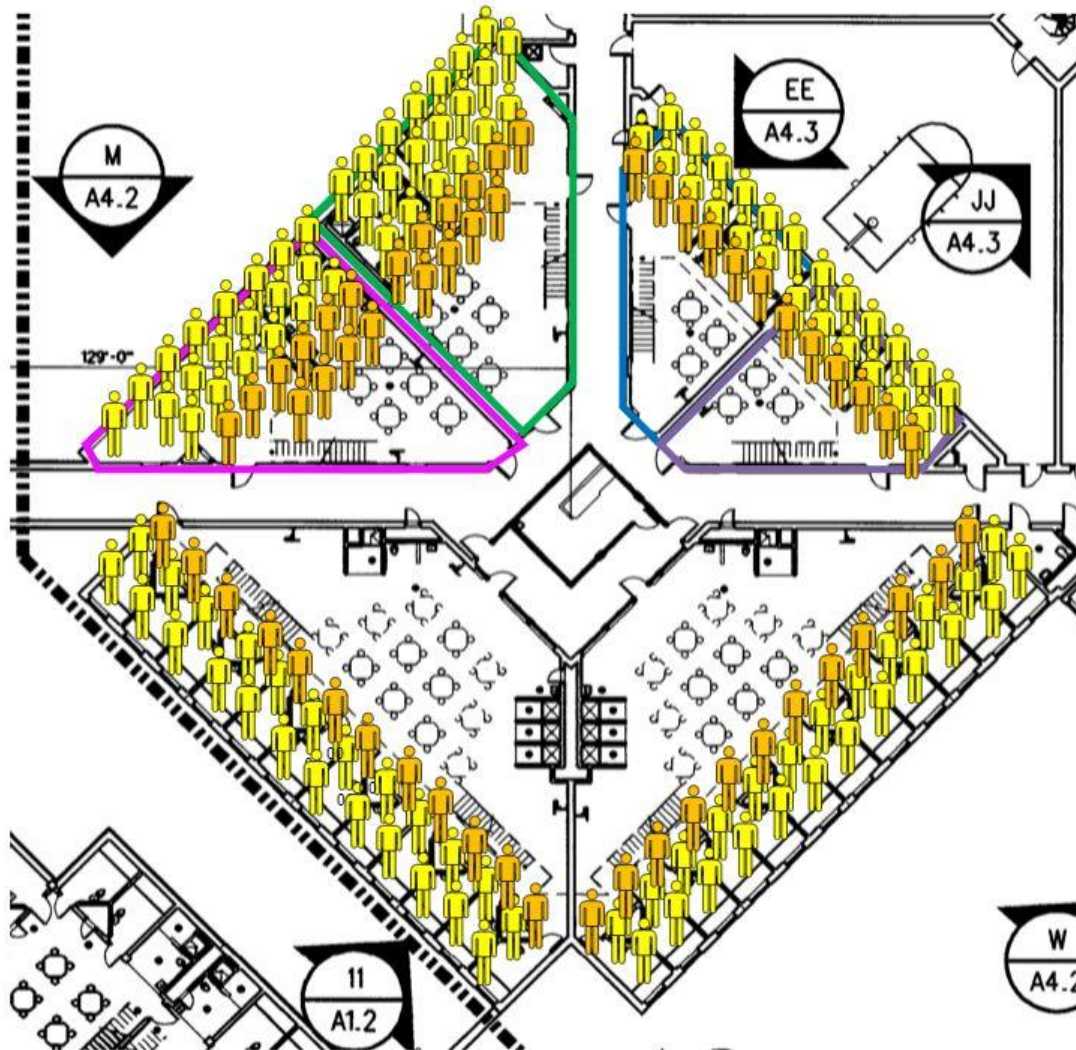
MA 5&6  
100% VADOC  
Rated  
Capacity (1  
inmate per cell)



MA 1-4 each dorm  
has 2 showers and 2  
community toilets &  
sinks in the dayroom

MA 5&6 each  
cell has toilet &  
sink Each unit  
has 4 showers  
and 1  
community toilet  
& sink in the  
dayroom

MA 1&2 Dorm  
 150% VADOC  
 Rated  
 Capacity (30  
 inmates per  
 dorm)  
 MA 3&4 Dorm  
 150% VADOC  
 Rated  
 Capacity (18  
 inmate3 per  
 dorm)  
 MA 5&6  
 150% VADOC  
 Rated  
 Capacity (1  
 inmate per cell  
 plus 50% cells  
 double bunked)



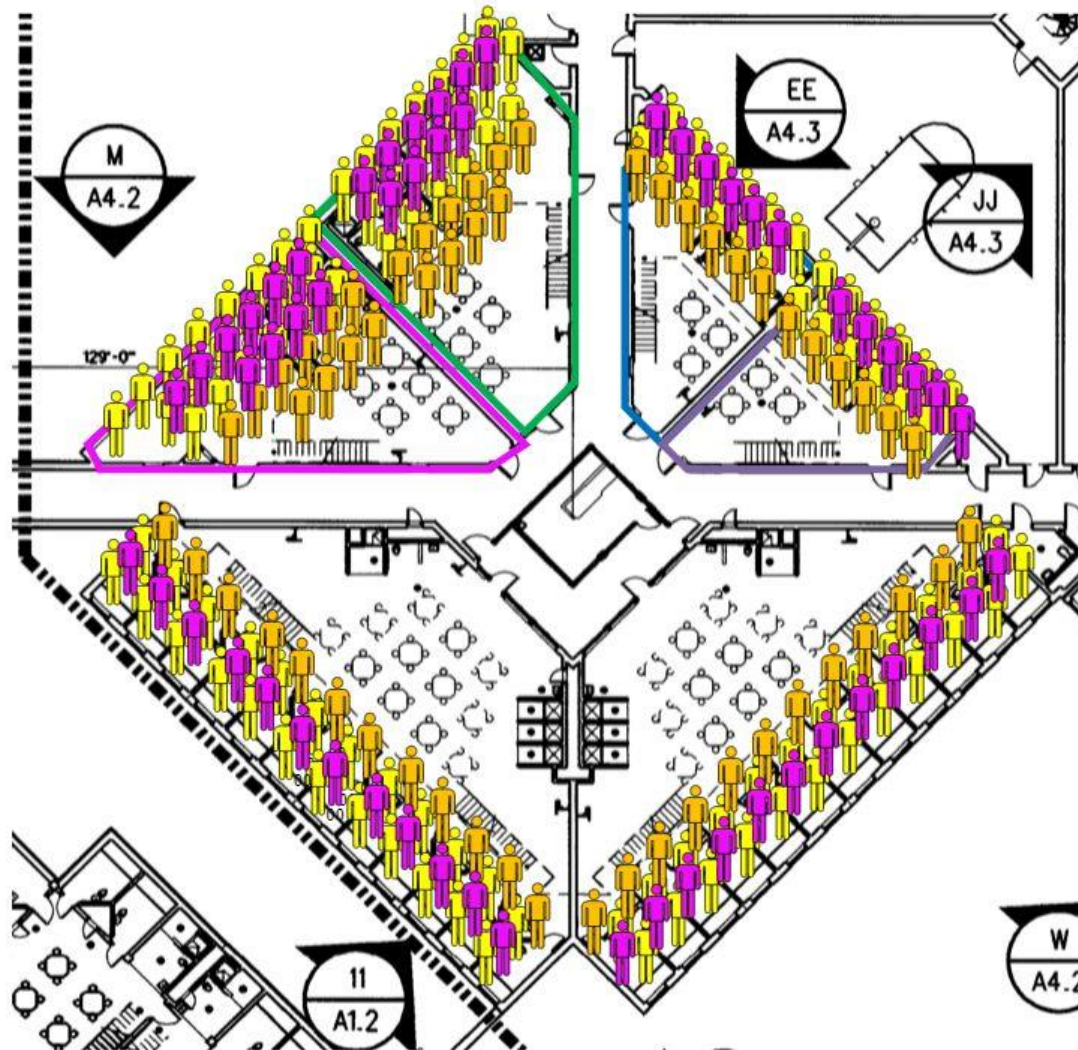
MA 1-4 each dorm  
 has 2 showers and 2  
 community toilets &  
 sinks in the dayroom

MA 5&6 each cell  
 has toilet & sink  
 Each unit has 4  
 showers and 1  
 community toilet &  
 sink in the dayroom

MA 1&2 Dorm  
200% VADOC  
Rated  
Capacity (40  
inmates per  
dorm)

MA 3&4 Dorm  
200% VADOC  
Rated  
Capacity (24  
inmates per  
dorm)

MA 5&6  
200% VADOC Rated  
Capacity (1 inmate  
per cell plus 100%  
cells double bunked =  
2 inmates per cell)



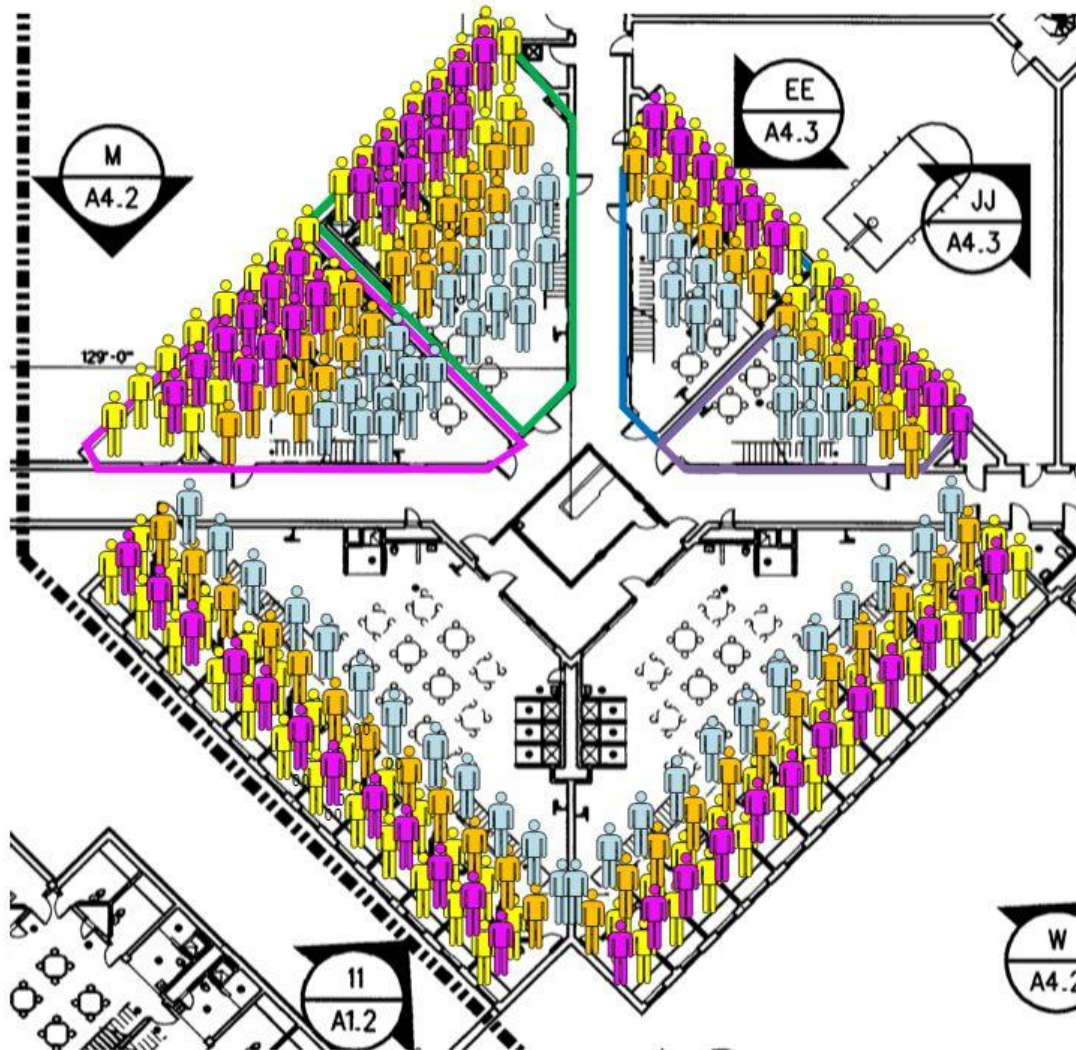
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MA 5&6 each  
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sink Each unit  
has 4 showers  
and 1  
community toilet  
& sink in the  
dayroom

MA 1&2 Dorm  
250% VADOC  
Rated  
Capacity (50  
inmates per  
dorm)

MA 3&4 Dorm  
250% VADOC  
Rated  
Capacity (30  
inmates per  
dorm)

MA 5&6  
250% VADOC Rated  
Capacity (2 inmates  
per cell plus 50%  
cells triple bunked) =  
some cells have 3  
inmates

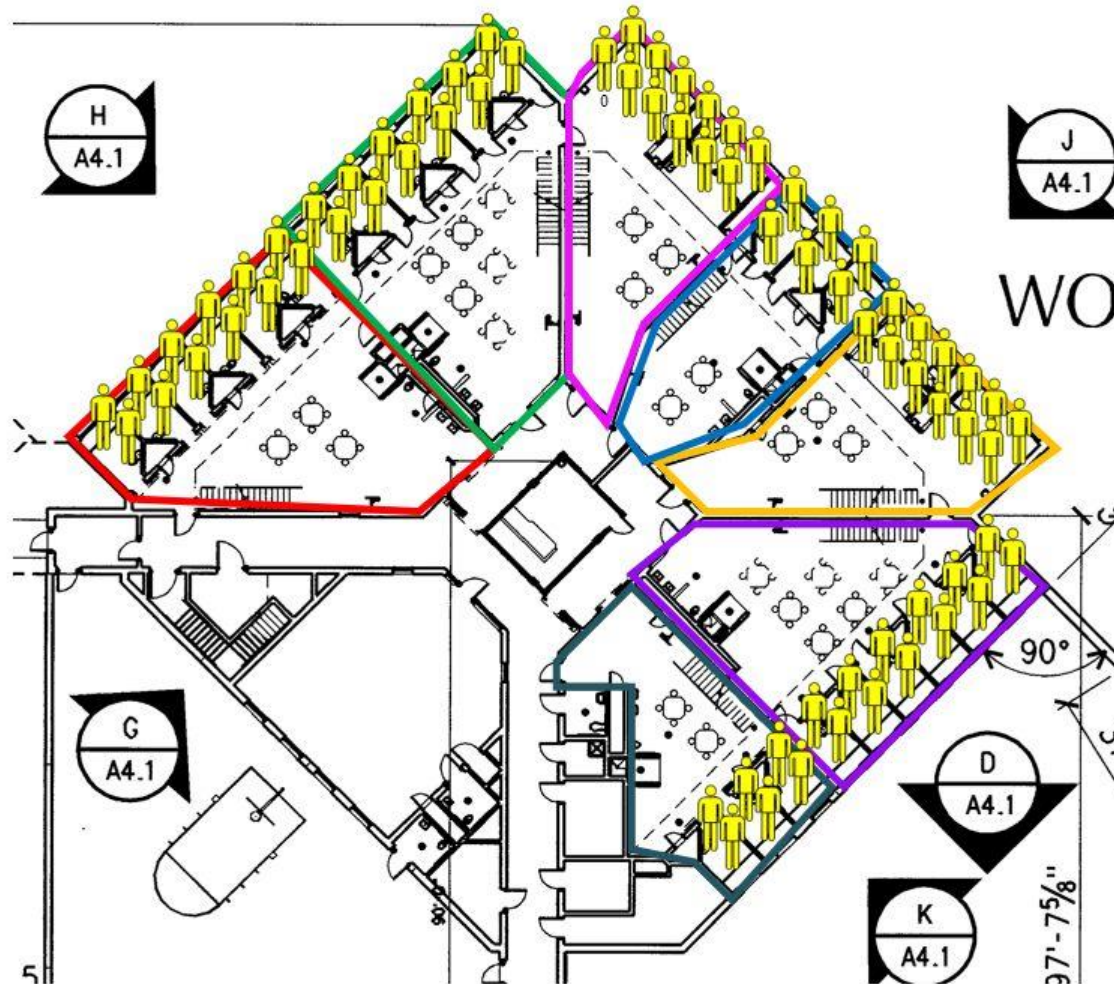


MA 1-4 each dorm  
has 2 showers and 2  
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sinks in the dayroom

MA 5&6 each  
cell has toilet &  
sink Each unit  
has 4 showers  
and 1  
community toilet  
& sink in the  
dayroom

FA 1,2,4,6,&7  
100% VADOC Rated  
Capacity (1 inmate  
per cell)

FA 3&5  
100% VADOC Rated  
Capacity (12  
inmates per dorm)

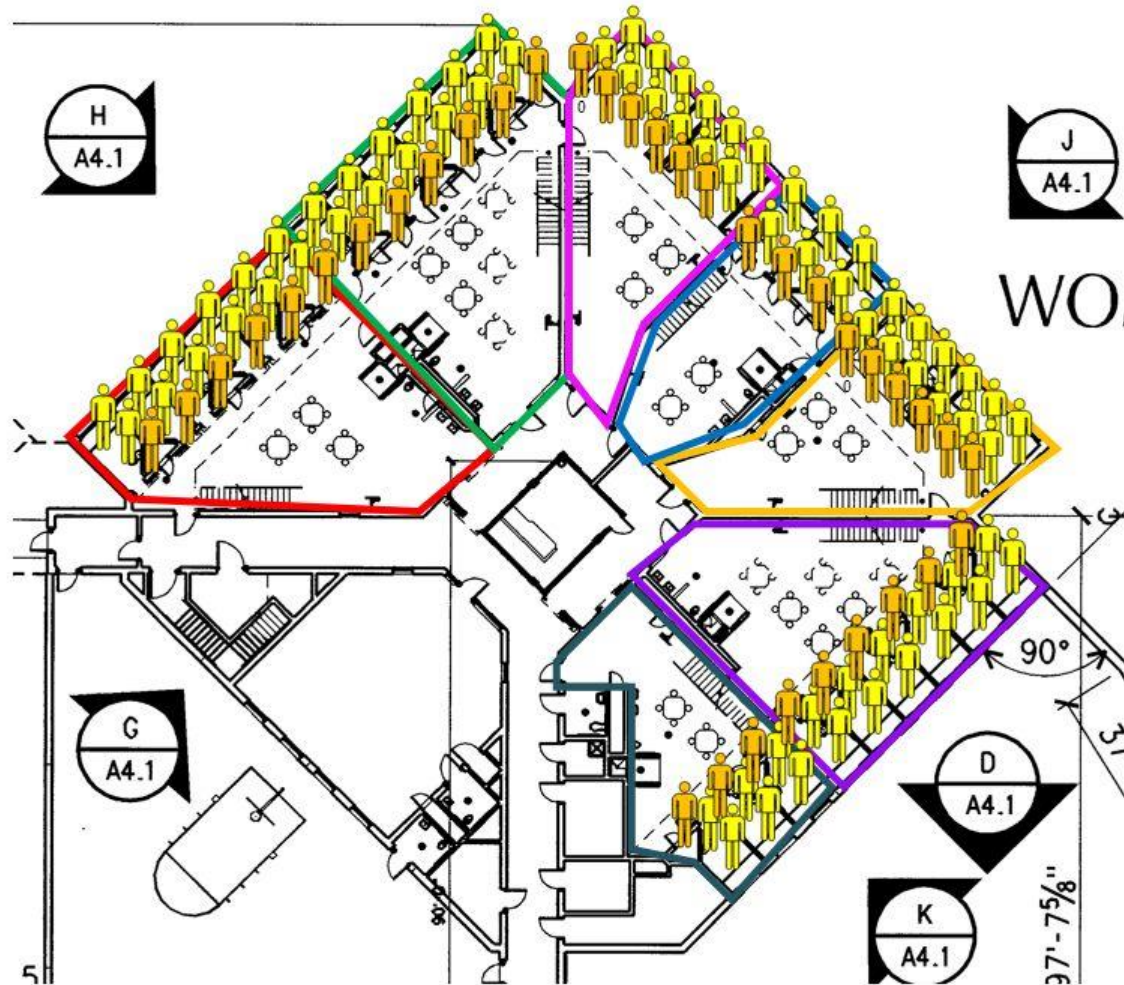


FA 1,2,4,6&7  
each cell has  
toilet & sink  
Each unit has 1  
shower and 1  
community  
toilet & sink in  
the dayroom

FA 3&5 each  
dorm has 2  
showers and 2  
community  
toilets & sinks  
in the dayroom

FA 1,2,4,6,&7  
150% VADOC Rated  
Capacity (1 inmate  
per cell plus 50%  
cells double bunked)

FA 3&5  
150% VADOC Rated  
Capacity (18 inmates  
per dorm)

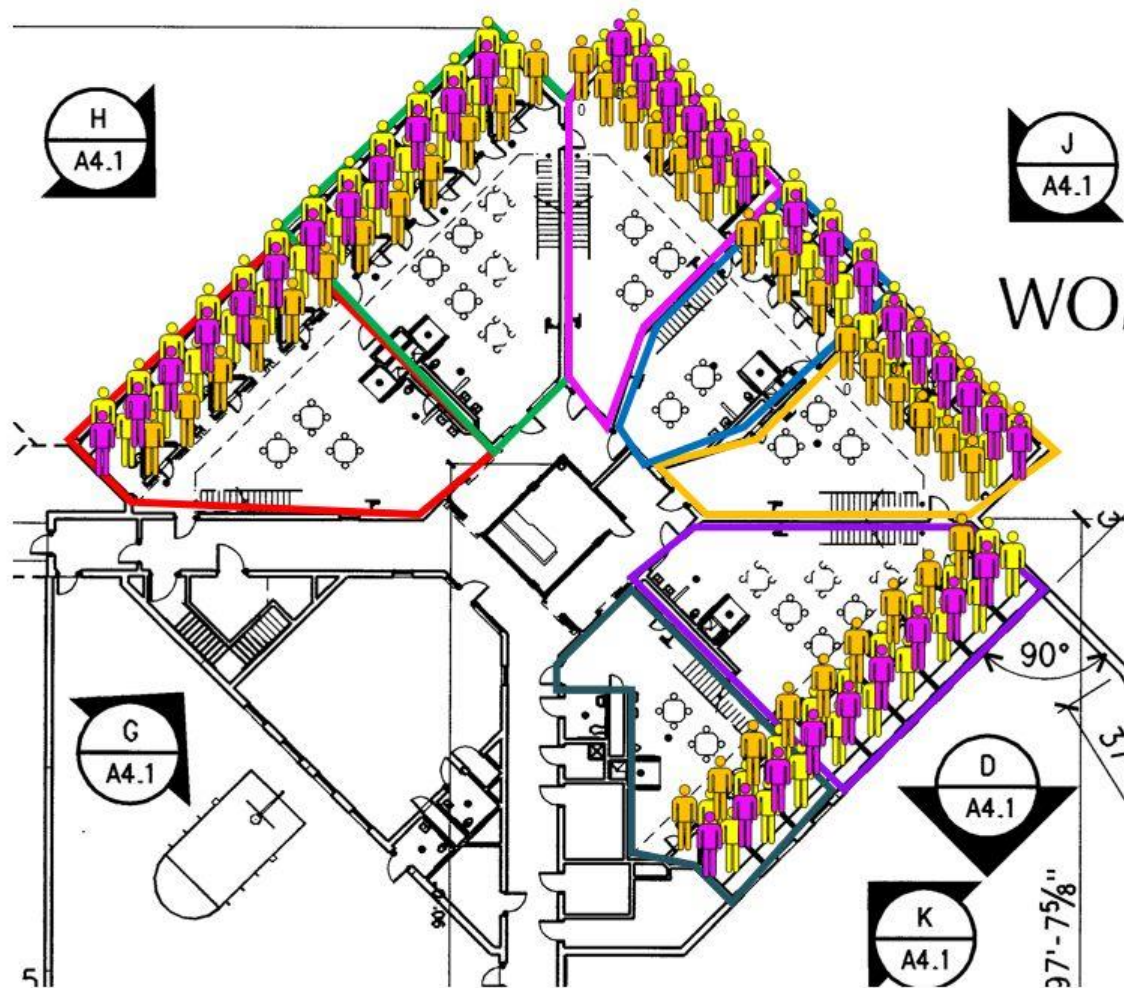


FA 1,2,4,6&7  
each cell has  
toilet & sink  
Each unit has 1  
shower and 1  
community  
toilet & sink in  
the dayroom

FA 3&5 each  
dorm has 2  
showers and 2  
community  
toilets & sinks  
in the dayroom

FA 1,2,4,6,&7  
200% VADOC Rated  
Capacity (1 inmate  
per cell plus 100%  
cells double bunked  
= 2 inmates per cell)

FA 3&5  
200% VADOC Rated  
Capacity (24  
inmates per dorm)

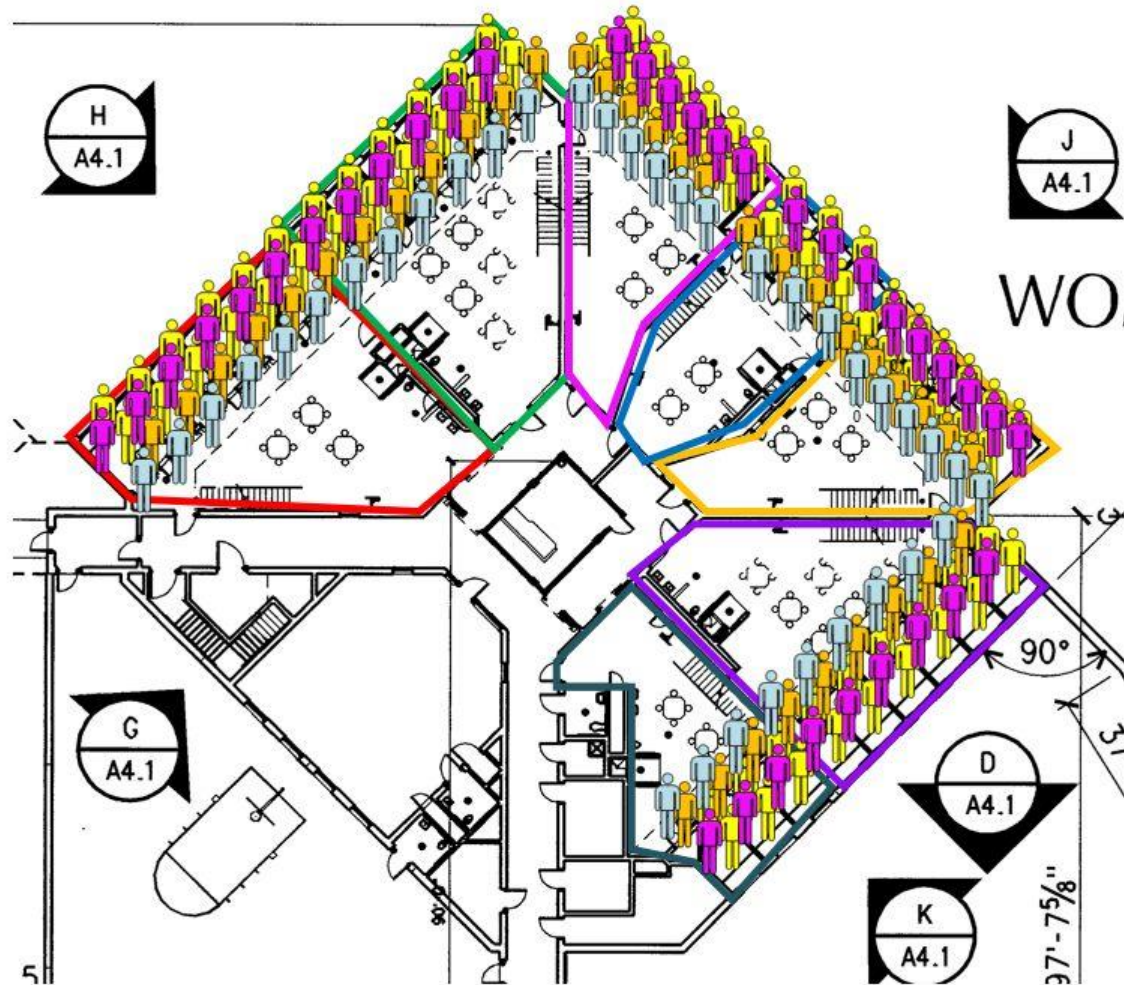


FA 1,2,4,6&7  
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Each unit has 1  
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community  
toilet & sink in  
the dayroom

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FA 1,2,4,6,&7  
250% VADOC Rated  
Capacity (2 inmates  
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FA 3&5  
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Rated  
Capacity (30  
inmates per  
dorm)



FA 1,2,4,6&7  
each cell has  
toilet & sink  
Each unit has 1  
shower and 1  
community  
toilet & sink in  
the dayroom

FA 3&5 each  
dorm has 2  
showers and 2  
community  
toilets & sinks  
in the dayroom

# 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

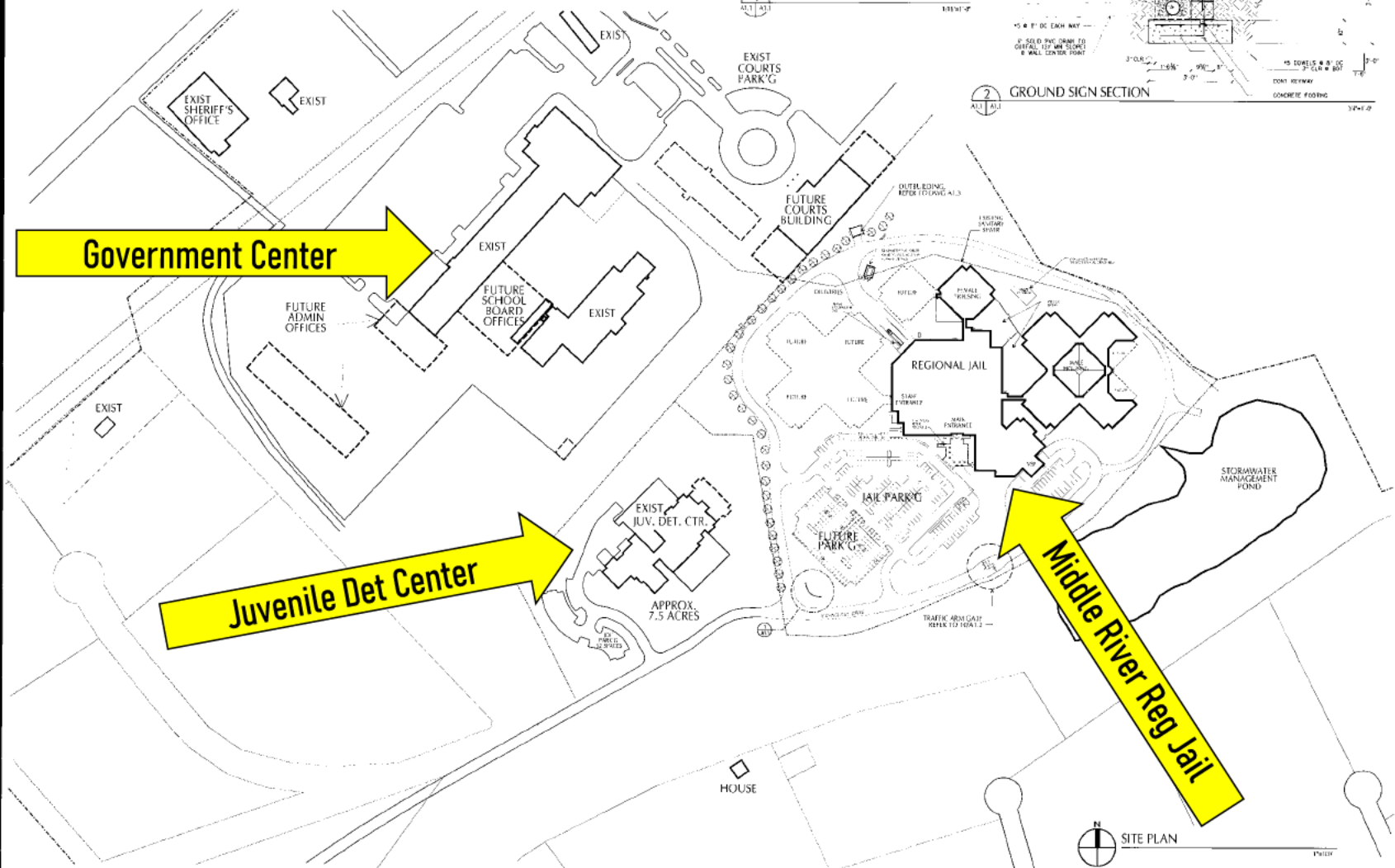
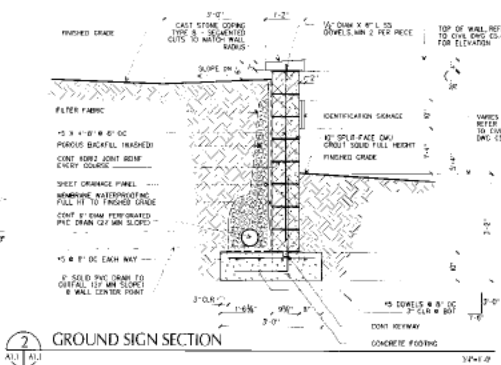
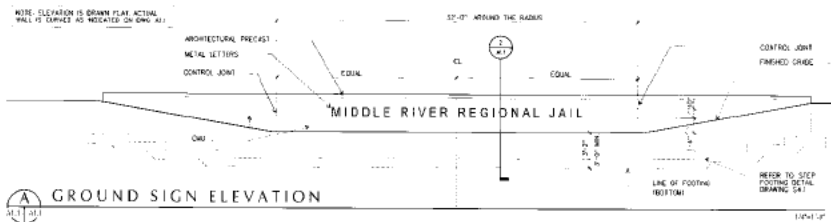
# Option A/B/C Overview

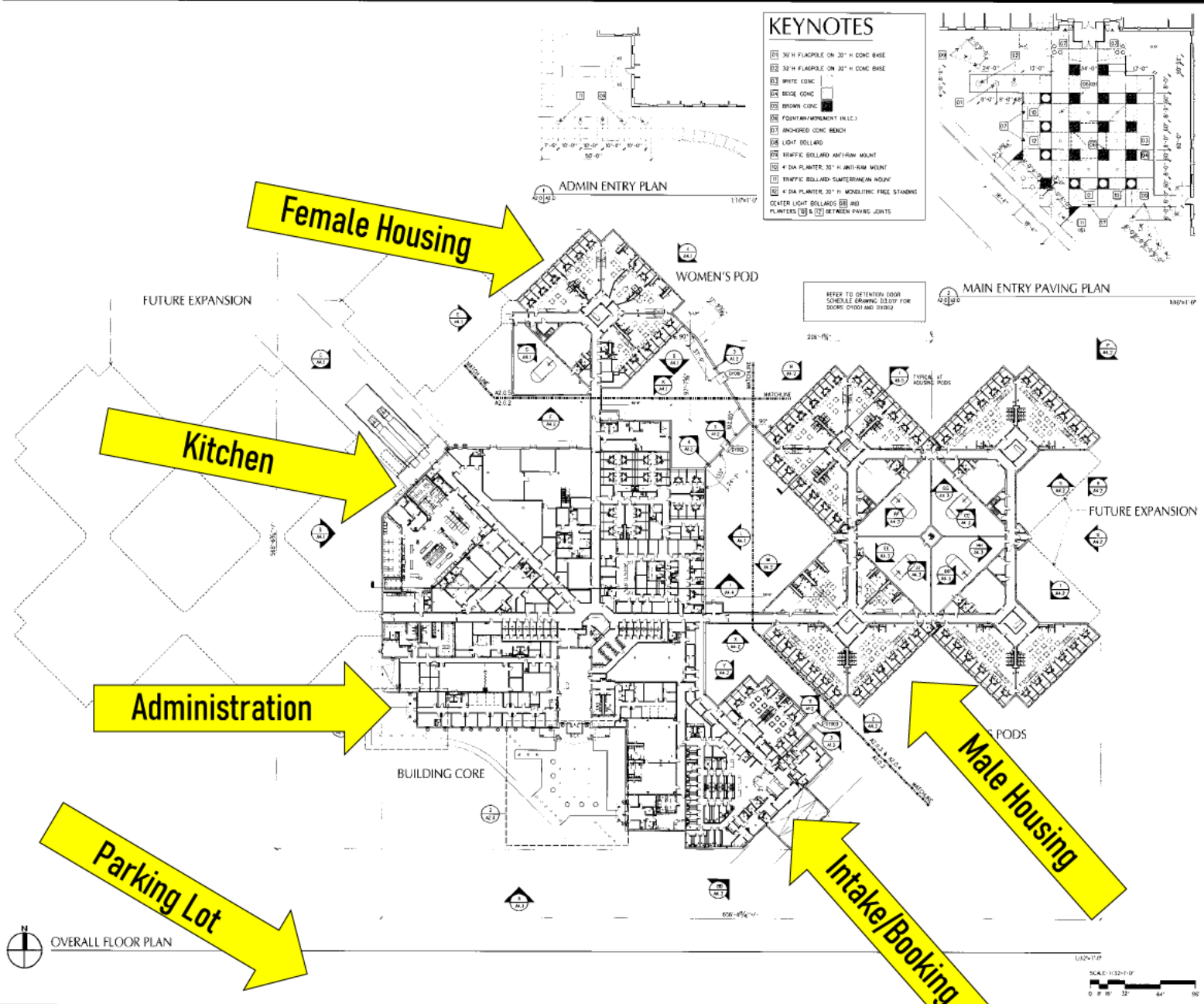
## Previous Option Overview

- 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



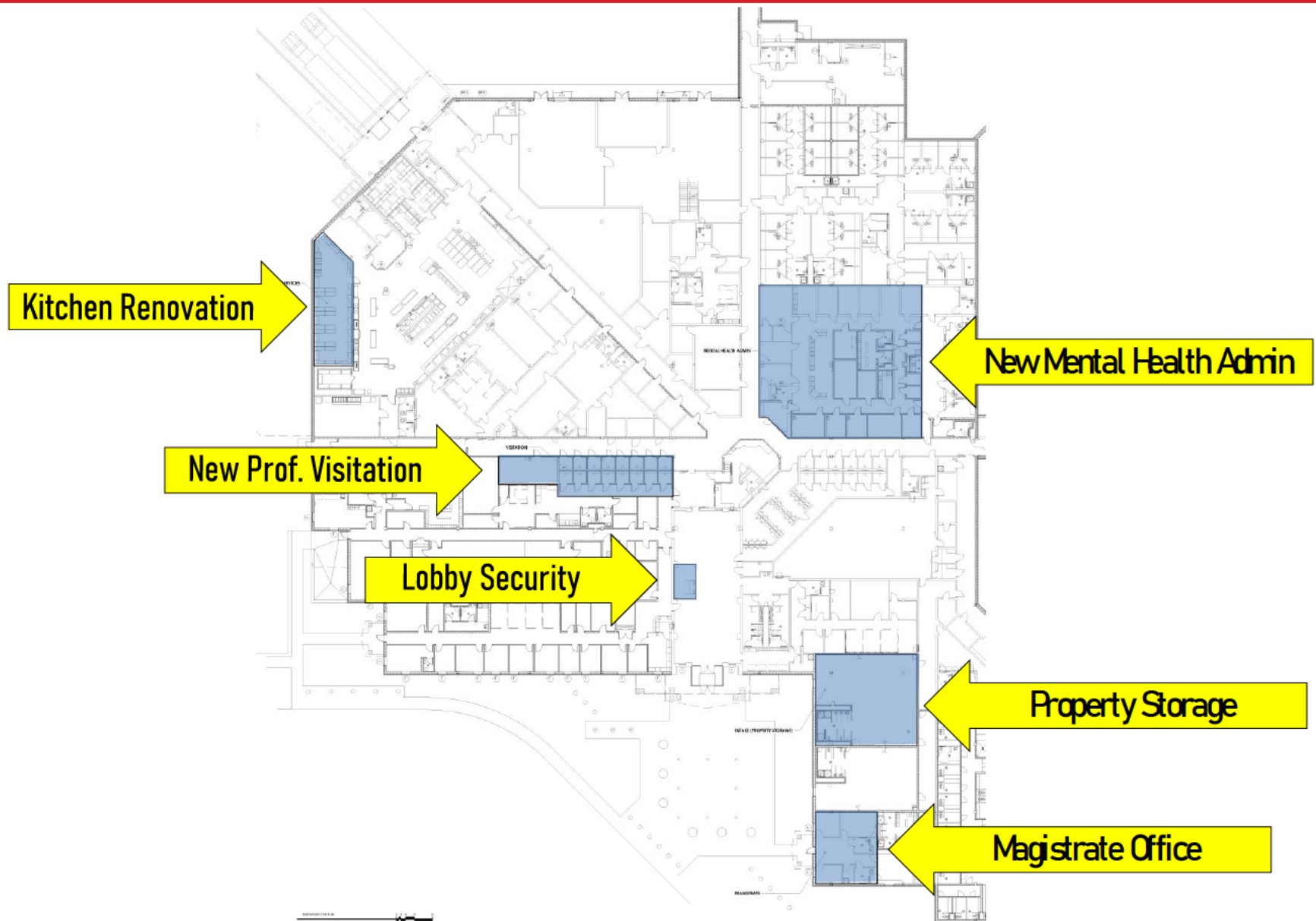


# Recommended Renovation

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

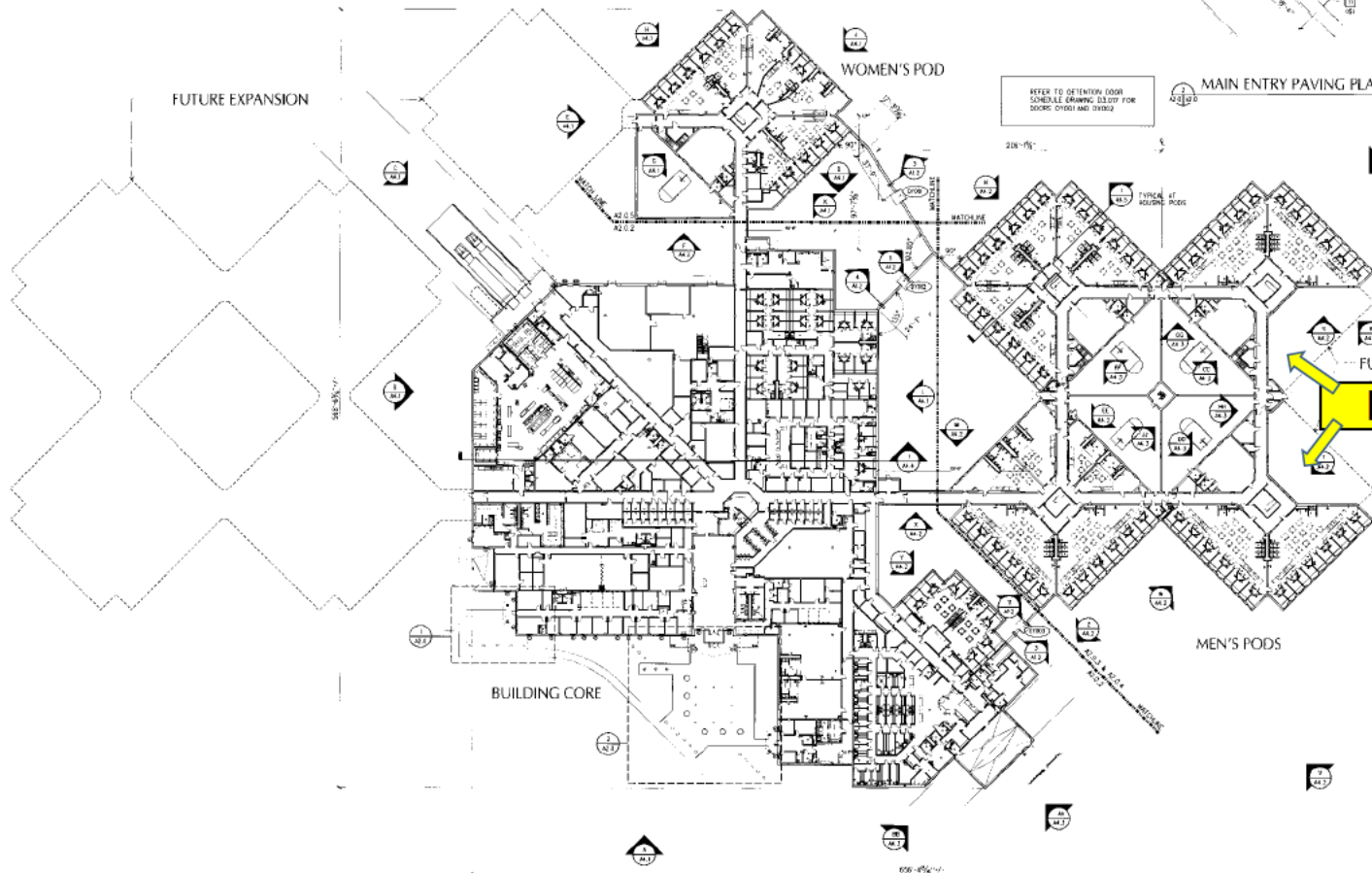


# Potential Mental Health

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



OVERALL FLOOR PLAN



ADMIN ENTRY PLAN

### KEYNOTES

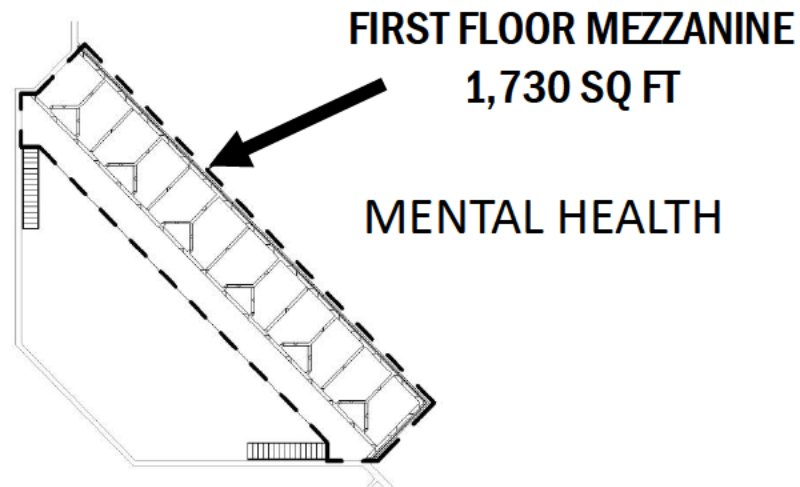
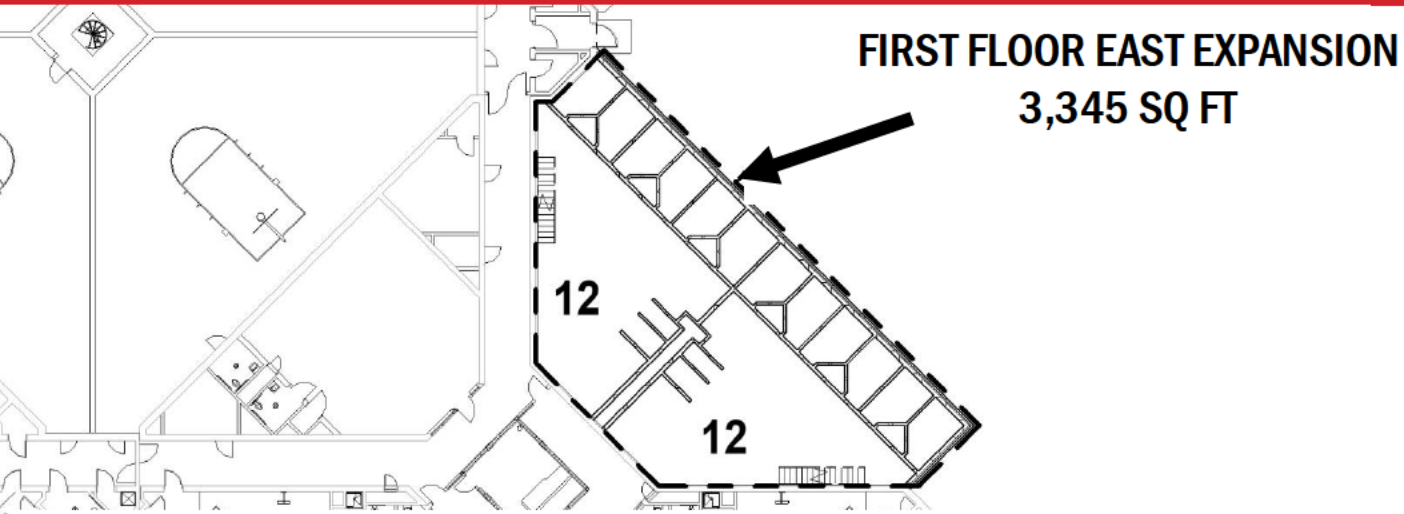
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- 2. 30" H FLAPOLE ON 20" H CONC BASE
- 3. WHITE CONC
- 4. WHITE CONC
- 5. BROWN CONC
- 6. POLYURETHANE PAINT
- 7. UNPAVED CONC BENCH
- 8. LIGHT BOLLARD
- 9. TYPICAL BOLLARD ANTI-KICK MOUNT
- 10. 4" DIA PLUNTER, 30" H ANTI-KICK MOUNT
- 11. TYPICAL BOLLARD "SMATTERDOWN" MOUNT
- 12. 4" DIA PLUNTER, 30" H "SMATTERDOWN" MOUNT
- 13. CENTER LIGHT BOLLARD AND PLANTERS (1) & (2) BETWEEN PAVING JOINTS

MAIN ENTRY PAVING PLAN

Potential Mental Health



# Potential Mental Health



**FIRST FLOOR MEZZANINE EAST**

1/32" = 1'-0"

0' 8' 16' 32' 64'

1/32" = 1'-0"

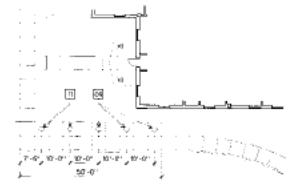
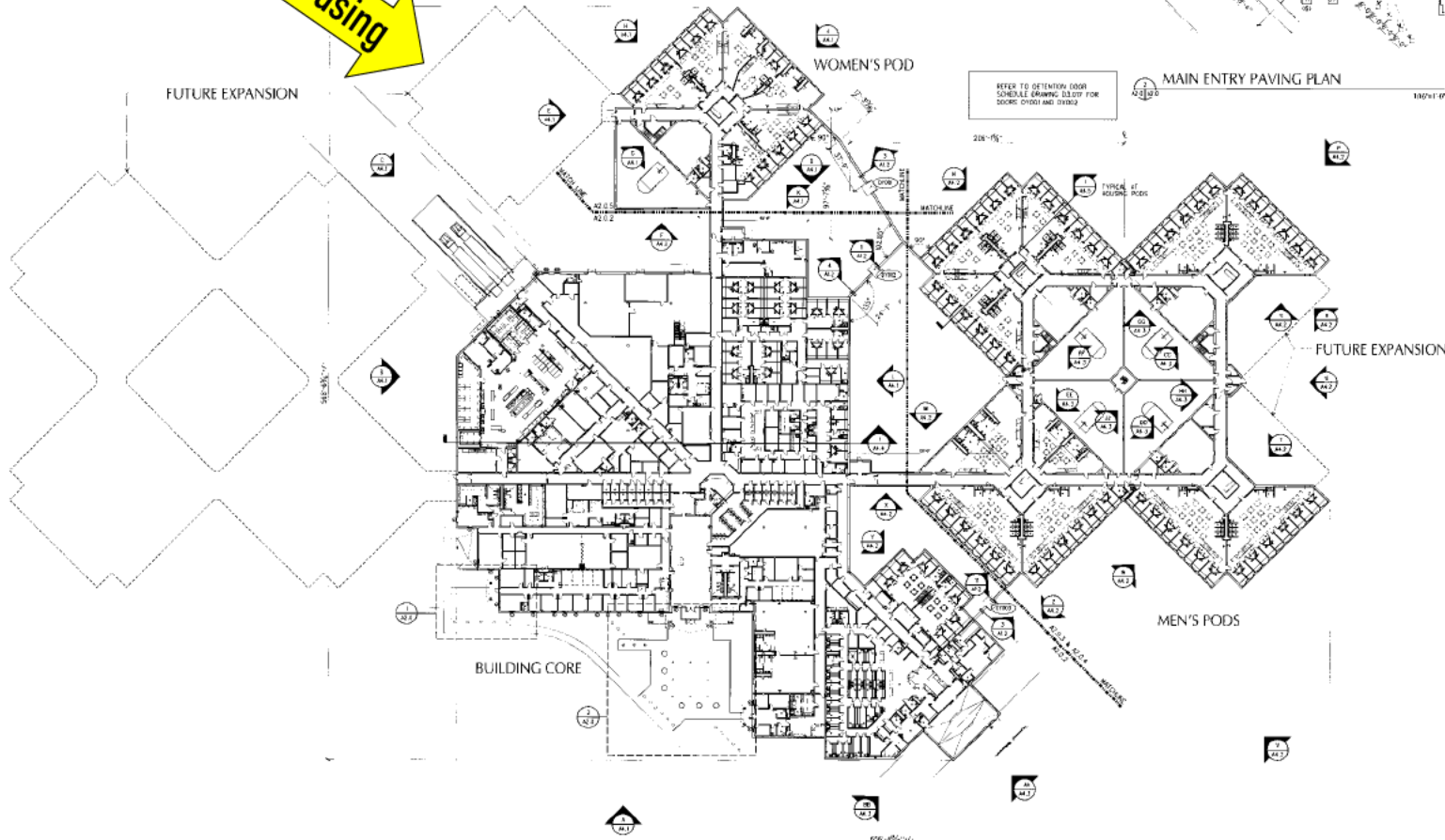
# Minimum Custody Beds (West FA Dorm)

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



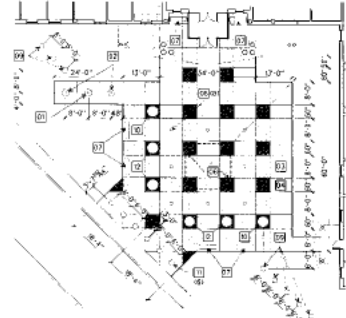
OVERALL FLOOR PLAN



ADMIN ENTRY PLAN

KEYNOTES

- 01 30" H FLAGPOLE ON 20" H CONC BASE
- 02 32" H FLAGPOLE ON 20" H CONC BASE
- 03 WHITE CONC
- 04 BRIDGE CONC
- 05 BROWN CONC
- 06 FOUNTAIN/UMBRELLA (IN L.C.)
- 07 ANCHORED CONC BENCH
- 08 LIGHT BOLLARD
- 09 TRAFFIC BOLLARD ANTI-RAM MOUNT
- 10 4" DIA PLANTER, 20" H ANTI-RAM MOUNT
- 11 TRAFFIC BOLLARD SLAMMER/ANTI-RAM MOUNT
- 12 4" DIA PLANTER, 20" H MONOLITHIC FREE STANDING
- 13 CENTER LIGHT BOLLARDS 08 AND PLANTERS 10 & 11 BETWEEN PAVING JOINTS



MAIN ENTRY PAVING PLAN

REFER TO OUTDOOR DOOR SCHEDULE DRAWING 03.01 FOR DOOR, 03.02 AND 03.03

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

PROJECT NO. 2020-0001  
DATE: 08/20/2020  
BY: J. D. J. / J. D. J.  
CHECKED: J. D. J. / J. D. J.  
SCALE: 1/32\"/>

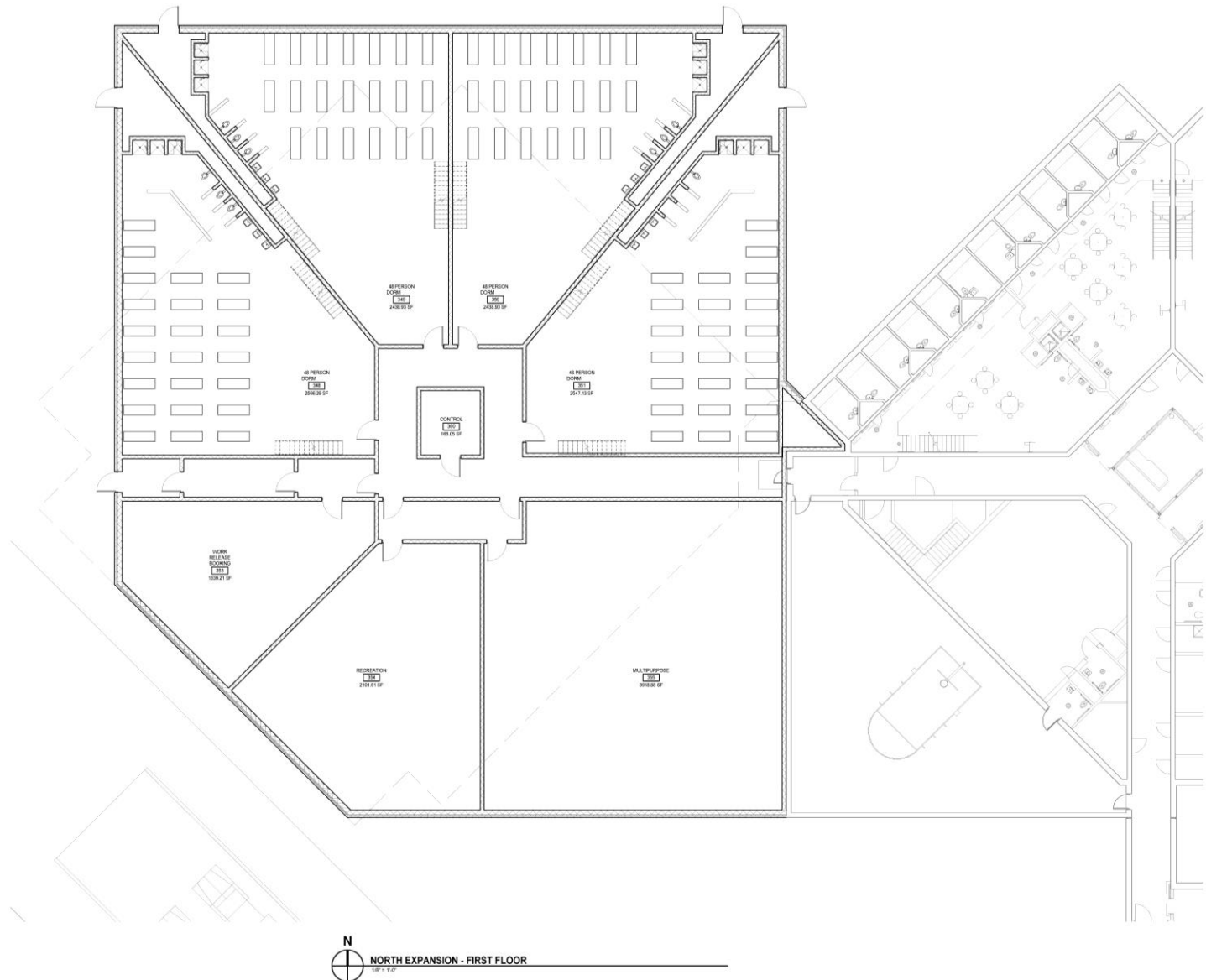
OVERALL PLAN

A2.0



ARCHITECTS  
A PROFESSIONAL CORPORATION  
401 SOUTH LAMAR, SUITE 200, RICHMOND, VIRGINIA 23220  
PHONE: (804) 771-1100 FAX: (804) 771-1101  
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# Potential Housing Unit Has Mezzanine

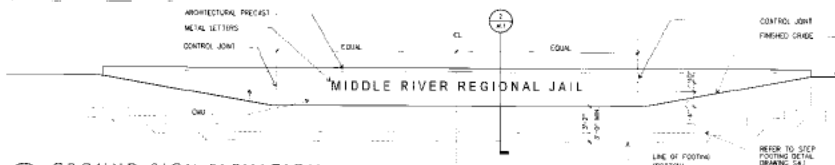


# Potential Community Corrections

## **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.

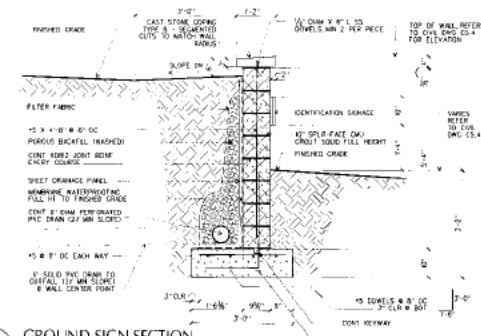
NOTE: ELEVATION IS DRAWN PLAT ACTUAL  
WALL IS TURNED AS INDICATED ON GROUND PLAN



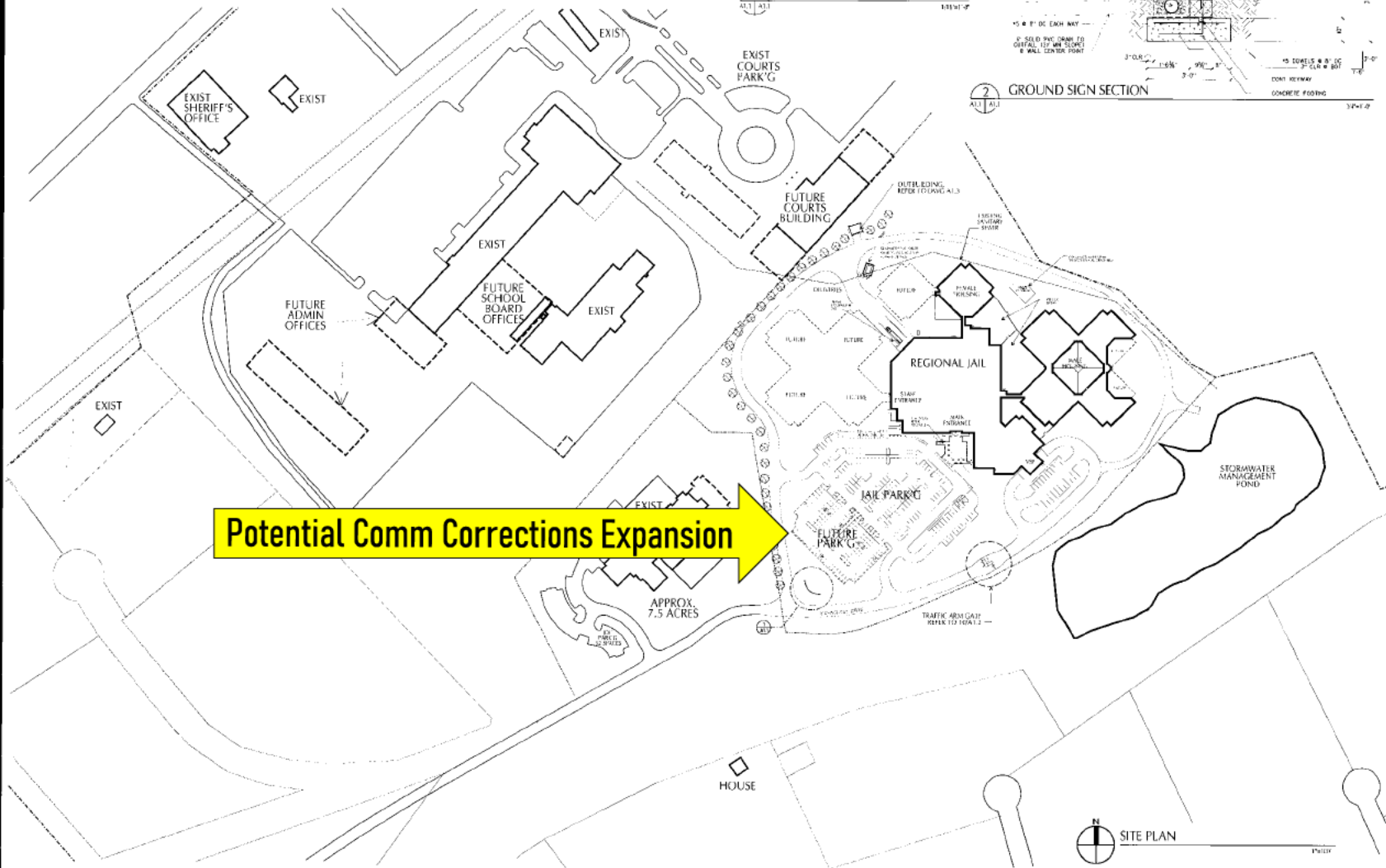
GROUND SIGN ELEVATION



GROUND SIGN PLAN



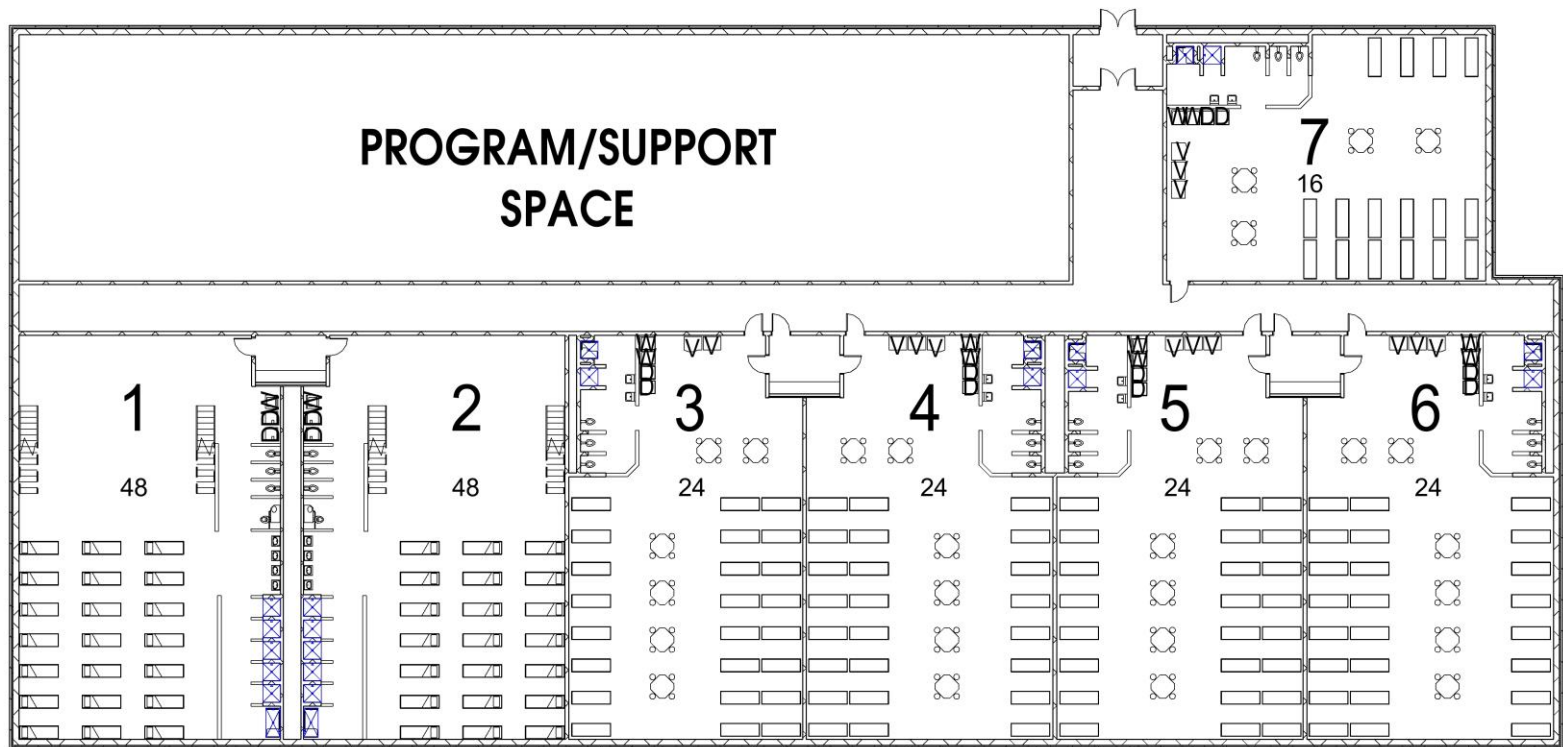
GROUND SIGN SECTION



Potential Comm Corrections Expansion

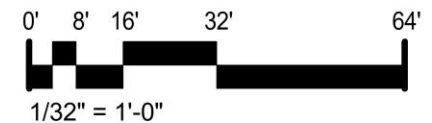


# Potential Community Corrections (Has Mezzanine)



## 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**

Potential Medical, Admin,  
Kitchen & Laundry



OVERALL FLOOR PLAN

FUTURE EXPANSION

BUILDING CORE

WOMEN'S POD

MEN'S PODS

FUTURE EXPANSION

ADMIN ENTRY PLAN

# KEYNOTES

- 01 30" H FLAGPOLE ON 20" H CONC BASE
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- 12 4" DIA PLANTER, 20" H MONOLITHIC FREE STANDING
- 13 CENTER LIGHT BOLLARDS (8) AND PLANTERS (12) & (13) BETWEEN PAVING JOINTS

REFER TO DETAILING DOOR SCHEDULE DRAWING SLOTTED FOR DOORS (DOOR AND STOPS)

MAIN ENTRY PAVING PLAN

MIDDLE RIVER REGIONAL JAIL

MIDDLE RIVER REGIONAL JAIL AUTHORITY  
VERONA, VIRGINIA

PROJECT NO. 2000-0001  
DATE: 08/01/00  
DESIGNED BY: J. D. HILL  
CHECKED BY: J. D. HILL  
SCALE: 1/32" = 1'-0"

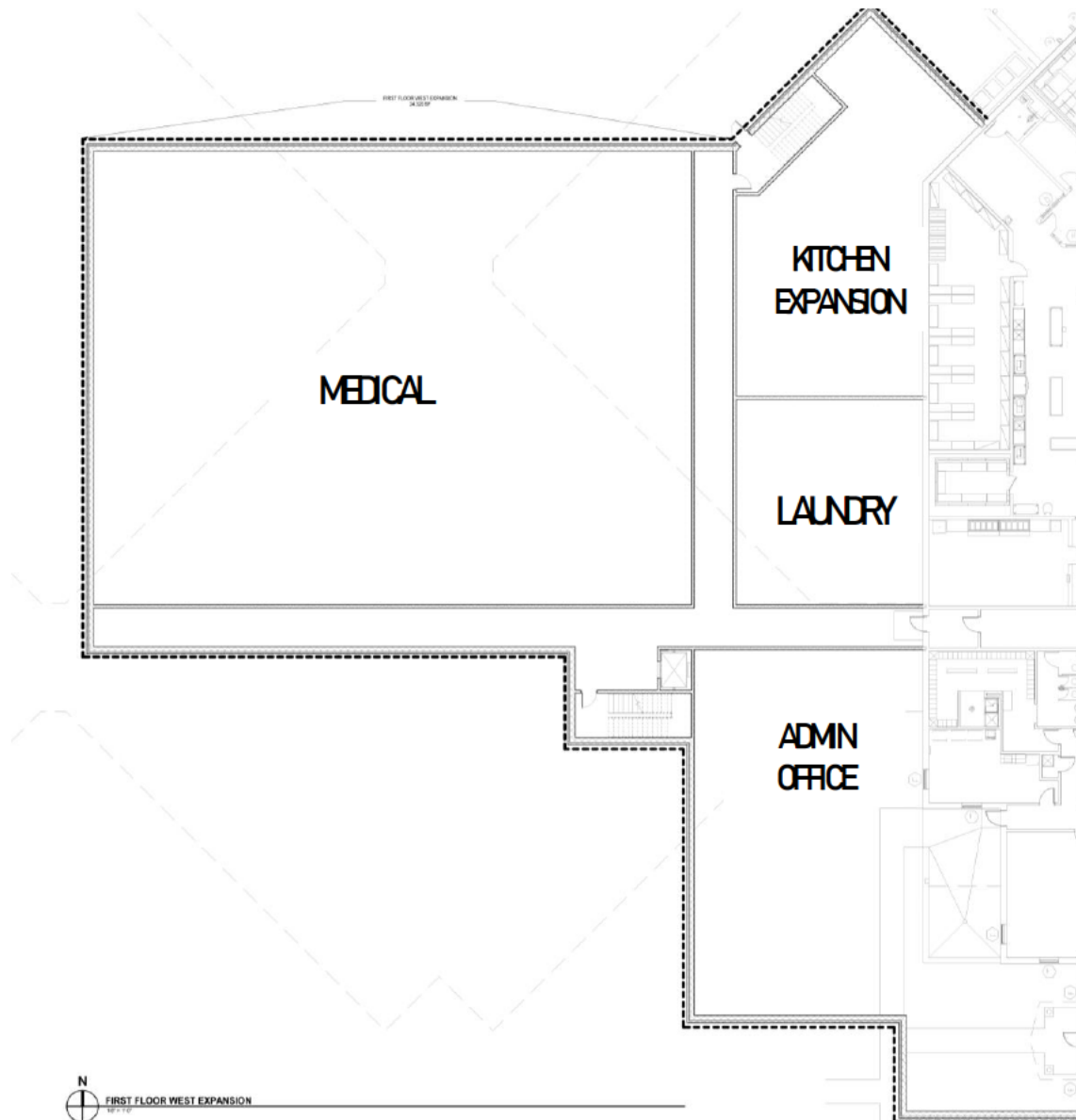
OVERALL PLAN

A2.0



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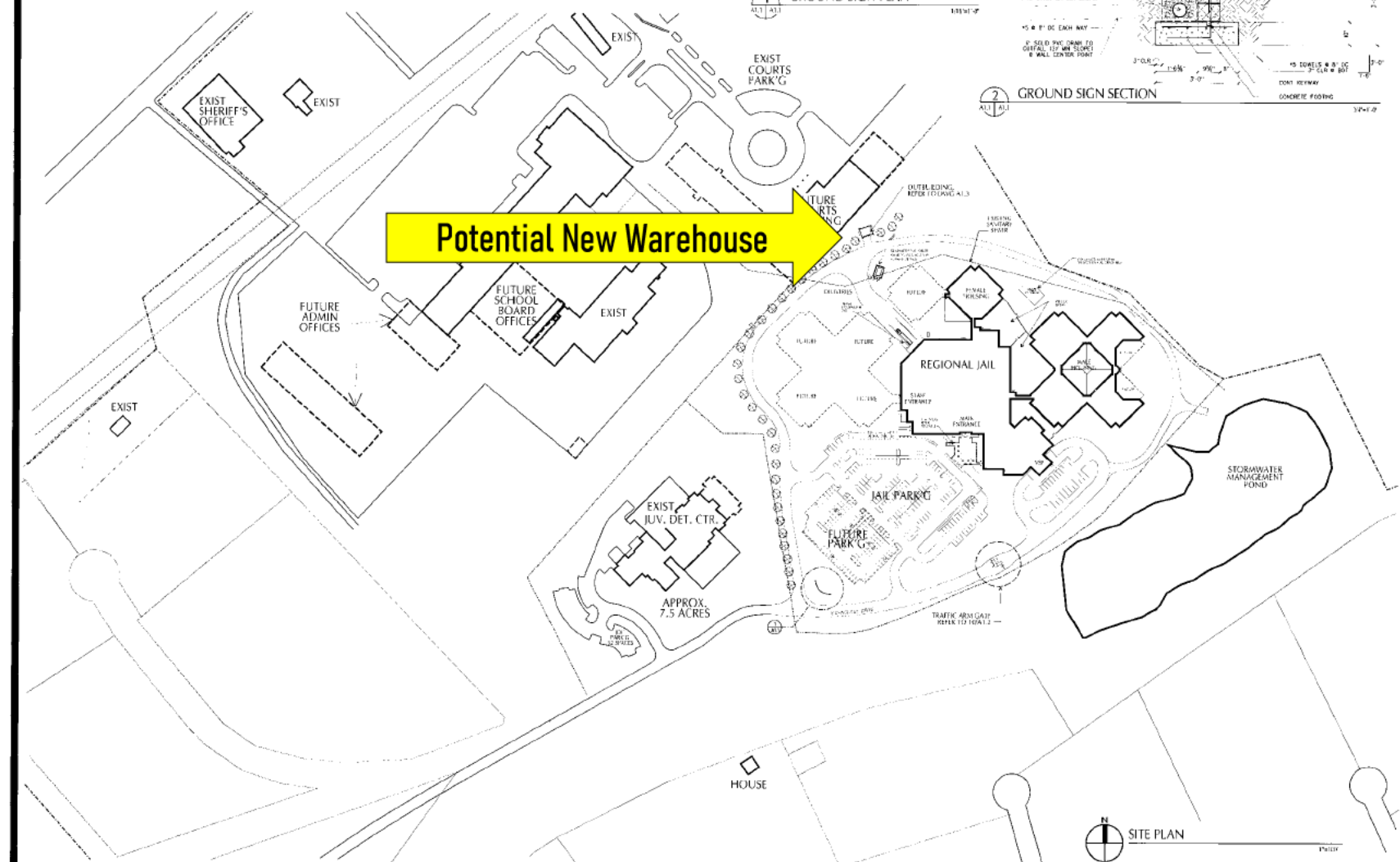
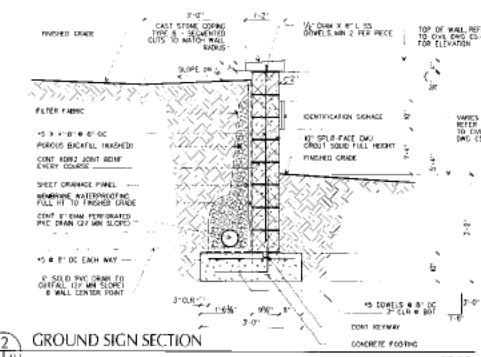
# Potential Support Services



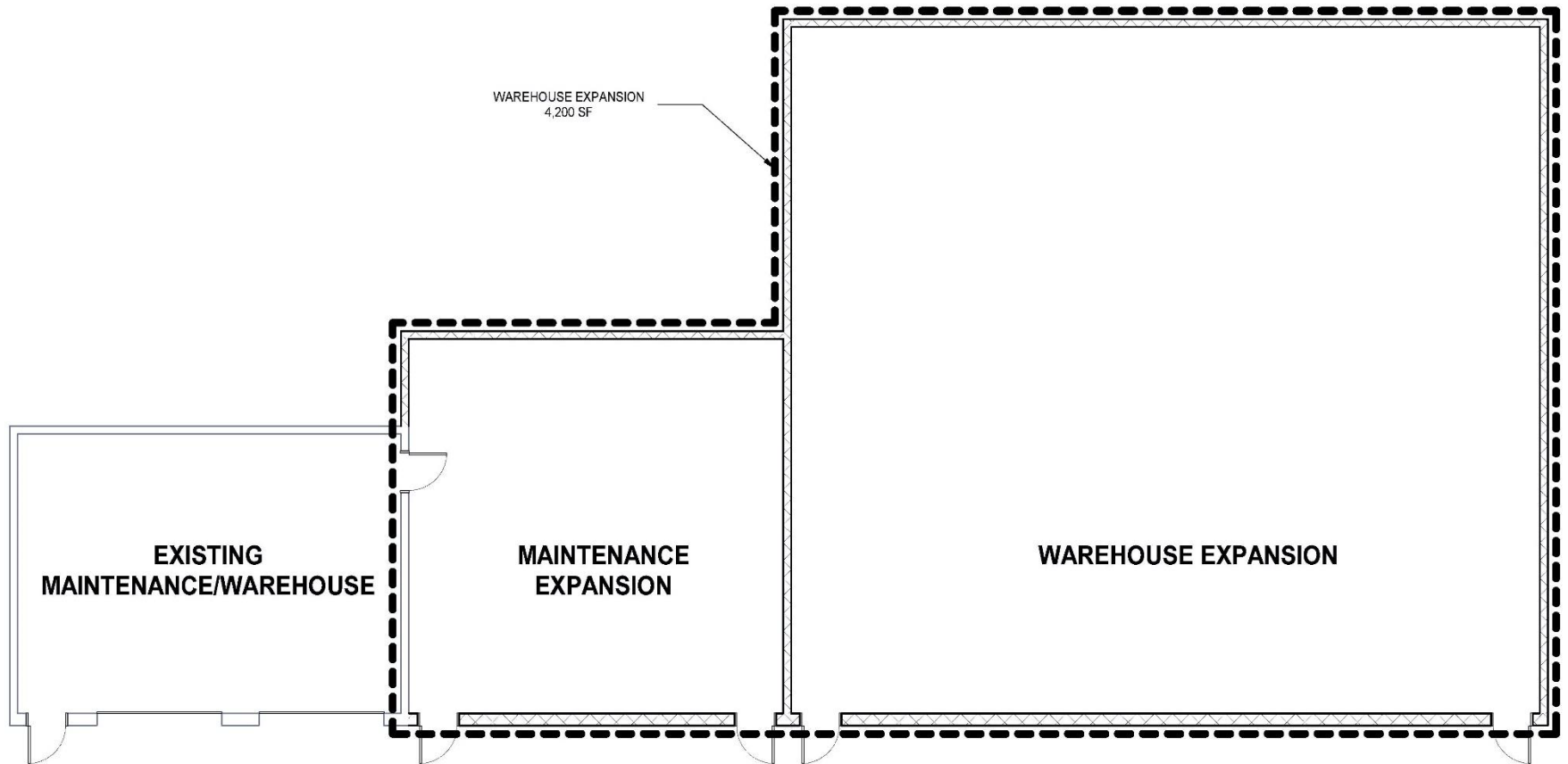
# Potential Maintenance/Warehouse

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**



# Potential Maintenance Warehouse



**MAINTENANCE EXPANSION**

1/8" = 1'-0"



# 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

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

# 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

