

# **PITTSYLVANIA COUNTY**

## **COMMUNITY BASED CORRECTIONS PLAN NEEDS ASSESSMENT AND PLANNING STUDY UPDATE February 20, 2024**



**MOSELEY**ARCHITECTS

**PITTSYLVANIA COUNTY BOARD OF SUPERVISORS**

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**RESOLUTION # 2024-02-03**

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**REQUESTING APPROVAL OF THE COMMUNITY BASED CORRECTIONS PLAN  
NEEDS ASSESSMENT AND PLANNING STUDY AND REIMBURSEMENT FOR  
ELIGIBLE DESIGN AND CONSTRUCTION EXPENSES RELATED TO NEW COUNTY  
JAIL PROJECT**

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**VIRGINIA:** The Pittsylvania County Board of Supervisors ("Board") adopted the following Resolution at its Business Meeting on February 20, 2024:

**WHEREAS,** the "Standards for Planning, Design, Construction, and Reimbursement of Local Correctional Facilities," 6VAC15-81-100 requires that a Resolution be submitted to the Board of Local and Regional Jails ("BLRJ") requesting approval of the Community Based Corrections Plan ("CBCP") Needs Assessment and Planning Study and reimbursement for eligible design and construction expenses; and

**WHEREAS,** Moseley Architects has submitted a CBCP Assessment and Planning Study on behalf of Pittsylvania County, Virginia ("County"), for the construction of a new County jail project as required by the Standards; and

**WHEREAS,** the new County jail project is eligible for reimbursement of eligible design and construction costs pursuant to § 53.1-81, Code of Virginia, 1950, as amended.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD THE COUNTY ADMINISTRATOR AND BOARD CLERK** that the County requests that the BLRJ gives its approval for the CBCP Needs Assessment and Planning Study and funding for reimbursement of twenty-five percent (25%) of all eligible costs subsequent to Governor and General Assembly approval and funding for the new County jail project as identified in the CBCP Needs Assessment and Planning Study submitted to the BLRJ pursuant to § 53.1-81, Code of Virginia, 1950, as amended.

Given under my hand this 20<sup>th</sup> day of February, 2024..

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Darrell W. Dalton, Chairman  
Pittsylvania County Board of Supervisors

ATTEST:

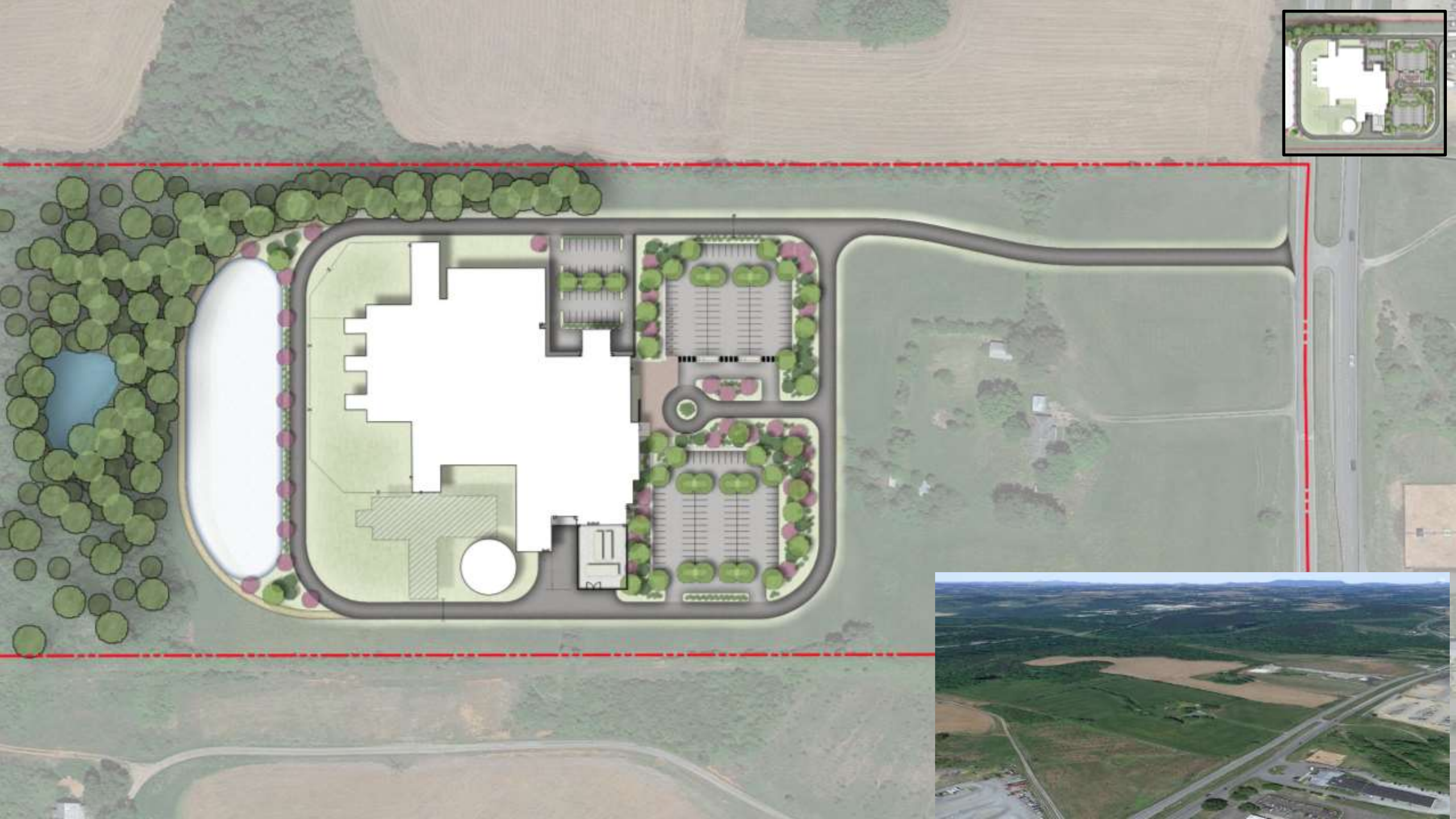
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Stuart J. Turille, Jr., Clerk

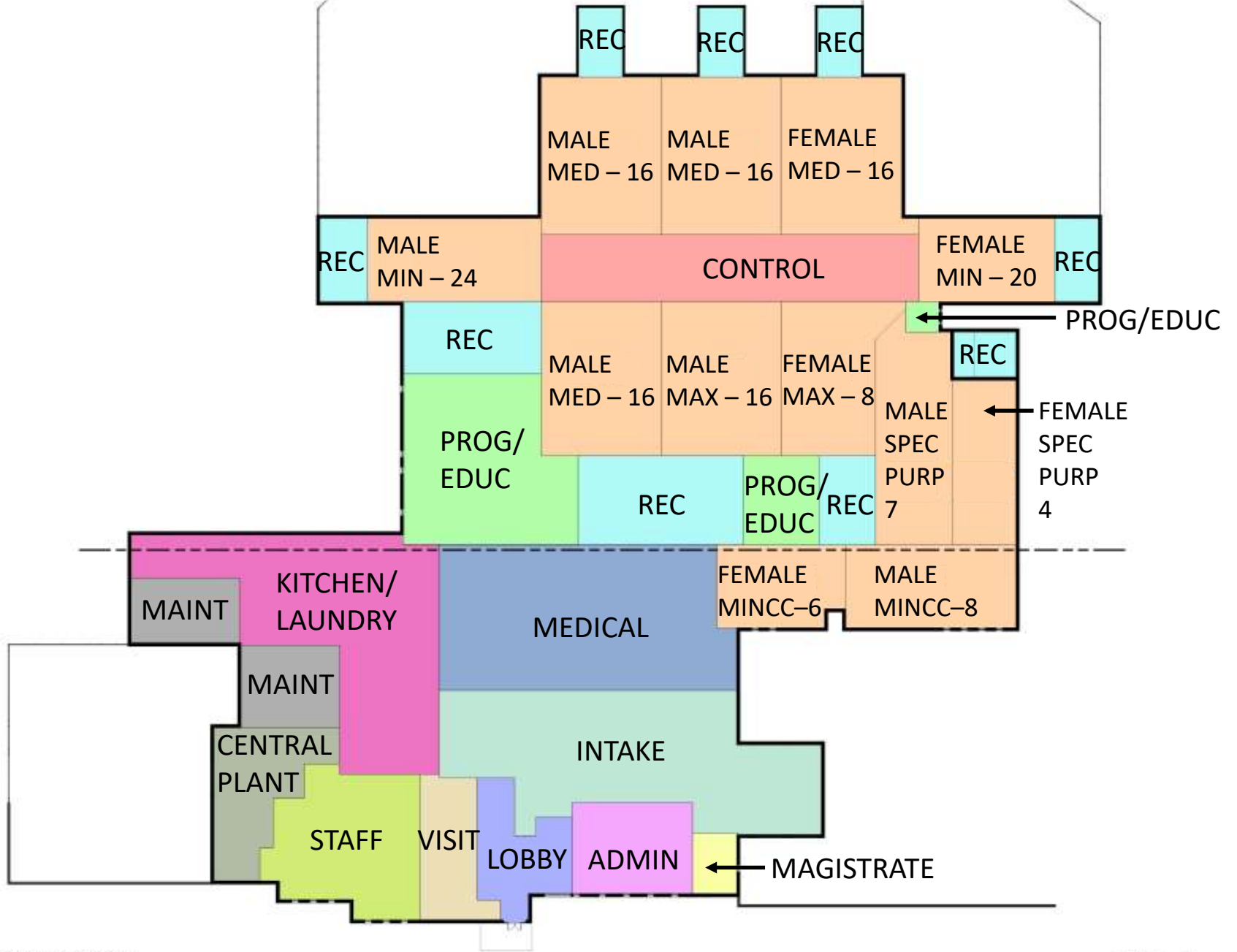
# **AGENDA**

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- Site Plan
- Floor Plan
  - 146 beds + core for 202 beds
- Context and local and regional jail images
- Elevations and exterior images
- Estimate
- Schedule



COLOR LEGEND	
	INMATE HOUSING
	RECREATION / OUTDOOR RECREATION
	CONTROL
	PROGRAM / EDUCATION
	MEDICAL
	INTAKE
	PUBLIC LOBBY
	KITCHEN / LAUNDRY SERVICES
	MAGISTRATE
	VISITOR
	STAFF
	MAINTENANCE
	ADMINISTRATION
	CENTRAL PLANT



1 OVERALL FLOOR PLAN - BLOCKING DIAGRAM

A2.0 - OVERALL FLOOR PLAN - BLOCKING DIAGRAM

PITTSYLVANIA COUNTY DETENTION CENTER  
PITTSYLVANIA COUNTY, VA





CHATHAM  
MIDDLE SCHOOL

DO NOT LEAVE  
VEHICLES  
UNATTENDED

SCHOOL BUS

SCHOOL









Pittsylvania  
County  
Schools

**Pittsylvania  
Career & Technical  
Center**

NO PARKING  
EXCEPT IN  
EMERGENCY  
VEHICLES  
ONLY





# Local and Regional jails of Virginia and the Carolinas





# Local and Regional jails of Virginia and the Carolinas





# Aerial RSW Regional Jail





# Exterior RSW Regional Jail





# Aerial BR Regional Jail – Amherst



Amherst County Adult  
Detention Center

Amherst County  
Magistrate's Office



# Exterior image BR Regional Jail





# Exterior front 'bird's eye' view







**Exterior rear 'bird's eye' view**





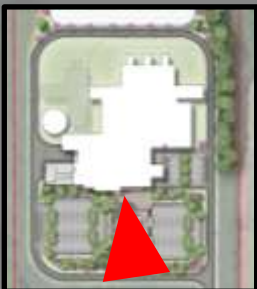


PENNSYLVANIA COUNTY  
ADULT DETENTION CENTER





PITTSYLVANIA COUNTY  
ADULT DETENTION CENTER





# SCHEDULE - 2024-2025

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Prepare/Submit CBCP Needs Assessment and Planning Study	December 31, 2023
BOS meetings about project and approval of project	January - April, 2024
Resolution from BOS	March, 2024
Resolution to BOLRJ	April, 2024
BOLRJ Approval CBCP Needs Assessment	May, 2024
BOLRJ Approval of CBCP Planning Study	July-August, 2024
Application to Treasury Board for bonds for reimbursement	June, 2024
DOC submits to Department of Planning and Budget/DEB	Sept-Oct, 2024
Receive Governor approval for funding and inclusion in the budget bill	December 1, 2024
Receive Legislative approval (Legislative session)	June, 2025



# SCHEDULE 2025-2027

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## Project Planning, Design, and Construction Schedule

<b>Negotiate A/E Contract with Moseley Architects</b>	December 2023 - June, 2025
Receive Legislative approval (Legislative session)	June, 2025
<b>County issues Design NTP</b>	<b>(or earlier at risk) June, 2025</b>
VDOC required Value Engineering on Design	November, 2025
Complete Construction Documents/secure County design approvals	March, 2026
Advertise for bids	May, 2026
Receive Bids	May, 2026
Negotiate Construction Contract	August, 2026
Notice to Proceed (Construction)	August, 2026
Substantially Complete construction (14 months – to be confirmed)	October, 2027
Final Completion of project	November, 2027



# BUDGET ESTIMATE

## PITTSYLVANIA COUNTY NEW JAIL COST ANALYSIS - SUMMARY

### VADOC PART I FORMULA

#### Expansion of Existing Jail

MEANS COSTS (2023 Const Cost Data)		371.67 PER SF	
MARSHAL & SWIFT MULTIPLIER	X	0.95	
MEDIAN COST PER SQ FT	=	353.09 PER SF	
ESCALATION / INFLATION (July 2023 to midpoint of construction June 2027)	**	413.82 PER SF	
PROPOSED SF	X	98,122 SF	
<b>MEDIAN CONSTRUCTION COST</b>	<b>=</b>	<b>\$40,604,732</b>	

REFER TO  
NOTES ON  
FOLLOWING  
PAGE

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\*\*Escalation/Inflation Values as follows:

July 2023 to June 2024	4.95 %	
FY 2025	4.5 %	General Assembly Approval and funding June 2025
FY 2026	3.5 %	Design June 2025 to June 2026
FY 2027	3.25 %	March 2027 is the midpoint of construction
Cumulative Value	17.20 %	

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### PLANNING STUDY PROJECT ESTIMATE (EXCLUSIVE OF BONDS OR FINANCING)

#### PART I - PROJECT CONSTRUCTION COSTS

BUILDING CONSTRUCTION COST	40,604,732
SITWORK (15 acres @ \$317,000/acre)	4,755,000
<b>PART I PROJECT CONSTRUCTION COSTS SUBTOTAL:</b>	<b>45,359,732</b>

LOCALITY  
REQUESTED  
COST

VADOC  
ELIGIBLE  
COST

5



				LOCALITY REQUESTED COST	VADOC ELIGIBLE COST	
<b>PART II - PROJECT SPECIFIC COSTS</b>						
INCREASE CORE TO 202 BEDS - Programmed Square Footage						
	7,652	SF @	\$	COST INCLUDED ABOVE		6
WATER TOWER						
	295,000	GAL @	\$	4.37	\$1,290,000	7
TURN LANE IMPROVEMENTS						
					\$455,000	8
PUMP STATION TO EXISTING FORCE MAIN						
					\$450,000	9
ACCESS ROAD FROM ROUTE 29 TO SITE PROPER						
	680	LF @	\$	739.71	\$503,000	10
ENCLOSED AND PARTIALLY COVERED OUTDOOR REC YARDS						
	8,632	LF @	\$	206.91	\$1,786,042	11
<b>PART II PROJECT SPECIFIC COSTS SUBTOTAL:</b>				<b>\$4,484,042</b>		
<b>PART III - OTHER PROJECT COSTS</b>						
A/E FEES (8% PART I)				\$3,628,779		
A/E FEES (10% PART II)				\$448,404		
CBCP / PLANNING STUDY				\$260,222		12
EARLY PLANNING COST OF SERVICES				\$83,000		13
SITE ACQUISITION (32 acres x \$16,000/ acre)				\$500,000		14
SITE ACQUISITION FEES				\$15,967		15
VALUE ENGINEERING STUDY				\$50,000		
FF&E (\$30/SF) INCLUDING COST OF SERVICES				\$2,943,660		16
COMMUNICATIONS/DATA EQUIPMENT (\$1/SF)				\$98,122		
TEST BORINGS/TESTING/SPEC INSP (1% of Construction)				\$498,438		
SURVEY, TOPO & UTILITY LOCATOR				\$90,000		
PRINTING & REPRODUCTION				\$10,000		
PERMITS, FEES & CONNECTION (1% of Construction)				\$498,438		
<b>PART III OTHER COSTS SUBTOTAL:</b>				<b>\$9,125,029</b>		
CONTINGENCY (8% OF PART I AND PART II)				\$3,987,502		
<b>TOTAL CONSTRUCTION COSTS:</b>				<b>\$62,956,305</b>		
<b>TOTAL PROJECT COST :</b>				<b>\$62,956,305</b>		
PER BED PROJECT COST @ 146 BEDS (with 202 CORE):				\$431,208		
<b>Requested reimbursement of 25% of</b>		\$62,956,305	=	<b>\$15,739,076</b>		



# BUDGET ESTIMATE

Notes regarding the construction cost estimate as keyed on the previous page.

1. Cost from Costworks with RS Means data for jail, October 2023, based on 80,000 SF facility with rigid steel frame and face brick and concrete block exterior wall type with add-ons (there are limited add on options in Costworks) for 100 CCTV cameras, three 350KW generators, 300 emergency lighting fixtures, and six 50-pound washers.
2. Marshall & Swift multiplier of 0.95 for Danville, VA for Construction Class A – Fireproof Steel Frame.
3. Proposed Square footage is based on the proposed floor plans provided in Section 8 in accordance with the space needs identified in the Space Program provided in Section 3.
4. Calculated based on a construction start date of August 2026; 14 months new construction. Mid-Point of construction = June 2027 Escalation/Inflation has been compounded per the following formula:  
$$**4.95\% \text{ to July 2024, } 4.5\% \text{ to July 2025, } 3.5\% \text{ to July 2026, } 3.25\% \text{ to July 2027}$$
$$= (1.0495 * 1.045 * 1.035 * 1.0325) - 1 = 17.20\%$$
5. Budget of 15 acres of impacted area at \$317,000 per acre
6. Space needs identified 7652 Gross Square Feet associated with the enlarged core space to accommodate future expansion to 202 beds as provided in Section 3
7. 255,000 gallons of fire suppression needs to supply the site hydrants and 40,000 gallons of fire suppression needs to supply the building fire suppression system.
8. Cost is based on a 200-foot turn lane with associated taper for a right turn from the south bound lanes of US Highway 29 into the jails site.
9. Cost for a new pump station to hit the force main to Chatham, VA north of the existing pump station serving school.
10. Cost is based on a 680-foot access road from US Highway 29 to allow the jail to site at the western half of the site.
11. Cost is calculated based on the square footage area of the nine outdoor recreation yards (eight of which are immediately adjacent to housing unit/pod dayrooms) using half the SF cost for new construction based on being enclosed, but not heated and cooled space with one-third being roofed.
12. Cost includes the 2023 Community Based Corrections Plan Needs Assessment and Planning Study and Site Investigation Due Diligence Studies.
13. Cost includes the 2018 Jail Study, Site Feasibility Studies, and Option Development.
14. Site is the purchase price for the 32.261 acres site. Refer to Deed in appendix.
15. Cost is the associated legal expenses and survey services cost for the purchase of the proposed jail property 32.261 acres site. Refer to Deed in appendix.
16. Cost is based on \$30 per square foot for the entire jail building area and includes the associated furniture design services.



# QUESTIONS

