



Middle River Regional Jail Planning Study Options A, B, and C

Middle River Regional Jail
Staunton Virginia
Architect's Project No. 590266

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EXECUTIVE OVERVIEW

The team discussed three design options to increase the capacity of Middle River Regional Jail (MRRJ) to meet the current and future needs. Each of the options add support spaces to meet the needs of food services, laundry, medical services, mental health services, and administrative functions required of the jail in addition to providing additional beds and reallocating beds based on the classification needs of MRRJ. One of the three options must be selected for incorporation into the Planning Study as the proposed expansion and renovation of the facility for submittal to, review by, and approval of the Virginia Board of Corrections.

Jail Capacity Needs

The existing jail has a rated capacity of 396 inmates. At the jail's opening, it was approved to double bunk the available housing units resulting in an "DOC approved capacity" of 768 inmates. The current average daily population (ADP) of inmates fluctuates between the low to mid 900's. The inmate population projections prepared for the Community Based Corrections Plan Needs Assessment in July 2019 anticipate a total population of 1244-1283 inmates in 10 years (2029) to meet the needs of the MRRJ members Augusta County, Rockingham County, and the Cities of Harrisonburg, Staunton, and Waynesboro and assuming that the local Rockingham-Harrisonburg Jail continues to hold an ADP of 300. During the course of calculating these estimates, the inmate population growth exceeded the anticipated 10-year growth, and the estimate is being recalculated using various statistical measurements and sources of information. Based on top end of the previously prepared projection, the jail is 887 beds short of its rated capacity and 515 beds short of its approved capacity incorporated the housing which is double bunked.

Jail Support Needs

In addition to the need for inmate housing, the jail's core support functions have insufficient capacity to meet the needs of the anticipated number of inmates. Equipment in spaces such as the laundry and kitchen cannot meet the demand. The facility lacks the necessary medical beds and medical support spaces, as well as purpose-built space to treat inmates with mental health needs.

Project Goal

The goal is to meet the current and future housing and support functions of the jail while providing flexibility to adjust as the inmate population changes. The current jail is being utilized differently than originally designed to accommodate unanticipated changes in the inmate population, such as much higher levels of female incarceration than was the case when the original facility was designed. All three options presented below would add housing units built to minimum custody standards. They would be configured in such a way that then could be used for both minimum custody inmates as well as community custody inmates. The expanded and renovated facility would make moving community custody inmates in and out of the facility safer and more efficient.

OPTION A – 400-Bed Addition, Request 768 Bed Increase

Housing

This option constructs a 400-bed minimum custody addition plan west of the existing facility. In this option, the planning study would request a total increased inmate capacity of 772 beds with the additional 372 beds having already been added to the existing jail in the form of double bunking (396 rated capacity + 372 double bunked = 768 approved capacity). It will be confirmed that increasing the rated capacity of the existing portion for the jail will not require adding toilets, lavatories, and other supporting facilities to comply with the current Jail Standards (*Commonwealth of Virginia Standards for Planning, Design, Construction, and Reimbursement of Local Correctional Facilities* effective March 8, 2018). Adding the increase in rated capacity to the existing portion of the jail would increase the existing portion from 396 to 768 inmates. This option would result in a total rated capacity of 1,168 inmates. The minimum custody addition would be designed with enough plumbing fixtures (either installed with the original build-out or roughed-in for future addition) to double its rated capacity in the future without the need for costly plumbing improvements. The 400-bed addition would be designed to minimum custody standards to provide flexibility for a changing inmate population. It would have sallyports between sections of units to provide separations between the various inmate classification areas. Inmates in community custody would be near an intake-screening area to allow for more efficient movement in and out of the facility for the Work Release and Work Force programs.

Support Facilities

Supporting infrastructure would be added to including expanding laundry, kitchen, medical housing, segregated housing, administrative office space, maintenance workspace, and long-term warehouse storage space. The central laundry room would be supplemented with an additional commercial laundry room in the building addition. Smaller laundry facilities would be provided in the housing units for inmates to wash clothing and personal effects. The existing dry storage in the existing kitchen would be opened to the kitchen to provide additional preparation and cooking area. The building addition would include a larger replacement, dry storage space directly adjacent to the existing kitchen. Ten Administrative offices, a large training/meeting room (sized to accommodate the Jail Authority Board meetings), and a mail processing room would be added to the existing administrative office wing. The existing maintenance building would add two additional vehicle bays to provide workspace for maintaining equipment and training community custody inmates in repair skills. A 3,000 square foot long-term storage warehouse would be added adjacent to the maintenance building.

Additional Upgrades, Repairs, and Renovations

- Replace tank-type natural gas hot water heaters with instantaneous water heaters.
- Replace fluorescent light fixtures throughout the existing building with LED light fixtures.
- Evaluate and upgrade the existing lightning protection system.
- Add security fencing around the loading dock.
- Add a secure vestibule for one receptionist and one security officer in the existing lobby with doors into the lobby and the administrative office area.

Pros

- Upgrades the facility's rated capacity to account for the actual number of inmates.
- With approval of Community Based Corrections Plan Needs Assessment and Planning Study, gets additional funding for staff and operating costs from the Commonwealth of Virginia Compensation Board for the existing portion of the jail by increasing the rated capacity to the current operating capacity.

Cons

- Increasing the rated bed capacity of the existing facility requires confirmation that the facility meet the Jail Standards for that number of inmates and may require renovation inside the secure perimeter throughout all of the housing areas if Jail Standards are not currently met.

OPTION B – 400-Bed Addition, Request 400 Bed Increase

Housing

This option constructs a 400-bed minimum custody addition plan west of the existing facility with no ask to increase the rated capacity of the existing facility bringing the rated capacity of the expanded facility to 796 inmates. Upgrades to the existing jail would not occur in the existing housing units. Improvements to the existing jail would include the upgrades to the core functions as described below. The minimum custody addition would be designed with enough plumbing fixtures (either installed with the original build-out or roughed-in for future addition) to double the rated capacity in the future without the need for costly plumbing improvements. The 400-bed addition would be designed to minimum custody standards to provide flexibility for a changing inmate population. It would have sallyports between sections of units to provide the necessary separation between the various inmate classifications. Inmates in community custody would be near an intake-screening area to allow for more efficient movement in and out of the facility for the Work Release and Work Force programs.

Support Facilities

Supporting infrastructure would be added to including expanding laundry, kitchen, medical housing, segregated housing, administrative office space, maintenance workspace, and long-term warehouse storage space. The central laundry room would be supplemented with an additional commercial laundry room in the building addition. Smaller laundry facilities would be provided in the housing units for inmates to wash clothing and personal effects. The dry storage in the existing kitchen would be opened to the kitchen to provide additional preparation and cooking space. The building addition would include a larger replacement, dry storage space directly adjacent to the existing kitchen. Ten Administrative offices, a large training/meeting room (sized to accommodate the Jail Authority Board meetings), and a mail processing room would be added to the existing administrative office wing. The maintenance building would add two additional vehicle work bays to provide workspace for maintaining equipment and training community custody inmates in repair skills. A 3,000 square foot long-term storage warehouse would be added adjacent to the maintenance building.

Additional Upgrades, Repairs, and Renovations

- Replace tank-type hot water heater with instantaneous natural gas water heaters.
- Replace fluorescent light fixtures throughout the existing building with LED light fixtures.
- Evaluate and upgrade the existing lightning protection system.
- Add security fencing around the loading dock.
- Add secure vestibule for one receptionist and one security officer in the existing lobby with doors into the lobby and the administrative office area.

Pros

- Does not require upgrades to existing jail housing units.

Cons

- Does not get additional Compensation Board funding to support the increased bed capacity (difference between existing jail's operating capacity and rated capacity) to provide additional jail security staff.
- Does not improve the facilities in the existing housing areas to better manage the quantity of inmates currently housed.

OPTION C – 400-Bed Addition, Request 400-796 Bed Inmate Increase

Housing

This option constructs a 400-bed minimum custody addition plan west of the existing facility. In this option, the planning study would request a total increased inmate capacity by some additional number between 0 and 368 inmates as yet to be determined. The jail would determine which existing housing areas of the facility have the greatest need for additional inmate capacity and would prioritize increasing the rated capacity of those select areas. It will be confirmed that areas increasing the rated capacity in the existing portion for the jail meet the jail standards without adding toilets, lavatories, and other supporting facilities. This option would get the jail's rated capacity closer to the anticipated number of inmates and get additional compensation board funding for staff (though not as many staff as Option A). The minimum custody addition would be designed with enough plumbing fixtures (either installed with the original build-out or roughed-in for future addition) to double the rated capacity in the future without the need for costly plumbing improvements. The 400-bed addition would be designed to minimum custody standards to provide flexibility with a changing inmate population. It would have sallyports between sections of units to provide the necessary separation between the various inmate classifications. Inmates in community custody would be near an intake-screening area to allow for more efficient movement in and out of the facility for the Work Release and Work Force programs.

Support Facilities

Supporting infrastructure would be added to including expanding laundry, kitchen, medical housing, segregated housing, administrative office space, maintenance workspace, and long-term warehouse storage space. The central laundry room would be supplemented with an additional commercial laundry room in the building addition. Smaller laundry facilities would be provided in the housing units for inmates to wash clothing and personal effects. The dry storage in the existing kitchen would be opened to the kitchen to provide additional preparation and cooking space. The building addition would include a larger replacement, dry storage room directly adjacent to the existing kitchen. Ten Administrative offices, a large training/meeting room (sized to accommodate the Jail Authority Board meetings), and a mail processing room would be added to the existing administrative office wing. The maintenance building would add two additional work bays to provide workspace for maintaining equipment and training community custody inmates in repair skills. A 3,000 square foot long-term storage warehouse would be added adjacent to the maintenance building.

Additional Upgrades, Repairs, and Renovations

- Replace tank-type hot water heater with instantaneous natural gas water heaters.
- Replace fluorescent light fixtures throughout the existing building with LED light fixtures.
- Evaluate and upgrade the existing lightning protection system.
- Add security fencing around the loading dock.
- Add secure vestibule for one receptionist and one security officer in the existing lobby with doors into the lobby and the administrative office area.

Pros

- Upgrades the facility's rated capacity to get closer to the actual and projected number of inmates.
- With approval of Community Based Corrections Plan Needs Assessment and Planning Study, gets additional funding for staff and operating costs from the Compensation Board for the existing portion of the jail by increasing the rated capacity nearer the current operating capacity.

Cons

- Does not get full compensation board funding for staff based on the actual number of inmates.
- Adding to the rated bed capacity in the existing facility requires that the facility meet the Jail Standards for that number of inmates and may require renovation work inside the secure perimeter within existing housing areas.