



ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY

(SERVING ALBEMARLE, CHARLOTTESVILLE, NELSON)

160 Peregory Lane

Charlottesville, Virginia 22902

Phone: (434) 977-6981 Fax: (434) 951-1339

Col. Martin Kumer, Superintendent (ext. 230)

Web: <http://www.acrj.org>

Mrs. Marce B. Anderson, Clerk (ext. 229)

Board Business Meeting

January 9, 2025 (12:00 p.m. – 2 p.m.)

Albemarle-Charlottesville Regional Jail, 160 Peregory Lane, Charlottesville, VA

AGENDA

(Action/Information)

I. ACRJ Board Meeting – Call to Order

Adopt Meeting Agenda

Action Item

II. Consent Agenda

For Approval:

1) Draft Summary Minutes November 14, 2024 ACRJA Board Bi-Monthly Business Meeting

Action Item

Informational

- 1) Administrative Reports
 - a) Personnel Report – December 2024
 - b) Out of Compliance Report - December 2024
 - c) Census Report – November 2024
 - d) Special Management Report – December 2024
 - e) Home Electronic Incarceration – December 2024

III. Matters from the Public – (Time Limit: 3 Minutes / 2 Minutes if more than 9 speakers – no longer than 30 minutes)

IV. Matters from ACRJA Attorney – Brendan Hefty

V. Matters from ACRJA Board Members

1. Budget Committee Appointments

Action Item

VI. Matters from Financial Consultant – Ann Shawver

1. FY 25 Year To Date Financials

Informational

VII. Matters from the Superintendent – Colonel Martin Kumer

- 1. Free Narcan Distribution
- 2. Contractor Prequalification
- 3. Architecture Review Board
- 4. Funding Schedule / Plan

Informational
Informational
Informational
Informational

VIII. New Business –

IX. Closed Session –

Action Item

X. Adjourn to February 13, 2025 – 12:00 pm – 2:00 pm

Action Item

Authority Board

Kaki Dimock	(Albemarle)	Sheriff James E. Brown, III	(Charlottesville)	Jessica Ligon	(Nelson)
Sheriff Chan Bryant	(Albemarle)	David Brown	(Citizen Rep) (Charlottesville)	Sheriff Mark Embrey	(Nelson)
David Pastors (Citizen Rep)	(Albemarle)	Brian Pinkston	(Charlottesville) – Vice Chair	Candice McGarry	(Nelson)
Diantha McKeel	(Albemarle) - Chair	Ashley Reynolds Marshall	(Charlottesville)		

Bi Monthly Board November 14, 2024

DRAFT

**Summary Minutes of the
Albemarle Charlottesville Regional Jail Authority Board Meeting
November 14, 2024**

Jail Board Members Present:

Ms. Diantha McKeel
Sheriff Chan Bryant
Ms. Kaki Dimock
Mr. Brian Pinkston
Sheriff Mark Embrey
Ms. Ashley Reynolds Marshall (via Zoom)
Ms. Candice McGarry (via Zoom)
Mr. David Brown

Jail Board Members Absent:

Ms. Jessica Ligon
Sheriff James Brown
Mr. David Pastors

Others Present:

Colonel Martin Kumer
Mrs. Marce Anderson
Mr. Brendan Hefty (via Zoom)

The meeting was called to order at 12:00 pm by Chairperson Diantha McKeel.

Ms. McKeel asked for a motion accept Ms. McGarry into the meeting to participate via zoom. Sheriff Embrey made the motion to accept Ms. McGarry into the meeting via zoom. Mr. Pinkston seconded the motion. Ms. McKeel asked Ms. McGarry where she was physically located and why she was participating via zoom. Ms. McGarry stated that she was in her office located in Lovingston, VA and participating via zoom due to a rescheduled Board of Supervisor’s meeting that would not have allowed her to attend otherwise. The motion carried.

All board members and staff introduced themselves.

Ms. Marshall entered the meeting via zoom. Ms. Marshall advised the board that she was currently out of state participating in a conference and was unable to attend in person. Mr. Pinkston made a motion to accept Ms. Marshall into the meeting via zoom. Ms. Dimock seconded the motion. The motion carried.

Bi Monthly Board November 14, 2024

Ms. McKeel asked for a motion to approve the agenda. Mr. Pinkston made a motion to approve the agenda. Ms. Dimock seconded the motion.

Roll Call was as follows:

Ms. Dimock	Yes
Sheriff Bryant	Yes
Ms. McKeel	Yes
Mr. Brown	Yes
Mr. Pinkston	Yes
Ms. McGarry	Yes
Sheriff Embrey	Yes
Ms. Marshall	Yes

The motion carried.

Ms. McKeel asked for a motion to approve the consent agenda. Mr. Pinkston made a motion to approve the consent agenda. Sheriff Embrey seconded the motion.

Roll Call was as follows:

Mr. Pinkston	Yes
Sheriff Embrey	Yes
Mr. Brown	Yes
Ms. Dimock	Yes
Sheriff Bryant	Yes
Ms. Marshall	Yes
Ms. McKeel	Yes
Ms. McGarry	Yes

The motion carried.

Matters from the Public:

There were no matters from the public.

Matters from Brendan Hefty, ACRJA Attorney:

Mr. Hefty had no matters for discussion.

Bi Monthly Board November 14, 2024

Matters from the ACRJA Board Members:

Mr. Brown inquired about an annual report looking at trends related to programs and a status report at the end of the fiscal year. It could be a good way to inform the public about what goes on at the jail. We receive the reports in the board packet however, this could look at how things have changed over time. It would be an opportunity to talk about what programs are offered at the jail and how many participants there are. Colonel Kumer stated that we do collect this information individually but we could collect the data to present at the end of the fiscal year. Ms. Dimock asked if we are currently required to report any of this information. Colonel Kumer advised that we are required by the courts to report this information at the end of every calendar year. Colonel Kumer stated that we will begin to compile information for the board on a fiscal year schedule.

Matters from Ann Shawver, Business Manager:

Summary

The first quarter of FY25 is complete and the overall results for the Operating Fund are in line with the Authority's budget. Revenues are slightly ahead of target and currently expected to generate a positive budgetary variance more than adequate to offset expenditures which are currently tracking to exceed budget.

The Operating Fund is currently projected to produce a small positive change in net positive in FY25 of \$34,000. Continual monitoring and updates to this forecast will continue throughout the fiscal year. Additional comments regarding the Operating Fund performance follow.

The Debt Service Fund has received member contributions in accordance with budget with only a small amount of interest expense. Interest-only payments are due in July and January. The payment made in July was small based on minimal draw on the bank loan during FY24.

The Construction Fund is reported on a cumulative basis and includes both FY24 and FY25 activity through October. It has drawn approximately \$1.6 million in bank loan proceeds through September to reimburse construction management, architectural, permits, and value engineering services.

Operating Fund Revenues

- Revenues are projected to top their estimate by 1% or \$155,000.
- Revenue from housing of federal prisoners is expected to exceed budget as additional bed space is available for this purpose.
- Interest earnings are also projected to result in budgetary surplus. Rate remain strong and the revenue estimate was conservatively set.
- The majority of revenue categories are on track through September
- It is too early in the fiscal year to anticipate funding other than the amount budgeted from the Compensation Board revenues.

Operating Fund Expenditures

- Expenditures are currently projected to exceed the budget by \$121,000 or 1%

Bi Monthly Board November 14, 2024

-Authority management has added nursing staff, reducing reliance on contract nursing, and the salaries and benefits category is expected to exceed budget while the contractual services category is expected to fall below budget. Related to nurse staffing, advertising costs are higher than budgeted which affects the other operating costs category.

-Facility costs are negatively impacted by utility costs trending above budget and facility repair and maintenance needs.

-Capital outlay costs are expected to exceed budget due to the unanticipated purchase of a radiograph scanner.

-The other categories of expenditures have offsetting positive and negative budgetary variances. Most are performing in line with expectation through the first quarter.

Recommendations: None at this time.

Matters from Superintendent, Martin Kumer:

Renovation Expansion Update –

At the March 14, 2024 Board Authority meeting the Board approved to Moseley Architects and jail staff to proceed with renovation/expansion option three.

Architectural Phase 1, Schematic Design, commonly referred to as the floor plan, completed May 30, 2024.

Schematic Design Cost Estimate was completed by Forella Group LLC. on June 14, 2024 and presented to the Board by the owner representative Bill Downey, Downey and Scott, on August 8, 2024.

Architectural Phase 2, Document Design, these documents include plans, elevations, sections, and details that illustrate the design intent and technical details of the project. They are used to communicate the design intent to the client and to the engineering team. This level of detail allows for a more refined cost estimate. This phase 070175 was recently completed on August 8, 2024.

Design Document Cost Estimate was completed by Forella Group LLC. on October 10, 2024 and will be presented to the Board at the November 14, 2024.

Value Engineering Study was conducted by Neelu Inc. during the week of October 14 and the final report was received on October 28, 2024. Jail staff, Brian Pinkston, Moseley Architects and owner representative, Downey and Scott participated in the study. The study will be presented to the Board at the November 14, 2024 meeting by the owner representative Bill Downey, Downey and Scott.

Next phase:

Architectural Phase 3, Construction Documents, these documents will be used to procure bids and determine the final estimated cost to build. This phase is underway and is expected to be 75% complete in January 2025.

Project Budget Update

Colonel Kumer introduced Mr. Bill Downey, Project Consultant to present the Project Budget Update. Mr. Downey stated that the Concept Design selected by the ACRJAB total cost was

Bi Monthly Board November 14, 2024

\$49,021,414. The Design Development submission estimate with updated project costs is \$49,127,127 which does not include the add alternate:

-Estimated Hard Construction Costs - \$39,997,070

-Estimated Soft Construction Costs – \$9,130,057

*additive bid alternate for replacement of existing Hypalon roof area - \$1,878,793

Mr. Brown asked for an explanation of the difference between hard costs and soft costs. Mr. Downey explained that the hard costs are what is anticipated for the general contractor costs such as bricks and mortar, steel, detention equipment, security equipment, etc. All of the general contractor's bid package. Soft costs are all of the other project cost components; design fees, geotechnical and soils testing. Things that add to the project cost but need to be budgeted. Typically the hard costs range anywhere from 70%-75% of the project cost. This project is just at the 75% mark. Ms. McKeel asked if the roof was going to be an additive alternate. Mr. Downey stated that that would be decided at a later time once the general contractor has been determined. Mr. Downey further explained that there may be a more economical way of procuring the roof repair outside of the general contractor to avoid such things as the general contractor mark up as well as things as sales tax. Mr. Downey stated that the reason the roof is being tracked in this way is because it was never part of the initial submission to the state. It is an additional scope of work.

Mr. Pinkston asked if we were tracking a 10% construction contingency or a 5% contingency. Mr. Downey stated that they were tracking slightly above 5%. In addition to the construction contingency, the design estimate has a \$2,900,000 contingency as well. The construction contingency is for unforeseen issues that arise during the construction phase. The design contingency is for unknown scope yet to appear onto the documents. They are 2 distinctly different types of contingencies. In addition to those 2 contingencies that equate to about \$5,200,000, there is an escalation factor applied for inflation. It is a conservative estimate. We are optimistic with the trends we are seeing in the market. No one would be serving you well if we didn't escalate this project from its current market conditions.

Mr. Downey thanked Mr. Pinkston for participating in the week long Value Engineering process. It was not a cost cutting measure. The Value Engineering study was performed in October. The formal report was delivered at the end of October and has been shared with the entire team. We have had several meetings with the design team and staff. (The Value Engineering study in its entirety can be found under supporting documents for the November meeting) The study with the acceptance matrix will be forwarded to the Virginia Department of Corrections to their chief architect. We are in the process of anticipating the architectural review board comments. There has been some staff discussion with the designers and that is ongoing. Construction documents have started. All engineering disciplines; mechanical, electrical, plumbing, security, structural, architectural, are all moving forward and completing the details on the actual documents. We anticipate in January 2025 having 75% completion of those construction documents. At that point another cost estimate will be performed and I will return in February to give you an update. I previously briefed you in the process of prequalification. Mr. Hefty advised pushing that out slightly due to the statutory time limits of a prequalification need to hit a certain timeframe in which the project will be advertised for bid. We are prepared to send some drafts of the prequalification process to staff and Mr. Hefty for review and comment.

We had a meeting with the 2 head current officials in Albemarle County who will be reviewing for permit processing of the construction documents. They were very complimentary and helpful. That dialog is continuing as we proceed. When the permit application and permit documents go out

Bi Monthly Board November 14, 2024

to them, which they will be reviewing. I do not anticipate any surprises. We want to ensure all communication is clear and concise.

Mr. Pinkston asked Mr. Downey if he had a sense of what the bidding climate may be and the availability of contractors in the spring/early summer. Do you feel that this project will attract contractors? Mr. Downey stated that he believes this project is already attracting contractor's attention. There are at least 6 highly qualified regional contractors who do these types of projects who are tracking this closely.

Mr. Bell advised the board that during the V.E. process, there was a lengthy discussion about the roofing project. By having it as an additive alternate, it gives us many options because we will have the contractor tied to a cost. We can make the decision on bid day. We don't want that cost if we believe we can do better outside of the construction contract. If we included it and then decided to take it out we may not get full value for it.

Ms. McGarry asked how we procured the V.E. firm. Mr. Downey stated that we developed a scope of work, interacted with the jails procurement staff. ACRJ issued a request for proposal. I am not privy to how many proposals came in. I was notified that Neelu Inc. would be the selected V.E. firm and I am assuming it was based on price and qualifications. Mr. Hefty stated that we used small purchase procedures under the jail's policy to acquire the procurement of the V.E. services. Colonel Kumer advised that we received 3 quotes and Neelu Inc. had the lowest bid. There were significant differences in the cost between the 3 quotes.

Mr. Downey stated that when he returns in February, we will be developing some strategies for you to consider regarding the early purchase of the steel cells. We may have some recommendations for some advance purchase agreements with the manufacturer due to the length of time it would take to receive them. The process is approximately 14 months to receive those cells. You may be able to save some money due to the jail being a tax exempt organization.

Ms. McKeel asked Mr. Downey what makes this project so attractive. Mr. Downey stated that the size of the project is attractive. I believe there will be a lot of interest on bid day.

New Business:

There was no new business.

Closed Session:

Closed session was not needed.

Ms. McKeel adjourned the meeting to December 12, 2024 at 12:00 pm.
The meeting adjourned at 1:09 pm.

DRAFT

CONSENT/AGENDA

PERSONNEL/NEW HIRES:

Omowunmi Ogunlana	Licensed Practical Nurse	11/12/2024
Alexandra Cirillo	Licensed Practical Nurse	11/12/2024
Jennifer Atwood	Corrections Officer	12/09/2024
Joshua Staver	Corrections Officer	12/09/2024
Andrea White	Corrections Officer	12/09/2024

Out of Compliance Report

December 2024

As of today, January 2, 2025 there are 36 State Responsible (SR) Inmates in the facility. This equates to 13.84 % of the total jail population of 260.

The Out of Compliance report is an analysis of the Jail's population and the percentage of inmates who are determined to be SR compared to the total jail population on the date the analysis was conducted.

This report was first prepared for the Board Authority in the early 2000's when the facility was significantly overcrowded. It was one of several reports used to determine the factors driving the increase in the jail's population. It was determined that the backlog of SR Inmates was a major factor in the jail's overcrowding. The Virginia Department of Corrections was also severely overcrowded and was unable to take physical custody of their inmates.

In addition to impacting the jail's population, State Responsible Inmates also have a financial influence. The jail receives from the Virginia State Compensation Board a per diem payment of \$5 per day for each LR inmate and a \$15 per day payment for each SR inmate. This revenue is reflected in the jail's budget under State Per Diem and is estimated to be \$425,000 in FY 25.

State Responsible Inmate: Is an inmate who has been fully sentenced on all charges for which they are being held AND has been found guilty of at least one felony offense AND has been sentenced to serve at least one year. The Inmate is considered State Responsible 60 days after the date of the final sentencing. Until such time, they are considered local responsible

Example: John Smith entered the jail on January 1, 2024 awaiting trial for a felony forge and utter and he is considered a Local Responsible Inmate. On July 1, 2024 he is convicted of the felony forge and utter and sentenced to serve a sentence of one year. He is still considered a Local Responsible Inmate. On August 29, 2024, 60 days after his conviction and sentencing, his designation changes from Local Responsible to State Responsible. He is now eligible to be transferred to the Virginia Department of Corrections.

Local Responsible Inmate: Is an inmate who has at least one pending charge OR if fully sentenced, is only serving sentences for misdemeanor convictions, or serving a sentence for a felony conviction(s) that is 12 months or less.

Example: Jane Smith entered the jail on January 1, 2024, awaiting trial for a felony forge and utter and she is considered a Local Responsible Inmate. On July 1, 2024, she is convicted of a **misdemeanor** forge and utter and sentenced to serve 12 months. She will remain a Local Responsible Inmate and will serve her sentence in the facility.

2024-2025	COA	City	Nelson	Federal	Other	Total	Daily Avg.
July 2024	3,469	2,868	1,190	232	225	7,984	258
August	3,462	2,691	1,189	257	213	7,812	252
September	3,350	2,663	1,197	292	129	7,631	254
October	3,529	2,783	1,417	372	153	8,254	266
November	3,654	2,520	1,399	359	68	8,000	267
December							0
January-25							0
February							0
March							270
April							0
May							0
June 2025							0
Total FY 24/25	17,464	13,525	6,392	1,512	788	39,681	#DIV/0!
ADP	118	91	43	10	5	267	
Percent	44.01%	34.08%	16.11%	3.81%	1.99%	100%	
Local Share	46.83%	36.11%	17.07%	0.00%	%	100%	

Special Management Housing at ACRJ

During the month of December 2024, special management housing stats are as follows:

- 31 inmates were assigned to Administrative/Mental Health Segregation
- 3 inmates assigned to Protective Custody
- 26 inmates were assigned to Medical Segregation
- 17 inmates were assigned to Pre-Hearing or Disciplinary Detention

**Albemarle-Charlottesville Regional Jail Authority Board
Executive Summary**

As of today, January 2, 2025, there are 8 individuals assigned to the Home Electronic Incarceration Program.

Per Jurisdiction:

Albemarle County: 3

City of Charlottesville: 4

Nelson County: 1

Historical Data beginning March 2020

Total number of inmates placed on HEI: 841

8 were removed from the program after being charged with a criminal offense while on HEI.

Violation of protective order, guilty-	1
Simple assault / strangulation-	1
Simple assault, damage / prevent phone line-	1
Possession of a firearm, marijuana PWI sell-	1
Domestic assault 3 rd offense-	1
Actual or simulated masturbation in public-	1
Rape: Intercourse by Force/Threat	1

147 participants have been removed from HEI for technical violations of the terms and conditions of the program (non-criminal, curfew violations, use of illegal substances, etc.).

HEI Participants by jurisdiction:

Albemarle County: 349

City of Charlottesville: 316

Nelson County: 50

Other jurisdictions: 127

Total- 841

**ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
EXECUTIVE SUMMARY**

<p><u>AGENDA TITLE:</u> Narcan Distribution Program</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u></p> <p><u>STAFF CONTACTS:</u> Martin Kumer, Superintendent Major Aaron Carver, Associate Superintendent</p>	<p><u>AGENDA DATE:</u> January 9, 2025</p> <p><u>FORMAL AGENDA:</u> Yes</p> <p><u>ACTION ITEM:</u> No</p> <p><u>ATTACHMENTS:</u> No</p>
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Background:

In December of 2024, Jail staff began distributing two doses of Narcan to any inmate who requests it as they are released from the facility.

Narcan is a Food and Drug Administration approved non-prescription over the counter medication used to reverse an opioid overdose.

The facility receives the Narcan free of charge from the Virginia Health Department on an as needed basis. Signs are posted in the Jail's booking and release area, as well as staff are trained to make it known to inmates upon release that it is available upon request. There are no restrictions on who may receive it.

Studies have shown that the first 72 hours after release is the most dangerous time for an inmate to experience an opioid overdose. This is primarily because the person's tolerance has dropped significantly during their incarceration. However, when released they typically return to using the same dose they used prior to incarceration which causes an overdose and potential death.

However, studies have shown that when users of opioids either have Narcan in their possession or individuals around them, family, friends or other users, it can be deployed quicker and thereby greatly reduces the likelihood of death due to an overdose.

We would like to recognize Virginia Leavell formerly of Partners for Mental Health and currently with the Albemarle County Heart Program, for helping to establish the distribution program in the facility.

Recommendation:

Information only

**ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
EXECUTIVE SUMMARY**

<p><u>AGENDA TITLE:</u> Prequalification To Bid Package</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u></p> <p><u>STAFF CONTACTS:</u> Martin Kumer, Superintendent Adrienne Beauford, Finance and Procurement Manager</p>	<p><u>AGENDA DATE:</u> January 9, 2025</p> <p><u>FORMAL AGENDA:</u> Yes</p> <p><u>ACTION ITEM:</u> No</p> <p><u>ATTACHMENTS:</u> Yes</p>
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Background:

At the Board Authority's September 12, 2024, the Board adopted a Prequalification Policy. This policy will allow the Board to use the criteria as specified in the Code of Virginia to ensure that only experienced and qualified contractors are allowed to bid on the expansion and renovation.

The attached prequalification bid package is scheduled to be posted and made available for review to prospective contractors as required by the Virginia Procurement Act on January 13, 2025.

Representatives from Moseley Architects and Downey and Scott will be present at the Board meeting to discuss and answering any questions.

Recommendation:

Information only.

PREQUALIFICATION TO BID PACKAGE

for

Albemarle Charlottesville Regional Jail

Expansion and Renovation

PQ #25-01



Albemarle Charlottesville Regional Jail Charlottesville, VA

January 15, 2025

PREQUALIFICATION TO BID PACKAGE

TABLE OF CONTENTS

<u>Pre-Qualification to Bid Package Contains:</u>	<u>Page</u>
Invitation to Prequalify to Bid	A-1 through A-3
Prequalification to Bid Process.....	B-1 through B-3
Instructions to Contractors	C-1 through C-4
Contractor's Application to Prequalify to Bid.....	D-1
Contractor's Qualification Statement and Questionnaire	E-1 through E-7
Vicinity Map.....	F-1
Prequalification Timeline.....	G-1

INVITATION TO PREQUALIFY TO BID
Albemarle Charlottesville Regional Jail
Expansion and Renovation
PQ #25-01

Albemarle Charlottesville
Regional Jail
Charlottesville, Virginia

Contractors interested in submitting construction bids on the Albemarle Charlottesville Regional Jail Expansion and Renovation are invited to prequalify to bid (PQ #25-01).

Contractors:

General Contractors are the only contractors required to prequalify to bid for this Project. Subcontractors are not required to prequalify. Only General Contractors will be considered for this Prequalification to Bid Process. Hereinafter "Contractors" as used herein refers to General Contractors.

Only those Contractors who prequalify to bid in accordance with the Albemarle Charlottesville Regional Jail's Prequalification to Bid Process will be eligible to submit a construction bid for the Project listed herein.

Prequalification to Bid Package:

Contractors wishing to Prequalify to Bid may obtain a Prequalification to Bid Package from:

ACRJ Representative: Downey & Scott, LLC
Attention: 6799 Kennedy Road, Unit F
Warrenton, VA 20187
(540) 347-5001

COMMUNICATION VIA EMAIL IS PREFERRED

Bill Downey billd@downeyscott.com
Kevin Fallin kfallin@downeyscott.com

Packages must be requested at least twenty-four (24) hours prior to the Deadline for Submittals. Packages will be **e-mailed** to Contractors at their own risk. No packages will be emailed later than twenty-four (24) hours prior to the deadline for submittals.

Deadline for Submittals:

Three (3) hard copies and one (1) electronic copy of fully completed applications **shall be received not later than 4:00 P.M. (local time) on August 20, 2024**. Any application not received by the ACRJ Procurement Manager, 160 Peregory Lane, Charlottesville, Virginia 22902 by the deadline in the preceding sentence will not be considered unless deemed by ACRJ, in its sole discretion, to be in its best interests. Applications shall be addressed to:

Attention: Albemarle Charlottesville Regional Jail
Ms. Adrienne Bergey
Procurement Manager
160 Peregory Lane
Charlottesville, Virginia 22902

The outside of the envelope shall be clearly marked “**Prequalification to Bid: Albemarle Charlottesville Regional Jail Expansion and Renovation**” Timely delivery and receipt from the Procurement Manager of the prequalification application is the responsibility of the submitting contractors.

The Project:

The Project will be generally comprised of, but not limited to, the following work:

1. The Project generally consists of the demolition of the existing East Wing totaling approximately 16,000 square feet, renovating approximately 40,000 square feet of the West Wing and Ground Floor, and the construction of a new two-story 33,100 square foot housing and administration wing and new building entrance, and creation of a new detainee outdoor recreation area. The project intends to register with USGBC under LEED-NC V4 and achieve a LEED Certified rating.
2. Site work includes, but is not limited to the clearing and grading of approximately 2.4 acres for improvements consisting of:
 - Earthwork, sheeting and shoring, excavation and fill
 - Rough and fine grading
 - SWM facilities, including but not limited to temporary measures swales, ponds, bio retention, and manufactured treatment devices
 - Wet and dry underground utilities
 - Open channel and closed conduit storm drainage system
 - Sanitary sewer
 - Site and roadway lighting
 - Site signage and pavement marking
 - Curb and gutter, sidewalks, and concrete and asphalt paving
 - Landscaping and tree preservation
 - Erosion and sediment controls, including permanent and temporary stabilization
 - Site furnishings
 - Demolition of existing conditions
3. HVAC System Summary: The building will be served by packaged rooftop VAV units with direct expansion (DX) cooling coils, hot water heating coils, and enthalpy wheels to precondition outside air. Hot water will be produced by condensing, high efficiency type boilers and distributed throughout the building by base mounted or in-line centrifugal pumps. The boilers and pumps will be sized, and the systems designed to provide two-thirds redundancy for the building.

The units in conjunction with terminal boxes with hot water reheat coils will provide space temperature control throughout the building. Each unit will serve one floor. The rooftop/indoor units will provide code required outside air and cooling to the terminal boxes. The terminal boxes will provide individual space control for large spaces while smaller spaces will be zoned together. The terminal boxes will modulate the amount of air delivered to the space based on the space temperature with the reheat coils in the terminal boxes providing heat to the space when required. Hot water coils in the rooftop/indoor units will provide additional heat for morning warm up and heating on peak heating days. Additionally, to provide redundancy, the units will include multiple supply and exhaust fans.

A complete building automation system (BAS) with direct digital type controls (DDC) will be provided for the building. The BAS will be used to schedule equipment operation, accomplish temperature set back, and will be furnished with remote monitoring capabilities for off-site monitoring, set point adjustment, and trouble shooting.

4. Electrical System Summary: The addition will be fed new 480V service located in a new electrical room. The switchboard and service size are anticipated to be 1200A. A new utility transformer will be located in a yard outside the new electrical room. A new diesel fired generator shall be provided to serve the Addition life safety, stand-by, and normal loads. The generator will be equipped with a belly mounted fuel tank. Interior lighting will be LED; fixture types are primarily direct/indirect, downlights and troffers. Exterior building mounted fixtures shall be LED. The building shall be provided with a lightning protection system. An uninterruptible power supply (UPS) system shall be provided for security electronics power systems, i.e.: door locks, Video Management System, and security systems. Eight (8) existing panelboards will be replaced.

5. Fire Alarm System: The Addition shall have a new intelligent, electrically operated, supervised, and closed-circuit type shall be installed for the renovated and new areas. The fire alarm system shall allow for individually annunciated devices and for control of the smoke management system. The system will include fire alarm-programmed dry contacts for security electronics and building automation system monitoring of fire alarm status.
6. Telephone, Data, and Cable Television Systems: The Addition shall have inmate phone, commissary kiosk, video visit stations, TV, and Inmate Tablet systems. Telephone/Data shall be distributed through the Administrative Offices and Control Rooms.
7. Lightning Protection System: The existing lightning protection system will be evaluated, upgraded as needed and extended to the addition. The facility will be provided with a UL-Certified Lightning Protection System designed and installed in accordance with NFPA 780.
8. Electronic Security Systems: Security Electronic Control System, PLC System, Video Graphical User Interface, Access Control/Card Access System, Audio Communications System, Video Surveillance System, Duress Alarm System, Door Monitoring, and Utility Control Systems will be incorporated into the design.
9. Bi-directional Amplifier System: A bi-directional amplifier system will be indicated in the drawings and specifications to be added to the building addition for local emergency services tactical radio frequencies. The BDA will be installed to improve reception in areas where the signal was determined to be weak or unavailable.
10. Elevator Emergency Communications Intercom System: The current Building Code requires the installation of an emergency communications intercom system if the building is more than one story. The system would consist of a master station located near the main entry doors and an intercom station located near the elevator on the upper floors.
11. Construction is anticipated to begin by **July 11, 2025**.
12. Substantial Completion is anticipated to be no later than **September 10, 2026**.
13. Final Completion is anticipated to be no later than **October 12, 2026**.
14. Refer to the attached site plan, Construction Documents and Specifications to illustrate the general scope and features of the project.
15. Contractors will be prequalified without regard to race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, status as a service disabled veteran, or any other basis prohibited by state law relating to discrimination in employment.

END OF INVITATION TO PREQUALIFY TO BID

**ALBEMARLE CHARLOTTESVILLE REGIONAL JAIL AUTHORITY (“AUTHORITY”)
PREQUALIFICATION PROCEDURES
Adopted August 28, 2024**

Prequalifying a Vendor

Prospective contractors may be prequalified by the Authority for supplies, services, or construction in accordance with this procedure. The procedure set forth in this section is intended to qualify prospective vendors as qualified vendors prior to the date established for the submittal of bids or proposals.

Procedure

The Authority may prequalify vendors as follows:

- Notice of prequalification: The Authority shall include in a solicitation a provision that prequalification shall be required and include a prequalification application form in the solicitation which shall set forth the criteria upon which the qualifications of prospective contractors will be evaluated. The application form shall request of prospective contractors only such information as is appropriate for an objective evaluation of all prospective contractors pursuant to such criteria. The form shall allow the prospective contractor seeking prequalification to request, by checking the appropriate box, that all information voluntarily submitted by the contractor pursuant to this subsection shall be considered a trade secret or proprietary information subject to the provisions of subsection D of § 2.2-4342.
- Application due date: The solicitation shall require that each application form be received by the Authority at least sixty days prior to the date established for the receipt of bids or proposals.
- Receipt of applications: Each application must be received by the purchasing agent. A prospective vendor whose prequalification application is not received by the application due date shall not be eligible to participate in the procurement.
- Determination and notice thereof: At least thirty days prior to the date established for the receipt of bids or proposals, the Authority shall provide a written determination to each prospective vendor as to whether it is qualified.

Procedure if Vendor Determined to be not Qualified

The Authority may deny prequalification to any contractor only in accordance with Section 2.2-4317(C) of the Code of Virginia. If the Authority makes a determination that a vendor is not qualified, the following procedure shall apply:

- Preliminary notice: Prior to issuing a written determination that a vendor is not qualified, the Authority shall: (1) notify the vendor in writing of the results of the evaluation; (2) disclose the factual support for the determination; and (3) allow the vendor an opportunity to inspect any documents which relate to the determination, if so requested by the vendor, within five business days after receipt of the notice.

- Challenge to evaluation: Within ten business days after receipt of the notice, the vendor may submit rebuttal information challenging the evaluation. The Authority shall issue its written determination of disqualification or ineligibility based on all information in the possession of the Authority, including any rebuttal information, within five business days of the date the Authority received such rebuttal information. If the Authority determines that the rebuttal information reveals that the vendor should be allowed to participate in the procurement, the Authority shall cancel the preliminary determination that the vendor is not qualified.
- Written determination that vendor not qualified: If the rebuttal information, if any, is insufficient to change the preliminary determination that a vendor is not qualified, the Authority shall issue a written determination that the vendor is not qualified based on all of the information in the possession of the Authority, including any rebuttal information. The written determination shall state the basis for the determination. The written determination shall be mailed or hand-delivered to the vendor, but shall otherwise not be distributed to any other persons or vendors.
- Timing of determination that vendor not qualified: The Authority shall issue the written determination that a vendor is not qualified within five business days following the date the Authority received the rebuttal information. If the Authority does not receive rebuttal information, he shall issue the written determination that the vendor is not qualified at any time after the ten business day period following the date the vendor was notified by the Authority of the results of the investigation and evaluation, but prior to the Authority issuing a notice of intent to award.
- Finality of written determination: The written determination shall be final unless the vendor institutes a legal action within ten calendar days of receipt of the notice, as provided by law.

END OF PREQUALIFICATION PROCEDURES

**INSTRUCTIONS TO CONTRACTORS
REGARDING PREQUALIFICATION TO BID PROCESS**

for

**ACRJ Expansion and Renovation
Charlottesville, Virginia**

A. Purpose

1. Albemarle Charlottesville Regional Jail (herein referred to as "ACRJ") has established the Prequalification Process established in Section B above. A copy of the Prequalification to Bid Process for Construction Projects is included in the Prequalification to Bid Package.
2. The purpose of the Prequalification Process is to provide ACRJ with a means to determine which General Contractors are qualified to participate in bidding for construction of the Project. Subcontractors are not required to prequalify. Only General Contractors will be considered for this prequalification to Bid process. Hereinafter "Contractors" as used herein refers to General Contractor.
3. Only those Contractors who have duly complied with the Prequalification Process and have been determined to be qualified will be prequalified to bid, and be eligible to submit construction bids on the Project.
4. The Project is generally defined in the Invitation to Prequalify to Bid.

B. Application

1. Contractors wishing to prequalify to bid must submit their "Application" in the following form:
 - a. Contractor's Application to Prequalify to Bid
 - b. Contractor's Qualification Statement and Questionnaire
 - c. Contractor's informational or marketing brochure, if available.
2. If questions arise concerning the Prequalification Process or the Project, contact Ms. Adrienne Bergey, Procurement Manager (beauforda@acrj.org) for information and clarifications.
3. Prequalification Packages are available in accordance with the Invitation.
4. The Application and all supporting data must be submitted **for each of the number of copies** required by the Invitation.
5. Each copy of the Contractor's Qualification Statement and the Questionnaire must have **original** signatures (and shall be sealed if a corporation) and shall be notarized and sealed by a Notary Public.
6. Applications shall be submitted prior to the Deadline for Submittals as described in the Invitation or they might not be considered. It will be the Contractor's responsibility to obtain a receipt from ACRJ as to their submission time of the prequalification package. Please note that the prequalification applications must be submitted to the Procurement Manager, 160 Peregory Lane,

Charlottesville, Virginia 22902.

7. Applications, which are incomplete or illegible, may be rejected at the discretion of ACRJ. Determination of the completeness of the application will be at the sole discretion of ACRJ.
8. ACRJ reserves the right to waive any informality and/or to request additional information from Contractors, at its discretion.
9. Contractor understands the importance to the prequalification process for this project, and will endeavor to prequalify its proposed subcontractors accordingly. The intent of this RFQ is to prequalify General Contractors, and not the major sub-contractors. ACRJ will seek candid information about Contractor's past performance. Accordingly, by submitting an Application, the Contractor agrees that (1) ACRJ and/or its representative(s) may research and/or verify the information provided and contact third-parties regarding such information, at its discretion; and (2) the Contractor acknowledges that ACRJ has a valid public interest in gathering information regarding the Contractor, thus creating a qualified privilege for persons to share information about the Contractor with the ACRJ and/or its representatives.

C. Addenda

1. Any clarifications, alterations, or changes made to this package shall not be valid unless included in an Addendum.
2. Addenda will be **emailed** to those Contractors having registered with the Procurement Manager or as requested to receive a Prequalification to Bid Package. Hard copies will not be distributed unless specifically requested.
3. No addenda modifying the Prequalification to Bid Package will be issued within a period of twenty-four (24) hours prior to the deadline for submittals, in addition to intervening Saturdays, Sundays, and legal holidays (if any). If it is necessary to issue an addendum within the twenty- four (24) hour period, the date shall be extended without the requirement of re-advertising.
4. Each Contractor shall ascertain from the Procurement Manager prior to submitting their Application, that they have received all addenda issued, and shall acknowledge their receipt of same in the Application.

D. Evaluation

1. The criteria upon which qualifications of Contractors will be evaluated are set out below. The objective of the evaluation is to objectively determine which Contractor(s), in the opinion of ACRJ and its representative(s), are qualified to perform the Work required for the Project. Each Contractor retains the sole responsibility for adequately demonstrating its own capabilities so that it is perceived to be qualified for the project.
2. Evaluation of the Contractor's qualification to perform will be based upon the criteria indicated in paragraph D.1 above, including "appropriate experience" required to prequalify for this project as follows:

Evaluation Criteria

- a. Specific minimum construction experience that constitutes "appropriate

experience” required to prequalify for this Project includes:

- (1) Successful completion as the General Contractor of a minimum of three (3) new and/or Renovation Jail projects, since March **1, 2018**.
 - (2) Successful completion as the General Contractor of new and/or addition/renovation comparable institutional projects of similar size as this Project and/or complexity as this Project and/or site work requirements as this Project.
 - (3) Successful completion (including acceptance by VDOT) as the General Contractor of a minimum of three (3) projects that included roadway, drainage, and entrance work within the VDOT right-of-way since March **1, 2018**.
 - (4) For each representative project used to demonstrate compliance with these requirements, provide written explanation of project management approach used to control construction schedule and quality
 - (5) Level of complexity shall be determined by considering the following elements: schedule constraints, management team and approach, automatic building systems, (ATC controls, fire alarm, security, technology wiring infrastructure, and intercommunications); HVAC systems of similar designs, water pumps, automatic sprinkler system; steel and masonry bearing construction; masonry exterior and interior walls; standing seam metal roofing, and TPO roofing systems; and site work commonly associated with Jail facilities.
- b. The same minimum construction experience requirements shall also apply to Contractor's project manager and superintendent to be used on the Project. The Contractor's project manager shall possess a minimum of ten (10) years' experience as the primary project manager on municipal or comparable institutional projects of similar size and complexity as this Project. In addition, the Contractor's superintendent shall possess a minimum of ten (10) years' experience as the primary project superintendent on municipal or comparable institutional projects of similar size and complexity as this Project.
- c. ACRJ may, in its discretion, consider other experience by Contractor and its project manager and superintendent closely analogous and comparable, in ACRJ's judgment, to specific minimum construction experience specified in D.2.a above as satisfying the requirements of D.2.a.
- d. The information provided by the Contractor in response to the Contractor's Qualification Statement and Questionnaire.
3. Additional information or clarification may be requested by the Owner or Architect after the Application has been submitted. Contractors shall respond to such requests within three (3) calendar days after receipt of such requests.
 4. Information found to be incorrect, misleading, or non-responsive may be sufficient cause to reject the Application at the discretion of ACRJ.
 5. Subject to Virginia Law, upon Contractor's proper designation, voluntary information submitted by Contractor shall be considered a trade secret or proprietary information.
 6. A list of Contractors determined to be prequalified to Bid will be made available in the Construction Bid Documents.

E. Notification of Eligibility for Bidding

1. All Contractors submitting an Application will be notified of ACRJ's determination.
2. Only those Contractors determined to be qualified will be prequalified to bid the ACRJ Expansion and Renovation project.
3. All Applications submitted under this PQ will become the property of ACRJ and will not be returned.
4. ACRJ may cancel this PQ as deemed by ACRJ in its sole discretion to be in the best interest of ACRJ.

END OF INSTRUCTIONS TO CONTRACTORS REGARDING PREQUALIFICATION TO BID PROCESS

CONTRACTOR'S APPLICATION TO PREQUALIFY TO BID

(The Application)

• REPRODUCE "THE APPLICATION" ON CONTRACTOR'S LETTERHEAD •

Date: (insert actual date the application is submitted)

To: **Albemarle Charlottesville Regional Jail
Ms. Adrienne Bergey
Procurement Manager
160 Peregory Lane
Charlottesville, Virginia 22902**

Re: Application to Pre-Qualify to Bid

Contractor:

The undersigned Contractor, being familiar with the project description outlined herein, hereby submits to Prequalify to Bid for the Albemarle Charlottesville Regional Jails Expansion and Renovation project in accordance with the Prequalification to Bid Package.

The undersigned further certifies that additional research into this Contractor's history and past work may be conducted by ACRJ or its representative(s), and that insurance and bonding requirements for the Project can be met by the Contractor.

Following is an enumeration of the documents and information comprising this Application:

1. This Application.
2. The Contractor's Qualification Statement and Questionnaire, signed, notarized, and sealed.
3. Attachments as necessary to provide the information required by the Contractor's Qualification Statement and Questionnaire.

Sincerely,

(Authorized Signature of Contractor's Representative)

END OF CONTRACTOR'S APPLICATION TO PREQUALIFY TO BID

CONTRACTOR'S QUALIFICATION STATEMENT AND QUESTIONNAIRE

Submitted to: **Albemarle Charlottesville Regional Jail**
Ms. Adrienne Bergey
Procurement Manager
160 Peregory Lane
Charlottesville, Virginia 22902

Parent Organization

Office to Perform Work
(If other than parent organization)

Name:

Mailing Address:

Street Address:
(If other than mailing address)

Telephone Number: () | ()

E-mail Address: _____

Name, telephone number, and e-mail address of Contractor's point of contact concerning this questionnaire:

Check on the following, as applicable:

Corporation Partnership Individual Joint Venture
 Other _____

List all of Contractor's subsidiaries, parent organization; and affiliates:

Check below if the Contractor requests that specifically identified information within the submission, or all information within the submission voluntarily submitted by the Contractor shall be considered a trade secret or proprietary information protected from the Freedom of Information Act disclosure, subject to the provisions of §2.2-4342, of the Code of Virginia:

Yes (Specifically Identified Information) Yes (All Information) None

1. **ORGANIZATION** (of the office of the Contractor that is proposed to perform the Work)

1.1 How many years has the office that is proposed to perform the Work been in business as a Contractor?

1.2 How many years has the office that is proposed to perform the Work been in business under its present business name?

1.3 Under what other or former names has the office that is proposed to perform the Work operated?

1.4 If you answer "yes" to any of the following, please provide the name, address, phone number, persons to contact, and circumstances related to the question on a separate attachment.

1.4.1 Has the Contractor or any of its officers, directors, or owners had judgments entered against any of them within the past ten years for the breach of contracts for governmental or nongovernmental construction, including, but not limited to, design-build or construction management?

___Yes ___No _____

1.4.2 Has the Contractor or any of its officers, directors, owners, project managers, procurement managers, or chief financial officials been convicted within the past ten years of a crime related to any activities at all related to any governmental or nongovernmental construction or contracting, including, but not limited to, a violation of Article 6 (§ 2.2-4367 et seq.) of Chapter 43 of Title 2.2, Code of Virginia, (ii) the Virginia Governmental Frauds Act (§ 18.2-498.1 et seq.), (iii) Chapter 4.2 (§ 59.1-68.6 et seq.) of Title 59.1, or (iv) any substantially similar law of the United States or another state?

___Yes ___No _____

1.4.3. Is the Contractor or any officer, director, or owner thereof currently debarred pursuant to an established debarment procedure from bidding or contracting by any public body, agency of another state or agency of the federal government?

___Yes ___No _____

1.4.4. Are there any claims, arbitration proceedings or suits of any kind pending or brought within the last five years against Contractor or any of its officers, directors, or owners relating in any way to any contract?

___Yes ___No _____

If yes, please provide listing of claims/proceedings/suits for last 5 years. Listing shall include names of parties, jurisdiction, brief description, and current status.

1.4.5. Have any federal, state, or local government agencies, institutions, public bodies, or public entities excluded, suspended, or barred Contractor or any of its officers, directors, or owners from bidding on any contract within the past ten years? (Attach documents as necessary.)

___Yes ___No _____

2. LICENSING (local, state, and/or nationwide)

2.1 Does the Contractor have a Class A Virginia General Contractor's license?

____ Yes ____ No _____

2.2. What is the Contractor's Class A Virginia General Contractor's license number (attach a copy of license)?

2.3. Who is Contractor's "Designated Employee" within the meaning of the licensing statute and its implementing rules for purposes of its Virginia Class A General Contractor's license?

2.4. What is the role of the Contractor's Designated Employee in the Contractor's organization?

3. APPROPRIATE EXPERIENCE

3.1 Has the Contractor (parent organization and/or the office that is proposed to perform the Work) ever been denied Prequalification by any governmental or public agency, entity, or body in the last ten years? If so, provide the date, the name and address of the entity, the reason for denial, and attach a copy of the notice of denial.

____ Yes ____ No _____

Explanation: _____

3.2 Legal Issues.

3.2.1 Has Contractor ever failed to complete any work awarded to it?

____ Yes ____ No _____

If the answer to this question is yes, provide the name of the Project, Owner, and Architect/Engineer, including Company name, address, and phone number, associated with the event; and details of the failure to complete.

3.3. Attach a list of all construction projects that **the specific office which will perform this work** has in progress. Do **not** include projects being performed by a home office or branch office other than the specific office that will perform this work.

3.3.1. Include for each, the Owner's name, address, project location, and contact person with phone number of each project.

3.3.2. State total project cost of the work in progress and under contract:

3.3.3. Include for each, architect's firm name, telephone number, and appropriate contact person.

- 3.4. As noted within the “Instructions to Contractors – Appropriate Experience”, attach a list of all new and/or addition/renovation Jail projects in excess of **20,000 square feet** or **\$15,000,000 total construction value** for each project that the office proposed to perform the Work *has completed* since **January 1, 2018**.

The list shall be limited to projects performed by **the specific office from which the project will be managed**. Do not include projects being performed by a home office or branch office other than the **specific office that will perform this work**.

- 3.4.1. Include for each, the Owner’s name, address, project location, and contact person with phone number for each project. State the total construction cost of the work and the type of contract basis used. Provide initial contract amount and final contract amount. Provide brief explanation where changes exceed 3%.
- 3.4.2. Include for each, Architect’s firm name, telephone number, and appropriate contact person.
- 3.4.3. Include for each, the project schedule.
- 3.4.4. Attach resumes of key personnel proposed for this project, demonstrating compliance with the requirements listed in paragraph D.2.b on page C-3, Instructions to Contractors Regarding Prequalification to Bid Process. For key personnel proposed, provide name, intended role on project, years of construction experience, years with current employer, years in current position, and experience on similar projects. Specific experience with the use of Building Information Modeling (BIM) technologies to improve coordination of construction activities is preferred.
- 3.4.5. ACRJ has submitted applications to receive Federal Grant funding for this project. If accepted, the project may be required to comply with Davis Bacon and Related Acts (DBRA). Does the Contractor have experience with federally funded or assisted construction projects which have prevailing Davis Bacon Wage scales and certified payroll reporting requirements?

_____ Yes _____ No

4. **FINANCIAL**

- 4.1. Certify below that the Contractor can obtain a Surety Bond from a corporation included on the United States Treasury list of acceptable sureties corporations in the amount and type required for this project (Bid bond as required by law, Performance Bond for 100% of contract sum) and can provide evidence of such ability, if requested:

_____ Yes _____ No

4.1.1. Name of surety/bonding company:

4.1.2. Name and address of the bonding company agent:

4.1.3. Current bonding capacity with a contract surety/bonding company:

4.1.3.1. For any single project:

4.1.3.2. For all projects:

4.1.4. Current line of bonding credit that surety or sureties have extended to the Contractor (i.e., current outstanding bonds).

4.1.5. Have Performance or Payment Bond claims ever been made to a surety for this Contractor on any project, past or present, within the past five years? If the answer is yes, please describe the claim, provide the name and address of the surety involved and the person or entity making the claim, and state the resolution of the claim:

____ Yes ____ No

4.1.6. Has any surety refused to bond the Contractor on any project in the last five years? If the answer is yes, provide the name and address of the surety company and specify the reasons given for the refusal:

____ Yes ____ No

5. **AM Best Rating**

Certify below whether the Contractor can obtain insurance from an insurance company licensed in Virginia that is rated by A.M. Best A-1 or better as to quality and VII or larger as to size in the amounts indicated on the attachment hereto.

____ Yes ____ No

5.1. Name of insurance company: _____

5.2. Name and address of insurance agent: _____

5.3. Current insurance coverage: _____

5.4. A.M. Best Rating - Quality Rating (FSR): _____

5.5. A.M. Best Rating – Financial Size Category (FSC): _____

5.6. Has any insurance company refused to insure you within the last five years? If your answer is yes, provide the name and address of the insurance company and the reasons.

____ Yes ____ No

If yes, insurance company name and address and reasons:

_____.

6. Sub-Contractor Listing

Provide listing of potential sub-contractors (3 per trade) for all major trades to include:

- 7.1 Roofing
- 7.2 Masonry
- 7.3 Mechanical
- 7.4 Electrical
- 7.5 Plumbing
- 7.6 Fire Protection.

7. OTHER

- 7.1. List and/or attach any additional information that the Contractor believes will assist the Owner in evaluating its qualifications for this Project.

The undersigned Contractor certifies that it is a Class A Contractor under 54.1-1100 et seq., of the Code of Virginia. The undersigned Contractor agrees to comply with and be bound by ACRJ's Prequalification Process.

The undersigned hereby acknowledges receipt of Addenda (if any):

Addendum No. _____ , dated _____

Addendum No. _____ , dated _____

The undersigned affiant certifies under oath and under penalty of perjury that the information contained in this Application and Qualification Statement and Questionnaire and attachments thereto, and any other information submitted with this Application is complete, true, and correct so as not to be misleading in any way.

(Firm Name)

(Seal if Corporation)

(Address)

(City, State, Zip Code)

(Signature)

(Title)

(Date)

STATE of _____ , County/City of _____ .

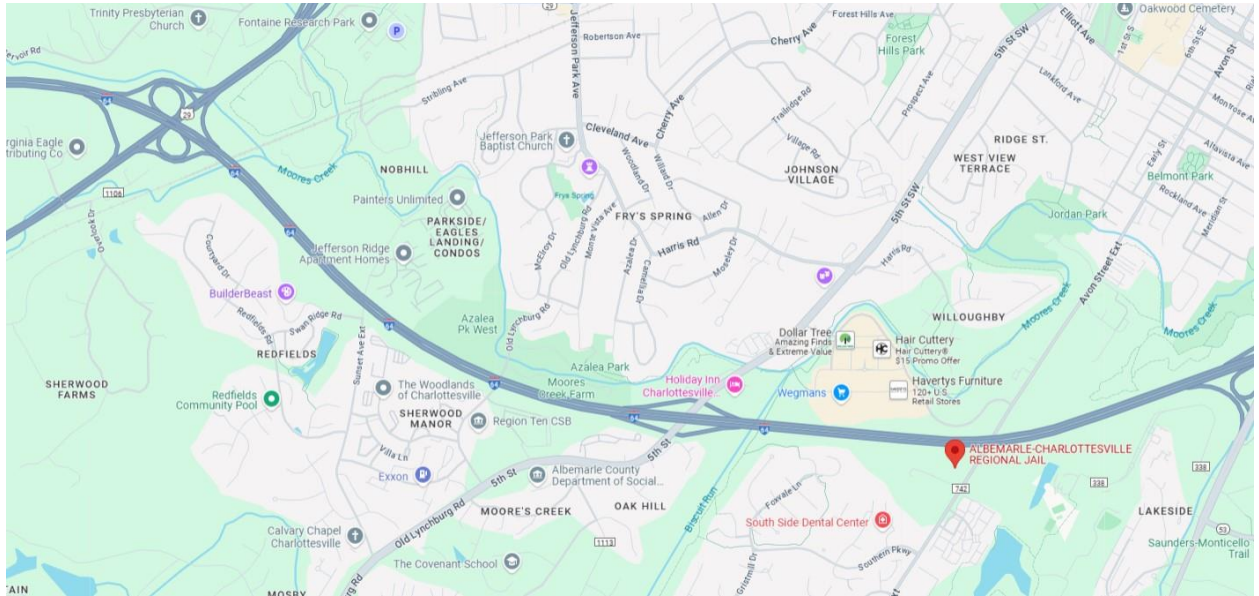
_____ personally known to me or satisfactorily identified to me personally appeared before me this ___ day of _____ , 20___ , and swore or affirmed under penalty of perjury that the information contained in this Application and Qualification Statement and Questionnaire and attachments thereto, and any other information submitted with it was complete, true, and correct so as not to be misleading in any way.

Notary Public Signature _____

My Commission expires _____ .

Notary
Seal

END OF CONTRACTOR'S QUALIFICATION STATEMENT AND QUESTIONNAIRE



Vicinity Map

Albemarle Charlottesville Regional Jail Expansion and Renovation Contractor Pre-Qualification Timeline

January 13, 2025	Advertisement of Pre-Qualification RFQ
February 7, 2025	Pre-Qualification Packages Due
February 8, 2025 – March 13, 2025	ACRJ and Representatives Review all applications, check references, verify bonding capacity, check DPOR complaint history, check legal history, verify project experience, etc.
March 14, 2025	Pre-Qualified General Contractor list established after extensive verification of information and data provided in submitted prequalification submission packages. Downey & Scott forwards pre-qualification recommendations to ACRJ.
March 17, 2025	Letters are sent to all companies who submitted pre-qualification packages. Short-Listed companies will be notified that they have pre-qualified to bid the Construction Project. General Contractors determined to not meet the requirements of the pre-qualification will be notified, and will be advised that they are not precluded from performing on the project as a “sub-contractor”.
April 21, 2025	RFP Issued for Construction of ACRJ Renovation and Addition to Pre-Qualified Contractors.
May 23, 2025	Bids Received
July 10, 2025	Award Construction Contract at Jail Board Meeting
July 11, 2025	Issue Notice to Proceed
September 10, 2026	Substantial Completion
October 12, 2026	Final Completion of Construction

**ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
EXECUTIVE SUMMARY**

<p><u>AGENDA TITLE:</u> Architectural Review Board Submission</p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u></p> <p><u>STAFF CONTACTS:</u> Martin Kumer, Superintendent</p>	<p><u>AGENDA DATE:</u> January 9, 2025</p> <p><u>FORMAL AGENDA:</u> Yes</p> <p><u>ACTION ITEM:</u> No</p> <p><u>ATTACHMENTS:</u> Yes</p>
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Background:

Moseley Architects presented the Jail’s site plan to the Albemarle County Architectural Review Board, ARB, on December 2, 2024. The ARB made several recommendations primarily regarding the facade facing Avon Street. Moseley Architects and the Jail’s staff have developed a revised site plan to address the ARB’s concerns. That plan is attached and will be presented at the February 17, 2025 ARB meeting.

Representatives from Moseley Architects and Downey and Scott will be present at the Jail Board meeting to discuss and answering any questions.

The original December 2, 2024 submission, the revised February 17, 2025 submission and the ARB’s comments and recommendations from the December 2, 2024 meeting are included in the attachments.

Recommendation:

Information only.



County of Albemarle
Community Development Department - Planning

Margaret Maliszewski
mmaliszewski@albemarle.org
Telephone: (434) 296-5832 ext. 3276

December 4, 2024

Thad Rich
Timmons
1001 Boulders Parkway
Richmond, VA 23225
thad.rich@timmons.com

RE: ARB-2024-65: Albemarle-Charlottesville Regional Jail (TMP: 07700-00-00-011A0)

Dear Mr. Rich,

The Albemarle County Architectural Review Board, at its meeting on Monday, December 2, 2024, completed a preliminary review of the above-noted request to demolish a portion of the existing jail and build and addition. The Board offered the following comments for the benefit of the applicant's next submittal. Please note that the following comments are those that have been identified at this time. Additional comments may be added or eliminated based on further review and changes to the plan.

1. Provide a sample of the Bur Ridge Blend cast stone for review.
2. Add detailing to the upper wall of the addition to relieve blankness and mitigate mass.
3. Add notes to the architectural plans confirming that VLT and VLR will meet guidelines requirements with untinted glass. *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
4. Show how visibility of rooftop equipment will be eliminated from all vantage points on Avon Street.
5. Show how visibility of equipment in the mechanical area on the Avon Street side of the building will be eliminated.
6. Provide perspective views clearly showing the appearance of the mechanical area on the Avon Street side of the building. Show how it will contribute to an orderly and attractive appearance on the corridor.
7. Add the standard mechanical equipment note to the site and architectural plans. : "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
8. Resolve the excess spillover on Avon Street.
9. Revise the photometric plan to show illumination not exceeding 20 fc.
10. Revise the lighting plan to indicate the proposed colors for light fixtures and poles. Bronze is standard in the ECs.
11. Add the standard lighting note to the plan. "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."
12. Clarify the method of attachment and appearance of the strip light at the mechanical equipment area.
13. Add low-growing landscaping along the Avon Street frontage where trees would conflict with utilities.
14. Add the standard plant health note to the plan. "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."
15. Show tree protection fencing for the trees located along Peregrory Lane.
16. Consider alternatives to mitigate the appearance of the security fence along the corridor.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at <https://www.albemarle.org/government/community-development/apply-for/planning-site-development/architectural-review-board-arb>.

Revised drawings addressing the comments listed above are required. Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with “clouding” or by other means will facilitate review and approval.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,
Margaret Maliszewski
Planning Manager, Department of Community Development
434-296-5832 x3276
mmaliszewski@albemarle.org

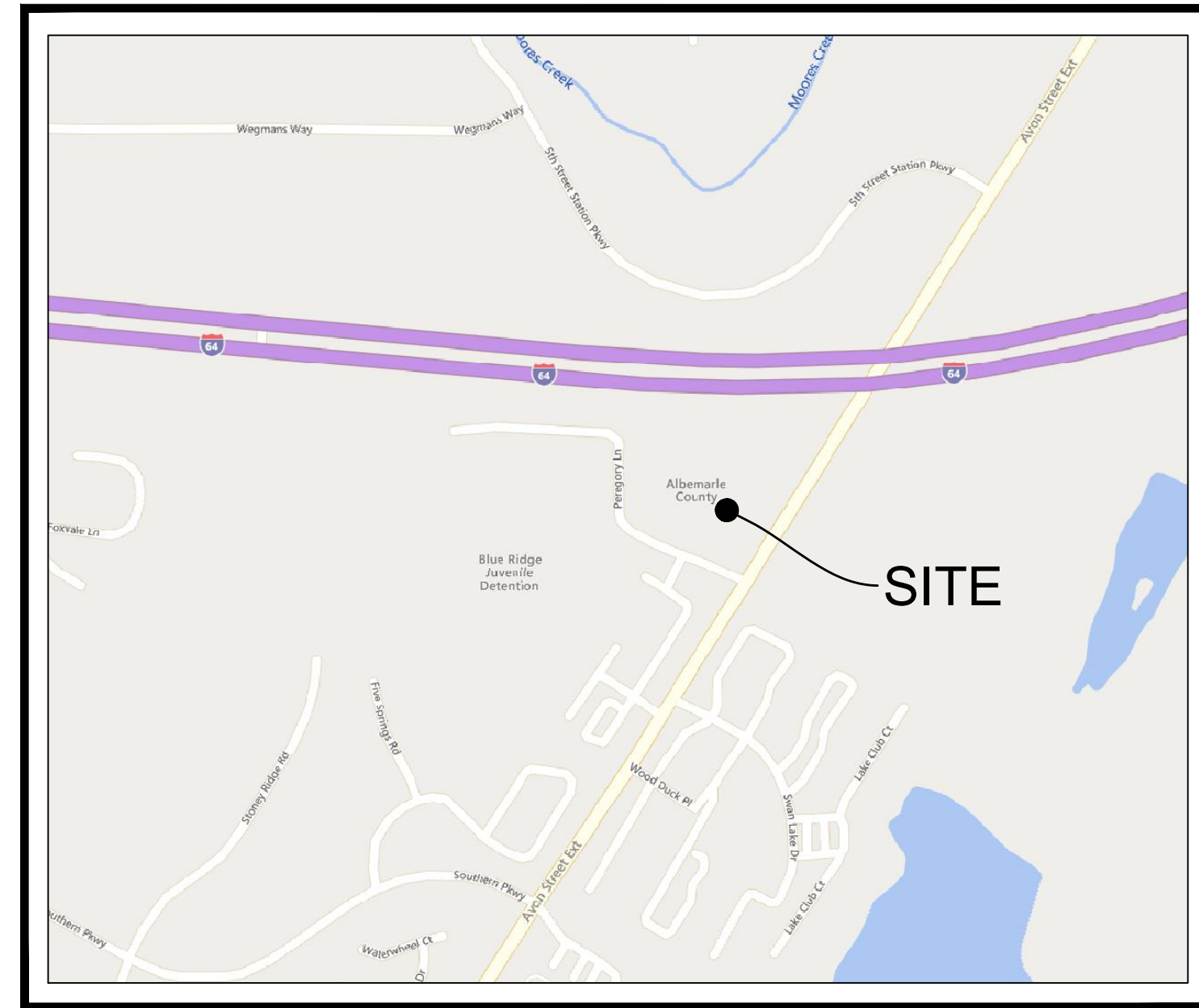
cc: Albemarle-Charlottesville Regional
1600 Avon Street Extended
Charlottesville, VA 22901
kumerm@acrj.org

File

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

ARCHITECTURAL REVIEW BOARD SUBMISSION COUNTY OF ALBEMARLE, VIRGINIA

10/21/2024



VICINITY MAP
SCALE: 1"=500'

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: TMP 77-11A 07700-00-00-011A0
ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
DB. 281, PG. 414
AREA (GIS): 8.25 ACRES

TMP 76M1-19 076M1-00-00-01900
BLUE RIDGE JUVENILE DETENTION COMMISSION
DB. 1825, PG. 37
AREA (GIS): 7.72 ACRES

ZONING: R1 RESIDENTIAL

SOURCE TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
(540) 885 - 0920
DATED: DECEMBER 20 & 21, 2023; January 01, 02, 04-05, 08, 10-11, 15, & 17, 2024

FLOOD: MAP NO. 51003C0288D, (PANEL 288 OF 575)

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE

PRESENT USE: ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

PROPOSED USE: ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

SETBACKS: FRONT: 5' FRONT YARD SETBACK FROM PROPERTY LINE
SIDE/REAR: 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK FROM PROPERTY LINE

ALLOWABLE BUILDING HEIGHT: 35 FEET

EXISTING BUILDING HEIGHT: 78.33 FEET (TO TOP OF EXISTING TOWER ON THE WEST OF THE SITE)

PROPOSED BUILDING HEIGHT: 31.66 FEET (TO TOP OF ADDITION)

LIMITS OF DISTURBANCE: 1.43 ACRES

EXISTING IMPERVIOUS AREA: 1.02 ACRES

PROPOSED IMPERVIOUS AREA: 1.26 ACRES

PARKING TABULATIONS:

EXISTING:
MAGISTRATE LOT: 14
PUBLIC LOT: 54
TOTAL EXISTING: 68

PROPOSED:
MAGISTRATE LOT: 6
PUBLIC LOT: 57
TOTAL PROPOSED: 63

TOTAL LOST: 5
*REFER TO LETTER FROM BUILDING USER STATING THE PROPOSED PARKING SPACE COUNT IS ADEQUATE FOR THE JAIL'S OPERATIONS.

WATER SUPPLY: PRIVATE
SANITARY SEWER: PRIVATE
WATERSHED: RIVANNA RIVER & MOORES CREEK*
*NEITHER WATERSHED IS A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.

NOTES:

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

SITE NARRATIVE

GENERAL

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL FACILITY IS LOCATED AT 160 PEREGORY LANE IN THE COUNTY OF ALBEMARLE, VIRGINIA. PUBLIC ACCESS TO THE JAIL COMES OFF OF PEREGORY LANE. SECURE ACCESS TO THE FACILITY'S SALLYPORT IS OFF OF AVON STREET (STATE ROUTE 742). THERE IS ANOTHER ENTRANCE ADJACENT TO THE SECURE SALLYPORT ENTRANCE TO THE MAGISTRATE LOT OFF OF AVON STREET. ADJACENT PROPERTIES INCLUDE BLUERIDGE JUVENILE DETENTION CENTER AND THE NATIONAL GUARD ARMORY TO THE SOUTH AND WEST, RESIDENTIAL DEVELOPMENTS TO THE EAST ACROSS AVON STREET AND INTERSTATE 64 TO THE NORTH. THE SITE IS CURRENTLY ZONED R-1 RESIDENTIAL, AND IMPROVEMENTS WILL NOT REQUIRE REZONING OR SPECIAL USE PERMITS. THE SETBACKS HAVE BEEN CONFIRMED BY THE ALBEMARLE COUNTY COMMUNITY DEVELOPMENT OFFICE TO BE 5' FRONT YARD, 5' SIDE YARD AND 20' REAR YARD SETBACKS.

THE PROJECT REPLACES A PORTION OF THE EXISTING JAIL AS WELL AS INTERIOR RENOVATION OF THE EXISTING JAIL TO REMAIN. THE PROJECT IS INTENDED TO BRING THE JAIL UP TO THE CURRENT JAIL STANDARDS.

ROADS, DRIVEWAYS, PARKING AREAS, AND WALKS

PRIMARY VISITOR AND STAFF ACCESS TO THE PROPOSED JAIL FACILITY SITE WILL BE VIA THE MAIN ENTRANCE ROAD FROM PEREGORY LANE. A SECONDARY ENTRANCE IS PROVIDED AT THE MAGISTRATE PARKING AREA. THE SECURE ENTRANCE WILL REMAIN SECURE AND PRIVATE. THERE IS ALSO A PROPOSED GRAVEL DRIVEWAY FROM AVON ST TO THE MECHANICAL AREA FOR MAINTENANCE.

BASED ON THE CURRENT ZONING ORDINANCE, THERE IS NO CLEAR REQUIRED PARKING COUNT. DURING A PREAPPLICATION MEETING WITH ALBEMARLE COUNTY STAFF ON 8/19/24, PLANNING STAFF STATED THAT PARKING CAN BE DETERMINED BASED ON THE NEEDS OF THE JAIL.

THERE ARE 56 PROPOSED SPACES IN THE VISITOR/STAFF PARKING LOT AND 6 SPACES IN THE MAGISTRATE LOT.

EMPLOYEES AND THE GENERAL PUBLIC WILL ENTER THE FACILITY THROUGH THE MAIN ENTRANCE AT THE EAST END OF THE BUILDING. PARKING IMPROVEMENTS WILL BE MADE TO MAINTAIN EXISTING PARKING COUNTS WHILE INCORPORATING THE EXPANDED JAIL FOOTPRINT.

ROADWAY PAVEMENTS WERE DESIGNED TO ACCOMMODATE THE ANTICIPATED TRAFFIC GIVEN THE AVAILABLE SOILS INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT.

GRADING, DRAINAGE, AND STORMWATER CONVEYANCE SYSTEMS

THE SITE WORK ASSOCIATED WITH THIS PROJECT GENERALLY CONSISTS OF PARKING IMPROVEMENTS IN AND AROUND THE PROPOSED EXPANSION. THIS EXPANSION SITS AT THE HIGHEST POINT OF THE SITE WITH GRADE FALL STEEPLY AND SHARPLY ACROSS THE SITE WESTWARDLY.

STORMWATER IMPROVEMENTS WILL TIE INTO AN EXISTING SYSTEM DISCHARGING TO THE NORTH TOWARDS I-64. THERE IS MINIMAL LAND COVER CHANGE FROM PRE TO POST SO A LARGE STORMWATER FEATURE IS UNNECESSARY.

ANALYSIS INDICATES THAT THE CURRENT SYSTEM IS ADEQUATE TO HANDLE THE IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

THE DESIGN RAINFALL EVENT FOR THE STORM SEWER IS THE 10-YEAR STORM FOR SIZING CULVERTS AND DRAINAGE STRUCTURES. THE 2-YEAR STORM IS USED TO ANALYZE VELOCITIES AT THE POINTS OF ANALYSIS.

WATER RESOURCES

STORMWATER MANAGEMENT WILL BE REQUIRED TO ADHERE TO WATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN CHAPTER 870 PART 1B OF THE VIRGINIA STATE LAW (9VAC25-870-66).

WATER QUANTITY IS MET THROUGH PROVING CHANNEL AND FLOOD PROTECTION. CHANNEL PROTECTION IS MET THROUGH PROVING NON-EROSIVE VELOCITIES EXITING THE SITE. FLOOD PROTECTION IS ACHIEVED THROUGH PROVING ADEQUATE STORAGE IN PIPES AND DITCHES FOR A 10-YEAR STORM.

WATER QUALITY IS ACHIEVED THROUGH PURCHASING 0.33 LBS OF NUTRIENT CREDITS. TIMMONS GROUP HAS RECEIVED A QUOTE FOR 0.33 LBS FROM RIVANNA RIVER NUTRIENT BANK FOR \$4,750.

ENVIRONMENTAL CONSIDERATIONS

THERE ARE NO WETLANDS ON SITE.

WATER SUPPLY

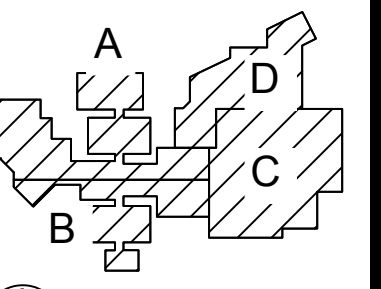
WATER FOR THE ADDITION WILL BE SUPPLIED FROM THE EXISTING BUILDING. TIMMONS GROUP WILL ANALYZE THE EXISTING PUBLIC WATER SYSTEM TO PROVE ADEQUATE PRESSURE WITH ANY ADDITIONAL DEMAND.

SANITARY SEWAGE DISPOSAL

THERE ARE NEW SANITARY EFFLUENTS LEAVING THE ADDITION. THEY ARE ROUTED TO AN EXISTING SANITARY LINE TO THE NORTH OF THE JAIL VIA A NEW 6" & 8" PVC LINE.



1001 Boulders Parkway, Suite 300, Richmond, VA, 23225
Phone: 804.200.6592



KEY PLAN

TIMMONS GROUP CIVIL ENGINEER
1001 BOULDERS PARKWAY, SUITE 300 CONTACT PERSON: THAD RICH
RICHMOND, VIRGINIA 23225 PHONE: 804.200.6500
EMAIL: Thad.Rich@timmons.com

MOSELEY ARCHITECTS ARCHITECT
3200 NORFOLK STREET CONTACT PERSON: MICHAEL GIBSON
RICHMOND, VIRGINIA 23230 PHONE: 804.794.7555
EMAIL: mgibson@moseleyarchitects.com

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY OWNER
ALBEMARLE-CHARLOTTESVILLE REGIONAL CONTACT PERSON: MARTIN KUMER
JAIL AUTHORITY PHONE: 434.962.3015
401 MCINTIRE ROAD CHARLOTTESVILLE, VA EMAIL: KUMERM@ACRJ.ORG
22902 Voice: (434) 296-5832

PROJECT NO:	123456
DATE:	OCT 21, 2024
REVISIONS	
DATE	DESCRIPTION

SITE LAYOUT KEYNOTES

1	6" TALL CONCRETE CURB (CG-2)
2	GENERATOR AREA
3	VDOT STANDARD CG-12 RAMP (X DESIGNATES TYPE 'A', 'B', OR 'C' RAMP)
4x	SITE SIGNAGE (REFER TO ARCH)
5	SITE WALL (REFER TO STRUC)
6	LOW ACCENT WALL (REFER TO STRUC)
7	FLUSH CURB
8	LOW VOLUME COMMERCIAL ENTRANCE

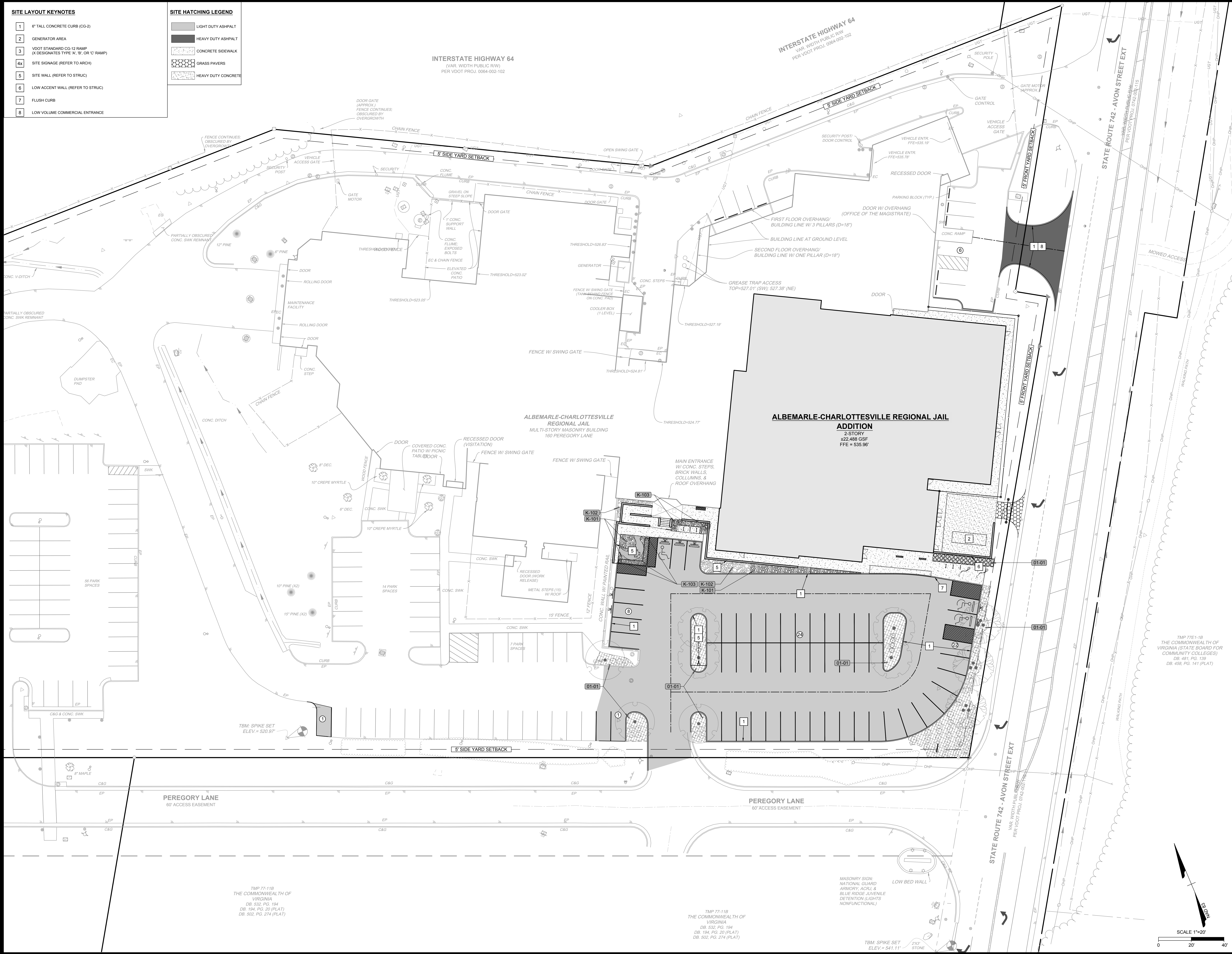
SITE HATCHING LEGEND

[Hatched Pattern]	LIGHT DUTY ASPHALT
[Hatched Pattern]	HEAVY DUTY ASPHALT
[Hatched Pattern]	CONCRETE SIDEWALK
[Hatched Pattern]	GRASS PAVERS
[Hatched Pattern]	HEAVY DUTY CONCRETE

INTERSTATE HIGHWAY 64
(VAR. WIDTH PUBLIC ROW)
PER VDOT PROJ. 0064-002-102

INTERSTATE HIGHWAY 64
(VAR. WIDTH PUBLIC ROW)
PER VDOT PROJ. 0064-002-102

STATE ROUTE 742 - AVON STREET EXT
VAR. WIDTH PUBLIC ROW
PER VDOT PROJ. 0742-002-115

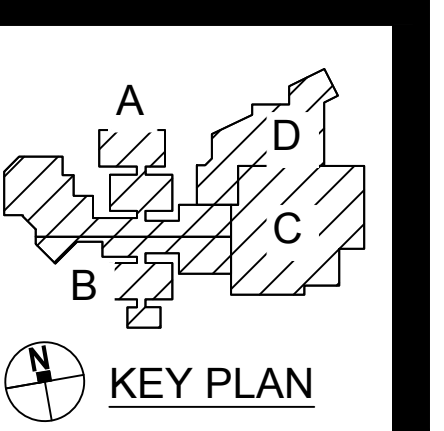


MOSELEY ARCHITECTS

3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 • FAX (804) 355-5660
MOSELEYARCHITECTS.COM

TIMMONS GROUP

1001 Boulders Parkway, Suite 300, Richmond, VA, 23225
Phone: 804.200.6592



ALBEMARLE - CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

PROJECT NO: 123456
DATE: OCT 21, 2024

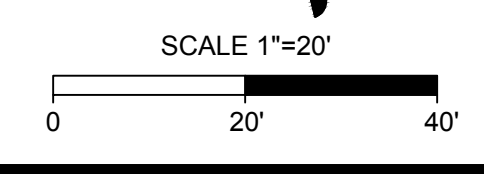
DATE	REVISIONS	DESCRIPTION

ARCHITECTURAL REVIEW BOARD
SITE PLAN

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TMP 77-118
THE COMMONWEALTH OF VIRGINIA
DB 532, PG. 194
DB 194, PG. 20 (PLAT)
DB 502, PG. 274 (PLAT)

TMP 77-118
THE COMMONWEALTH OF VIRGINIA
DB 532, PG. 194
DB 194, PG. 20 (PLAT)
DB 502, PG. 274 (PLAT)



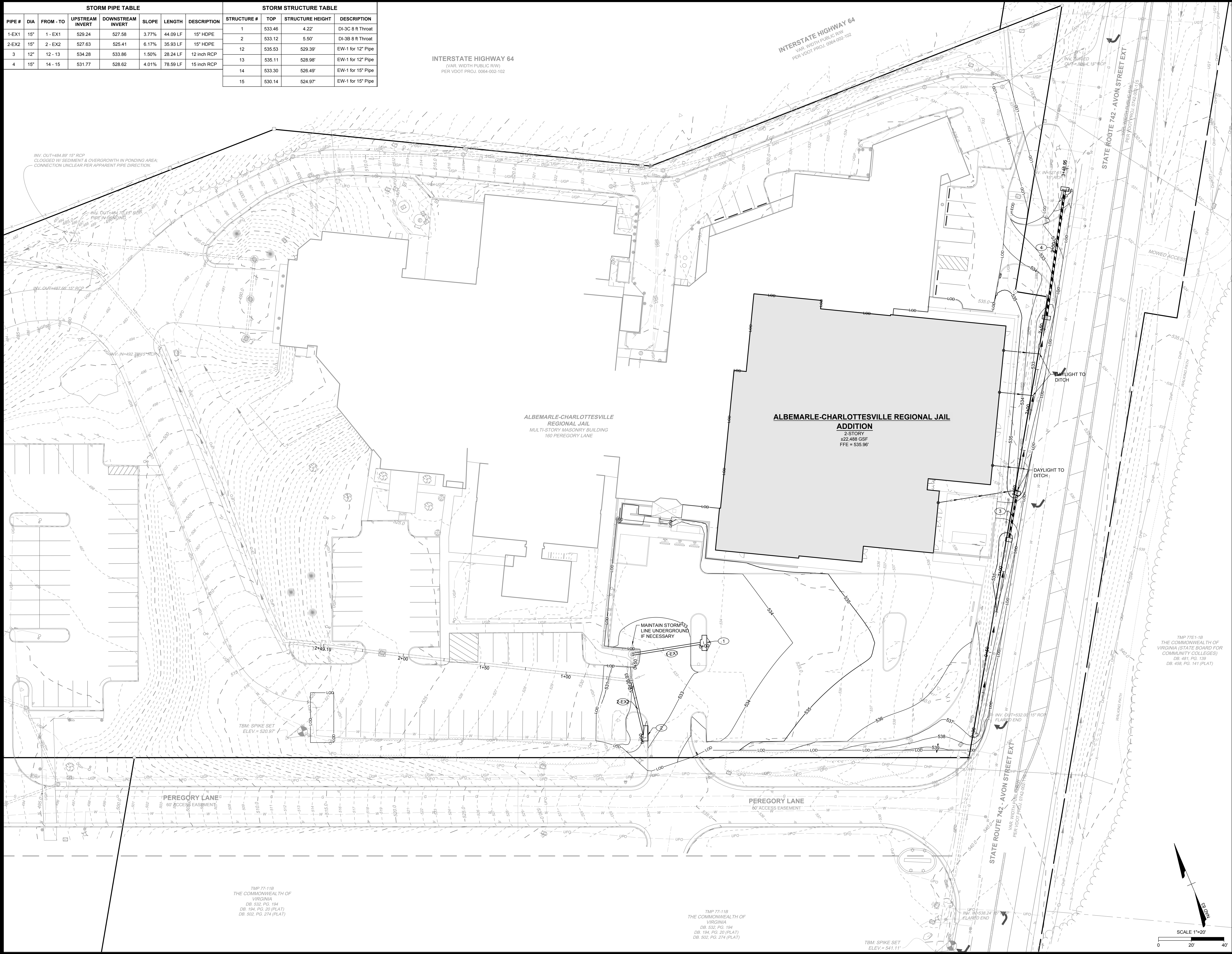
TMP 77E1-18
THE COMMONWEALTH OF VIRGINIA STATE BOARD FOR COMMUNITY COLLEGES
DB 481, PG. 139
DB 458, PG. 141 (PLAT)

MASONRY SIGN:
NATIONAL GUARD ARMORY, ACRJ, & BLUE RIDGE JUVENILE DETENTION (LIGHTS NONFUNCTIONAL)

TBM SPIKE SET
ELEV = 541.11

STORM PIPE TABLE							STORM STRUCTURE TABLE				
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION	STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
1-EX1	15"	1 - EX1	529.24	527.58	3.77%	44.09 LF	15" HDPE	1	533.46	4.22'	DI-3C 8 ft Throat
2-EX2	15"	2 - EX2	527.63	525.41	6.17%	35.93 LF	15" HDPE	2	533.12	5.50'	DI-3B 8 ft Throat
3	12"	12 - 13	534.28	533.86	1.50%	28.24 LF	12 inch RCP	12	535.53	529.39'	EW-1 for 12" Pipe
4	15"	14 - 15	531.77	528.62	4.01%	78.59 LF	15 inch RCP	13	535.11	528.98'	EW-1 for 12" Pipe
								14	533.30	526.49'	EW-1 for 15" Pipe
								15	530.14	524.97'	EW-1 for 15" Pipe

INTERSTATE HIGHWAY 64
 (VAR. WIDTH PUBLIC ROW)
 PER VDOT PROJ. 0064-002-102



ALBEMARLE-CHARLOTTESVILLE
 REGIONAL JAIL
 MULTI-STORY MASONRY BUILDING
 160 PEREGORY LANE

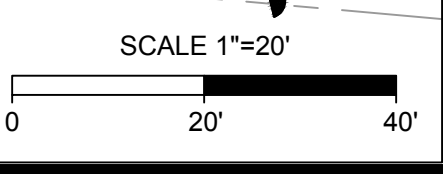
ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL
 ADDITION
 2-STORY
 222,488 GSF
 FFE = 535.96'

TMP 77E1-1B
 THE COMMONWEALTH OF
 VIRGINIA STATE BOARD FOR
 COMMUNITY COLLEGES)
 DB. 481, PG. 139
 DB. 458, PG. 141 (PLAT)

TMP 77-11B
 THE COMMONWEALTH OF
 VIRGINIA
 DB. 532, PG. 194
 DB. 194, PG. 20 (PLAT)
 DB. 502, PG. 274 (PLAT)

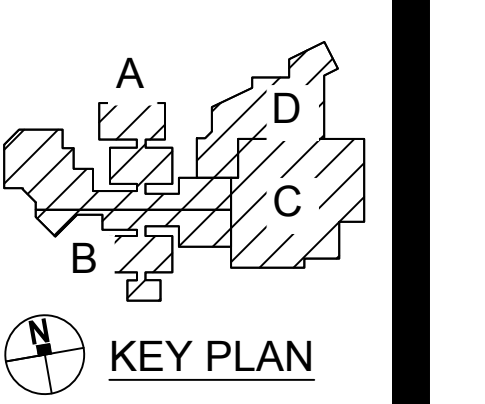
TMP 77-11B
 THE COMMONWEALTH OF
 VIRGINIA
 DB. 532, PG. 194
 DB. 194, PG. 20 (PLAT)
 DB. 502, PG. 274 (PLAT)

TBM SPIKE SET
 ELEV = 541.11'



MOSELEYARCHITECTS
 5200 NORFOLK STREET, RICHMOND, VA 23230
 PHONE (804) 794-7555 FAX (804) 355-5660
 MOSELEYARCHITECTS.COM

TIMMONS GROUP
 1001 Boulders Parkway, Suite
 300, Richmond, VA, 23225
 Phone: 804.200.6592



**ALBEMARLE - CHARLOTTESVILLE REGIONAL
 JAIL EXPANSION AND RENOVATION**
 160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

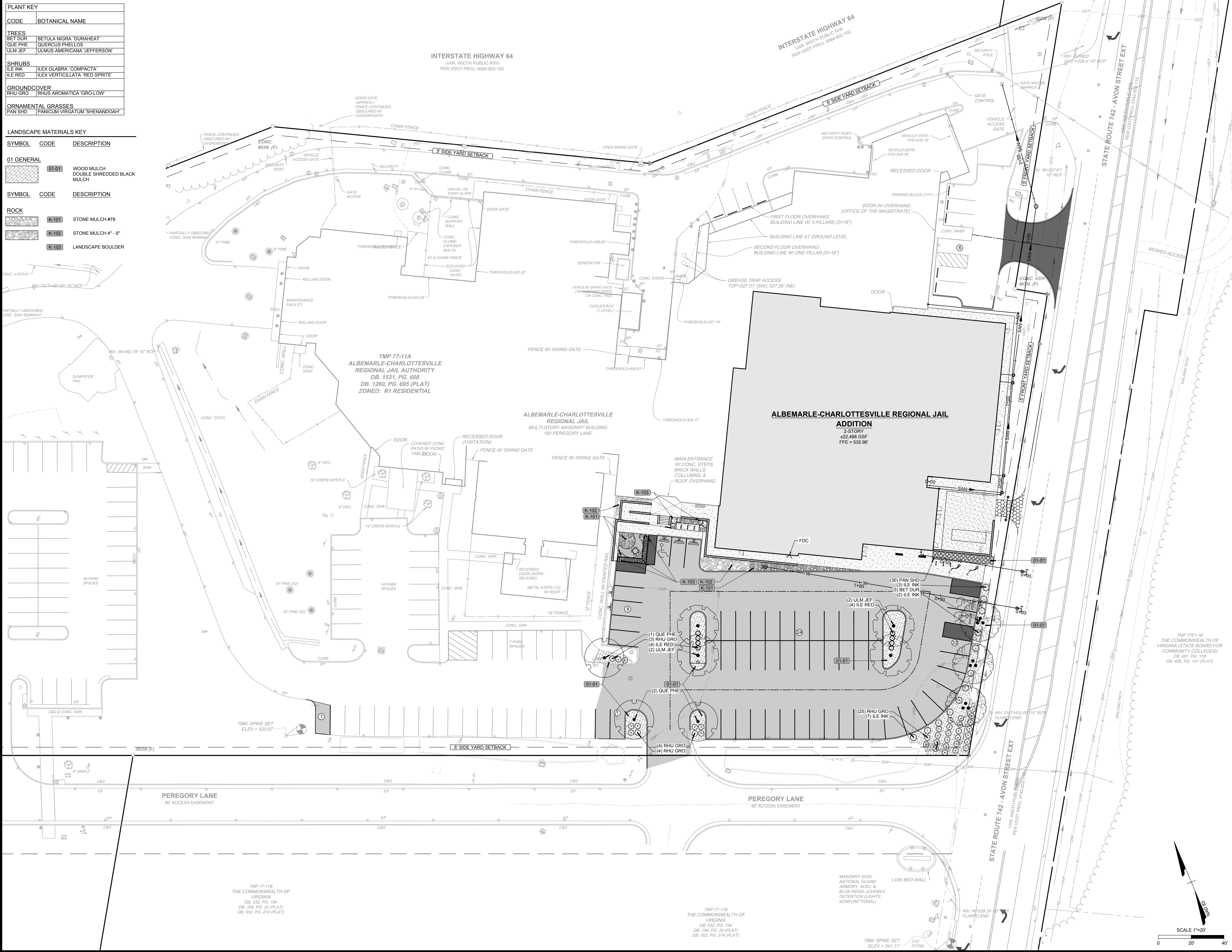
PROJECT NO:	123496
DATE:	OCT 21, 2024
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL REVIEW BOARD
 GRADING PLAN

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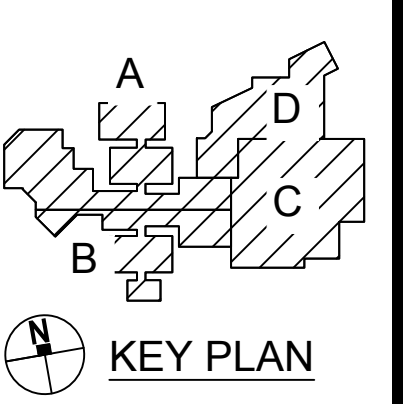
PLANT KEY	
CODE	BOTANICAL NAME
TREES	
BET DUR	BETULA NIGRA 'DURAHEAT'
QUE PHE	QUERCUS PHELLOS
ULM JEF	ULMUS AMERICANA 'JEFFERSON'
SHRUBS	
ILE INK	ILEX GLABRA 'COMPACTA'
ILE RED	ILEX VERTICILLATA 'RED SPRITE'
GROUND COVER	
RHU GRO	RHUS AROMATICA 'GRO-L'OW'
ORNAMENTAL GRASSES	
PAN SHD	PANICUM VIRGATUM 'SHENANDOAH'

LANDSCAPE MATERIALS KEY		
SYMBOL	CODE	DESCRIPTION
01 GENERAL		
[Symbol]	01-01	WOOD MULCH DOUBLE SHREDDED BLACK MULCH
ROCK		
[Symbol]	K-101	STONE MULCH #78
[Symbol]	K-102	STONE MULCH 4" - 6"
[Symbol]	K-103	LANDSCAPE BOULDER



MOSELEY ARCHITECTS
 3200 NORFOLK STREET, RICHMOND, VA 23230
 PHONE (804) 794-7555 • FAX (804) 355-5660
 MOSELEYARCHITECTS.COM

TIMMONS GROUP
 1001 Boulders Parkway, Suite 300, Richmond, VA, 23225
 Phone: 804.200.6592



**ALBEMARLE - CHARLOTTESVILLE REGIONAL
 JAIL EXPANSION AND RENOVATION**
 160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

PROJECT NO:	123496
DATE:	OCT 21, 2024
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL REVIEW BOARD
 PLANTING PLAN

S:\30562567-ACR\DWG\Sheet\ARB\2567-LA-PLNT.dwg | Plotted on 10/18/2024 3:26 PM | by Ryan Voss



JEFFERSON ELM



DURA HEAT RIVER BIRCH



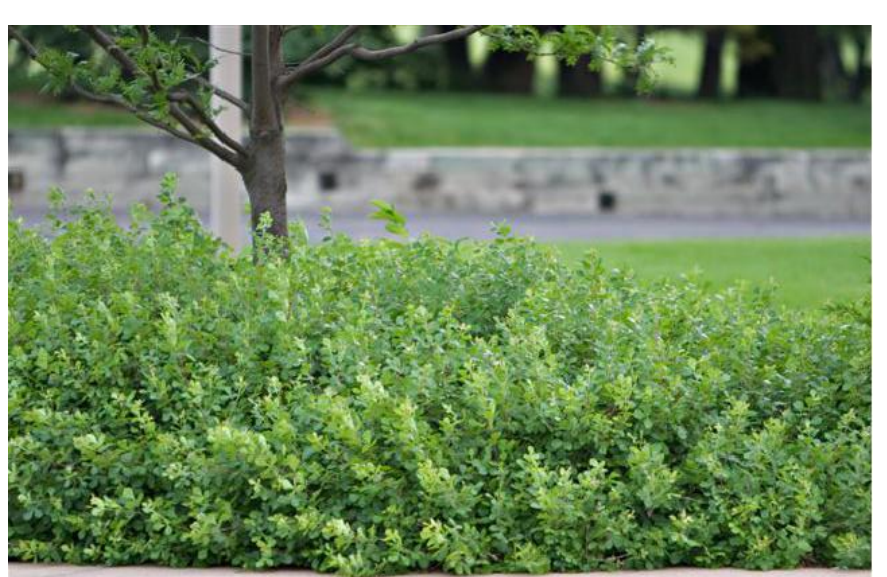
WILLOW OAK



WINTER BERRY 'RED SPRITE'



COMPACT INKBERRY



GROW LOW SUMAC



SHENANDOAH SWITCH GRASS



± 1 TON BOULDERS



STONE MULCH #4-6"



STONE MULCH #78



DOUBLE SHREDDED BLACK MULCH

American Tradition Flagpole Installation Instructions

INSTALLATION INSTRUCTIONS

Foundation:
 Material required: Approximately (3)80 lb. bags of "Sakrete" concrete mix.
Step 1: Dig hole with the top and bottom diameters as shown in specifications diagram.
Step 2: Set sleeve plumb in wet concrete. Temporarily insert bottom section of pole in sleeve and check straightness with level. Let concrete harden.
Note: Pour slowly, then pour concrete outside of sleeve. Do not pour concrete inside of sleeve.

Pole Assembly:
 Assemble shaft by sliding sections together as shown and described below.
Step 1: Note: It is required that the sections be joined prior to erecting pole.
Step 2: Mount ball on pole by screwing into top of truck, tightening with pliers or small pipe wrench.
Step 3: Run one end of the halyard through sheave (pulley) located in the truck (both ends to be rejoined at the cleat area).
Step 4: Attach snap hooks to halyard by inserting a loop of rope through the eye and pulling tight over snap.
Note: Leave enough slack in halyard to run down pole to cleat. Locate second snap hook approximately 4'-10" below first snap hook using same procedure.
Step 5: Use the enclosed template to attach cleat. Tie ends of rope together and secure around cleat.
Step 6: Insert assembled flagpole into ground sleeve.

Application Note:
 This flagpole is not designed to withstand high winds while flying a flag. Always remove flag during high winds or inclement weather.

SPECIFICATIONS

Cone Tapered High Strength Aluminum Flagpole Complete with all Fittings

- 3" Dia. Gold Anodized Alum. Ball
- Heavy Duty Cast Alum. Truck
- 1-7/8" OD Top
- 1/4" Braided Poly Halyard
- (2) Heavy Duty Snap Hooks
- Splicing Sleeve
- Splicing Sleeve
- Cast Alum. Cleat
- 3" Dia. Butt
- 2" x 3" Dia. Sleeve
- Concrete Foundation

American Tradition Flagpole Installation Instructions - page 1 of 1

CONCORD AMERICAN FLAGPOLE
 4155 Patriot Drive, Suite 100 • Grapevine, TX 76051

FLAGPOLE

3100 SERIES

MBR-3100-00002

DESCRIPTION: 3100 Series - 3100 Bike Rack: Stainless Steel, Surface Mount, 2 Bike Configuration

FINISH: The bike rack is 304 stainless steel with a bead blast finish.

INSTALLATION: The bike rack is delivered pre-assembled. The bike rack comes standard as a surface mount using 2 holes (1/2") for securing to base.

TO SPECIFY: Select MBR-3100-00002

Sustainability Facts

Unit Size: One (1) MBR-3100-00002 Bike Rack

Carbon Footprint (CFP): 106 kg CO₂-Eq
Measured in kilograms of carbon dioxide equivalent

Total energy use (EPE): 1900 MJ-Eq
Measured in megajoules of energy equivalent

Water use (WUP): 0.722 m³ water
Measured in cubic metres of water

Material recyclability: 100%

LEED v4.1 Credits

Type III Environmental Product Declaration

Material Inventory

Low VOC Resins

Free of Red List substances

*Full EPD can be reviewed for more information: <https://www.epdregistry.com/maglin/>

MAGLIN
 Site Furniture

All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization. Details and specifications may vary due to continuing improvements of our products.

BIKE RACKS

ALBEMARLE - CHARLOTTEVILLE REGIONAL JAIL EXPANSION AND RENOVATION
 160 PEREGORY LANE, CHARLOTTEVILLE, VIRGINIA 22902

PROJECT NO:	123456
DATE:	OCT 21, 2024
REVISIONS	
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3 ARB - AERIAL
3" = 1'-0"



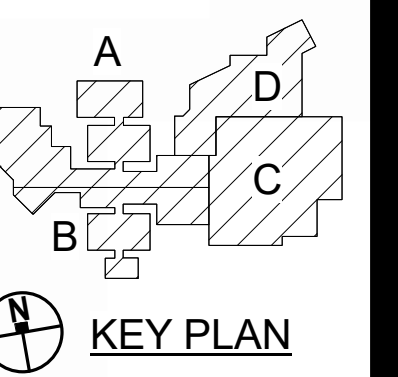
2 ARB - ENTRY
3" = 1'-0"



1 ARB - VIEW FROM AVON STREET
3" = 1'-0"



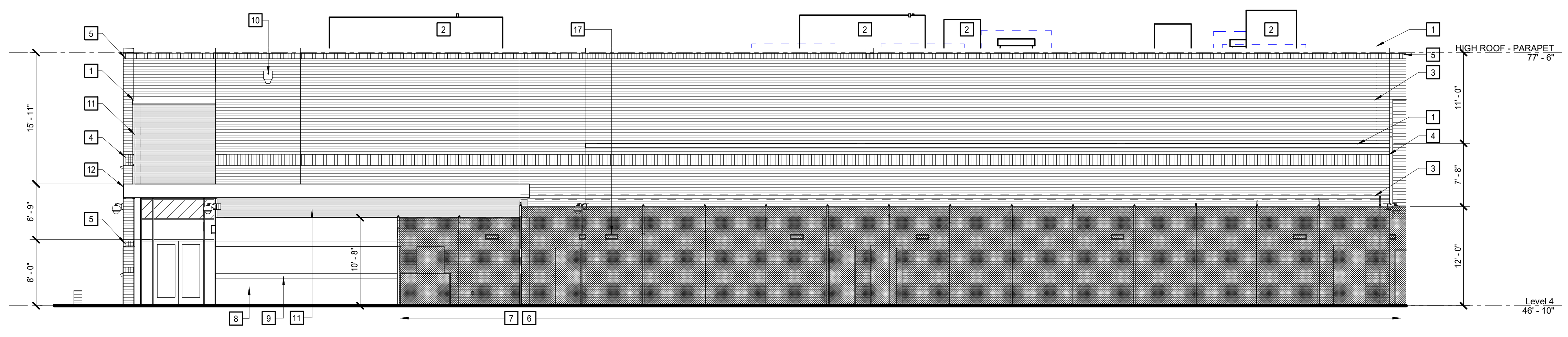
N
ARB - SITE PLAN
3" = 1'-0"



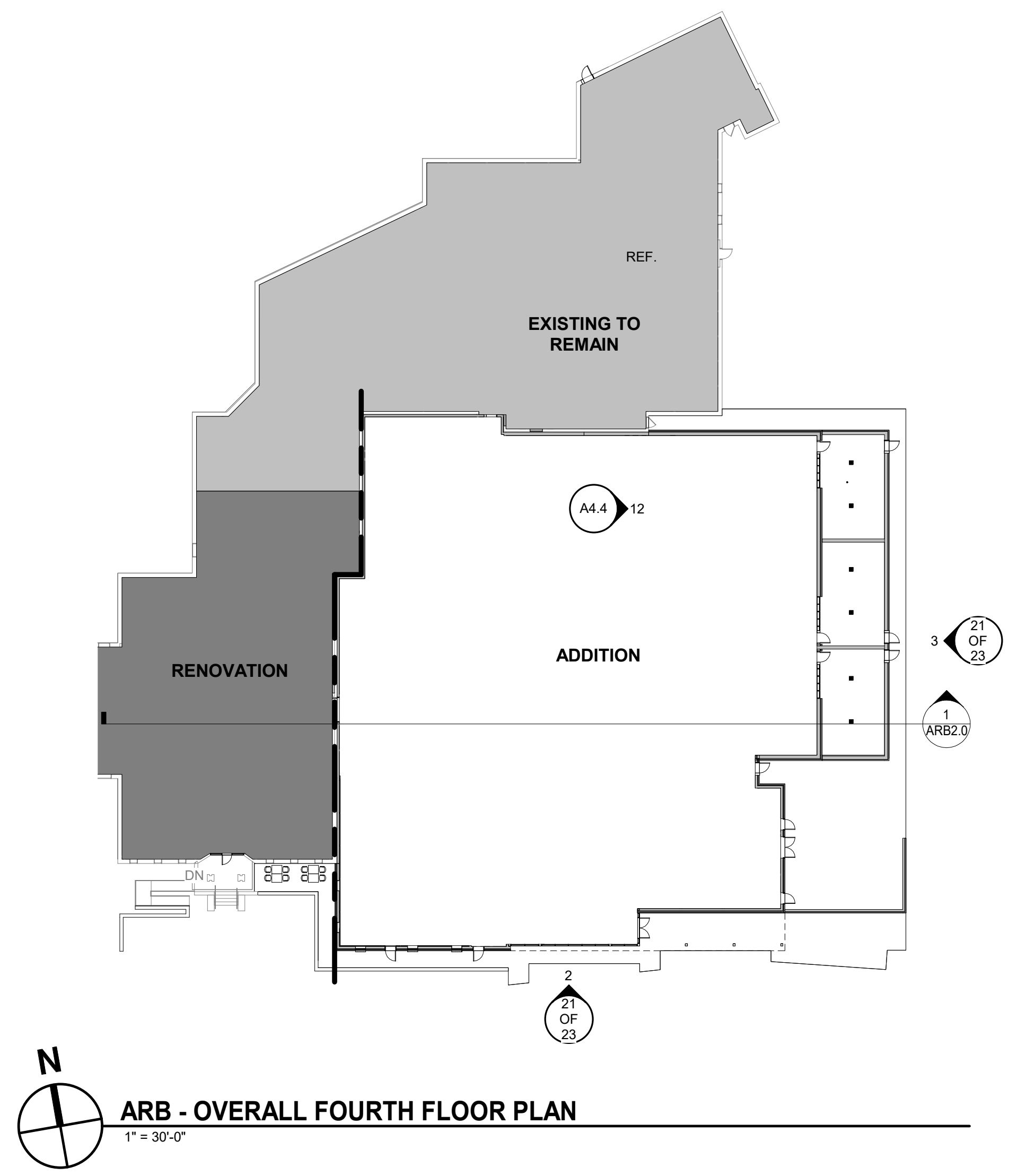
**ALBEMARLE - CHARLOTTESVILLE REGIONAL
JAIL EXPANSION AND RENOVATION**
160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

PROJECT NO:	632502
DATE:	10/21/2024
REVISIONS	
DATE	DESCRIPTION

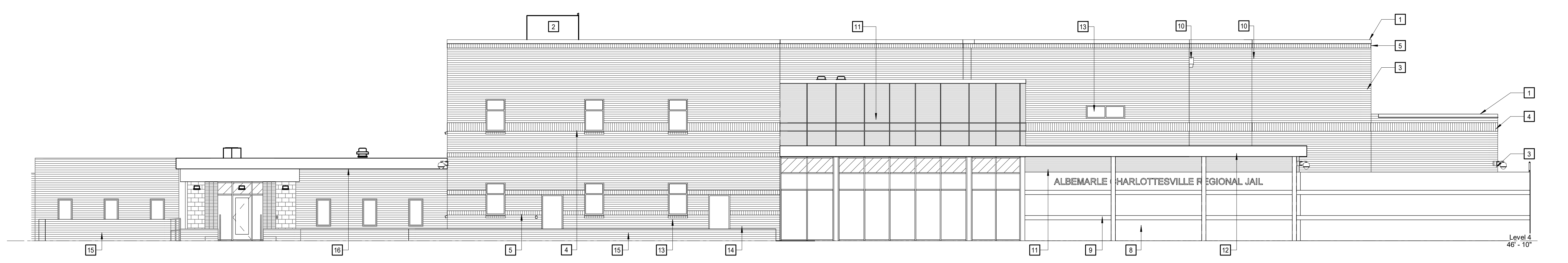
BUILDING ELEVATION KEYNOTES	
REPRESENTED BY [1]	
APPLIES TO DRAWINGS A4.1 - A4.2	
1	PRE-FINISHED ALUMINUM COPING
2	MECHANICAL EQUIPMENT
3	FACE BRICK - UTILITY
4	DOUBLE BRICK SOLDIER COURSE
5	SINGLE BRICK SOLDIER COURSE
6	SECURITY FENCE WITH RAZOR WIRE
7	SECURITY FENCE WITH RAZOR WIRE
8	CAST STONE VENEER
9	CAST STONE SOLDIER COURSE
10	SCUPPER
11	ALUMINUM COMPOSITE MATERIALS PANEL
12	METAL OVERHANG ROOF
13	BRICK ROWLOCK SILL
14	FIRE DEPARTMENT CONNECTION
15	RETAINING WALL
16	METAL CANOPY
17	WALL SCONCE
18	EXISTING BUILDING



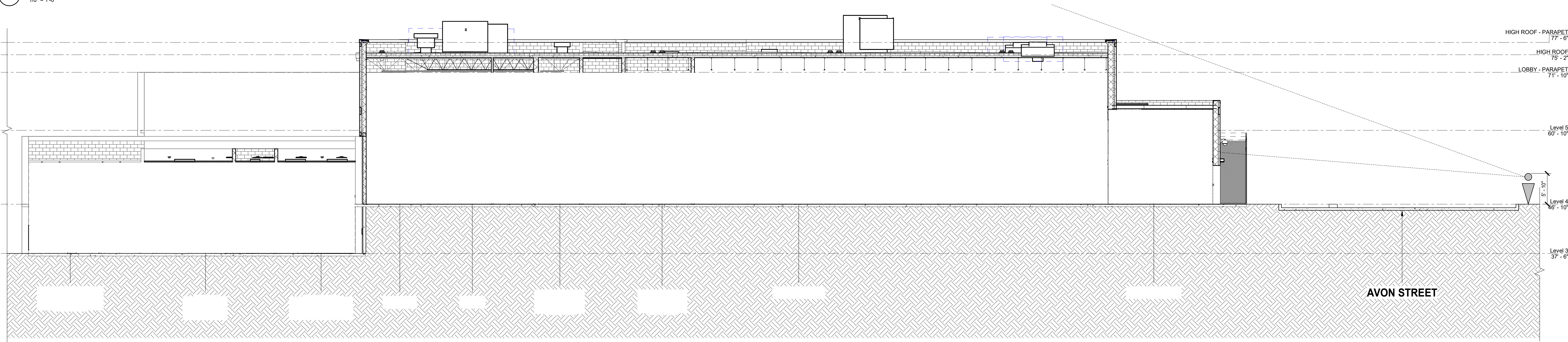
3 ARB - EXTERIOR ELEVATION - EAST
 1/8" = 1'-0"



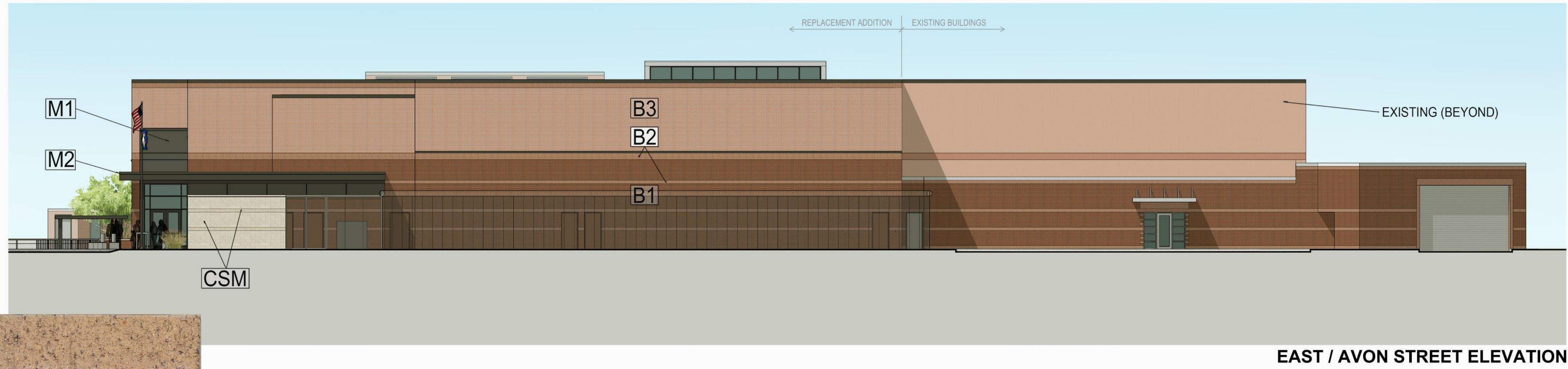
ARB - OVERALL FOURTH FLOOR PLAN
 1" = 30'-0"



2 ARB - EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"



ARB - SITE SECTION - LONGITUDINAL
 1/8" = 1'-0"



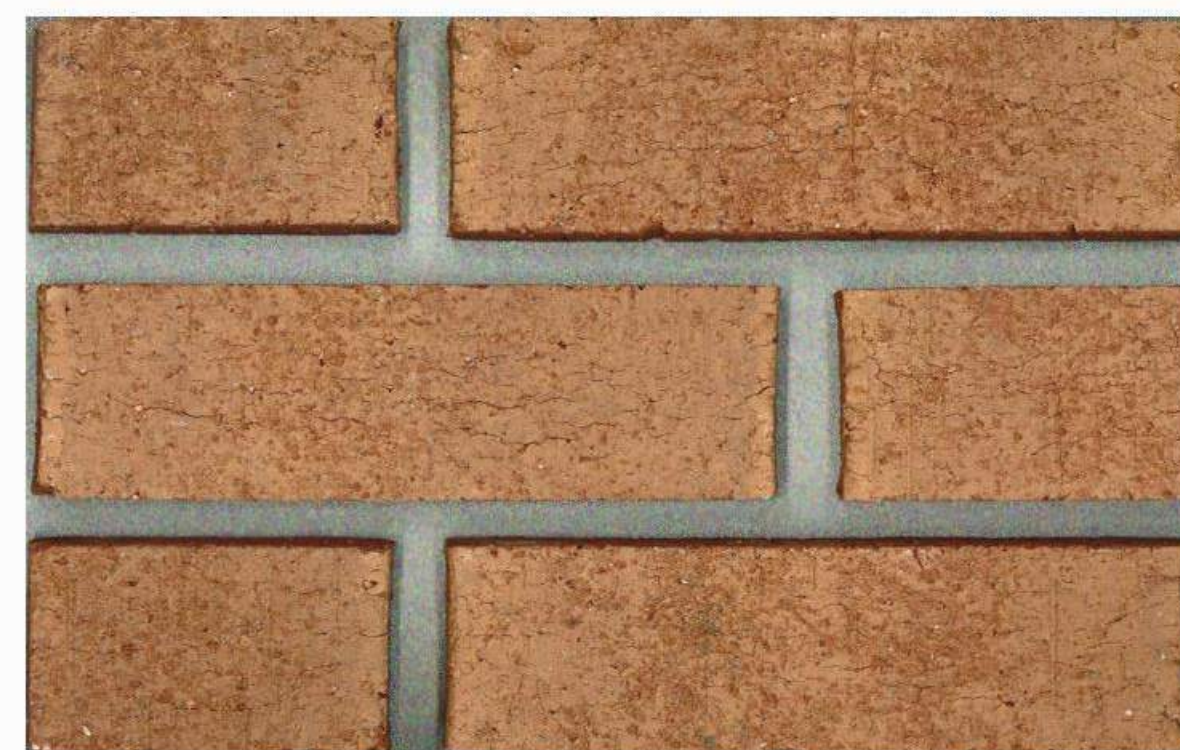
EAST / AVON STREET ELEVATION



SOUTH / PUBLIC ENTRY ELEVATION



B3 - CHEROKEE BRICK "CHEROKEE ROSE"
INTENDED TO COORDINATE WITH EXISTING PRECAST WALLS BEYOND



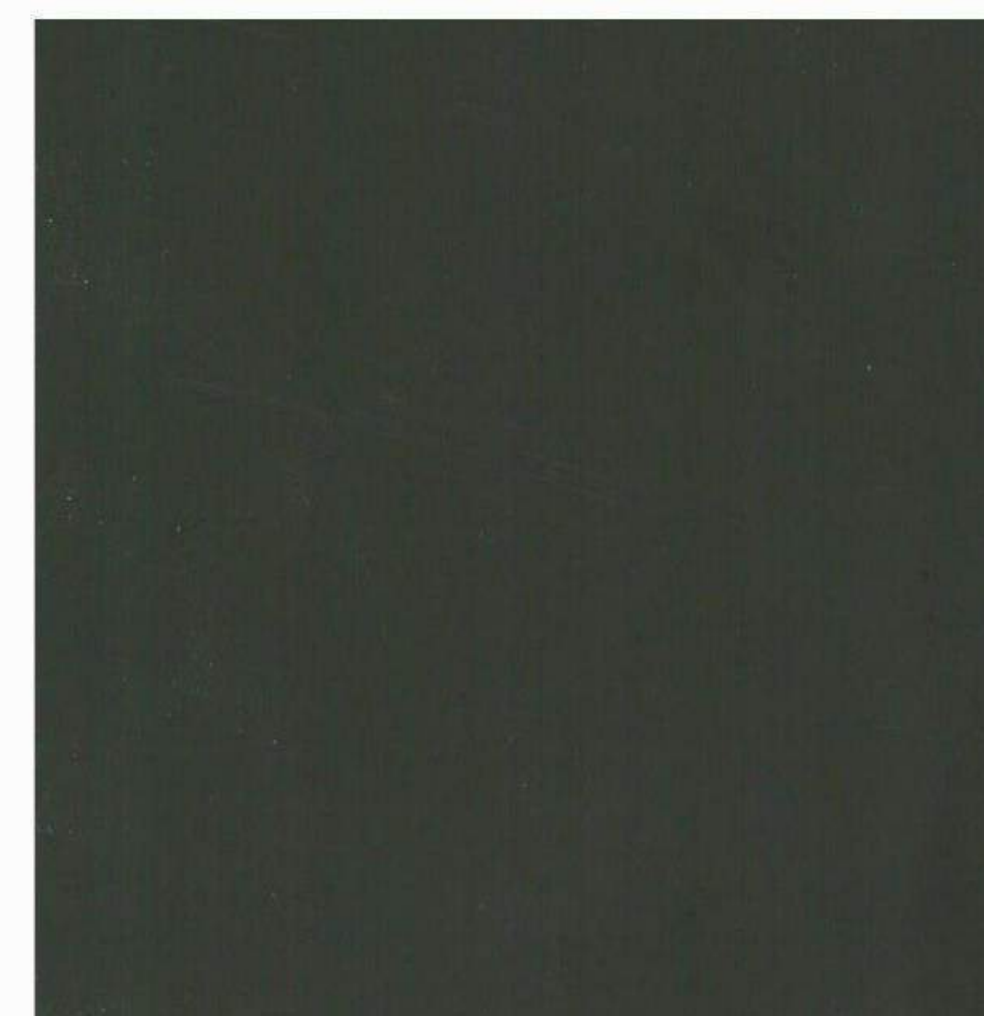
B2 - GLENN-GERY "OXFORD ROSE"
INTENDED TO MATCH EXISTING BRICK/MORTAR ACCENT BANDING



B1 - GLENN-GERY "CARTERS GROVE"
INTENDED TO MATCH EXISTING BRICK/MORTAR 'FIELD' WALL MASONRY



CSM - CAST-STONE MASONRY / ROCKCAST "BUR RIDGE BLEND"
SMOOTH (LIME STONE TYPE) FINISH FIELD WALL MASONRY AND TEXTURED FINISH ACCENT BANDS



M1 - METAL PANEL (ACM) "DON GREY"



M2 "CHARCOLE"



GLAZING - GUARDIAN SUNGUARD SNX
CLEAR (GRAYISH) 62% LIGHT TRANSMIT / 11% REFLECTANCE

PROJECT NO:	632502
DATE:	10/21/2024
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL REVIEW BOARD
EXTERIOR SAMPLE BOARD



EXTERIOR RENDERING - STAFF ENTRANCE



EXTERIOR RENDERING - AVON STREET

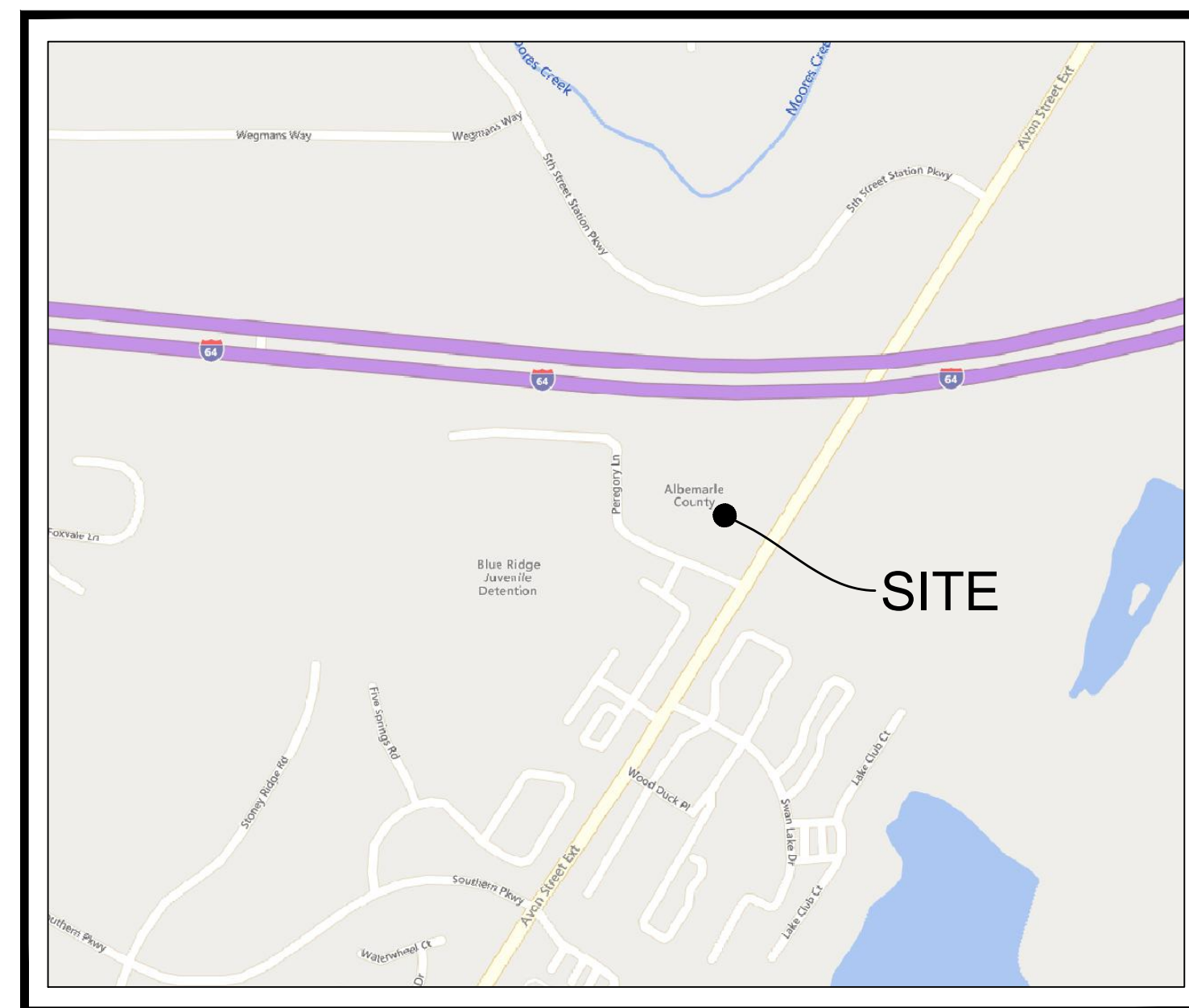


EXTERIOR RENDERING - PUBLIC ENTRANCE

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

ARCHITECTURAL REVIEW BOARD SUBMISSION COUNTY OF ALBEMARLE, VIRGINIA

12/20/2024



VICINITY MAP
SCALE: 1"=500'

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: TMP 77-11A 07700-00-00-011A0
ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
DB. 281, PG. 414
AREA (GIS): 8.25 ACRES

TMP 76M1-19 076M1-00-00-01900
BLUE RIDGE JUVENILE DETENTION COMMISSION
DB. 1825, PG. 37
AREA (GIS): 7.72 ACRES

ZONING: R1 RESIDENTIAL

SOURCE TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
(540) 885 - 0920
DATED: DECEMBER 20 & 21, 2023; January 01, 02, 04-05, 08, 10-11, 15, & 17, 2024

FLOOD: MAP NO. 51003C0288D, (PANEL 288 OF 575)

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE

PRESENT USE: ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

PROPOSED USE: ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL

SETBACKS: FRONT: 5' FRONT YARD SETBACK FROM PROPERTY LINE
SIDE/REAR: 5' SIDE YARD SETBACK AND 20' REAR YARD SETBACK FROM PROPERTY LINE

ALLOWABLE BUILDING HEIGHT: 35 FEET

EXISTING BUILDING HEIGHT: 78.33 FEET (TO TOP OF EXISTING TOWER ON THE WEST OF THE SITE)

PROPOSED BUILDING HEIGHT: 31.66 FEET (TO TOP OF ADDITION)

LIMITS OF DISTURBANCE: 1.43 ACRES

EXISTING IMPERVIOUS AREA: 1.02 ACRES

PROPOSED IMPERVIOUS AREA: 1.26 ACRES

PARKING TABULATIONS:

EXISTING:
MAGISTRATE LOT: 14
PUBLIC LOT: 54
TOTAL EXISTING: 68

PROPOSED:
MAGISTRATE LOT: 6
PUBLIC LOT: 57
TOTAL PROPOSED: 63

TOTAL LOST: 5
*REFER TO LETTER FROM BUILDING USER STATING THE PROPOSED PARKING SPACE COUNT IS ADEQUATE FOR THE JAIL'S OPERATIONS.

WATER SUPPLY: PRIVATE
SANITARY SEWER: PRIVATE
WATERSHED: RIVANNA RIVER & MOORES CREEK*
*NEITHER WATERSHED IS A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.

NOTES:

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

SITE NARRATIVE

GENERAL

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL FACILITY IS LOCATED AT 160 PEREGORY LANE IN THE COUNTY OF ALBEMARLE, VIRGINIA. PUBLIC ACCESS TO THE JAIL COMES OFF OF PEREGORY LANE. SECURE ACCESS TO THE FACILITY'S SALLYPORT IS OFF OF AVON STREET (STATE ROUTE 742). THERE IS ANOTHER ENTRANCE ADJACENT TO THE SECURE SALLYPORT ENTRANCE TO THE MAGISTRATE LOT OFF OF AVON STREET. ADJACENT PROPERTIES INCLUDE BLUE RIDGE JUVENILE DETENTION CENTER AND THE NATIONAL GUARD ARMORY TO THE SOUTH AND WEST, RESIDENTIAL DEVELOPMENTS TO THE EAST ACROSS AVON STREET AND INTERSTATE 64 TO THE NORTH. THE SITE IS CURRENTLY ZONED R-1 RESIDENTIAL, AND IMPROVEMENTS WILL NOT REQUIRE REZONING OR SPECIAL USE PERMITS. THE SETBACKS HAVE BEEN CONFIRMED BY THE ALBEMARLE COUNTY COMMUNITY DEVELOPMENT OFFICE TO BE 5' FRONT YARD, 5' SIDE YARD AND 20' REAR YARD SETBACKS.

THE PROJECT REPLACES A PORTION OF THE EXISTING JAIL AS WELL AS INTERIOR RENOVATION OF THE EXISTING JAIL TO REMAIN. THE PROJECT IS INTENDED TO BRING THE JAIL UP TO THE CURRENT JAIL STANDARDS.

ROADS, DRIVEWAYS, PARKING AREAS, AND WALKS

PRIMARY VISITOR AND STAFF ACCESS TO THE PROPOSED JAIL FACILITY SITE WILL BE VIA THE MAIN ENTRANCE ROAD FROM PEREGORY LANE. A SECONDARY ENTRANCE IS PROVIDED AT THE MAGISTRATE PARKING AREA. THE SECURE ENTRANCE WILL REMAIN SECURE AND PRIVATE. THERE IS ALSO A PROPOSED GRAVEL DRIVEWAY FROM AVON ST TO THE MECHANICAL AREA FOR MAINTENANCE.

BASED ON THE CURRENT ZONING ORDINANCE, THERE IS NO CLEAR REQUIRED PARKING COUNT. DURING A PREAPPLICATION MEETING WITH ALBEMARLE COUNTY STAFF ON 8/19/24, PLANNING STAFF STATED THAT PARKING CAN BE DETERMINED BASED ON THE NEEDS OF THE JAIL.

THERE ARE 56 PROPOSED SPACES IN THE VISITOR/STAFF PARKING LOT AND 6 SPACES IN THE MAGISTRATE LOT.

EMPLOYEES AND THE GENERAL PUBLIC WILL ENTER THE FACILITY THROUGH THE MAIN ENTRANCE AT THE EAST END OF THE BUILDING. PARKING IMPROVEMENTS WILL BE MADE TO MAINTAIN EXISTING PARKING COUNTS WHILE INCORPORATING THE EXPANDED JAIL FOOTPRINT.

ROADWAY PAVEMENTS WERE DESIGNED TO ACCOMMODATE THE ANTICIPATED TRAFFIC GIVEN THE AVAILABLE SOILS INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT.

GRADING, DRAINAGE, AND STORMWATER CONVEYANCE SYSTEMS

THE SITE WORK ASSOCIATED WITH THIS PROJECT GENERALLY CONSISTS OF PARKING IMPROVEMENTS IN AND AROUND THE PROPOSED EXPANSION. THIS EXPANSION SITS AT THE HIGHEST POINT OF THE SITE WITH GRADE FALL STEEPLY AND SHARPLY ACROSS THE SITE WESTWARDLY.

STORMWATER IMPROVEMENTS WILL TIE INTO AN EXISTING SYSTEM DISCHARGING TO THE NORTH TOWARDS I-64. THERE IS MINIMAL LAND COVER CHANGE FROM PRE TO POST SO A LARGE STORMWATER FEATURE IS UNNECESSARY.

ANALYSIS INDICATES THAT THE CURRENT SYSTEM IS ADEQUATE TO HANDLE THE IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

THE DESIGN RAINFALL EVENT FOR THE STORM SEWER IS THE 10-YEAR STORM FOR SIZING CULVERTS AND DRAINAGE STRUCTURES. THE 2-YEAR STORM IS USED TO ANALYZE VELOCITIES AT THE POINTS OF ANALYSIS.

WATER RESOURCES

STORMWATER MANAGEMENT WILL BE REQUIRED TO ADHERE TO WATER QUALITY AND QUANTITY REQUIREMENTS SET FORTH IN CHAPTER 870 PART 1B OF THE VIRGINIA STATE LAW (9VAC25-870-66).

WATER QUANTITY IS MET THROUGH PROVING CHANNEL AND FLOOD PROTECTION. CHANNEL PROTECTION IS MET THROUGH PROVING NON-EROSIVE VELOCITIES EXITING THE SITE. FLOOD PROTECTION IS ACHIEVED THROUGH PROVING ADEQUATE STORAGE IN PIPES AND DITCHES FOR A 10-YEAR STORM.

WATER QUALITY IS ACHIEVED THROUGH PURCHASING 0.33 LBS OF NUTRIENT CREDITS. TIMMONS GROUP HAS RECEIVED A QUOTE FOR 0.33 LBS FROM RIVANNA RIVER NUTRIENT BANK FOR \$4,750.

ENVIRONMENTAL CONSIDERATIONS

THERE ARE NO WETLANDS ON SITE.

WATER SUPPLY

WATER FOR THE ADDITION WILL BE SUPPLIED FROM THE EXISTING BUILDING. TIMMONS GROUP WILL ANALYZE THE EXISTING PUBLIC WATER SYSTEM TO PROVE ADEQUATE PRESSURE WITH ANY ADDITIONAL DEMAND.

SANITARY SEWAGE DISPOSAL

THERE ARE NEW SANITARY EFFLUENTS LEAVING THE ADDITION. THEY ARE ROUTED TO AN EXISTING SANITARY LINE TO THE NORTH OF THE JAIL VIA A NEW 6" & 8" PVC LINE.

TIMMONS GROUP CIVIL ENGINEER
1001 BOULDERS PARKWAY, SUITE 300 CONTACT PERSON: THAD RICH
RICHMOND, VIRGINIA 23225 PHONE: 804.200.6500
EMAIL: Thad.Rich@timmons.com

MOSELEY ARCHITECTS ARCHITECT
3200 NORFOLK STREET CONTACT PERSON: MICHAEL GIBSON
RICHMOND, VIRGINIA 23230 PHONE: 804.794.7555
EMAIL: mgibson@moseleyarchitects.com

ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY OWNER
ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY CONTACT PERSON: MARTIN KUMER
401 MCINTIRE ROAD CHARLOTTESVILLE, VA PHONE: 434.962.3015
22902 Voice: (434) 296-5832 EMAIL: KUMERM@ACRJ.ORG

PROJECT NO:	123456
DATE:	DEC 20, 2024
REVISIONS	
DATE	DESCRIPTION
10/21/24	1ST SUBMISSION
12/20/24	2ND SUBMISSION

SITE LAYOUT KEYNOTES

- 1 6" TALL CONCRETE CURB (CG-2)
- 2 GENERATOR AREA
- 3 VDOT STANDARD CG-12 RAMP (X DESIGNATES TYPE 'A', 'B', OR 'C' RAMP)
- 4x SITE SIGNAGE (REFER TO ARCH)
- 5 SITE WALL (REFER TO STRUC)
- 6 10'-8" ACCENT WALL (REFER TO STRUC)
- 7 FLUSH CURB
- 8 LOW VOLUME COMMERCIAL ENTRANCE

SITE HATCHING LEGEND

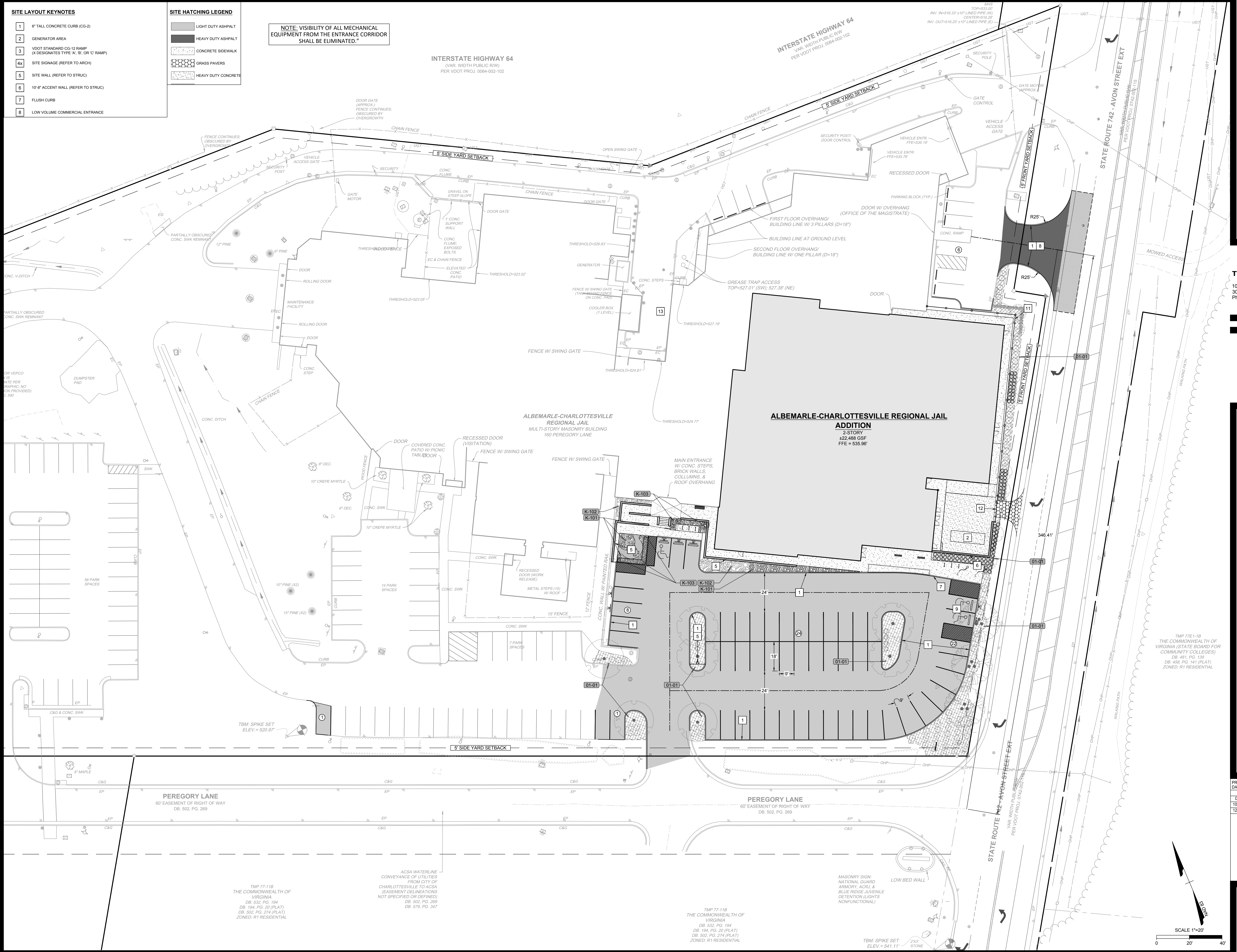
- [Hatched Box] LIGHT DUTY ASPHALT
- [Hatched Box] HEAVY DUTY ASPHALT
- [Hatched Box] CONCRETE SIDEWALK
- [Hatched Box] GRASS PAVERS
- [Hatched Box] HEAVY DUTY CONCRETE

NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

INTERSTATE HIGHWAY 64
(VAR. WIDTH PUBLIC RW)
PER VDOT PROJ. 0064-002-102

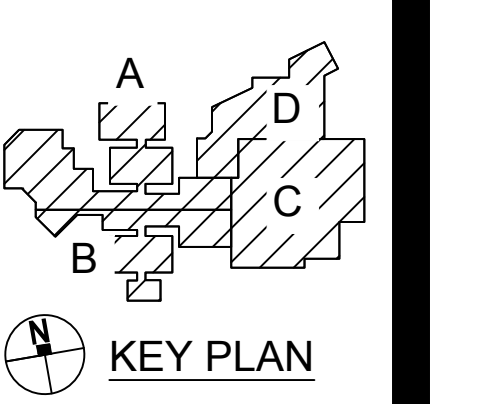
INTERSTATE HIGHWAY 64
(VAR. WIDTH PUBLIC RW)
PER VDOT PROJ. 0064-002-102

STATE ROUTE 742 - AVON STREET EXT
PER VDOT PROJ. 0742-002-115



MOSELEY ARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 • FAX (804) 355-5660
MOSELEYARCHITECTS.COM

TIMMONS GROUP
1001 Boulders Parkway, Suite 300, Richmond, VA, 23225
Phone: 804.200.6592



ALBEMARLE - CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

PROJECT NO:	123456
DATE:	DEC 20, 2024
DATE	REVISIONS
10/21/24	1ST SUBMISSION
12/20/24	2ND SUBMISSION

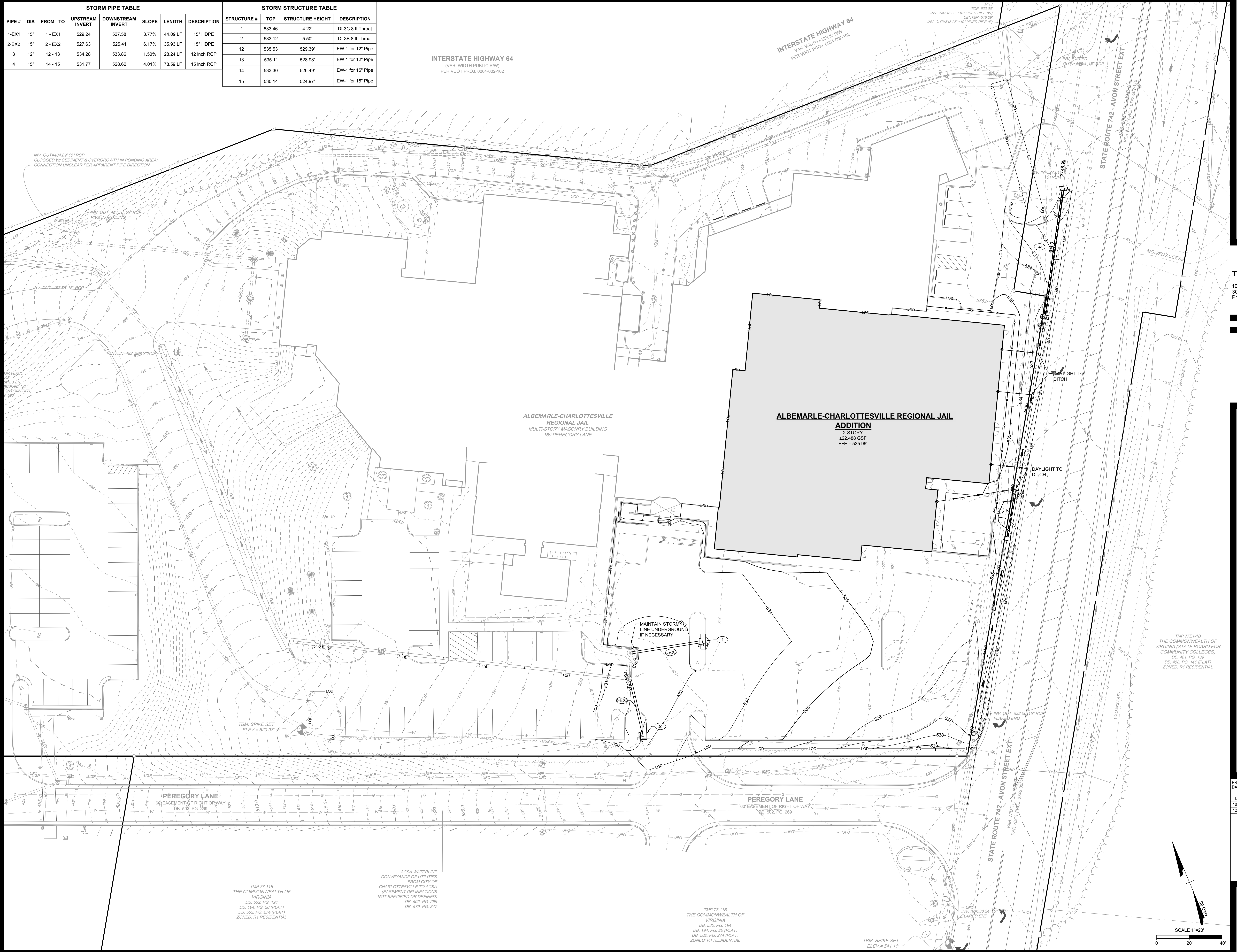
PROJECT NO:	123456
DATE:	DEC 20, 2024
DATE	REVISIONS
10/21/24	1ST SUBMISSION
12/20/24	2ND SUBMISSION

ARCHITECTURAL REVIEW BOARD
SITE PLAN

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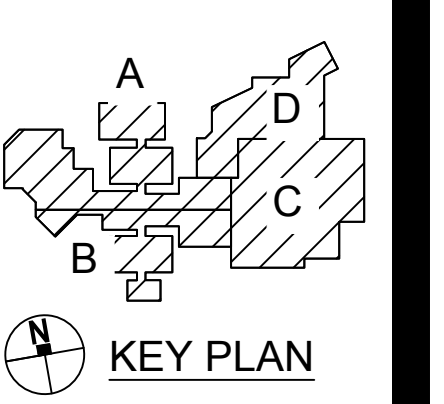
STORM PIPE TABLE							STORM STRUCTURE TABLE				
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION	STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
1-EX1	15"	1 - EX1	529.24	527.58	3.77%	44.09 LF	15" HDPE	1	533.46	4.22'	DI-3C 8 ft Throat
2-EX2	15"	2 - EX2	529.63	525.41	6.17%	35.93 LF	15" HDPE	2	533.12	5.50'	DI-3B 8 ft Throat
3	12"	12 - 13	534.28	533.86	1.50%	28.24 LF	12 inch RCP	12	535.53	529.39'	EW-1 for 12" Pipe
4	15"	14 - 15	531.77	528.62	4.01%	78.59 LF	15 inch RCP	13	535.11	528.98'	EW-1 for 12" Pipe
								14	533.30	526.49'	EW-1 for 15" Pipe
								15	530.14	524.97'	EW-1 for 15" Pipe

INTERSTATE HIGHWAY 64
 (VAR. WIDTH PUBLIC ROW)
 PER VDOT PROJ. 0064-002-102



MOSELEY ARCHITECTS
 3200 NORFOLK STREET, RICHMOND, VA 23230
 PHONE (804) 794-7555 FAX (804) 355-5660
 MOSELEYARCHITECTS.COM

TIMMONS GROUP
 1001 Boulders Parkway, Suite 300, Richmond, VA, 23225
 Phone: 804.200.6592



ALBEMARLE - CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
 160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

DATE	REVISIONS	DESCRIPTION
10/21/24	1ST SUBMISSION	
12/23/24	2ND SUBMISSION	

PROJECT NO: 123456
 DATE: DEC 23, 2024
 ARCHITECTURAL REVIEW BOARD
GRADING PLAN

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CODE	BOTANICAL NAME
TREES	
BET DUR	BETULA NIGRA 'DURAHEAT'
QUE PHE	QUERCUS PHELLOS
ULM JEF	ULMUS AMERICANA 'JEFFERSON'
DECIDUOUS SHRUBS	
HAM VIR	HAMAMELIS VIRGINIANA
ILE RED	ILEX VERTICILLATA 'RED SPRITE'
RHU TYP	RHUS TYPHINA
EVERGREEN SHRUBS	
ILE INK	ILEX GLABRA 'COMPACTA'
ILE GEM	ILEX GLABRA 'GEM BOX'
GROUND COVER	
RHU GRO	RHUS AROMATICA 'GRO-LOW'
ORNAMENTAL GRASSES	
PAN SHD	PANICUM VIRGATUM 'SHENANDOAH'

SYMBOL	CODE	DESCRIPTION
01 GENERAL		
	01-01	WOOD MULCH
		DOUBLE SHREDDED BLACK MULCH
ROCK		
	K-101	STONE MULCH #78
	K-102	STONE MULCH 4" x 6"
	K-103	LANDSCAPE BOULDER

NOTE: ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH AND BE MAINTAINED AT MATURE HEIGHT. THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

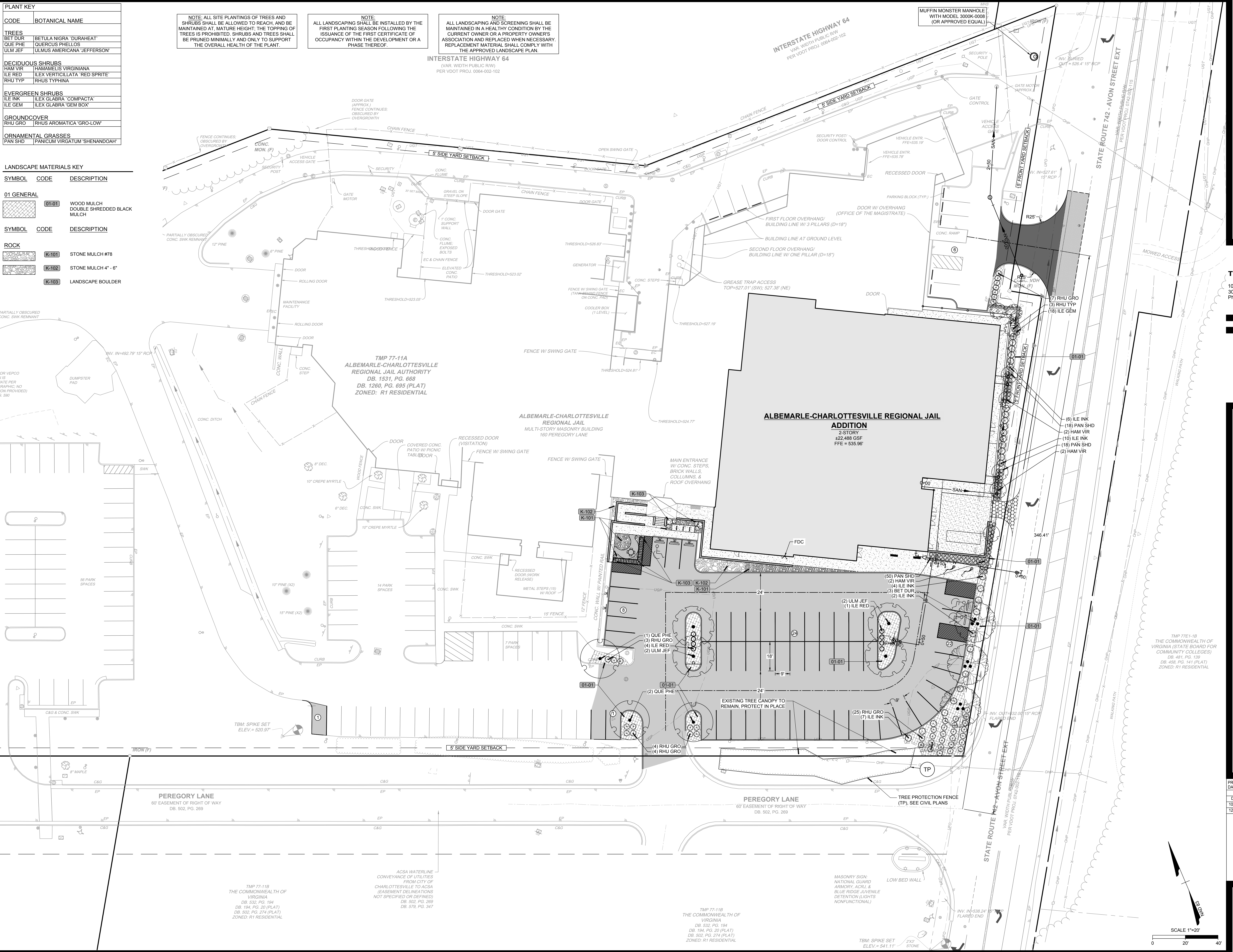
NOTE: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT OR A PHASE THEREOF.

NOTE: ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNER'S ASSOCIATION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

INTERSTATE HIGHWAY 64
(VAR. WIDTH PUBLIC ROW)
PER VDOT PROJ. 0064-002-102

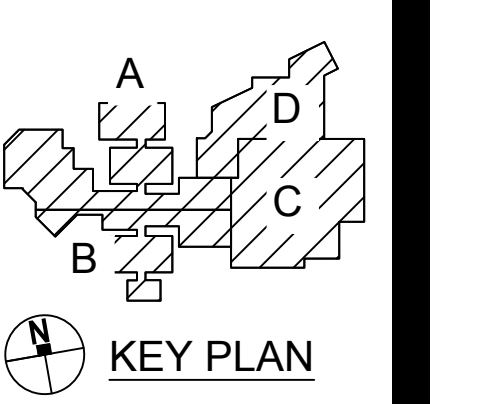
INTERSTATE HIGHWAY 64
(VAR. WIDTH PUBLIC ROW)
PER VDOT PROJ. 0064-002-102

MUFFIN MONSTER MANHOLE
WITH MODEL 3000K-0008
(OR APPROVED EQUAL)



MOSELEY ARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23220
PHONE (804) 794-7555 FAX (804) 955-5660
MOSELEYARCHITECTS.COM

TIMMONS GROUP
1001 Boulders Parkway, Suite 300, Richmond, VA, 23225
Phone: 804.200.6592



ALBEMARLE - CHARLOTTESVILLE REGIONAL JAIL EXPANSION AND RENOVATION
160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

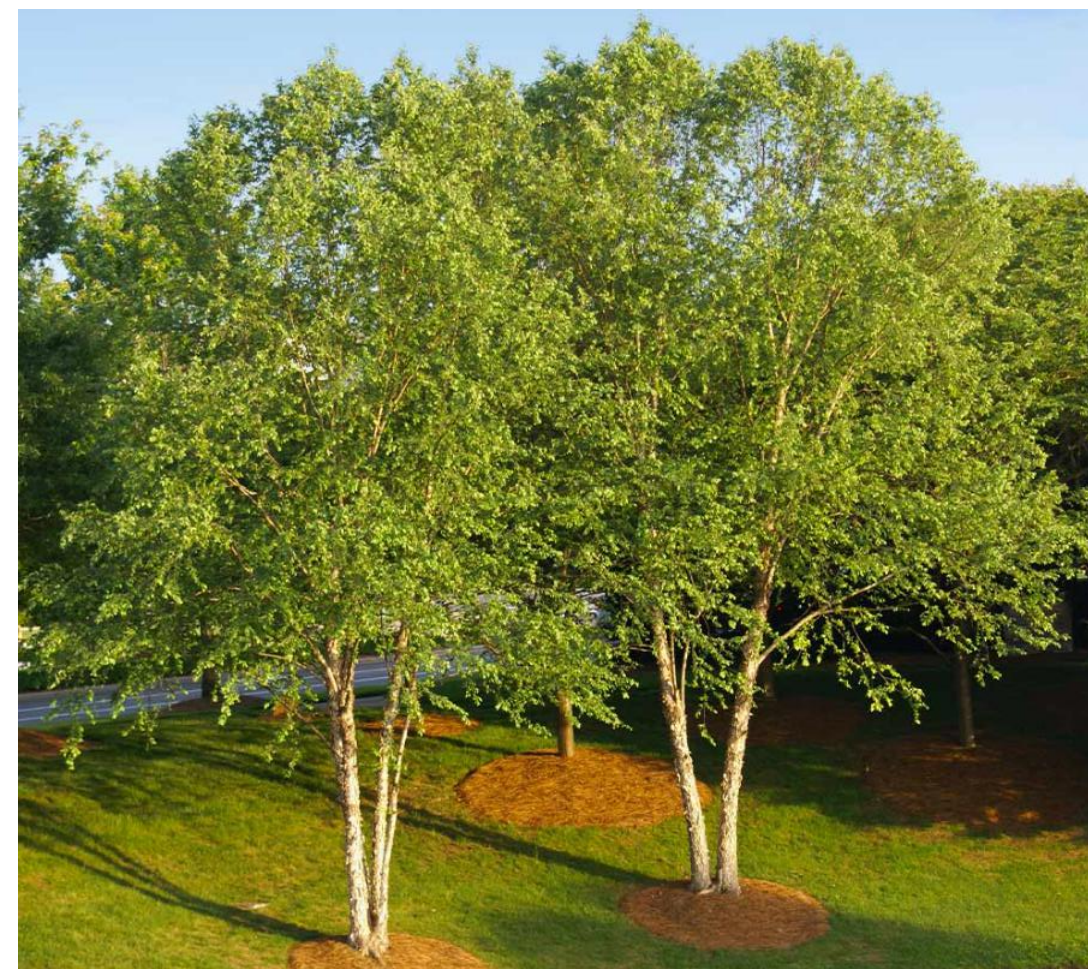
PROJECT NO:	123456
DATE:	DEC 20, 2024
REVISIONS	
DATE	DESCRIPTION
10/21/24	1ST SUBMISSION
12/20/24	2ND SUBMISSION

ARCHITECTURAL REVIEW BOARD
PLANTING PLAN

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JEFFERSON ELM



DURA HEAT RIVER BIRCH



WILLOW OAK



WINTER BERRY 'RED SPRITE'



COMPACT INKBERRY



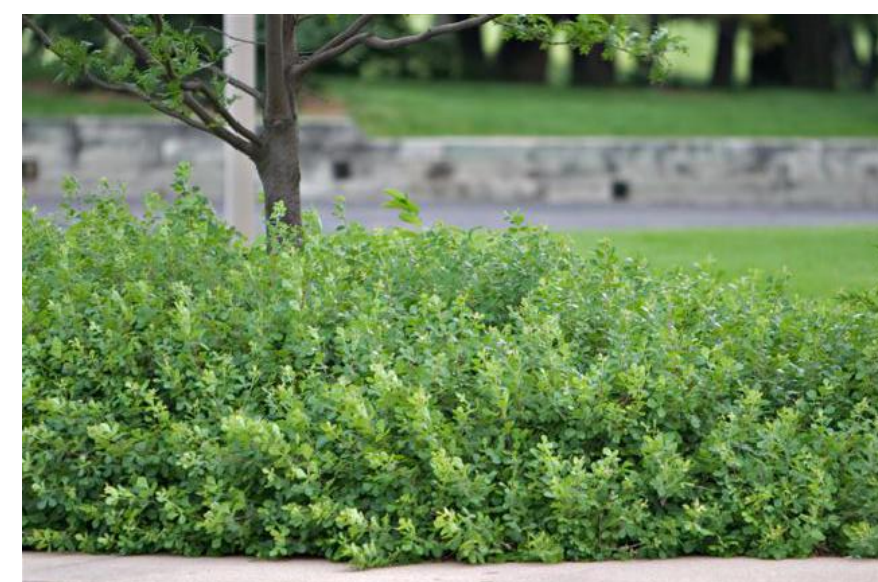
INKBERRY 'GEMBOX'



NATIVE WITCH HAZEL (FALL)



STAGHORN SUMAC (FALL)



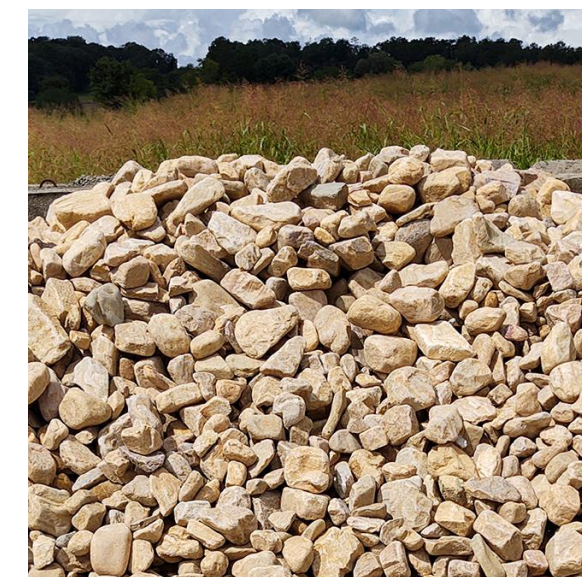
GROW LOW SUMAC



SHENANDOAH SWITCH GRASS



1 TON BOULDERS



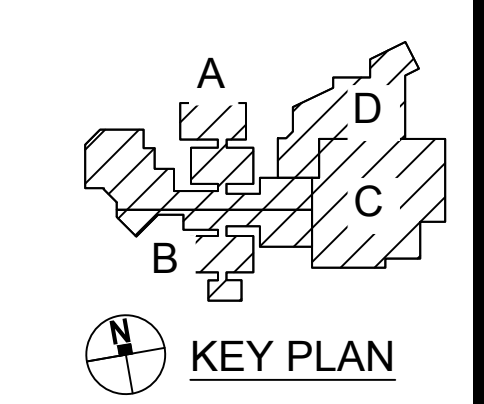
STONE MULCH 4"-6"



STONE MULCH #78



DOUBLE SHREDED BLACK MULCH



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American Tradition Flagpole Installation Instructions

INSTALLATION INSTRUCTIONS

Foundation:
Material required: Approximately (3)80 lb. bags of "Sakrete" concrete mix.
Step 1: Dig hole with the top and bottom diameters as shown in specifications diagram.
Step 2: Set sleeve plumb in wet concrete. Temporarily insert bottom section of pole in sleeve and check straightness with level. Let concrete harden.
Note: Flood sleeve, then pour concrete outside of sleeve. Do not pour concrete inside of sleeve.

Pole Assembly:
Assemble shaft by sliding sections together as shown in step 1 and described below.
Note: It is required that the sections be joined prior to erecting pole.
Step 2: Mount ball on pole by screwing into top of truck, tightening with pliers or small pipe wrench.
Step 3: Run one end of the halyard through sheave (pulley) located in the truck (both ends to be rejoined at the cleat area).
Step 4: Attach snap hooks to halyard by inserting a loop of rope through the eye and pulling tight over snap.
Note: Leave enough slack in halyard to run down pole to cleat. Locate second snap hook approximately 4'-10" below first snap hook using same procedure.
Step 5: Use the enclosed template to attach cleat. Tie ends of rope together and secure around cleat.
Step 6: Insert assembled flagpole into ground sleeve.

Application Note:
This flagpole is not designed to withstand high winds while flying a flag. Always remove flag during high winds or inclement weather.

SPECIFICATIONS
Cone Tapered High Strength Aluminum Flagpole Complete with all Fittings
3" Dia. Gold Anodized Alum. Ball
Heavy Duty Cast Alum. Truck
1-7/8" OD Top
1/4" Braided Poly Halyard
(2) Heavy-Duty Snap Hooks
Splicing Sleeve
Splicing Sleeve
Cast Alum. Cleat
3" Dia. Butt
2 x 3" Dia. Sleeve
Concrete Foundation

4155 Patriot Drive, Suite 100 • Grapevine, TX 76051



3100 SERIES

MBR-3100-00002

Sustainability Facts
Unit Size: One (1) MBR-3100-00002 Bike Rack
Carbon Footprint (COP2): 106 kg CO2-eq
Measured in megajoules of energy equivalent
Total energy use (CPE): 1800 MJ-Eq
Measured in megajoules of energy equivalent
Water use (WDI): 0.722 m3 water
Measured in cubic metres of water
Material recyclability: 100%
LEED v4.1 Credits
Type III Environmental Product Declaration
Material Inventory
Low VOC Formulas
Free of Red List substances
Note: EPD can be referenced for more information.
<https://www.sprag.com/usa/maglin/>

DESCRIPTION: 3100 Series - 3100 Bike Rack, Stainless Steel, Surface Mount, 2 Bike Configuration
FINISH: The bike rack is 304 stainless steel with a bead blast finish.
INSTALLATION: The bike rack is delivered pre-assembled. The bike rack comes standard as a surface mount using 2 holes (1/2") for securing to base.
TO SPECIFY: Select MBR-3100-00002

Width: 6" (15.2cm) Height: 30" (76.2cm) LENGTH: 36 5/8" (93.1cm) WEIGHT: 25.8lbs (11.7kg)

36 5/8" [931mm]
6" [152mm]
COLOR: BLACK

MAGLIN
Site Furniture
1 800 776 6008
F 877 255 9933
www.maglin.com
sales@maglin.com



PROJECT NO:	123456
DATE:	DES 20, 2024
REVISIONS	
DATE	DESCRIPTION
10/21/24	1ST SUBMISSION
12/20/24	2ND SUBMISSION



3 ARB - AERIAL
3" = 1'-0"



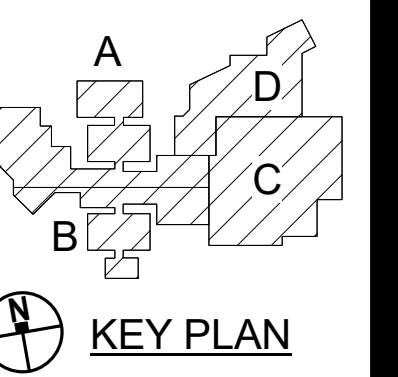
1 ARB - VIEW FROM AVON STREET
3" = 1'-0"



2 ARB - ENTRY
3" = 1'-0"



ARB - SITE PLAN
3" = 1'-0"



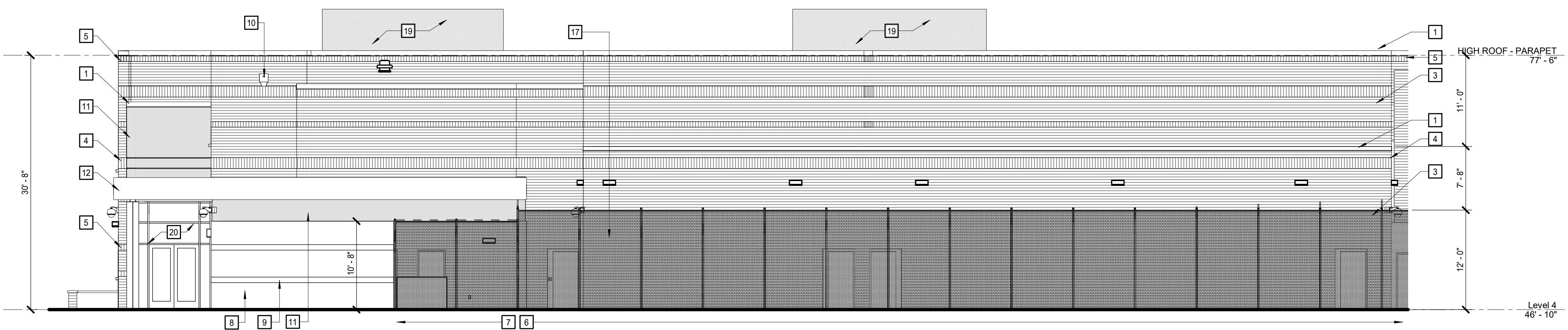
**ALBEMARLE - CHARLOTTESVILLE REGIONAL
JAIL EXPANSION AND RENOVATION**
160 PEREGORY LANE, CHARLOTTESVILLE, VIRGINIA 22902

PROJECT NO:	632552
DATE:	12/20/2024
REVISIONS	
DATE	DESCRIPTION

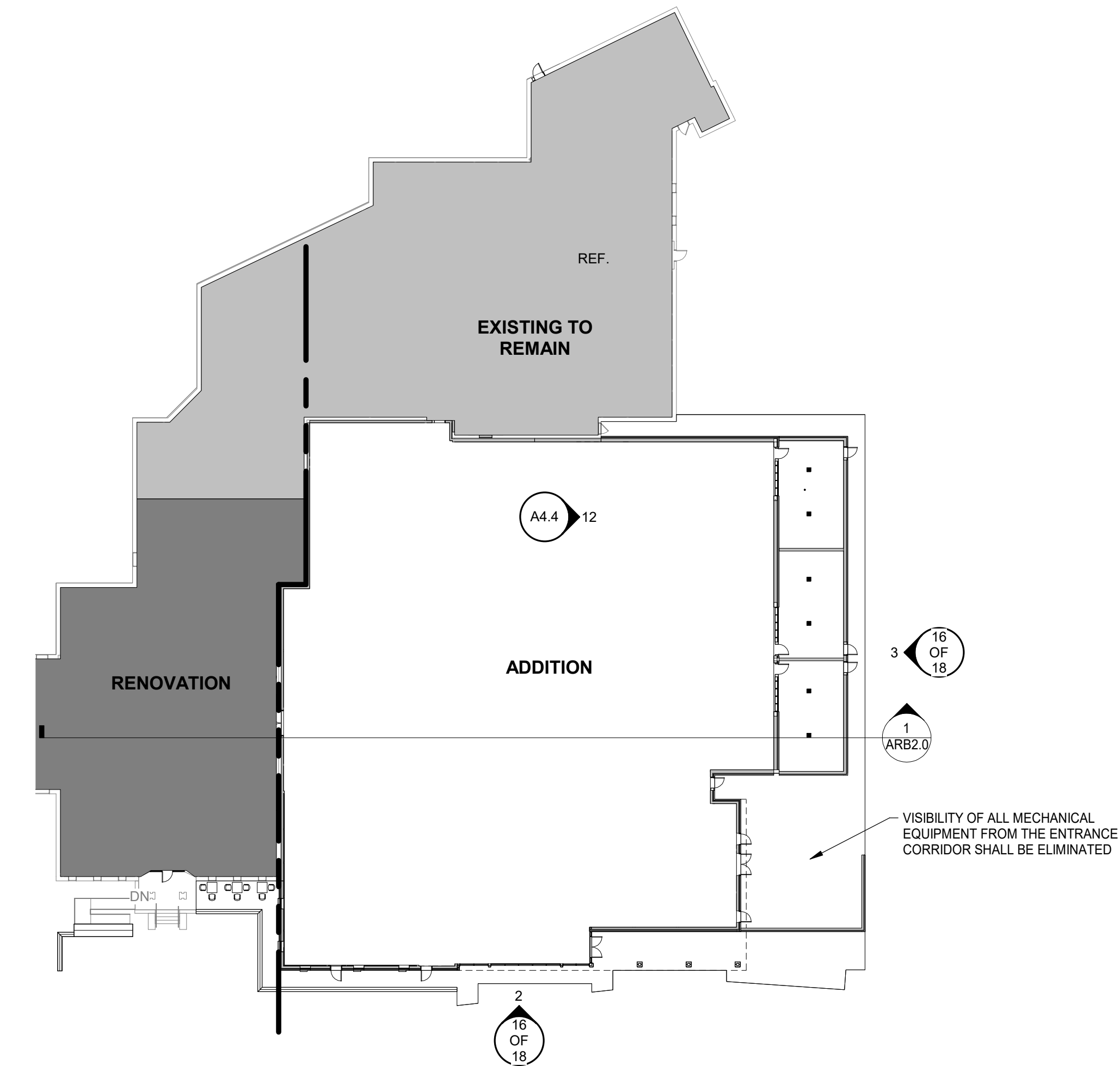
BUILDING ELEVATION KEYNOTES

REPRESENTED BY [1]
 APPLIES TO DRAWINGS A4.1 - A4.2

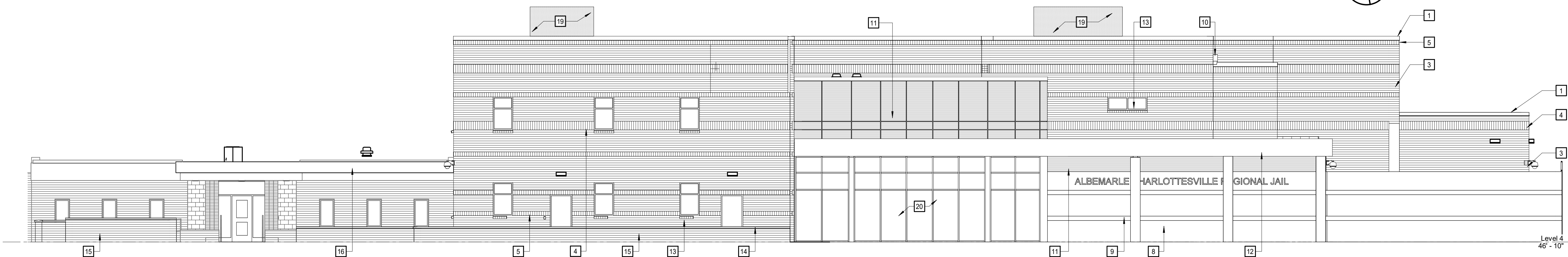
1	PRE-FINISHED ALUMINUM COPING
2	MECHANICAL EQUIPMENT
3	FACE BRICK - UTILITY
4	DOUBLE BRICK SOLDIER COURSE
5	SINGLE BRICK SOLDIER COURSE
6	SECURITY FENCE WITH RAZOR WIRE
7	SECURITY FENCE WITH RAZOR WIRE
8	CAST STONE VENEER
9	CAST STONE SOLDIER COURSE
10	SCUPPER
11	ALUMINUM COMPOSITE MATERIALS PANEL
12	METAL OVERHANG ROOF
13	BRICK ROWLOCK SILL
14	FIRE DEPARTMENT CONNECTION
15	RETAINING WALL
16	METAL CANOPY
17	WALL SCOFF
18	EXISTING BUILDING
19	SCREEN WALL
20	VLT AND VLR WILL MEET GUIDELINES REQUIREMENTS WITH UN-TINTED GLASS. VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%.



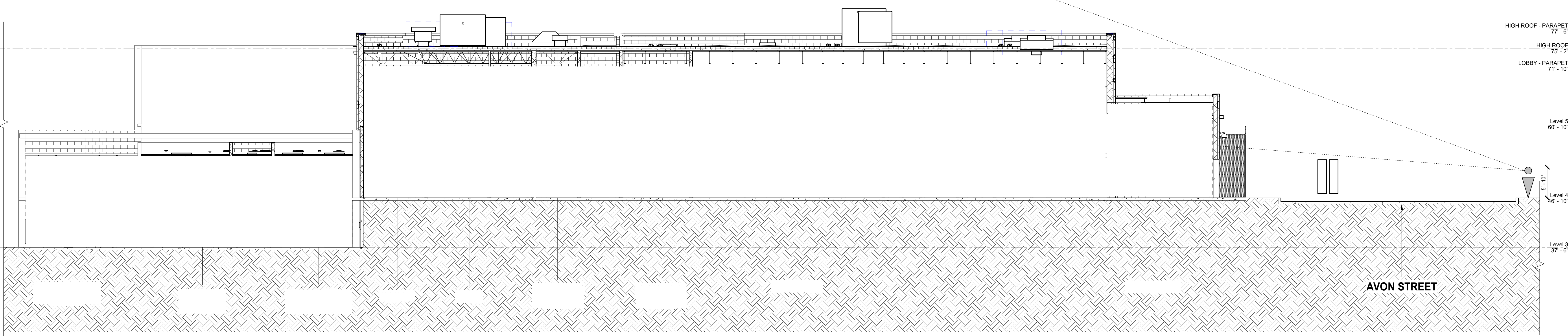
3 ARB - EXTERIOR ELEVATION - EAST
 1/8" = 1'-0"



ARB - OVERALL FOURTH FLOOR PLAN
 1" = 30'-0"



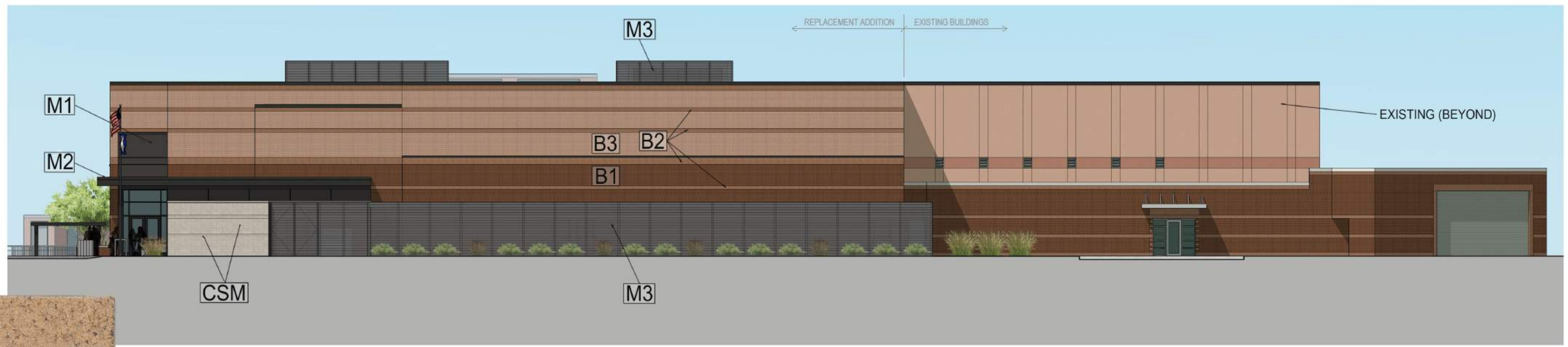
2 ARB - EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"



ARB - SITE SECTION - LONGITUDINAL
 1/8" = 1'-0"

PROJECT NO:	632502
DATE:	12/20/2024
REVISIONS	
DATE	DESCRIPTION

12/20/2024 3:52:10 PM



EAST / AVON STREET ELEVATION



B3 - CHEROKEE BRICK "CHEROKEE ROSE"
 INTENDED TO COORDINATE WITH EXISTING PRECAST WALLS BEYOND



B2 - GLENN-GERY "OXFORD ROSE"
 INTENDED TO MATCH EXISTING BRICK / MORTAR ACCENT BANDING



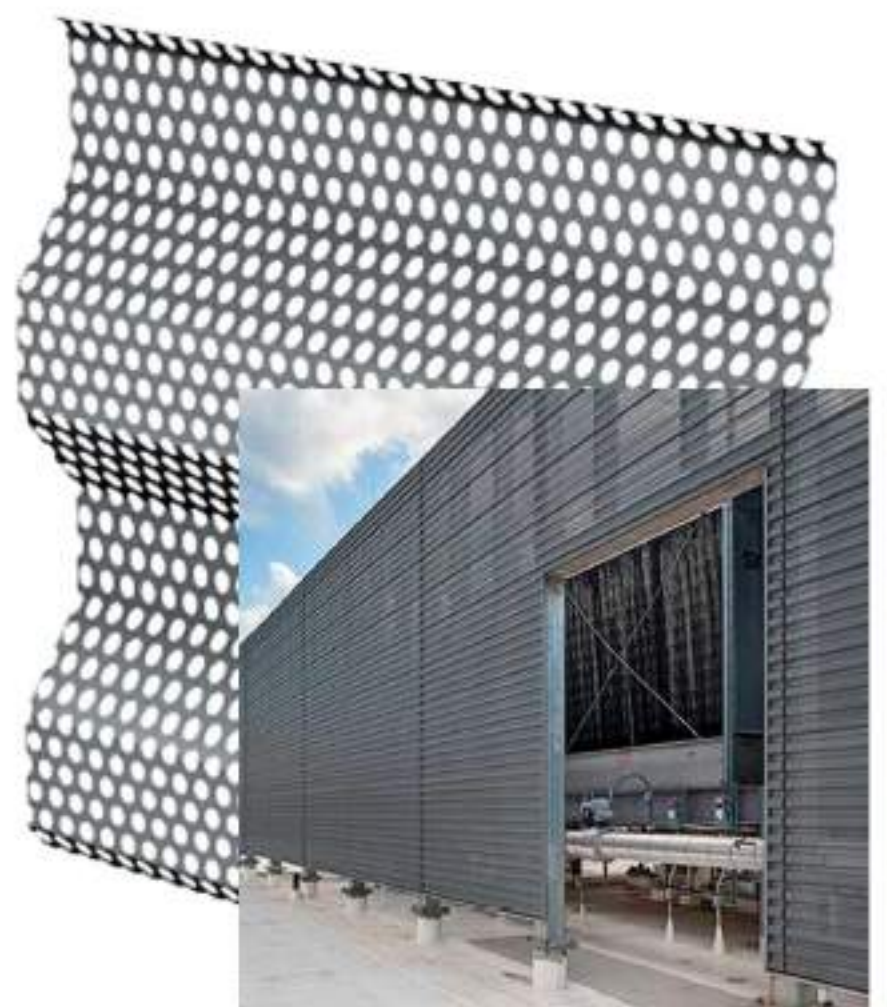
B1 - GLENN-GERY "CARTERS GROVE"
 INTENDED TO MATCH EXISTING BRICK / MORTAR 'FIELD' WALL MASONRY



SOUTH / PUBLIC ENTRY ELEVATION



CSM - CAST-STONE MASONRY / ROCKCAST "BUR RIDGE"
 SMOOTH (LIME STONE TYPE) WALL MASONRY AND TEXTURED FINISH ACCENT BANDS



M3 - METAL SCREEN WALL PANEL
 PERFORATED - CORRUGATED "DON GREY" MATCH



M1 - METAL PANEL (ACM) "DON GREY"



M2 "CHARCOLE"



GLAZING - GUARDIAN SUNGUARD SNX
 CLEAR (GRAYISH) 62% LIGHT TRANSMIT / 11% REFLECT



TRAUMA-INFORMED DESIGN prioritizes fundamental human needs such as dignity, security, empowerment, privacy, stress management, community, and beauty.

Implementing the Trauma Informed Design principles in correctional facilities acknowledges that physical environment affects an individual's sense of identity and has an impact on attitude, mood and behavior. While detention facilities must ensure public safety, there is also an opportunity to create an environment that initiates healing and restoration.

The public Lobby and waiting area are designed to support families of incarcerated individuals, who often face emotional and relational challenges. Designed to create an encouraging and welcoming environment for visitors, natural colors of accent glazing transform daylight into soft, colored patterns, supporting a calming effect that can reduce stress and promotes emotional regulation by making the environment warmer and more inviting.



ACCENT GLAZING 1
 CARVART "MAYA" LAMINATED



ACCENT GLAZING 2
 CLEAR "KIWI" LAMINATED

PROJECT NO:	632502
DATE:	12/20/2024
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL REVIEW BOARD
 EXTERIOR SAMPLE BOARD



EXTERIOR RENDERING - PUBLIC ENTRANCE



EXTERIOR RENDERING - AVON STREET



EXTERIOR RENDERING - AVON STREET



EXTERIOR RENDERING - AVON STREET

PROJECT NO:	632502
DATE:	12/20/2024
REVISIONS	
DATE	DESCRIPTION

**ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY
EXECUTIVE SUMMARY**

<p><u>AGENDA TITLE:</u> <u>Expansion and Renovation Financing Schedule</u></p> <p><u>SUBJECT/PROPOSAL/REQUEST:</u></p> <p><u>STAFF CONTACTS:</u> Martin Kumer, Superintendent Ann Shawver, Finance Consultant.</p>	<p><u>AGENDA DATE:</u> January 9, 2025</p> <p><u>FORMAL AGENDA:</u> Yes</p> <p><u>ACTION ITEM:</u> No</p> <p><u>ATTACHMENTS:</u> Yes</p>
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Background:

Davenport Financial will present and discuss the financing schedule for the anticipated Jail Renovation and Expansion project.

Recommendation:

Information only.

Albemarle-Charlottesville Regional Jail Authority

Preliminary Schedule for 2025 Permanent Financing & 2025 Grant Anticipation Note



March 2025							April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5					1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30	25	26	27	28	29	30	31			
30	31																			

June 2025							July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5						1	2
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
29	30						27	28	29	30	31	24	25	26	27	28	29	30		
													31							

Holidays/Observations denoted in red.

Date	Task
March 13, 2025	<p>Albemarle-Charlottesville Regional Jail Authority (the "Authority") Board Meeting</p> <ul style="list-style-type: none"> Davenport presents Plan of Finance for the 2025 Permanent Financing ("2025 Bonds") and 2025 Grant Anticipation Note ("2025 GAN").
April 2025	Davenport & Sands Anderson work with the Authority to submit application to participate in the Virginia Resources Authority ("VRA") Summer Pool for the 2025 Bonds.
April 21, 2025	Authority distributes RFP to prequalified General Contractors for the construction of Jail Renovation and Addition (the "Project").
May 1, 2025*	Tentative VRA Application Deadline
May 23, 2025	Construction bids received by Authority.
June 2, 2025	<p>City of Charlottesville - City Council Meeting</p> <ul style="list-style-type: none"> Davenport presents Plan of Finance for the 2025 Bonds/2025 GAN. City Council considers local approval/authorization of the Authority's participation in the 2025 Summer pool for the 2025 Bonds. City Council considers approval of a resolution with Not-to-Exceed parameters for the issuance of the 2025 GAN.
June 4, 2025	<p>Albemarle County - Board of Supervisors Meeting</p> <ul style="list-style-type: none"> Davenport presents Plan of Finance for the 2025 Bonds/2025 GAN. Board of Supervisors considers local approval/authorization of the Authority's participation in the 2025 Summer pool for the 2025 Bonds. Board of Supervisors considers approval of a resolution with Not-to-Exceed parameters for the issuance of the 2025 GAN.

*Note: VRA key dates/deadlines are based upon historic fall pool schedules.

Albemarle-Charlottesville Regional Jail Authority

Preliminary Schedule for 2025 Permanent Financing & 2025 Grant Anticipation Note



Date	Task
	<u>Nelson County – Board of Supervisors Meeting</u>
June 10, 2025	<ul style="list-style-type: none"> ■ Davenport presents Plan of Finance for the 2025 Bonds/2025 GAN. ■ Board of Supervisors considers local approval/authorization of the Authority’s participation in the 2025 Summer pool for the 2025 Bonds. ■ Board of Supervisors considers approval of a resolution with Not-to-Exceed parameters for the issuance of the 2025 GAN.
June 11, 2025	Authority holds De-Scoping Meeting with Apparent Low Bidder.
	<u>Albemarle-Charlottesville Regional Jail Authority Board Meeting</u>
June 12, 2025	<ul style="list-style-type: none"> ■ Authority Board provides authorization to participate in the 2025 Summer pool for the 2025 Bonds.
By June 13, 2025*	<i>Tentative VRA Local Approval Deadline</i>
June 13, 2025	Davenport distributes RFP for 2025 GAN to local, regional, and national lending institutions.
	<u>Albemarle-Charlottesville Regional Jail Authority Board Meeting</u>
June 26, 2025	<ul style="list-style-type: none"> ■ Authority Board awards construction contract.
July 2, 2025	RFP responses due to Davenport for the 2025 GAN.
	<u>Albemarle-Charlottesville Regional Jail Authority Board Meeting</u>
July 10, 2025	<ul style="list-style-type: none"> ■ Davenport presents results of RFP Process for 2025 GAN to Authority Board.
July 23, 2025*	<i>Tentative VRA Sale Date</i>
July 24, 2025	Close on 2025 GAN.
August 4, 2025	Construction begins on the Project (estimated pending Contractor Mobilization).
August 6, 2025*	<i>Tentative closing date for the VRA Summer Pool</i>

**Note: VRA key dates/deadlines are based upon historic fall pool schedules.*