Board Business Meeting / Work Session
July 9, 2020 (12:30 – 2 p.m.)
Zoom Conference • Albemarle-Charlottesville Regional Jail, 160 Peregory Lane, Charlottesville, VA

AGENDA

I. ACRJ Board Meeting – Call to Order
   Adopt Meeting Agenda

II. Consent Agenda
   For Approval:
   1) Draft Summary Minutes June 11, 2020 ACRJ Board Bi-Monthly Business Meeting
   2) April 2020 YTD Financials
   Informational
   1) Administrative Reports
      a) Personnel Report – thru June 2020
      b) Out of Compliance Report - May 2020
      c) Census Report –YTD May 2020
      e) Special Management Report – June 2020
   2) Final Summary Minutes January 9, 2020 ACRJ Board Bi-Monthly Business Meeting

III. Matters from the Public – (Members of the public will have an opportunity to make written comments during the meeting)

IV. Matters from ACRJ Attorney – Brendan Hefty

V. Matters from ACRJ Board Members

VI. Matters from Business Manager – Jeff Brill

VII. Matters from Superintendent – Colonel Martin Kumer
   1) Facility Condition Assessment Report

VIII. New Business –

IX. Closed Session - Colonel Kumer’s Evaluation

X. Adjournment

NEXT MEETING: September 10, 2020

Agenda Items for upcoming ACRJ Board Bi-Monthly Business Meetings:

Authority Board
Doug Walker (Albemarle)                      Sheriff James E. Brown, III (Charlottesville)                      Jay James (Joint Representative)
Sheriff Chan Bryant (Albemarle)               Kristin Clarens (Charlottesville)                                  Sheriff David Hill (Nelson)
Cyndra Van Clef (Albemarle)                  Nikuyah Walker (Charlottesville)                                      Stephen Carter (Nelson)
Diantha McKeel (Albemarle) - Chair           Dr. Tarron Richardson (Charlottesville) – Vice Chair
Jail Board Members Present:  Jail Board Members Absent:

Ms. Diantha McKeel  Sheriff David Hill
Mr. Jay James
Mrs. Kristin Clarens
Mrs. Cyndra Van Clief
Sheriff Chan Bryant
Mr. Doug Walker
Sheriff James Brown
Dr. Tarron Richardson
Mayor Nikuyah Walker
Mr. Steve Carter

Others Present:

Colonel Martin Kumer
Mrs. Marce Anderson
Mr. Jeff Brill
Mr. Brendan Hefty

The meeting was called to order at 12:31 pm by Chairperson Diantha McKeel. Ms. McKeel asked Mr. Hefty to read a statement regarding the meeting. Mr. Hefty stated that this meeting is being held electronically via the Zoom Video Conference Call platform due to the Covid-19 Pandemic. Ms. McKeel advised all individuals participating in the public comment portion of the meeting that they would be limited to 2 minutes due to the number of individuals speaking.

Mrs. Anderson then completed a roll call of all board members present for the meeting.
Ms. McKeel made a statement acknowledging the protests happening across America addressing the pressing need to improve social and criminal justice experienced by people of color. The ACRJ Board represents 3 localities, Charlottesville City, Albemarle County, and Nelson County. Our 3 jurisdictions work together to accomplish our jail’s mission which includes maintaining public safety and enhancing offender’s ability to return to our communities and live in a law abiding manner. Ms. McKeel asked for a motion to adopt the agenda. Mr. Walker made a motion to adopt the agenda. Mrs. Clarens seconded the motion. The motion carried. Ms. McKeel moved onto the consent agenda. Mayor Walker’s name was misspelled in the minutes and that correction will be made. Mayor Walker stated that it’s important to understand that we are not grouping this as we have in the past by saying “people of color”. It is important for us to acknowledge that we are talking about Black people and the treatment that they have experienced at the hands of the criminal justice system. Mr. Walker made a motion to approve the minutes as amended. Mr. Carter seconded the motion. The motion carried.
Matters from the Public:

Matthew Carter – Mr. Carter stated that he would like to see this jail change its policy regarding its voluntary assistance to ICE.

Kelsey Cowger – Ms. Cowger would like to urge the board to end their policy of collecting country of origin and citizenship information. She would also like ACRJ to stop sending notification of misdemeanors to ICE.

Caroline Melton – Ms. Melton would like to urge the board to vote to stop targeting our immigrant community members by not inquiring about citizenship regarding misdemeanors and ceasing to provide notice of these minor crimes to ICE.

Edgar Lara – Mr. Lara advised that effective July 1, 2020, Virginia is no longer required to ask for citizenship status when booking for misdemeanors.

Doug Campbell – Mr. Campbell stated that he supports the intent of HB 1150 to focus on felony offences as a matter of public safety, but not reporting citizenship status for misdemeanors to ICE.

Matthew Reichenbach – Mr. Reichenbach echoed the sentiments of previous speakers. Mr. Reichenbach stated that there is a lack of trust between the immigrant community and law enforcement.

Janie Eckman – Mrs. Eckman stated that those individuals charged with a minor offence should not be reported to ICE.

Jordan Woodlief – The Albemarle Charlottesville Regional Jail should adopt the same policy as the Albemarle and Charlottesville Police Departments of not inquiring about citizenship status.

Maria Vasquez-Amaral – Ms. Vasquez-Amaral stated that it is disheartening to know that she lives in a country that would not have wanted her father here. Please take this one small step to treating our immigrants how they should be treated.

Matters from Brendan Hefty, ACRJA Attorney:

Mr. Hefty stated that currently, under the state law, every inmate that is booked into the jail is asked their country of origin and citizenship status. Mr. Hefty advised the board that an amended version of HB 1150 was passed and signed into law by the Governor effective July 1, 2020. The requirement to ask citizenship status was removed for non-felony charges. Going forward, the Superintendent
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will be following the new law and he will not be asking those citizenship questions for individuals with non-felony charges. Citizenship questions will continue to be asked for felony charges. Mayor Walker stated that it is important that our prosecutor’s offices are not over charging or charging at the highest level to prevent us from having to notify ICE.

Ms. McKeel asked Mr. Hefty about the bill that was before the General Assembly requiring the board of corrections to publish information on their website regarding deaths in their facilities. Mr. Hefty advised that it was Senate Bill 215 and it did pass.

**Matters from the ACRJA Board Members:**

Ms. McKeel asked for an update regarding the nursing shortage. Colonel Kumer advised that we have 14 full time nurses on staff. We have 1 contract nurse down from 4 contract nurses. We have 1 application that looks promising and may no longer need to use the contract nursing company any longer.

Ms. McKeel also had questions regarding the SCAAP program. Colonel Kumer advised that he would send out some additional information regarding the program.

Mr. James asked when programming would be up and running. Colonel Kumer advised that we do not have a date at this time. Due to COVID-19 we have tried to limit as much movement and as possible, in addition to not allowing facilitators into the jail. We are hoping to have them up and running by the end of the summer. Unfortunately we do not have a definitive date.

**Matters from Jeff Brill, Business Manager:**

Mr. Brill went over the FY 21 budget (located in the board packet). This is a very conservative budget and includes cuts due to the Corona Virus and decreased population. If during FY21 population increases, ACRJ may need to amend the budget mid-year to meet revenue covenant. Mr. Brill advised that he recommends an FY 21 operating budget of $16,123,615; debt services budget of $575,800; and operating reserves of $0.00 for a grand total of $16,699,415. Mr. Walker asked about the frozen positions. Mr. Brill advised that those positions will remain
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frozen for the entirety of the fiscal year. Mr. Walker stated that he does have strong feelings about the reduction in the capital investment. We really need to look at how we invest in the quality of the facility for the future. Mayor Walker asked if the jail received any of the CARES Act funding. Mr. Brill advised that we have not received any funding at this time, but we are in the process of applying for grants and additional funding. Mayor Walker asked if this budget included funding for such things as Hazard pay that may arise if, or when COVID may peak in this area to ensure that the employees are taken care of. Mr. Brill stated that it is not currently in the budget. We generally have vacancy savings that can absorb the cost. Ms. McKeel stated that there should be an update for the board in fall around revenues and then again after the first of the year. Mr. Brill agreed. Mr. Walker made a motion to approve the FY 21 operating budget of $16,123,615; debt services budget of $575,800; and operating reserves of $0.00 for a grand total of $16,699,415. The motion was seconded by Sheriff Bryant. The roll call was as follows:

Mr. Carter – Yes
Mrs. Van Clief – Yes
Mrs. Clarens – Yes
Dr. Richardson – unavailable
Mr. Walker – Yes
Mr. James - Yes
Mayor Walker - Yes
Sheriff Brown - Yes
Sheriff Bryant - Yes
Ms. McKeel – Yes

The motion carried.

Matters from Colonel Martin Kumer, Superintendent:

Home Electronic Incarceration Report – when COVID began one of our first priorities was to reduce the population inside the facility as much as possible and safely. That allowed me spread inmates out in order to maintain social distancing. I was also able to reduce staffing levels as well. We immediately got with our local Commonwealth Attorneys, local courts and the Department of Corrections.
Everyone immediately jumped on board. Since March 16, 2020, we have been able to release 119 people on HEI. 14 of those individuals have been brought back to the facility for whatever reason and they were removed from the program. Our population prior to COVID was approximately 430 people in house and as of this morning there are 315. Every court has participated in the HEI program. We chose to waive all fees associated with HEI. We did not want finances to be a barrier for people not to be able to participate in the program. We will be reimbursed by the state for every person on HEI $4.00/day. To put that into perspective, the fee for HEI is $5.00/day. In food alone, we save approximately $4.00/day. We are looking at possibly netting approximately $2.50/day by having these individuals out in the community.

**COVID-19 Update** – Colonel Kumer advised everyone to refer to the write up located in the board packet. Everything that was done was in coordination with UVA Health Systems; Virginia Department of Health and the CDC. We initially worked with them daily, and then moved to weekly. We would adjust our practices as needed. We have not had any inmates test positive however, that could change today.

Mr. Kumer thanked the board for the Hazardous Duty pay of $3.00/hr that the staff is receiving. It showed our employees that the board cares about them. It is only paid to employees that are physically inside the building. Those working from home would not receive the additional pay. We estimate that the total cost will be $120,000. Most of that money will come from vacancy savings. (Mayor Walker had to leave the meeting at 1:28pm) Mrs. Van Clief asked how many inmates had been tested for COVID-19. Colonel Kumer advised that he did not have an exact number, but it was somewhere between 10-15 tests. Mrs. Clarens asked what the requirements were for an inmate to receive a test. Colonel Kumer advised that they are either displaying symptoms or have been exposed to COVID-19.

**Inmate Video Visitation** – Colonel Kumer advised that we will be filing a notice of award. We have selected a vendor for the video visitation. We are very pleased with the contract and the rates. Our rates will not increase.

Video Court – one of our COVID-19 responses was doubling our video court capacity. We have been able to accommodate all of the courts requests for video
court. We do not have to transport any inmate out to court which reduces exposure. This will continue until at least the end of June.

**Facility Condition Assessment** – The assessment was completed in mid-May. The report has been received. It is 93 pages long with quite a bit of construction jargon. We have asked them to give us a summary of the report in lay terms. We are planning to have them come to the July meeting to speak to the board directly.

Ms. McKeel is requesting that the board meet again in July for a work session. We need to focus on the FCA. We will also need to have a closed session to cover Colonel Kumer’s evaluation. Mr. Walker suggested that the City, Albemarle County as well as Nelson County should invite someone from their facilities groups to be present at the meeting also.

Sheriff Brown asked if there had been any additional information with regard to the generator issue. Colonel Kumer advised that we were able to repair it for $50 - $60,000.

**New Business:** There was no new business.

The meeting was adjourned at 1:52 pm.

DRAFT
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>SUBJECT/PROPOSAL/REQUEST:</td>
<td>Matters from Business Manager</td>
</tr>
<tr>
<td>STAFF CONTACTS:</td>
<td>Superintendent: Kumer &amp; Brill</td>
</tr>
<tr>
<td>AGENDA DATE:</td>
<td>January 9, 2020</td>
</tr>
<tr>
<td>ITEM NUMBER:</td>
<td></td>
</tr>
<tr>
<td>FORMAL AGENDA:</td>
<td></td>
</tr>
<tr>
<td>ACTION:</td>
<td>INFORMATION:</td>
</tr>
<tr>
<td>CONSENT AGENDA:</td>
<td>Yes</td>
</tr>
<tr>
<td>ACTION:</td>
<td>INFORMATION:</td>
</tr>
<tr>
<td>ATTACHMENTS:</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Compensation and benefits is estimated to come in under budget ($335,545) due to:
- Wages is estimated to come in under budget ($296,320) due to the number of vacancies.
- Overtime Wages and overtime reimbursable is estimated to come in over $16,000 and $12,186 respectively. Overtime wages includes Covid and will be reimbursed in the revenue line item with a grant.
- Part time wages is estimated to come in over $51,847.
- Health insurance is estimated to come in under budget $92,950.

Operating expense is estimated to come in over $472,901.
- Professional Services are estimated to come in over $272,550 due to utilization of outside nursing agency to come for nurses on medical leave and vacancies.
- Health Services is estimated to come in over $158,800 because ACRJ isn’t sending everyone out as did prior year and state contract pricing utilization as well and cost of anthem blue cross insurance for sicker inmates
- R & M building estimated to come in over budget due to HVAC repairs.
- Water and Sewer is estimated to come in over $40,000 due to cost increase and water usage.
- Material and supplies for Covid is unbudgeted and is over $40,000 however a grant is being filed to seek reimbursement.

Capital expense is estimated to come in over budget $132,025 due to unbudgeted fence repair, skillet grazing pan, backup power unit, Johnson heat controls replacement.

Total expenditures are estimated to come in over budget $333,545.

Operating income is estimated to come in over budget $245,678.
- Interest income is estimated to come in over budget $33,662.
- Other jurisdiction is estimated to come in over $72,800 due to the housing of contracted Rockbridge regional jail inmates.
- Telephone revenue is estimated to come in over $105,000 due to timing of budget versus contract agreement last year.
• Work release is estimated to come in under $74,956 due to the nonparticipation in the program and Covid.
• Electronic monitoring is estimated to come in under budget $10,000 because of lack of people for the program.
• Vdot is estimated to come in under budget $63,826 due to Covid.
• Pharmaceutical reimbursement is estimated to come in under $55,379 because ACRJ is receiving fewer funds from the state because they are moving state inmates out quicker and they only pay after their inmate is here 61 days or longer.
• State per diem is estimated to come in under budget $207,306 due to inmate population decrease.
• Grant reimburse is over budget $115,000 due to filing of covid expenditures.

Net Income is estimated to come in $87,867 over budget.

Recommendations: None
## Albemarle-Charlottesville Regional Jail
### Detailed Expenses and Revenues
#### May 31, 2020

<table>
<thead>
<tr>
<th></th>
<th>FY 2020 Budget</th>
<th>APRIL</th>
<th>MAY</th>
<th>YTD</th>
<th>Percent of Budget =92%</th>
<th>June 2020 Extrapolation</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>G</strong></td>
<td><strong>H</strong></td>
<td><strong>R</strong></td>
<td><strong>S</strong></td>
<td><strong>U</strong></td>
<td><strong>V</strong></td>
<td><strong>W</strong></td>
<td><strong>X</strong></td>
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<tr>
<td><strong>1</strong></td>
<td><strong>2</strong></td>
<td><strong>Total Combined Oper. Exp.:</strong></td>
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<td><strong>Total Combined Compensation:</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td><strong>4</strong></td>
<td>Salaries - regular</td>
<td>8,675,824</td>
<td>686,325</td>
<td>702,452</td>
<td>7,699,504</td>
<td>88.75%</td>
<td>8,379,504</td>
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<td><strong>6</strong></td>
<td>Overtime wages</td>
<td>145,000</td>
<td>25,341</td>
<td>3,363</td>
<td>158,889</td>
<td>109.58%</td>
<td>161,000</td>
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<td><strong>8</strong></td>
<td>Overtime - Reimbursable</td>
<td>7,000</td>
<td>0</td>
<td>0</td>
<td>19,186</td>
<td>274.09%</td>
<td>19,186</td>
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<tr>
<td><strong>9</strong></td>
<td>Part-time wages</td>
<td>191,944</td>
<td>16,437</td>
<td>14,753</td>
<td>223,791</td>
<td>116.59%</td>
<td>243,791</td>
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<td><strong>10</strong></td>
<td>PT/wages - board member</td>
<td>2,100</td>
<td>0</td>
<td>0</td>
<td>600</td>
<td>28.57%</td>
<td>2,100</td>
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<tr>
<td><strong>11</strong></td>
<td>Shift Differential</td>
<td>50,000</td>
<td>4,307</td>
<td>4,732</td>
<td>50,000</td>
<td>94.46%</td>
<td>51,000</td>
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<tr>
<td><strong>12</strong></td>
<td>Hazzardous pay</td>
<td>2,100</td>
<td>0</td>
<td>0</td>
<td>600</td>
<td>28.57%</td>
<td>2,100</td>
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<tr>
<td><strong>13</strong></td>
<td>FICA</td>
<td>6,693,837</td>
<td>57,803</td>
<td>56,819</td>
<td>614,662</td>
<td>88.59%</td>
<td>671,662</td>
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<tr>
<td><strong>15</strong></td>
<td>VRS @ 10.94%</td>
<td>940,605</td>
<td>72,521</td>
<td>70,341</td>
<td>797,358</td>
<td>84.77%</td>
<td>868,358</td>
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<td><strong>17</strong></td>
<td>Life Part Time</td>
<td>3,600</td>
<td>531</td>
<td>531</td>
<td>4,991</td>
<td>138.64%</td>
<td>5,500</td>
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<td><strong>18</strong></td>
<td>VRS Hybrid</td>
<td>14,000</td>
<td>2,021</td>
<td>2,022</td>
<td>16,043</td>
<td>109.58%</td>
<td>16,121</td>
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<tr>
<td><strong>19</strong></td>
<td>Health insurance</td>
<td>2,100</td>
<td>0</td>
<td>0</td>
<td>600</td>
<td>28.57%</td>
<td>2,100</td>
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<tr>
<td><strong>22</strong></td>
<td>VRS group life 1.31%</td>
<td>14,000</td>
<td>2,021</td>
<td>2,022</td>
<td>18,694</td>
<td>133.53%</td>
<td>20,894</td>
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<tr>
<td><strong>23</strong></td>
<td>Group life - part-time</td>
<td>500</td>
<td>0</td>
<td>0</td>
<td>500</td>
<td>0</td>
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<tr>
<td><strong>24</strong></td>
<td>Line of Duty</td>
<td>40,000</td>
<td>38,294</td>
<td>95.74%</td>
<td>38,294</td>
<td>(1,706)</td>
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<td><strong>25</strong></td>
<td>Unemployment insurance</td>
<td>40,000</td>
<td>1,564</td>
<td>1,564</td>
<td>13,621</td>
<td>34.05%</td>
<td>15,121</td>
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<tr>
<td><strong>26</strong></td>
<td>Workers’ compensation</td>
<td>12,422,959</td>
<td>1,025,072</td>
<td>1,007,217</td>
<td>11,106,088</td>
<td>89.40%</td>
<td>12,151,578</td>
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<tr>
<td><strong>28</strong></td>
<td>Subtotal Comp. &amp; Benefits</td>
<td>12,422,959</td>
<td>1,025,072</td>
<td>1,007,217</td>
<td>11,106,088</td>
<td>89.40%</td>
<td>12,151,578</td>
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<tr>
<td><strong>30</strong></td>
<td>Total Combined Operating Expenditures</td>
<td>12,422,959</td>
<td>1,025,072</td>
<td>1,007,217</td>
<td>11,106,088</td>
<td>89.40%</td>
<td>12,151,578</td>
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## Albemarle-Charlottesville Regional Jail
### Detailed Expenses and Revenues
#### May 31, 2020

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<tr>
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<td>1</td>
<td>OBJECT DESCRIPTION:</td>
<td>FY 2020 Budget</td>
<td>APRIL</td>
<td>MAY</td>
<td>YTD</td>
<td>Percent of Budget =92%</td>
<td>June 2020 Extrapolation</td>
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<td>------------------------</td>
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<tr>
<td>69</td>
<td>Travel - education</td>
<td>49,905</td>
<td>421</td>
<td>(409)</td>
<td>21,106</td>
<td>42.29%</td>
<td>26,000</td>
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<tr>
<td>70</td>
<td>Training - Academy</td>
<td>79,000</td>
<td>81</td>
<td>0</td>
<td>75,319</td>
<td>95.34%</td>
<td>78,000</td>
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<td>72</td>
<td>Travel - subsistence</td>
<td>5,000</td>
<td>89</td>
<td>299</td>
<td>6,581</td>
<td>131.62%</td>
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<tr>
<td>73</td>
<td>Staff Support / Miscellaneous</td>
<td>750</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0.00%</td>
<td>0</td>
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<tr>
<td>74</td>
<td>Sams Club vending wellness</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>DIV/0!</td>
<td>0</td>
</tr>
<tr>
<td>75</td>
<td>Donations</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>DIV/0!</td>
<td>0</td>
</tr>
<tr>
<td>76</td>
<td>Human Resource Exp</td>
<td>4,000</td>
<td>157</td>
<td>253</td>
<td>9,154</td>
<td>228.85%</td>
<td>10,000</td>
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<tr>
<td>77</td>
<td>Inclement Weather Expense</td>
<td>1,000</td>
<td>0</td>
<td>0</td>
<td>94</td>
<td>9.40%</td>
<td>500</td>
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<tr>
<td>78</td>
<td>Wellness Fund Sams Club</td>
<td>2,000</td>
<td>0</td>
<td>0</td>
<td>1,867</td>
<td>93.35%</td>
<td>2,200</td>
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<td>79</td>
<td>Wellness Fund Expense</td>
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<td>0</td>
<td>910</td>
<td>45.50%</td>
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<td>Inmate Fund Expense</td>
<td>10,000</td>
<td>125</td>
<td>512</td>
<td>19,356</td>
<td>193.56%</td>
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<td>81</td>
<td>Dues &amp; memberships</td>
<td>17,382</td>
<td>73</td>
<td>40</td>
<td>5,732</td>
<td>32.98%</td>
<td>7,500</td>
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<td>82</td>
<td>Office supplies</td>
<td>740,000</td>
<td>69,503</td>
<td>38,998</td>
<td>645,622</td>
<td>87.25%</td>
<td>700,000</td>
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<tr>
<td>83</td>
<td>F&amp;F - replacement</td>
<td>20,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
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<td>84</td>
<td>Books &amp; subscriptions</td>
<td>2,300</td>
<td>144</td>
<td>0</td>
<td>572</td>
<td>24.87%</td>
<td>1,000</td>
</tr>
<tr>
<td>85</td>
<td>Other operating supplies</td>
<td>1,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td>500</td>
</tr>
<tr>
<td>86</td>
<td>Fund Balance ACRJ operating</td>
<td>41,200</td>
<td>2,296</td>
<td>2,420</td>
<td>49,906</td>
<td>121.13%</td>
<td>53,000</td>
</tr>
<tr>
<td>87</td>
<td>Subtotal Operating Exp.</td>
<td>$3,689,761</td>
<td>$296,404</td>
<td>$196,672</td>
<td>$3,199,482</td>
<td>86.71%</td>
<td>$4,162,662</td>
</tr>
<tr>
<td>88</td>
<td>Total Combined Operating Capital:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>89</td>
<td>Subtotal Operating Capital</td>
<td>$158,628</td>
<td>0</td>
<td>0</td>
<td>266,653</td>
<td>168.10%</td>
<td>290,653</td>
</tr>
<tr>
<td>90</td>
<td>Subtotal Expenditures</td>
<td>$16,271,348</td>
<td>1,321,476</td>
<td>1,203,889</td>
<td>14,572,223</td>
<td>89.56%</td>
<td>16,604,893</td>
</tr>
</tbody>
</table>
### Albemarle-Charlottesville Regional Jail
### Detailed Expenses and Revenues
### May 31, 2020

<table>
<thead>
<tr>
<th>OBJECT DESCRIPTION:</th>
<th>FY 2020 Budget</th>
<th>APRIL</th>
<th>MAY</th>
<th>YTD</th>
<th>Percent of Budget =92%</th>
<th>June 2020 Extrapolation</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>130 Operating Revenues:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>131 Interest</td>
<td>60,000</td>
<td>6,434</td>
<td>2,409</td>
<td>93,662</td>
<td>156.10%</td>
<td>93,662</td>
<td>33,662</td>
</tr>
<tr>
<td>132 Sale surplus vehicles</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>133 Sale salvage</td>
<td>156</td>
<td>2,764</td>
<td>2,764</td>
<td>2,764</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>134 Cellular Tower Lease</td>
<td>50,000</td>
<td>2,568</td>
<td>2,567</td>
<td>82,293</td>
<td>164.59%</td>
<td>84,860</td>
<td>34,860</td>
</tr>
<tr>
<td>135 Regional Jail Service Fees</td>
<td>14,000</td>
<td>6,862</td>
<td>49.01%</td>
<td>6,862</td>
<td>(7,138)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>136 Other jurisdictions</td>
<td>7,630</td>
<td>5,250</td>
<td>66,290</td>
<td>#DIV/0!</td>
<td>72,800</td>
<td>72,800</td>
<td></td>
</tr>
<tr>
<td>137 Charlottesville</td>
<td>4,544,291</td>
<td>378,691</td>
<td>378,691</td>
<td>4,165,601</td>
<td>91.67%</td>
<td>4,544,291</td>
<td>0</td>
</tr>
<tr>
<td>138 Albemarle</td>
<td>3,897,716</td>
<td>324,810</td>
<td>324,810</td>
<td>3,572,904</td>
<td>91.67%</td>
<td>3,897,716</td>
<td>0</td>
</tr>
<tr>
<td>139 Federal prisoners 50.63</td>
<td>140,000</td>
<td>13,721</td>
<td>15,088</td>
<td>122,328</td>
<td>87.38%</td>
<td>138,073</td>
<td>1,927</td>
</tr>
<tr>
<td>140 Nelson County</td>
<td>690,411</td>
<td>57,534</td>
<td>57,534</td>
<td>632,874</td>
<td>91.67%</td>
<td>690,411</td>
<td>0</td>
</tr>
<tr>
<td>141 Telephone system</td>
<td>300,000</td>
<td>30,406</td>
<td>375,269</td>
<td>125.09%</td>
<td>405,000</td>
<td>105,000</td>
<td></td>
</tr>
<tr>
<td>142 Dollar a day Inmate Charge</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>143 Misc. Inmate reimbursements</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>144 Workers’ comp. reimb.</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>145 Work release insurance</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>146 Womens program</td>
<td>20,000</td>
<td>13,725</td>
<td>68.63%</td>
<td>13,725</td>
<td>(6,275)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>147 Work release</td>
<td>115,000</td>
<td>40,044</td>
<td>34.82%</td>
<td>40,044</td>
<td>(74,956)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>148 Vdot</td>
<td>185,000</td>
<td>121,174</td>
<td>65.50%</td>
<td>121,174</td>
<td>(63,826)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>149 Electronic Monitoring-other</td>
<td>10,000</td>
<td>7.75%</td>
<td>155</td>
<td>(10,000)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>150 Subscription Revenues</td>
<td>2,000</td>
<td>75.75%</td>
<td>155</td>
<td>(1,845)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>151 Region Ten</td>
<td>25,000</td>
<td>12,500</td>
<td>100.00%</td>
<td>25,000</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>152 Miscellaneous -misc jail revenues</td>
<td>2,000</td>
<td>17</td>
<td>243</td>
<td>16,556</td>
<td>827.80%</td>
<td>16,556</td>
<td>14,556</td>
</tr>
<tr>
<td>153 Wknd &amp; Work Force Reim-misc</td>
<td>12,000</td>
<td>4,952</td>
<td>41.27%</td>
<td>4,952</td>
<td>(7,048)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>157 Wellness Fund Sams</td>
<td>2,000</td>
<td>264</td>
<td>13.20%</td>
<td>264</td>
<td>(1,736)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>158 Wellness Fund Other Rev</td>
<td>2,000</td>
<td>2,705</td>
<td>135.25%</td>
<td>2,705</td>
<td>705</td>
<td></td>
<td></td>
</tr>
<tr>
<td>159 Inmate Fund Revenue</td>
<td>10,000</td>
<td>15,557</td>
<td>155.57%</td>
<td>15,558</td>
<td>5,558</td>
<td></td>
<td></td>
</tr>
<tr>
<td>160 Shrd Svc: BRJDC Food &amp; Mgmt.-misc</td>
<td>68,000</td>
<td>8,071</td>
<td>9,000</td>
<td>58,458</td>
<td>85.97%</td>
<td>64,000</td>
<td>(4,000)</td>
</tr>
<tr>
<td>161 Insurance Recoveries</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>162 Medical Copayment/misc</td>
<td>10,000</td>
<td>1,048</td>
<td>126.43%</td>
<td>13,615</td>
<td>3,615</td>
<td></td>
<td></td>
</tr>
<tr>
<td>163 Training Fees Recovered-misc</td>
<td>5,000</td>
<td>271</td>
<td>107.88%</td>
<td>5,393</td>
<td>393</td>
<td></td>
<td></td>
</tr>
<tr>
<td>164 Canteen education reimb</td>
<td>80,000</td>
<td>80,000</td>
<td>100.00%</td>
<td>310,000</td>
<td>230,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>165 Comp Board - salaries</td>
<td>4,944,465</td>
<td>405,492</td>
<td>442,296</td>
<td>4,533,401</td>
<td>91.69%</td>
<td>4,943,401</td>
<td>(1,046)</td>
</tr>
<tr>
<td>166 Pharmaceutical reimb</td>
<td>80,000</td>
<td>2,918</td>
<td>30.78%</td>
<td>24,621</td>
<td>(55,379)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>167 Comp Board - office State ATL Reductions</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>169 State per diem</td>
<td>976,465</td>
<td>356,206</td>
<td>679,159</td>
<td>69.55%</td>
<td>769,159</td>
<td>(207,306)</td>
<td></td>
</tr>
<tr>
<td>173 SSA/SSI Recovery</td>
<td>1,000</td>
<td>2,800</td>
<td>2,400</td>
<td>19,200</td>
<td>1920.00%</td>
<td>20,000</td>
<td>19,000</td>
</tr>
<tr>
<td>174 Justice Reinvestment</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>175 Grant reimb</td>
<td>-</td>
<td>-</td>
<td>#DIV/0!</td>
<td>0</td>
<td>#DIV/0!</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>176 SCAPP Funds</td>
<td>25,000</td>
<td>75,265</td>
<td>301.06%</td>
<td>75,265</td>
<td>50,265</td>
<td></td>
<td></td>
</tr>
<tr>
<td>181 Subtotal Operating Revenues</td>
<td>$16,271,348</td>
<td>$1,598,773</td>
<td>$1,284,161</td>
<td>$14,849,120</td>
<td>91.26%</td>
<td>$16,517,026</td>
<td>245,678</td>
</tr>
<tr>
<td>183</td>
<td>$0</td>
<td>$277,297</td>
<td>$80,272</td>
<td>$276,897</td>
<td>(87,867)</td>
<td>(87,867)</td>
<td></td>
</tr>
</tbody>
</table>
**CONSENT/AGENDA**

**PERSONNEL/NEW HIRES:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>LeAnna Rhodes</td>
<td>Corrections Officer</td>
<td>06/29/2020</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>Total number of inmates the jail received a $8.00 bonus payment from 12/1/18 through 2/15/19</td>
<td>78</td>
<td>113</td>
</tr>
<tr>
<td>The number of inmates who have been released or transferred since 12/1/18 through 2/15/19</td>
<td>9</td>
<td>-31</td>
</tr>
<tr>
<td>The number of inmates participating in jail sponsored programs*</td>
<td>0</td>
<td>-4</td>
</tr>
<tr>
<td>The number of inmates with less than 60 days until their scheduled release**</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>The number of inmates who are being held as courtesies for other jurisdictions.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total number of state sentenced ACRJ inmates who are eligible for intake as of 10/31/18</td>
<td>69</td>
<td>78</td>
</tr>
<tr>
<td><strong>Percentage of State Responsible inmates compared to jail's total inmate population</strong></td>
<td>19.6</td>
<td>20.5</td>
</tr>
</tbody>
</table>

*These are state sentenced inmates who are not transferred to DOC because they are participating in jail sponsored programs such as Work Release, Home Electronic Monitoring, McGuffey Arts, Culinary Arts and the Road Crew.

**The DOC will not accept inmates with less than 60 days to serve.

(1) This number represents 19.60% of the jail's population (352) as of 11:27 am on Friday, June 26, 2020

(2) This number represents 20.50% of the jail's population (380) as of 12:13 pm on Friday, June 5, 2020

(3) This number represents 12.38% of the jail's population (428) as of 10:53 am on Tuesday, March 3, 2020

(4) This number represents 11.24% of the jail's population (427) as of 10:14 am on Tuesday, Dec. 31, 2019

The primary driver for the sharp increase in the State Responsible population is the closure of DOC facilities around the state. This greatly reduced the number of beds available for the intake of state responsible inmates from local jails. In addition there has been an ever increasing backlog of state responsible inmates in local jails all across the state. Last year the DOC instituted a policy to focus on receiving inmates with more than two years to serve as opposed to one year.
Special Management Housing at ACRJ

During the month of June 2020, special management housing stats are as follows:

- 24 inmates were assigned to Administrative Segregation
- 4 inmates were assigned to General Detention
- 10 inmates were assigned to Medical Segregation
- 16 inmates were assigned to Pre-Hearing or Disciplinary Detention
Bi Monthly Board January 9, 2020

FINAL

Summary Minutes of the
Albemarle Charlottesville Regional Jail Authority Board Meeting
January 9, 2020

Jail Board Members Present:    Jail Board Members Absent:

Ms. Diantha McKeel
Mr. Jay James
Mrs. Kristin Clarens
Mrs. Cyndra Van Clief
Sheriff Chan Bryant
Mr. Doug Walker
Sheriff James Brown
Dr. Tarron Richardson
Mayor Nikuyah Walker
Mr. Steve Carter
Sheriff David Hill

Others Present:

Colonel Martin Kumer
Lt. Colonel Todd Rowland
Captain Aaron Carver
1st Lieutenant Virginia Schmittinger
Mrs. Marce Anderson
Ms. Felicia Morris
Mrs. Gequetta Murray-Key
Mr. Robert Barnabei
Mr. Jeff Brill
Mr. Brendan Hefty
Captain William Thomas
Bi Monthly Board January 9, 2020

The meeting was called to order at 12:31 pm by Chairperson Diantha McKeel. Ms. McKeel asked everyone to introduce themselves. Mr. Walker made a motion to adopt the agenda with the following changes: Matters from the Superintendent; the nursing update is information, not action and the addition of the Generator Executive Summary. Mrs. Van Clief seconded the motion. The motion carried. Ms. McKeel asked if there were any corrections that needed to be made to the minutes. Dr. Richardson made a motion to adopt the consent agenda as presented. Mr. Walker seconded the motion. The motion carried.

**Matters from the Public:**

Ben Doernberg – Mr. Doernberg read selections of an article “I Lost Hope” A look inside the ICE detention center in Farmville. (Attached to the end of the minutes)

**Matters from Brendan Hefty, ACRJA Attorney:**

Mr. Hefty stated that there are a couple of bills that relate to jails and jail operations. There is a bill being introduced to decriminalize marijuana. Mr. Hefty stated that it does not appear that marijuana possession is being prosecuted alone in this jurisdiction. It may be a secondary charge. Colonel Kumer stated that he does not believe that this bill if passed will have an impact on this jail’s population. The next is House Bill 244 which would remove the requirement of any jail officer to ascertain the citizenship of any inmate taken into custody. Currently, the jail is required to ask about citizenship during the intake process. This would remove that requirement. Finally, there is a bill that requires the board of corrections to publish the investigations into deaths in jails and provide a summary to be added to their website.

**Matters from the ACRJA Board Members:**

Board Elections: Ms. McKeel was nominated by Mr. Steve Carter to remain the Chairperson for an additional year. Ms. McKeel accepted the nomination. Sheriff Hill seconded the motion. The motion carried. Ms. McKeel will serve as the Chairperson for the Albemarle-Charlottesville Regional Jail Authority Board.
Mayor Nikuyah Walker nominated Dr. Tarron Richardson for the position of Vice Chair. Dr. Richardson accepted the nomination. Mrs. Clarens seconded the motion. The motion carried. Dr. Richardson will serve as the Vice Chairperson for the Albemarle-Charlottesville Regional Jail Authority Board. Mr. Walker nominated and made a motion to elect Mrs. Marce Anderson for the position of Clerk for the Albemarle-Charlottesville Regional Jail Authority Board. Ms. Clarens seconded the nomination and motion. The motion carried. Mrs. Anderson will serve as the Clerk for the Albemarle-Charlottesville Regional Jail Authority Board. These positions will be held until December, 2020.

**Matters from Jeff Brill, Business Manager:**
Mr. Brill went over the November 2019 YTD financials (located in the January board packet). Based on compensation and benefits; operating expense; capital expense; total expenditures; and operating income, Mr. Brill expects net income to come in at $277,349. Mr. Brill also went over the FY 21 Draft Budget (located in the January board packet). Mrs. Van Clief asked who determines the rules and regulations regarding work release. Colonel Kumer advised that it is based on the Code of Virginia in addition to the court system as well as the Superintendent.

**Matters from Colonel Martin Kumer, Superintendent:**
**Nursing Status Update** – Colonel Kumer presented a cost analysis to the board (located in the January board packet). We are currently down 4 nursing positions. 2 of the 4 are out on medical leave. We may have two nurses starting next week; however, we may also have two leaving as well. We are still having a difficult time recruiting. We are working with the County on procurement for part-time nursing contracts to get away from this FlexRN contract. However, we do not know if that cost will be any lower than what we are currently paying.

**Flooring** - Colonel Kumer advised that he and Mr. Brill would like to use the positive variance in order to install the flooring system needed for the facility. This is something that can be done now, and completed by the end of this fiscal year. After much discussion regarding all of the projects needed within the facility, it was determined that the best solution would be to wait until the Facility Condition Assessment has been completed. There could be issues that come out of the FCA.
that require immediate attention. The discussion was put on hold until the March meeting when there is more information.

**SCAAP** – at the previous meeting we stated that the vendor that processes this grant for us, and stated that their fee is 20%. Their fee is 12%. We wanted to make that correction. Mrs. Clarens asked for some additional information regarding SCAAP. Colonel Kumer advised that he would send out the SCAAP website to all board members.

**Lab Corp.** – We had previously reported that we needed executive approval in order to pay an invoice that was over the original amount that was budgeted for. Since that time, we have entered into a contract.

**Generator** – One of the generators installed in 1999 that runs the entire facility in the event of a power outage. It blew a head gasket and is currently not functioning. We are currently running an emergency generator. The cost is approximately $70,000 - $75,000 to repair, and approximately $100,000 to replace. We will be looking into the life expectancy of a generator, and whether it is better to repair or replace the existing generator.

Ms. McKeel stressed the importance of board members scheduling a tour of the facility.

**New Business:** There was no new business.

The meeting was adjourned at 1:58 pm.
SECTION 1: INTRODUCTION

SCOPE OF SERVICES

Cardno GS, Inc. (Cardno) was contracted by Albemarle Charlottesville Regional Jail (ACRJ) to provide services for a Facility Condition Assessment (FCA). The Scope of Work (SOW) includes conducting an FCA for the facility to provide an estimate of the current condition and forecasted repair needs.

The purpose of this report is to provide a comprehensive FCA, corrective recommendations, budget estimates for recommended work, prioritization of projects, and long-range maintenance projections. The assessment is needed in order to evaluate, plan, and manage the future needs of the facility, as well as set a baseline for future facility planning.

FCAs are visual surveys intended to identify problems and general costs and are not intended to be an engineering analysis nor repair design documents of each separate system (e.g. structural systems, electrical, etc.). In this type of preliminary review, conditions may exist which would affect the value and/or performance of the facility, but they may not be discovered by this type of survey. Additional information provided through previous studies or interviews is used to supplement the visual surveys.

The Cardno Team, composed of assessors and a team lead, conducted an inventory of building components and an assessment of their physical condition. The team utilized PARAGON, a web-based application, to gather inventory data and assist in the evaluation and assessment of the systems for the building and associated site. This inventory is organized by the American Society for Testing and Materials (ASTM) E1557 Uniformat II. Because the assessment was visual and did not examine the internal mechanisms, some of the recommendations are based on the direct relationship between equipment age, effectiveness, and probability of failure. While equipment replacement may be deferrable with repair or simple monitoring for relatively long periods of time, prudent planning incorporates out-year budgeting for replacement based on age, remaining service life (RSL), and operational risk, not only to keep pace with changing technology and standards, but to also avoid catastrophic and cascading failures.

The FCA includes an assessment of the following building systems: roof systems, building exterior elements, structural systems, and interior finishes, as well as the mechanical/heating ventilation and air conditioning (HVAC), electrical, plumbing, and conveying systems. The condition and description of each system is provided in the Narratives Description in the PARAGON Asset Summary Report. The purpose of this assessment was also to identify Work Items and/or Work Packages in systems valued over $3,000. Each Work Item and its respective solution is described and identified. An estimate of probable cost is provided for each Work Item. Cost estimates escalate by two percent per year for Work Items. In addition, PARAGON algorithms were used to develop a prioritized Maintenance Action Plan for the deferred maintenance items and forecast maintenance, repair, and renewal costs for a 10-year time scenario.
SECTION 2: METHODOLOGY

The Cardno Team conducted the condition assessment utilizing the following methodologies and technical approach.

PRE-MOBILIZATION DATA COLLECTION

Prior to mobilizing the FCA team to the field, Cardno conducted assessor calibration on the means, methods, approach, and documentation standards for collecting site infrastructure inventory and condition assessment data. Cardno also coordinated with ACRJ to obtain available drawings and related facility / planning information.

The intent of the calibration was to update the field staff on any requirements specific to the project and to review the step-by-step methodology for conducting the work. Calibration is part of Cardno’s overall Quality Assurance/Quality Control program, and is conducted to ensure that field data is gathered and documented (1) consistently across the project, (2) in a form that supports the PARAGON data and format requirements, and (3) that supports the ability to generate project estimates.

INTERVIEWS

During the field data collection efforts, the Cardno Team members conducted interviews with the designated point of contact who may have knowledge about the maintenance or construction history of the property. The information gained in these interviews was considered “best available” unless our on-site observations directly revealed otherwise. The purpose of the interviews was to also identify the sources and locations of relevant background information regarding facility maintenance and operation.

SITE OBSERVATIONS

Document review and interviews were followed by visual inspections of the facilities by a diverse team of trained professionals including engineers, architects, and licensed trades persons of several different disciplines. The site walk-through was limited to readily accessible and visible areas. Necessary arrangements with the maintenance staff were made to provide the Cardno Team with access to required areas.

During the visual inspections, observations were made to note the materials of construction and type used and general condition of the facilities, equipment, and site construction features. In addition, obvious Work Items and problems were identified and defined as existing backlog projects. Observations for each major facility asset were recorded via tablet-based data collection.

DATA RECORDING

Data collection followed the standards set out in the “Standard Classification for Building Elements and Related Site work Uniformat II” which has been adopted by the ASTM and has been codified as standard ASTM E 1557-05.
DOCUMENT WORK ITEMS

The Cardno Team identified Work Items by documenting observed damage, distresses, and defects in the inspected infrastructure. From this data and the associated construction cost estimates to repair the Work Items, PARAGON generated a Facility Condition Index (FCI) for the applicable facility asset and associated sub-elements. FCI ratings were used as the basis for evaluation of assets against project criticality and direct condition rating to prepare project forecasts for scheduling component repair and replacement. It is important to note the Work Items are based on the existing buildings/infrastructure and do not include projected capital needs for new services or functions, increased space requirements, or additional functionality.

All of the Work Items identified during the site evaluation were entered into PARAGON Asset Management software. Additional data entered include a photograph of the Work Item and a cost estimate to repair or replace the deficient item. The direct costs were determined, and markups were applied to account for design, contractor overhead, profit, and inflation. A detailed summary of Work Items is presented in Appendix H – Work Item Reports.

CONDITION ASSESSMENT OF SITE INFRASTRUCTURE ASSETS

Because most site infrastructure assets are sub-surface and not visible without destructive or intrusive sampling techniques, Cardno assigned a condition rating to these assets using industry standard age-based assessment techniques. This assessment method generates condition based on asset type, age, and life cycle as determined by the Estimated Service Life (ESL) of the asset and its associated components. Unless otherwise modified, the ESL is predicted based on the age of the asset and assumes the performance life of the asset is equal to its design life.

DIRECT CONDITION RATING OF INVENTORY

The Direct Condition Rating (DCR) is a set of criteria utilized to classify the observed condition of each facility’s (asset’s) inventory, component and subcomponents, as applicable, relative to its state of deterioration, anticipated remaining service life, and expected reliability by each assessor. This metric offers a consistent methodology by the Cardno Team for evaluating the facilities assessed. The DCR rating was entered into PARAGON for use in the evaluation and prioritization process. Refer to Table 1 for the DCR Ratings Table.
<table>
<thead>
<tr>
<th>Rating</th>
<th>Sustainment Management System Needs</th>
<th>Rating Definitions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green (+)</strong></td>
<td>Possible preventive maintenance</td>
<td>Entire component-section or component-section sample free of observable or known distress.</td>
</tr>
<tr>
<td><strong>Green</strong></td>
<td>Possible preventive maintenance</td>
<td>No component-section or sample serviceability or reliability reduction. Some, but not all, minor (non-critical) subcomponents may suffer from slight degradation or few major (critical) subcomponents may suffer from slight degradation.</td>
</tr>
<tr>
<td><strong>Green (-)</strong></td>
<td>Possible preventive maintenance</td>
<td>Slight or no serviceability or reliability reduction overall to the component-section or sample. Some, but not all, minor (non-critical) subcomponents may suffer from minor degradation or more than one major (critical) subcomponent may suffer from slight degradation.</td>
</tr>
<tr>
<td><strong>Yellow (+)</strong></td>
<td>Restoration or minor repairs to several subcomponents</td>
<td>Component-section or sample serviceability or reliability is degraded but adequate. A very few major (critical) subcomponents may suffer from moderate deterioration with perhaps a few minor (non-critical) subcomponents suffering from severe deterioration.</td>
</tr>
<tr>
<td><strong>Yellow</strong></td>
<td>Restoration or minor repairs to several subcomponents</td>
<td>Component-section or sample serviceability or reliability is definitely impaired. Some but not a majority. Major (critical) subcomponents may suffer from moderate deterioration with perhaps many minor (non-critical) subcomponents suffering from severe deterioration.</td>
</tr>
<tr>
<td><strong>Yellow (-)</strong></td>
<td>Restoration or minor repairs to several subcomponents</td>
<td>Component-section or sample has significant serviceability or reliability loss. Most subcomponents may suffer from moderate degradation or a few major (critical) subcomponents may suffer from severe degradation.</td>
</tr>
<tr>
<td><strong>Red (+)</strong></td>
<td>Major repair, rehabilitation, or replacement</td>
<td>Significant serviceability or reliability reduction in component-section or sample. A majority of the subcomponents are severely degraded, and others may have varying degrees of degradation.</td>
</tr>
<tr>
<td><strong>Red</strong></td>
<td>Major repair, rehabilitation, or replacement</td>
<td>Severe serviceability or reliability reduction to the component-section on or sample such that it is barely able to perform. Most subcomponents are severely degraded.</td>
</tr>
<tr>
<td><strong>Red (-)</strong></td>
<td>Major repair, rehabilitation, or replacement</td>
<td>Overall component-section on degradation is total. Few, if any subcomponents salvageable. Complete loss of component-section or sample serviceability.</td>
</tr>
</tbody>
</table>
CALCULATION OF FACILITY CONDITION INDEX

Once the inventory and assessment data has been populated, the FCI is calculated. The FCI is defined as the sum of facility maintenance and repair costs (Work Items/Packages) divided by the Plant Replacement Value (PRV) of the asset.

\[ FCI = \frac{\sum \text{Work Item Costs}}{\text{Plant Replacement Value (PRV)}} \]

The FCI is a numerical score from 0 to 1.0. Generally, the FCI values quantify asset condition as revealed in Table 2 below.

<table>
<thead>
<tr>
<th>Asset Condition</th>
<th>FCI Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>New</td>
</tr>
<tr>
<td>Good</td>
<td>&lt; 0.05</td>
</tr>
<tr>
<td>Fair</td>
<td>0.05 - 0.10</td>
</tr>
<tr>
<td>Marginal</td>
<td>0.10 - 0.15</td>
</tr>
<tr>
<td>Poor</td>
<td>&gt; 0.15</td>
</tr>
</tbody>
</table>

GENERATING WORK PACKAGES

After evaluating the condition assessment data and associated asset Work Items, the asset management tool, PARAGON, was used to prepare repair and replacement projects (Work Packages). Line item cost estimates were developed using local construction cost data and professional judgment. Work packages are groupings of similar Work Items and locations for action to obtain maximum economies of scale when contracting for repairs and replacements.

Each of the Work Items was assembled into a “Work Package” to group like items for a particular asset. The sum of estimated costs associated with the repair of these Work Items is referred to as “backlog of maintenance”. A detailed summary of Work Packages is presented in Appendix G – Work Package Reports.

COST ASSUMPTIONS

The cost estimates are planning level estimates, and taxes have not been included. Further assumptions regarding cost estimates and forecasting of costs are as follows (all estimating assumptions are adjustable in PARAGON):

- Forecasting Assumptions
  - Inflation: 2.0% assumed
  - Maintenance Level Factors (percentage of replacement value, see Table 3)
Table 3: Maintenance Cost Level Factors

<table>
<thead>
<tr>
<th>Maintenance Level</th>
<th>Preventative Maintenance Cost Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>1.4%</td>
</tr>
<tr>
<td>Medium</td>
<td>1.0%</td>
</tr>
<tr>
<td>Low</td>
<td>0.8%</td>
</tr>
<tr>
<td>Very Low</td>
<td>0.5%</td>
</tr>
<tr>
<td>No Maintenance</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Annual preventative maintenance costs are a reflection of the annual cost to maintain facilities in good working condition. Annual maintenance costs are considered to be costs for:

- Preventative maintenance, such as performing preventative maintenance on HVAC units (changing filters, lubricating, replacing belts, inspections of roofs and electrical components).
- Minor corrective maintenance repairs that occur as part of “doing business” (fixing small damages and normal wear and tear items).

Table 4 provides the Assigned Annual Maintenance Levels.

Table 4: Assigned Annual Maintenance Levels

<table>
<thead>
<tr>
<th>Group Level (Uniformat II)</th>
<th>Maintenance Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>A10-Foundations</td>
<td>No Maintenance</td>
</tr>
<tr>
<td>A20-Basement Construction</td>
<td>Very Low</td>
</tr>
<tr>
<td>B10-Superstructure</td>
<td>No Maintenance</td>
</tr>
<tr>
<td>B20-Exterior Enclosure</td>
<td>Low</td>
</tr>
<tr>
<td>B30-Roofing</td>
<td>Low</td>
</tr>
<tr>
<td>C10-Interior Construction</td>
<td>Very Low</td>
</tr>
<tr>
<td>C20-Stairs</td>
<td>No Maintenance</td>
</tr>
<tr>
<td>C30-Interior Finishes</td>
<td>Very Low</td>
</tr>
<tr>
<td>D10-Conveying</td>
<td>High</td>
</tr>
<tr>
<td>D20-Plumbing</td>
<td>Medium</td>
</tr>
<tr>
<td>D30-HVAC</td>
<td>High</td>
</tr>
<tr>
<td>D40-Fire Protection</td>
<td>Medium</td>
</tr>
<tr>
<td>D50-Electrical</td>
<td>Low</td>
</tr>
<tr>
<td>G20-Site Improvements</td>
<td>Low</td>
</tr>
<tr>
<td>G30-Site Civil/Mechanical Utilities</td>
<td>Medium</td>
</tr>
<tr>
<td>G40-Site Electrical Utilities</td>
<td>Low</td>
</tr>
<tr>
<td>G90-Other Site Construction</td>
<td>Low</td>
</tr>
</tbody>
</table>
The opinion of value estimates and condition assessment provided herein are based on the assets continuing in use as they are currently maintained. The nature of the condition assessment was visual and non-invasive based on the opinions of industry professionals.

SECTION 3: SUMMARY OF CONDITION ASSESSMENT

As a result of this FCA, 45 Work Items were identified with an associated value or current year burdened cost of $1,854,455. The Work Items have been grouped in 15 Work Packages for logical execution depending on budgetary constraints.

WORK ITEM ANALYSIS

Table 5 includes a summary of the numbers of Work Items and Work Packages identified.

<table>
<thead>
<tr>
<th>Area Evaluated</th>
<th>Size (sf)</th>
<th>No. Facilities</th>
<th>PRV</th>
<th>FCI</th>
<th>Work Items</th>
<th>Work Packages</th>
<th>Project Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACRJ</td>
<td>123,578</td>
<td>1</td>
<td>$36,308,576</td>
<td>0.054</td>
<td>45</td>
<td>15</td>
<td>$1,854,455</td>
</tr>
</tbody>
</table>

FACILITY CONDITION ANALYSIS AND WORK OVERVIEW

The FCI is provided in Appendix A - Condition Assessment Analysis. As shown in Table 5, the calculated FCI is 0.054 for the asset included in this assessment. The current year forecasted work was also included in the FCI calculation. Although the FCI can be a useful metric in assessing the condition of the asset portfolio and to compare the condition of similar assets a ‘fair’ rating does not mean that there are not significant repair needs forecasted over the next 10 – years.

The Condition Index (CI) is a non-financial based condition metric that provides a condition metric that is based on the components observed condition. As this metric rolls up from the component level to the building level it is calculated as the cost weighted average of the direct condition rating and the replacement value. The CI is a consistent and objective measure of facility condition derived from inspector observations conducted at the component and subcomponent level during a FCA. For an older facility such as ACRJ that has been well maintained and yet has equipment that is becoming obsolete and yet still functional the CI is a better overall indication of facility condition.

Typical CI ranges as related to facility conditions are as follows:

- 100–90 = Good
- 89–80 = Adequate
- 79–60 = Substandard
- 59 and below = Inadequate
As shown in Table 6, the calculated CI is 69.5 for the asset included in this assessment.

Table 6: Condition Index (CI) Analysis

<table>
<thead>
<tr>
<th>Uniformat L2</th>
<th>Uniformat Name</th>
<th>Average of Rating (DCR)</th>
<th>CI</th>
<th>CI (1-100)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A10</td>
<td>Superstructure/Foundations</td>
<td>0.70</td>
<td>0.70</td>
<td>70.0</td>
</tr>
<tr>
<td>A20</td>
<td>Superstructure/Basement</td>
<td>0.70</td>
<td>0.70</td>
<td>70.0</td>
</tr>
<tr>
<td>B10</td>
<td>Shell/Superstructure</td>
<td>0.70</td>
<td>0.70</td>
<td>70.0</td>
</tr>
<tr>
<td>B20</td>
<td>Shell/Exterior Enclosure</td>
<td>0.71</td>
<td>0.76</td>
<td>76.3</td>
</tr>
<tr>
<td>B30</td>
<td>Shell/Roofing</td>
<td>0.62</td>
<td>0.60</td>
<td>60.1</td>
</tr>
<tr>
<td>C10</td>
<td>Interiors/Interior Construction</td>
<td>0.69</td>
<td>0.68</td>
<td>67.9</td>
</tr>
<tr>
<td>C20</td>
<td>Interiors/Stairs</td>
<td>0.67</td>
<td>0.69</td>
<td>68.6</td>
</tr>
<tr>
<td>C30</td>
<td>Interiors/Interior Finishes</td>
<td>0.68</td>
<td>0.66</td>
<td>65.8</td>
</tr>
<tr>
<td>D10</td>
<td>Services/Conveying</td>
<td>0.70</td>
<td>0.74</td>
<td>74.0</td>
</tr>
<tr>
<td>D20</td>
<td>Services/Plumbing</td>
<td>0.61</td>
<td>0.63</td>
<td>63.5</td>
</tr>
<tr>
<td>D30</td>
<td>Services/HVAC</td>
<td>0.60</td>
<td>0.52</td>
<td>52.3</td>
</tr>
<tr>
<td>D40</td>
<td>Services/Fire Protection</td>
<td>0.60</td>
<td>0.70</td>
<td>70.0</td>
</tr>
<tr>
<td>D50</td>
<td>Services/Electrical</td>
<td>0.59</td>
<td>0.72</td>
<td>71.7</td>
</tr>
<tr>
<td>ACRJ Total</td>
<td></td>
<td></td>
<td>0.65</td>
<td>0.69</td>
</tr>
</tbody>
</table>

Table 7 provides a 10-year Recommended Work Overview regarding deferred maintenance and forecasted work. The deferred maintenance spending is related to the Work Items discovered during the assessment. The forecasted work spending is related to the forecasted inventory that is expected to reach the end of its service life in a given year and require recapitalization.

Table 7: Recommended Work Overview

<table>
<thead>
<tr>
<th>Year Recommended</th>
<th>Work Package - Deferred Maintenance</th>
<th>Inventory Recap - Forecasted Work</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$335,406</td>
<td>$7,080</td>
<td>$342,486</td>
</tr>
<tr>
<td>2022</td>
<td>$577,341</td>
<td>$0</td>
<td>$577,341</td>
</tr>
<tr>
<td>2023</td>
<td>$526,234</td>
<td>$0</td>
<td>$526,234</td>
</tr>
<tr>
<td>2024</td>
<td>$204,050</td>
<td>$16,309</td>
<td>$220,359</td>
</tr>
<tr>
<td>2025</td>
<td>$316,110</td>
<td>$2,172</td>
<td>$318,282</td>
</tr>
<tr>
<td>2026</td>
<td>$0</td>
<td>$33,757</td>
<td>$33,757</td>
</tr>
<tr>
<td>2027</td>
<td>$0</td>
<td>$121,231</td>
<td>$121,231</td>
</tr>
<tr>
<td>2028</td>
<td>$0</td>
<td>$30,402</td>
<td>$30,402</td>
</tr>
<tr>
<td>2029</td>
<td>$0</td>
<td>$439,976</td>
<td>$439,976</td>
</tr>
<tr>
<td>2030</td>
<td>$0</td>
<td>$569,688</td>
<td>$569,688</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$1,959,141</td>
<td>$1,220,615</td>
<td>$3,179,756</td>
</tr>
</tbody>
</table>
SECTION 4: VALUATION

There are two different indicators predominately used by industry to estimate Replacement Value. The Detailed Replacement Value (DRV) is the sum of the replacement of all inventory items that are identified to comprise an asset. The Plant Replacement Value (PRV) represents the estimated cost to replace facilities assets using current construction costs and building standards and codes. It is typically calculated as a function of the current unit construction cost (e.g. dollars per area) for various types of facilities, multiplied by the total number of units of each type of facility. The PRV has been used to estimate the replacement value in this report.

SECTION 5: LIFE EXPECTANCY

The age of facilities is a key indicator of requirements for maintenance, repair, recapitalization, or replacement. As facilities age, their various components and systems experience increased wear and tear and begin to break down. The rate and onset of breakdown generally increases if preventative maintenance is not regularly performed. The result is that the operating reliability decreases. For this analysis, asset age was determined on-site from either discussions with the facility management staff, construction drawings, and/or estimated based upon professional opinion and records collected. Age was then used to estimate remaining service life based upon industry standard estimated service lives.

SECTION 6: MAINTENANCE ACTION PLAN

The evaluations made by each assessor for any Work Item are compiled by PARAGON algorithms and weighted numerical factors are automatically applied based on the Work Item’s inherent risk to Mission, Safety, Environment, or Quality of Life. The result of the process is an assignment of a Work Item score to each Work Item. These scores are a measure of the relative importance of each particular Work Item. Refer to the matrices in Figure 1 for how the Work Item score is determined.

The Work Item scores are used as a metric to develop a Maintenance Action Plan for backlogged Work Items based on budget and priority, as well as accounting for the mission of the facility. Refer to Appendix A for the Maintenance Action Plan.
### Figure 1: Work Item Scoring Matrices

**MISSION Matrix For Classifying Deficiencies**

**Facility Operations Impact**

**Examples (Category I Failure Probability A):**
1. Roof severely damaged and leaking over 50% of its surface
2. Electrical Main distribution panel with overloaded circuits, major violations of the National Electrical Code and infra-red survey and load readings project an overtaxed and overheating condition

**Examples (Category II Failure Probability A):**
1. Roof is leaking on one section less than 50% of its total area
2. One of three packaged Glycol HVAC systems used for equipment cooling is inoperative

**Examples (Category III Failure Probability A):**
1. One of several circulating pumps used for equipment cooling chilled water distribution system has failed

### Deficiency Severity

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Deferrable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category I - Catastrophic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Critical</td>
</tr>
<tr>
<td>The deficiency will result in the loss of 50% or more of the facility operations</td>
<td>I</td>
<td>9</td>
<td>9</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Category II - Critical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The deficiency will result in a partial loss of facility operations (50%)</td>
<td>II</td>
<td>9</td>
<td>7</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Category III - Marginal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will cause continued deterioration and property damage</td>
<td>III</td>
<td>7</td>
<td>5</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Category IV - Negligible</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Probably will not affect any mission aspect, but is nevertheless, in violation of a BOCA, NEC, or other National Standards</td>
<td>IV</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

### SAFETY Matrix for Classifying Deficiencies

**Hazard Severity**

**Examples (Category I Failure Probability A):**
1. The fire protection sprinkler heads are painted over throughout the facility
2. The fire escape is severely rusted and deteriorated depicting loss of structural integrity and metal fatigue

**Examples (Category II Failure Probability A):**
1. The stair treads servicing a facility are damaged or loose presenting the possibility of a trip hazard
2. The vent stack servicing a boiler is improperly sealed or vented, presenting the possibility of carbon monoxide build-up within a facility

**Examples (Category III Failure Probability A):**
1. The floor covering in a workspace or BEQ is deteriorated, torn or loose and buckled presenting the possibility of a trip hazard

### Deficiency Severity

<table>
<thead>
<tr>
<th></th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Deferrable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category I - Catastrophic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Critical</td>
</tr>
<tr>
<td>The hazard or deficiency may cause death or loss of facility</td>
<td>I</td>
<td>10</td>
<td>10</td>
<td>8</td>
<td>6</td>
</tr>
<tr>
<td>Category II - Critical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The deficiency may cause minor injury, severe occupational illness, or major property damage</td>
<td>II</td>
<td>10</td>
<td>8</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>Category III - Marginal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>May cause minor injury, minor occupational illness, or minor property damage</td>
<td>III</td>
<td>8</td>
<td>6</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Category IV - Negligible</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Probably will not affect personal safety or health, but is nevertheless, in violation of building codes and/or Command goals</td>
<td>IV</td>
<td>6</td>
<td>4</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>
### ENVIRONMENTAL Matrix for Classifying Deficiencies

**Environmental Impact**

**Examples (Category I Failure Probability A):**
1. Deteriorated sprayed-on Asbestos inside a facility.
2. Deteriorating Chlorine gas cylinder/systems servicing a swimming pool or refrigeration plant.
3. Surface fuel spill greater than 25 gallons.

**Examples (Category II Failure Probability B):**
1. Peeling interior lead paint.
2. Frangible asbestos.
3. Fuel spill less than 25 gallons.

**Examples (Category III Failure Probability C):**
1. Leaking drain, waste, and vent piping system.
2. Improperly vented sewage return.

<table>
<thead>
<tr>
<th>Deficiency Severity</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Deferrable</th>
</tr>
</thead>
</table>
| **Category I: Catastrophic**
  - The deficiency will cause immediate toxic pollution or result in a violation of statutory or regulatory requirements. | 9.5 | 9.5 | 5.5 | 3.5 | Critical |
| **Category II: Critical**
  - The deficiency may cause major property damage or result in severe local environmental degradation. | 9.5 | 7.5 | 5.5 | 3.5 | Critical |
| **Category III: Marginal**
  - May cause minor property damage and result in minor local environmental degradation. | 7.5 | 5.5 | 3.5 | 1.5 | Deferrable |
| **Category IV: Negligible**
  - Probably would not affect any environmental aspect, but is nevertheless, in violation of building codes and/or Command goals. | 5.5 | 3.5 | 1.5 | 1.5 | Deferrable |

### QUALITY OF LIFE Matrix For Classifying Deficiencies

**Quality of Life Impact**

**Examples (Category I Failure Probability A):**
1. The HVAC system servicing a facility in KIC 15/16 has failed, or the condition of the equipment is in such deteriorated state that the failure is predicted within 12 months.

**Examples (Category II Failure Probability B):**
1. The steam piping system servicing a mess hall is deteriorated and leaking resulting in the loss of operation of the steam cooking facilities.
2. Deteriorated windows and exterior surfaces are damaged to the extent that moisture infiltration into interior spaces is causing mildew, peeling paint, etc., in several areas of BQ or workplace.

**Examples (Category III Failure Probability C):**
1. An HVAC fan coil unit servicing a single room in a BQ is inoperative.

<table>
<thead>
<tr>
<th>Deficiency Severity</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Deferrable</th>
</tr>
</thead>
</table>
| **Category I: Catastrophic**
  - The deficiency will result in the loss of facility operations and/or result in severe degradation of habitability of housing or other personnel support facilities. | 8.5 | 8.5 | 4.5 | 2.5 | Critical |
| **Category II: Critical**
  - The deficiency will result in partial loss of the facility or in significant degradation of habitability of housing or other personnel support facilities. Additionally, the deficiency represents a severe degradation of habitability of the workspace. | 8.5 | 6.5 | 4.5 | 2.5 | Critical |
| **Category III: Marginal**
  - Will cause continued deterioration and property damage or results in minor degradation of habitability. | 6.5 | 4.5 | 2.5 | 1.5 | Deferrable |
| **Category IV: Negligible**
  - Appearance Only: Does not adversely affect habitability of living/working spaces. | 4.5 | 2.5 | 1.5 | 1.5 | Deferrable |
SECTION 7: EXPECTED FACILITY MAINTENANCE AND RECAPITALIZATION

Facility maintenance for infrastructure items was forecasted over a 10-year period. The maintenance costs are generally a function of the Replacement Value (RV) of an inventory item. Annual maintenance costs are escalated each year to account for increasing value (RV) of the assets. These annual maintenance costs are summed to arrive at a total estimated maintenance cost for the 10-year analysis period at which time all of the recorded Work Items will have been corrected.

For out-year forecasting, as the age of an inventory item approaches the end of its Estimated Service Life (ESL), PARAGON asset management software assumes the inventory item will be renewed, which means being replaced in kind. The sum of the renewal costs, based upon inventory items reaching the end of their service life, is the recapitalization cost. The cost associated with this renewal is the RV of the inventory item at that time. This assumes full recapitalization of an inventory item at the estimated end of useful life for planning purposes. Refer to Appendix E: Forecasted Work – Recapitalization and Appendix F: Estimated Maintenance for a detailed breakdown of Forecasted Work – Recapitalization and Maintenance by building.

SECTION 8: MAINTENANCE AND RECAPITALIZATION PLAN

The total maintenance and recapitalization costs for the facility are a culmination of the respective costs forecasted for infrastructure assets and backlogged Work Items.

Refer to the tables and figures below for the overall 10-Year Maintenance and Recapitalization Plan for the various levels of assessment. Each plan comprises backlog projects (Work Packages – Deferred Maintenance), maintenance (Estimated Maintenance), and recapitalization (Forecasted Work – Recapitalization) costs over the defined timeframe.
Table 8: Overall Portfolio 10 Year Summary Maintenance and Recapitalization Plan

<table>
<thead>
<tr>
<th>Year</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work Packages - Deferred Maintenance</td>
<td>$335,406</td>
<td>$577,341</td>
<td>$526,234</td>
<td>$204,050</td>
<td>$316,110</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Forecasted Work - Recapitalization</td>
<td>$7,080</td>
<td>$0</td>
<td>$0</td>
<td>$16,309</td>
<td>$2,172</td>
<td>$33,757</td>
<td>$121,231</td>
<td>$30,402</td>
<td>$439,976</td>
<td>$569,688</td>
</tr>
<tr>
<td>Estimated Maintenance</td>
<td>$564,762</td>
<td>$581,706</td>
<td>$599,156</td>
<td>$617,131</td>
<td>$635,643</td>
<td>$654,713</td>
<td>$674,354</td>
<td>$694,588</td>
<td>$715,423</td>
<td>$736,886</td>
</tr>
<tr>
<td>PRV</td>
<td>$36,308,576</td>
<td>$37,034,748</td>
<td>$37,775,442</td>
<td>$38,530,951</td>
<td>$39,301,570</td>
<td>$40,087,602</td>
<td>$40,889,354</td>
<td>$41,707,141</td>
<td>$42,541,284</td>
<td>$43,392,109</td>
</tr>
<tr>
<td>FCI</td>
<td>0.054</td>
<td>0.044</td>
<td>0.028</td>
<td>0.014</td>
<td>0.008</td>
<td>0.001</td>
<td>0.003</td>
<td>0.001</td>
<td>0.010</td>
<td>0.013</td>
</tr>
<tr>
<td>Total</td>
<td>$907,248</td>
<td>$1,159,047</td>
<td>$1,125,390</td>
<td>$837,490</td>
<td>$953,925</td>
<td>$688,470</td>
<td>$795,585</td>
<td>$724,990</td>
<td>$1,155,399</td>
<td>$1,306,574</td>
</tr>
</tbody>
</table>

Total Forecasted Expenses

![Total Forecasted Expenses Graph](image-url)
**GLOSSARY**

**Facility Condition Index (FCI)**

FCI is calculated in paragon by dividing the total value of deficiencies by the Plant Replacement Value of the asset. The ratio measures the condition of the facility or equipment item at a specific time. The higher the ratio, the worse the condition (one a scale of 0 to 1). FCI color coding in paragon helps quickly identify conditions of assets.

**Burden Factors**

Burden Factors are used to calculate the soft costs associated with repair and replacement work as part of a construction activity. Burden Factors are used to calculate the Current Replacement Value (CRV) of inventoried components shown in the Inventory detail form. Based on the definition of CRV, no inflation has been applied to the total cost. Burden Factors are also applied against cost estimates generated for Work Items, which are ultimately compiled to generate cost estimates for Work Packages.

**Condition Index (CI)**

CI is a non-financial based condition metric that provides a condition metric that is based on the components observed condition. As this metric rolls up from the component level to the building level it is calculated as the cost weighted average of the direct condition rating and the replacement value.

**Direct Condition Rating (DCR)**

The Direct Condition Rating is applied to the component and is the condition rating assigned by the field assessment. The DCR rating is associated with a numeric factor that is multiplied against the Estimated Service Life (ESL) to arrive at a Remaining Service Life (RSL) value.

**Direct Replacement Value (DRV)**

The Detailed Replacement Value (DRV) is the sum of the replacement of all inventory items that are identified to comprise an asset.

**Impact Score**

The Impact Score is the relative importance (prioritization) given to a specific deficiency (Work item) based on the Severity Levels and Failure Probabilities that can be graphically displayed in a matrix. The numbers shown in each box in the matrix is the Impact score for that combination of selections.

**Plant Replacement Value (PRV)**

The Plant Replacement Value (PRV) represents the estimated cost to replace facilities assets using current construction costs and building standards and codes. The PRV is calculated per Unified Facilities Criteria (UFC) Guidance as follows:

\[ PRV = Q \times RUC \times ACF \times HF \times PD \times SIOH \times CF \]
Where:

PRV is plant replacement value

Q is facility quantity, in the same unit of measure as the RUC

RUC is replacement unit cost found in the UFC

ACF is area cost factor found in Table 4 of the UFC, to account for geographical differences in the costs of labor, materials and equipment

HF is an adjustment of 1.05 to account for increased costs for replacement of historical facilities or for construction in a historic district. If the facility does not qualify as “historical, this factor is 1”.

PD is a factor to account for the planning and design of a facility; the current value of this factor is 1.09 for all but medical facilities, and 1.13 for medical facilities.

SIOH is the factor to account for the supervision, inspection, and overhead activities associated with the management of a construction project. The current value of the factor is 1.057 for facilities in the (CONUS), and 1.065 (USACE) or 1.062 (NAVFAC) for facilities in the (OCONUS).

CF is a factor of 1.05 to account for construction contingencies

**Raw / Direct Cost**

The cost to resolve a deficiency or a work package without markup (in $USD per RS Means).

**RS Means**

North America’s leading supplier of construction cost information.

**UNIFORMAT II**

A format for classifying building elements that is common to most buildings. UNIFORMAT II ensures consistency in the economic evaluation of building projects over time and from project to project.

**Work Package**

A number of deficiencies (work items) grouped in a logical way (example groupings may be by trade, work to be performed on the same level, etc.).
This page intentionally left blank
APPENDIX A: CONDITION ASSESSMENT ANALYSIS
<table>
<thead>
<tr>
<th>Hierarchy</th>
<th>Asset Name</th>
<th>Replacement Value</th>
<th>Current Backlog Impacting FCI</th>
<th>FCI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>Albemarle Charlottesville Regional Jail</td>
<td>$36,308,576</td>
<td>$1,723,728</td>
<td>0.0475</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>Land - Albemarle Charlottesville Regional Jail</td>
<td>$1,154,674</td>
<td>$76,712</td>
<td>0.0664</td>
</tr>
</tbody>
</table>
APPENDIX B: MAINTENANCE ACTION PLAN
<table>
<thead>
<tr>
<th>Asset Name</th>
<th>Recommended Year</th>
<th>Work Package Name</th>
<th>Building Component</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2021</td>
<td>Upgrade Electrical Panels</td>
<td>Electrical</td>
<td>$255,223</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2021</td>
<td>Replace Roof Top Unit</td>
<td>HVAC</td>
<td>$80,182</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2022</td>
<td>HVAC Replacement</td>
<td>HVAC</td>
<td>$577,341</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2023</td>
<td>HVAC Replacement 2</td>
<td>HVAC</td>
<td>$526,234</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2024</td>
<td>Reseal Windows</td>
<td>Exterior Enclosure</td>
<td>$48,404</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2024</td>
<td>Life Safety-Test Carbon Monoxide Sensors</td>
<td>Fire Protection</td>
<td>$2,194</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2024</td>
<td>Replace Elevator</td>
<td>Conveying</td>
<td>$107,388</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2024</td>
<td>Plumbing Repairs</td>
<td>Plumbing</td>
<td>$46,064</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Repair Rigid Insulation</td>
<td>Roofing</td>
<td>$15,674</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Replace Interior Fixtures</td>
<td>Electrical</td>
<td>$42,807</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Replace Interior Finishes</td>
<td>Interior Finishes</td>
<td>$127,851</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Replace Flooring</td>
<td>Interior Finishes</td>
<td>$32,594</td>
</tr>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Repair Cabinets</td>
<td>Interior Construction</td>
<td>$9,948</td>
</tr>
<tr>
<td>Land - Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Repair Security Gate</td>
<td>Site Improvements</td>
<td>$14,212</td>
</tr>
<tr>
<td>Land - Albemarle Charlottesville Regional Jail</td>
<td>2025</td>
<td>Replace Exterior Light Fixtures</td>
<td>Site Electrical Utilities</td>
<td>$73,025</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$1,959,141</strong></td>
</tr>
</tbody>
</table>
APPENDIX C: ASSET SUMMARY REPORTS
**Asset Summary and History Report**

**Albemarle Charlottesville Regional Jail**

1 - Land - Albemarle Charlottesville Regional Jail

---

**FAC Code and Description**

<table>
<thead>
<tr>
<th>FAC Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9110</td>
<td>Government Owned land</td>
</tr>
</tbody>
</table>

**Year Built**

<table>
<thead>
<tr>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>1974</td>
</tr>
</tbody>
</table>

**Asset Size/UOM**

<table>
<thead>
<tr>
<th>Asset Size/UOM</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

**Floors Above Grade**

<table>
<thead>
<tr>
<th>Floors Above Grade</th>
<th>Floors Below Grade</th>
<th>Plant Replacement Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Detail Replacement Value**

<table>
<thead>
<tr>
<th>Detail Replacement Value</th>
<th>$1,154,674</th>
</tr>
</thead>
</table>

**FCI**

| FCI | 0.0664 | Good | FCI (100-1) | 93ACI Priority | 1-Low |

**Active Work Items**

<table>
<thead>
<tr>
<th>Active Work Items</th>
<th>Work Item Costs (incl. burden)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>$76,712</td>
</tr>
</tbody>
</table>

**Geo Adj Region**

<table>
<thead>
<tr>
<th>Geo Adj Region</th>
<th>Regional Cost Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlottesville</td>
<td>1.02</td>
</tr>
</tbody>
</table>

---

**Location**

<table>
<thead>
<tr>
<th>Name</th>
<th>Title/Role</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeff Brill</td>
<td>Business Manager</td>
<td>Albemarle Charlottesville Regional Jail</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Title/Role</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>William Thomas</td>
<td>POC</td>
<td>Albemarle Charlottesville Regional Jail</td>
</tr>
</tbody>
</table>

---

**Asset Summary**

The land is served by local utilities for natural gas, electricity, water and sewer. The land has been improved with the following: asphalt driveways and parking in fair condition, concrete sidewalks in fair condition, concrete curb and gutter in fair condition, storm water system in fair condition, site lighting in fair condition, security fencing on good to fair condition.

---

**Asset History**

The land for the Albemarle-Charlottesville Regional Jail was developed as a result of the City of Charlottesville and the County of Albemarle deciding to build a new regional jail for housing local prisoners and closing the doors of their outdated jails. The staff from the city and county jails were combined and the name given to the facility was the Albemarle-Charlottesville Joint Security Complex. The name was later changed to the Albemarle-Charlottesville Regional Jail in 1996.

---

**Additional Photos**
### FAC Code and Description
- **FAC Code**: 7312
- **Description**: Prison/Confinement Facility

### Year Built
- **Year**: 1978
- **Asset Size/UOM**: 123578 Square Feet

### Floors Above Grade
- **Floors Above Grade**: 3
- **Floors Below Grade**: 0

### Plant Replacement Value
- **Value**: $36,308,576

### Detail Replacement Value
- **Value**: $37,909,814

### FCI (100-1)
- **FCI**: 0.0475
- **Condition**: Good, Severe

### ACI Priority
- **Priority**: 3 - Relevant

### Active Work Items
- **Count**: 43
- **Costs (incl. burden)**: $1,723,728

### Geo Adj Region
- **Region**: Charlottesville

### Management
- **Name**: William Thomas
- **Title/Role**: POC

<table>
<thead>
<tr>
<th>Location</th>
<th>Name</th>
<th>Title/Role</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>160 Peregory Lane, Charlottesville, VA 22906</td>
<td>Jeff Brill</td>
<td>Business Manager</td>
<td>Albemarle Charlottesville Regional Jail</td>
</tr>
</tbody>
</table>

**Asset Summary**

ACRJ is comprised of one Facility which is located at 160 Peregory Lane, Charlottesville, VA 22902. The original jail facility was built in 1974; renovations and an addition to the original jail was accomplished in 1988, including ground floor housing and Eastside Recreation expansion and; in 1998 another addition including further housing units, Medical and Intake expansion was included in the current 123,578 square feet of the current facility. Approximately 5,000 inmates are processed through the Facility each year. The facilities are aging, in need of more frequent repairs and, upgrades are becoming necessary.

**Asset History**

Construction of this building commenced in 1974, occupation in 1978. The first expansion of the building, in 1990, included the addition of the Eastside Gym, Offices, Classroom, 700 Cellblock, and 800 Cellblock. The 1990 expansion also included the transformation of two multipurpose rooms into Cellblocks GK and GL. The 1998-2001 expansion included the addition of the Intake/Sallyport, Medical, Work Release Offices, Housing Unit 1, Housing Unit 2, Housing Unit 3, Office Space, and the Laundry. Renovations that took place during the 1998-2001 expansion included the Kitchen, Finance Department, and the Eastside Classroom; also, converting some cellblocks into the Work Release Block, and adding FCU to provide air conditioning to all of the previously existing cellblocks.

**Additional Photos**

---
APPENDIX D: ASSET NARRATIVES
## Albemarle Charlottesville Regional Jail

### 1 - Land - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>G20 SITE IMPROVEMENTS</td>
<td>G20_1 OTHER SITE IMPROVEMENTS</td>
</tr>
<tr>
<td>The property has security fencing with man gates and sliding driveway gates that are in fair condition.</td>
<td></td>
</tr>
<tr>
<td>G20 SITE IMPROVEMENTS</td>
<td>G2010 ROADWAYS</td>
</tr>
<tr>
<td>The property has asphalt driveways that are in good to fair condition.</td>
<td></td>
</tr>
<tr>
<td>G20 SITE IMPROVEMENTS</td>
<td>G2020 PARKING LOTS</td>
</tr>
<tr>
<td>The property has asphalt parking areas that are in fair condition.</td>
<td></td>
</tr>
<tr>
<td>G20 SITE IMPROVEMENTS</td>
<td>G2030 PEDESTRIAN PAVING</td>
</tr>
<tr>
<td>The property has concrete sidewalks in good condition.</td>
<td></td>
</tr>
<tr>
<td>G30 SITE MECHANICAL UTILITIES</td>
<td>G3010 WATER SUPPLY</td>
</tr>
<tr>
<td>The property has local utility provided water connection.</td>
<td></td>
</tr>
<tr>
<td>G30 SITE MECHANICAL UTILITIES</td>
<td>G3020 SANITARY SEWER</td>
</tr>
<tr>
<td>The property has local utility provided sewer connection. The property has a sewer lift station.</td>
<td></td>
</tr>
<tr>
<td>G30 SITE MECHANICAL UTILITIES</td>
<td>G3030 STORM SEWER</td>
</tr>
<tr>
<td>The property has a storm water system that is in good to fair condition.</td>
<td></td>
</tr>
<tr>
<td>G40 SITE ELECTRICAL UTILITIES</td>
<td>G4010 ELECTRICAL DISTRIBUTION</td>
</tr>
<tr>
<td>The property is served by local electrical utility with overhead lines that are transferred to underground in the northeast corner of the property.</td>
<td></td>
</tr>
<tr>
<td>G40 SITE ELECTRICAL UTILITIES</td>
<td>G4020 SITE LIGHTING</td>
</tr>
<tr>
<td>The property has site lighting that is in fair condition.</td>
<td></td>
</tr>
<tr>
<td>A10 FOUNDATIONS</td>
<td>A1010 STANDARD FOUNDATIONS</td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>This facility's foundation is a combination of deep foundations and slab on grade, which are in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A20 BASEMENT CONSTRUCTION</th>
<th>A2020 BASEMENT WALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's basement walls are cast in place concrete, which are in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B10 SUPERSTRUCTURE</th>
<th>B1010 FLOOR CONSTRUCTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's superstructure is combination of steel and concrete columns with concrete floors on metal pan, which are in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B20 EXTERIOR ENCLOSURE</th>
<th>B2010 EXTERIOR WALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's exterior walls are a combination of load bearing cast in place concrete, CMU with brick, EIFS veneer, which are in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B20 EXTERIOR ENCLOSURE</th>
<th>B2020 EXTERIOR WINDOWS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's exterior windows are steel fixed, which are in fair condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B20 EXTERIOR ENCLOSURE</th>
<th>B2030 EXTERIOR DOORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's exterior doors are steel, which are in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B30 ROOFING</th>
<th>B3010 ROOF COVERINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's roof is covered by rigid insulation and a membrane single-ply roof. The roof is in generally good to fair condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C10 INTERIOR CONSTRUCTION</th>
<th>C1010 PARTITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's partitions are a combination of CMU, metal stud with gypsum wallboard, which are in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C10 INTERIOR CONSTRUCTION</th>
<th>C1020 INTERIOR DOORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's interior doors are a combination of wood and steel doors, which are in good to fair condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C20 STAIRS</th>
<th>C2010 STAIR CONSTRUCTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's stairs are steel, which are in good to fair condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C30 INTERIOR FINISHES</th>
<th>C3010 WALL FINISHES</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's wall finishes are a combination of paint, epoxy, ceramic tile, which are in fair to good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C30 INTERIOR FINISHES</th>
<th>C3020 FLOOR FINISHES</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's floor finishes are a combination of vinyl tile, sheet vinyl, rubber, carpeting, painted concrete, epoxy, which are in good to fair condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C30 INTERIOR FINISHES</th>
<th>C3030 CEILING FINISHES</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's ceiling finishes are a combination of painted, acoustic tile, epoxy, which are in good to fair condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D10 CONVEYING</th>
<th>D1010 ELEVATORS &amp; LIFTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility has hydraulic passenger elevators in good to poor condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D20 PLUMBING</th>
<th>D2010 PLUMBING FIXTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility's plumbing fixtures are a combination of ceramic and stainless steel, which are in good to poor condition.</td>
<td></td>
</tr>
</tbody>
</table>
## Albemarle Charlottesville Regional Jail

### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>D20 PLUMBING</strong></td>
<td>D2020 DOMESTIC WATER DISTRIBUTION</td>
</tr>
<tr>
<td><strong>D20 PLUMBING</strong></td>
<td>D2030 SANITARY WASTE</td>
</tr>
<tr>
<td><strong>D20 PLUMBING</strong></td>
<td>D2040 RAIN WATER DRAINAGE</td>
</tr>
<tr>
<td><strong>D30 HVAC</strong></td>
<td>D3020 HEAT GENERATING SYSTEMS</td>
</tr>
<tr>
<td><strong>D30 HVAC</strong></td>
<td>D3030 COOLING GENERATING SYSTEMS</td>
</tr>
<tr>
<td><strong>D30 HVAC</strong></td>
<td>D3040 DISTRIBUTION SYSTEMS</td>
</tr>
<tr>
<td><strong>D30 HVAC</strong></td>
<td>D3050 TERMINAL &amp; PACKAGE UNITS</td>
</tr>
<tr>
<td><strong>D30 HVAC</strong></td>
<td>D3060 CONTROLS &amp; INSTRUMENTATION</td>
</tr>
<tr>
<td><strong>D40 FIRE PROTECTION</strong></td>
<td>D40_2 LIFE SAFETY</td>
</tr>
<tr>
<td><strong>D40 FIRE PROTECTION</strong></td>
<td>D4010 SPRINKLERS</td>
</tr>
<tr>
<td><strong>D40 FIRE PROTECTION</strong></td>
<td>D4020 STANDPIPE SYSTEMS</td>
</tr>
<tr>
<td><strong>D50 ELECTRICAL</strong></td>
<td>D50_2 EMERGENCY LIGHTING / POWER</td>
</tr>
<tr>
<td><strong>D50 ELECTRICAL</strong></td>
<td>D5010 ELECTRICAL SERVICE &amp; DISTRIBUTION</td>
</tr>
<tr>
<td><strong>D50 ELECTRICAL</strong></td>
<td>D5020 LIGHTING &amp; BRANCH WIRING</td>
</tr>
</tbody>
</table>
### Narrative Descriptions

#### Albemarle Charlottesville Regional Jail

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>D50 ELECTRICAL</th>
<th>D5030 COMMUNICATIONS &amp; SECURITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>The facility has a security system with monitors and cameras. The system is in good condition.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D50 ELECTRICAL</th>
<th>D5090 OTHER ELECTRICAL SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td>This facility has a lightning protection system which is in good condition.</td>
<td></td>
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</tbody>
</table>
APPENDIX E: FORECASTED WORK - RECAPITALIZATION
# Renewal Cost Forecast

<table>
<thead>
<tr>
<th>Asset Name</th>
<th>2021</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>$7,080</td>
<td>$16,309</td>
<td>$2,172</td>
<td>$33,757</td>
<td>$121,231</td>
<td>$30,402</td>
<td>$414,048</td>
<td>$569,688</td>
<td>$1,194,687</td>
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<tr>
<td>Electrical</td>
<td>$7,080</td>
<td>$140,017</td>
<td>$147,097</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lighting, CFL</td>
<td>$7,080</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lighting, FL - 2 Lamp T12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Interior Exit Lighting</td>
<td>$6,837</td>
<td>$101,442</td>
<td>$101,442</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lighting, High Intensity - High Pressure Sodium</td>
<td>$9,607</td>
<td>$9,607</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Lugs, 277/480 V, 600 amp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Lighting - Metal halide, wall pack, &gt; 250 W</td>
<td>$7,048</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$380,285 $380,285</td>
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<tr>
<td>Kitchen Exhaust/Make-Up Air - 5,000 CFM</td>
<td></td>
<td></td>
<td></td>
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<td>HVAC</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$104,933 $104,933</td>
</tr>
<tr>
<td>Central Station - 10,000 CFM, VAV</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$136,215 $136,215</td>
</tr>
<tr>
<td>Two Pipe Fan Coil Units - 1 ton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$60,437 $60,437</td>
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<td>Interior Construction</td>
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<td></td>
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<td></td>
<td>$148,870 $148,870</td>
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<tr>
<td>Aluminum Balcony Rail</td>
<td>$16,983</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$16,983 $16,983</td>
</tr>
<tr>
<td>Security Gate (4'0&quot; X 8'0&quot;)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$122,404 $122,404</td>
</tr>
<tr>
<td>Toilet Partition, Wall Hung Plastic Laminate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$9,483 $9,483</td>
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<tr>
<td>Interior Finishes</td>
<td>$16,309</td>
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<td>$33,757</td>
<td>$116,803</td>
<td>$274,031</td>
<td>$443,072</td>
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<td></td>
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<tr>
<td>Commercial Grade Carpeting, 35oz Nylon</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$16,309 $16,309</td>
</tr>
<tr>
<td>Epoxy Floor Coating on Concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$6,450 $6,450</td>
</tr>
<tr>
<td>Paint Finish on Concrete Floor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$16,688 $16,688</td>
</tr>
<tr>
<td>Paint to Walls, 2 Coats Using Roller</td>
<td></td>
<td>$51,455</td>
<td>$83,268</td>
<td>$134,723</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vinyl Tile 1/8&quot; X 12&quot; X 12&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$106,354</td>
<td>$106,354</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood Paneling Sheet Wall Covering</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$6,688 $6,688</td>
</tr>
<tr>
<td>Paint Exposed Steel Joists &amp; Roof Deck</td>
<td></td>
<td>$65,348</td>
<td>$59,454</td>
<td>$124,802</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Epoxy Wall Coating</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$18,267</td>
<td></td>
<td>$18,267 $18,267</td>
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<tr>
<td>Plumbing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,428</td>
<td>$30,402</td>
<td>$75,363</td>
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<tr>
<td>Water Booster Pump, 20HP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$40,533</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Booster Pump, 15HP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$30,402</td>
<td></td>
<td>$30,402</td>
</tr>
<tr>
<td>Water Booster Pump, 15HP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,428 $4,428</td>
</tr>
<tr>
<td>Land - Albemarle Charlottesville Regional Jail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$25,928 $25,928</td>
</tr>
<tr>
<td>Interior Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$25,928</td>
<td></td>
<td>$25,928 $25,928</td>
</tr>
<tr>
<td>Security Gate (4'0&quot; X 8'0&quot;)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$25,928 $25,928</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$7,080</td>
<td>$16,309</td>
<td>$2,172</td>
<td>$33,757</td>
<td>$121,231</td>
<td>$30,402</td>
<td>$439,976</td>
<td>$569,688</td>
<td>$1,220,615</td>
</tr>
</tbody>
</table>
APPENDIX F: ESTIMATED MAINTENANCE
<table>
<thead>
<tr>
<th>Asset Name</th>
<th>Year 2021</th>
<th>Year 2022</th>
<th>Year 2023</th>
<th>Year 2024</th>
<th>Year 2025</th>
<th>Year 2026</th>
<th>Year 2027</th>
<th>Year 2028</th>
<th>Year 2029</th>
<th>Year 2030</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albemarle Charlottesville Regional Jail</td>
<td>$349,939</td>
<td>$357,231</td>
<td>$364,225</td>
<td>$370,714</td>
<td>$376,788</td>
<td>$382,432</td>
<td>$387,690</td>
<td>$392,521</td>
<td>$396,946</td>
<td>$400,970</td>
<td>$2,120,713</td>
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<tr>
<td>Conveying</td>
<td>$18,034</td>
<td>$18,575</td>
<td>$19,132</td>
<td>$19,706</td>
<td>$20,297</td>
<td>$20,906</td>
<td>$21,534</td>
<td>$22,180</td>
<td>$22,845</td>
<td>$23,530</td>
<td>$206,739</td>
</tr>
<tr>
<td>Electrical</td>
<td>$70,650</td>
<td>$71,769</td>
<td>$74,952</td>
<td>$77,201</td>
<td>$79,517</td>
<td>$81,902</td>
<td>$84,360</td>
<td>$86,890</td>
<td>$89,497</td>
<td>$92,182</td>
<td>$809,920</td>
</tr>
<tr>
<td>Exterior Enclosure</td>
<td>$176,496</td>
<td>$181,791</td>
<td>$187,245</td>
<td>$192,862</td>
<td>$198,648</td>
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<td>$210,745</td>
<td>$217,068</td>
<td>$223,580</td>
<td>$230,287</td>
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<tr>
<td>HVAC</td>
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<td>$108,498</td>
<td>$111,753</td>
<td>$115,105</td>
<td>$118,558</td>
<td>$122,115</td>
<td>$125,778</td>
<td>$129,552</td>
<td>$133,438</td>
<td>$137,442</td>
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<td>Interior Construction</td>
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<td>$57,145</td>
<td>$58,859</td>
<td>$60,625</td>
<td>$62,444</td>
<td>$64,317</td>
<td>$66,246</td>
<td>$68,234</td>
<td>$70,281</td>
<td>$72,389</td>
<td>$636,020</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$74,368</td>
<td>$76,599</td>
<td>$78,897</td>
<td>$81,263</td>
<td>$83,701</td>
<td>$86,212</td>
<td>$88,799</td>
<td>$91,463</td>
<td>$94,207</td>
<td>$97,033</td>
<td>$852,542</td>
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<tr>
<td>Roofing</td>
<td>$6,961</td>
<td>$7,170</td>
<td>$7,385</td>
<td>$7,606</td>
<td>$7,834</td>
<td>$8,069</td>
<td>$8,311</td>
<td>$8,561</td>
<td>$8,818</td>
<td>$9,082</td>
<td>$79,797</td>
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<td>Fire Protection</td>
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<td>$33,979</td>
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<td>$37,130</td>
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<td>$39,391</td>
<td>$40,573</td>
<td>$41,790</td>
<td>$43,044</td>
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<tr>
<td>Land - Albemarle Charlottesville Regional Jail</td>
<td>$24,446</td>
<td>$25,180</td>
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<td>$26,714</td>
<td>$27,514</td>
<td>$28,341</td>
<td>$29,190</td>
<td>$30,067</td>
<td>$30,967</td>
<td>$31,897</td>
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<td>$230</td>
<td>$237</td>
<td>$244</td>
<td>$252</td>
<td>$259</td>
<td>$267</td>
<td>$2,346</td>
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<tr>
<td>Site Improvements</td>
<td>$18,016</td>
<td>$18,557</td>
<td>$19,113</td>
<td>$19,687</td>
<td>$20,277</td>
<td>$20,886</td>
<td>$21,512</td>
<td>$22,158</td>
<td>$22,822</td>
<td>$23,507</td>
<td>$206,535</td>
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<td>Site Civil/Mechanical Utilities</td>
<td>$2,594</td>
<td>$2,672</td>
<td>$2,752</td>
<td>$2,835</td>
<td>$2,920</td>
<td>$3,008</td>
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<td>$3,191</td>
<td>$3,286</td>
<td>$3,385</td>
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<td>$3,740</td>
<td>$3,852</td>
<td>$3,968</td>
<td>$4,087</td>
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<td>$4,466</td>
<td>$4,600</td>
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<td>$41,628</td>
</tr>
</tbody>
</table>
APPENDIX G: WORK PACKAGE REPORTS
### Work Package Detail

**Albemarle Charlottesville Regional Jail**

1 - Land - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>G20-97293</td>
<td>Repair Security Gate</td>
</tr>
</tbody>
</table>

**Primary Work Classification**: G20-Site Improvements

**Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements

**Work Execution Method**: Contractor

**Work Execution Status**: Active - Pre Work Reception Board

**Work Execution Status Date**: 06/01/2020

**Oldest Work Item Observed**: 2020

**Estimated ROI**: -1.7%

### Work Package Links

<table>
<thead>
<tr>
<th>Project ID</th>
<th>CMMS ID</th>
<th>Other ID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Average Priority Ratings

<table>
<thead>
<tr>
<th>Priority Rating</th>
<th>Impact Score</th>
<th>Risk Reduction Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.00</td>
<td>2.50</td>
<td>2.45</td>
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</tbody>
</table>

### Package Description

- 

### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost w/Burden (OY)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G204001003-105149</td>
<td>Repair Security Gate</td>
<td>2020</td>
<td>$7,811.00</td>
<td>$12,497.00</td>
<td>$12,497.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**

- $7,811.00
- $12,497.00
- $12,497.00
## Work Package Detail

### Albemarle Charlottesville Regional Jail

1 - Land - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
<th>Primary Work Classification</th>
<th>Budget Category/Account</th>
<th>Work Execution Method</th>
<th>Work Execution Status</th>
<th>Work Execution Status Date</th>
<th>Oldest Work Item Observed</th>
<th>Estimated ROI</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost (w/Burden)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G40-97294</td>
<td>Replace Exterior Light Fixtures</td>
<td>G40-Site Electrical Utilities</td>
<td>Sustainment-Deficiency Repairs/Replacements</td>
<td>Contractor</td>
<td>Active - Pre Work Reception Board</td>
<td>06/04/2020</td>
<td>2020</td>
<td>-0.7 %</td>
<td>$40,134.00</td>
<td>$64,214.00</td>
<td>$64,214.00</td>
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</table>

#### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost (w/Burden)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G402006032-105171</td>
<td>Replace Exterior Light Fixtures</td>
<td>2020</td>
<td>$40,134.00</td>
<td>$64,214.00</td>
<td>$64,214.00</td>
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</tbody>
</table>

**Total Work Package Cost**

<table>
<thead>
<tr>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$64,214.00</td>
</tr>
</tbody>
</table>

- **Risk Reduction Index**: 4.58
- **Impact Score**: 2.50
- **Priority Rating**: 4.00
- **Estimated ROI**: -0.7 %
Work Package Detail

Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail

Work Package Number: B20-97258

Work Package Title: Reseal Windows

Primary Work Classification: B20-Exterior Enclosure
Budget Category/Account: Sustainment-Deficiency Repairs/Replacements
Work Execution Method: Contractor
Work Execution Status: Active - Pre Work Reception Board
Work Execution Status Date: 05/18/2020
Oldest Work Item Observed: 2020
Estimated ROI: 0.6%

Package Description:

Work Items Included In Work Package:

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost (w/Burden (OY))</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B202001011-105071</td>
<td>Reseal Windows</td>
<td>2020</td>
<td>$27,135.00</td>
<td>$43,415.00</td>
<td>$43,415.00</td>
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Total Work Package Cost: $27,135.00

Work Package Links:
Project ID: -
CMMS ID: 
Other ID: 

Average Priority Ratings:
Priority Rating: 4.00
Impact Score: 2.50
Risk Reduction Index: 5.83

07/01/2020
## Work Package Detail

### Albemarle Charlottesville Regional Jail

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>B30-97265</td>
<td>Repair Rigid Insulation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary Work Classification</th>
<th>B30-Roofing</th>
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</thead>
<tbody>
<tr>
<td>Budget Category/Account</td>
<td>Sustainment-Deficiency Repairs/Replacements</td>
</tr>
<tr>
<td>Work Execution Method</td>
<td>Contractor</td>
</tr>
<tr>
<td>Work Execution Status</td>
<td>Active - Pre Work Reception Board</td>
</tr>
<tr>
<td>Work Execution Status Date</td>
<td>05/18/2020</td>
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</table>

#### Oldest Work Item Observed

#### Estimated ROI

2.8 %

#### Work Items Included In Work Package

<table>
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<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
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<th>Current Year Cost w/Burden &amp; Inflation</th>
</tr>
</thead>
<tbody>
<tr>
<td>B3010030001-105072</td>
<td>Repair Rigid Insulation</td>
<td>2020</td>
<td>$8,614.00</td>
<td>$13,782.00</td>
<td>$13,782.00</td>
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</table>

**Total Work Package Cost**

$8,614.00   $13,782.00   $13,782.00
### Work Package Detail

#### Albemarle Charlottesville Regional Jail

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
<th>Work Package Links</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-97264</td>
<td>Repair Cabinets</td>
<td></td>
</tr>
</tbody>
</table>

#### Primary Work Classification: C10-Interior Construction

- **Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements
- **Work Execution Method**: Contractor
- **Work Execution Status**: Active - Pre Work Reception Board
- **Work Execution Status Date**: 05/18/2020
- **Oldest Work Item Observed**: 2020
- **Estimated ROI**: 0.7%

#### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OEY)</th>
<th>Direct Cost (OEY)</th>
<th>Direct Cost w/Burden (OEY)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C103009001-105069</td>
<td>Repair Cabinets</td>
<td>2020</td>
<td>$5,468.00</td>
<td>$8,748.00</td>
<td>$8,748.00</td>
</tr>
</tbody>
</table>

- **Total Work Package Cost**: $8,748.00

#### Work Package Details

- **Total Work Package Cost**: $8,748.00

- **Estimated ROI**: 0.7%

- **Risk Reduction Index**: 4.69

- **Impact Score**: 2.50

- **Priority Rating**: 3.00

- **Project ID**: -

- **CMMS ID**: -

- **Other ID**: -

- **Direct Cost w/Burden (OEY)**: $8,748.00

- **Current Year Cost (w/Burden & Inflation)**: $8,748.00
**Work Package Detail**

**Albemarle Charlottesville Regional Jail**

2 - Albemarle Charlottesville Regional Jail

---

**Work Package Number**
C30-97263

**Work Package Title**
Replace Interior Finishes

**Primary Work Classification**
C30-Interior Finishes

**Budget Category/Account**
Sustainment-Deficiency Repairs/Replacements

**Work Execution Method**
Contractor

**Work Execution Status**
Active - Pre Work Reception Board

**Work Execution Status Date**
06/04/2020

**Oldest Work Item Observed**
2020

**Estimated ROI**
-0.7 %

**Package Description**

---

**Work Items Included In Work Package**

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OYE)</th>
<th>Direct Cost (OYE)</th>
<th>Direct Cost w/Burden (OYE)</th>
<th>Current Year Cost w/Burden &amp; Inflation</th>
</tr>
</thead>
<tbody>
<tr>
<td>C303004001-105066</td>
<td>Replace Acoustic Ceiling Tile</td>
<td>2020</td>
<td>$583.00</td>
<td>$932.00</td>
<td>$932.00</td>
</tr>
<tr>
<td>C302007001-105067</td>
<td>Refinish Concrete Floor</td>
<td>2020</td>
<td>$707.00</td>
<td>$1,132.00</td>
<td>$1,132.00</td>
</tr>
<tr>
<td>C302004001-105068</td>
<td>Replace Vinyl Tile</td>
<td>2020</td>
<td>$67,124.00</td>
<td>$107,399.00</td>
<td>$107,399.00</td>
</tr>
<tr>
<td>C302004002-105070</td>
<td>Replace Sheet Vinyl</td>
<td>2020</td>
<td>$1,852.00</td>
<td>$2,964.00</td>
<td>$2,964.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**

- Original Estimate Year (OYE): $70,266.00
- Direct Cost (OYE): $112,427.00
- Current Year Cost w/Burden & Inflation: $112,427.00
### Work Package Detail

**Albemarle Charlottesville Regional Jail**

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>C30-97296</td>
<td>Replace Flooring</td>
</tr>
</tbody>
</table>

**Primary Work Classification:** C30-Interior Finishes

**Budget Category/Account:** Sustainment-Deficiency Repairs/Replacements

**Work Execution Method:** Contractor

**Work Execution Status:** Active - Pre Work Reception Board

**Work Execution Status Date:** 06/04/2020

**Oldest Work Item Observed:** 2020

**Estimated ROI:** -0.6 %

**Average Priority Ratings**

- **Priority Rating:** 3.50
- **Impact Score:** 2.50
- **Risk Reduction Index:** 4.12

### Package Description

#### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost (w/Burden OY)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
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</thead>
<tbody>
<tr>
<td>C302005001-105172</td>
<td>Replace Carpet Flooring</td>
<td>2020</td>
<td>$3,253.00</td>
<td>$5,205.00</td>
<td>$5,205.00</td>
</tr>
<tr>
<td>C302007001-105173</td>
<td>Refinish Concrete Floor</td>
<td>2020</td>
<td>$14,660.00</td>
<td>$23,456.00</td>
<td>$23,456.00</td>
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</tbody>
</table>

**Total Work Package Cost:** $17,913.00 $28,661.00 $28,661.00
### Work Package Detail

**Albemarle Charlottesville Regional Jail**  
2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
<th>Work Package Links</th>
</tr>
</thead>
<tbody>
<tr>
<td>D10-97262</td>
<td>Replace Elevator</td>
<td></td>
</tr>
</tbody>
</table>

- **Primary Work Classification**: D10-Conveying
- **Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements
- **Work Execution Method**: Contractor
- **Work Execution Status**: Active - Pre Work Reception Board
- **Work Execution Status Date**: 06/04/2020
- **Oldest Work Item Observed**: 2020
- **Estimated ROI**: -0.2%
- **Project ID**:  
- **CMMS ID**:  
- **Other ID**:  
- **Average Priority Ratings**:  
  - **Priority Rating**: 3.00
  - **Impact Score**: 9.00
  - **Risk Reduction Index**: 5.83

### Package Description

**Work Items Included In Work Package**

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OEY)</th>
<th>Direct Cost (OEY)</th>
<th>Direct Cost w/Burden (OEY)</th>
<th>Current Year Cost w/Burden &amp; Inflation</th>
</tr>
</thead>
<tbody>
<tr>
<td>D101002002-105064</td>
<td>Elevator Replacement</td>
<td>2020</td>
<td>$60,200.00</td>
<td>$96,320.00</td>
<td>$96,320.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**:  
- **Direct Cost**: $60,200.00
- **Direct Cost w/Burden**: $96,320.00
- **Current Year Cost w/Burden & Inflation**: $96,320.00
### Work Package Detail

**Albemarle Charlottesville Regional Jail**  
**2 - Albemarle Charlottesville Regional Jail**

**Work Package Number**  
D20-97261

**Work Package Title**  
Plumbing Repairs

<table>
<thead>
<tr>
<th>Primary Work Classification</th>
<th>D20-Plumbing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Category/Account</td>
<td>Sustainment-Deficiency Repairs/Replacements</td>
</tr>
<tr>
<td>Work Execution Method</td>
<td>Contractor</td>
</tr>
<tr>
<td>Work Execution Status</td>
<td>Active - Pre Work Reception Board</td>
</tr>
<tr>
<td>Work Execution Status Date</td>
<td>06/04/2020</td>
</tr>
<tr>
<td>Oldest Work Item Observed</td>
<td>2020</td>
</tr>
<tr>
<td>Estimated ROI</td>
<td>-0.7 %</td>
</tr>
</tbody>
</table>

**Work Items Included In Work Package**

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OYE)</th>
<th>Direct Cost (OYE)</th>
<th>Direct Cost w/Burden (OYE)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D202001001-104905</td>
<td>Repair Copper Water Pipe</td>
<td>2020</td>
<td>$8,693.00</td>
<td>$13,908.00</td>
<td>$13,908.00</td>
</tr>
<tr>
<td>D202003003-104906</td>
<td>Replace Heat Exchanger Tank</td>
<td>2020</td>
<td>$17,130.00</td>
<td>$27,408.00</td>
<td>$27,408.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**  
$25,823.00  
$41,316.00  
$41,316.00
## Work Package Detail

**Albemarle Charlottesville Regional Jail**

### Work Package Summary

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
<th>Primary Work Classification</th>
<th>Budget Category/Account</th>
<th>Work Execution Method</th>
<th>Work Execution Status</th>
<th>Work Execution Status Date</th>
<th>Oldest Work Item Observed</th>
<th>Estimated ROI</th>
<th>Average Priority Ratings</th>
<th>Risk Reduction Index</th>
<th>Work Package Links</th>
</tr>
</thead>
<tbody>
<tr>
<td>D30-97259</td>
<td>HVAC Replacement</td>
<td>D30-HVAC</td>
<td>Sustainment-Deficiency Repairs/Replacements</td>
<td>Contractor</td>
<td>Active - Pre Work Reception Board</td>
<td>06/05/2020</td>
<td>2020</td>
<td>-0.5%</td>
<td>7.70</td>
<td>6.29</td>
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### Package Description

#### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OEY)</th>
<th>Direct Cost (OEY)</th>
<th>Direct Cost w/Burden (OEY)</th>
<th>Current Year Cost w/Burden &amp; Inflation (OEY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D306004001-104900</td>
<td>Replace Compressor</td>
<td>2020</td>
<td>$5,147.00</td>
<td>$8,235.00</td>
<td>$8,235.00</td>
</tr>
<tr>
<td>D304008008-104902</td>
<td>Replace HV-1</td>
<td>2020</td>
<td>$60,525.00</td>
<td>$96,840.00</td>
<td>$96,840.00</td>
</tr>
<tr>
<td>D306001001-104903</td>
<td>Replace HVAC Controls</td>
<td>2020</td>
<td>$147,060.00</td>
<td>$235,296.00</td>
<td>$235,296.00</td>
</tr>
<tr>
<td>D304008009-104904</td>
<td>Replace AHU-5</td>
<td>2020</td>
<td>$61,997.00</td>
<td>$99,195.00</td>
<td>$99,195.00</td>
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<tr>
<td>D304008009-104907</td>
<td>Replace AHU-1</td>
<td>2020</td>
<td>$61,997.00</td>
<td>$99,195.00</td>
<td>$99,195.00</td>
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</table>

**Total Work Package Cost**: $336,726.00

**

**Project ID**

**CMMS ID**

**Other ID**

**Priority Rating**: 4.40

**Impact Score**: 7.70

**Risk Reduction Index**: 6.29
### Work Package Detail

#### Albemarle Charlottesville Regional Jail

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
<th>Work Package Links</th>
</tr>
</thead>
<tbody>
<tr>
<td>D30-97297</td>
<td>Replace Roof Top Unit</td>
<td></td>
</tr>
</tbody>
</table>

#### Work Package Details

- **Primary Work Classification**: D30-HVAC
- **Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements
- **Work Execution Method**: Contractor
- **Work Execution Status**: Active - Pre Work Reception Board
- **Work Execution Status Date**: 06/04/2020
- **Oldest Work Item Observed**: 2020
- **Estimated ROI**: -0.5%

#### Average Priority Ratings

<table>
<thead>
<tr>
<th>Priority Rating</th>
<th>Impact Score</th>
<th>Risk Reduction Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.00</td>
<td>9.50</td>
<td>7.07</td>
</tr>
</tbody>
</table>

#### Package Description

- 

#### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost w/Burden (OY)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D303002009-105174</td>
<td>Replace Roof Top Unit</td>
<td>2020</td>
<td>$47,700.00</td>
<td>$76,320.00</td>
<td>$76,320.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**

- **$47,700.00**
- **$76,320.00**
- **$76,320.00**
# Work Package Detail

## Albemarle Charlottesville Regional Jail

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
<th>Work Package Links</th>
</tr>
</thead>
<tbody>
<tr>
<td>D30-97306</td>
<td>D30 - Deficiency Repairs/Replacements</td>
<td></td>
</tr>
</tbody>
</table>

**Primary Work Classification**: D30-HVAC  
**Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements  
**Work Execution Method**: Contractor  
**Work Execution Status**: Active - Pre Work Reception Board  
**Work Execution Status Date**: 06/22/2020  
**Oldest Work Item Observed**: 2020  
**Estimated ROI**: -0.4%  

**Package Description**

-  

**Work Items Included In Work Package**

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OEY)</th>
<th>Direct Cost (OEY) w/Burden (OEY)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D305003003-105255</td>
<td>Replace Fan Coils</td>
<td>2020</td>
<td>$38,852.00 $62,163.00</td>
<td>$62,163.00</td>
</tr>
<tr>
<td>D304008009-105256</td>
<td>Replace AHU-2</td>
<td>2020</td>
<td>$61,997.00 $99,195.00</td>
<td>$99,195.00</td>
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<tr>
<td>D304008009-105257</td>
<td>Replace AHU-3</td>
<td>2020</td>
<td>$61,997.00 $99,195.00</td>
<td>$99,195.00</td>
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<tr>
<td>D302002002-105258</td>
<td>Replace Boiler-1</td>
<td>2020</td>
<td>$46,018.00 $73,630.00</td>
<td>$73,630.00</td>
</tr>
<tr>
<td>D302002002-105259</td>
<td>Replace Boiler-2</td>
<td>2020</td>
<td>$46,018.00 $73,630.00</td>
<td>$73,630.00</td>
</tr>
<tr>
<td>D302002002-105260</td>
<td>Replace Boiler-3</td>
<td>2020</td>
<td>$46,018.00 $73,630.00</td>
<td>$73,630.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**: $300,900.00 $481,443.00 $481,443.00
Work Package Number | Work Package Title | Primary Work Classification | Budget Category/Account | Work Execution Method | Work Execution Status | Work Execution Status Date | Oldest Work Item Observed | Estimated ROI | Work Package Links | Average Priority Ratings |
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>D40-97260</td>
<td>Life Safety-Test Carbon Monoxide Sensors</td>
<td>D40-Fire Protection</td>
<td>Sustainment-Deficiency Repairs/Replacements</td>
<td>Contractor</td>
<td>Active - Pre Work Reception Board</td>
<td>05/18/2020</td>
<td>2020</td>
<td>-0.9 %</td>
<td>Project ID</td>
<td>CMMS ID</td>
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</table>

Package Description

Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost w/Burden (OY)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D4090010001-104901</td>
<td>Life Safety-Test Carbon Monoxide Sensors</td>
<td>2020</td>
<td>$1,230.00</td>
<td>$1,968.00</td>
<td>$1,968.00</td>
</tr>
</tbody>
</table>

Total Work Package Cost: $1,230.00 $1,968.00 $1,968.00
## Work Package Detail

**Albemarle Charlottesville Regional Jail**  
**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>D50-97257</td>
<td>Upgrade Electrical Panels</td>
</tr>
</tbody>
</table>

### Primary Work Classification
- D50-Electrical

### Budget Category/Account
- Sustainment-Deficiency Repairs/Replacements

### Work Execution Method
- Contractor

### Work Execution Status
- Active - Pre Work Reception Board

### Work Execution Status Date
- 06/04/2020

### Oldest Work Item Observed
- 2020

### Estimated ROI
- 2.5%

### Package Description

### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OY)</th>
<th>Direct Cost (OY)</th>
<th>Direct Cost w/Burden (OY)</th>
<th>Current Year Cost w/Burden &amp; Inflation (OY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D501003012-104890</td>
<td>Maintenance of Switchgear</td>
<td>2020</td>
<td>$1,633.00</td>
<td>$2,613.00</td>
<td>$2,613.00</td>
</tr>
<tr>
<td>D502001001-104891</td>
<td>Corroded Conduit</td>
<td>2020</td>
<td>$2,562.00</td>
<td>$4,099.00</td>
<td>$4,099.00</td>
</tr>
<tr>
<td>D502002013-105019</td>
<td>Replace light fixtures in Inmate exercise area</td>
<td>2020</td>
<td>$95,458.00</td>
<td>$152,733.00</td>
<td>$152,733.00</td>
</tr>
<tr>
<td>D501005005-105022</td>
<td>Life Safety- Panel 3X has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105023</td>
<td>Life Safety- Panel 2X has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105024</td>
<td>Life Safety- Panel X has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105025</td>
<td>Life Safety- Panel IX has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105026</td>
<td>Life Safety- Panel B has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105027</td>
<td>Life Safety- Panel A has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105028</td>
<td>Life Safety- Panel G has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105029</td>
<td>Life Safety- Panel E has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005005-105030</td>
<td>Life Safety- Panel C has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$5,228.00</td>
<td>$8,365.00</td>
<td>$8,365.00</td>
</tr>
<tr>
<td>D501005002-105031</td>
<td>Life Safety- Panel 100 Amp has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$1,164.00</td>
<td>$1,862.00</td>
<td>$1,862.00</td>
</tr>
<tr>
<td>D501005002-105032</td>
<td>Life Safety- Panel F has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$1,164.00</td>
<td>$1,862.00</td>
<td>$1,862.00</td>
</tr>
<tr>
<td>D501005002-105033</td>
<td>Life Safety- Panel H has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$1,164.00</td>
<td>$1,862.00</td>
<td>$1,862.00</td>
</tr>
<tr>
<td>D501005002-105034</td>
<td>Life Safety- Panel D has Exceeded its Serviceable Life</td>
<td>2020</td>
<td>$1,164.00</td>
<td>$1,862.00</td>
<td>$1,862.00</td>
</tr>
<tr>
<td>D502001001-105065</td>
<td>Life Safety, Missing Conduit Covers</td>
<td>2020</td>
<td>$470.00</td>
<td>$752.00</td>
<td>$752.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**  
- Original Estimate: $151,831.00  
- Current Year Cost: $242,930.00  
- (w/Burden & Inflation): $242,930.00  

---

07/01/2020
## Work Package Detail

### Albemarle Charlottesville Regional Jail

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Package Number</th>
<th>Work Package Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>D50-97295</td>
<td>Replace Interior Fixtures</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary Work Classification</th>
<th>D50-Electrical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Category/Account</td>
<td>Sustainment-Deficiency Repairs/Replacements</td>
</tr>
<tr>
<td>Work Execution Method</td>
<td>Contractor</td>
</tr>
<tr>
<td>Work Execution Status</td>
<td>Active - Pre Work Reception Board</td>
</tr>
<tr>
<td>Work Execution Status Date</td>
<td>06/04/2020</td>
</tr>
<tr>
<td>Oldest Work Item Observed</td>
<td>2020</td>
</tr>
<tr>
<td>Estimated ROI</td>
<td>-0.6 %</td>
</tr>
</tbody>
</table>

### Work Package Links

<table>
<thead>
<tr>
<th>Project ID</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMMS ID</td>
<td></td>
</tr>
<tr>
<td>Other ID</td>
<td></td>
</tr>
</tbody>
</table>

### Average Priority Ratings

<table>
<thead>
<tr>
<th>Priority Rating</th>
<th>4.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact Score</td>
<td>2.50</td>
</tr>
<tr>
<td>Risk Reduction Index</td>
<td>5.83</td>
</tr>
</tbody>
</table>

### Package Description

- 

### Work Items Included In Work Package

<table>
<thead>
<tr>
<th>Work Item ID</th>
<th>Work Item Name</th>
<th>Original Estimate Year (OYE)</th>
<th>Direct Cost (OYE)</th>
<th>Direct Cost w/Burden (OYE)</th>
<th>Current Year Cost (w/Burden &amp; Inflation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D502002026-105175</td>
<td>Replace Interior Fixtures</td>
<td>2020</td>
<td>$23,527.00</td>
<td>$37,643.00</td>
<td>$37,643.00</td>
</tr>
</tbody>
</table>

**Total Work Package Cost**

- **$23,527.00**
- **$37,643.00**
- **$37,643.00**
APPENDIX H: WORK ITEM REPORTS
### Problem Statement

There are some areas where the upper security gate has been repaired that additional repair is needed.

### Code Reference

**Solution Statement**

Repair and replace deteriorated gate materials and coat with galvanized paint.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Repair sliding gate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clean and paint, galvanized coating</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace frame members, cantilever slide gate</td>
</tr>
</tbody>
</table>

### Cost Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair sliding gate</td>
<td>1</td>
<td>Opng.</td>
<td>$224.00</td>
<td>$0.00</td>
<td>$652.00</td>
<td>$0.00</td>
<td>$526.00</td>
<td>$1,402.00</td>
</tr>
<tr>
<td>Clean and paint, galvanized coating</td>
<td>72</td>
<td>Ea.</td>
<td>$1,513.00</td>
<td>$0.00</td>
<td>$126.00</td>
<td>$0.00</td>
<td>$984.00</td>
<td>$2,622.00</td>
</tr>
<tr>
<td>Replace frame members, cantilever slide gate</td>
<td>2</td>
<td>Opng.</td>
<td>$335.00</td>
<td>$0.00</td>
<td>$4,960.00</td>
<td>$0.00</td>
<td>$3,177.00</td>
<td>$8,472.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $12,496.00
### Albemarle Charlottesville Regional Jail

#### 1 - Land - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>G402006032-105171</td>
<td>Replace Exterior Light Fixtures</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Inventory Classification**
- G402006032 - 1000W High Pressure sodium light fixture

**Description**
- Fixtures are being converted to LED as old lamps and ballast fail.

**Section**
- 

**Distress Type**
- Deteriorated

**Work Category**
- Repairs and Replacements

**Green Opportunity**
- Assigned to Work Package?
- Yes

**Green Evaluation**
- Work Package ID
- G40-97294

**Status**
- Active

**Current DCR**
- Y+

**Estimated Improved DCR**
- G+

**Budget Category/Account**
- Sustainment-Deficiency Repairs/Replacements

**Priority Rating**
- 4-Necessary, Not Yet Critical

**Impact Type**
- Deferable

**Severity**
- Deferable

**Failure Probability**
- Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

**ACI Priority**
- 1-Low

**SCI Priority**
- 4 - Significant

**DCR Priority**
- 2-Moderate

**Risk Reduction Index**
- 4.58

### Problem Statement

The exterior lighting is deteriorated and inefficient.

### Code Reference

### Solution Statement

Replace the exterior lighting fixtures.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Replace exterior fixtures</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace exterior fixtures</td>
<td>23</td>
<td>EA</td>
<td>$16,800.00</td>
<td>$2,400.00</td>
<td>$20,934.00</td>
<td>$0.00</td>
<td>$24,080.00</td>
<td>$64,214.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$64,214.00

### Additional Photos

---

**Work Item Detail**

07/01/2020
Problem Statement
50% of the window seals are leaking in the housing area.

Solution Statement
Reseal and weatherproof 78 windows.

Location Details

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair 2'-0&quot; x 3'-0&quot; aluminum window - 3rd floor</td>
<td>78</td>
<td>Ea.</td>
<td>$13,393.00</td>
<td>$0.00</td>
<td>$4,992.00</td>
<td>$0.00</td>
<td>$11,031.00</td>
<td>$29,416.00</td>
</tr>
<tr>
<td>Daily use of crane, portal to portal, 40-ton</td>
<td>5</td>
<td>Day</td>
<td>$2,375.00</td>
<td>$6,375.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$5,250.00</td>
<td>$14,000.00</td>
</tr>
<tr>
<td><strong>Total Cost with Burden</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$43,416.00</strong></td>
</tr>
</tbody>
</table>

Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**
**2 - Albemarle Charlottesville Regional Jail**

#### Work Item Number
B301003001-105072

#### Work Item Name
Repair Rigid Insulation

#### Year Observed
2020

#### Inventory Classification
B301003001 - Rigid Insulation, 2" Thick

#### Description
black

#### Section
2008

#### Distress Type
Deteriorated

#### Work Category
Repairs and Replacements

#### Sustainment-Deficiency Repairs/Replacements

#### Repairs and Replacements

#### Work Package ID
B30-97265

#### Year Observed
2020

#### Work Item Name
Repair Rigid Insulation

#### Work Item Number
B301003001-105072

#### Priority Rating
4 - Necessary, Not Yet Critical

#### Impact Type
Deferable

#### Severity
Deferable

#### Failure Probability
Subcategory C - Failure is likely to occur before next scheduled inspection (3 years).

#### ACI Priority
3 - Relevant

#### SCI Priority
4 - Significant

#### DCR Priority
3 - Relevant

#### Risk Reduction Index
5.83

#### Problem Statement
Some of the rigid insulation has deteriorated and standing water is present.

#### Code Reference

#### Solution Statement
Repair 25 SQ of rigid roof insulation.

#### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minor replacement, 25% of roof area, thermostet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25 Sq.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,077.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$838.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$2,700.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$5,168.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$13,784.00</td>
</tr>
</tbody>
</table>

#### Additional Photos

#### Cost Description

<table>
<thead>
<tr>
<th>Minor replacement, 25% of roof area, thermostet</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td></td>
<td></td>
<td>$5,077.00</td>
<td>$838.00</td>
<td>$2,700.00</td>
<td>$0.00</td>
<td>$5,168.00</td>
<td>$13,784.00</td>
</tr>
</tbody>
</table>

#### Total Cost with Burden
$13,784.00
### Problem Statement

Approximately 20 percent of the cabinet doors are missing. Approximately 30 percent of the pulls are missing.

### Code Reference

### Solution Statement

Repair and replace missing doors and pulls.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Replace Pulls, Selective demolition, millwork and trim, wood base cabinets</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25 L.F. $210.00 $0.00 $0.00 $0.00 $126.00 $336.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace doors, casework, wall cabinets, laminated plastic</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 L.F. $848.00 $0.00 $4,410.00 $0.00 $3,155.00 $8,413.00</td>
</tr>
</tbody>
</table>

| Total Cost with Burden | $8,749.00 |

### Additional Photos
### Solution Statement

The vinyl flooring is deteriorated and worn.

### Code Reference

**Inventory Classification**: C302004001 - Vinyl Tile 1/8" X 12" X 12"

**Section**: FL4 Intake 1998

**Distress Type**: Deteriorated

**Work Category**: Repairs and Replacements

**Green Opportunity**: Recommend Full Component Replacement

**Green Evaluation**: Deferable

### Problem Statement

The vinyl flooring is deteriorated and worn.

**Code Reference**: Replace Vinyl Tile

**Solution Statement**: Replace the vinyl tile flooring.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace vinyl tile flooring</td>
<td>914</td>
<td>S.Y.</td>
<td>$43,516.00</td>
<td>$0.00</td>
<td>$10,118.00</td>
<td>$0.00</td>
<td>$32,180.00</td>
<td>$85,814.00</td>
</tr>
<tr>
<td>Bulk asbestos removal, remove VAT and mastic from floor by hand, includes disposable tools &amp; 2 suits &amp; 1 respirator filter/day/worker</td>
<td>8226</td>
<td>S.F.</td>
<td>$12,915.00</td>
<td>$0.00</td>
<td>$576.00</td>
<td>$0.00</td>
<td>$8,094.00</td>
<td>$21,586.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $107,400.00
## Work Item Detail

### Albemarle Charlottesville Regional Jail

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>C30204002-105070</td>
<td>Replace Sheet Vinyl</td>
<td>2020</td>
</tr>
</tbody>
</table>

### Inventory Classification
- C30204002 - Sheet Vinyl Flooring

### Description
- 

### Section
- FL0 Housing 1998

### Distress Type
- Deteriorated

### Work Category
- Repairs and Replacements

### Green Opportunity
- 

### Green Evaluation
- 

#### Status
- Active

#### Assigned to Work Package?
- Yes

#### Current DCR
- Y-

#### Work Package ID
- C30-97263

#### Estimated Improved DCR
- G

#### Budget Category/Account
- Sustainment-Deficiency Repairs/Replacements

### Priority Rating
- 4-Necessary, Not Yet Critical

### Recommend Full Component Replacement
- No

#### Impact Type
- Deferable

#### Impact Score
- 2.5

#### High Emphasis
- No

#### Severity
- Deferable

#### Failure Probability
- Subcategory B-Failure is predicted within a year after the inspection.

#### ACI Priority
- 3-Relevant

#### SCI Priority
- 2 - Moderate

#### DCR Priority
- 3-Relevant

#### Risk Reduction Index
- 4.69

### Problem Statement

Approximately 90 percent of the vinyl flooring is significantly damaged, worn, or missing.

### Code Reference

#### Solution Statement

Replace the sheet vinyl flooring.

### Location Details

#### Floor(s)

<table>
<thead>
<tr>
<th>Location Details</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flooring demolition, minimum labor/equipment charge</td>
<td>1</td>
<td>Job</td>
<td>$76.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$45.00</td>
<td>$122.00</td>
</tr>
<tr>
<td>Resilient flooring, adhesive cement, 1 gallon per 200 - 300 S.F.</td>
<td>1</td>
<td>Gal.</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$32.00</td>
<td>$0.00</td>
<td>$19.00</td>
<td>$51.00</td>
</tr>
<tr>
<td>Resilient flooring, vinyl sheet goods, backed, .125&quot; thick, max</td>
<td>164</td>
<td>S.F.</td>
<td>$300.00</td>
<td>$0.00</td>
<td>$1,445.00</td>
<td>$0.00</td>
<td>$1,047.00</td>
<td>$2,792.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $2,965.00

### Additional Photos

---

**Work Item Detail**

07/01/2020
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Work Item Number: C302005001-105172
Work Item Name: Replace Carpet Flooring

Problem Statement
The carpet in the FL4 areas is worn and deteriorated.

Code Reference
Replace 100 SYDS of carpet.

Solution Statement

Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace carpeting</td>
<td>100</td>
<td>SY</td>
<td>$1,440.00</td>
<td>$0.00</td>
<td>$1,813.00</td>
<td>$0.00</td>
<td>$1,952.00</td>
<td>$5,205.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Cost with Burden: $5,205.00
**Work Item Detail**

**Albemarle Charlottesville Regional Jail**

2 - Albemarle Charlottesville Regional Jail

---

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>C302007001-105067</td>
<td>Refinish Concrete Floor</td>
<td>2020</td>
</tr>
</tbody>
</table>

- **Inventory Classification**: C302007001 - Paint Finish on Concrete Floor
- **Description**: FL4 Intake 1998
- **Distress Type**: Deteriorated
- **Work Category**: Repairs and Replacements
- **Green Opportunity**: Refinish the concrete floor.

**Status**: Active

- **Assigned to Work Package?**: Yes
- **Current DCR**: Y
- **Work Package ID**: C30-97263
- **Estimated Improved DCR**: G

**Priority Rating**: 3-Recommended

**Impact Type**: Deferable

**Severity**: Deferable

**Failure Probability**: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

**ACI Priority**: 3-Relevant  
**SCI Priority**: 2 - Moderate  
**DCR Priority**: 3-Relevant  
**Risk Reduction Index**: 4.69

**Problem Statement**

The concrete floor finish is deteriorated.

**Code Reference**

**Solution Statement**

Refinish the concrete floor.

**Location Details**

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>C.S.F.</td>
<td>$502.00</td>
<td>$86.00</td>
<td>$118.00</td>
<td>$0.00</td>
<td>$424.00</td>
<td>$1,130.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$1,130.00

**Additional Photos**
## Albemarle Charlottesville Regional Jail

### 2 - Albemarle Charlottesville Regional Jail

#### Work Item Number
C302007001-105173

#### Work Item Name
Refinish Concrete Floor

#### Year Observed
2020

### Inventory Classification
C302007001 - Paint Finish on Concrete Floor

### Description
-

### Section
FL4 1972

### Distress Type
Deteriorated

### Work Category
Repairs and Replacements

### Green Opportunity

### Green Evaluation

### Status
Active

### Assigned to Work Package?
Yes

### Current DCR
Y+

### Work Package ID
C30-97296

### Estimated Improved DCR
G

### Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

### Priority Rating
4-Necessary, Not Yet Critical

### Impact Type
Deferable

### Impact Score
2.5

### High Emphasis
No

### Severity
Deferable

### Failure Probability
Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

### ACI Priority
3-Relevant

### SCI Priority
2 - Moderate

### DCR Priority
2-Moderate

### Risk Reduction Index
4.12

### Problem Statement
The concrete floor finish is deteriorated and worn.

### Code Reference

### Solution Statement
Refinish the concrete floor on the FL4 and FL4 intake areas.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Refinish concrete flooring</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refinish concrete flooring</td>
<td>11168</td>
<td>SF</td>
<td>$4,800.00</td>
<td>$1,260.00</td>
<td>$8,600.00</td>
<td>$0.00</td>
<td>$8,796.00</td>
<td>$23,456.00</td>
</tr>
</tbody>
</table>

### Total Cost with Burden
$23,456.00

### Additional Photos

---

07/01/2020
Solution Statement

Code Reference

Problem Statement

Much of the tile is stained, deteriorated or missing.

Replace the ceiling tile.

Location Details

Floor(s) | Room(s) | Area Description
--- | --- | ---
 | | Replace acoustic tile ceiling, non fire-rated

Cost Description | Qty | UOM | Labor | Equip | Material | Other | Burden | Total
--- | --- | --- | --- | --- | --- | --- | --- | ---
Replace acoustic tile ceiling, non fire-rated | 1 | C.S.F. | $334.00 | $0.00 | $249.00 | $0.00 | $350.00 | $933.00

Total Cost with Burden

$933.00

Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**

2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D101002002-105064</td>
<td>Elevator Replacement</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Inventory Classification**

D101002002 - Hydraulic Passenger Elevators - 3000 lb, 2 floors

**Description**

Service Elevator

**Section**

1972

**Distress Type**

Deteriorated

**Work Category**

Repairs and Replacements

**Green Opportunity**

Sustainment-Deficiency Repairs/Replacements

**Status**

Active

**Assigned to Work Package?**

Yes

**Current DCR**

R

**Work Package ID**

D10-97262

**Estimated Improved DCR**

G+

**Budget Category/Account**

Sustainment-Deficiency Repairs/Replacements

**Priority Rating**

3-Recommended

**Mission**

Recommend Full Component Replacement

**Impact Score**

9.0

**Impact Type**

High Emphasis

**Severity**

Category I - Catastrophic

**Failure Probability**

Subcategory B-Failure is predicted within a year after the inspection.

**ACI Priority**

3-Relevant

**SCI Priority**

3 - Relevant

**DCR Priority**

4-Significant

**Risk Reduction Index**

5.83

### Problem Statement

The elevator has exceeded its serviceable life.

### Code Reference

### Solution Statement

Replace the elevator and controls.

### Location Details

**Floor(s)**

1972

**Room(s)**

**Area Description**

**Cost Description**

<table>
<thead>
<tr>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ea.</td>
<td>$13,700.00</td>
<td>$0.00</td>
<td>$40,800.00</td>
<td>$0.00</td>
<td>$32,700.00</td>
<td>$87,200.00</td>
</tr>
<tr>
<td>1</td>
<td>Ea.</td>
<td>$2,075.00</td>
<td>$0.00</td>
<td>$3,625.00</td>
<td>$0.00</td>
<td>$3,420.00</td>
<td>$9,120.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$96,320.00

### Additional Photos
The copper water pipe is moderately deteriorated.

**Problem Statement**

The copper water pipe is moderately deteriorated.

**Solution Statement**

Repair 200 LF is recommended.

**Location Details**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Area Description</th>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tee, copper, wrought, copper x copper, 1&quot;</td>
<td></td>
<td>D202001001-104905</td>
<td>Repair Copper Water Pipe</td>
<td>2020</td>
</tr>
<tr>
<td>Pipe, copper, tubing, solder, 1-1/2&quot; diameter, type K, includes coupling &amp; clevis hanger assembly 10' O.C.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Selective demolition, rubber handling, 100' haul, load, haul to chute and dumping into chute, cost to be added to demolition cost.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Selective demolition, rubber handling, dumpster, 10 C.Y., 4 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipe, metal pipe, to 1-1/2&quot; diam., selective demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Selective demolition, rubber handling, dumpster, 10 C.Y., 4 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipe, metal pipe, to 1-1/2&quot; diam., selective demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tee, copper, wrought, copper x copper, 1&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elbow, 90 Deg., copper, wrought, copper x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Quantity</td>
<td>Unit</td>
<td>Cost 1</td>
<td>Cost 2</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>----------</td>
<td>------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Elbow, 90 Deg., copper, wrought, copper x copper, 1&quot;</td>
<td>1</td>
<td>Ea.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Pipe, copper, tubing, solder, 1&quot; diameter, type K, includes coupling &amp; clevis hanger assembly 10' O.C.</td>
<td>1</td>
<td>L.F.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Pipe, copper, tubing, solder, 1-1/2&quot; diameter, type K, includes coupling &amp; clevis hanger assembly 10' O.C.</td>
<td>1</td>
<td>L.F.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Selective demolition, rubbish handling, 100' haul, load, haul to chute and dumping into chute, cost to be added to demolition cost.</td>
<td>1</td>
<td>C.Y.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Elbow, 90 Deg., copper, wrought, copper x copper, 1-1/2&quot;</td>
<td>1</td>
<td>Ea.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Elbow, 90 Deg., copper, wrought, copper x copper, 1&quot;</td>
<td>1</td>
<td>Ea.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Pipe, copper, tubing, solder, 1&quot; diameter, type K, includes coupling &amp; clevis hanger assembly 10' O.C.</td>
<td>1</td>
<td>L.F.</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Pipe, brass, plain end, regular weight, 3/4&quot; diameter, field threaded, includes coupling &amp; clevis hanger assembly 10' OC</td>
<td>200</td>
<td>L.F.</td>
<td>$2,240.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Elbow, 90 Deg., brass, rough bronze, threaded, standard weight, 3/4&quot;</td>
<td>10</td>
<td>Ea.</td>
<td>$470.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Pipe, copper, tubing, solder, 3/4&quot; diameter, type L, includes coupling &amp; clevis hanger assembly 10' OC</td>
<td>200</td>
<td>L.F.</td>
<td>$1,360.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Cost with Burden</strong></td>
<td></td>
<td></td>
<td>$13,911.00</td>
<td></td>
</tr>
</tbody>
</table>

**Additional Photos**
## Work Item Detail

### Albemarle Charlottesville Regional Jail

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D202003003-104906</td>
<td>Replace Heat Exchanger Tank</td>
<td>2020</td>
</tr>
</tbody>
</table>

#### Inventory Classification
- D202003003 - Hot Water Storage Tank w/ Heat Exchanger - 1000 gal

#### Description
- -

#### Section
- -

#### Distress Type
- Deteriorated

#### Work Category
- Repairs and Replacements

#### Green Opportunity
- -

#### Green Evaluation
- -

#### Status
- Active

#### Assigned to Work Package?
- Yes

#### Current DCR
- R+

#### Work Package ID
- D20-97261

#### Estimated Improved DCR
- G

#### Budget Category/Account
- Sustainment-Deficiency Repairs/Replacements

#### Priority Rating
- 5-Potentially Critical

#### Impact Type
- Mission

#### Recommend Full Component Replacement
- Yes

#### Impact Score
- 9.0

#### High Emphasis
- No

#### Severity
- Category I - Catastrophic

#### Failure Probability
- Subcategory B-Failure is predicted within a year after the inspection.

#### ACI Priority
- 3-Relevant

#### SCI Priority
- 3 - Relevant

#### DCR Priority
- 4-Significant

#### Risk Reduction Index
- 5.83

### Problem Statement

The heat exchanger tank is severely deteriorated.

### Code Reference

### Solution Statement

Replacement is recommended.

### Location Details

#### Area Description
- Heat Exchanger, tank, selective demolition
- Heat Exchanger, tank, piping

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heat Exchanger, tank, selective demolition</td>
<td>1</td>
<td>Ea.</td>
<td>$2,025.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$1,215.00</td>
<td>$1,215.00</td>
<td>$3,240.00</td>
</tr>
<tr>
<td>Heat Exchanger, tank, piping</td>
<td>1</td>
<td>Ea.</td>
<td>$605.00</td>
<td>$0.00</td>
<td>$14,500.00</td>
<td>$0.00</td>
<td>$9,063.00</td>
<td>$24,168.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$27,408.00

### Additional Photos

---

89 07/01/2020
Work Item Detail
Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail

Inventory Classification
D302002002 - 500-999 MBH, Hot Water Boilers
Description
Gas
Section
B-1
Distress Type
Deteriorated
Work Category
Repairs and Replacements
Green Opportunity
Recommend Full Component Replacement
Yes
Green Evaluation

Status
Active
Assigned to Work Package?
Yes
Current DCR
R+
Work Package ID
D30-97306
Estimated Improved DCR
G+
Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

Priority Rating
4-Necessary, Not Yet Critical
Impact Type
Deferable
Impact Score
2.5
High Emphasis
No
Severity
Deferable
Failure Probability
Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.
ACI Priority
3-Relevant
SCI Priority
5 - Critical
DCR Priority
4-Significant
Risk Reduction Index
7.07

Problem Statement
The boiler is deteriorated.

Code Reference

Solution Statement
Replace the boiler.

Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace boiler system components</td>
<td>1</td>
<td>Labor $494.00</td>
</tr>
<tr>
<td>Replace boiler, gas, 2000 MBH</td>
<td>1</td>
<td>Labor $10,450.00</td>
</tr>
<tr>
<td>Selective Demo, Remove boiler, gas, 2000 MBH</td>
<td>1</td>
<td>Labor $1,227.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden
$73,628.00

Additional Photos
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Work Item Detail

Replace Boiler-2

Inventory Classification: D302002002 - 500-999 MBH, Hot Water Boilers
Description: Gas
Section: B-2
Distress Type: Deteriorated
Work Category: Repairs and Replacements

Status: Active
Assigned to Work Package?: Yes
Current DCR: R+
Work Package ID: D30-97306
Estimated Improved DCR: G+

Priority Rating: 4-Necessary, Not Yet Critical
Impact Type: Deferable
Impact Score: 2.5
High Emphasis: No
Severity: Deferable
Failure Probability: Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.
ACI Priority: 3-Relevant
SCI Priority: 5 - Critical
DCR Priority: 4-Significant
Risk Reduction Index: 7.07

Problem Statement
The boiler is deteriorated.

Code Reference
Solution Statement
Replace the boiler.

Location Details

Floor(s): Room(s): Area Description

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace boiler system components</td>
<td>1</td>
<td>Ea.</td>
<td>$494.00</td>
<td>$6,975.00</td>
<td>$0.00</td>
<td>$4,481.00</td>
<td></td>
<td>$11,950.00</td>
</tr>
<tr>
<td>Replace boiler, gas, 2000 MBH</td>
<td>1</td>
<td>Ea.</td>
<td>$10,450.00</td>
<td>$0.00</td>
<td>$23,300.00</td>
<td>$0.00</td>
<td>$20,250.00</td>
<td>$54,000.00</td>
</tr>
<tr>
<td>Selective Demo, Remove boiler, gas, 2000 MBH</td>
<td>1</td>
<td>Ea.</td>
<td>$1,227.00</td>
<td>$0.00</td>
<td>$3,572.00</td>
<td>$0.00</td>
<td>$2,880.00</td>
<td>$7,678.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden: $73,628.00

Additional Photos
## Work Item Detail

### Albemarle Charlottesville Regional Jail

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D302002002-105260</td>
<td>Replace Boiler-3</td>
<td>2020</td>
</tr>
</tbody>
</table>

### Inventory Classification
- D302002002 - 500-999 MBH, Hot Water Boilers

### Description
- Watertube

### Section
- B-3

### Distress Type
- Deteriorated

### Work Category
- Repairs and Replacements

### Green Opportunity
- Yes

### Green Evaluation
- Yes

### Status
- Active

### Assigned to Work Package?
- Yes

### Current DCR
- R+

### Work Package ID
- D30-97306

### Estimated Improved DCR
- G+

### Budget Category/Account
- Sustainment-Deficiency Repairs/Replacements

### Priority Rating
- 4-Necessary, Not Yet Critical

### Impact Type
- Deferable

### Impact Score
- 2.5

### High Emphasis
- No

### Severity
- Deferable

### Failure Probability
- Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

### ACI Priority
- 3-Relevant

### SCI Priority
- 5 - Critical

### DCR Priority
- 4-Significant

### Risk Reduction Index
- 7.07

### Problem Statement
The boiler is deteriorated.

### Code Reference

### Solution Statement
Replace the boiler.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace boiler system components</td>
<td>1</td>
<td>Ea.</td>
<td>$494.00</td>
<td>$0.00</td>
<td>$6,975.00</td>
<td>$0.00</td>
<td>$4,481.00</td>
<td>$11,550.00</td>
</tr>
<tr>
<td>Replace boiler, gas, 2000 MBH</td>
<td>1</td>
<td>Ea.</td>
<td>$10,450.00</td>
<td>$0.00</td>
<td>$23,300.00</td>
<td>$0.00</td>
<td>$20,250.00</td>
<td>$54,000.00</td>
</tr>
<tr>
<td>Selective Demo, Remove boiler, gas, 2000 MBH</td>
<td>1</td>
<td>Ea.</td>
<td>$1,227.00</td>
<td>$0.00</td>
<td>$3,572.00</td>
<td>$0.00</td>
<td>$2,880.00</td>
<td>$7,678.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

- Total Cost with Burden: $73,628.00

### Additional Photos

**Work Item Detail**

07/01/2020

18
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Work Item Number
D303002009-105174

Work Item Name
Replace Roof Top Unit

Year Observed
2020

Inventory Classification
D305006032 - Packaged DX Refrigerant System - Air Cooled, 30 ton

Description
RTU-Eastside Gym

Section
-

Distress Type
Deteriorated

Work Category
Repairs and Replacements

Green Opportunity

Green Evaluation

Status
Active

Assigned to Work Package?
Yes

Current DCR
R-

Work Package ID
D30-97297

Estimated Improved DCR
G+

Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

Priority Rating
5-Potentially Critical

Recommend Full Component Replacement
Yes

Impact Type
Environmental

Impact Score
9.5

High Emphasis
No

Severity
Category I - Catastrophic

Failure Probability
Subcategory A-System is in a state of failure.

ACI Priority
3-Relevant

SCI Priority
4 - Significant

DCR Priority
5-High

Risk Reduction Index
7.07

Problem Statement
The RTU-Eastside Gym is severely deteriorated.

Code Reference

Solution Statement
Replace the roof top unit.

Location Details

Floor(s)
Room(s)
Area Description

Cost Description
Qty
UOM
Labor
Equip
Material
Other
Burden
Total
Replace roof top unit.
1
EA
$21,800.00
$4,800.00
$19,800.00
$1,300.00
$28,620.00
$76,320.00

Total Cost with Burden
$76,320.00

Additional Photos
### Problem Statement
The unit is severely deteriorated.

### Code Reference
Replacement is recommended.

### Solution Statement
Replacement is recommended.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Replace central station H.V.U., 10,000 CFM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace central station H.V.U., 10,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$7,525.00</td>
<td>$0.00</td>
<td>$53,000.00</td>
<td>$0.00</td>
<td>$36,315.00</td>
<td>$96,840.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $96,840.00

Additional Photos
### Replace AHU-5

<table>
<thead>
<tr>
<th>Inventory Classification</th>
<th>D304008009 - Central Station - 10,000 CFM, VAV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>AHU-5</td>
</tr>
<tr>
<td>Section</td>
<td></td>
</tr>
<tr>
<td>Distress Type</td>
<td>Deteriorated</td>
</tr>
<tr>
<td>Work Category</td>
<td>Repairs and Replacements</td>
</tr>
<tr>
<td>Green Opportunity</td>
<td></td>
</tr>
<tr>
<td>Green Evaluation</td>
<td></td>
</tr>
<tr>
<td>Status</td>
<td>Active</td>
</tr>
<tr>
<td>Assigned to Work Package?</td>
<td>Yes</td>
</tr>
<tr>
<td>Current DCR</td>
<td>Y-</td>
</tr>
<tr>
<td>Work Package ID</td>
<td>D30-97259</td>
</tr>
<tr>
<td>Estimated Improved DCR</td>
<td>G-</td>
</tr>
<tr>
<td>Budget Category/Account</td>
<td>Sustainability-Deficiency Repairs/Replacements</td>
</tr>
</tbody>
</table>

**Priority Rating** 3-Recommended  
**Impact Type** Quality  
**Severity** Category I - Catastrophic  
**Failure Probability** Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).  
**ACI Priority** 3-Relevant  
**SCI Priority** 4 - Significant  
**DCR Priority** 3-Relevant  
**Risk Reduction Index** 5.83

**Problem Statement**
AHU-5 is moderately deteriorated.

**Code Reference**

**Solution Statement**
Repair is recommended.

**Location Details**

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Repair central station A.H.U., 16,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$297.00</td>
<td>$0.00</td>
<td>$1,175.00</td>
<td>$0.00</td>
<td>$883.00</td>
<td>$2,355.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Replace central station A.H.U., 16,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$7,525.00</td>
<td>$0.00</td>
<td>$53,000.00</td>
<td>$0.00</td>
<td>$36,315.00</td>
<td>$96,840.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden** $99,195.00

**Additional Photos**

21
### Solution Statement

AHU-1 is severely deteriorated.

### Code Reference

Replacement is recommended.

### Location Details

#### Area Description

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair central station A.H.U., 16,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$297.00</td>
<td>$0.00</td>
<td>$1,175.00</td>
<td>$0.00</td>
<td>$883.00</td>
<td>$2,355.00</td>
</tr>
<tr>
<td>Replace central station A.H.U., 16,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$7,525.00</td>
<td>$0.00</td>
<td>$53,000.00</td>
<td>$0.00</td>
<td>$36,315.00</td>
<td>$96,840.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$99,195.00
### Problem Statement
AHU-2 is deteriorated.

### Solution Statement
Replace AHU-2.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Repair central station A.H.U., 16,000 CFM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace central station A.H.U., 16,000 CFM</td>
</tr>
</tbody>
</table>

### Priority Rating
4-Necessary, Not Yet Critical

### Impact Type
Deferable

### Severity
Deferable

### Failure Probability
Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

### ACI Priority
3-Relevant

### SCI Priority
4 - Significant

### DCR Priority
4-Significant

### Risk Reduction Index
6.40

### Work Item Detail

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair central station A.H.U., 16,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$297.00</td>
<td>$0.00</td>
<td>$1,175.00</td>
<td>$0.00</td>
<td>$883.00</td>
<td>$2,355.00</td>
</tr>
<tr>
<td>Replace central station A.H.U., 16,000 CFM</td>
<td>1</td>
<td>Ea.</td>
<td>$7,525.00</td>
<td>$0.00</td>
<td>$53,000.00</td>
<td>$0.00</td>
<td>$36,315.00</td>
<td>$96,840.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$99,195.00
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Inventory Classification
D304008009 - Central Station - 10,000 CFM, VAV

Description
-AHU-3

Section
AHU-3

Distress Type
Deteriorated

Work Category
Repairs and Replacements

Green Opportunity

Green Evaluation

Status
Active

Assigned to Work Package?
Yes

Current DCR
R+

Work Package ID
D30-97306

Estimated Improved DCR
G+

Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

Priority Rating
4-Necessary, Not Yet Critical

Recommend Full Component Replacement
Yes

Impact Type
Deferable

Impact Score
2.5

High Emphasis
No

Severity
Deferable

Failure Probability
Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority
3-Relevant

SCI Priority
4 - Significant

DCR Priority
4-Significant

Risk Reduction Index
6.40

Problem Statement

AHU-3 is deteriorated.

Code Reference

Solution Statement

Replace AHU-3.

Location Details

Floor(s)

Room(s)

Area Description

Cost Description
Repair central station A.H.U., 16,000 CFM
Replace central station A.H.U., 16,000 CFM

Qty
1
1

UOM
Ea.
Ea.

Labor
$297.00
$7,525.00

Equip
$0.00
$0.00

Material
$1,175.00
$53,000.00

Other
$0.00
$0.00

Burden
$883.00
$36,315.00

Total
$2,355.00
$96,840.00

Total Cost with Burden
$99,195.00

Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**

#### 2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D305003003-105255</td>
<td>Replace Fan Coils</td>
<td>2020</td>
</tr>
</tbody>
</table>

#### Inventory Classification
D305003003 - Two Pipe Fan Coil Units - 1 ton

#### Description
-

#### Section
Cell Block

#### Distress Type
Deteriorated

#### Work Category
Repairs and Replacements

#### Green Opportunity

#### Green Evaluation

#### Status
Active

#### Assigned to Work Package?
Yes

#### Current DCR
R+

#### Work Package ID
D30-97306

#### Estimated Improved DCR
G+

#### Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

#### Priority Rating
3-Recommended

#### Recommend Full Component Replacement
Yes

#### Impact Type
Deferable

#### Impact Score
2.5

#### High Emphasis
No

#### Severity
Deferable

#### Failure Probability
Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

#### ACI Priority
3-Relevant

#### SCI Priority
4 - Significant

#### DCR Priority
4-Significant

#### Risk Reduction Index
6.40

#### Problem Statement
The fan coils in the dorm areas are deteriorated.

#### Code Reference

#### Solution Statement
Replace 29 fan coil units.

#### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Cost Description
Replace fan coil units.

<table>
<thead>
<tr>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>EA</td>
<td>$6,452.00</td>
<td>$500.00</td>
<td>$31,900.00</td>
<td>$0.00</td>
<td>$23,311.00</td>
<td>$62,163.00</td>
</tr>
</tbody>
</table>

#### Total Cost with Burden
$62,163.00

#### Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D306001001-104903</td>
<td>Replace HVAC Controls</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Inventory Classification**: D306003001 - Pneumatic Control for Single Unit

**Description**: HVAC Controls

**Section**: -

**Distress Type**: Deteriorated

**Work Category**: Repairs and Replacements

**Priority Rating**: 5-Potentially Critical

**Impact Type**: Mission

**Severity**: Category II - Critical

**Failure Probability**: Subcategory B-Failure is predicted within a year after the inspection.

**ACI Priority**: 3-Relevant

**SCI Priority**: 4 - Significant

**DCR Priority**: 4-Significant

**Risk Reduction Index**: 6.40

### Problem Statement

The controls are severely deteriorated.

### Code Reference

### Solution Statement

Replace the HVAC control system.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC, selective demolition, minimum labor/equipment charge</td>
<td>4</td>
<td>Job</td>
</tr>
<tr>
<td>Control components/DDC system, subcontractor's quote incl. material &amp; labor, host computer (average 50' run in conduit), package complete with PC, keyboard, printer, monitor &amp; basic software</td>
<td>4</td>
<td>Ea.</td>
</tr>
<tr>
<td>Control components/DDC system, front end costs, engineering labor, excl. drafting</td>
<td>123578</td>
<td>SF</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $235,296.00

### Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D306004001-104900</td>
<td>Replace Compressor</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Problem Statement**

The compressor is severely deteriorated and replacement is recommended.

**Code Reference**

Replace the compressor.

**Solution Statement**

Replace the compressor.

**Location Details**

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Cost Description**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace compressor, system</td>
<td>1</td>
<td>Ea.</td>
<td>$129.00</td>
<td>$0.00</td>
<td>$5,018.00</td>
<td>$0.00</td>
<td>$3,088.00</td>
<td>$8,235.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$8,235.00
### Problem Statement

The sensor is recommended for testing annually.

### Code Reference

Schedule and maintain testing.

### Solution Statement

Test to confirm operation

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Test to confirm operation</td>
<td>1</td>
<td>Ea.</td>
<td>$1,200.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$720.00</td>
<td>$720.00</td>
<td>$1,920.00</td>
</tr>
<tr>
<td>Inspect system</td>
<td>1</td>
<td>Ea.</td>
<td>$30.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$48.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $1,968.00
The switchgear has not been maintained and needs servicing.

Have switchgear serviced.

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair switchgear 2000 A mainframe</td>
<td>1</td>
<td>Ea.</td>
<td>$409.00</td>
<td>$0.00</td>
<td>$1,175.00</td>
<td>$0.00</td>
<td>$950.00</td>
<td>$2,534.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, mainframe</td>
<td>1</td>
<td>Ea.</td>
<td>$49.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$29.00</td>
<td>$78.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden: $2,612.00
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Work Item Number: D501005002-105031
Work Item Name: Life Safety - Panel 100 Amp has Exceeded its Serviceable Life
Year Observed: 2020

Inventory Classification: D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase
Description: 100 Amp
Section: 1972
Distress Type: Deteriorated
Work Category: Life Safety
Green Opportunity: 
Green Evaluation: 

Status: Active
Assigned to Work Package?: Yes
Current DCR: R
Work Package ID: D50-97257
Estimated Improved DCR: G+
Budget Category/Account: Sustainment-Deficiency Repairs/Replacements

Priority Rating: 5-Potentially Critical
Impact Type: Mission
Recommend Full Component Replacement: Yes
Impact Score: 5.0
High Emphasis: No
Severity: Category I - Catastrophic

Failure Probability: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).
ACI Priority: 3-Relevant
SCI Priority: 5 - Critical
DCR Priority: 4-Significant
Risk Reduction Index: 7.07

Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference
Solution Statement
Replace the panel with a new panel.

Location Details
Floor(s): FL 1
Room(s): Kitchen
Area Description: 1972 Section

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance and inspection lighting panel, indoor</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Replace load center, 100 A</td>
<td>1</td>
<td>Ea.</td>
<td>$610.00</td>
<td>$0.00</td>
<td>$159.00</td>
<td>$0.00</td>
<td>$461.00</td>
<td>$1,230.00</td>
</tr>
<tr>
<td>Replace safety switch, 240 V, 3 pole</td>
<td>1</td>
<td>Ea.</td>
<td>$233.00</td>
<td>$0.00</td>
<td>$132.00</td>
<td>$0.00</td>
<td>$219.00</td>
<td>$584.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden: $1,864.00

Additional Photos
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Replace the panel with a new panel.

**Location Details**

**Cost Description**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance and inspection lighting panel, indoor</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Replace load center, 125 A</td>
<td>1</td>
<td>Ea.</td>
<td>$610.00</td>
<td>$0.00</td>
<td>$159.00</td>
<td>$0.00</td>
<td>$461.00</td>
<td>$1,230.00</td>
</tr>
<tr>
<td>Replace safety switch, 240 V, 3 pole</td>
<td>1</td>
<td>Ea.</td>
<td>$233.00</td>
<td>$0.00</td>
<td>$132.00</td>
<td>$0.00</td>
<td>$219.00</td>
<td>$584.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**

$1,864.00
Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Solution Statement
Replace the panel with a new panel.

Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FL 1</td>
<td>Janitor Closet</td>
<td>1972 Section</td>
<td>Maintenance and inspection lighting panel, indoor</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Replace load center, 125 A</td>
<td>1</td>
<td>Ea.</td>
<td>$610.00</td>
<td>$0.00</td>
<td>$159.00</td>
<td>$0.00</td>
<td>$461.00</td>
<td>$1,230.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Replace safety switch, 240 V, 3 pole</td>
<td>1</td>
<td>Ea.</td>
<td>$233.00</td>
<td>$0.00</td>
<td>$132.00</td>
<td>$0.00</td>
<td>$219.00</td>
<td>$584.00</td>
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</tbody>
</table>

Total Cost with Burden $1,864.00

Additional Photos
Albemarle Charlottesville Regional Jail

Life Safety- Panel D has Exceeded its Serviceable Life

Inventory Classification
D501005002 - Main Lugs, 120/208/240 V, 125 amp, three phase

Description
D

Section
1972

Distress Type
Deteriorated

Work Category
Life Safety

Green Opportunity

Green Evaluation

Status
Active

Assigned to Work Package?
Yes

Current DCR
R

Work Package ID
D50-97257

Estimated Improved DCR
G+

Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

Priority Rating
5-Potentially Critical

Impact Type
Mission

Impact Score
5.0
High Emphasis
No

Severity
Category I - Catastrophic

Failure Probability
Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority
3-Relevant

SCI Priority
5 - Critical

DCR Priority
4-Significant

Risk Reduction Index
7.07

Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement
Replace the panel with a new panel.

Location Details

Floor(s)
FL 1

Room(s)
Janitor Closet

Area Description
1972 Section

Cost Description

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Maintenance and inspection lighting panel, indoor</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Replace load center, 125 A</td>
<td>1</td>
<td>Ea.</td>
<td>$610.00</td>
<td>$0.00</td>
<td>$159.00</td>
<td>$0.00</td>
<td>$461.00</td>
<td>$1,230.00</td>
</tr>
<tr>
<td>Replace safety switch, 240 V, 3 pole</td>
<td>1</td>
<td>Ea.</td>
<td>$233.00</td>
<td>$0.00</td>
<td>$132.00</td>
<td>$0.00</td>
<td>$219.00</td>
<td>$584.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden
$1,864.00

Additional Photos
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Work Item Number: D501005005-105022
Work Item Name: Life Safety- Panel 3X has Exceeded its Serviceable Life
Year Observed: 2020

Inventory Classification: D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description: Panel 3X

Section: 1972

Distress Type: Deteriorated

Work Category: Life Safety

Green Opportunity: Life Safety- Panel 3X has Exceeded its Serviceable Life

Green Evaluation: Life Safety- Panel 3X has Exceeded its Serviceable Life

Status: Active

Assigned to Work Package?: Yes

Current DCR: R

Work Package ID: D50-97257

Estimated Improved DCR: G+

Budget Category/Account: Sustainment-Deficiency Repairs/Replacements

Priority Rating: 5-Potentially Critical

Impact Type: Mission

Recommend Full Component Replacement: Yes

Impact Score: 5.0

High Emphasis: No

Severity: Category I - Catastrophic

Failure Probability: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority: 3-Relevant

SCI Priority: 5 - Critical

DCR Priority: 4-Significant

Risk Reduction Index: 7.07

Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement

Replace the panel with a new panel.

Location Details

Floor(s): FL 1
Room(s): Mechanical
Area Description: 1972 Section

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less than 600 V</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden: $8,367.00

Additional Photos
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Replace the panel with a new panel.
Work Item Detail

Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Inventory Classification
D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

Description
X

Section
1972

Distress Type
Deteriorated

Work Category
Life Safety

Green Opportunity

Green Evaluation

Status
Active

Assigned to Work Package?
Yes

Current DCR
R

Work Package ID
D50-97257

Estimated Improved DCR
G+

Budget Category/Account
Sustainment-Deficiency Repairs/Replacements

Priority Rating
5-Potentially Critical

Impact Type
Mission

Impact Score
5.0
High Emphasis
No

Severity
Category I - Catastrophic

Failure Probability
Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority
3-Relevant

SCI Priority
5 - Critical

DCR Priority
4-Significant

Risk Reduction Index
7.07

Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference

Solution Statement
Replace the panel with a new panel.

Location Details

Floor(s)
FL 1

Room(s)
Boiler

Area Description
1972 Section

Cost Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less than 600 V</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden
$8,367.00

Additional Photos
Problem Statement

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Solution Statement

Replace the panel with a new panel.

Cost Description

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden

$8,367.00
**Work Item Detail**

**2 - Albemarle Charlottesville Regional Jail**

**Work Item Number**: D501005005-105026  
**Work Item Name**: Life Safety - Panel B has Exceeded its Serviceable Life  
**Year Observed**: 2020

**Inventory Classification**: D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase  
**Description**: B  
**Section**: 1972  
**Distress Type**: Deteriorated  
**Work Category**: Life Safety  
**Green Opportunity**: 
**Green Evaluation**: 

**Status**: Active  
**Assigned to Work Package?**: Yes  
**Current DCR**: R  
**Work Package ID**: D50-97257  
**Estimated Improved DCR**: G+  
**Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements

**Priority Rating**: 5-Potentially Critical  
**Impact Type**: Mission  
**Recommend Full Component Replacement**: Yes  
**Impact Score**: 5.0  
**High Emphasis**: No  
**Severity**: Category I - Catastrophic  
**Failure Probability**: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).  
**ACI Priority**: 3-Relevant  
**SCI Priority**: 5 - Critical  
**DCR Priority**: 4-Significant  
**Risk Reduction Index**: 7.07

**Problem Statement**
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

**Code Reference**

**Solution Statement**
Replace the panel with a new panel.

**Location Details**

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>FL 1</td>
<td>Kitchen Store</td>
<td>1972 Section</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Cost Description**

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less than 600 V</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $8,367.00

**Additional Photos**
Albemarle Charlottesville Regional Jail

2 - Albemarle Charlottesville Regional Jail

Work Item Number: D501005005-105027
Work Item Name: Life Safety - Panel A has Exceeded its Serviceable Life
Year Observed: 2020

Inventory Classification: D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description: A
Section: 1972
Distress Type: Deteriorated
Work Category: Life Safety
Green Opportunity: Replace the panel with a new panel.
Green Evaluation

Status: Active
Assigned to Work Package?: Yes
Current DCR: R
Work Package ID: D50-97257
Estimated Improved DCR: G+
Budget Category/Account: Sustainment-Deficiency Repairs/Replacements

Priority Rating: 5-Potentially Critical
Impact Type: Mission
Recommend Full Component Replacement: Yes
Impact Score: 5.0
High Emphasis: No
Severity: Category I - Catastrophic
Failure Probability: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).
ACI Priority: 3-Relevant
SCI Priority: 5 - Critical
DCR Priority: 4-Significant
Risk Reduction Index: 7.07

Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference
Solution Statement
Replace the panel with a new panel.

Location Details
Floor(s): FL 1
Room(s): Kitchen
Area Description: 1972 Section

Cost Description | Qty | UOM | Labor | Equip | Material | Other | Burden | Total
--- | --- | --- | --- | --- | --- | --- | --- | ---
Replace switchgear, 225 A | 1 | Ea. | $1,073.00 | $0.00 | $4,125.00 | $0.00 | $3,119.00 | $8,317.00
Maintenance and inspection switchgear, indoor, less than 600 V | 1 | Ea. | $31.00 | $0.00 | $0.00 | $0.00 | $18.00 | $50.00

Total Cost with Burden: $8,367.00

Additional Photos
Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Solution Statement
Replace the panel with a new panel.

Work Item Detail
Albemarle Charlottesville Regional Jail
2 - Albemarle Charlottesville Regional Jail

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D501005005-105028</td>
<td>Life Safety- Panel G has Exceeded its Serviceable Life</td>
<td>2020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Inventory Classification</th>
<th>D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>G</td>
</tr>
<tr>
<td>Section</td>
<td>1972</td>
</tr>
<tr>
<td>Distress Type</td>
<td>Deteriorated</td>
</tr>
<tr>
<td>Work Category</td>
<td>Life Safety</td>
</tr>
<tr>
<td>Green Opportunity</td>
<td></td>
</tr>
<tr>
<td>Green Evaluation</td>
<td></td>
</tr>
</tbody>
</table>

Status: Active
Assigned to Work Package?: Yes
Current DCR: R
Work Package ID: D50-97257
Estimated Improved DCR: G+
Budget Category/Account: Sustainment-Deficiency Repairs/Replacements

Priority Rating: 5-Potentially Critical
Impact Type: Mission
Recommend Full Component Replacement: Yes
Impact Score: 5.0
High Emphasis: No
Severity: Category I - Catastrophic
Failure Probability: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).
ACI Priority: 3-Relevant
SCI Priority: 5 - Critical
DCR Priority: 4-Significant
Risk Reduction Index: 7.07

Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

Code Reference
Solution Statement
Replace the panel with a new panel.

Location Details
Floor(s): FL 1
Room(s): Boiler
Area Description: 1972 Section

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less than 600 V</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
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</table>

Total Cost with Burden: $8,367.00

Additional Photos
**Problem Statement**

The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

**Code Reference**

**Solution Statement**

Replace the panel with a new panel.

**Location Details**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less than 600 V</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
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</tbody>
</table>

**Total Cost with Burden**

$8,367.00
### Work Item Detail

#### Albemarle Charlottesville Regional Jail

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D501005005-105030</td>
<td>Life Safety- Panel C has Exceeded its Serviceable Life</td>
<td>2020</td>
</tr>
</tbody>
</table>

#### Inventory Classification
- D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase

#### Description
- C

#### Section
- 1972

#### Distress Type
- Deteriorated

#### Work Category
- Life Safety

#### Green Opportunity
- Replace the panel with a new panel.

#### Green Evaluation

<table>
<thead>
<tr>
<th>Status</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assigned to Work Package?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current DCR</th>
<th>R</th>
</tr>
</thead>
</table>

| Work Package ID | D50-97257 |

#### Estimated Improved DCR
- G+

| Budget Category/Account | Sustainment-Deficiency Repairs/Replacements |

#### Priority Rating
- 5-Potentially Critical

#### Impact Type
- Mission

<table>
<thead>
<tr>
<th>Impact Score</th>
<th>5.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Emphasis</td>
<td>No</td>
</tr>
</tbody>
</table>

#### Severity
- Category I - Catastrophic

#### Failure Probability
- Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

<table>
<thead>
<tr>
<th>ACI Priority</th>
<th>3-Relevant</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCI Priority</td>
<td>5 - Critical</td>
</tr>
<tr>
<td>DCR Priority</td>
<td>4-Significant</td>
</tr>
</tbody>
</table>

| Risk Reduction Index | 7.07 |

#### Problem Statement
The panel has exceeded its serviceable life and will be unreliable for overcurrent protection.

#### Code Reference

#### Solution Statement
Replace the panel with a new panel.

#### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>FL 1</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Room(s)</th>
<th>Mechanical</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Area Description</th>
<th>1972 Section</th>
</tr>
</thead>
</table>

#### Cost Description

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace switchgear, 225 A</td>
<td>1</td>
<td>Ea.</td>
<td>$1,073.00</td>
<td>$0.00</td>
<td>$4,125.00</td>
<td>$0.00</td>
<td>$3,119.00</td>
<td>$8,317.00</td>
</tr>
<tr>
<td>Maintenance and inspection switchgear, indoor, less than 600 V</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

| Total Cost with Burden | $8,367.00 |

#### Additional Photos
Problem Statement
The conduit in the main electrical room is severely corroded.

Solution Statement
Replace 30' of emt conduit.

Location Details
<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Main Electrical Room</td>
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</tr>
</tbody>
</table>

Cost Description

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace branch wiring with junction box</td>
<td>0</td>
<td>M.L.F.</td>
<td>$296.00</td>
<td>$0.00</td>
<td>$53.00</td>
<td>$0.00</td>
<td>$209.00</td>
<td>$558.00</td>
</tr>
<tr>
<td>Replace EMT conduit, 1&quot; diameter</td>
<td>0</td>
<td>M.L.F.</td>
<td>$1,424.00</td>
<td>$0.00</td>
<td>$764.00</td>
<td>$0.00</td>
<td>$1,313.00</td>
<td>$3,501.00</td>
</tr>
<tr>
<td>Maintenance and inspection circuit breaker, enclosed, 240 V, 3 pole</td>
<td>1</td>
<td>Ea.</td>
<td>$25.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$15.00</td>
<td>$40.00</td>
</tr>
</tbody>
</table>

Total Cost with Burden $4,099.00

Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**

**2 - Albemarle Charlottesville Regional Jail**

<table>
<thead>
<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D502001001-105065</td>
<td>Life Safety, Missing Conduit Covers</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Inventory Classification**  
D502001001 - Branch Wiring

**Description**  
-

**Section**  
1972

**Distress Type**  
Missing

**Work Category**  
Life Safety

**Green Opportunity**

**Green Evaluation**

**Status**  
Active

**Assigned to Work Package?**  
Yes

**Current DCR**  
Y

**Work Package ID**  
D50-97257

**Estimated Improved DCR**  
G-

**Budget Category/Account**  
Sustainment-Deficiency Repairs/Replacements

**Priority Rating**  
6 - Currently Critical

**Impact Type**  
Mission

**Impact Score**  
9.0

**High Emphasis**  
No

**Severity**  
Category I - Catastrophic

**Failure Probability**  
Subcategory A - System is in a state of failure.

**ACI Priority**  
3 - Relevant

**SCI Priority**  
4 - Significant

**DCR Priority**  
3 - Relevant

**Risk Reduction Index**  
5.83

### Problem Statement

Conduit LB covers are missing on the exterior wall of the boiler room.

### Code Reference

### Solution Statement

Install 2 conduit covers on 4" LB's on exterior wall of 1972 boiler room.

### Location Details

<table>
<thead>
<tr>
<th>Floor(s)</th>
<th>Room(s)</th>
<th>Area Description</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance and inspection</td>
<td>1</td>
<td>Ea.</td>
<td>$31.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$18.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Repair conduit cover</td>
<td>1</td>
<td>Ea.</td>
<td>$95.00</td>
<td>$0.00</td>
<td>$345.00</td>
<td>$0.00</td>
<td>$264.00</td>
<td>$704.00</td>
</tr>
</tbody>
</table>

| Total Cost with Burden    |     |     |       |       |          |       |        | $754.00|

### Additional Photos

- [Additional Photos](#)
Problem Statement
The vapor tight fixtures are not vandal resistant and the fixture lenses and lamps have been broken and are missing.

Code Reference
Solution Statement
Replace light fixtures with damp location security correctional style light fixtures.

Location Details
Floor(s) FL1, FL3, FL5 Room(s) Exercise 115, 315, 515 Area Description Inmate Exercise Area

Cost Description Qty UOM Labor Equip Material Other Burden Total
Maintenance and repair breaker, molded case, 480 V, 2 pole 82 Ea. $4,469.00 $0.00 $0.00 $2,681.00 $7,150.00
Replace Surface Mount Vapor Tight Fixture 82 Ea. $18,009.00 $0.00 $72,980.00 $0.00 $54,593.00 $145,582.00

Total Cost with Burden $152,732.00

Additional Photos
### Work Item Detail

**Albemarle Charlottesville Regional Jail**

**2 - Albemarle Charlottesville Regional Jail**

<table>
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<tr>
<th>Work Item Number</th>
<th>Work Item Name</th>
<th>Year Observed</th>
</tr>
</thead>
<tbody>
<tr>
<td>D502002026-105175</td>
<td>Replace Interior Fixtures</td>
<td>2020</td>
</tr>
</tbody>
</table>

**Inventory Classification**: D502002026 - Interior Lighting, CFL

**Description**: Compact Fluorescent Jar Fixture with Guard

**Section**: 1972

**Distress Type**: Deteriorated

**Work Category**: Repairs and Replacements

**Green Opportunity**: Yes

**Green Evaluation**: Yes

**Assigned to Work Package?**: Yes

**Current DCR**: Y-

**Work Package ID**: D50-97295

**Estimated Improved DCR**: G+

**Budget Category/Account**: Sustainment-Deficiency Repairs/Replacements

#### Work Item Detail

- **Priority Rating**: 4-Necessary, Not Yet Critical
- **Impact Type**: Deferable
- **Severity**: Deferable
- **Failure Probability**: Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).
- **ACI Priority**: 3-Relevant
- **SCI Priority**: 4 - Significant
- **DCR Priority**: 3-Relevant
- **Risk Reduction Index**: 5.83

**Problem Statement**

The interior light fixtures are deteriorated.

**Code Reference**

**Solution Statement**

Replace 73 interior fixtures.

**Location Details**

<table>
<thead>
<tr>
<th>Floor(s)</th>
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<th>Area Description</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Qty</th>
<th>UOM</th>
<th>Labor</th>
<th>Equip</th>
<th>Material</th>
<th>Other</th>
<th>Burden</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace interior fixtures.</td>
<td>73</td>
<td>EA</td>
<td>$9,000.00</td>
<td>$0.00</td>
<td>$14,527.00</td>
<td>$0.00</td>
<td>$14,116.00</td>
<td>$37,643.00</td>
</tr>
</tbody>
</table>

**Total Cost with Burden**: $37,643.00

**Additional Photos**