INSTRUCTIONS

This form will be submitted online. There will be an opportunity to attach additional pertinent information (i.e. a consultant study) when submitting.

PART A – GENERAL INFORMATION

Objective: Provide pertinent identifying project information.

A.1 Facility/Site Name & Primary Address

Dukes County Jail & House of Correction

A.2 Contact Information

Name: Greg Arpin

Telephone: 774-563-8566

Email: garpin@dcsoma.org

A.3 Project Name and Location
(if different from facility/site primary address)

$34M TPC ESTIMATE AT 1.4X ECC>TPC MULTIPLIER

A.4 Total Project Cost (TPC)

A.5 Amount ($) Requested from DCAMM:

$34M

A.6 Existing Building(s) Impacted
If applicable, list the names of the buildings being impacted by the project

House of Correction

PART B – EXECUTIVE SUMMARY

Objective: Provide a one-page succinct summary of the project, including project goals and impacts.

Executive Summary (Approximately 750 words)
Provide a brief narrative summary to describe the project, the project's impact on incarcerated individuals and its value proposition to the facility/site, the broader community and the Commonwealth of Massachusetts. Include:

- A brief (1-3 sentence) description of the project
  - Short- and long-term project objectives in alignment with the evaluation criteria. All eligible projects are required to comply with these threshold requirements.
    - Address deficient code, health, or other applicable regulations/requirements including repair, replacement or update of security and or critical life safety systems in the area(s) impacted by the project.
    - Address deferred maintenance deficiencies as documented in the most current facility condition assessment (FCA).
    - Advance the Commonwealth's decarbonization mandates. Strong preference will be given to projects that reduce carbon emissions, eliminate fossil fuel use, and/or prepare the facility for future decarbonization and resiliency projects.
      - Examples include upgrading electrical capacity, preparing roof for PV installation, right-sizing facility square footage, improving building envelopes and improving building EUI.
      - All projects will expand participation in DCAMM's Demand Response program, if applicable. https://www.mass.gov/info-details/demand-response-energy-credit-programs
    - Do not result in a net increase in square footage. Strong preference will be given to projects that improve the efficient use of space for the delivery of programs.
- A description of the specific need for this project – including limitations of any existing spaces, leasing or funding arrangements.

(This is a summary narrative; more specific and detailed information will be requested in the following sections).

The Dukes County Jail and HOC located in Edgartown, MA was originally built in 1873 with additions over time. As a whole the building is not compliant with current codes including but not limited to applicable building codes, accessibility code, and the CMR codes related to the Massachusetts Department of Public Health for the requirements for living conditions of the facility residents. There was minor budget associated with State Project SDD2301, but that funding was insufficient and well below what is needed to bring the entirety of the facility up to code.

As noted above there were many additions added on to the historic building that were built in ways to address short term needs rather than the longevity of the facility. As such there were modular units with lifespans that have gone beyond their usefulness and in many cases are breaking down. The current SDD2301 project addressed only the primary health concern of moving all resident sleeping areas to be on a single floor at the lower level since the upper floors do not have code-compliant access.

The budget did not support upgrades to existing housing to be compliant with DPH and other state requirements for correctional facilities. Beyond the health codes associated with resident living there are multiple other issues that the State Building Inspector has identified as non-compliant and requiring immediate update.

To meet the spatial requirements of the three units and relocating the remaining resident access areas to the ground floor, the only viable approach is in removal of the failing modular unit additions with a replacement and expansion of the facility to meet the minimum requirements. The needs require approximately 5,500 square feet of new construction for the jail and house of correction along with required health & support spaces. These spaces do not account for a growth in the facility's capacity, rather a realignment of spaces to code-required sizes as well as providing all program spaces on an accessible level. This addition will require new electrical, mechanical, and plumbing systems as the current systems cannot handle the capacity. As such, all new construction will be required to be fully electrified and the envelope designed to meet Executive Order 594 and the state's decarbonization goals.

The historic main building is currently non-compliant in terms of life safety and as such will require extensive upgrades to adjust egress paths, provide rated enclosures, and installation of an entirely new fire protection sprinkler and fire alarm system which the current facility does not have. This is a listed requirement from the AHJ for the safety of all occupants in the historic main structure where the officers currently work from. There are also multiple areas of the building that require structural reinforcement, underpinning of foundations and releveling. These required renovations in approximately 5,400 square feet across all 4 levels (including basement) of the existing building will trigger the code required upgrades of accessibility throughout the facility and are anticipated to trigger exterior envelope replacement.

This is a historic structure subject to local and state historic reviews and approvals. In anticipation of the envelope replacement, all windows and exterior materials must be reviewed and approved by the Edgartown Historic District Committee. Due to the age of the building many existing windows will require custom replacements. With the addition and renovation of the entire building needed, the roofs throughout will need to be replaced and upgraded to comply with current energy performance requirements. Due to the historic requirements of the facility, solar panels cannot be placed on the roofs.

As this facility is located in Edgartown, it is the only regional lockup, jail, and house of correction that exists on the entire island of Martha's Vineyard. Dukes County Sheriff's Office has been operating out of this facility since the late 1800s and have adapted the facility over time to the best of their ability. The building is now in need of significant repair so that it can continue to safely serve the community of Dukes County.

PART C – PROJECT SCOPE

Objective: Provide specific project information regarding the proposed project size, space type and program.

Summary Project Gross Square Foot (GSF) information

	TOTAL GSF* **Total work area**		**Additional Comments** (Ex.: How GSF breaks out for different buildings, brief description…etc.)
Renovation GSF	5,500	GSF	2,550 SF Level 01 (Health, Dining & Staff) 1,650 SF Level 02 (Cell Conversion, Staff) 1,300 SF Level 03
New Construction GSF	5,450	GSF	4,550 SF Jail & HOC + Support 900 SF Regional Lockup Expansion 1,300 SF Level 03
Demolition GSF	3,530	GSF	2,930 GSF Modular 2 600 GSF Booking & Bail addition
Disposition GSF	0	GSF	
Lease Replacement/ Elimination USF* ***(Usable or rentable square footage)***	0	USF	

* ***GSF:*** *the total gross square footage of the building impacted, including areas where only infrastructure or envelope work is being conducted, and where no programmatic changes will occur.*

** ***GSF of Programmatic Renovation****: the total gross square footage of the project resulting in programmatic change and or modernization, if applicable.*

*** ***USF****: useable or rentable square footage (square footage of leased space per the lease agreement)*

PART D – BUILDING CONDITION IMPACT

Objective: Identify Critical Repairs being addressed by the proposed project.

Note: *Identified critical repairs projects may also be requested through the separate critical repairs (deferred maintenance) funding process. Should the capital project be funded, the critical repairs being addressed will be funded through the allocation for the capital project. DCAMM will also be providing formula distributions of critical repairs funds and allow Sheriffs to prioritize how they are expended.*

D.1 Critical Repairs - CAMIS

For the Commonwealth owned facility(ies) impacted by this project proposal, run and download information from the CAMIS FCA Report. On the Deferred Maintenance page, select My Facility Assessment Deficiencies then export. Please contact DCAMM CAMIS team for support.

For each building, summarize in the below table TOTAL $ Need and TOTAL $ Addressed by the proposed projects for the specified timeframes.

Building Name	TOTAL $ Need Identified	TOTAL $ Addressed by Proposed Project
House of Correction (807SDD0901)	$34M	$34M
Training Building (807SDD0905)	$500K	0
Cottage 2 (807SDD0906)	$500K	0
TOTAL	$35M	$34M

D.2 Critical Repairs – Summary (Approximately 250 words)

Objective: Describe how this project addresses Critical Repairs needs identified in the 2019 FCA.

Please note below any additional building condition issues that will be addressed by the proposed project.

In the 2019 FCA, the following Critical Repairs are identified regarding the proposed project area: Retain Structural Engineer for Structural Study, Structural Repair, Allowance, Repair of Wood Exterior Structures, Replace Rotted Trim & Siding, Engineer and Design Fire Suppression System, Install Wet Fire Suppression System, Install Dry Fire Suppression System in Attic Crawl Spaces, Major Accessibility, Compliance Renovation Required. These components were priced in March 2020 at a total $1,022,933. Using the 4.5% annual escalation per year, compounded annually to the midpoint of construction, this would total to $1,660,070 in February 2030 dollars. Including other needs identified in the study, which were not Critical but were identified as requiring completion prior to 2026, there is $1,794,406 in need identified. Using the 4.5% annual escalation per year, compounded annually to the midpoint of construction, this totals to $2,912,066 February 2030 Dollars. These estimates, while in the design study phase for SDD2301, were proven to be drastically low and unachievable within the budget constraint. Additionally, these repairs are solely for the purposes of life safety, accessibility, and structural integrity, and do not account for the extensive work required to relocate program to accessible areas and right-size resident sleeping areas to meet DPH requirements. The Certified Study report for SDD2301 addresses the proposed alternatives that were explored for minimum code upgrades along with associated cost estimates. This study shows in greater detail that even a $5 million ECC was substantially lower than what was needed to complete the code required upgrades.

PART E – OTHER CRITERIA

Objective: Briefly describe the project's alignment with the other comparative evaluation criteria listed below as relevant to the project. (Approximately 300 words ***per criteria***)

- How does the project improve facilities to support individual outcomes and reduce recidivism by preparing incarcerated individuals for post-release success?
- How does the project contribute to the overall physical and emotional wellbeing of incarcerated individuals through accessible medical treatment, rehabilitation and behavioral or mental health resources?
- How does the project encourage and support collaboration and partnerships including with other Sheriffs and/or Department of Corrections entities?
- How does the project improve operational efficiencies at the facility or for the Commonwealth's criminal justice system?
- How does the project address current capital and operational funding constraints by including creative funding models or leveraging other sources of capital?
- What is the ratio of beneficiaries to expenditures?
- How does the project yield surplus land or buildings that could be made available for housing production?

How does the project improve facilities to support individual outcomes and reduce recidivism by preparing incarcerated individuals for post-release success?

The project improves facilities in a multifaceted manner: safety, security, accessibility, and suitability. Firstly, the safety is improved through improved HVAC measures, through the separation of populations in a compliant manner, and the creation of spaces which reduce the potential for self-harm. As for security, replacement construction allows the installation of cameras, door monitoring and control, and inmate tracking systems. These interventions improve the security for residents, staff, and any public visiting the facility. The proposed project overhauls and addresses the accessibility needs of the facility, creating an accessible facility for any residents. This is critical in providing services, whether mental or physical health related, or education programming, to all residents, regardless of physical accessibility needs. Additionally, the proposed project meets the suitability requirements regulated by the Department of Public Health, by ensuring each resident space is suitable for its rehabilitative function. This includes adequate sizes of spaces, provision of natural light in resident areas, and sufficient access to daily needs like showers. These facets together make up the quality of the daily functioning of the facility as a correctional environment which respects the dignity of those housed there, which when combined with education, mental health, and social programming directly impacts the post-release outcomes of incarcerated individuals.

How does the project contribute to the overall physical and emotional wellbeing of incarcerated individuals through accessible medical treatment, rehabilitation, and behavioral or mental health resources?

The project contributes to overall physical and emotional wellbeing of incarcerated individuals through providing accessible routes to program and recreation spaces (E.G. an accessible path of travel from County Jail to outdoor recreation areas, and accessible path of travel from House of Corrections to Exam Room). This allows all incarcerated individuals (and those being held in Regional Lockup) to access spaces used for their physical and mental wellbeing. This includes a Programs Room which can be used for Alcoholics Anonymous meetings, as well as a Visitation Room which can allow for family visits as well as Attorney consultations. These building changes ensure that all three populations of residents have access to the full extent of physical and emotional wellbeing services that the facility can offer. With the project renovations and replacements, all residents of the facility will have access to direct natural light through windows rather than the existing borrowed light from adjacent rooms & corridors.

How does the project encourage and support collaboration and partnerships including with other Sheriff's and/or DOC entities?

The project showcases the unique interaction of a jail, house of correction and a regional lockup all under "one roof" which is a facility unique to the Commonwealth and the country. Providing all of the resident spaces & support in a way that one Sheriff can operate efficiently provides opportunities for collaboration with other entities on how to think outside the box to find solutions to unique challenges facing facilities and their associated resident populations.
Since the project incorporates full electrification of the addition for Jail and HOC, it also becomes a valuable reference point for States beyond Massachusetts mandating to transition away from fossil-fueled systems.
How does the project improve operational efficiencies at the facility or for the Commonwealths' criminal justice system.

The project improves operational efficiencies at the facility by relocating all populations to the same level of the facility, and utilizing the existing historic building for staff use only. This allows a more centralized Control Room to be located at an ideal location, in proximity to all populations, which helps staffing needs. Additionally, having clear and updated boundaries between populations reduces staff burden when moving populations between areas.

As for the criminal justice system of the Commonwealth, this facility is a critical part of the overall system as it is located on an island, Martha's Vineyard. It provides Regional Lockup services for the six police departments on the Vineyard and processes detainees through the booking and release process. This is especially critical during the busy summer season, which can see extremely high rates of arrest in short periods of time. Without the Duke's County facility, booking detainees would require costly and cumbersome Mainland trips, requiring extensive staff and funds to make possible. Additionally, as a Jail and House of Corrections, the facility provides incarceration facilities in a location that can be closer to home for some individuals. Similarly to Regional Lockup, transportation and coordination to the Mainland can be cost prohibitive; maintaining a Jail and House of Corrections on the island itself creates

opportunities for family visitation that would not be as feasible on the Mainland, which is a direct positive impact for incarcerated individuals.

How does the project address current capital and operational funding constraints by including creative funding models or leveraging other sources of capital?

Should the project be awarded, the design study will investigate creative funding models that are available at that time looking to local, state and federal sources. Examples would include ARPA and MassEVIP funding for EV parking & associated infrastructure to align with the Commonwealth's decarbonization efforts. In addition to decarbonization and electrification efforts, the team will investigate any opportunities for grants or incentives associated with restoration and upgrades to maintain use of historic buildings.

What is the ratio of beneficiaries to expenditures?

The Regional Lockup provides booking, safe detention and holding services to the 6 Island police departments, the Massachusetts State Police and the Edgartown District, and Superior Courts. The Lockup books and hold up to 850 arrests per year while the Jail and House of Corrections maintains a Average Daily Population of around 15 inmates

How does the project yield surplus land or building that can be made available for housing production?

This project does not generate surplus land or buildings for housing production; however, it also does not reduce or encumber any areas that could otherwise be utilized for housing.

PART F - PROJECT IMPLEMENTATION & SCHEDULE

Objective: Describe project phasing required and estimated schedule

F.1 Estimated Project Schedule

Indicate a preliminary project schedule assuming funding in FY27 (July 2026) below. Include all enabling projects, designer selection (if applicable), design, bidding and construction. Please see DCAMM Designer Guidelines schedule section: https://www.mass.gov/info-details/designer-procedures-and-guidelines#1.7-project-overview-and-roadmap-

Project Tasks	Estimated Time (Months)	Remarks
DSB Ad / Designer Selection (If through DCAMM – 3 months)	3 months	
Study & Schematic Design (DCAMM guideline – 9 months)	10 months	5 months for study (Tasks 1-5) and 5 months for SD inclusive of 2 cost est.
Design (DCAMM guideline – 9 months)	12 months	CM Procurement parallel to design documentation, 2 DD and 2 CD
Bidding (If through DCAMM – 3 months)	3 months	based on a single bid period for the entire project
Construction (including enabling & backfill projects)	18-24 months	This time frame is to be further refined during the Study phase.

F.2 Anticipated occupancy (and use) date (assume a July 1, 2026 project start date)

November 1, 2030

F.3 Swing space (Approximately 250 words)
Describe how the implementation plan will address swing space/program needs during construction

As is the case for SDD2301, the Dukes County Sheriff's Office has partnered with collaborating organizations to accommodate residents of the facility during the time of construction. For this further project, the same will take place. Regional Lockup (Booking) functions must be maintained during the construction period and minor accommodations will be made as needed throughout construction to allow booking processes to proceed safely. While procedures might be temporarily modified, a safe, secure, and accessible path will be maintained at all times. All other residents of Jail and House of Corrections will be relocated offsite during construction.

F.4 Construction - Project Components

If applicable, identify below major project components required for project completion. List:

- Enabling projects (including program relocation/swing space);
- The proposed capital project (including all phases of design through construction);
- Backfill projects required for full completion of the project.

Project Components / Phases	ASF of swing space required (if applicable)	Estimated Total Construction Cost of Phase (ECC)	Time to complete construction (months)
N/A			

PART G – PROJECT BUDGET

Objective: Describe the funding for the capital project and consider the impact of the proposed capital project on operating and maintenance budgets and understand the financial assumptions regarding the impact of the proposed capital project.

G.1 Total Estimated Project Cost

Indicate ECC and TPC for project

Project Cost	Amount ($)	Remarks
Total Estimated Construction Cost (ECC*)	$24M	Renovation and New Contruction
TOTAL PROJECT COST (TPC) (DCAMM projects use TPC = 1.40 x ECC)**	$34M	

** ECC to include escalation contingency of 4.5% per year (compounded annually) to mid-point of construction.*
*** The TPC includes planning and design fees, cost of furnishings and equipment, cost of any additional consultants required (access, environmental, envelope, commissioning, etc.), contingencies, and various management costs. A 40% markup is the standard markup used by DCAMM at this stage of a project.*

G.2 Total funding:

Identify the $ amount being requested from DCAMM and indicate what other sources of funding are being used for this project, if applicable. Under "Timing and Constraints" describe the type and clarify timing and other constraints on the funding $.

Confirm timing constraints of financial commitment. Please note: all $ must be committed and confirmed prior to completion of Study/Schematic Design Certification.

Funding Source	Amount ($)	Timing & Constraints
DCAMM	$34M	to address open AHJ concerns that must show progress in the next 5 years.
TOTAL FUNDS*	$34M	

** Total funds must equal the TPC in G.1*

G.3 Potential revenue from sale of state-owned property

If the project involves the potential sale of state-owned property, include the name of the building or asset that will be sold, and the estimated value as a result of the sale, pursuant to current state law.

Property/Building Name	Estimated value ($)*	Timing & Constraints
N/A		

** Absent an appraisal, assume 4 units/acre x $30K/unit, the as-of-right density allowable under the Affordable Homes Act*

G.4 Previously Completed Enabling Projects (Approximately 350 words)

If applicable, please identify any projects that have been previously completed **and** directly support this project proposal. Please identify funding sources and describe project impact on this proposal.

SDD2301 is a project that accomplishes the beginning goals that this proposal seeks to complete. SDD2301 relocates all resident sleeping areas to the first level of the facility, and replaces the Regional Lockup with replacement construction of approximately 1,900 SF. This project proposal advances these goals, including the relocation of all resident sleeping areas to cells which are compliant with DPH standards, the relocation of medical, visitation, and program areas, and the provision of staff infrastructure spaces for the efficient and safe running of the facility. SDD2301 takes the first steps of operational changes and Regional Lockup replacement, while this proposal completes the requirements, especially for the Jail and House of Corrections which are largely unaffected by SDD2301. Currently, SDD2301 is expected to enter bidding in Q1 2026 and finish construction in Q1 2027.

PART H – SIGNATURE

H.1 Signature of Sheriff, CFO or Facility Director

H.2 Title

H.3 Date