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

Franklin County Jail and House of Correction, 160 Elm Street, Greenfield, MA

A.2 Contact Information

Name: Joseph Fagan Maintenance Supervisor

Telephone: (413) 774-4014 Ext 2181

Email: JFagan@fcso-ma.us

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

Deferred Maintenance & Accessibility Improvements at Old Main Building

A.4 Total Project Cost (TPC)

$33,211,117.36

A.5 Amount ($) Requested from DCAMM:

33,200,000.00

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

Old Main Building Jail - Currently used as inmate housing for minimum security, pre-release and work release programs.

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 Old Main Building Jail facility, constructed circa 1886, was replaced as the primary high security prison building for the Franklin County Sheriff's Department in 2007. At that time, the facility was repurposed to be inmate housing for low security, work release and pre-release inmates but no improvements were made to modernize the Old Jail facility. The recommendations for this proposed project would address code compliance issues and make critical repairs to the failing conditions at the exterior envelope The recommendations will also address MEP/FP systems which have exceeded their life expectancy. These exterior and MEP system conditions were only partially addressed in the 2020 FCA study. To address MA Executive Order 594, energy performance issues would be addressed with both improvements to the building envelope and a fossil fuel reducing heating system.

This proposed project will focus on three primary areas of work:

Exterior Renovations – Exterior repair work will include replacement of metal and vinyl

windows, membrane and slate roofing/flashing replacement; roof edge wood soffit reconstruction; masonry repairs including repointing / rebuilding exterior walls and masonry parapet bracing. Additional exterior work includes fire escape repairs and replacement, exterior stair and ramp reconstruction. Three small building areas are in failing condition and require rebuilding from top of foundations (all are part of original historic structure).

HVAC Upgrades – replacement of the steam heating system with high-efficiency gas-fired boilers, pumps, and a new heat distribution system; installation of a 100-ton chiller with ducted air distribution; new ventilation and exhaust systems; smoke control upgrades; and DDC controls. Mechanical installation will require structural reinforcement, and electrical service upgrades will be needed to meet EO 594 fossil fuel reduction requirements.

Code Compliance Upgrades – Building improvements trigger MAAB accessibility upgrades including new toilet rooms, elevator installation, stair modifications, and accessible housing and toilet/shower spaces; energy code compliance for envelope improvements; installation of an NFPA 13 sprinkler and standpipe system with new water service; and a new fire alarm system.

Due to the need for investigation and testing not included with these preliminary recommendations is the determination of hazardous materials in the building which will be impacted by the proposed work. An additional contingency amount is estimated and made part of the Estimated Construction Cost (ECC) in the attached deficiency and cost matrix.

These deficient conditions underscore the need for a feasibility study focused on improving life safety, accessibility compliance, and energy-efficient modernization in alignment with Commonwealth of Massachusetts building design initiatives.

A historic assessment was also completed due to the historic status of the building. The recommendations from Epsilon, historic consultant have been considered in the development of the design recommendations.

A detailed Deficiency Matrix documenting critical building and system conditions with estimated costs has been prepared and is included as an appendix to this application to demonstrate the recommended scope, priority, and needs basis of the proposed rehabilitation.

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	29,400	GSF	Renovations are targeted to specific systems but would impact every space in the building
New Construction GSF	390	GSF	Alternate reconstruction of 3 bump-out areas in failed condition is in the scope spreadsheet in the Appendix
Demolition GSF	390	GSF	
Disposition GSF		GSF	
Lease Replacement/ Elimination USF* ***** *(Usable or rentable square footage)*		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
Old Main Jail (FCA was incomplete)		
From Dietz & Co. Architects 2025 Scope Study	$33,211,118	$33,211,118
TOTAL	$33,211,118	$33,211,118

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.

Site - Inadequate stormwater management, and compromised site drainage contributing to water infiltration risks. Foundation waterproofing will need investigation for condition. Site accessibility improvements to allow improved building entry access.
Structural - Roof framing will be reviewed for loading capacity and improvement as part of roofing replacement recommendation.
Exterior Envelope - Masonry repointing, stone and coping restoration, chimney repairs, window replacements, and full replacement of deteriorated high and low-slope roofing systems with upgraded flashing, parapet reinforcement, and improved thermal performance.
MEP/FP Systems - Replacement of obsolete heating equipment, ventilation upgrades, domestic water and waste piping renewal, electrical service expansion, panelboard replacement, and security and telecommunications upgrades. Fire protection and life safety improvements include installation of a full sprinkler system, fire service upgrades, modernization of fire alarm systems.
Accessibility - ADA and 521 CMR MAAB improvements to exterior and interior routes, parking, restroom facilities, elevator, kitchens, and visitor spaces. New accessible cells (minimum security) and bedrooms (work release) will provide living accommodations for inmates with disabilities.
Interior rehabilitation includes corrections to door hardware improvements for egress flooring repairs, ADA stair and handrail upgrades, removal of obsolete platforms, and localized structural floor reinforcement.

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?

Pre-Release Programming that integrates vocational training and employment prior to release represents a cost-effective strategy for reducing recidivism and improving public safety outcomes. This programming also provides individuals classified at the Minimum Security level with a structured opportunity to begin earning increased access to the community.

The period immediately following release is one of the highest-risk phases of the justice system. Individuals released without employment are significantly more likely to cycle back into custody, generating avoidable costs related to law enforcement, court processing, incarceration, and emergency services. Pre-Release Programming mitigates these costs by establishing employment and basic stability before release occurs.

Our Work Release Program matches residents with local employers and supports the full employment continuum, from job search and placement to job retention. Participants begin working in the community prior to release, earning income, building work history, and developing routines while remaining under structured supervision. This earned access to the community allows individuals to demonstrate readiness for increased responsibility while maintaining accountability. Retention of the same job after release eliminates a primary destabilizing factor and reduces reliance on crisis-driven services. Local employment further increases the return on investment. When participants work in the communities where they will live post-release, transportation barriers are reduced, job retention rates improve, and employers gain a stable workforce. These factors contribute directly to lower reoffending rates and reduced system costs over time.

During this program, participants reside in communal housing that mirrors post-release living conditions, allowing them to practice daily living skills and shared responsibility. This housing model supports individuals transitioning through Minimum Security to Pre-Release by reinforcing pro-social behavior and self-management. Before the end of their sentence, participants are already functioning in a manner consistent with community living, significantly lowering the risk of institutional dependency and behavioral relapse. On-site case managers are embedded within this housing model to provide coordinated support focused on employment stability, documentation, transportation, and reentry logistics. This planning and early intervention process prevents minor challenges from escalating into future violations, avoiding costly re-incarceration.

Supporting Individual Mental Health Outcomes Through Minimum Security and Pre-Release Programming

For individuals nearing release from incarceration, mental health needs are often acute and complex. The transition from incarceration to the community can be destabilizing, increasing the risk of relapse, psychiatric crisis, or disengagement from care. Minimum Security and Pre-Release Programming addresses this critical period by prioritizing individualized mental health outcomes and ensuring early, meaningful access to community-based care.

Our Pre-Release Program enrolls all participants in supportive services at our Community Justice Support Center, located downtown in the heart of our region. While still incarcerated, individuals begin engaging with the same community-based mental health providers who will continue their care following release. This early connection allows treatment plans and therapeutic relationships to remain consistent, creating a seamless transition from incarceration to community-based care.

The program emphasizes individualized mental health treatment grounded in Cognitive Behavioral Therapy (CBT). Participants receive CBT-informed services tailored to their specific experiences and reentry challenges. In addition, CBT-based group therapy provides structured opportunities for participants to build coping skills, challenge maladaptive thought patterns, and process shared experiences related to trauma, incarceration, and reentry. Group sessions reinforce individual treatment goals while fostering peer support and accountability.

Access to the community prior to release is a central component of the program’s design. By engaging with providers, services, and supports in real-world settings before release, participants are able to practice attend appointments, and build familiarity with community-based systems while still receiving structured support. This gradual transition reduces anxiety, increases treatment engagement, and strengthens continuity of care at the moment of release.

On-site case managers coordinate closely with clinical providers to support individualized reentry planning and mental health stabilization. Through consistent contact and proactive coordination, case managers help participants navigate services, address emerging needs, and remain engaged in treatment throughout the transition process.

By integrating individualized CBT-based care, group therapy, case management, and early access to community-based providers through the Community Justice Support Center, the program creates a cohesive continuum of care. This seamless connection supports mental health stability, reduces crisis during reentry, and empowers individuals to transition into the community with confidence, skills, and sustained clinical support.

Strengthening System Outcomes Through Community-Based Pre-Release Programming

Successful reentry requires coordination between corrections, behavioral health, workforce development, and community services. Our Pre-Release Program gives the Department of Corrections a way to manage that transition safely and effectively via the Step Down Program. DOC residents are transferred into our lower-security environment, where we can offer meaningful reconnection to their home community.

When Pre-Release options are limited or located far from an individual's home community, transitions often break down. Services become fragmented, communication suffers, and individuals are left navigating reentry without consistent support. Our program addresses this gap by serving as a direct bridge between incarceration and full community reintegration, ensuring continuity of care at a critical moment.

Our Franklin County program is built around collaboration. Our staff work closely with mental health providers, employers, housing programs, supervision staff, and other community partners to coordinate care plans, align expectations, and respond quickly to emerging needs. This approach reduces duplication of services, prevents gaps in care, and leads to better outcomes for individuals and the system as a whole. Instead of operating in silos, agencies function as a coordinated network focused on public safety and long-term success.

Local Pre-Release Programming transforms reentry from a single event into a structured process. It aligns correctional goals with community resources, improves outcomes, and enhances public safety. By utilizing community-based Step Down Programs like ours, the Department of Corrections and local sheriffs can support a more coordinated, cost-effective,and responsive justice system.

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	Project assumed managed by DCAMM due to ECC exceeding $5M.
Study & Schematic Design (DCAMM guideline – 9 months)	9 months	
Design (DCAMM guideline – 9 months)	9 months	
Bidding (If through DCAMM – 3 months)	3 months	
Construction (including enabling & backfill projects)	14 months	Estimated and to be further developed in Certifiable Study

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

September 1, 2029

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

It is intended that swing space to accommodate displaced residents/inmates in the Old Main Jail building would be provided by one of the following means:

- Relocation of inmates / residents to the 2007 FCSO main building.

- Relocation of inmates / residents to a separate jail facility on a temporary basis.

- Relocation of inmates / residents within the Old Main Jail building when scheduling of construction work allows.

It is not anticipated that there will be costs incurred by DCAMM for the displacement / relocation of inmates and residents.

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	N/A	N/A	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*)	$23,722,226	
TOTAL PROJECT COST (TPC) (DCAMM projects use TPC = 1.40 x ECC)**	$33,211,117	Escalation is estimated at 13%

** 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	$33,211,117	
No other sources available		
TOTAL FUNDS*		

** 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	N/A	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.

During the 2018 energy project Solar Array installation the old facility generator (#3) and switchgear was removed. The new (2006) emergency generators 1 and 2 were connected to the old facility from the main buildings switchgear which now provides both utility and emergency power to the Old Main Jail facility. Depending on electrical loads from proposed work, the generator and size electrical feeds may not be sufficient to provide adequate power to the proposed new building systems (Heat Pumps).

PART H – SIGNATURE

H.1 Signature of Sheriff, CFO or Facility Director

Maureen C. Egan

H.2 Title

CFO

H.3 Date

1/30/2026