



# RICHMOND CITY JUSTICE CENTER

## Location

Richmond, VA

## Size

412,000 SF

## Cost

\$134,600,000

## Delivery Method

Design-Build

## Completion Date

Dec. 2014

## Services Provided

Planning, Program Management,  
Owner's Representative, Facility  
Maintenance

The new six-story, 412,000 SF Richmond City Justice Center replaces a 1960s era facility roughly half its size. CGL, working with The Ridley Group (TRG) of Washington, DC, helped the City of Richmond plan, design, and construct the replacement facility.

CGL originally provided needs assessment and planning documents for the City at the request of TRG, who was working with Richmond officials on inmate programs to help ease the overcrowded conditions of the old jail. Chronic overcrowding and deferred maintenance issues, uncovered by CGL's planners, led the City to conclude replacing the old facility was the best option for the future.

CGL was awarded the owner's representative contract in 2011 and immediately began developing contractor packages for the new jail. CGL recommended the City use the design-build delivery method and helped create the bid guidelines and packages.

The design-build contract was awarded to a joint venture of Tompkins Ballard, Turner Construction, and HOK Architects in 2012.

After assisting with analyzing the GMP, CGL's project team developed a 38 month completion schedule. The fast-tracked construction was completed on time and slightly under the \$135 million original budget. The project included many local contractors, with approximately 47 percent of the work going to local and minority contractors.

CGL currently provides facility maintenance for the project, with eight maintenance technicians on-site to perform all necessary preventive and corrective maintenance in the jail.