

# Architecture Incorporated

SIoux FALLS

RAPID CITY

## **Codington County Facility Study**

**Watertown, South Dakota**

**Architecture Incorporated Project No: 2500**

**Study Meeting with Department Heads and Court Representatives**

**June 24, 2013**

**2:00-4:00 p.m.**

### **Present:**

George Heller, County Commissioner

Brenda Hanten, County Commissioner

Myron Johnson, County Commissioner

Milo Ford, Facility Manager

Shawna Constant, Director of Equalization

Toby Wishard, Sheriff

Tom Walder, Chief Correctional Officer

Sarah Petersen, Welfare Director

Karla Moes, County Nurse

Terry Satterlee, Human Resources Director

Judge Bob Timm, Third Circuit Court

Joel Torgrude, Circuit Court Administrator

Gary Moen, Chief Court Services Officer

Connie Hartley, Clerk of Courts

Pat McCann, Deputy State's Attorney

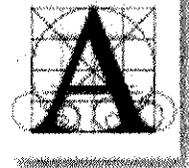
Mark Aspaas, Architecture Incorporated

Kelli Mitzel, Architecture Incorporated

Elizabeth Squyer, Architecture Incorporated

### **Items Discussed:**

1. Mark Aspaas outlined Opinions and Conclusions formed by Architecture Incorporated as the study has progressed. See attachment.
2. Mark also outlined Five Options the design team has considered thus far. See attached Option page.
3. Conceptual plans of Option Five were reviewed.
  - a. Jail expansion to the north of the existing jail. Existing jail renovated.
  - b. Courts remaining on second floor with a courtroom/office expansion to the west and secure connection to the jail.
  - c. County offices for the most part remain in the existing courthouse.
  - d. Court offices move to the new west addition.
  - e. A new accessible south entrance serves the building and provides a location for security screening.
  - f. Basement area for mechanical, storage and parking.



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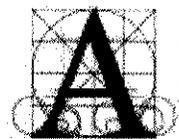
## Questions / Concerns:

1. Parking
  - a. Close off Broadway? This is an artery street for emergency vehicles.
  - b. Entry on Broadway and exit on Maple
  - c. City owns parking on west side. Need easy access for staff / pedestrians to get into building.  
Possibly a skywalk or tunnel.
2. Staff entrance is desired.
3. Financial
  - a. Bonding will likely be required for funding. Architecture Incorporated can provide drawings, images and attend public hearings as needed.
4. Phases
  - a. The project could be done in phases with either the jail expansion or the courthouse expansion being completed and then the existing courthouse remodeling could occur.
5. Additional building work
  - a. Boiler will need replacing
  - b. Windows are pretty new but the frames are 80 years old and leaking.
6. Concern was expressed with the ability to get fire trucks close to building with the proposed additions.
7. Sheriff
  - a. Sheriff office needs to increase in size. Cannot stay in the same square footage.
  - b. Current space was designed 30 years ago and consisted of 3 offices and 1 civilian staff. Today there are 10 Offices and 4 civilian staff, with all the growth happening the last 17 years.  
Destined to grow in next 15 to 20 years.
8. Jail
  - a. Still will not meet State requirements. Juveniles and Adults must be kept separate.
  - b. Consider an off-site build.
9. Architecture Incorporated emailed the colored floor plans to the group.
10. Architecture Incorporated will make arrangements to meet with the various department heads and court staff to review specific space requirement needs.

## Respectfully submitted:

Elizabeth Squyer, AIA

Kelli Mitzel, IIDA



## OPTION 1

Close south half of Maple,  
purchase houses on East side  
and expand in that area

- This adds expense of acquisition
- New construction would be a block from the courthouse
- Does not save or resolve jail and security issues

## OPTION 3

Build a new jail  
or courthouse off-site

- Very expensive option including site acquisition
- Decision of how to re-purpose existing buildings becomes difficult
- Transport of prisoners to court is big issue, even if just across street

## OPTION 2

Build new addition in  
parking lot South of courthouse

- This would be prohibitively expensive compared to other options
- Parking would be jeopardized unless building on stilts (see note 1)
- Access to jail and sally-port would be compromised

## OPTION 4

Build administrative addition and  
expand courts in the courthouse

- Existing courthouse has massive columns everywhere inhibiting the creation of large spaces
- Spreading courtrooms on multiple levels increases security concerns
- Major renovation in historically significant spaces violate historic goals

## OPTION 5

Build an administrative/courts addition to the West  
and a jail addition to the East while remodeling courthouse

- New courtrooms and existing courtroom can be on level 2
- New admin. offices can be on level 1 with existing admin. offices
- New modern direct supervision jail can be added to North of existing jail
- Existing jail areas can be re-used for work release, juveniles and minimum security
- Existing sally-port and intake areas can be re-used



## OPINIONS

- The existing courthouse interior should be preserved
- The existing large courtroom should remain
- Security is a primary objective in every department
- Accessibility should be provided to all departments
- The jail needs to be expanded and security improved
- The county administrative offices need to be accessible
- Expansion on-site should be an objective
- The exterior of the courthouse should be respected

## CONCLUSIONS

- Gutting or wholesale remodeling would jeopardize historic integrity
- Other courtrooms should be nearby in an addition to the courthouse
- Courts, administration, jail all should rely on secure entrances
- Bed count of 120 to 150 is realistic for the future
- The public should expect easy access to all areas of the complex
- Most departments are fine where they are if more accessible
- Off-site construction would be more expensive and less functional
- The simple façade of the courthouse should be replicated in additions

