



Codington County Justice Facilities Study

Workshop N° 2

05/25/2016

JAIL SEPARATION SUMMARY

Codington County Jail Classification

5/19/2016

Jail Separation summary:

Capacity

Booking area:	5 cells		10
Design Hybrid Booking Area to also be use for juvenile (sight and sound separation)			
<hr/>			
Work Release Male - 4 cell over 4 cell units	which equal 16 inmates per unit, total capacity of the units		28
and a 3 cell over 3 cell units	which equals 12 inmates per unit, total capacity of the units		
Work Release Female - 4 cell over 4 cell units	which equal 16 inmates per unit, total capacity of the units		28
and a 3 cell over 3 cell units	which equals 12 inmates per unit, total capacity of the units		
General Population			
(3) 2 cell over 2 cell units	which equals 8 inmates per unit, total capacity of the units		24
(2) 3 cell over 3 cell units	which equals 12 inmates per unit, total capacity of the units		24
** (2) 4 cell over 4 cell units	which equal 16 inmates per unit, total capacity of the units		<u>32</u>
		Total	136
** one of the 4/4 units would be future construction - either build out or addition			16
Total Initial Cell Capacity =			120

Notes: Provide lower level subday rooms in all general population pods.

Future Space Requirements Summary

TABLE 11: CODINGTON COUNTY COURT FACILITY SPACE REQUIREMENTS SUMMARY		
Department	<u>Current Space Needs (DGSE)</u>	<u>Year 2035 Space Needs (DGSE)</u>
Court Courtrooms and Support Areas	8,089	8,089
Judicial Chambers	1,554	1,554
Clerk of Courts	2,736	2,830
Court Services	1,804	2,116
State's Attorney	2,063	2,302
<i>Building Security (if located with jail)</i>	<i>1,225</i>	<i>1,225</i>
<i>Building Security (if located away from jail)</i>	<i>2,345</i>	<i>2,345</i>
Building Support	4,474	4,474
Sub-total Departmental Space (DGSE)		
<i>If located with Jail and Sheriff's Office</i>	21,994	22,589
Building Gross Square Footage Estimate (25%)		
<i>If located with Jail and Sheriff's Office</i>	27,431	28,236
Sub-total Departmental Space (DGSE)		
<i>If located away from Jail and Sheriff's Office</i>	23,065	23,710
Building Gross Square Footage Estimate (25%)		
<i>If located away from Jail and Sheriff's Office</i>	28,831	29,638

*program by NCSC, August 2015

NO.	SPACE DESCRIPTION	(NSF)	(GSF)
OVERALL PROJECT SUMMARY			
10.00	JAIL SUMMARY	30,643	36,158
40.00	COURTS SUMMARY	28,831	29,638
60.00	SHERIFF'S SUMMARY	19,062	24,138
SUBTOTAL OF DEPARTMENT AREAS :		78,536	89,934

NO.	SPACE DESCRIPTION	Immediate & Future Needs (GSF)
10.00	JAIL SUMMARY (68 cells, 136 beds)	
11.00	Visitation	434
12.00	Maintenance / Storage	1,056
13.00	Food Service	1,799
14.00	Laundry	455
15.00	Central Control / Dispatch	702
16.00	Intake/Release	3,928
17.00	Health Care	429
18.00	Inmate Programs	2,132
19.00	Work Release Support	754
	Holding Cells	
21.00	Inmate Housing Unit 1 - Work Release Male (8 cells, 16 beds)	2,233
22.00	Inmate Housing Unit 2 - Work Release Male (6 cells, 12 beds)	1,711
21.00	Inmate Housing Unit 3 - Work Release Female (8 cells, 16 beds)	2,233
22.00	Inmate Housing Unit 4 - Work Release Female (6 cells, 12 beds)	1,711
23.00	Inmate Housing Unit 5 (4 cells, 8 beds)	1,059
23.00	Inmate Housing Unit 6 (4 cells, 8 beds)	1,059
23.00	Inmate Housing Unit 7 (4 cells, 8 beds)	1,059
24.00	Inmate Housing Unit 8 (6 cells, 12 beds)	1,711
24.00	Inmate Housing Unit 9 (6 cells, 12 beds)	1,711
25.00	Inmate Housing Unit 10 (8 cells, 16 beds)	2,233
25.00	Inmate Housing Unit 11 (8 cells, 16 beds) FUTURE	2,233
SUBTOTAL OF DEPARTMENT AREAS :		30,643
MAJOR BUILDING CIRCULATION (10% OF DEPT AREAS)		3,064
M&E EQUIPMENT ROOMS (8% OF DEPT AREAS)		2,451
TOTAL GROSS BUILDING AREA (GSF)		36,158

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
11.00 Visitation					
	Video Visitation	1	50	50	ADA station
	Video Visitation	6	30	180	(6) stations @ 1:20 ratio
	Contact Visiting	0	0	0	see Intake/Release
	Non-Contact Visiting	1	80	80	
Total Net Square Footage				310	
Department Circulation/Wall Area Factor -				0.40	124
TOTAL GROSS SQUARE FOOTAGE					434

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
12.00 Maintenance / Storage					
	Dumpster and Recycle Area	0	0	0	exterior
	Loading Dock	0	0	0	exterior
	Receiving	1	240	240	2 bays
	Trash/Recycling	1	80	80	
	Maintenance Workshop	1	160	160	
	General Storage	1	300	300	
Total Net Square Footage				880	
Department Circulation/Wall Area Factor -				0.20	176
TOTAL GROSS SQUARE FOOTAGE					1,056

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
13.00 Food Service					
	Food Preparation	1	200	200	
	Staging	1	200	200	
	Dishwashing & Scullery	1	120	120	
	Cart and Tray Storage	1	100	100	
	Cart Wash	1	60	60	
	Food Service Managers Office / Break Area	1	100	100	window to inmate areas
	Staff / Inmate Restroom	1	60	60	
	Janitor Closet	1	24	24	floor sink, shelving
	Secure Storage	1	100	100	
	Dry Storage	1	140	140	
	Frozen Food Storage	1	160	160	
	Cold Storage	1	120	120	
Total Net Square Footage				1,384	
Department Circulation/Wall Area Factor -		0.30		415	
TOTAL GROSS SQUARE FOOTAGE				1,799	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
14.00 Laundry					
	Laundry	1	180	180	
	Secure Chemical Storage	1	50	50	
	Linen / Clothing Storage	1	80	80	
	Cart Area	1	40	40	
Total Net Square Footage				350	
Department Circulation/Wall Area Factor -		0.30		105	
TOTAL GROSS SQUARE FOOTAGE				455	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
15.00 Central Control / Dispatch					
	Central Control / Dispatch / Housing Control	1	200	200	(2) workstations.
	Main Secure Vestibule	1	80	80	
	Copy Area	1	20	20	Casework, copier, shredder, and fax machine. Reception to the Lobby.
	Staff Toilet	1	50	50	
	Staff Break Area	1	40	40	Casework, sink, microwave, refrigerator and table. Within Central Control / Dispatch.
	Storage	1	30	30	
	Dispatch Supervisor / Jail Sergeant Office	1	120	120	Adjacent to Central Control / Dispatch. Windows to Communication Center
	Security Electronics / Radio Room	0	0	0	Included in the M&E Equipment Room Areas
Total Net Square Footage				540	
Department Circulation/Wall Area Factor -		0.30		162	
TOTAL GROSS SQUARE FOOTAGE				702	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
16.00 Intake/Release					
	<u>Vehicle Sallyport</u>				
	Vehicle Sallyport	2	350	700	sized for ambulance, eyewash in bay
	<u>Pre-Booking</u>				
	Secure Vestibule	1	80	80	
	Intoxilizer Room	1	80	80	casework
	Decontamination Shower	1	16	16	
	<u>Intake/Release</u>				
	Booking Desk / Processing Station	1	80	80	
	Active Inmate Records	1	30	30	within Booking Desk
	Inmate Seating Area	1	80	80	
	Photo Station	1	40	40	
	Finger Printing Station	1	40	40	
	Staff Restroom	1	50	50	
	Janitor Closet	1	30	30	
	Release Lobby	1	120	120	
	Interview Room / Video Arraignment	1	120	120	
	<u>Property / Clothing Exchange</u>				
	Property Room	1	500	500	
	Clothing Issue Storage	1	120	120	
	Search/Shower Room	1	100	100	shower, toilet, sink, bench
	<u>Holding Cells</u>				
	Cell - ADA	1	90	90	
	Restraint / TB Cell	1	70	70	padded, floor sink, negative air
	Cell	3	70	210	
	Dayroom	3	35	105	Viewable from Intake / Release.
	Dayroom Circulation	3	25	75	
	Video Visitation	2	15	30	
	Shower	1	40	40	
Total Net Square Footage				2,806	
Department Circulation/Wall Area Factor - 0.40				1,122	
TOTAL GROSS SQUARE FOOTAGE				3,928	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
17.00 Health Care					
	Health Care Office / Nurse Work Station / Medical Exam Room	1	200	200	
	Medical Equipment/Supplies Storage	1	80	80	
	Inmate Restroom	1	50	50	
Total Net Square Footage				330	
Department Circulation/Wall Area Factor -		0.30		99	
TOTAL GROSS SQUARE FOOTAGE				429	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
18.00 Inmate Programs					
	Indoor/Outdoor Recreation	1	1,000	1,000	include layouts for half court basketball and volleyball
	Indoor/Outdoor Recreation Storage	1	60	60	shelving
	Outdoor Recreation	1		0	exterior yard area
	Program Supervisor Office	1	160	160	Storage Closet within Office
	Commissary Product Storage	1	60	60	
	Learning Center / Education Classroom / Library	1	360	360	
Total Net Square Footage				1,640	
Department Circulation/Wall Area Factor -		0.30		492	
TOTAL GROSS SQUARE FOOTAGE				2,132	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
19.00 Work Release Support					
	Public Telephones	0	0	0	Located in Lobby / Waiting
	Lobby / Waiting	1	120	120	With seating for 10
	Male Locker Room	1	240	240	(32) full height lockers
	Female Locker Room	1	140	140	(12) full height lockers
	Work Release Vestibule / Search	1	80	80	
Total Net Square Footage				580	
Department Circulation/Wall Area Factor -				0.30	174
TOTAL GROSS SQUARE FOOTAGE					754

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
21.00 Inmate Housing - Unit 1, 3 - Work Release (8 cells, 16 beds - 4 over 4)					
	Cell - ADA	1	90	90	double bunked
	Cell	7	85	595	double bunked
	Dayroom	16	35	560	
	Dayroom Circulation	8	25	200	
	Video Visitation	1	15	15	ratio of 1:15 inmates
	Showers	2	40	80	
	Beverage Station	1	0	0	Located within Dayroom. Casework, sink with hot water, and microwave.
Total Net Square Footage				1,540	
Department Circulation/Wall Area Factor -				0.45	693
TOTAL GROSS SQUARE FOOTAGE					2,233

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
22.00	Inmate Housing - Unit 2, 4 - Work Release (6 cells, 12 beds) - 3 over 3				
	Cell - ADA	1	90	90	double bunked
	Cell	5	85	425	double bunked
	Dayroom	12	35	420	
	Dayroom Circulation	6	25	150	
	Video Visitation	1	15	15	
	Showers	2	40	80	
	Beverage Station	1	0	0	Located within Dayroom. Casework, sink with hot water, and microwave.
Total Net Square Footage				1,180	
Department Circulation/Wall Area Factor -		0.45		531	
TOTAL GROSS SQUARE FOOTAGE				1,711	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
23.00	Inmate Housing - Unit 5, 6, 7 (4 cells, 8 beds) 2 over 2				
	Cell - ADA	1	90	90	double bunked
	Cell	3	85	255	double bunked
	Dayroom	8	35	280	
	Dayroom Circulation	4	25	100	
	Video Visitation	1	15	15	
	Showers	2	40	80	(1) ADA
Total Net Square Footage				730	
Department Circulation/Wall Area Factor -		0.45		329	
TOTAL GROSS SQUARE FOOTAGE				1,059	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
24.00	Inmate Housing - Unit 8, 9	Immediate Need			
	(6 cells, 12 beds) 3 over 3				
	Cell - ADA	1	90	90	double bunked
	Cell	5	85	425	double bunked
	Dayroom	12	35	420	
	Dayroom Circulation	6	25	150	
	Video Visitation	1	15	15	
	Showers	2	40	80	(1) ADA
Total Net Square Footage				1,180	
Department Circulation/Wall Area Factor -		0.45		531	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
25.00	Inmate Housing - Unit 10, 11	Immediate Need			
	(8 cells, 16 beds) 4 over 4				
	Cell - ADA	1	90	90	double bunked
	Cell	7	85	595	double bunked
	Dayroom	16	35	560	
	Dayroom Circulation	8	25	200	
	Video Visitation	1	15	15	
	Showers	2	40	80	(1) ADA
Total Net Square Footage				1,450	
Department Circulation/Wall Area Factor -		0.45		653	

TOTAL GROSS SQUARE FOOTAGE **2,103**

NO.	SPACE DESCRIPTION	Immediate & Future Needs	Immediate & Future Needs
		(NSF)	(GSF)
60.00	SHERIFF'S SUMMARY		
61.00	Public Entrance and Visitor Sector	1,140	1,425
62.00	Records/Civil/Warrants	822	1,028
63.00	Sheriffs Administration / Patrol / Investigations / Jail Administration	2,522	3,153
64.00	Evidence	1,330	1,729
65.00	Staff Support	2,905	3,777
66.00	Garage/Support	3,200	3,840
67.00	Outside Agencies	4,235	5,506
SUBTOTAL OF DEPARTMENT AREAS :		16,154	20,456
MAJOR BUILDING CIRCULATION (10% OF DEPT AREAS)		1,615	2,046
M&E EQUIPMENT ROOMS (8% OF DEPT AREAS)		1,292	1,636
TOTAL GROSS BUILDING AREA (GSF)		19,062	24,138

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
61.00 Public Entrance and Visitor Sector		Immediate Need			
	Entrance Vestibule - Public	1	80	80	camera to Dispatch
	Public Telephones	2	10	20	(2) located in Entrance Vestibule - Public
	Lobby/Waiting	1	120	120	Seating for (8) people.
	Male Public Toilet	1	120	120	ADA, 2 fixtures
	Female Public Toilet	1	120	120	ADA, 2 fixtures
	Janitor Closet	1	30	30	floor sink, shelving
	Video Visitation	0	0	0	See Jail Visiting
	Fingerprint Area	1	80	80	
Total Net Square Footage				1,140	
Department Circulation/Wall Area Factor -				0.25	285

TOTAL GROSS SQUARE FOOTAGE **1,425**

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
62.00 Records/Civil/Warrants		Immediate Need			
	Reception / Civil Records Secretary	3	64	192	workstations. Workstations include Administrative Assistant. See Sheriff's Administration. Locate near Reception for supervision.
	Records Manager	1	120	120	
	Jail Records Storage	1	100	100	
	Closet	1	10	10	
	Work Room / Mail Room	1	400	400	
Total Net Square Footage				822	
Department Circulation/Wall Area Factor -				0.25	206

TOTAL GROSS SQUARE FOOTAGE **1,028**

- Notes:
1. Includes Civil Division, Warrant Division, archive, active files, criminal history files (lockable), juvenile files, casework for office supplies, staff mailboxes, printer, copier, and fax machine.
 2. Records Storage is within Dispatch.

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NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
Sheriffs Administration / Patrol / Investigations / Jail Administration					
63.00	Administration	Immediate Need			
	Coat Closet	1	10	10	
	Conference Room	1	250	250	(10) people at 25 s.f./person
	Conference Room Storage	1	20	20	
	Coffee Station	1	15	15	
	Sheriff Office	1	240	240	
	Sheriff Storage	1	15	15	
	Investigations	1	120	120	
	Investigations Storage	1	15	15	
	Investigations	1	120	120	future
	Investigations Storage	1	30	30	
	Deputy Work Area	8	36	288	(6) workstations which includes (2) for future expansion.
	Deputy Office Storage	1	60	60	
	Deputy Office Lockers	1	20	20	(10) half height lockers
	Jail Administration Office	1	144	144	
	Jail Admin Storage	1	15	15	
	Sergeant's Office	1	120	120	
	Sergeants Storage	1	15	15	
	Civil Deputy	1	120	120	
	Civil Deputy Storage	1	15	15	
	Interview Rooms (hard)	2	100	200	In Jail Area
	Interview Room (soft)	1	120	120	Off Lobby
	Interview Equipment	1	80	80	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
Sheriffs Administration / Patrol / Investigations / Jail Administration					
		Immediate Need			
	Coat Closet	1	10	10	
	Conference Room	1	250	250	(10) people at 25 s.f./person
	Conference Room Storage	1	20	20	
	Coffee Station	1	15	15	
	Sheriff Office	1	240	240	
	Sheriff Storage	1	15	15	
	Investigations	1	120	120	
	Investigations Storage	1	15	15	
	Investigations	1	120	120	future
	Investigations Storage	1	30	30	
	Deputy Work Area	8	36	288	(6) workstations which includes (2) for future expansion.
	Deputy Office Storage	1	60	60	
	Deputy Office Lockers	1	20	20	(10) half height lockers
	Jail Administration Office	1	144	144	
	Jail Admin Storage	1	15	15	
	Sergeant's Office	1	120	120	
	Sergeants Storage	1	15	15	
	Civil Deputy	1	120	120	
	Civil Deputy Storage	1	15	15	
	Interview Rooms (hard)	2	100	200	In Jail Area
	Interview Room (soft)	1	120	120	Off Lobby
	Interview Equipment	1	80	80	

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
Sheriffs Administration / Patrol / Investigations / Jail Administration					
63.00		Immediate Need			
	Computer Equipment Room	1	200	200	
	IT Office / Storage	1	140	140	
	Staff Toilet	2	60	120	
	Janitor Closet	1	30	30	floor sink, shelf
Total Net Square Footage				2,522	
Department Circulation/Wall Area Factor - 0.25				631	

TOTAL GROSS SQUARE FOOTAGE **3,153**

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
64.00 Evidence					
		Immediate Need			
	Evidence Processing / Lab	1	120	120	
	Evidence Processing Locker Pass Thru	1	40	40	lockers of various sizes, pass to Evidence Processing
	Blood Drying / Finger Printing Area	1	50	50	
	Evidence Storage	1	400	400	
	Large Evidence Storage (impound)	1	0	0	located in existing off site area
	Secure Evidence Storage	2	80	160	
	Vehicle Processing	1	400	400	1 bay
	Gun Cleaning / Armory	1	160	160	Off garage area
Total Net Square Footage				1,330	
Department Circulation/Wall Area Factor - 0.30				399	

TOTAL GROSS SQUARE FOOTAGE **1,729**

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
65.00 Staff Support		Immediate Need			
	Entrance Vestibule - Staff	1	60	60	
	Staff Break Room	1	240	240	
	Staff Break Room Vending	3	15	45	
	Training Room / EOC	1	1,000	1,000	multi use training space with occupancy for 30
	Training Room / EOC Storage	1	40	40	
	Physical Training	1	500	500	
	Male Staff Locker Room	25	14.0	350	full height large lockers
	Male Restroom	1	120	120	
	Male Showers	1	40	40	
	Female Staff Locker Room	25	14.0	350	full height large lockers
	Female Restroom	1	120	120	
	Female Showers	1	40	40	
Total Net Square Footage				2,905	
Department Circulation/Wall Area Factor - 0.30				872	

TOTAL GROSS SQUARE FOOTAGE **3,777**

NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS
		QTY	EACH	NET	
66.00 Garage/Support		Immediate Need			
	Wash Bay	1	350	350	
	Vehicle Processing	1	400	400	
	Squad / Tactical Vehicle Parking	7	350	2,450	
Total Net Square Footage				3,200	
Department Circulation/Wall Area Factor - 0.20				640	

TOTAL GROSS SQUARE FOOTAGE **3,840**

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NO.	SPACE DESCRIPTION	NET		TOTAL	REMARKS	
		QTY	EACH	NET		
67.00	Outside Agencies	Immediate Need				
	Back up 911 Dispatch	2	350	700	2 consoles	
	911 Support Space	1	250	250		
Highway Patrol	Trooper Report / Work Area	7	36	252	7 troopers	
	Sergeants Offices	2	120	240		
	work area / files	1	160	160		
	Evidenace Room	1	200	200		
Total Net Square Footage				1,802		
Department Circulation/Wall Area Factor -		0.25		451		
TOTAL GROSS SQUARE FOOTAGE				2,253		

Codington County, SD

Approved January 26, 2016

Justice Facility Basic Construction Option Comparison Criteria

#	What	Description	Key Source/Reference	Priority
1	Minimum Size, Required Type of Space & features	Court Space: Minimums based on 20-year projections	NCSC Report pages 26-35	Must do
		Jail Space: Minimums based on 20-year projections	Garnos' Report pages 99-101	
4	Expandability Strategy	Does the option provide a way to expand the facility should the required capacity eventually exceed the space minimums (see Criteria 1)?	-NCSC Report pages 18, 21-24 (Goals 3,6)	
			Garnos' Report pages 99-101	
8	Historical Preservation	Must preserve North façade, rotunda	Historical Society, NRHP	
7	Operational Cost	How much will it cost to operate (sheriff, jail, maintenance, utilities)?	Architect	1
2	Efficiency of Design	How well does the facility design enable effective and safe operation of court/jail/other affected offices and user-friendly access?	NCSC Report pages 18-25 (Goals 2,4,5,6) Garnos' Report pages 70-104	
5	Future Expandability	How difficult will it be for future generations to expand?	-NCSC Report pages 18, 21-24 (Goals 3,6) Garnos' Report pages 99-101	
6	Project Cost	How much will it cost to renovate/add/build and furnish?	Architect	2
3	Mid-term Adaptability	How readily would the structure accommodate sooner-than-expected workload growth, policy & technology changes? This may be additional space and/or modifiable features	NCSC Report pages 12, 21-22, 24-25, footnotes on 28-30 Garnos' Report pages 99-101	
9	Aesthetic	Appropriate appearance (& rehabilitative approach for options involving current courthouse)	NCSC Report pages 17-18 (Goal 1), Historical Preservation Report	3
10	Location	How well does the option address the desire to maintain current courthouse-related (county administration and judicial) activity in Watertown's business district?		

POSSIBLE SITES FOR EVALUATION

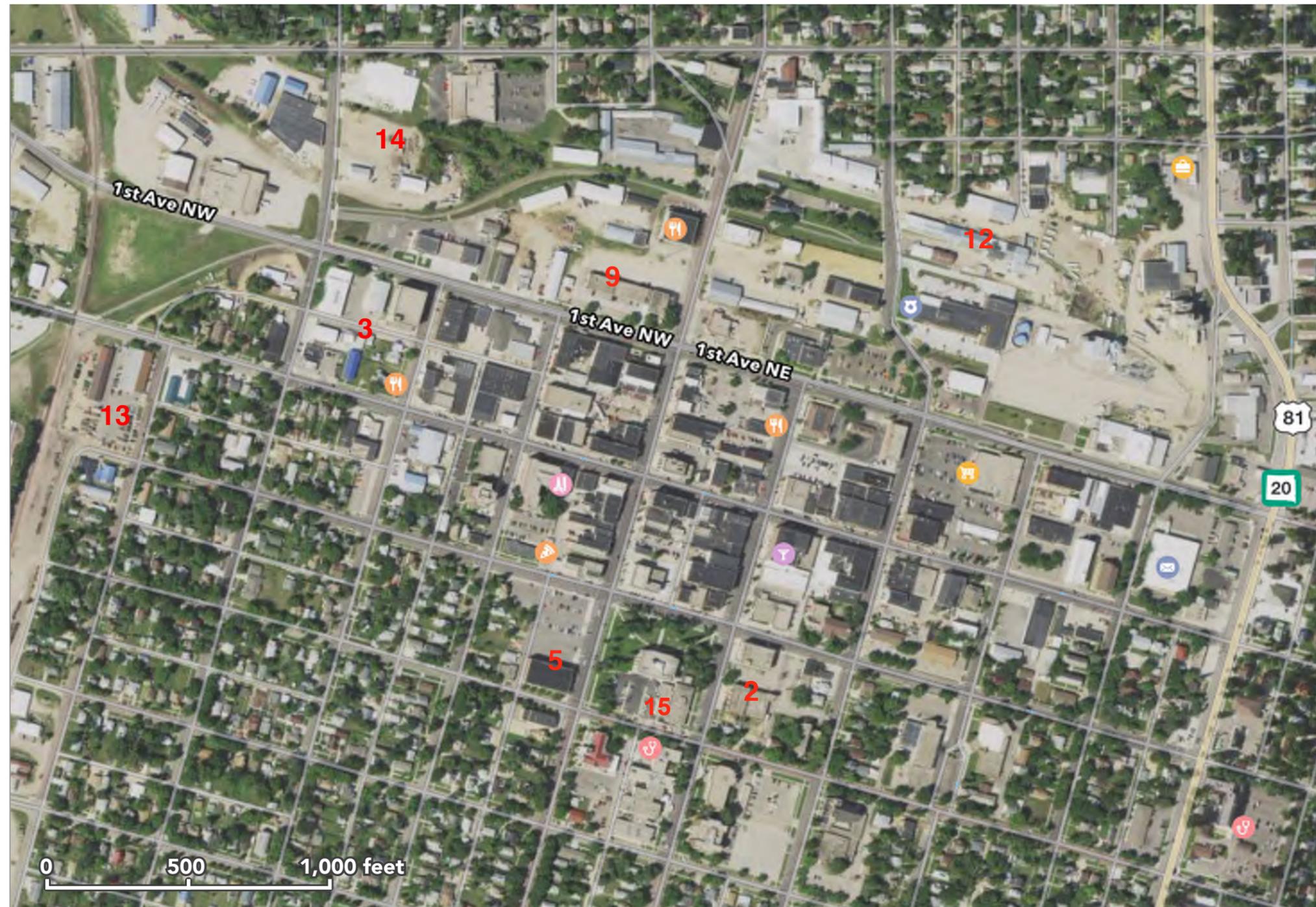


- SITES
- 1. AESOPH
 - 2. EAST OF COURTHOUSE
 - 3. ACROSS FROM FIRE DEPT
 - 4. NEAR BUS BARN
 - 5. CITY AUDITORIUM BLOCK
 - 6. COUNTY HWY DEPT
 - 7. EVENT CENTER
 - 8. PREVIOUS JUSTICE SITE
 - 9. GUEST HOUSE
 - 10. NORTH BARN
 - 11. VERIFICATIONS
 - 12. NORTH OF POLICE DEPT
 - 13. GAME, FISH, AND PARKS
 - 14. NORTH OF WFD
 - 15. COURTHOUSE SITE

DOWNTOWN SITES

SITES

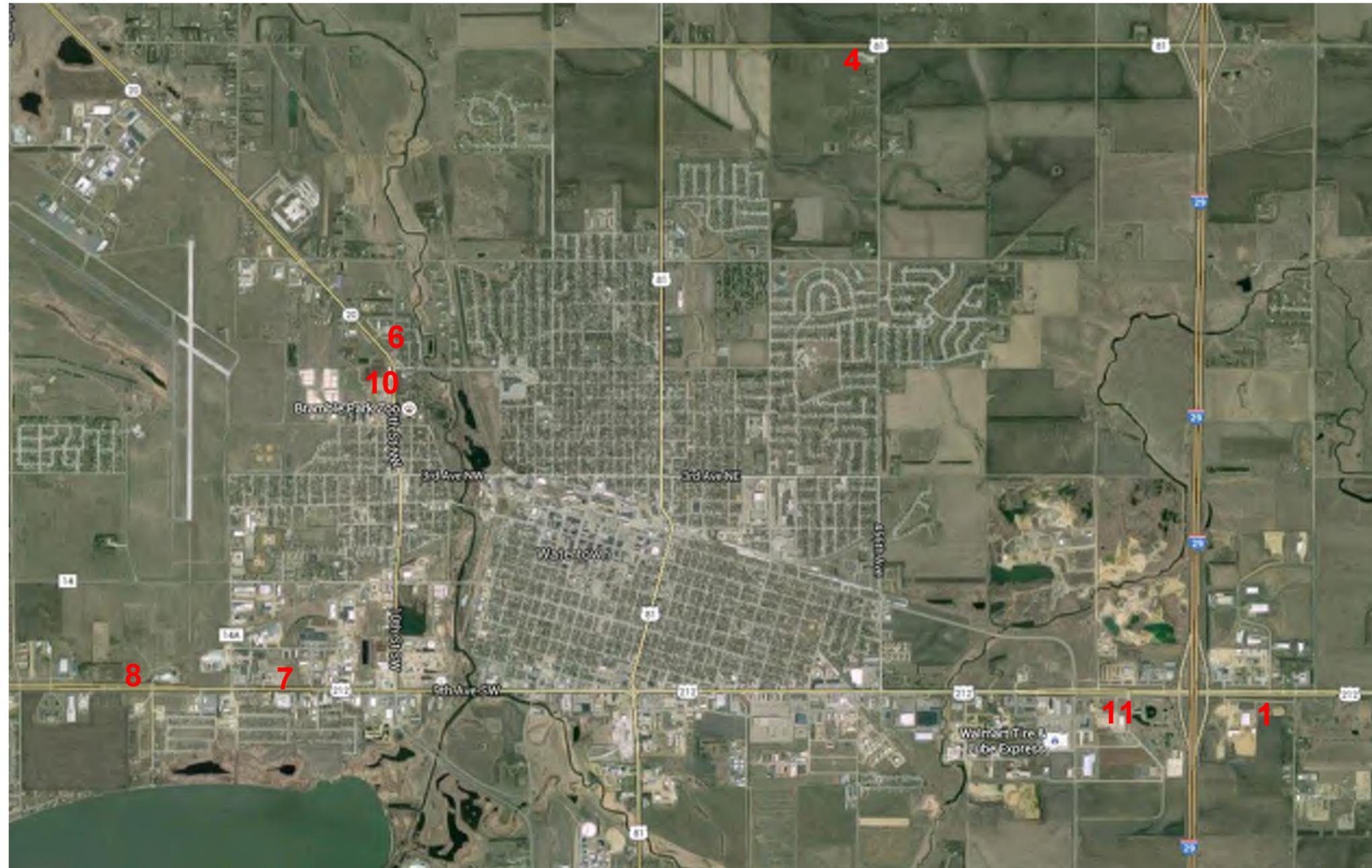
- 2. EAST OF COURTHOUSE
- 3. ACROSS FROM FIRE DEPT
- 5. CITY AUDITORIUM BLOCK
- 9. GUEST HOUSE
- 12. NORTH OF POLICE DEPT
- 13. GAME, FISH, AND PARKS
- 14. NORTH OF WFD
- 15. COURTHOUSE SITE



SURROUNDING SITES

SITES

1. AESOPH
4. NEAR BUS BARN
6. COUNTY HWY DEPT
7. EVENT CENTER
8. PREVIOUS JUSTICE SITE
10. NORTH BARN
11. VERIFICATIONS



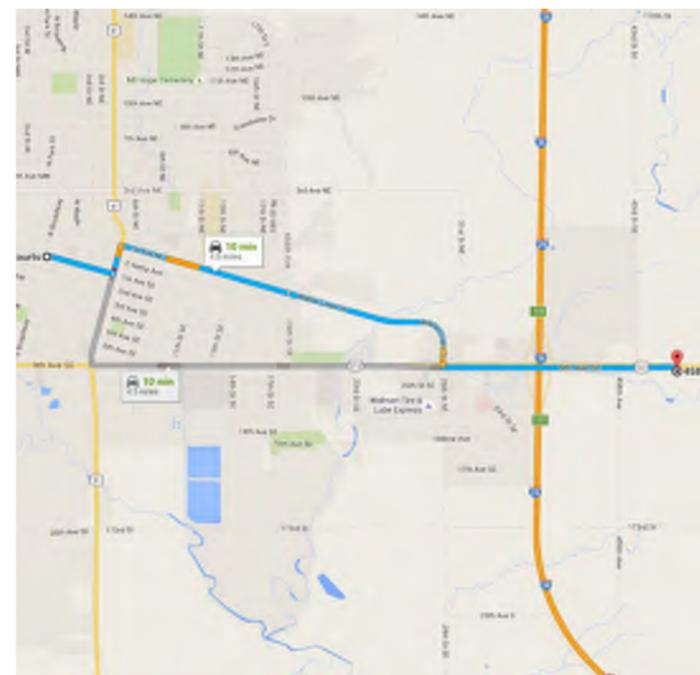
POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

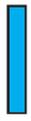
- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)



Removed from consideration



SITE

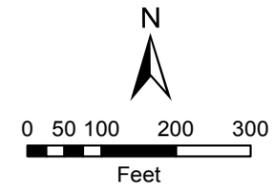


Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer



AESOPH SITE



Zoning: I1
 Floodplain: NO
 Assessed Value: \$675,852.00
 SquareFootage: 1,218,051.9

POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, POOR SOILS, FLOODPLAIN)



SITE
2

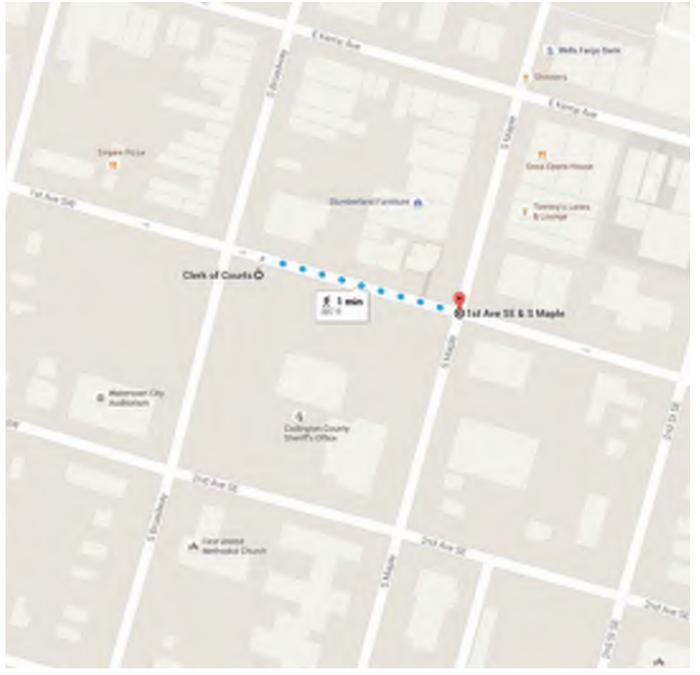
Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

BLOCK 15 ORIGINAL TOWN PLAT

FIRST DISTRICT GIS

Zoning: C1
 Floodplain: NO
 Assessed Value: \$944,877.00
 SquareFootage: 124,504.66
 Note: Assessed value does not include city-owned property.

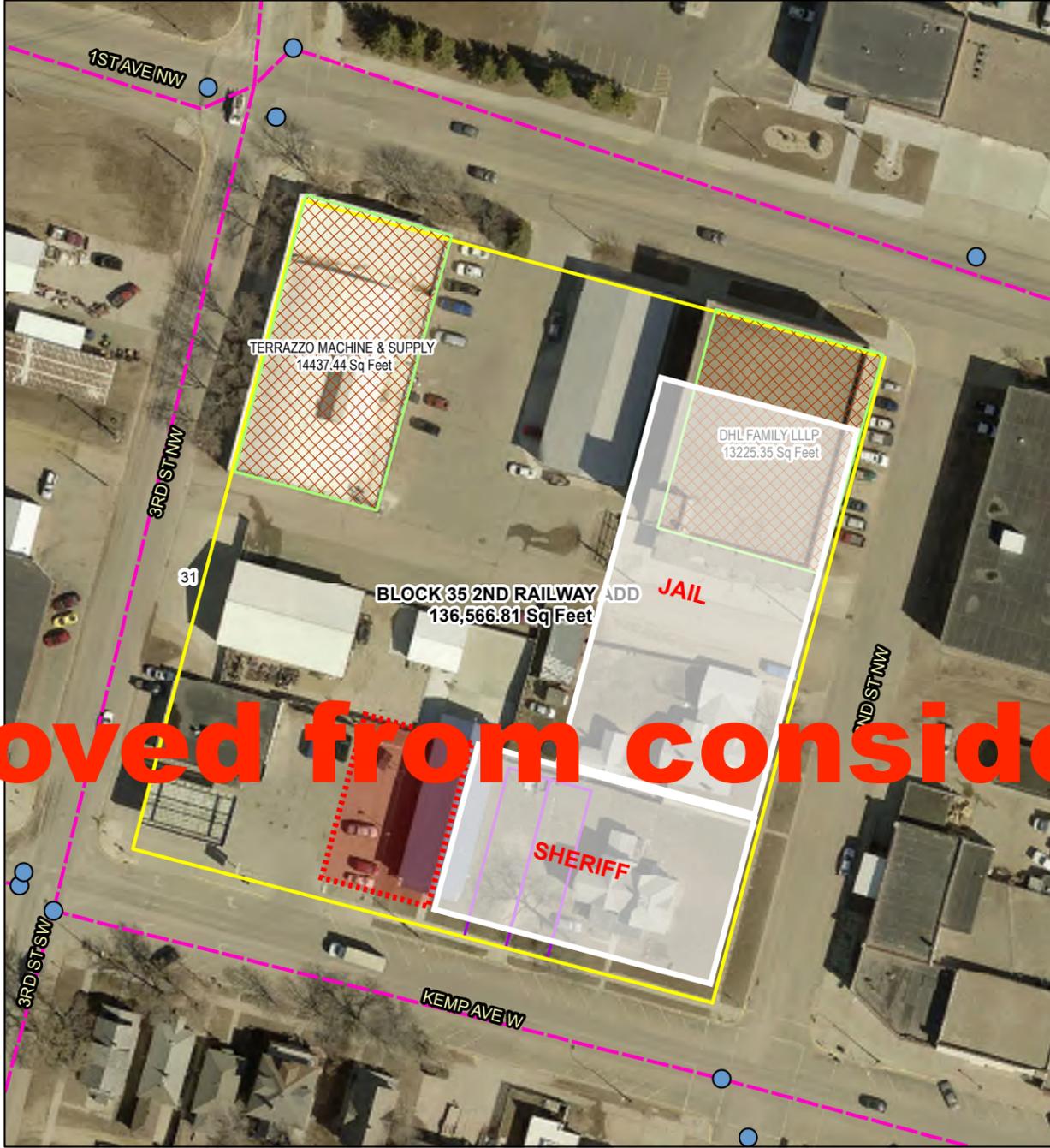


POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)

Removed from consideration



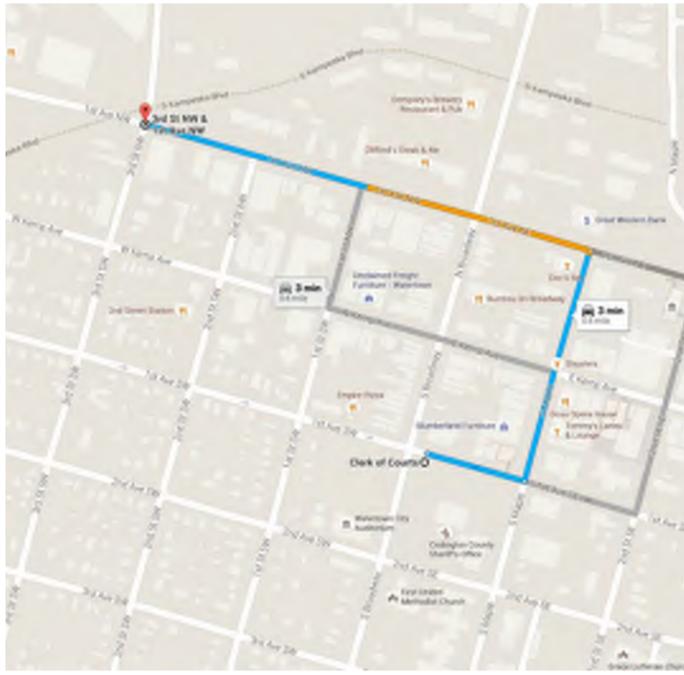
SITE 3

Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

BLOCK 35 2ND RAILWAY ADDITION

Zoning: C1
 Floodplain: NO
 Assessed Value: \$1,060,513.00
 SquareFootage: 136,566.81



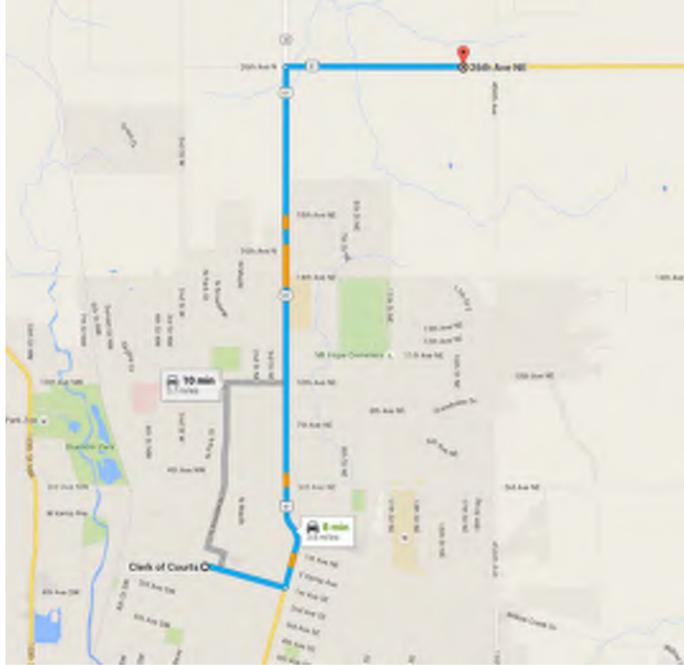
POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)



Removed from consideration



SITE 4

Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

SITE WEST OF BUS BARN

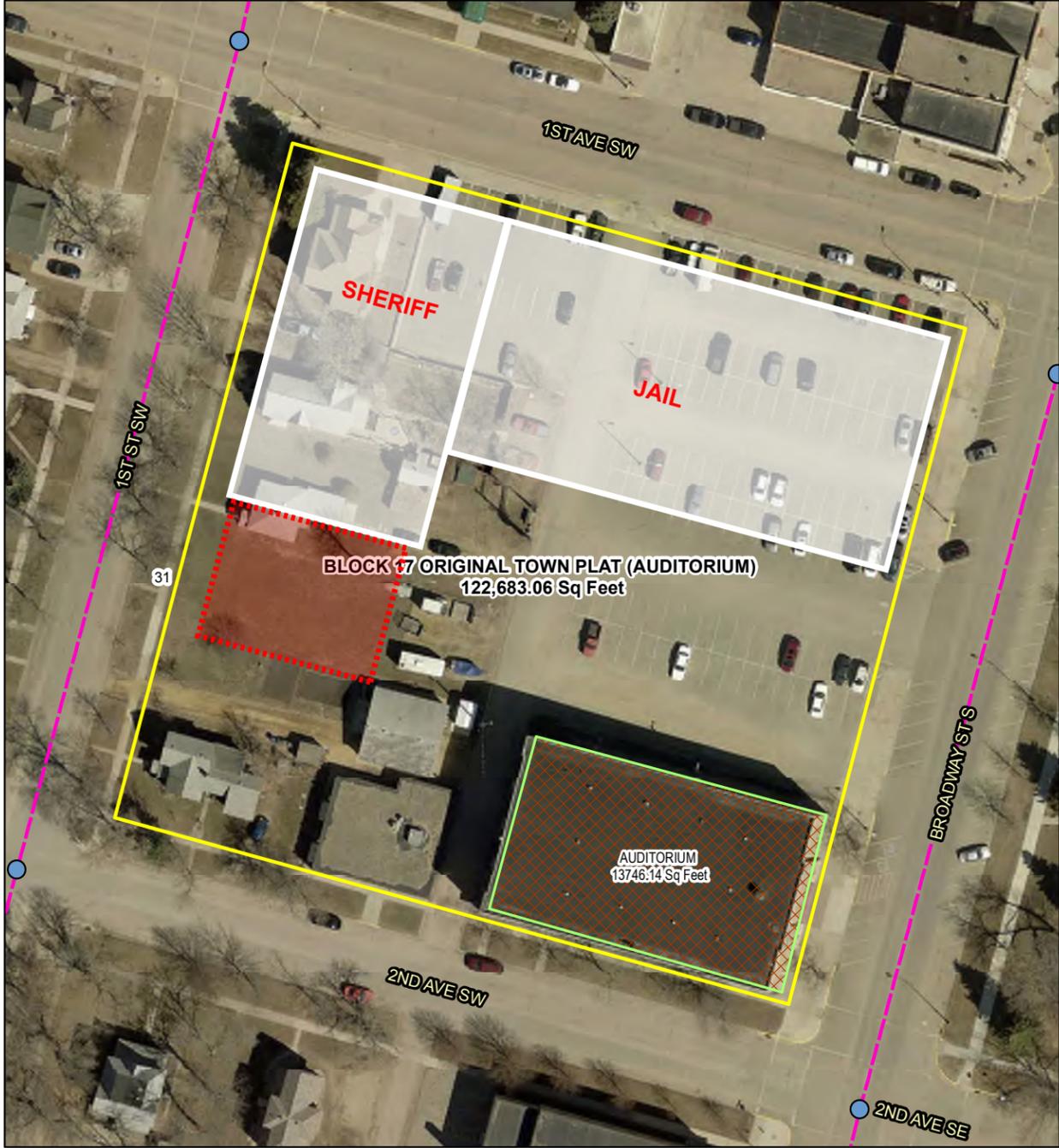
FIRST DISTRICT GIS

Zoning: AG
 Floodplain: NO
 Assessed Value: \$173,629.00
 SquareFootage: 3,357,882.92
 Note: Assessed value does not include city or county owned property.

POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, POOR SOILS, FLOODPLAIN)



SITE
5

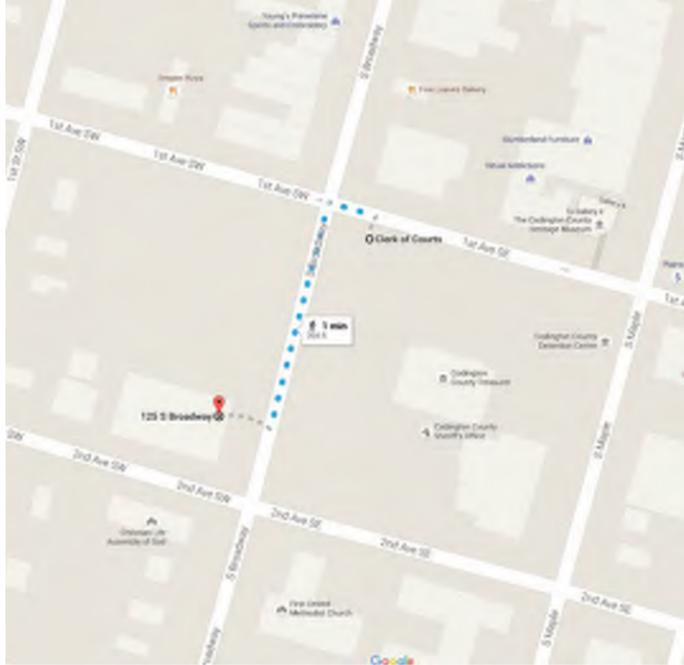
Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

AUDITORIUM SITE

FIRST DISTRICT GIS

Zoning: C1
 Floodplain: NO
 Assessed Value: \$329,037.00
 SquareFootage: 122,683.06
 Note: Assessed value does not include city-owned property.



POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, POOR SOILS, FLOODPLAIN)



SITE
6

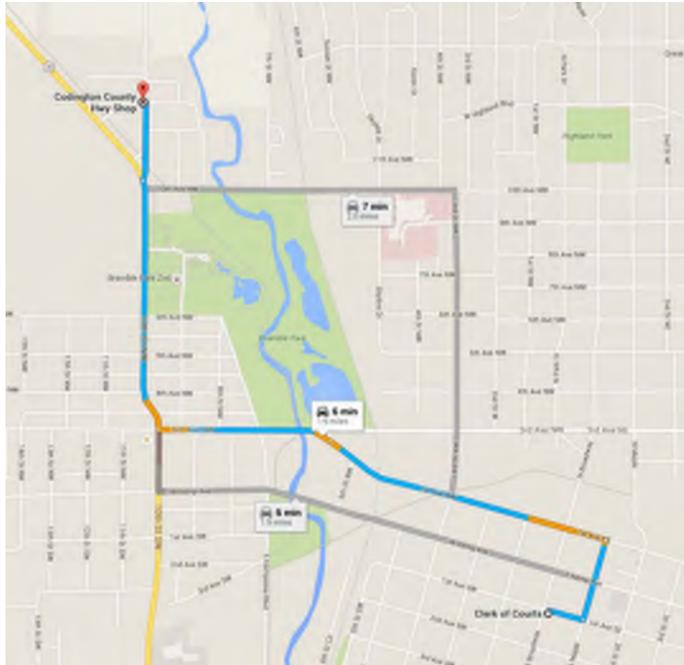
Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

COUNTY HIGHWAY DEPARTMENT SITE

Zoning: I1
 Floodplain: NO
 Assessed Value: \$0.00
 SquareFootage: 752,636.13

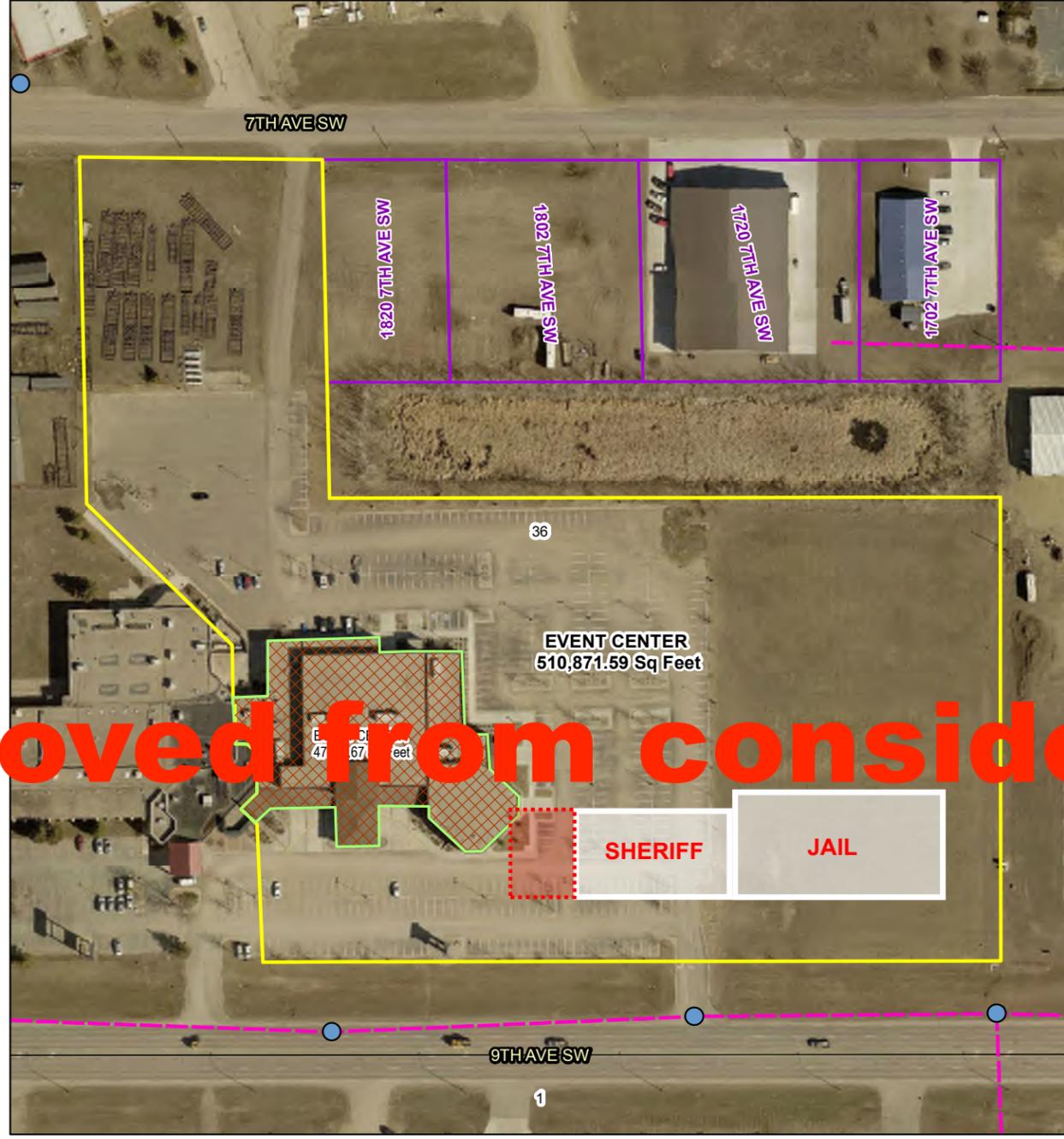
Note: Assessed value does not include city or county owned property.



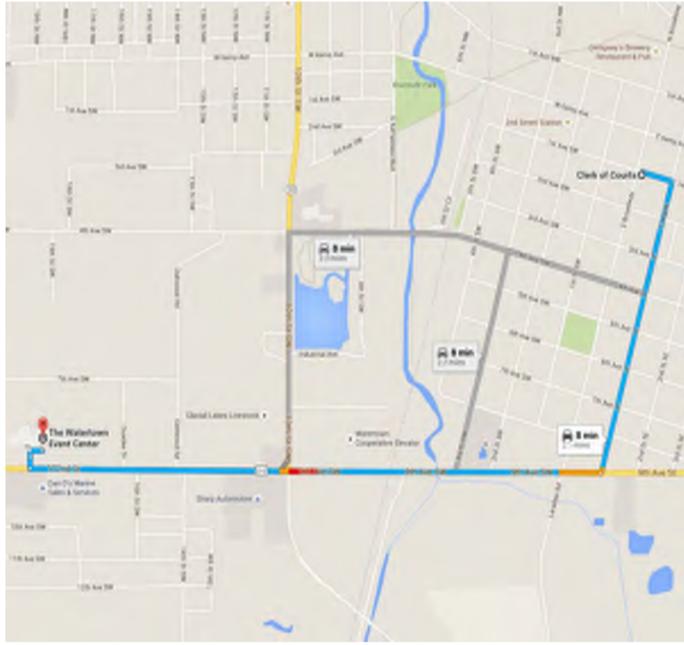
POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)



Removed from consideration



SITE 7

Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

EVENT CENTER SITE

0 25 50 100 150 200
Feet

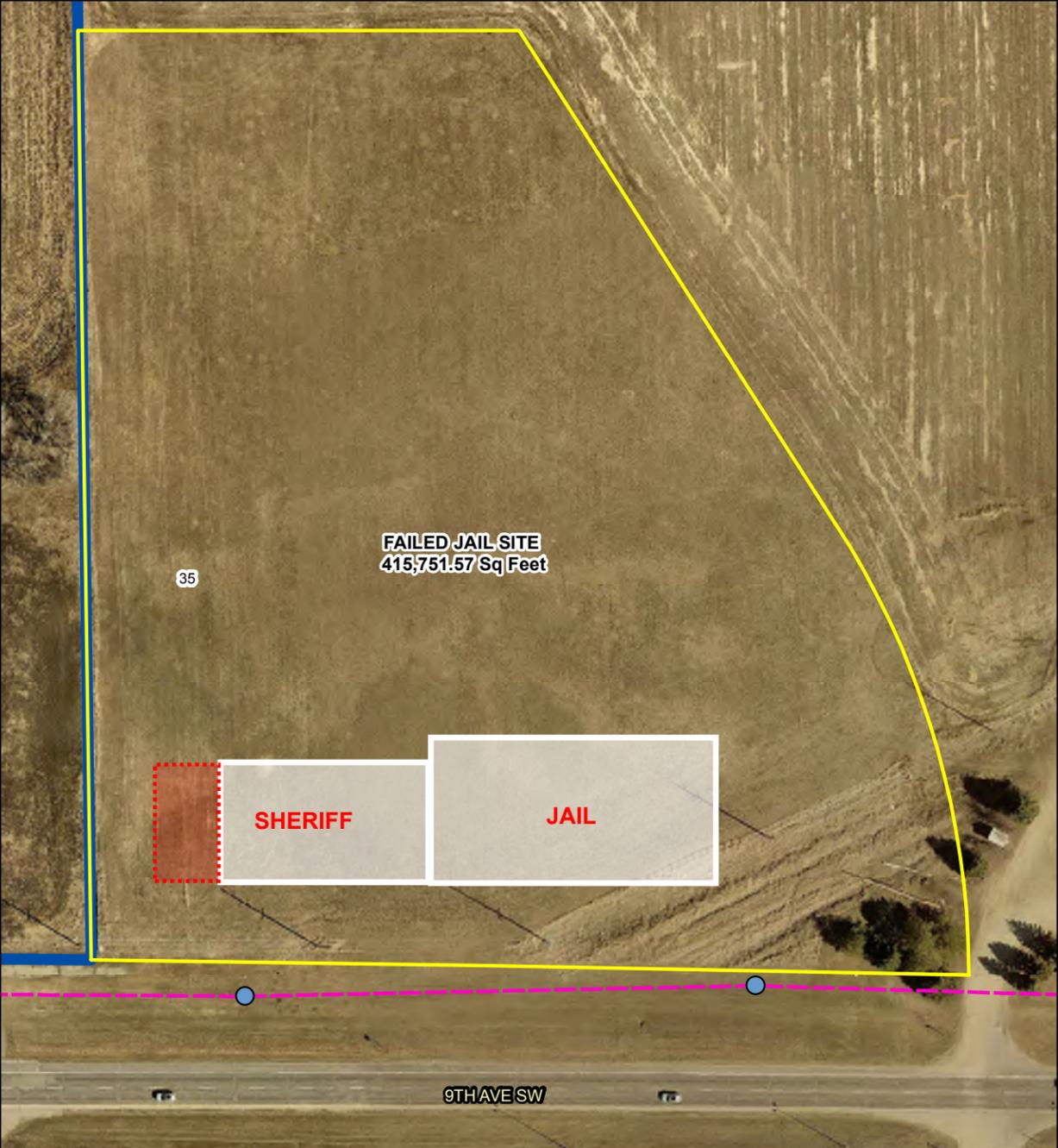
Zoning: C3/I1
 Floodplain: NO
 Assessed Value: \$0.00
 SquareFootage: 510,871.59

Note: Assessed value does not include city or county owned property.

POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, POOR SOILS, FLOODPLAIN)



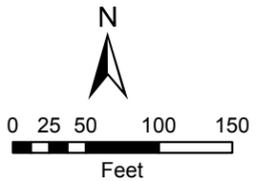
SITE
8

Legend

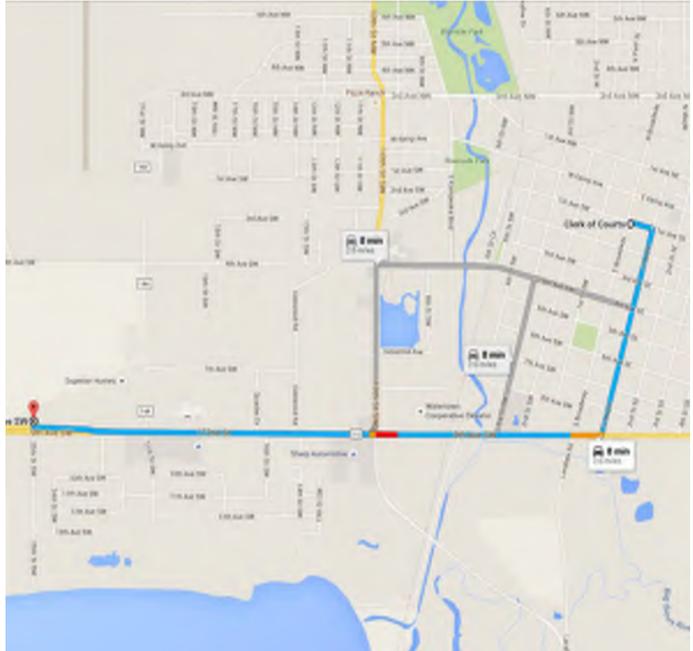
- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer



FAILED JAIL SITE



Zoning: AG/I1
 Floodplain: NO
 Assessed Value: \$0.00
 SquareFootage: 415,751.57
 Note: Assessed value does not include city or county owned property.



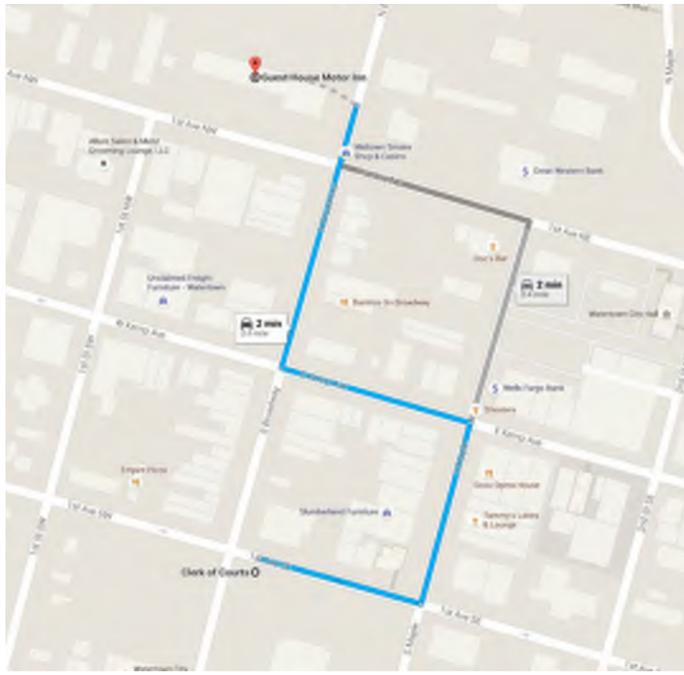
POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)



Removed from consideration



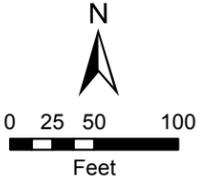
SITE 9

Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer



GUEST HOUSE SITE

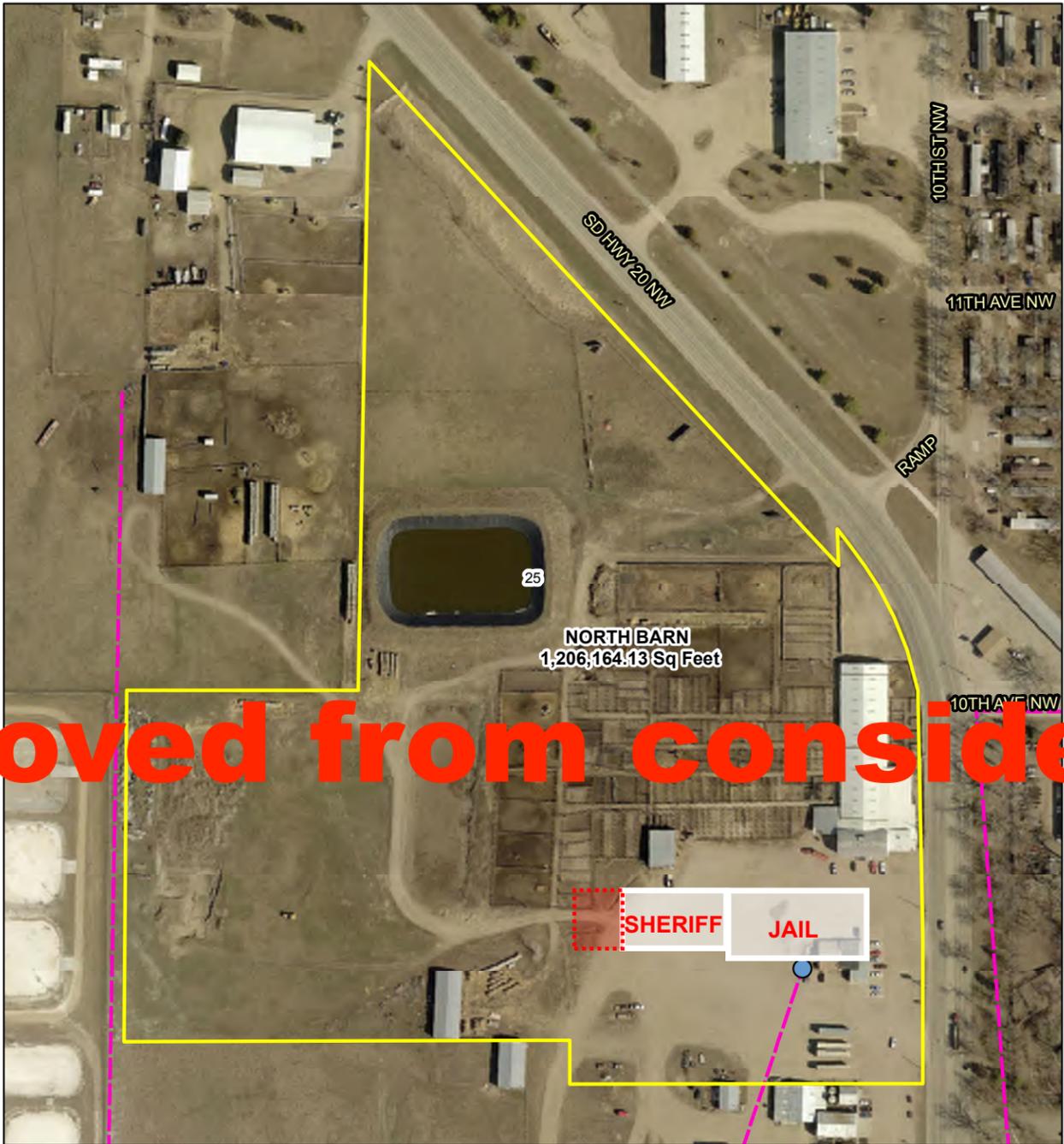


Zoning: C1/1
 Floodplain: NO
 Assessed Value: \$746,920.00
 SquareFootage: 164,902.85
 Note: Assessed value does not include city or county owned property.

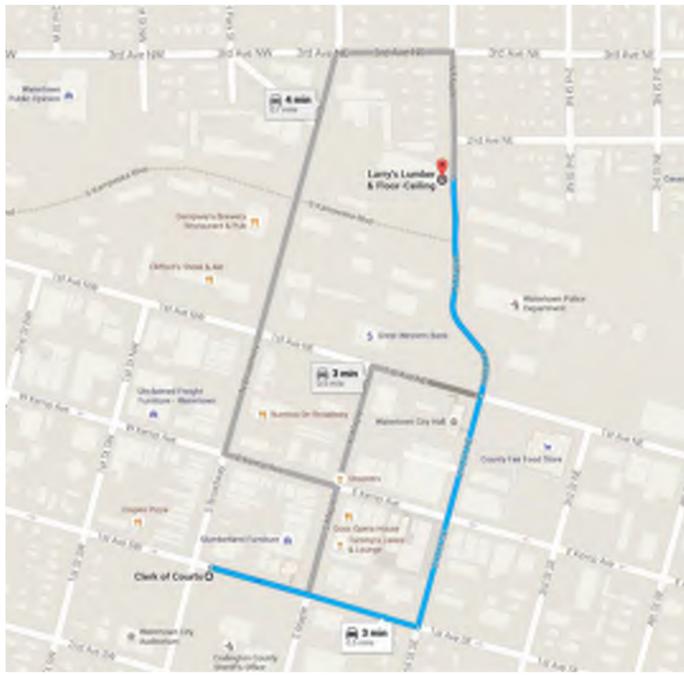
POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)



Removed from consideration



SITE 10

Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

NORTH SALE BARN SITE

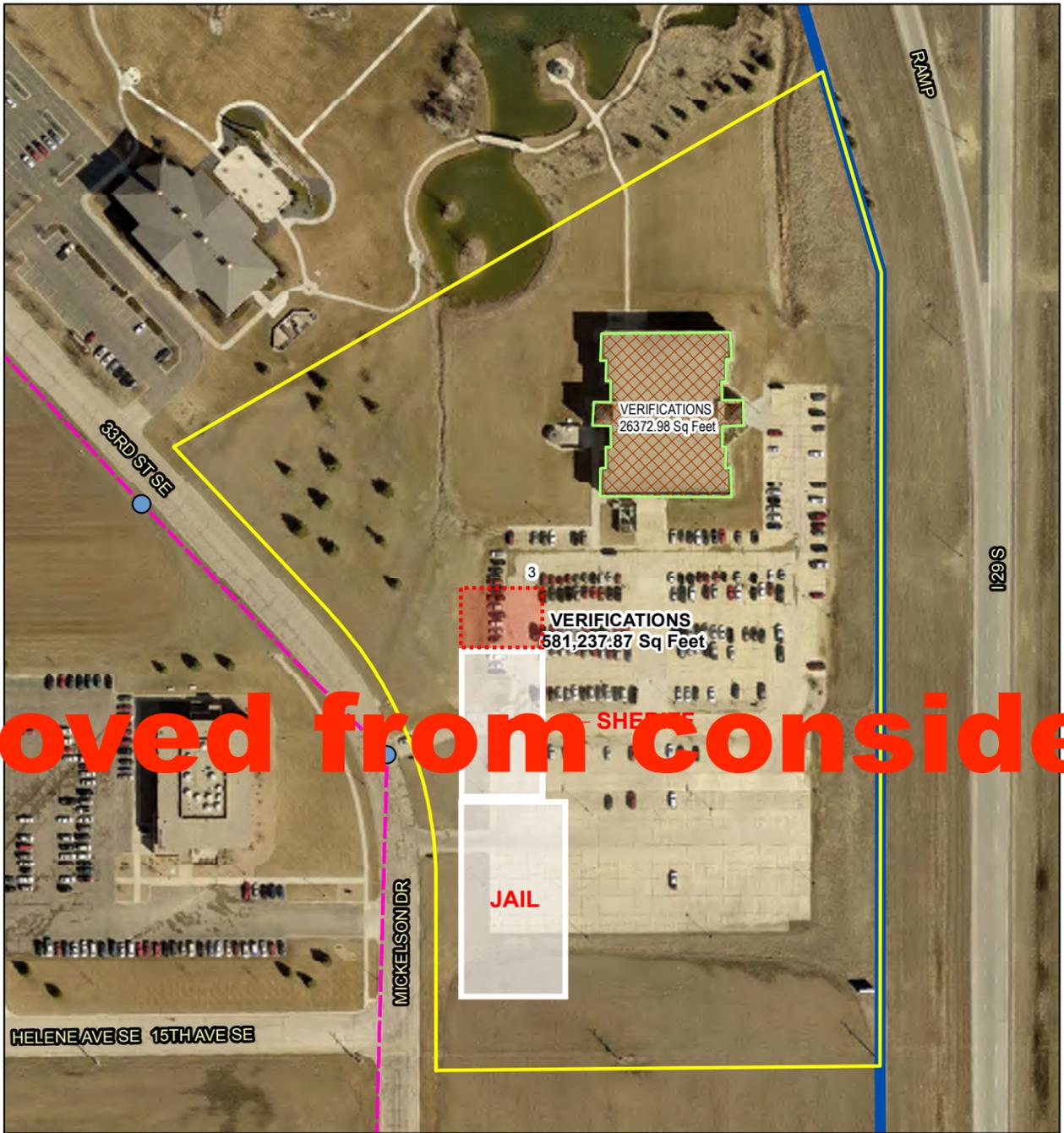
FIRST DISTRICT GIS

Zoning: I1
 Floodplain: NO
 Assessed Value: \$518,059.00
 SquareFootage: 1,206,164.13
 Note: Assessed value does not include city or county owned property.

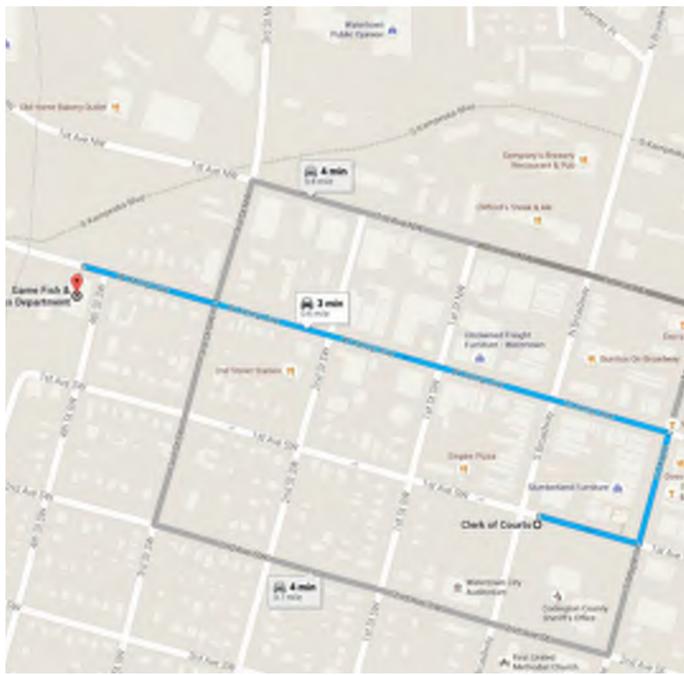
POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

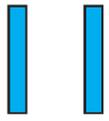
- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOODPLAIN, etc.)



Removed from consideration



SITE



Legend

- Proposed Site
- Building Footprint
- Manhole
- Sanitary Sewer

VERIFICATIONS SITE

0 50 100 200
Feet

Zoning: BP
 Floodplain: NO
 Assessed Value: \$3,701,845.00
 Square Footage: 581,237.87

Note: Assessed value does not include city or county owned property.

POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOODPLAINS, ETC.)



Removed from consideration

SITE
12

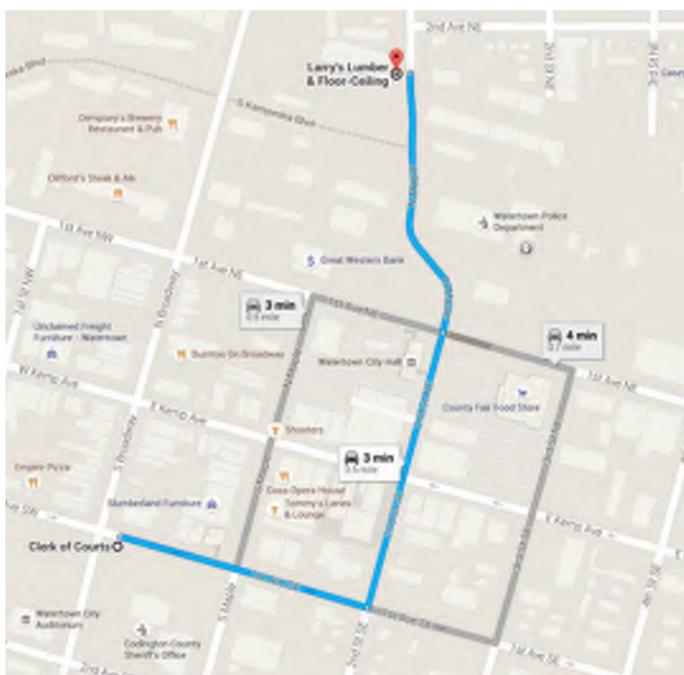
Legend

- Building Footprint
- Proposed Site
- Manhole
- Sanitary Sewer

LARRY'S LUMBER SITE

FIRST DISTRICT GIS

Zoning: I1/C1
 Floodplain: NO
 Assessed Value: \$683,718.00
 Square Footage: 281,624.15
 Note: Assessed value does not include city-owned property.



POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, FLOOD PLAINS, ETC.)



Removed from consideration

SITE 13

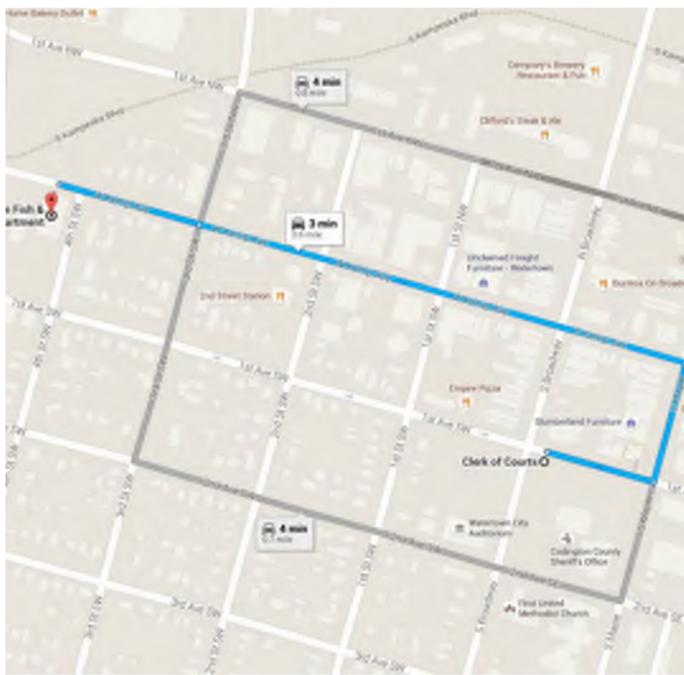
Legend

- Building Footprint
- Proposed Site
- Manhole
- Sanitary Sewer

GAME FISH & PARKS SITE

Zoning: C1
 Floodplain: NO
 Assessed Value: \$0.00
 SquareFootage: 82,888.11

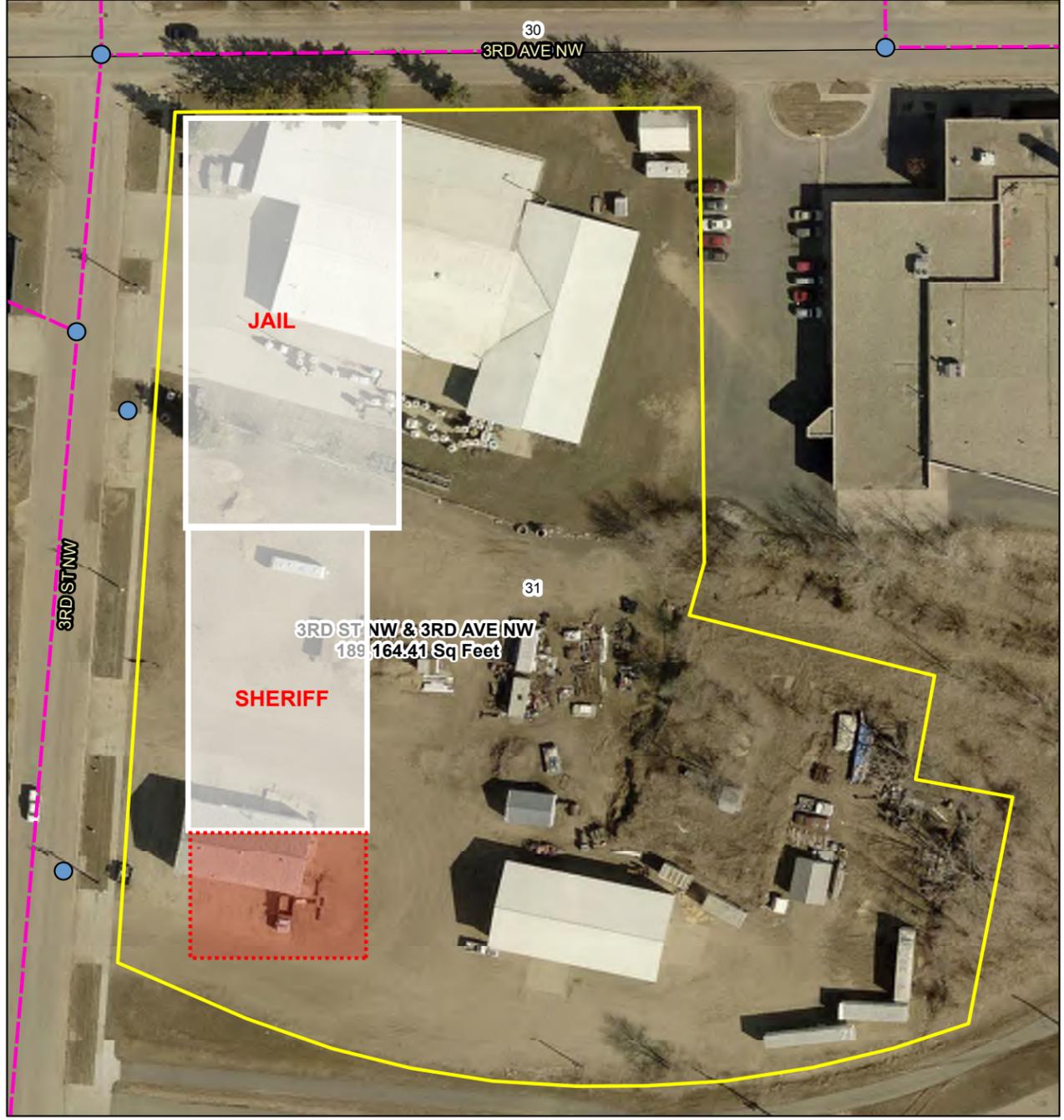
Note: Assessed value does not include city-owned property.



POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, POOR SOILS, FLOODPLAIN)



SITE
14

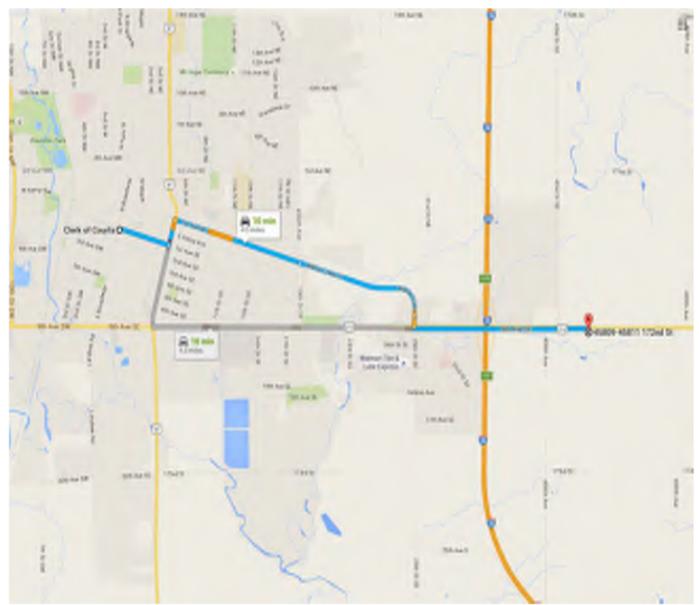
Legend

- Building Footprint
- Proposed Site
- Manhole
- Sanitary Sewer

3RD ST NW & 3RD AVE NW SITE

FIRST DISTRICT
GIS

Zoning: I1
 Floodplain: NO
 Assessed Value: \$353,199.00
 SquareFootage: 189,164.41
 Note: Assessed value does not include city-owned property.





SITE
15

EXISTING COURTHOUSE SITE

POSSIBLE SITES FOR EVALUATION

SITE EVALUATION CRITERIA

- SIZE
- COST
- LOCATION/ACCESSIBILITY
- LOCATION SUPPORTS LOCAL BUSINESS
- FUTURE EXPANSION CAPABILITY
- SITE PREP/DEMOLITION OF EXISTING BUILDINGS
- UTILITY SIZE AND LOCATION
- DISTANCE FROM EXISTING COURTHOUSE
- POSSIBLE ENVIRONMENTAL IMPACTS (CONTAMINATED SOILS, POOR SOILS, FLOODPLAIN)