

Codington County Justice Facilities Study

Public Presentation



Codington County Justice Facilities Study

PUBLIC PRESENTATION

September 8, 2016 Project #: 2117.01



Codington County
South Dakota

BKV
GROUP

INTRODUCTIONS:



CODINGTON COUNTY JUSTICE ADVISORY COMMITTEE - CCJAC

VOTING MEMBERS

MEGAN GRUMAN
LARRY WASLAND
AL KOISTENEN
GREG ENDRES
SHERIFF TOBY WISHARD
COMMISSIONER TYLER MCELHANY
COMMISSIONER LEE GABEL (CHAIR)

NON-VOTING MEMBERS

THE HONORABLE ROBERT SPEARS
CHIEF CORRECTIONS OFFICER TOM WALDER



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BRUCE SCHWARTZMAN
AARON JOHNSON
DUWAYNE JONES
ALLEN BRINKMAN (JAIL OPERATIONS CONSULTANT)

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AGENDA:

A. VIDEOS AND DISCUSSION

1. STATE LAW TO PROVIDE ADEQUATE FACILITIES
2. WHY DO WE NEED TO UPDATE THE CODINGTON COUNTY JAIL?
3. WHY DO WE NEED TO UPDATE THE CODINGTON COUNTY COURTHOUSE?
4. PRE-DESIGN PROCESS
5. COST ESTIMATION

B. SITE OPTIONS

C. OPERATIONAL COST

D. CONCEPT EVALUATION MATRIX

E. Q & A

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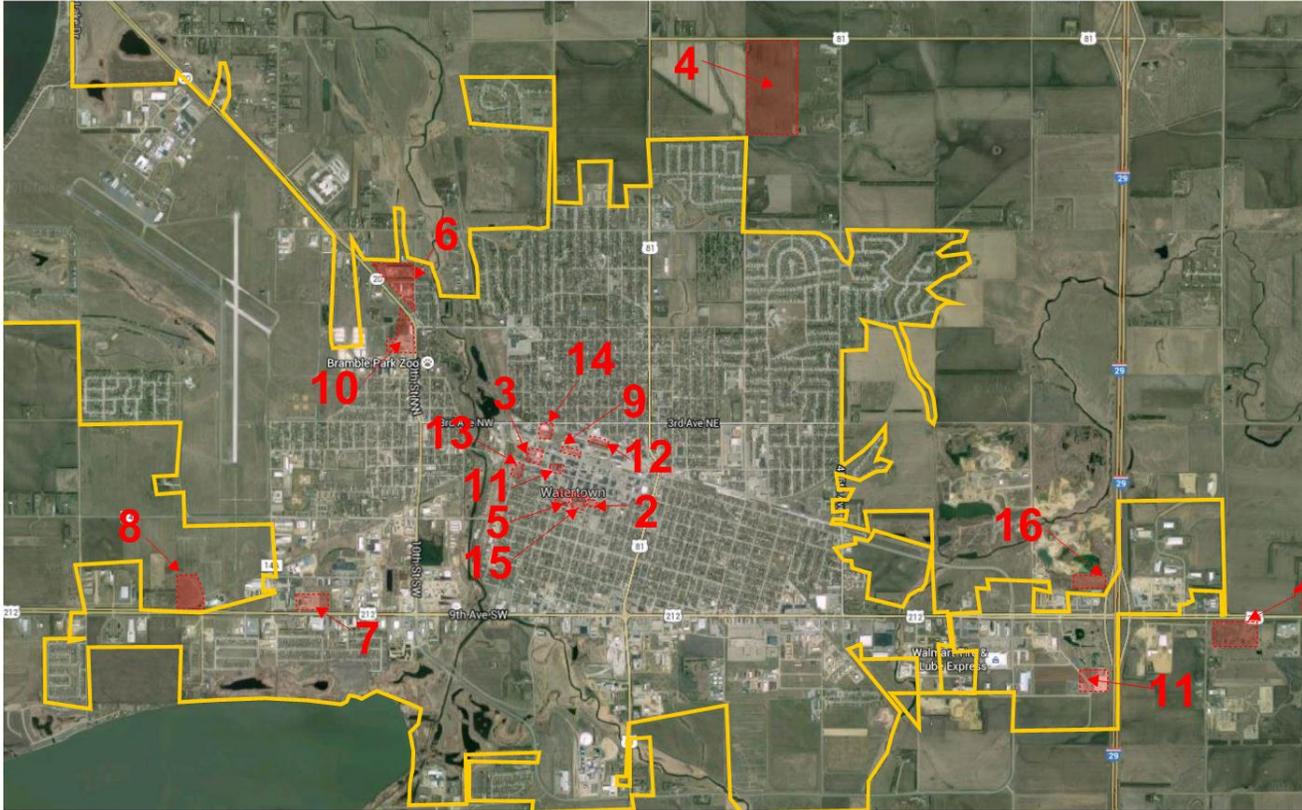
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SITES EVALUATED



1. AESOPH SITE
2. EAST OF COURTHOUSE
3. BLOCK 35 2ND RAILWAY ADDITION
4. WEST OF BUS BARN
5. CITY AUDITORIUM BLOCK
6. COUNTY HIGHWAY DEPARTMENT
7. EVENT CENTER
8. WEST 212
9. GUEST HOUSE
10. NORTH SALE BARN
11. HELENE AVE SE & MICKELSON DR
12. LARRY'S LUMBER
13. GAME FISH AND PARKS
14. 3RD ST NW & 3RD AVE NW
15. EXISTING COURTHOUSE BLOCK
16. NEW VENTURE INCORPORATED

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SITES EVALUATED – 16 TOTAL



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RECOMMENDED OPTIONS – 4 SITES / 9 OPTIONS

CITY AUDITORIUM BLOCK




OPTION 1A

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR COURTS OPERATIONS

OPTION 1B

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- COURTS OPERATIONS

COUNTY HIGHWAY DEPARTMENT




OPTION 2A

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR COURTS OPERATIONS

OPTION 3B

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- COURTS OPERATIONS

WEST 212




OPTION 3A

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR COURTS OPERATIONS

OPTION 3B

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- COURTS OPERATIONS

EXISTING COURTHOUSE SITE





OPTION 4A

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR COURTS OPERATIONS

OPTION 4B

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR COURTS OPERATIONS

OPTION 4C

- JAIL HOUSING / OPERATIONS
- SHERIFF'S OPERATIONS
- EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR COURTS OPERATIONS

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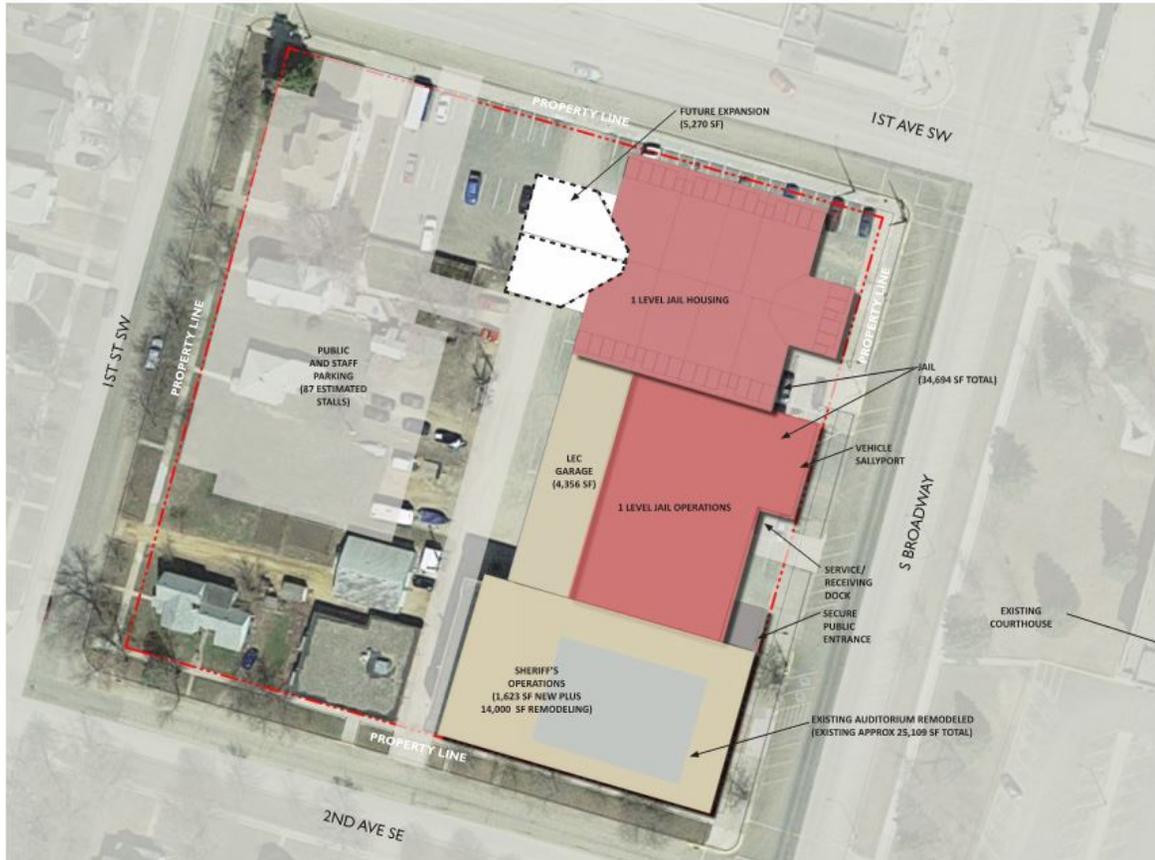
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OPTION 1A – CITY AUDITORIUM BLOCK



JAIL HOUSING/OPERATIONS AND SHERIFF OPERATIONS

EXISTING COURTHOUSE REMODELED WITH AN ADDITION FOR ALL COURTS OPERATIONS

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OPTION 1B – CITY AUDITORIUM BLOCK



JAIL HOUSING/OPERATIONS, SHERIFF OPERATIONS, AND ALL COURTS OPERATIONS

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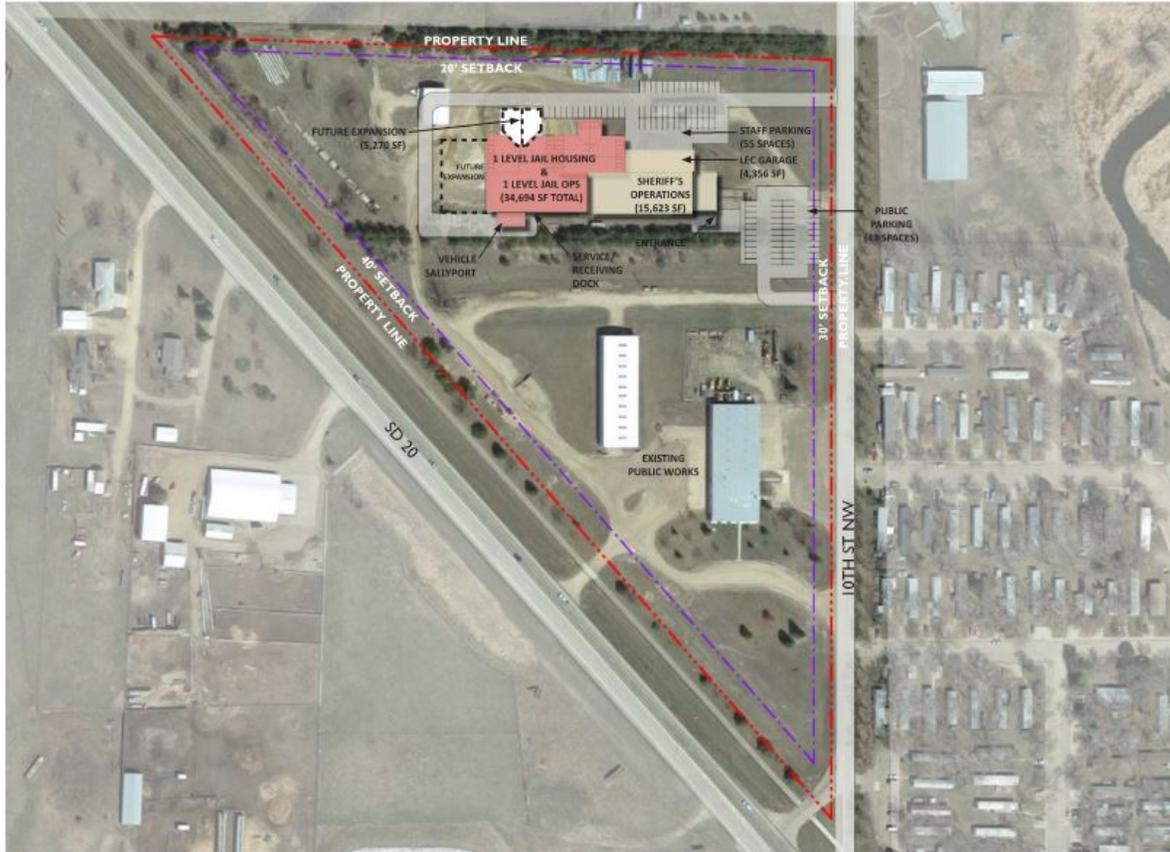
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OPTION 2A – COUNTY HIGHWAY DEPARTMENT



JAIL HOUSING/OPERATIONS AND SHERIFF OPERATIONS

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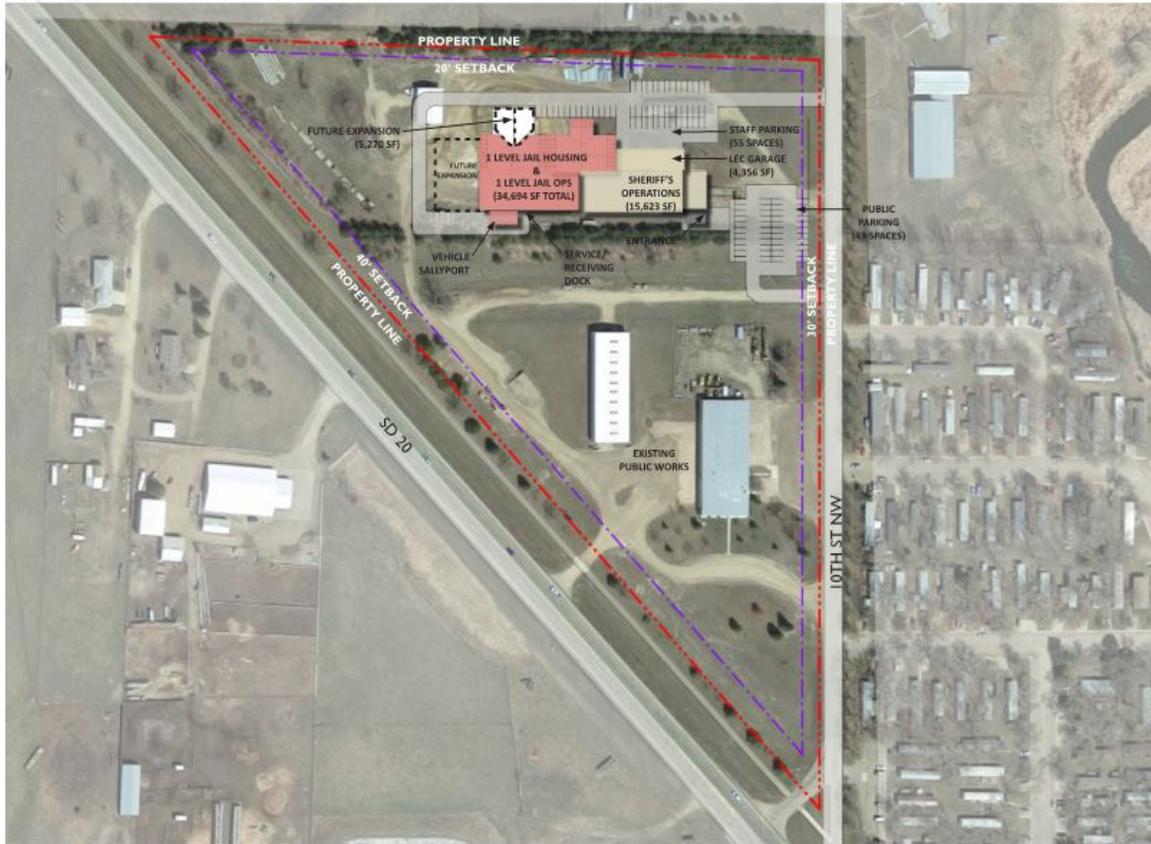
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OPTION 2B – COUNTY HIGHWAY DEPARTMENT



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OPTION 3A – WEST 212



JAIL HOUSING/OPERATIONS AND SHERIFF OPERATIONS

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OPTION 3B – WEST 212



JAIL HOUSING/OPERATIONS, SHERIFF OPERATIONS, AND ALL COURTS OPERATIONS

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OPTION 4A – EXISTING COURTHOUSE SITE W/ MIDLAND BUILDING

MOVE GENERAL GOVERNMENT SERVICES TO THE MIDLAND BUILDING AND UTILIZE THE EXISTING COURTHOUSE FOR COURT SERVICES, WITH A NEW JAIL AND SHERIFFS OPERATIONS, DEMOLISHING THE EXISTING JAIL AND SHERIFFS OPERATIONS



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OPTION 4B - EXISTING COURTHOUSE SITE



MOVE GENERAL GOVERNMENT SERVICES TO THE EXISTING REMODELED JAIL AND SHERIFFS OPERATIONS AND UTILIZE THE EXISTING COURTHOUSE FOR COURT SERVICES, WITH A NEW JAIL AND SHERIFFS OPERATIONS

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OPTION 4C - EXISTING COURTHOUSE SITE



REMODELED JAIL, SHERIFFS OPERATIONS AND EXPAND TO SERVE SHERIFFS OPERATIONS, BUILD NEW ADDITION ON WEST SIDE FOR COURTS SERVICES
BUILD A NEW JAIL

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OPERATIONAL COST IMPACT ANALYSIS:

Codington County Justice Facilities Study							Preliminary Yearly Operational Analysis			
Concept Options	1A	1B	2A	2B	3A	3B	4A	4B	4C	
Staff Movement										
Staff Time Impact	0	0	\$263,484	\$0	\$329,316	\$0	0	0	0	
Vehicle Mileage Cost			\$8,484.94	0	\$9,824.71	0				
Jail Staff Movement										
Two Story Impact	0	0	0	0	0	0	0	\$371,250	\$371,250	
1 additional post = 5 CO										
Utilities										
	\$154,385.70	\$181,253.11	\$160,687.80	\$181,253.11	\$160,687.80	\$181,253.11	\$187,614.00	\$138,778.50	\$144,480.00	
Maintenance										
	\$35,288.16	\$41,429.28	\$36,728.64	\$41,429.28	\$36,728.63	\$41,429.28	\$42,883.20	\$31,720.80	\$33,024.00	
Facility Upkeep										
	\$29,406.80	\$34,524.40	\$30,607.20	\$34,524.40	\$30,607.20	\$34,524.40	\$35,736.00	\$26,434.00	\$27,520.00	
Total	\$219,080.66	\$257,206.79	\$499,992.58	\$257,206.79	\$567,164.34	\$257,206.79	\$266,233.20	\$568,183.30	\$576,274.00	
20 Year Life Cycle Analysis	\$4,381,613.20	\$5,144,135.80	\$9,999,851.60	\$5,144,135.80	\$11,343,286.80	\$5,144,135.80	\$5,324,664.00	\$11,363,666.00	\$11,525,480.00	
Ranking	1	2	5	3	6	2	4	7	8	

Analysis as of September 8th, 2016

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CONCEPT EVALUATION MATRIX:

Approved Criteria

Qualitative Rating
 Excellent = 8 points
 Good = 6 points
 Fair = 4 Points
 Poor = 2 Points

Approved January 26, 2016			Option Number								
Priority	What	BKV NOMENCLATURE	1A	1B	2A	2B	3A	3B	4A	4B	4C
Must do	Minimum Size, Required Type of Space & features based on 20-year projections	1. MEETS 20 YEAR PROGRAM REQUIREMENTS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Expandability Strategy?	2. EXPANDABILITY	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Must preserve North façade, rotunda	3. PRESERVE HISTORIC FACADE AND ROTUNDA	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1	Operational Cost	WEIGHT 3 Considerations: county/jail connection, jail on one level, courts on one level		3	3	3	3	3	3	3	3
		estimated 20 year operational cost increase (in millions)	\$4.4M	\$5.1M	\$10M	\$5.1M	\$11.3M	\$5.1M	\$5.2M	\$11.3M	\$11.5M
		RATING	4	4	2	4	2	4	4	2	2
		SCORE	12	12	6	12	6	12	12	6	6
	Efficiency of Design for safe Effective ops	WEIGHT 3 Considerations: same as operational cost considerations & onsite parking	3	3	3	3	3	3	3	3	3
		RATING	6	8	6	8	6	8	8	6	6
SCORE		18	24	18	24	18	24	24	18	18	
Ease of Expandability	WEIGHT 3	3	3	3	3	3	3	3	3	3	
	RATING	5	5	8	8	8	8	6	4	4	
	SCORE	15	15	24	24	24	24	18	12	12	
2	Project Cost	WEIGHT 2.5 Considerations: construction, design, furnishing, property purchase, phasing impact, contingency, etc.	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
		estimated project cost in millions	\$31.4	\$33.4	\$36M	\$31.5	\$33.5	\$36M	\$31.6M	\$32.9M	
		RATING	6	6	2	6	4	2	6	4	
		SCORE	15	10	5	15	10	5	15	10	
	Mid-term Adaptability for tech, policy change	WEIGHT 2	2	2	2	2	2	2	2	2	2
		RATING	6	6	8	8	8	8	4	4	4
SCORE		12	12	16	16	16	16	8	8	8	
3	Location. How much county/court business stays downtown?	WEIGHT 1.5	1.5	1.5	1.5	1.5	1.5	1.5	1	1.5	1.5
		RATING	8	8	6	4	6	4	4	8	
		SCORE	12	12	9	6	9	6	12	12	
	Aesthetic	WEIGHT 1	1	1	1	1	1	1	1	1	1
		RATING	8	8	8	8	8	8	6	6	6
		SCORE	8	8	8	8	8	8	6	6	6
OTHER CONSIDERATIONS		13. USES EXISTING BLDGS - WEIGHT 0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
	RATING	8	8	2	2	2	2	6	8	8	
	SCORE	4	4	1	1	1	1	3	4	4	
Total Ranking Scores			96	97	87	96	97	101	88	81	76

Scoring Not Final

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NEXT STEPS

- **PROJECT COST ESTIMATES**
- **FUTURE CCJAC WORKSHOPS**
 - WORKSHOP OCTOBER 11, 2016
 - WORKSHOP NOVEMBER 14, 2016
- **FUTURE PUBLIC MEETINGS**
 - DECEMBER 6, 2016
 - JANUARY 24, 2017

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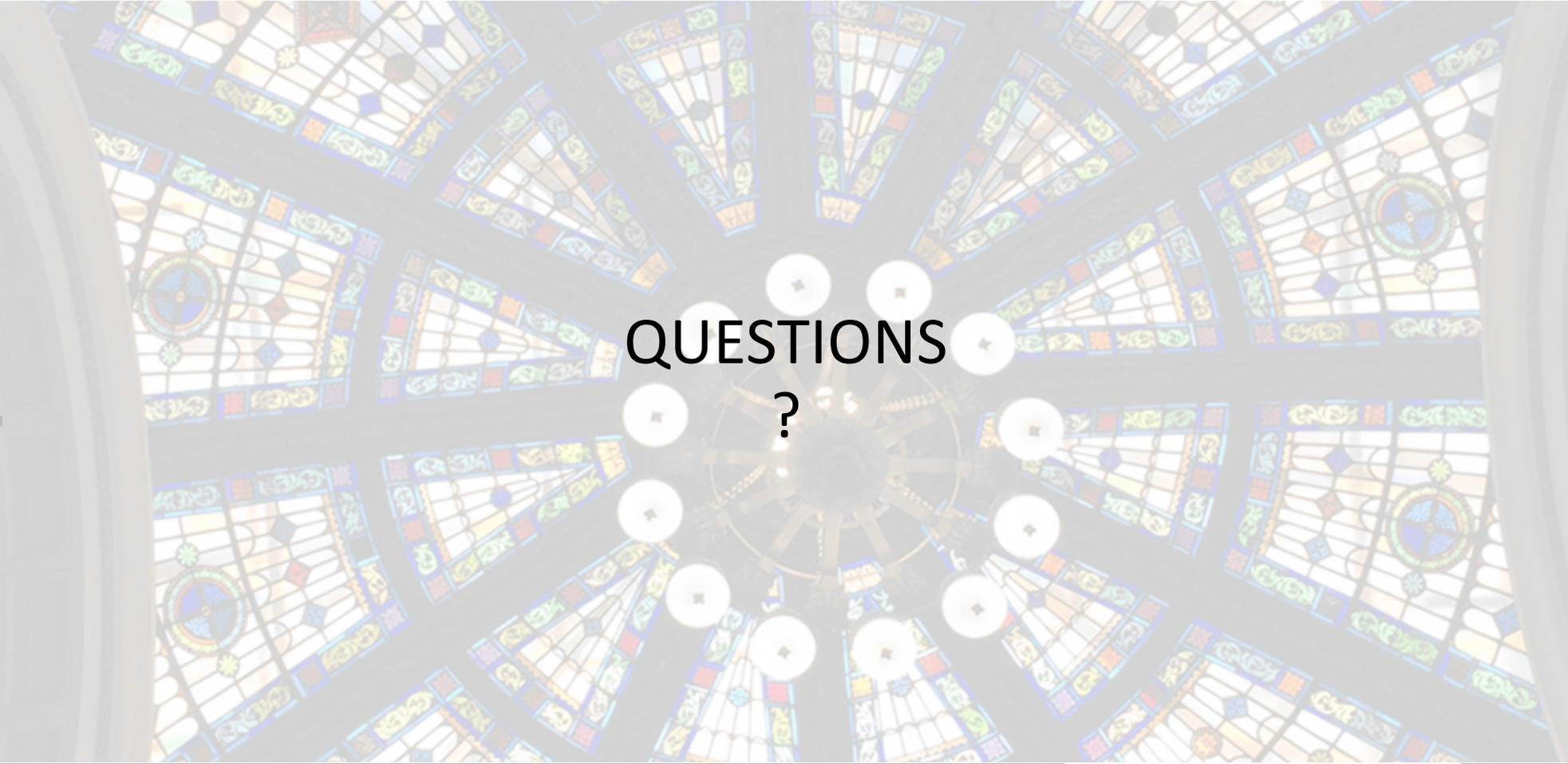
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QUESTIONS?

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