



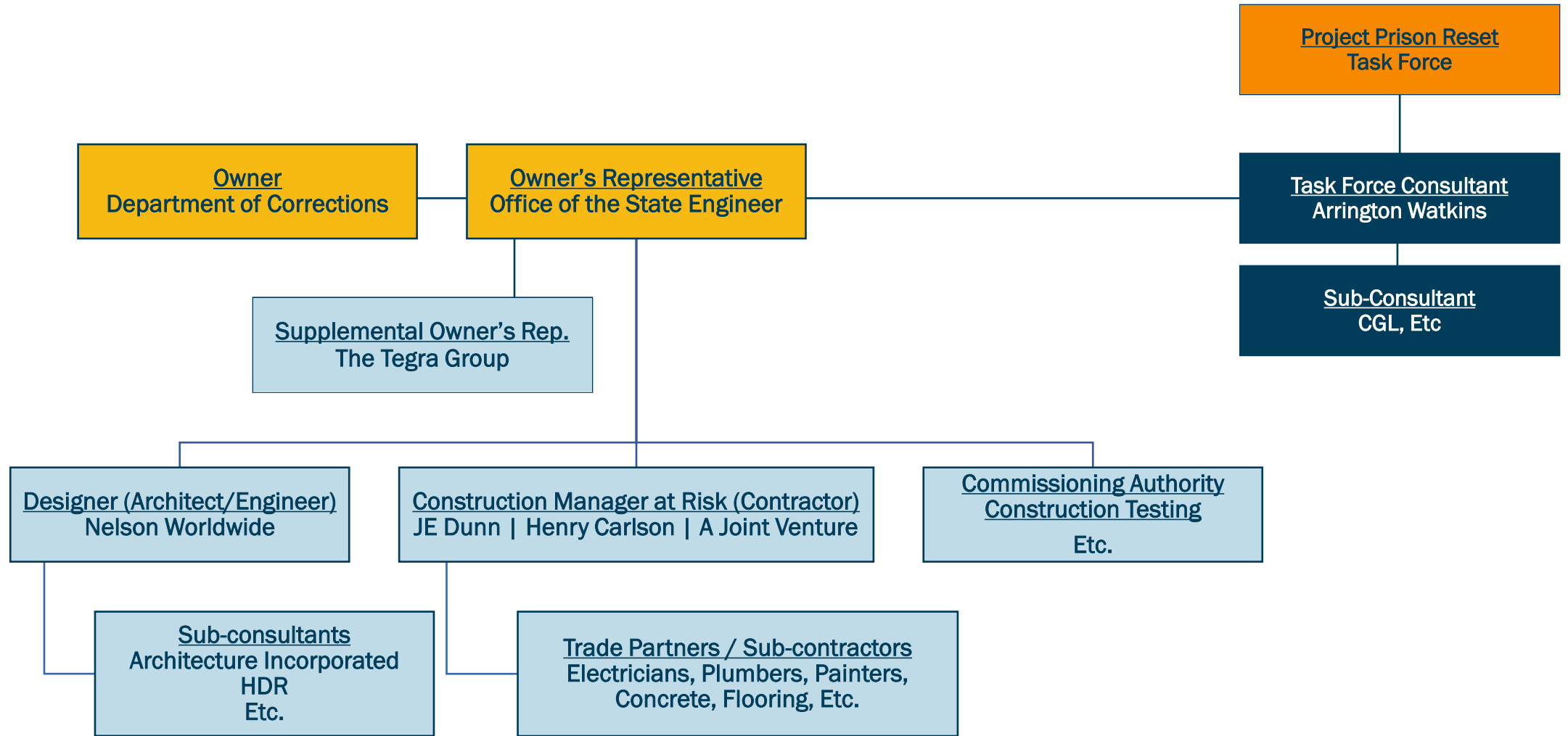
Project Prison Reset

Task Force Meeting #4

July 8, 2025

Sioux Falls





Project Organization

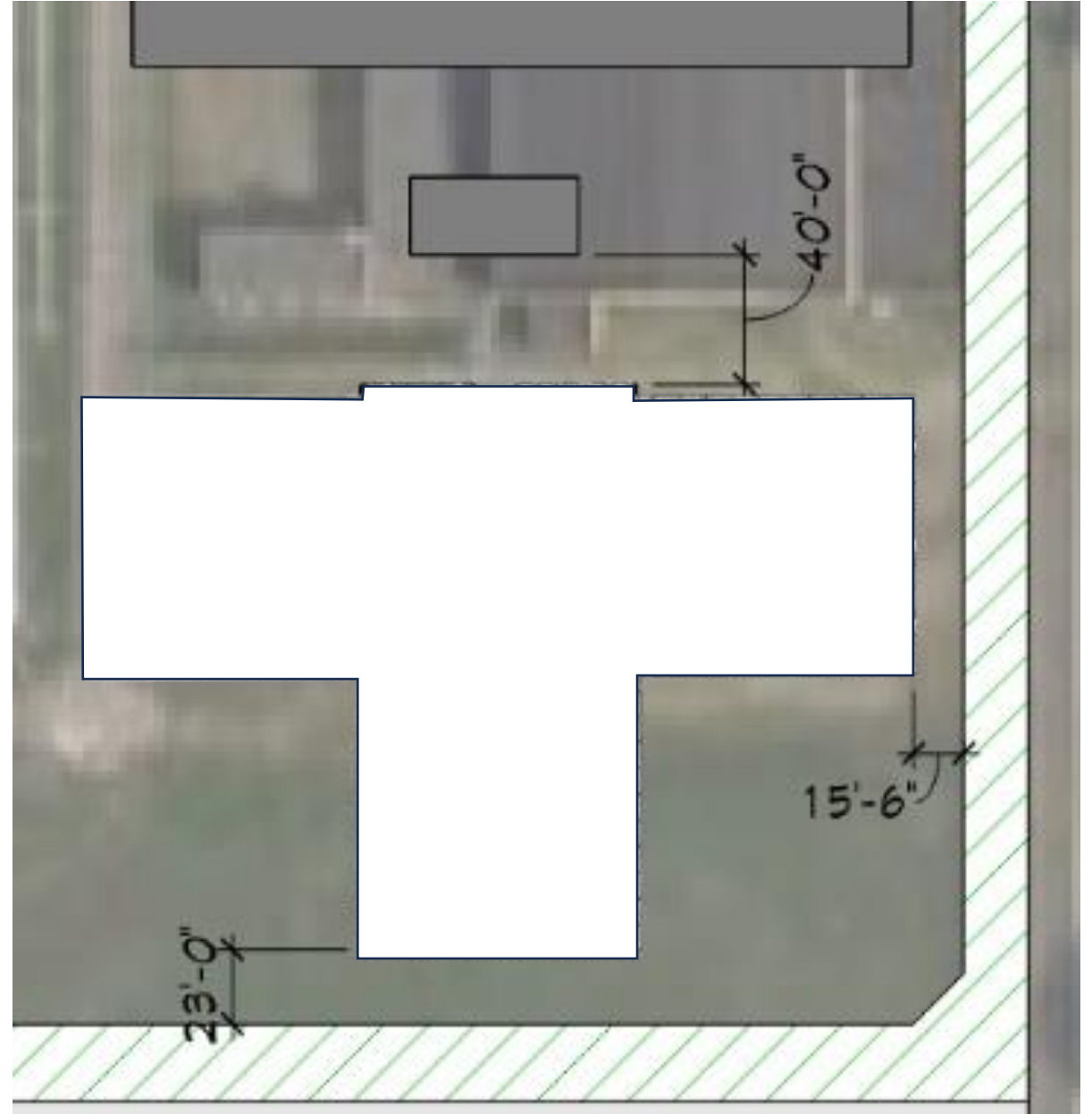
Task & Sites Evaluated

The Office of the State Engineer and its contractors shall develop options and request proposals for facility improvements or replacements, providing between 1,500 and 1,700 beds with a maximum price of \$600 million, with preference for construction at existing, currently operating Department of Corrections locations, or as an alternative, to include the remaining proposed sites near Mitchell or Worthing.

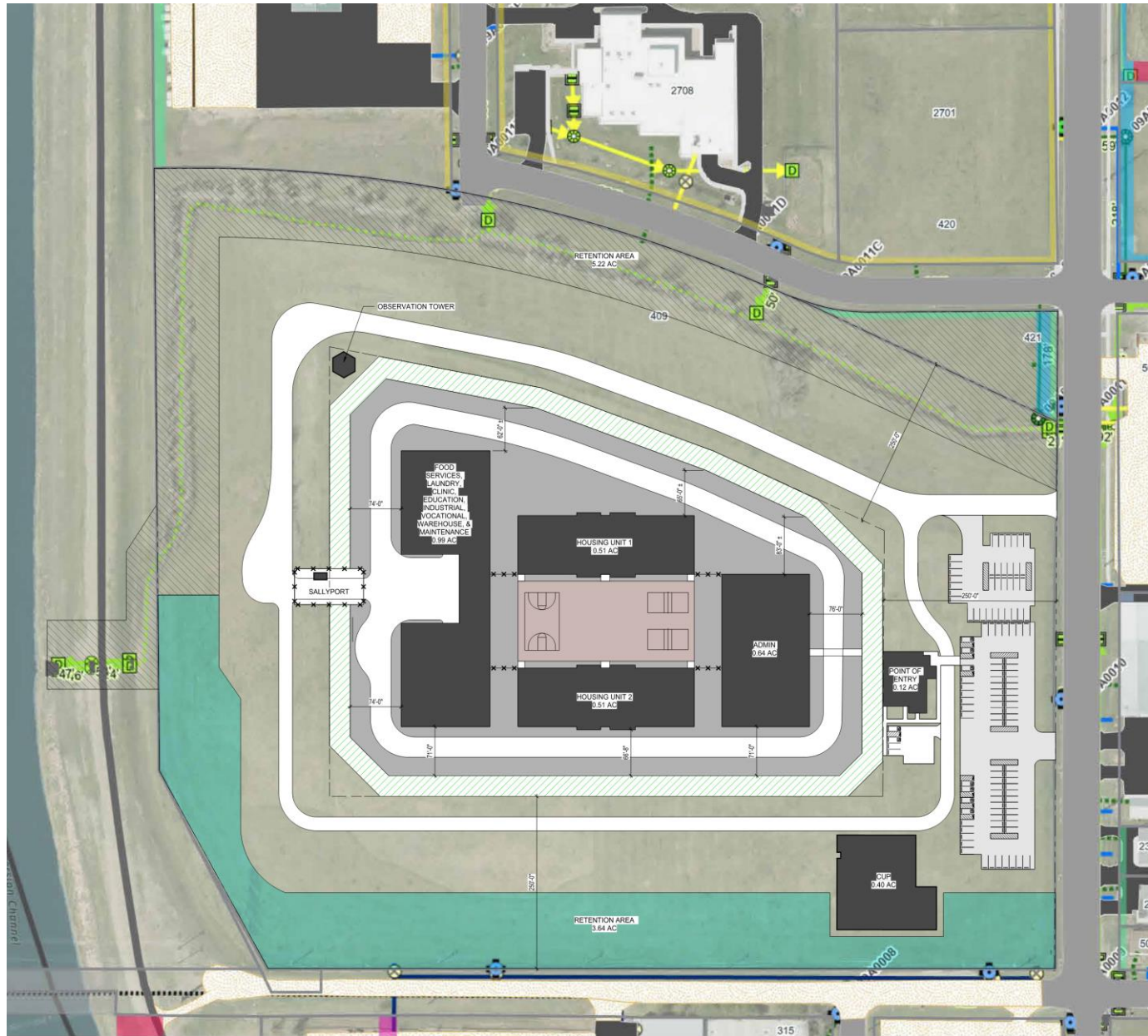
Location	Facility Level	Housing Style	New Beds
Mike Durfee State Prison (MDSP) in Springfield	III	Dorm	300
North Farm in Sioux Falls	IV	Cell	400
Mitchell, Worthing, or Sweetman, etc. <i>(Benson site not fully evaluated)</i>	V*	Dorm or Cell	800 to 1500

* Location, Style, and Bed Count vary based on Options

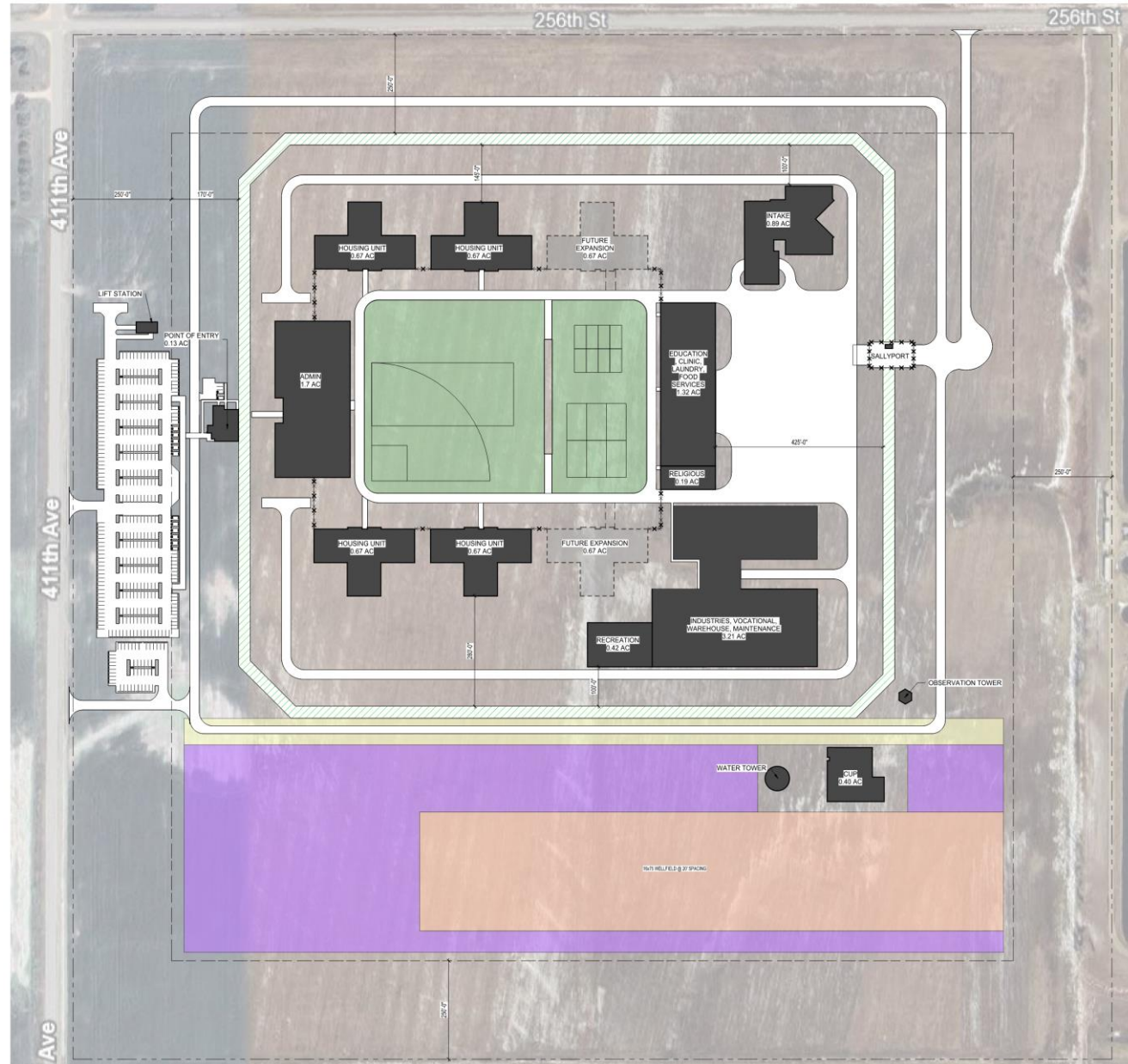
Sites: MDSP (Level III, Dorm, 300 beds)



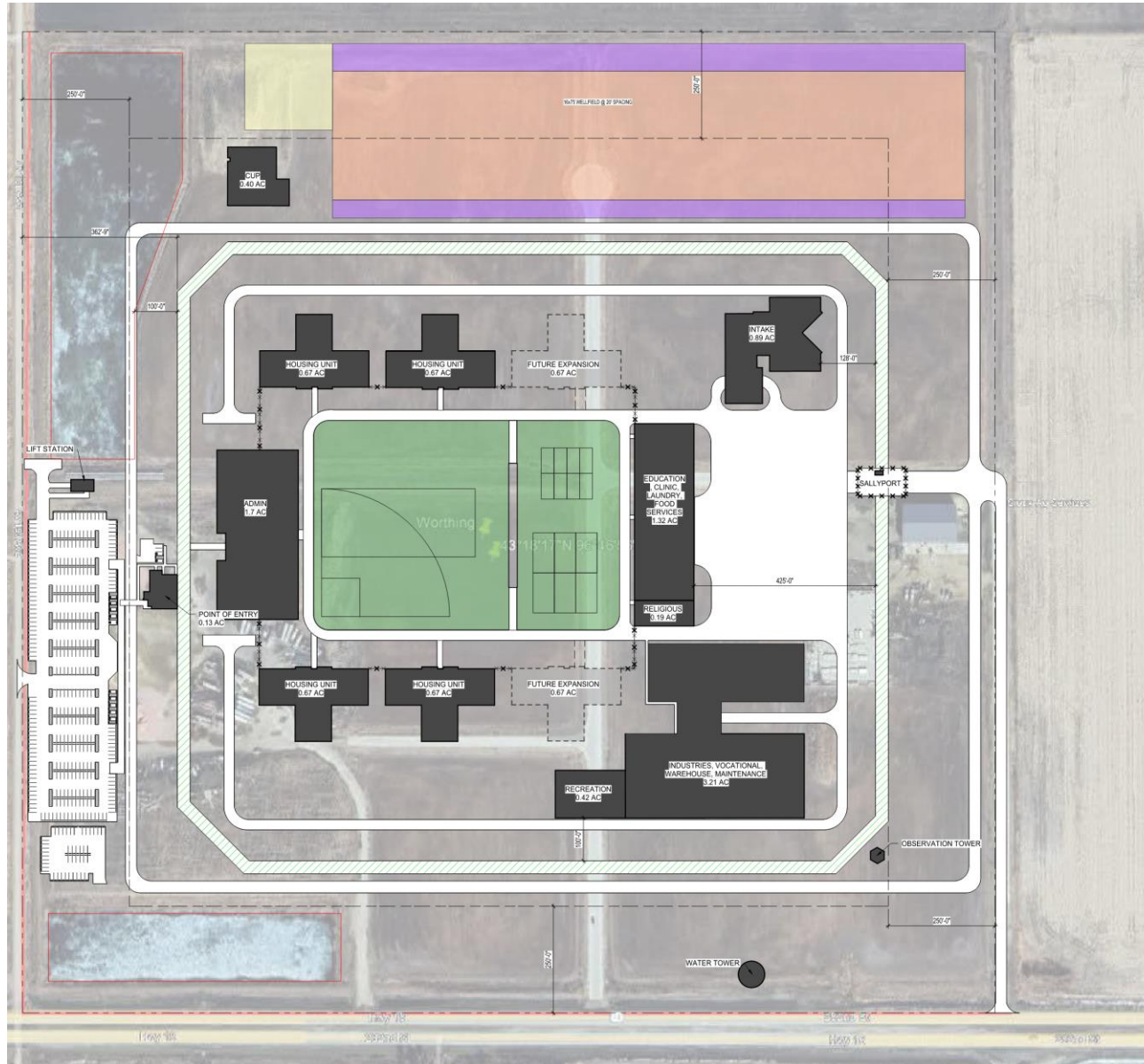
Sites: North Farm (Level IV, Cells, 400 Beds)



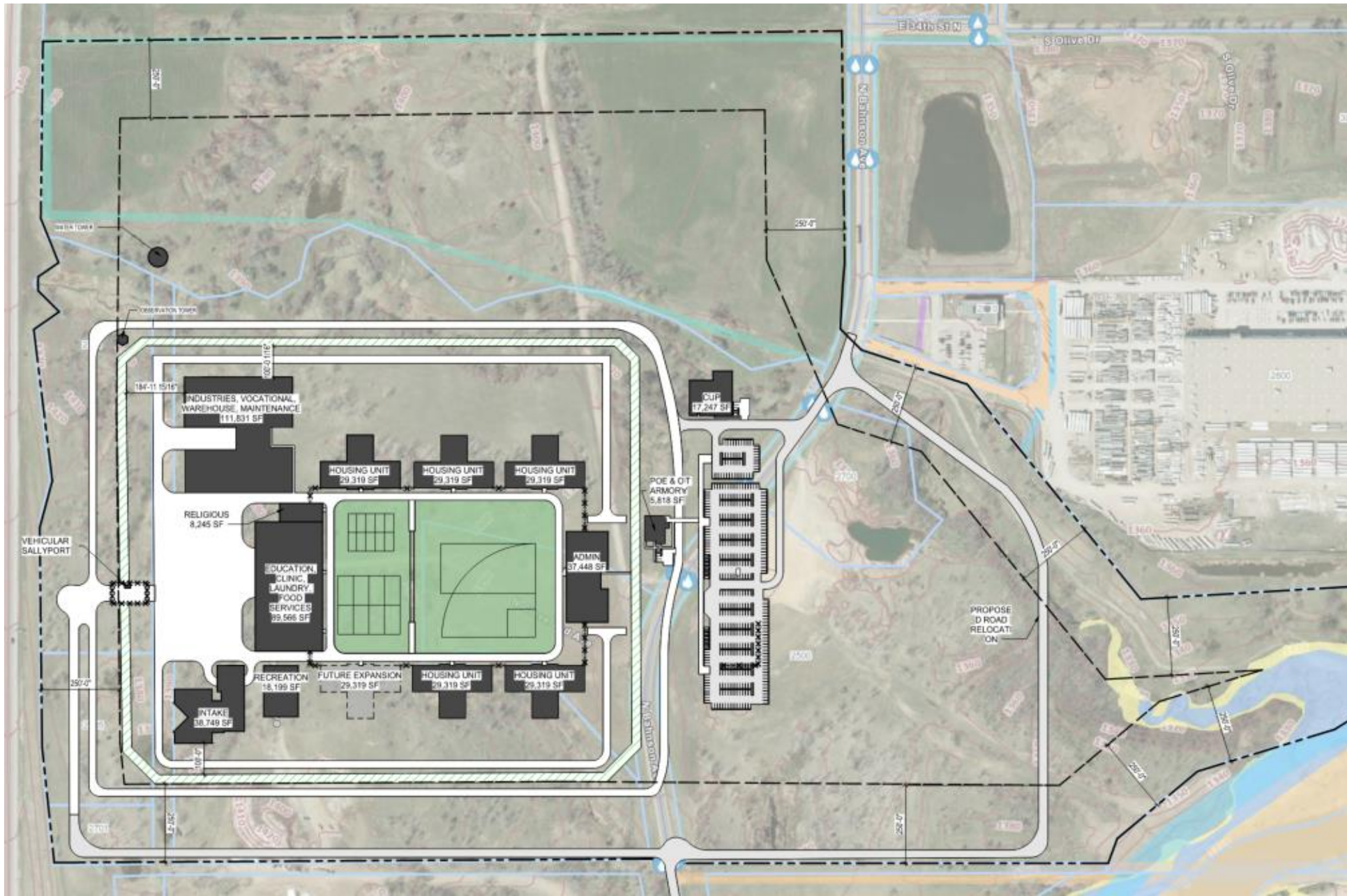
Sites: Mitchell (Level V, Cells, 800-1500 Beds)






Sites: Worthing (Level V, Cells, 800-1500 Beds)

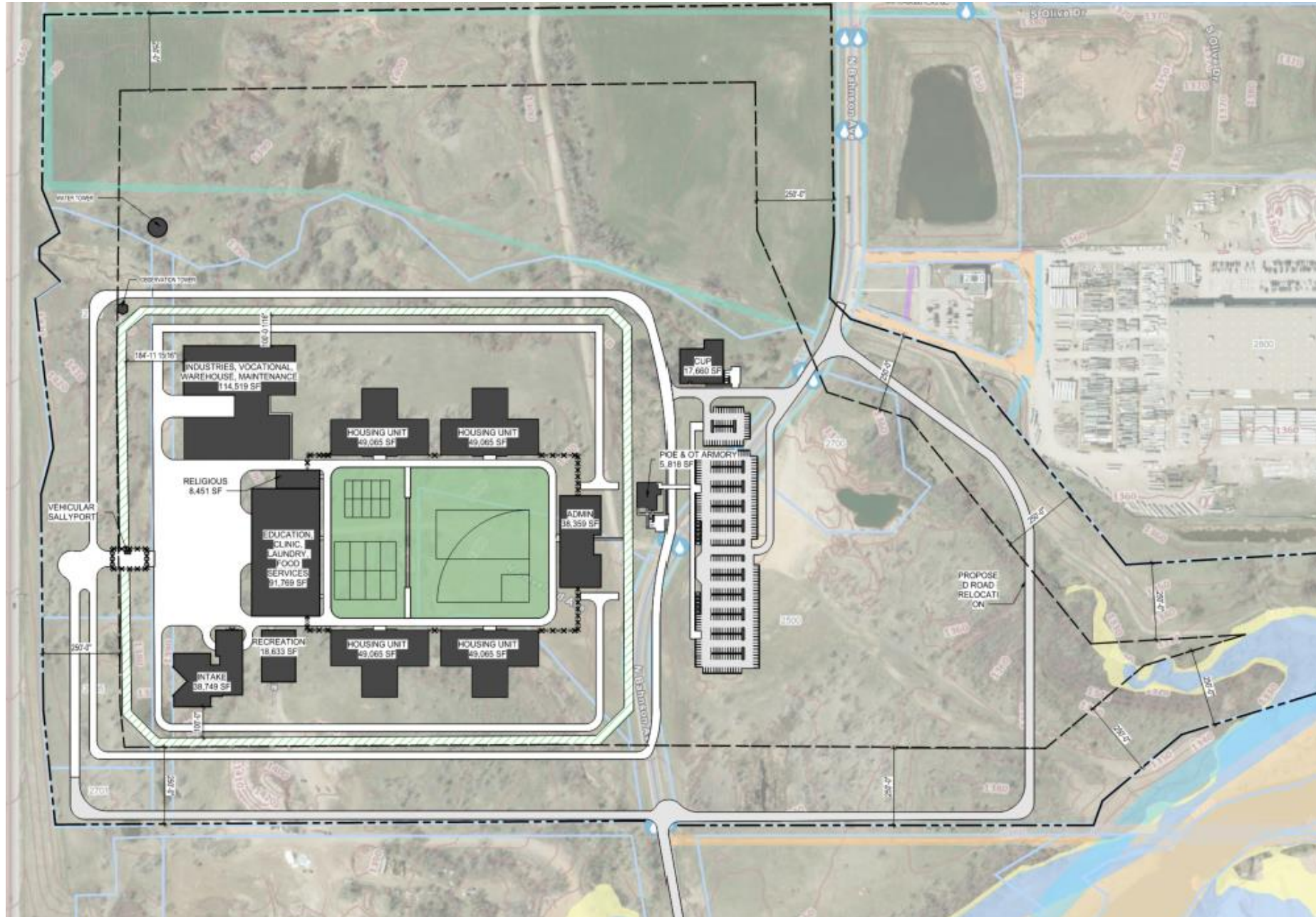


Sites: Sweetman (Level V, Cells, 800-1500 Beds)

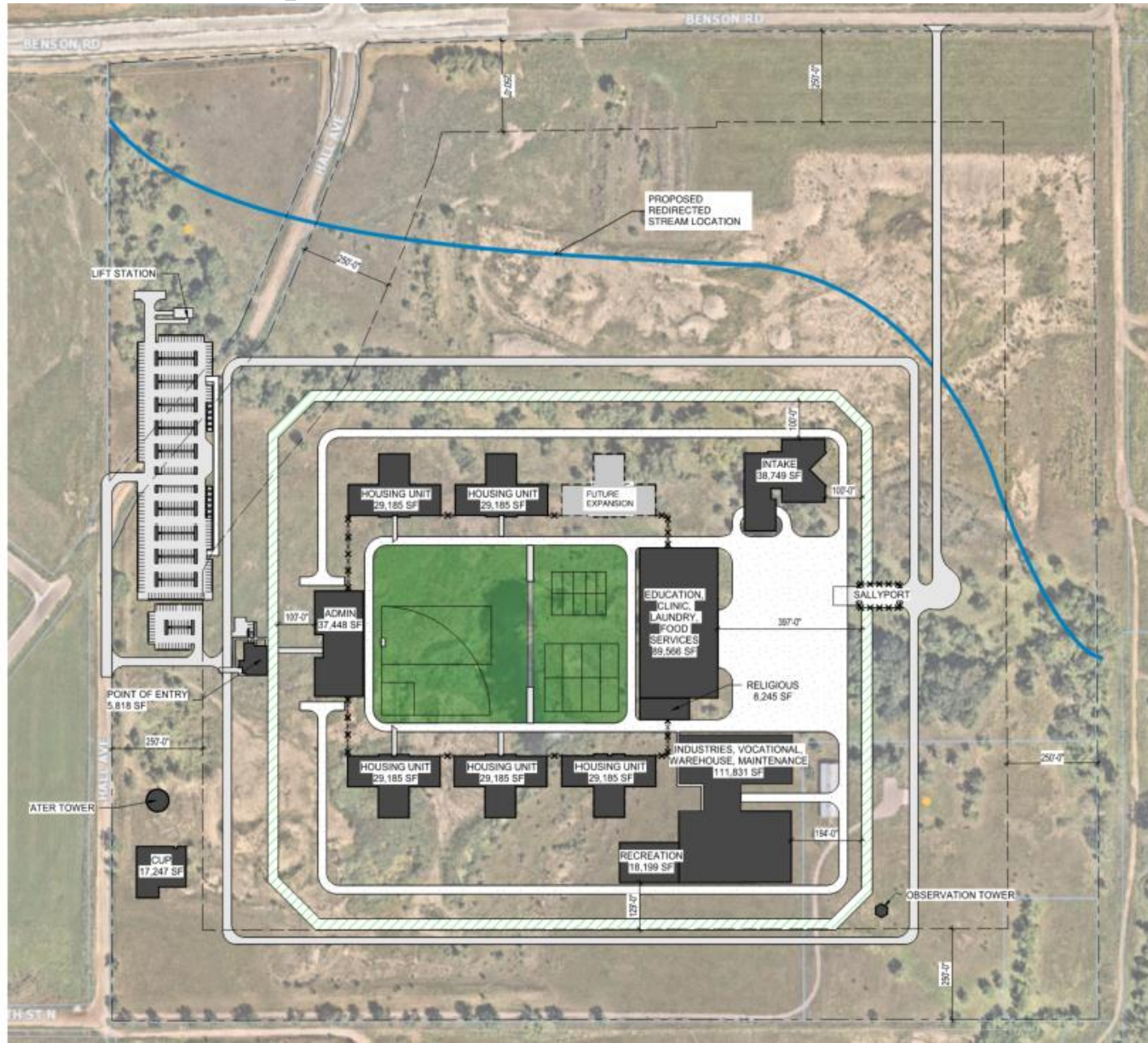


LEGEND	
	DOUBLE FENCE
	PROPERTY LINE
	BUILDABLE AREA
201.8 acres	Total size of property
126.4 acres	Inside buildable area
51.60 acres	Inside the fence
10.20 acres	Total building area
4.18 acres	Double fence

Sites: Sweetman (Level V, Cells, 1500+ Beds)



Sites: Benson (Level V, Cells, 800-1500 Beds)



Option Clarifications

- 100-year facility
- Spaces included: Education, Vocational, Industries, Religious, Recreation
- Soft costs included:
 - All Sites: design, construction testing, commissioning, insurance, management, security, and FF&E (furniture, cabling, clinical equipment, IT equipment, etc.)
 - New Sites: land, site investigation, geothermal testing, utility connection fees



Options

1. MDSP + North Farm + Mitchell
2. North Farm + Mitchell
3. MDSP + Mitchell
4. MDSP + North Farm + Worthing
5. North Farm + Worthing
6. MDSP + Worthing
7. MDSP + North Farm + Sweetman
8. North Farm + Sweetman
9. MDSP + Sweetman
10. Sweetman
11. Sweetman
12. Sweetman
13. Sweetman
14. Sweetman

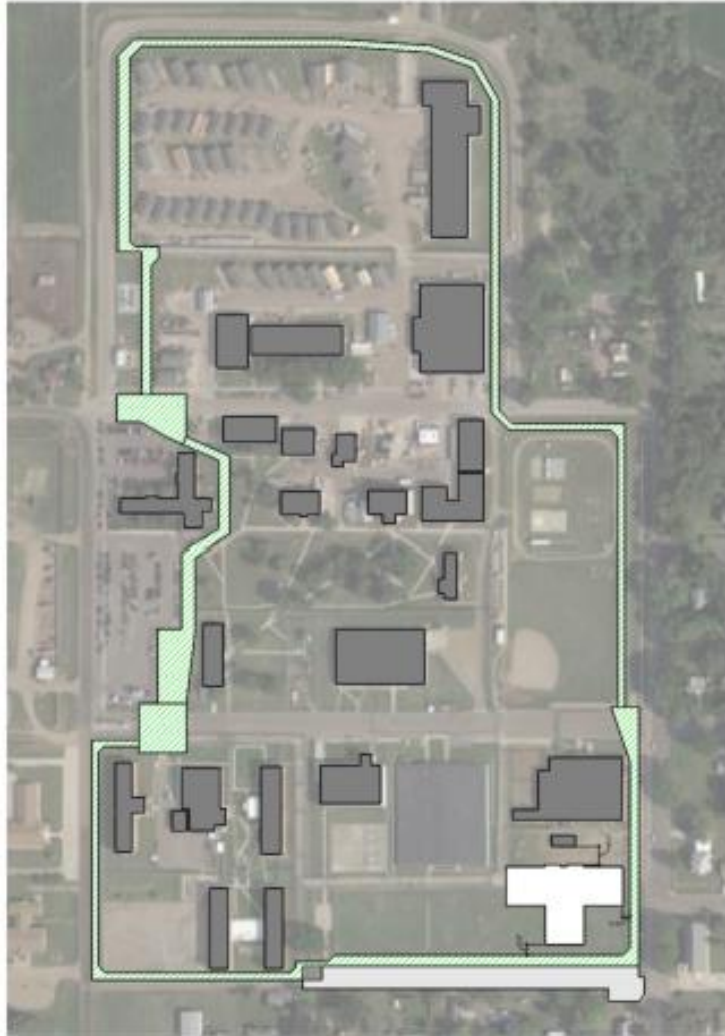
Option 1: MDSP + North Farm + Mitchell

1500 Beds

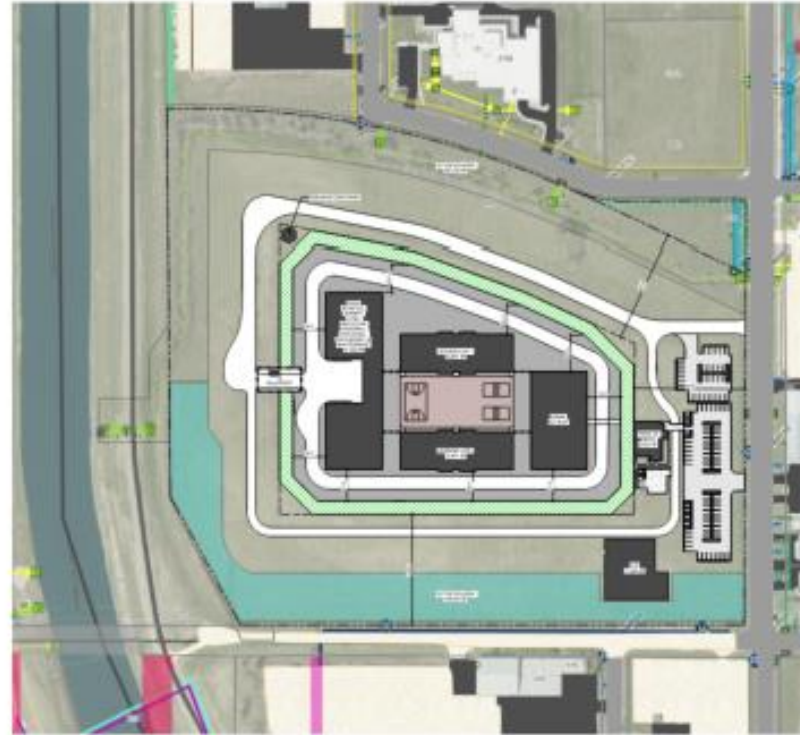
Level III 300 Dorm

Level IV 400 Cell

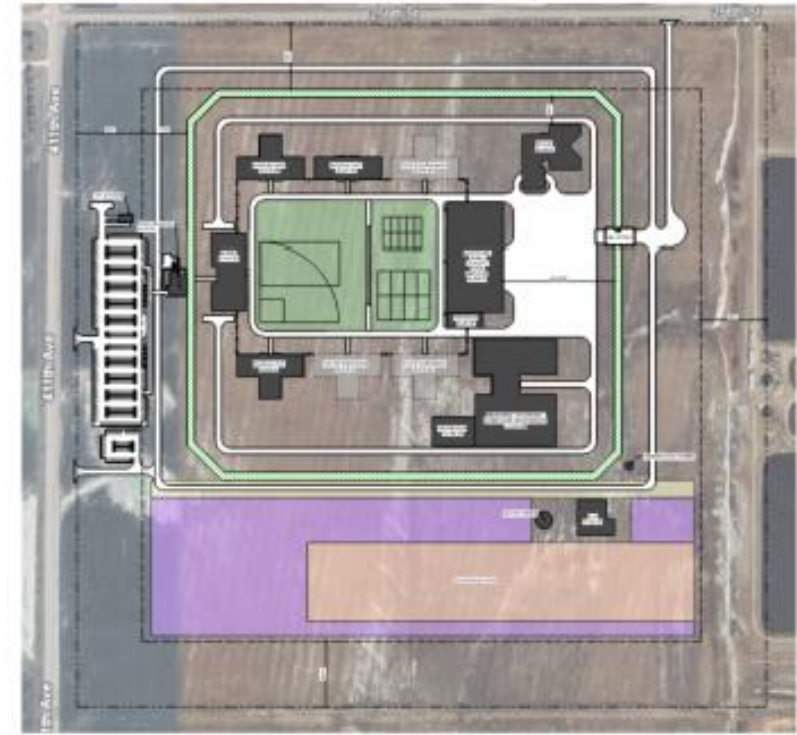
Level V 800 Cell



MDSP



NORTH FARM



MITCHELL

\$555,747/bed

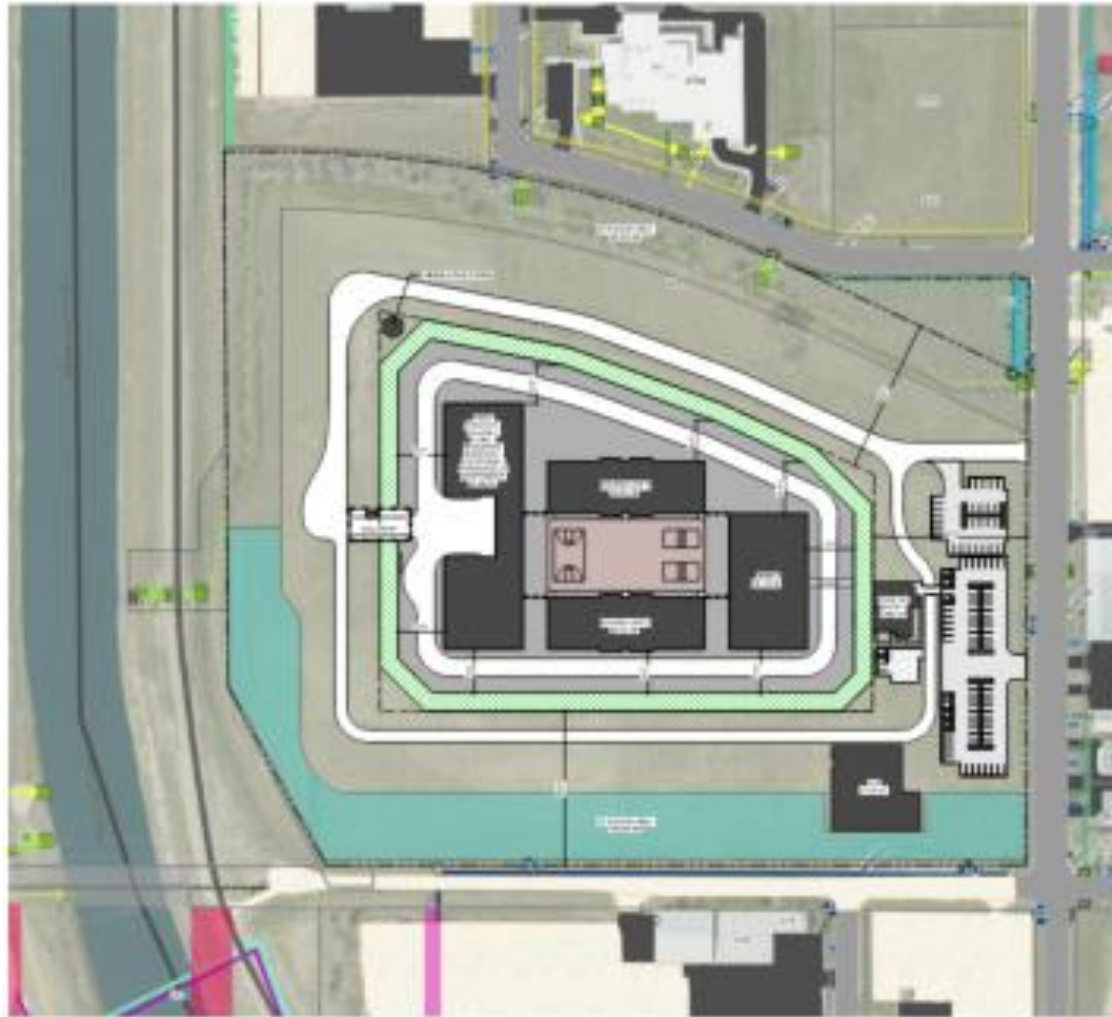
Total Cost: \$833,620,028

Option 2:

1500 Beds

North Farm + Mitchell

Level IV 400 Cell Level V 1100 Cell



NORTH FARM



MITCHELL

Total Cost: \$857,650,962

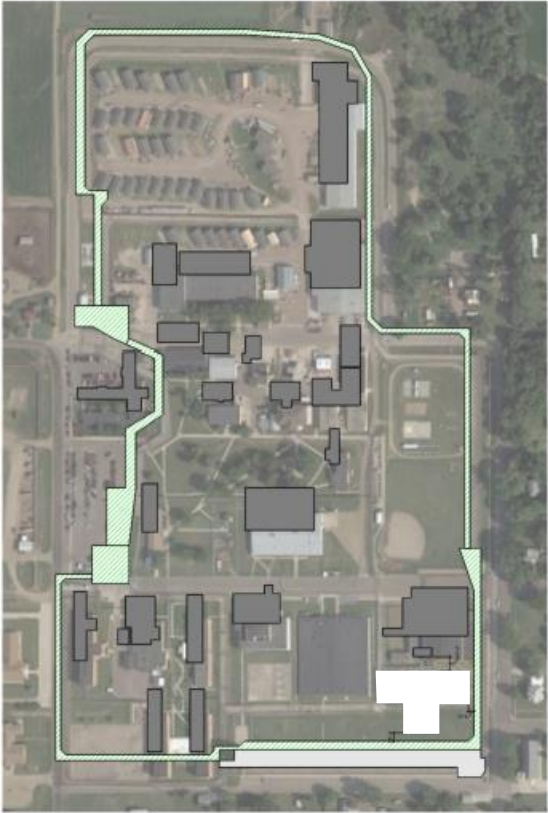
571,767/bed

Option 3:

1500 Beds

MDSP

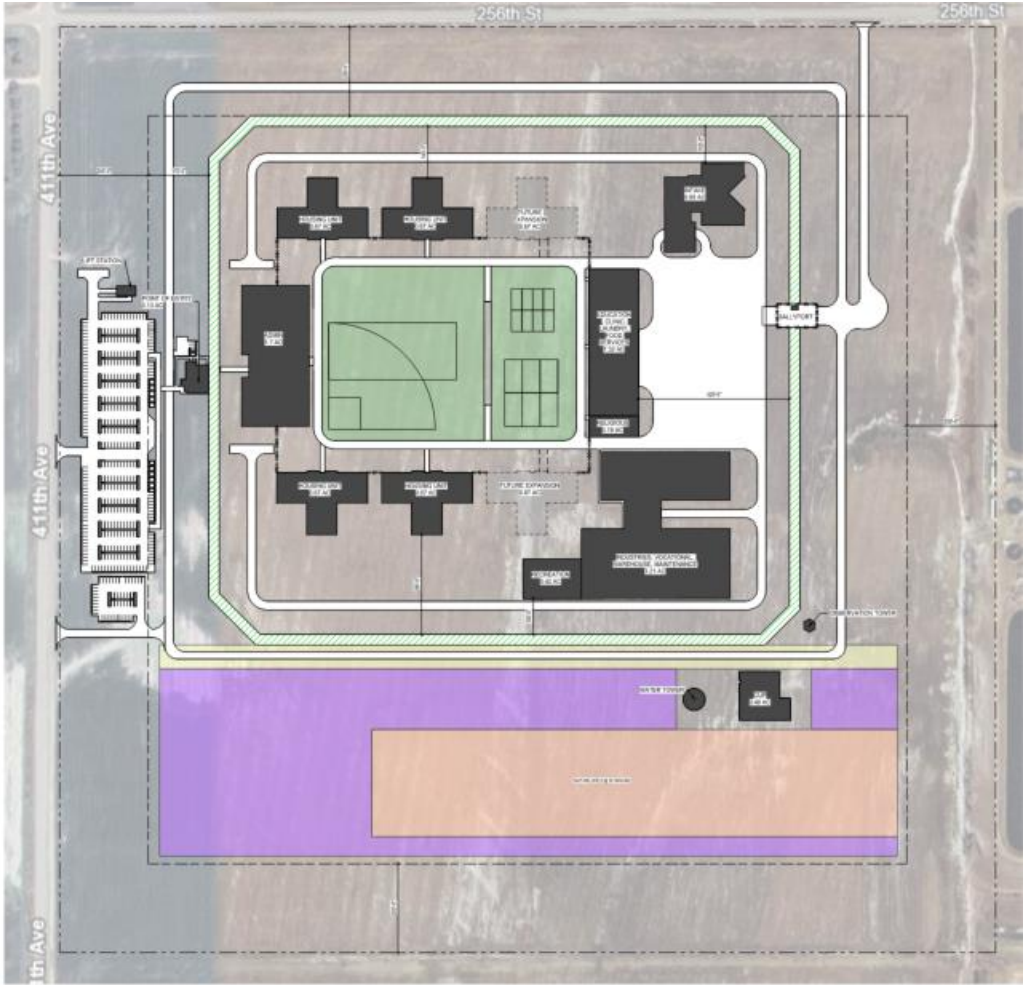
Level III 300 Dorm



MDSP

+ Mitchell

Level V 1200 Cell



MITCHELL

\$469,342/bed

Total Cost: \$704,013,045

Option 4: MDSP + North Farm + Worthing

1500 Beds

Level III 300 Dorm

Level IV 400 Cell

Level V 800 Cell

Total Cost: \$860,034,531

\$573,356/bed

Option 5: North Farm + Worthing

1500 Beds

Level IV 400 Cell

Level V 1100 Cell

Total Cost: \$876,945,056

\$584,630/bed

Option 6: MDSP + Worthing

1500 Beds

Level III 300 Dorm

Level V 1200 Cell

Total Cost: \$723,769,795

\$482,513/bed

Option 7: MDSP + North Farm + Sweetman

1500 Beds

Level III 300 Dorm

Level IV 400 Cell

Level V 800 Cell

Total Cost: \$831,979,843

\$554,653/bed

Option 8: North Farm + Sweetman

1500 Beds

Level IV 400 Cell

Level V 1100 Cell

Total Cost: \$887,150,765

\$591,433/bed

Option 9: MDSP + Sweetman

1500 Beds

Level III 300 Dorm

Level V 1200 Cell

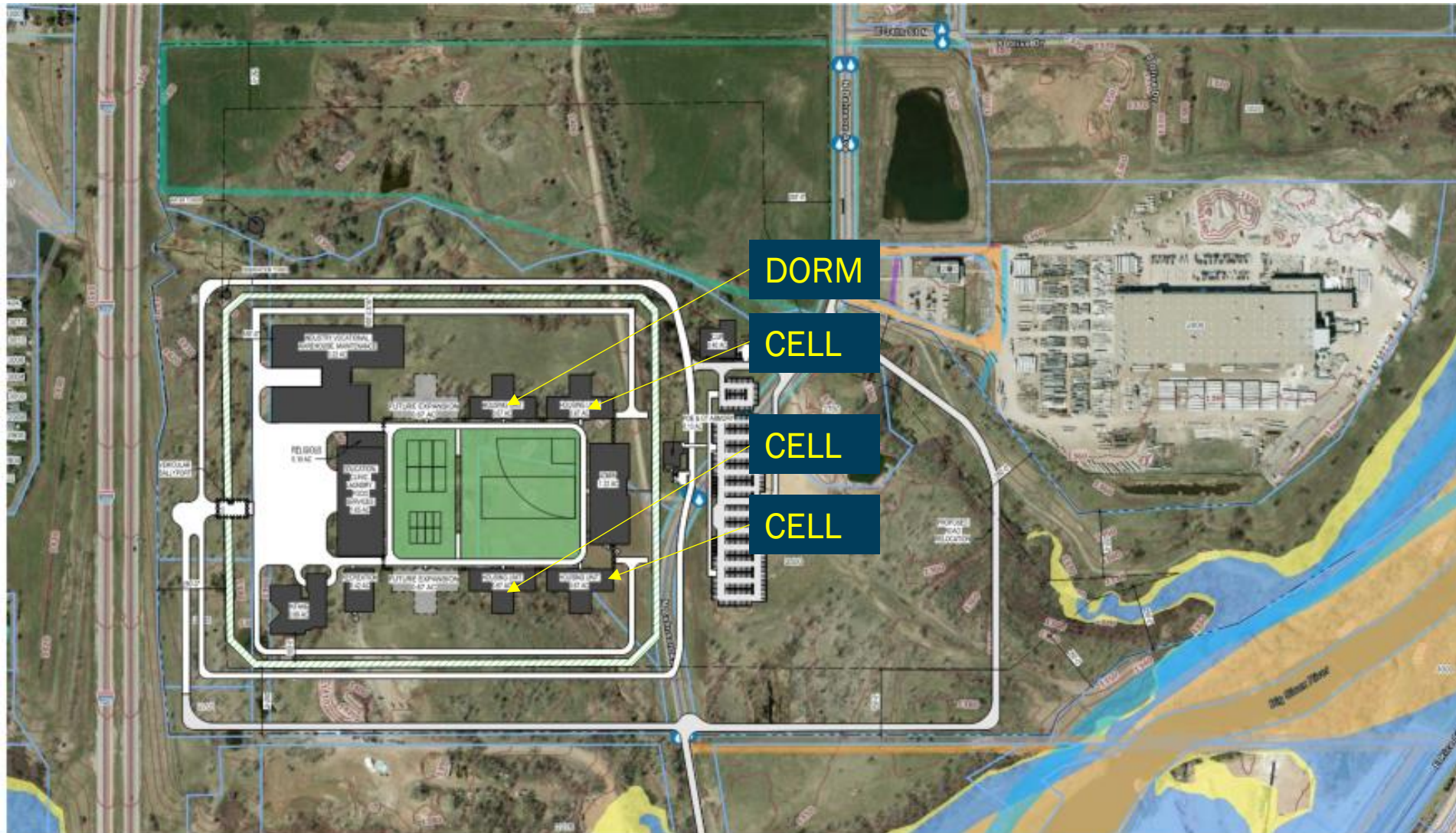
Total Cost: \$ 703,327,820

\$468,885/bed

Option 10: 1200 Beds

Sweetman

Level V 300 Dorm + 900 Cell



SWEETMAN

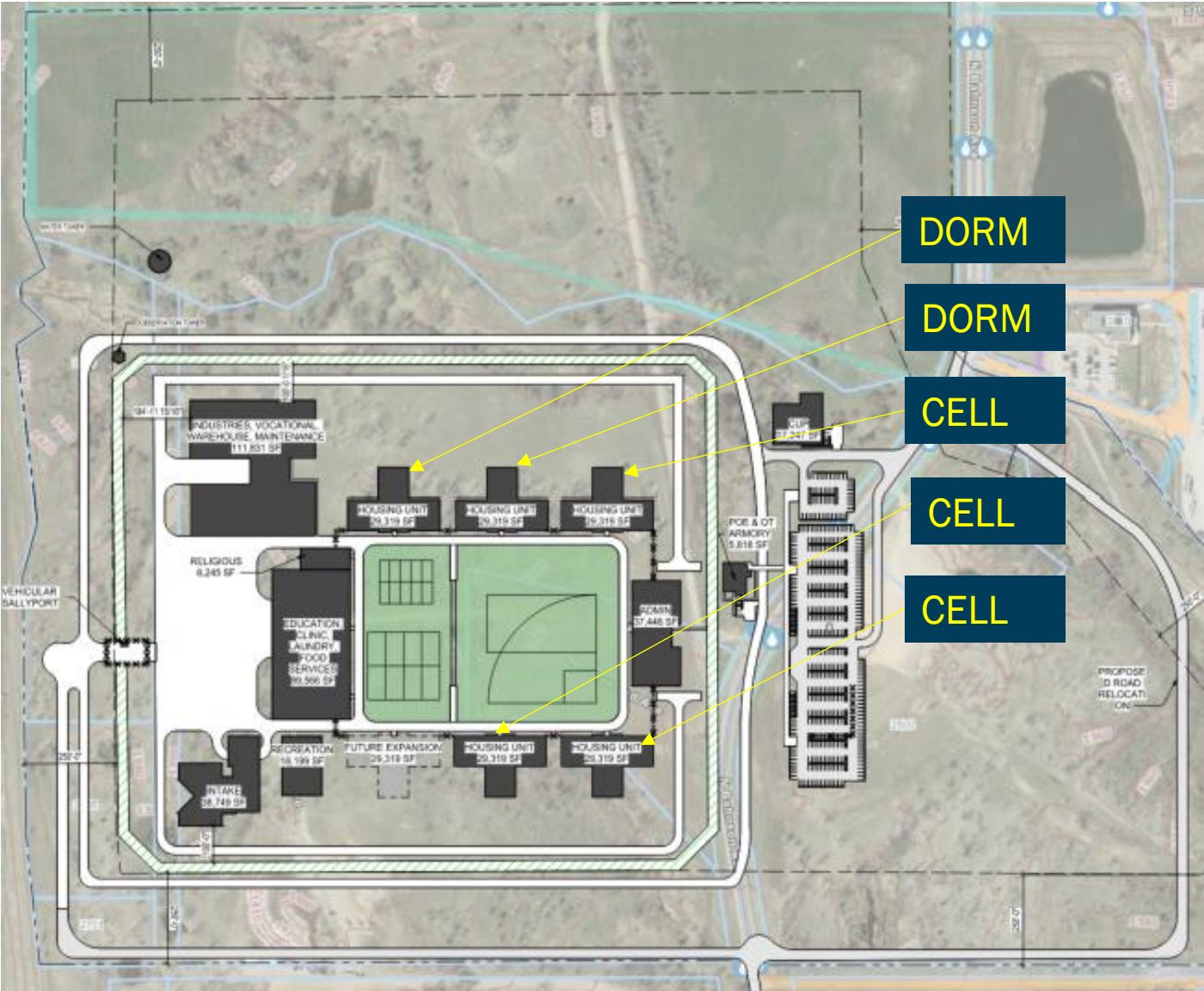
\$519,002/bed

Total Cost: \$ 622,803,589

Option 11:

1500 Beds

Sweetman
Level V 600 Dorm + 900 Cell



- DORM
- DORM
- CELL
- CELL
- CELL

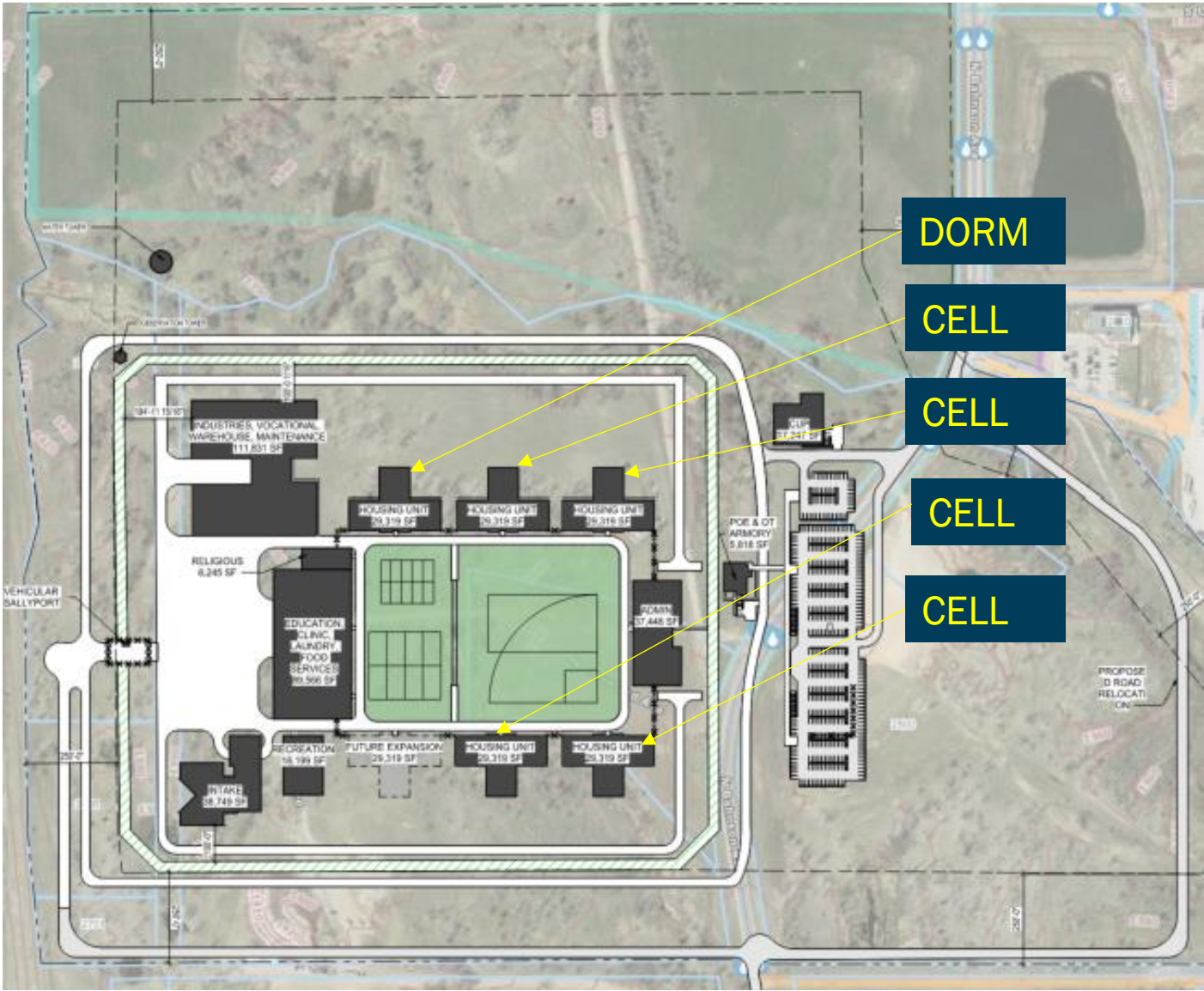
\$468,616/bed

Total Cost: \$ 702,924,386

Option 12:

1500 Beds

Sweetman
Level V 300 Dorm + 1200 Cell



\$483,019/bed

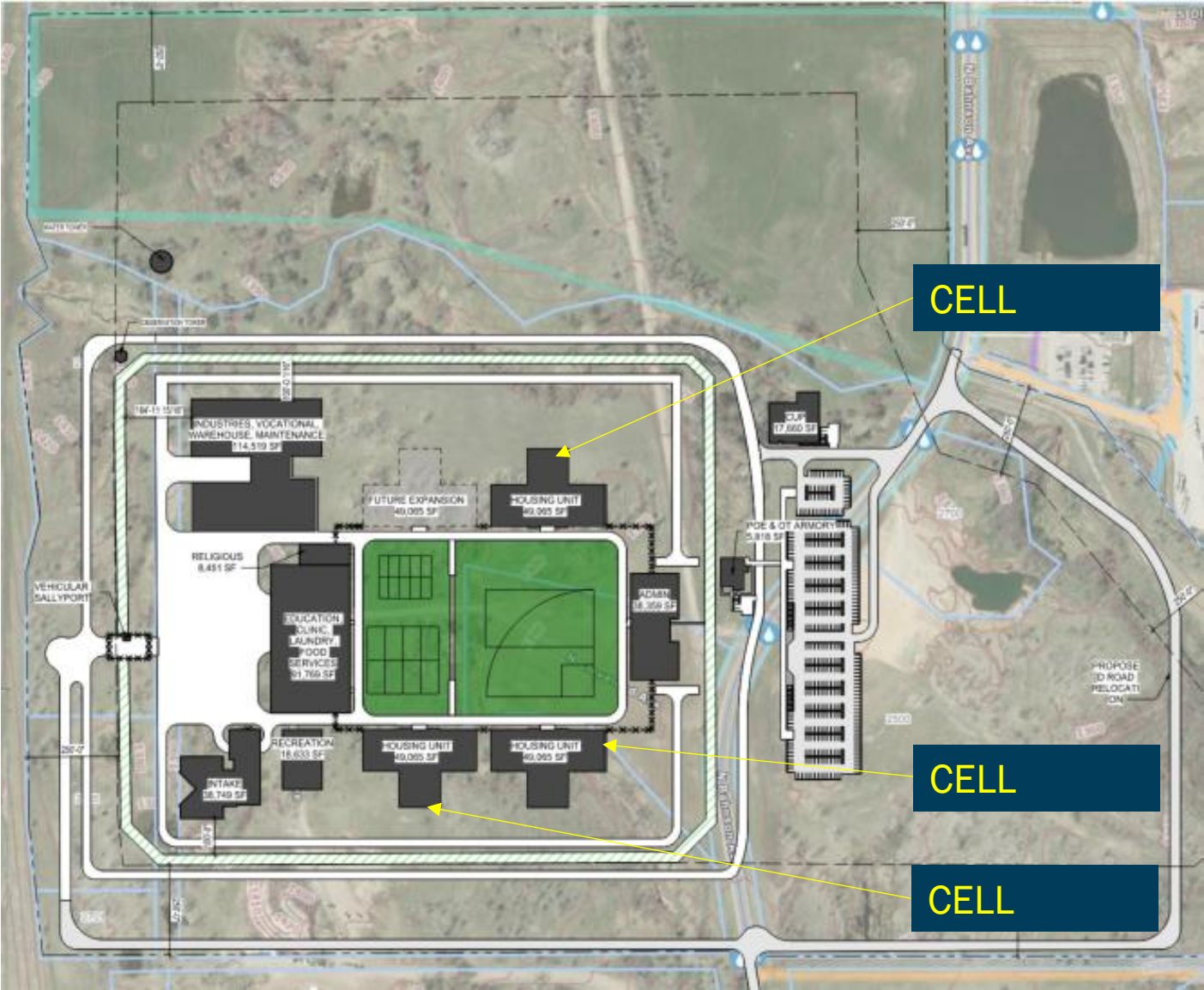
Total Cost: \$ 724,528,365

Option 13:

1200 Beds

Sweetman

Level V 1188 Cell



\$513,1878/bed

Total Cost: \$ 637,425,037

1500+ Beds

Level V 300 Dorm + 1188 Cell



Total Cost: \$717,545,834

Final Thoughts and Recommendations:

- **Option 10 and Option 13** Appear to be the closest relevant options
 - Option 13 provides the most medium beds and supports SDDOC needs
 - Sweetman Site appears to be a favorable site
 - Single Site Campus is more cost effective
 - Larger facilities are more efficient
 - Sites with access to existing utilities avoid expensive off-sites
 - Maximize local trades
 - Proximity to current available trained staff
 - Focus on medium and close custody beds
 - Programming is built into all new site options
-
- **OPTION 13 – 1200 Bed Cell Campus**



Questions?

1280 Bed Federal on North Farm:

Scale Comparison

North Farm

- 28-acre site
- In Sioux Falls at 4th and Canal
- 16 acres of developable land remain
- 10 acres inside the setback

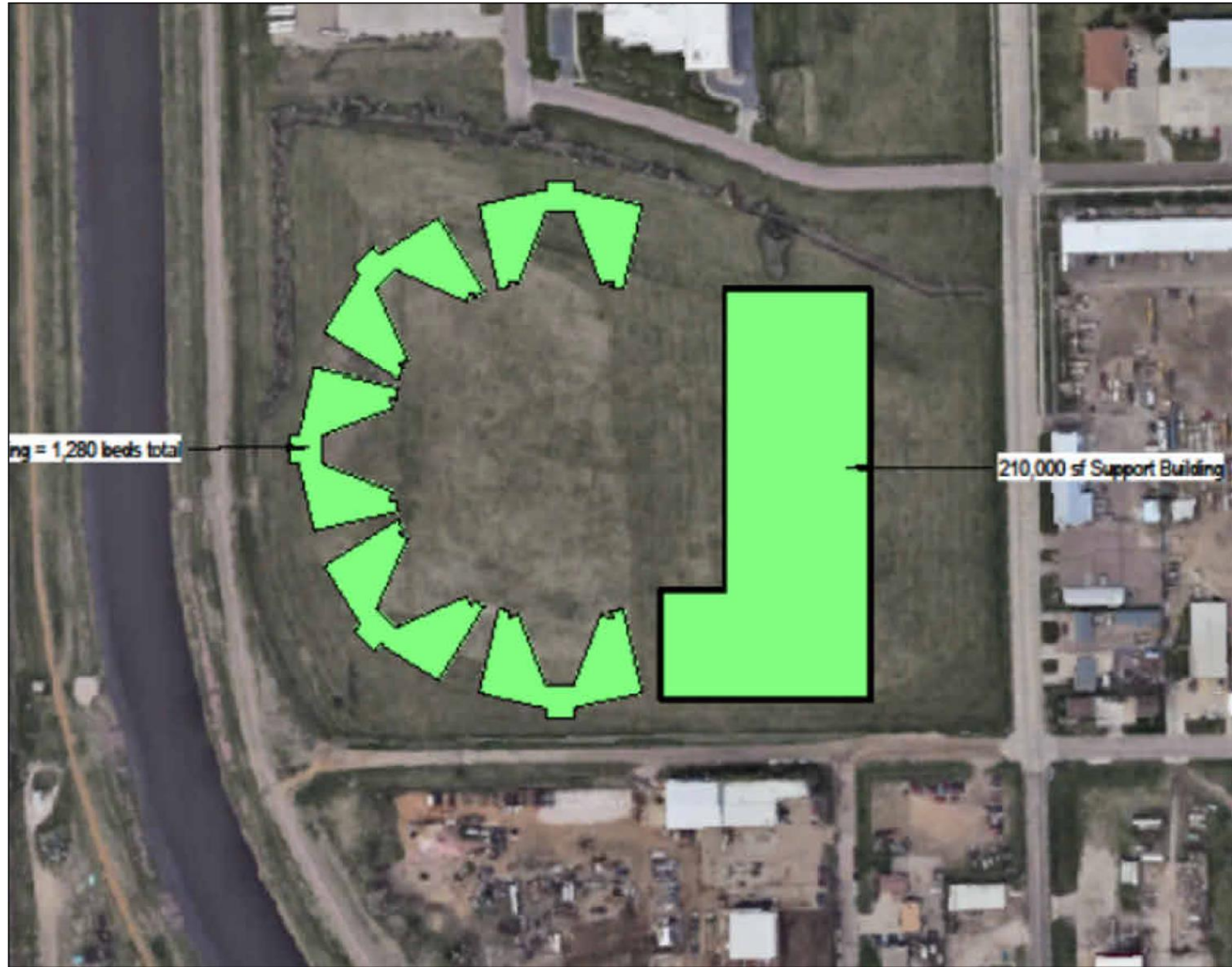


1280 Bed Federal on North Farm:

Scale Comparison

North Farm w
Leavenworth??

- 1,280 Beds
- 256-bed buildings
- SITE SCALE ISSUE
- Missing some features

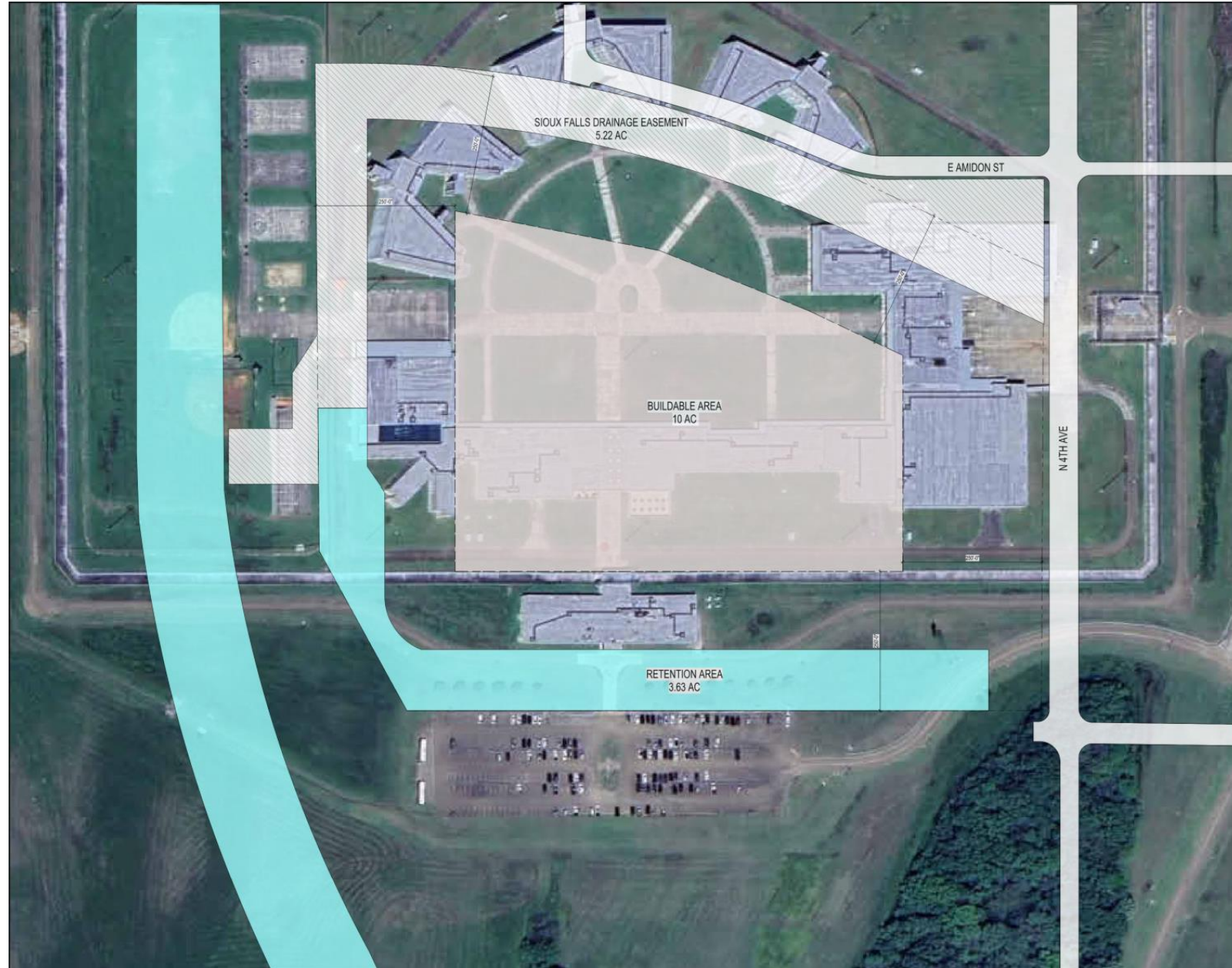


1280 Bed Federal on North Farm:

Scale Comparison

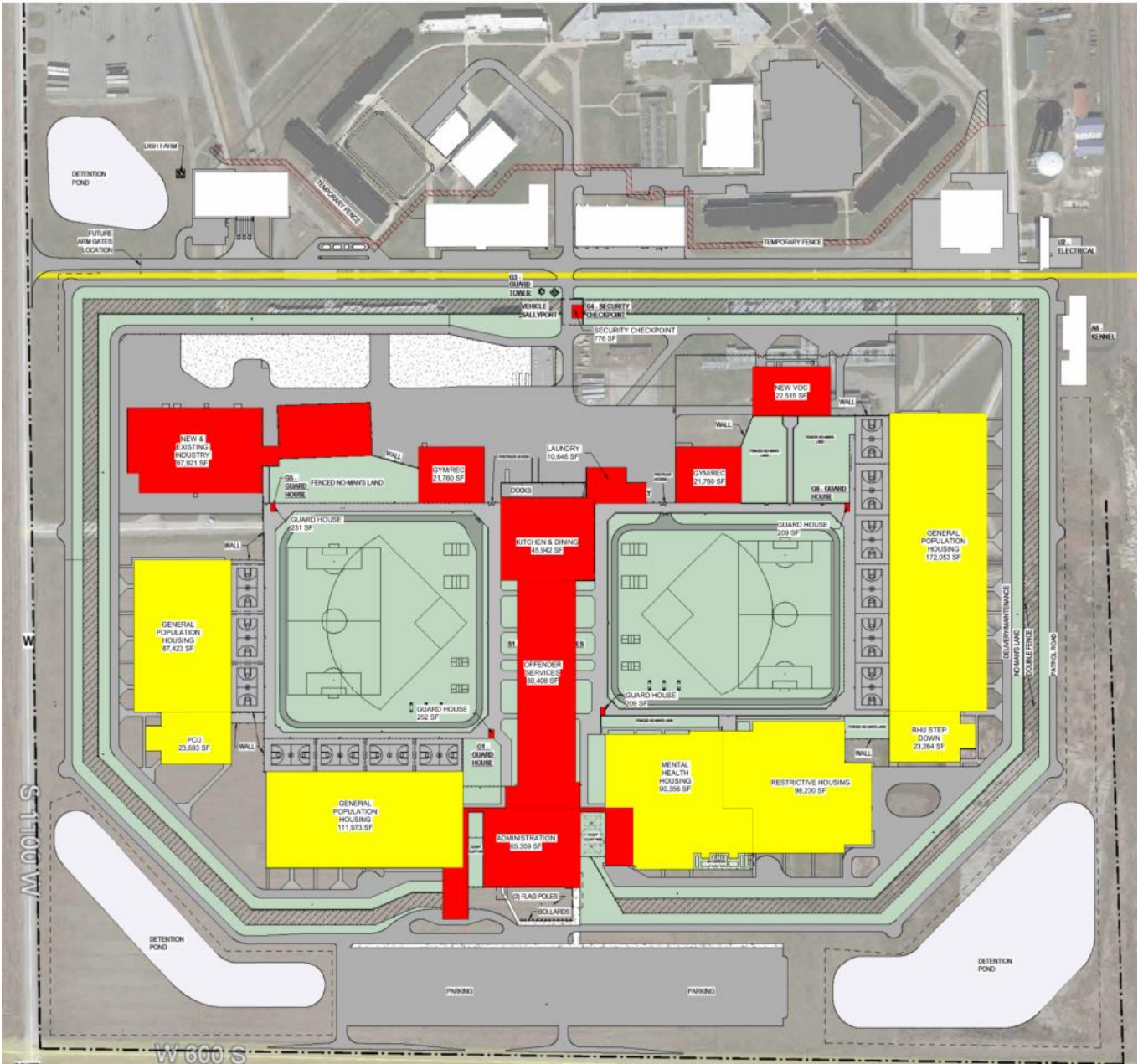
Yazoo Medium

- 68-acre from perimeter road
- 768-bed Facility



Indiana SF per Inmate:

Scale Comparison



LIST OF PROGRAMS

SUPPORT:	
ADMINISTRATION	65,309 SF
GUARD HOUSE	901 SF
GYM/REC	43,520 SF
KITCHEN & DINING	45,942 SF
LAUNDRY	10,646 SF
NEW & EXISTING INDUSTRY	97,921 SF
NEW VOC	22,515 SF
OFFENDER SERVICES	80,408 SF
SECURITY CHECKPOINT	776 SF
TOTAL:	367,938SF

HOUSING:	
GENERAL POPULATION	371,449 SF
MENTAL HEALTH	90,356 SF
PCU	23,693 SF
RESTRICTIVE	98,230 SF
RHU STEP DOWN	23,264 SF
TOTAL:	606,992SF

SUPPORT
367,938 SF
OCCUPANCY LOAD W/
4,000 OCCUPANTS =
92 SF PER OCCUPANT

HOUSING
606,994 SF
OCCUPANCY LOAD W/
4,000 OCCUPANTS =
151 SF PER OCCUPANT

COMBINED
SUPPORT + HOUSING
367,939 SF + 606,994 SF = 974,932 SF
OCCUPANCY LOAD W/ 4,000
OCCUPANTS =
243 SF PER OCCUPANT

OPTIONS AND CONSTRUCTION COST:

	Lincoln Site GMP	Sweetman 1200 Beds 900 cells/300 dorms	Sweetman 1200 Beds - Cells	Sweetman 1500 Beds - Cells 1200 cells /300 dorms	Comparison 1 - 50 yr	Comparison 2 - 25 yr
Construction Type	Standard Detention Construction	Standard Detention Construction	Standard Detention Construction	Standard Detention Construction	Steel Cells	Hybrid with use of PEMBs
Projected Facility Service Life	100 Years	100 years	100 years	100 years	50 Years	25 Years
2025 Construction Cost	\$ 737,000,000	\$ 578,002,816	\$ 592,908,154	\$ 682,492,816	\$ 525,000,000	\$ 313,000,000
2050 Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409,595,307
2050 Transition Cost	\$ -	\$ -	\$ -	\$ -	\$ -	unknown
2075 Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ 2,301,550,660	\$ 857,601,615
2075 Transition Cost	\$ -	\$ -	\$ -	\$ -	unknown	unknown
2100 Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,795,627,334
2100 Transition Cost	\$ -	\$ -	\$ -	\$ -	\$ -	unknown
Total Construction Costs 2025 - 2100	\$ 737,000,000	\$ 578,002,816	\$ 592,908,154	\$ 682,492,816	\$ 2,826,550,660	\$ 3,375,824,256
Total Transition Costs 2025 - 2100	\$ -	\$ -	\$ -	\$ -	unknown (1 transition)	unknown (3 transitions)

- *Future year costs are projected using a 3% inflation rate, compounded annually*
- *Future construction costs for Comparison 2 assume 50% of the facility would be rebuilt every 25 years; work inside an active facility includes a 25% surcharge.*

OPTIONS AND CONSTRUCTION COST

- Comparison Considerations
 - The previously listed options and lifespans assume proper preventive maintenance and lifecycle replacement. If proper maintenance and lifecycle replacement is not performed, the expected service life for each facility would drop. Failure to perform proper maintenance and lifecycle replacement would affect Comparisons 1 and 2 the most.
 - Transitioning to a new facility can be extremely costly, both in terms of monetary costs and effort. This would occur once with the 50-year comparison (Steel Cell option) and 3 times with the 25-year comparison (Hybrid option).
 - Beyond the costs in money and effort, transitioning to a new facility would be disruptive, likely causing operational impacts. This disruption would not occur with either of the Standard Construction options.
 - An added advantage of the Standard Construction options is that they only require one approval and funding cycle. The Steel Cell option would repeat this process in 50 years; the Hybrid option would repeat this process every 25 years.

New Housing SF per Inmate:

Comparison

Housing					
Lincoln Unit		AW Housing Unit (300 Bed Unit)		AW Housing Unit (384 Bed Unit)	
<i>Area Type</i>	<i>SF</i>	<i>Area Type</i>	<i>SF</i>	<i>Area Type</i>	<i>SF</i>
Housing	38,996 sf	Housing	37,232 sf	Housing	58,119 sf
Support	7,003 sf	Support	2,759 sf	Support	7,482 sf
Program	938 sf	Program	-	Program	-
Utility/Maintenance	7,844 sf	Utility/Maintenance	2,623 sf	Utility/Maintenance	1,476 sf
Total SF	54,781 sf	Total SF	42,614 sf	Total SF	67,077 sf
# of Inmates per Unit:	216 inmates	# of Inmates per Unit:	300 inmates	# of Inmates per Unit:	384 inmates
SF per Occupant	254 sf/inmate	SF per Occupant:	142 sf/inmate	SF per Occupant:	175 sf/inmate

Total Housing Breakdown				
	Lincoln	AW Total Housing (300 Bed Unit)	AW Total Housing (300 Bed Unit)	AW Total Housing (384 Bed Unit)
<i># of Units</i>	7	4	5	3
Housing	272,972	148,930	186,162	174,356
Support	49,021	11,036	13,795	22,445
Program	6,566	-	-	-
Utility/Maintenance	54,908	10,490	13,113	4,429
Total SF	383,474	170,456	213,070	201,230
Total # of Inmates	1,512	1,200	1,500	1,152
Total SF per Occ.	254	142	142	175

New Housing SF per Inmate:

Comparison

Support Facilities

	Lincoln (1512 Beds)	1200± Bed % Reduction based on Lincoln	1500± Bed % based on Lincoln
Programming			
Education *15% of combined Bldg.	18,910 sf	15,128 sf	18,910 sf
Vocational *20% of combined Bldg.	22,632 sf	22,491 sf	22,632 sf
Industries *47% of combined Bldg.	53,464 sf	53,132 sf	53,464 sf
Recreation	18,345 sf	14,676 sf	18,345 sf
Religious	8,311 sf	6,649 sf	8,311 sf
Support			
Admin *29% of combined Bldg.	37,748 sf	30,198 sf	37,748 sf
Clinic *25% of combined Bldg.	32,048 sf	25,639 sf	32,048 sf
Food Services & Laundry *31% of combined Bldg.	39,371 sf	31,497 sf	39,371 sf
Intake	38,749 sf	38,749 sf	38,749 sf
Midway	756 sf	756 sf	756 sf
Observation Platform	-	-	-
Ga	904 sf	904 sf	904 sf
Vehicle Sallyport	163 sf	163 sf	163 sf
Point of Entry	5,808 sf	5,808 sf	5,808 sf
Utility/Maintenance			
Maintenance *10% of combined Bldg.	10,790 sf	10,723 sf	10,790 sf
Utility Plant	17,383 sf	13,906 sf	17,383 sf
Warehouse *23% of combined Bldg.	25,832 sf	25,671 sf	25,832 sf
Wastewater	1,792 sf	1,792 sf	1,792 sf
Total SF	333,005 sf	297,883 sf	333,005 sf
Total SF Without Industries	279,541 sf	244,751 sf	279,541 sf

New Housing SF per Inmate:

Comparison

Total Site

Total SF per Occupant						
		Lincoln - Garranted Maximum Price	AW 5 - 300 Bed Units + % based on GMP Support Facilities	Option 10 - AW 4 - 300 Bed Units + % Reduction based on GMP Support Facilities	Option 13 - AW 3- 384 Bed Unit + % Reduction based on GMP Support Facilities	Option 14 - AW 3 - 384 Bed Unit + 1 - 300 Bed Unit + % based on GMP Support Facilities
Total SF		707,551	546,075	468,339	499,113	541,727
Total # of Inmates		1,512	1,500	1,200	1,152	1,452
Total SF per Occ.		468	364	390	433	373
Total SF per Occ. W/O Industries SF		433	328	346	387	336

Pricing Breakdown:

Option 10

Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
Option #10: Target \$600 Million: 1,200 Beds: Sweetman Site (900 Cell/ 300 Dorm)									
10	Total Project Cost Option #10: Target \$600 Million: 1,200 Beds: Sweetman Site (900 Cell/ 300 Dorm)	\$ 622,803,589	9/1/2026		460,026 SF	383	\$ 1,353.84	1,200 BEDS	\$ 519,003
10	Combined Non-Construction Cost	\$ 44,800,773	9/1/2026		460,026	383	\$ 97.39	1,200	\$ 37,334
10	Soft Costs	\$ 86,840,000	9/1/2026		460,026	383	\$ 188.77	1,200	\$ 72,367
10	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (11,008,747)	9/1/2026		460,026	383	\$ (23.93)	1,200	\$ (9,174)
10	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (31,030,480)	9/1/2026		460,026	383	\$ (67.45)	1,200	\$ (25,859)
10	Combined Construction Cost	\$ 578,002,816	9/1/2026		460,026	383	\$ 1,256.46	1,200	\$ 481,669
10a	Construct 900 beds (Campus combining- 900 Each 2 Occupant Cell Style) at Sweetman site. (Includes 3 Each 300 Bed Cell T Housing Units . Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 545,481,326	9/1/2026		428,935	477	\$ 1,271.71	900	\$ 606,090
10b	Construct 300 beds (300 Each Dorm Style) at Sweetman site. (Dorm Cost only, excludes Support spaces.)	\$ 32,521,490	9/1/2026		31,091	104	\$ 1,046.01	300	\$ 108,405

Pricing Breakdown:

Option 13

Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
Option #13: Target \$600 Million: 1,188 Beds: Sweetman Site (1,188 Cell)									
13	Total Project Cost Option #13: Target \$600 Million: 1,188 Beds: Sweetman Site (1,188 Cell)	\$ 637,425,037	9/1/2026		464,401 SF	391	\$ 1,372.57	1,188 BEDS	\$ 536,553
13	Combined Non-Construction Cost	\$ 44,516,883	9/1/2026		464,401	391	\$ 95.86	1,188	\$ 37,472
13	Soft Costs	\$ 86,840,000	9/1/2026		464,401	391	\$ 186.99	1,188	\$ 73,098
13	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (11,292,637)	9/1/2026		464,401	391	\$ (24.32)	1,188	\$ (9,506)
13	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (31,030,480)	9/1/2026		464,401	391	\$ (66.82)	1,188	\$ (26,120)
13	Combined Construction Cost	\$ 592,908,154	9/1/2026		464,401	391	\$ 1,276.72	1,188	\$ 499,081
13a	Construct 1,128 beds (Campus combining- 1,128 Each 2 Occupant Cell Style) at Sweetman site. (Includes 3 Each 396 Bed Cell T Housing Units . Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 592,908,154	9/1/2026		464,401	391	\$ 1,276.72	1,188	\$ 499,081