SOUTH DAKOTA MEN'S CORRECTIONAL FACILITY
MASTER PLAN REFRESH

PHASE 1 & 2
May 13th, 2025
PHASE 3
June 1st, 2025

AW Project # 2025.043
OSE # C1224--01X

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REG. NO.
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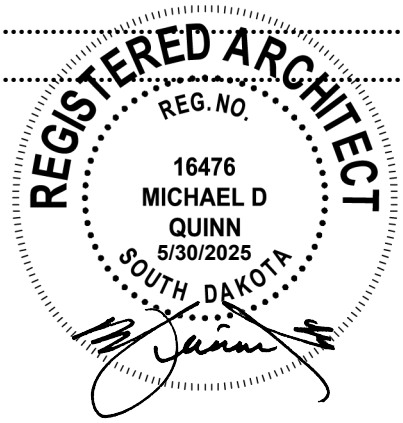


00 EXECUTIVE SUMMARY

Introduction

In June 2021, the South Dakota Department of Corrections (SDDOC) engaged DLR Group to perform a Prison System Master Plan for the SDDOC. The DLR Master Plan was delivered in September 2021. DLR MP was updated in 2022 to revise population growth. In April of 2025 Arrington Watkins Architects (AW) and CGL were engaged to undertake the SDDOC Men's Master Plan Refresh. Other members of the team are EAPC (MEP), KJL (Civil), and RLB (Cost review).

The project's focus was limited due to significant time restraints: Review previous Master Plan, assess the current Sioux Falls facilities, and evaluate a limited number of potential sites either existing or new. The primary goal of the Men's Master Plan Refresh was to determine:

- Assess and determine the need for a new prison facility.
- Provide recommendations on the size and design of a new prison facility.
- Evaluate options for the optimal location of a new prison facility.

The report was to be conducted in three phases:

P1: Existing Facilities Review
a: Evaluation of Current System Needs and Studies to Date
Inmate Population Analysis
Master Plan Update
Develop and Issue Report
b: Current Sioux Falls Facility Review
Facilities Review
System Capacity Analysis

P2: Current Property Site Review

P3: Alternate Property Site Review (included as update after initial report)

Phases 1a & 1b were to be conducted simultaneously due to the limited schedule. CGL concentrated on Phase 1a while AW concentrated on Phase 1b with planning team support.
Phase 2 was to follow based on findings from Phase 1
Phase 3 was to follow directly with site locations provided by the task force.

Growth Projections and Need

As part of our study, CGL developed a new prison population forecast through 2036. This forecast projects the State's prison population to grow

by an average of 2.7% annually from 2025 to 2036 – an overall increase of 31.7% over the forecast period. The total population (male and female) is expected to rise from 3,926 in 2025 to 5,172 in 2036, an increase of 1,246 individuals. Roughly half of this growth – an estimated 600 to 800 inmates – is attributed to the effects of SB 146, which was enacted in 2023, and expanded time-served requirements for Tier 1 and Tier 2 offenders (refer to Population Analysis – Population projections).

The male population is projected to grow by an average of just over 2.7% annually from 2025 to 2036, resulting in a total increase of 34.4% over 10 years– rising from 3,337 (end of 2025) to 4,485 (end of 2036). Applying a 5% vacancy rate factor (or peaking factor), this level of male inmate population corresponds to a need for 4,721 male prison beds by 2036.

Current male capacity in the state correctional system totals 2,453 beds, housing 3,264 offenders as of March 2025. By the end of 2025, the male bed need with peaking, may be 3,504. Assuming a Multi-Custody Facility can open in 2029 it will add 1,512 beds, which will then enable the closing of 426 beds at the State Penitentiary (currently housing 751). This will result in male housing capacity of 3,214 beds in approximately 2030, with a bed need of 4,008, approximately 800 beds short of the projected 2030 male capacity needs.

	Male Population March 31, 2025	**Facility Capacity**	**Delta**	**Population as % of Capacity**
Rapid City Minimum Center - Level II	398	216	-182	184%
Sioux Falls Minimum Center - Level II	228	80	-148	285%
Yankton Minimum Center - Level II	165	192	27	86%
Mike Durfee State Prison - Level III	1,208	963	-245	125%
SD State Penitentiary - Level IV	751	426	-325	176%
Jameson Prison Annex - Level V	469	576	107	81%
Contract	19		-19	
Temporary Out	26		-26	
TOTAL	**3,264**	**2,453**	**-811**	**133%**

2021 Master Plan Review

The 2021 Master Plan Report listed nearly eighteen recommendations. Many of those have been rendered unnecessary, several have been modified and implemented (or have initiated implementation), and some may still be appropriate in the future.

The 2021 Master Plan makes three key findings regarding management of the male offender population:

- Current state correctional system facilities are crowded, with population levels far exceeding design capacity levels. The system must rely on triple-bunking and heavy reliance on dormitory housing to manage population levels within current facilities.

- The Plan projects that the male population will grow by 25% over the next 20 years, exacerbating current levels of crowding. DLR projected growth of an additional 721 – 757 male inmates by 2041.

- Accommodation for specialty populations is inadequate. Current facilities cannot readily meet Americans with Disabilities Act (ADA) requirements for housing inmates with physical impairments. Housing and program space for inmates with mental illness does not meet contemporary standards. Program, treatment, and support spaces for general population inmates are also lacking.

To address these findings, the 2021 Master Plan proposed eighteen projects with a total price tag of $608.2 million. The recommended projects are prioritized but not presented as a plan designed to address key issues in a coordinated, sequential manner. Highlights of the recommendations include the construction of 2,866 new beds for the system. This includes an increase in capacity of the proposed Multi-Custody Facility from 1,372 to 1,516 beds. The proposed new male capacity recommended in the Master Plan totals 2,320 beds.

These recommended facilities allow for the decommissioning of the State Penitentiary, the transfer of geriatric and special needs offenders from Mike Durfee and the State Penitentiary to the new Multi-Custody Facility, the movement of 100 inmates out of Yankton and the transfer of 300 inmates out of Mike Durfee to the Multi-Custody Facility.

Upon full implementation of these recommendations, the state correctional system would have capacity for 3,511 male offenders. Using the March 31, 2025, actual male population, this would result in a 91% rate of occupancy for current population levels, with only 332 beds available to manage future growth in the population. As stated above, the revised projections show the

level of male inmate population corresponds to a need for 4,721 male prison beds by 2036, a 1200 bed deficit.

The 2021 Master Plan and the 2022 update do not resolve South Dakota's bed needs.

Facilities Review

AW and EAPC reviewed the Sioux Falls facilities in person on April 15th through the 17th, 2025. The planning team split into three working groups: one focused on the South Dakota State Penitentiary (SDSP), one focused on the Jameson Prison Annex (JPA), Sioux Falls Community Minimum Center (SFCM), and surrounding buildings, and the third group focused on the building systems and central plant.

South Dakota State Penitentiary

Originally built in 1881, SDSP has expanded and evolved with nearly fifteen major construction projects over the last 120 years, but the core of the structure and much of the infrastructure remain deeply rooted in its 19th-century origins. The penitentiary today consists of 10 primary buildings, encompassing approximately 400,000 gross square feet (GSF) and houses 751 inmates and has an operational capacity of 837. Despite various renovations and additions over time, much of the existing construction would not meet today's modern codes or best practices for safety, accessibility, programs, correctional design, or correctional operations.

SDSP will never be able to meet current building codes or fire and life safety requirements. It does not meet Americans with Disabilities (ADA) requirements and lacks the physical space to accommodate increases in program, education, and health care space. Operationally, this facility would not, and likely could not be modified to, meet American Correctional Association guidelines for adult correctional facilities. As operated today, there are potential security and safety risks for staff and inmates.

Given the age of the facility, it is well-maintained and kept clean. However, many of the building systems are well beyond their useful life. The costs of maintaining this facility are significant for the State, but if building systems begin to fail, these costs will increase significantly and put SDDOC in a position to temporarily relocate inmates to facilitate difficult and lengthy repairs.

This SDSP facility should be replaced and decommissioned.

Jameson Prison Annex

The Jameson Prison Annex (JPA) is located directly north of the South Dakota State Penitentiary (SDSP). The JPA opened in 1993, and housing Unit D was added in 2004.

The JPA is a Level V multi-custody facility. This is the highest security level in the State and allows inmates of any classification to be housed there. Level V facilities are required to have a double perimeter fence with razor wire and a perimeter detection system. A Level V facility must also use controlled sallyports and be continuously patrolled. The JPA has a double perimeter fence and double-gated vehicle sallyport. There is a perimeter detection system and a patrol road outside the perimeter fence.

Like several facilities in the SDDOC portfolio, JPA is overcrowded and being used beyond its design capacity. As a Level V facility, it is unusual to see triple-bunked pods. This is a clear marker of overcrowding. However, many ACA guidelines were followed in its design and operation, and it is a facility in good working order. This is likely the best medical facility in the State and may make this facility ideal for special needs inmates.

Areas of concern include the intake area. It is unlikely that this area can be modified to meet the current and future demands of this prison system. There are limited programs spaces provided, and the industries building is vacant. For continued use, some effort should be invested in improving programs at JPA. Modifications to some pods have impacted the egress path for occupants, and mean the building is no longer code compliant. E.g. small dormitory pod conversion requires 2 exits but does not meet egress. This should be remedied. Part of the cell fronts have perforated plates in lieu of glass windows. These should be replaced with detention glazing to improve the safety of staff and inmates.

This facility should be maintained and repaired to ensure it stays viable within the system. It may also change its fundamental role in the SDDOC system to support medical, mental, and special needs inmates. It is large enough to also maintain restrictive housing pods.

Sioux Falls Minimum Center

The Sioux Falls Minimum Center (SFMC) was opened in 1993 and constructed at the same time as the Jameson Prison Annex. It is located east of the JPA, and outside of the double perimeter fence line. Its current bed count is 245 in three housing pods. The original design capacity was 96 with three 32-bed housing pods. This overcrowding has put additional stress on the staff, inmates and the building.

At the time of our observations, only two officers were assigned to this building. Since all support functions are outside the housing unit, these

officers are also required to escort to visitation, recreation, and education. This ratio of staff to inmates is not optimal.

The SFMC facility should be operated at its initial design capacity and then be expanded to house the 149 additional beds, growth through 2036 and add a 5% peaking factor. This could be supported by land made available by the decommissioning of SDSP.

Findings and Recommendations

Findings

Many of the facilities and systems are aging and were designed before the development of current building codes, ACA standards, ADA standards, and operating standards.

SDSP should be decommissioned and replaced.

JPA should focus on reducing capacity back to design capacity, remove intake, and should focus on becoming a specialized unit

SFMC should be expanded and staffed appropriately, with proper support and program space.

The overall system growth through 2036 and beyond is going to make it difficult to manage capacity, build new facilities, hire new staff, and maintain operations efficiently.

The level of male inmate population corresponds to a need for 4,721 male prison beds by 2036. Assuming the decommissioning of SDSP and the reduction of overcrowding, SDDOC will need to build approximately 3,000 to 3,300 beds by 2036 to stay ahead of the projected growth. This should leave the system with a +/-340 surplus (w/peaking) to plan beyond 2036.

Recommendations

The recommendation for the Master Plan refresh has 5 main projects to be implemented through 2036:

1. 2025 Move forward with the planned 1,512 (with the addition of the future 216 now) for a phase 1 total build of a 1,728-bed Level V multi-custody facility with occupancy by 2029
2. 2030 Decommission and Demolish SDSP
3. 2031 Expand the SFMC by 300 beds
4. 2033 Complete an additional 768-bed Level IV multi-custody facility
5. 2036 Complete an additional 768-bed Level IV multi-custody facility

6. 2033 Alternate option to complete an additional 1,512 to 1,728 bed multi-custody facility in lieu of both recommendations 4 & 5.

The potential construction costs of these recommendations (not including the demolition of SDSP) are expected to be between $1.9 to $2.1 billion dollars based on +/- 420 sf/per bed and 5-7% escalation at the midpoint of each construction phase.

01 INTRODUCTION

Introduction

In 2021, DLR Group was engaged to perform a statewide correctional master plan for the South Dakota Department of Corrections (SDDOC). The goal was to create a roadmap to meet SDDOC's current and future facility demands. Some projections and growth data were updated in 2022. In total, this report recommended some 18 projects to maintain bed counts and provide facilities for the future. It appears that this was a 15-year phasing of projects and would allow the State to manage its population adequately in the coming years. There were two main projects that developed out of these recommendations, with some alignment to benefit staffing. A new 300-bed women's facility and a new 1,376 men's facility.

Authorization

This master plan refresh was authorized by an agreement for architectural services dated March 28, 2025, and a notice to proceed (NTP) was issued on April 2, 2025. The planning team includes Arrington Watkins Architects, CGL, EAPC, and KLJ, with support from RLB cost consultancy. The contract established a delivery date of June 1, 2025, for the final report delivered to the South Dakota Office of the State Engineer (SDOSE).

This is a very limited timeframe to provide an analysis of complete systems, growth, projections, and needs. Therefore, this report has several main focuses and limitations: Review previous master plan, update growth and classification projections, review Sioux Falls facilities, and review a limited number of potential future sites. An early draft of this report was submitted on April 28th, 2025, and focused on the review of the previous master plan, projections, and facilities around Sioux Falls. Edits, updates, and reviews of potential sites are included in the final report.

This document completes the master plan refresh report.

History of the Project

The original master planning scope was developed in 2021, and based on the introduction of the published report, was to include a statewide analysis with the following focus:

- Acknowledgement that the prison population will surpass the operating capacities of current facilities.
- The challenge of staffing current facilities may be alleviated by creating staffing efficiencies in new facilities.
- The SDDOC mission and vision are to create safe and secure facilities for offenders and staff and to utilize evidence-based practices to maximize rehabilitation.

The 2021 master plan indicates that the SDDOC statewide operation capacity was recorded as 4,002 beds. Based on ACA standards, the design capacity of the operating facilities is 2,775.

The projects listed in the master plan from 2021 through 2041 were to increase to 4,100 beds system-wide (3,300 men and 550 females plus a peaking factor). This resulted in a projection of having a 1,325-bed deficit. Given the lack of purpose-built facilities to accommodate special needs inmates, the deficit is actually higher. Taking into account the aging of existing facilities and operationally difficult facilities that may need replacement prior to 2041, the deficit increases significantly.

The rate of vacancies in staff positions and the inability to fill those positions were not part of the original master plan, nor this update. The staff-intensive nature of the existing facilities makes it difficult for the SDDOC to cover operations when short-staffed.

Several primary recommendations to expand the number of beds were included in the original master plan:

- New 1,372-bed male multi-custody facility
- New decentralized women's facility
- New minimum centers for males (at the time of the 2021 these were referred to as community work centers)
- New minimum custody unit as an expansion to South Dakota Women's Prison (SDWP) in Pierre

Previous Information, Studies, and Reports

The team was provided with the following documents to use as a resource:

- DLR report titled Statewide Master Plan (dated 9/28/2021)
- DOC Statewide Masterplan Proposed Facilities Feasibility Analysis submitted by Banner Associates, Inc. (dated August 2021)
- DLR report titled Statewide Master Plan Future Bedspace Capacity Needs Update (dated 8/25/2022)
- ADA Compliance Review submitted by Ciavarella Design (4/23/2019)
- DOJ VS SDDOC (dated 10/24/2018)
- 2024 SDDOC updated population data
- Various SDSP plans
- Various Jameson Annex plans
- Various Mike Durfee plans
- Not for construction, Lincoln County architectural plans

Expectations for the Master Plan Refresh

The Purpose:
Review the findings of the original MP, update inmate growth and classification projects, review existing Sioux Falls facilities, and review a limited number of potential future sites. The contract is split into 3 phases:

P1: Existing Facilities Review
- a: Evaluation of Current System Needs and Studies to Date
  - Inmate Population Analysis
  - Master Plan Update
  - Develop and Issue Report
- b: Current Sioux Falls Facility Review
  - Facilities Review
  - System Capacity Analysis

P2: Current Property Site Review

P3: Alternate Property Site Review (including update of report)

The Goals as directed by SDDOC:

- Assess and determine the need for a new prison facility.
- Provide recommendations on the size and design of a new prison facility.
- Evaluate options for the optimal location of a new prison facility.

It should be noted that a comprehensive operational analysis was not performed as part of this study. A staffing analysis was not conducted as part of the study. Complete assessment of all assets was not conducted. A facilities condition index was not assigned as part of this study. This document was based solely on the information provided by the SDOSE, with supporting data from SDDOC and the planning team's observations of the Sioux Falls facilities.

A master plan is intended to be a living document. As such, it is highly recommended that the master plan be reviewed and updated every few years, or at the completion of any major milestones. Growth is a projection that can be affected by many factors not in the control of the planning team, SDDOC, or the SDOSE. As time progresses, operational needs change, population profiles change, justice systems evolve, and who and how people are incarcerated change as well. Additionally, costs associated with construction, utilities, staffing, food service, and maintenance often increase year over year. These are all factors that will require the recommendations made today to be updated before implementation or discarded altogether.

02 PROCESS

Introduction

Starting April 2, 2025, the planning team initiated the South Dakota Men's Prison Master Plan Refresh project. This is scheduled as a 3-phase project with Phases 1a and 1b running concurrently, and Phase 2 and Phase 3 starting immediately after with a drop-dead completion date of June 1, 2025.

Review the Purpose of the Master Plan Refresh

The continued efforts for the refresh of the master plan are to provide a valid roadmap for the State with recommendations for the development, demolition, and repurposing of facilities as needed to keep pace with the population growth, changing operational needs, and anticipated increase in inmate housing and services.

Work Tasks:

The planning team was split into several focus groups. AW focused on the overall report, review of the existing physical plant, conditions of the Sioux Falls Facilities, analysis of sites, and the coordination of the team. CGL focused on population analysis, including growth, classification trends, at-risk populations and shortfalls, EAPC focused on the Sioux Falls SDSP complex and building systems, RJK focused on siting and utilities for future development, and RLB reviewed pricing.

03 Phase 1a Review 2021 MP, Population, and Capacity:

This phase concentrated on review of previous Master Plan, Inmate Population Analysis, Master Plan Update, and to Develop a Report of Findings.

2021 Master Plan with 2022 Growth Updates

In June 2021, the State of South Dakota commissioned the development of a correctional system master plan to guide future capital investment in state facilities. The Master Plan, developed by the DLR Group and issued in September 2021 (with update in 2022), identified approximately 18 recommendations with a total capital cost of $608.2 million. The centerpiece of the plan called for a new 1,372-bed Multi-Custody Facility to replace the State Penitentiary.

This report updates the DLR Master Plan with a new analysis of the state's male inmate population, a forecast of future population levels, and a review of associated male correctional facility capacity needs. The report will address the following questions:

A. Does the State of South Dakota require a new male correctional facility or facilities?

B. If so, how much additional capacity does the system require?

The report also examines the assumptions and recommendations presented in the 2021 Master Plan in relation to current conditions in South Dakota's male correctional facilities. The report addresses the amount of capacity required and the types of beds needed to manage the male inmate population.

2021 Master Plan Projections:

The Master Plan's 2022 updated population projections forecast a male inmate population of 3,552 – 3,734 by 2041, an increase of 25% over 20 years. This is far below CGL's 2025 projections, which only extend to 2036. Of note, the current male population is only about 250 inmates below the minimum level projected in the 2021/22 Master Plan for 2041.

The analysis indicates that the 2021/2022 Master Plan population projection is unrealistically low. Moreover, the DLR population forecast was developed prior to the enactment of 2023 SB 146 and does not account for the impact of this legislation on the prison population. Accordingly, the 2021 Master

Plan inmate projections do not provide a good basis for correctional system capacity planning.

The Master Plan recommends construction of a new 300-bed male minimum center at the Sioux Falls Minimum Center (SFMC – formerly SFCWC on SDSP property) and a 200-bed medium unit at the Rapid City Minimum Center. In addition, the Plan proposes new housing units at Mike Durfee (300 beds) and Yankton (200 beds) to replace current aging facilities. These recommendations total 1,000 new male beds, but a net increase of 500 beds. The State needs to evaluate the operational and construction efficiencies that could be derived from building a single,1,000-bed multi-custody facility, rather than the four small units recommended in the Master Plan.

2021 Master Plan Recommendations

This section of the report presents a summary analysis of the status of each Master Plan recommendation.

1.A Construct a new 1,372-bed Multi-Custody Correctional Facility. As noted above, DLR's updated population projections in 2022 indicated a need for additional male beds in the Department's capacity plan. This resulted in an increase in the facility's total capacity by one housing unit, up to a new capacity of 1,512 beds.

An additional housing unit will be used for intake housing, with the planned movement of the intake function from Jameson to the new Multi-Custody Facility. This will provide a superior solution to the inadequacies of the intake processing area at Jameson. The current intake at Jameson is undersized for the volume of processing and requires extensive movement of inmates to the various areas of the facility for diagnostic placement assessments. A properly designed intake at the new Multi-Custody Facility will ensure that offenders have space for all the diagnostic assessments by clinical services, behavioral health, dental, case management, investigators, and housing pending classification, and can be prepared for either onsite housing or transfer to a housing unit until they are scheduled for the next transport to another facility.

Given the issues at the State Penitentiary in terms of compliance with current codes and accommodation standards, the sheer level of crowding in the facility, and the shortage of male medium security beds systemwide, the construction of this facility at the proposed capacity of 1,512 beds is critical (increasing to 1728 would be better). Updated population projections indicate that the State will require new male capacity in addition to this facility to address projected male inmate population growth.

2.A Intake Remodel at the Jameson Annex. This recommendation is no longer applicable, given the superior solution to placing intake within a new Multi-Custody Facility.

2.B Infill Courtyard with Gym and Programs at the Jameson Annex. The intent of this recommendation was to provide additional recreation, program, and support space at Jameson. The Department currently plans to convert Jameson to housing for geriatric inmates and inmates with mobility issues. The availability of clinical staff at Jameson and the superior condition of the housing areas there make this facility a better solution for managing this population. There is value to creating additional recreation and program space at Jameson, but the fact that this project does not address overall capacity needs makes it a somewhat lower priority.

2.C Re-Purpose vacated Medical Space at the Jameson Annex. The objective of this project was to provide additional office space for program staff and related activities. This space has instead been repurposed by the Department to address inmate property storage needs at Jameson. Formerly property for inmates housed at Jameson was stored at the State Penitentiary creating significant inefficiencies in processing property at the facility.

3.A Decommission the State Penitentiary. Once a new Mult-Custody Facility is completed, the State Penitentiary can be closed for housing inmates.

4.A Construct a new 100-bed Female Community Work Center (now called a Minimum Center) in Sioux Falls. This recommendation is no longer applicable. Given the relative inefficiency of building a stand-alone 100-bed facility, the Department combined this recommendation with the proposed 100-bed female facility for Rapid City (Recommendation 8.A) to achieve greater economies of scale in a new 300-bed female minimum-security facility in Rapid City. The facility is currently under construction.

4.B Construct a new 300-bed Male Community Work Center (now called a Minimum Center) on the existing State Penitentiary Complex. This project cannot commence until such time as the State Penitentiary has been closed, and the current buildings can be demolished to make room for this facility. Available minimum-security capacity is not as critical as medium-security capacity, however, overcrowding at Rapid City, Sioux Falls, and Mike Durfee appears to require the system to address current housing needs for offenders in this classification. The larger need is for medium-security capacity. This proposed facility should be considered for development given the long-term capacity challenges facing the SDDOC.

5.A Construct a new 200-bed Male Community Work Center (minimum Center) on the grounds of the Human Services Center in Yankton. The premise for this recommendation is the closure of the current Yankton Minimum Center and the

replacement of its capacity with a new facility. The Master Plan also presents renovation of the facility as an alternative to a new facility (Recommendation 5.B). The Department has chosen to undergo a stopgap plumbing project to maintain minimum beds in the short term, but a renovation, or replacement, of the existing Yankton facility will be a future concern.

5.B Remodel/Expansion of the existing Male Community Work Center (Minimum Center) on the grounds of the Human Services Center in Yankton. The Department has chosen to undergo a stopgap plumbing project to maintain minimum beds in the short term, but a renovation, expansion, or replacement, of the existing Yankton facility will be a future concern.

6.A Construct a new Kitchen at the Mike Durfee State Prison. This project would provide improved food service delivery at Mike Durfee but would not address Departmental priorities for additional capacity and program space. Accordingly, the project is a low priority at this time.

6.B Construct a new 300-bed Male Low-Medium Housing Unit at the Mike Durfee State Prison. The Department does not have a “Low-Medium” security classification for offenders (See current classifications definitions in Classifications & Capacity). The master plan describes this recommendation as adding dormitory-style housing, which appears to imply these beds would replace existing minimum-security college dormitory style capacity at the facility. This would replace less appropriate bed space with corrections style bed space to improve security and operations. The recommendation necessitates demolition and construction of new facilities within the existing Mike Durfee campus and during current operations. This approach to facility development is much more costly and operationally disruptive than building on a clean site. The recommendation proposes an expensive building project that does not add to the overall system capacity or address program space needs. Aging bed space will need to be replaced at some time in the future.

6.C Transfer geriatric and mobility inmates from the Mike Durfee State Prison to the new multi-custody facility. The Department plans to instead move these special needs inmates to a repurposed housing unit at Jameson which will meet accommodation needs and provide superior access to clinical staff. The new plan is more efficient and will provide better care and services to this part of the population. The recommendation is no longer applicable.

6.D Transfer 300 Low-Medium (Medium) Security Inmates from the Mike Durfee State Prison to the new Multi-Custody Facility. There is no current “Low-Medium” security category in the Department’s classification system. The transfer of medium security inmates from Durfee to the Multi-Custody facility will be accomplished upon the opening of a new facility.

7.A Demolish existing Minimum Center/Training Building at the Women's Prison. This recommendation can be implemented upon the opening of the new Rapid City Female Correctional Facility.

7.B Remodel Unit 'E' for the Minimum Center at the Women's Prison. This recommendation can be implemented upon the opening of the new Rapid City Female Correctional Facility.

7.C Construct a new 250-bed Female Minimum-Security Unit at the Women's Prison. This recommendation has been supplanted by the construction of the new Rapid City Female Correctional Facility. This 300-bed medium custody facility has two minimum custody housing units, one mother/baby unit, and one medium custody unit. The facility addresses the additional female offender capacity proposed in recommendations 4.A, 7C, and 8.A.

7.D Re-purpose the Women's Center for Opportunity for Maintenance and Training at the Women's Prison. This project is complete and now houses the Pierre Basic Training Academy, Pheasantland Industries, dog program and maintenance staff.

7.E Expand the Medical Component at the Women's Prison. This project is underway and will be completed in 2026. The actual cost of the project is $5.7 million, compared to the DLR estimate of $1.1 million provided in the 2021 master plan.

7.F Transfer Female Inmates from the Pierre Community Work Center (Minimum Center) to both Sioux Falls and Rapid City. Upon completion of the Rapid City Female Correctional Facility, female inmates will be moved from the Pierre Minimum Center to the new facility.

8.A Construct a new 100-bed Female Community Work Center (Minimum Center) in Rapid City. This recommendation has been supplanted by the construction of the new Rapid City Female Correctional Facility. This 300-bed medium custody facility has two minimum custody housing units, one mother/baby unit, and one medium custody unit. The facility addresses the additional female offender capacity proposed in recommendations 4.A,7C, and 8.A.

8.B Construct a new 200-bed Male Low-Medium Security Unit at the Rapid City Community Work Center (Minimum Center). This proposed project would add a presumably medium security unit (there is no current “Low-Medium” security category in the Department’s classification system) to an existing minimum-security facility. The master plan proposed reducing the capacity of the multi-custody facility by a like number of beds if the project is implemented, and so the recommendation has no impact on overall system capacity. The current Rapid City Minimum Center lacks the program and service facilities to support the

addition of a new unit with increased security requirements. In addition to a new perimeter fence and a detection system, the proposed unit would require the development of increased treatment, programming, dining, and outdoor recreation space at the existing facility, which is already severely crowded. A 200-bed medium security unit can be much more efficiently accommodated within the design of the Multi-Custody Facility, which will have appropriately sized program and support facilities. Incorporating a medium security facility into an under-resourced minimum center will create substantial operational challenges and will not be cost-effective, compared to providing this same capacity in the Mult-Custody Facility.

8.C Expand the existing Special Housing Unit from 2 to 6 cells at the Rapid City Minimum Center. The two current, restricted housing cells at Rapid City are used for short-term stays and are sufficient to meet the needs of a minimum-security center. Offenders who require longer-term stays in restricted housing are transferred to higher security facilities.

Inmate Population Analysis

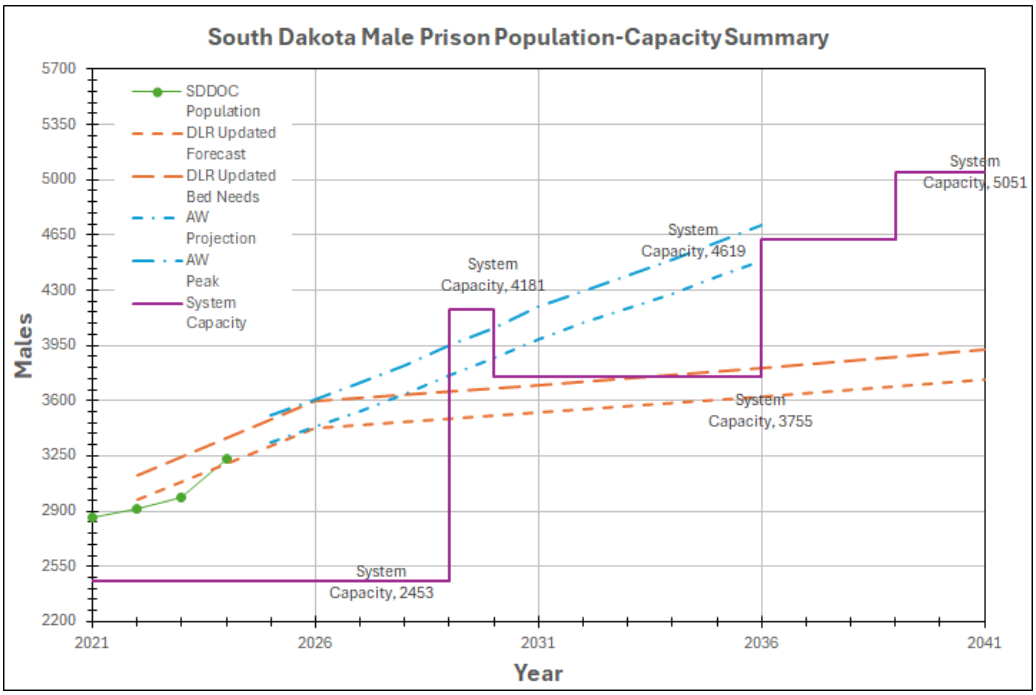
Summary Findings

As part of our study, CGL developed a new prison population forecast through 2036. This forecast projects the state's prison population is projected to grow by an average of 2.7% annually from 2025 to 2036 – an overall increase of 31.7% over the forecast period. The population is expected to rise from 3,926 in 2025 to 5,172 in 2036, an increase of 1,246 individuals. Roughly half of this growth – an estimated 600 to 800 inmates – is attributed to the effects of SB 146, which was enacted in 2023, and expanded time-served requirements for Tier 1 and Tier 2 offenders as explained earlier in this report.

The male population is projected to grow by an average of 2.7% annually from 2025 to 2036, resulting in a total increase of 34.4% over 10 years– rising from 3,337 to 4,485. Applying a 5% vacancy rate factor, this level of male inmate population corresponds to a need for 4,721 male prison beds by 2036.

Current male capacity in the state correctional system totals 2,453 beds, housing 3,264 offenders. The proposed Multi-Custody Facility will add 1,728 beds and enable the closing of 426 beds at the State Penitentiary. This will result in male housing capacity of 3,755 beds, approximately 1,000 beds short of projected 2036 male capacity needs

Our analysis indicates that the current condition and level of overcrowding in SDDOC facilities requires significant additional prison capacity. Recent changes in state statutes will accelerate inmate population growth. We project a need for 4,721 beds for male inmates by 2036, an increase of 2,268 beds over the current



male capacity. Preliminary analysis indicates that medium security capacity represents the most significant need facing the Department.

Population Analysis

The size, growth rate, and composition of the State's prison population are the primary drivers of correctional system capacity needs. This section of the report presents a multi-year forecast of the SDDOC prison population, developed using a simulation model built from aggregate and individual-level data provided by the SDDOC Planning and Analysis Unit. The model is designed to support long-term planning by estimating average daily population (ADP) and identifying trends that may impact capacity, operations, and resource needs across the state's prison system.

To project South Dakota's future prison population, CGL used the Wizard simulation software – an advanced modeling tool that replicates how individuals move through a prison system. The model incorporates key statutory and operational elements that determine how people enter prison, how long they stay, and the conditions under which they may be released. Specifically, the model accounts for sentencing laws, parole eligibility thresholds, parole grant rates, and whether individuals are required to serve a fixed percentage of their sentence. It also integrates reductions for earned time, including program participation and good time credits where applicable.

The model disaggregates the population into subgroups based on sentence type, offense severity, and time to parole eligibility, providing a realistic forecast that reflects the complexity of South Dakota's sentencing structure. By incorporating both statutory requirements and operational data, the model offers a detailed forecast of average daily population over a ten-year horizon – allowing policymakers to evaluate system impacts under current law and assess how small changes to sentencing or release policy could affect long-term capacity.

External Factors and Aggregate Trends

From 2010 to 2024, South Dakota's total resident population grew at an average annual rate of 0.9%, while the state's at-risk population (males ages 18–24) grew slightly slower, at 0.5% per year. This subgroup is tracked due to its higher statistical likelihood of criminal justice involvement. By comparison, the total U.S. population increased by 0.7% annually during the same period.

In 2023, South Dakota's violent crime rate was 330.8 per 100,000 – below the national rate of 364 per 100,000. South Dakota has released its 2024 crime data, showing a violent crime rate of 295.5 per 100,000, translating to a 10.7% decrease from the previous year and a 36.6% decrease from the 15-year high observed in 2020.

In 2023, South Dakota's property crime rate was 1,546.7 per 100,000 – lower than the national rate of 1,912.0 per 100,000. Unlike the drop in violent crime, South Dakota saw a 4.2% increase in property crime from 2023 to 2024.

Between 2018 and 2024, SDDOC's average daily prison population (ADP) fell by an average of 0.5% annually. The population peaked at 3,856 in 2018 and dropped to a low of 3,263 in 2021, following the COVID-19 pandemic. By 2024, the ADP had nearly returned to pre-pandemic levels at 3,816, with males comprising 87% of the population and females 13%.

Admissions to the SDDOC increased by an average of 3.2% annually between 2015 and 2024. From 2020 to 2021, admissions dropped by 23.7%, likely due to mitigation efforts related to the COVID-19 pandemic. The following year saw a sharp rebound with a 31.1% increase in admissions. By the end of 2024, admissions had reached 3,111 – approximately 96% of pre-pandemic levels.

Detailed Population Profiles

Admissions to Prison. In 2024, notable shifts in admissions demographics included females accounting for 21.4% of all admissions – higher than their representation in the ADP – and Native Americans comprising 46.2% of total admissions. Nearly half (44.6%) of all admissions were for parole violations, the majority (84%) of which were technical in nature rather than new criminal charges.

Drug offenses remained the most common reason for admission, representing 45.8% of cases. For individuals admitted in 2024, the average minimum time to serve was 24.5 months, while the average maximum time to serve was 99 months.

Statutory Changes

In 2023, South Dakota Senate Bill 146 (2023 SB 146) established a two-tier sentencing structure for certain violent offenses, requiring Tier 1 offenders to serve 100% of their sentence and Tier 2 offenders to serve at least 85%, based on the severity of the crime.

In 2024, Tier 1 offenders represented 4.7% of all admissions, and Tier 2 offenders accounted for 5.3%. When isolating admissions new charges, Tier 1 made up 3.2% and Tier 2 comprised 5.3%. The average minimum time to serve for Tier 1 offenders was 162.9 months. Under the new requirement to serve 100% of the sentence, this could increase by an estimated 399.3 months as the law is implemented (see Table 3). Tier 2 offenders had an average minimum time to serve of 34.1 months. With the new 85% requirement, this could increase by approximately 102 months moving forward (see Table 3 in appendix).

Confined Prison Population

As of 12/31/24, the majority of the confined population in SDDOC was male (84.1%), either White (45.9%) or Native American (39.4%), and between the ages of 25–44 (64.3%). Most individuals were admitted as either new admissions (47.5%) or parole violators, both with a new charge and technical, (35.5%), with the largest proportion classified at the Minimum Restricted custody level (37.2%).

On average, individuals incarcerated at the SDDOC on 12/31/24 had 65.6 months remaining until parole eligibility and 220.7 months until sentence expiration.

Offenders who would qualify as Tier 1 offenders under 2023 SB 146 made up 18.7% of the population, while offenders who would qualify as Tier 2 offenders under 2023 SB 146 accounted for 15.3%. Most individuals were incarcerated for Part 1 Violent Crimes (33.4%) or Drug Offenses (28%), with over a quarter of incarcerated individuals serving sentences between 5 and 10 years.

Releases from Prison

In 2024, individuals released from SDDOC custody had an average length of stay (LOS) of 14.3 months. Females served a shorter average time than males – 9 months compared to 16 months, respectively. It should be noted that a LOS calculated from a release cohort of a prison population will always be shorter than the actual average LOS of all offenders due to fewer longer stay individuals being released.

In 2024, the overall parole grant rate from prison in South Dakota was 52.2%. Females were granted parole at a significantly higher rate than males – 72.7% compared to 47.5%.

In 2024, there were 2,282 releases from the SDDOC. Nearly all (81.6%) were released to parole supervision.

Population Projections

This section presents the SDDOC forecasts and the key assumptions that have a significant impact on all the projections' results.

Base Model Assumptions:

- Demographic growth in greater metropolitan areas in total and at-risk populations will mimic the averages observed from 2020-2023.
- Booking profiles and release methods will remain at proportions observed in 2024.

- Assumptions for intake and sentence served time are shown below:

Assumption	Base
New Court Admissions	Increased intakes through 2036, creating a 6.6% increase in admissions over 2024 counts.
LOS -non-SB 146 Offenders	Will remain at levels seen during CY 2024.
SB 146 Offenders Admissions	Admissions meeting SB 146 criteria are projected to remain at CY 2023 levels, but will drive up population levels as longer lengths of stay take effect.
SB 146 Offender LOS[1]	Tier 1 offenders are projected to have an increased serving time in prison of 53.6 months. Tier 2 offenders are projected to have an increased serving time in prison of 13.9 months.
Parole Violations	Parole violator admissions are projected to increase at rates consistent with new court admissions. Parole violator LOS, both technical and with new charges (not under SB146) are projected to remain at CY 2024 levels.

2025 Growth Findings

The prison population is projected to grow by an average of 2.7% annually from 2025 to 2036 – an overall increase of 31.7% over the forecast period.

The population is expected to rise from 3,926 in 2025 to 5,172 in 2036, an increase of 1,246 individuals. Roughly half of this growth – an estimated 600 to 800 beds – is attributed to the effects of 2023 SB 146, which expanded time-served requirements for Tier 1 and Tier 2 offenders as explained earlier in this brief.

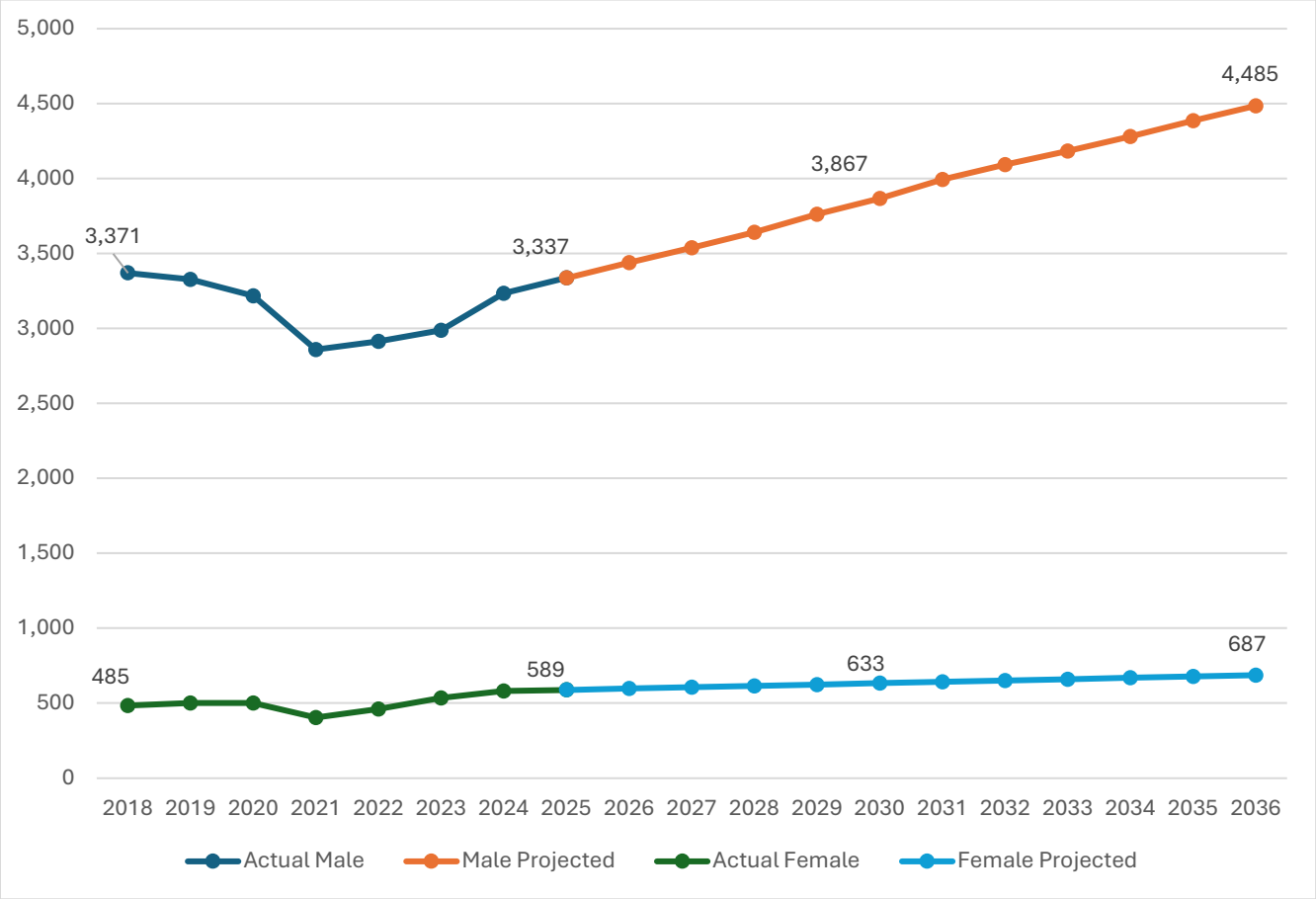
The male population is projected to grow by an average of +2.7% annually from 2025 to 2036, resulting in a total increase of 34.4% – rising from 3,337 to 4,485. The female population is expected to grow at a slower pace,

[1] Projected increase in serving time for 2023 SB 146 offenders are based on estimates produced by the South Dakota Department of Corrections in the brief titled:" Prison/Jail Population Cost Estimate Statement: Ninety-Eighth Session 2023 South Dakota Legislation Senate Bill 146".

averaging 1.4% annual growth over the same period, for a total increase of 16.6% – from 589 to 687.

It should be noted there are many uncertainties surrounding the implementation of 2023 SB 146, including imposed prison time, suspended portion of sentence not served in prison, total sentence length and potential increase of plea bargaining to a lesser charge. All these factors could create a higher or lower estimates impact of 2023 SB 146. It is recommended these assumptions be reviewed on an annual basis and forecasts adjusted accordingly.

South Dakota Department of Corrections Male and Female Actual and Projected Population, 2018-2036



Source: CGL

Classification & Capacity

Offenders have different housing requirements based on their custody levels, as determined by the SDOC's offender classification system. The classification system uses objective criteria such as offense, history of violence, criminal record, and other factors to establish the level of risk posed by a given offender. In FY2024, the SDDOC modified its offender classification system to more closely align with risk-need-responsivity assessments. Offenders are currently assessed and assigned to a custody level, which is the least restrictive necessary to keep the offender secure. The SDDOC uses four custody levels to house general population inmates: close, medium, minimum-restricted, and minimum, defined as follows.

Close – Inmates have a substantial risk of escape, misbehavior, or present a danger to the public and staff. They are housed in hardened cells, have limited out of cell time (no less than 6 hours per day), and are subject to controlled movement. Close custody offenders can live in a general population environment provided their behavior indicates classification progression.

Medium – Inmates represent a moderate risk to public and staff. They shall not work outside the secure perimeter of a facility and require limited controlled movement within the institution. Housing should be in hardened cells where inmates are confined during hours of count and sleep.

Minimum-Restricted – Inmates are suitable for minimum custody supervision within secure confinement. They may be housed in dormitories or multi-occupant living areas and have fewer restrictions on movement.

Minimum – Inmates represent a low risk to the public and staff and may be housed in dormitories. They do not require controlled movement within the facility. Offenders are "gate pass eligible" meaning they can work outside the facility either in work release or grounds maintenance crews.

Inmates assigned to restrictive housing, extended restrictive housing, or protective custody receive a custody level classification under this system, but are assigned to these special designations using different criteria. These designations are for housing assignments, not custody level classifications.

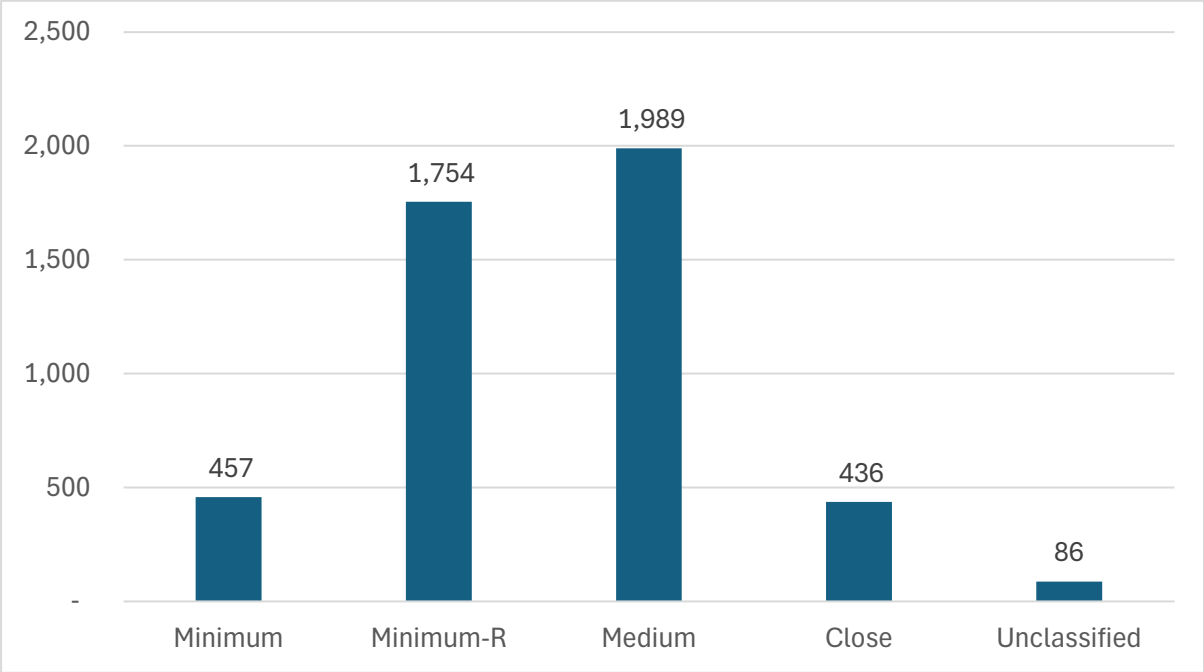
The following table shows the current distribution of inmates by custody level as of December 31, 2024.

Table 10: Inmate Population by Assigned Custody Level

Custody Level	#	%
Minimum-Restricted	1,743	44.4%
Minimum	494	12.6%
Medium	1,561	39.8%
Close	35	0.9%
Not Classified/Unknown	91	2.3%
Total	**3,924**	**100.0%**

Minimum and Minimum-Restricted inmates made up 57% of the population at the end of 2024. Medium security inmates made up 40% of the population. Applying this allocation to the population projections shows a need for nearly 2,000 medium security beds by 2036.

Figure 10. 2036 Male Beds Needed by Classification Level



Because these custody levels all require different levels of security, the Department has categorized its facilities and capacity by the level of security and supervision available. Department policy establishes the following categories of facilities and rules for offender placement:

Level V is the highest security level facility and may house all classification levels. The facilities must have double perimeter fencing with razor wire, detection devices or equivalent security architecture, and controlled sally ports. The Jameson Prison Annex in Sioux Falls is the Department's Level V facility for males.

Level IV facilities may house offenders classified as close custody as well as offenders of lower classification levels. However, close custody inmates should not be held on a long-term basis in a Level IV institution. Facilities in this category have walls or double perimeter fencing, razor wire, detection devices, and controlled sally ports. The South Dakota State Penitentiary is a Level IV male facility.

Level III facilities may house appropriately designated close classified offenders under certain circumstances, medium classified offenders, and offenders of lower classification levels. However, as a rule, close custody inmates should not be incarcerated in a Level III facility. Facilities in this category have walls or double perimeter fencing with razor wire, detection devices, and controlled sally ports. The Mike Durfee State Prison in Springfield is a Level III facility for male inmates. From an operational

standpoint the dormitory housing at Mike Durfee would not necessarily meet Level III standards.

Level II facilities may house offenders classified as minimum restricted and minimum. The facilities should have designated boundaries with single or double perimeter fencing. Work release programs may be established in these facilities. The minimum centers in Sioux Falls, Yankton, and Rapid City are male Level II facilities.

Level I facilities may only house offenders classified as minimum. These facilities may have designated boundaries but do not have perimeter fencing. The SDDOC currently does not operate any Level I facilities.

The Department currently defines facility capacity as the number of beds for which a state correctional facility is constructed or modified as recommended by the performance-based standards of the American Correctional Association (ACA), which has codified professional standards for the size of cells and the amount of space required for inmates. The foundation of these standards is the professional experience of correctional administrators across the United States, court rulings on inmate living conditions, and architectural assessments of basic living space requirements. The standards represent the best professional assessment of correctional facility living space requirements.

Key elements of these standards state, in part:

- Single cells should have 35 sq. ft. of unencumbered space, with 70 sq. ft. of total floor area when the occupant is confined more than 10 hours daily.
- Multiple occupancy cells should have 25 sq. ft. of unencumbered space for each inmate with 35 sq. ft. of unencumbered space when the occupants are confined more than 10 hours daily.
- Segregation cells should have 70 sq. ft. of floor area, with 35 sq. ft. of unencumbered space.
- Dayrooms should have 35 sq. ft. of space per inmate for the maximum occupancy in the dayroom at any given time.
- Housing areas should have at least one toilet, wash basin, and shower for every 12 male inmates (one toilet for every eight female inmates).

In the past, the Department has also quantified “operational capacity” which incorporates an expanded number of beds identified as needed to meet operational needs beyond design capacity levels. This refers to additional operational capacity created through triple-bunking or expanded use of dormitory beds, for example, to address facility crowding.

The Department currently identifies system capacity for male offenders totaling 2,453 beds as shown in Table 11. As of March 31, the Department housed 3,264 male offenders, or 811 inmates in excess of state correctional facility capacity. The male population was at 133 percent of available capacity. The most crowded facilities appear to be the Sioux Falls Minimum Center, Rapid City Minimum Center, and the State Penitentiary.

Table 11. Male Population and Capacity

	Male Population March 31, 2025	Facility Capacity	Difference	Population as % of Capacity
Rapid City Minimum Center - Level II	398	216	(182)	184%
Sioux Falls Minimum Center - Level II	228	80	(148)	285%
Yankton Minimum Center - Level II	165	192	27	86%
Mike Durfee State Prison - Level III	1,208	963	(245)	125%
SD State Penitentiary - Level IV	751	426	(325)	176%
Jameson Prison Annex - Level V	469	576	107	81%
Contract	19		(19)	
Temporary Out	26		(26)	
TOTAL	**3,264**	**2,453**	**(811)**	**133%**

Table 12 shows system male capacity by security level. Level III and IV housing comprises 56% of system capacity. Level V capacity, primarily used for close classified inmates, makes up 23% of system capacity. Level II capacity for minimum-restricted and minimum inmates totals 20% of system capacity.

Table 12. Capacity Distribution by Facility Type

Capacity Profile	Beds	%
Level II	488	20%
Level III	963	39%
Level IV	426	17%
Level V	576	23%
TOTAL	2,453	100%

In terms of planning for future facilities, the SDDOC needs facilities that have the ability to adjust to fluctuations in inmates' demographics and classification needs over the 50-75 years of the facility's useful life. The current data variables upon which our projections are based will fluctuate widely during the life of the facility. As planned, capacity needs to be flexible in its purpose so it can adjust to meeting multiple classification and security needs.

Capacity management

A realistic capacity management plan should exclude those beds explicitly reserved for critical functions, such as infirmary care, and factor in a "vacancy rate" in recognition of the fact that at any given time, a system will have a number of vacant beds in its facilities. It is also important to have some number of readily available beds to accommodate spikes in the population caused by surges in admissions or slowdowns in exits from the prison system. For these reasons, most correctional systems attempt to maintain a 5 percent vacancy rate to provide enough management flexibility to respond to these issues. Consistent with this practice, the capacity utilization plans presented in this report will assume that the SDDOC will maintain a 5 percent vacancy rate to accommodate male capacity management needs.

Table 13 summarizes the annual male capacity needs for the state correctional system through 2036.

Table 13. South Dakota Department of Corrections Projected Male Capacity Needs

	Fiscal Year	Male Population	Required Capacity
Forecast	2025	3,337	3,512
	2026	3,438	3,619
	2027	3,539	3,725
	2028	3,642	3,834
	2029	3,761	3,959
	2030	3,867	4,071
	2031	3,992	4,202
	2032	4,093	4,308
	2033	4,184	4,404
	2034	4,280	4,505
	2035	4,386	4,616
	2036	4,485	4,721

Finally, it should be noted that the SDDOC includes beds used for infirmaries, intake, and special housing in its definition of capacity. Most correctional systems do not include special use beds in their count of system capacity because these beds must be held in reserve for specific purposes and are not available for general population housing. For example, infirmary beds are reserved for inmates in need of medical supervision and restricted housing is reserved for inmates who require separation from the general population for disciplinary or administrative reasons. The Department is overstating its overall housing capacity by including these beds in its metric for institutional capacity.

Master Plan Update

Based on review of the 2021 Master Plan and the 2022 Update, the following represent our 2025 Update.

The three key findings (with some editing) are still valid:

- Current state correctional system facilities are overcrowded, with population levels far exceeding design capacity levels. The system must rely on triple-bunking and heavy reliance on dormitory housing to manage population levels within current facilities.
- The Plan projects that the male population will grow, exacerbating current levels of crowding. Additional beds are needed.
- Accommodation for specialty populations is inadequate. Current facilities cannot readily meet Americans with Disabilities Act requirements for housing inmates with physical impairments. Housing and program space for inmates with mental illness do not meet contemporary standards. Program, treatment, and support spaces for general population inmates is also lacking.

However, due to increases in population growth projects and other factors the recommendations should be updated to meet growth needs.

Needs moving forward should be focused on:

- The State needs a system capacity of 4,721 male beds at a minimum by 2036
- The State should be planning for continued growth beyond 2036 (300-500 bed Cushion)
- The State should decommission SDSP (Reduction of 426-bed capacity)
- There should be a 10-year plan to build 3,000 to 3,300 beds
- Immediate focus should be on medium and close custody beds. This will allow for the decommissioning of SDSP, relief at JPA (and others), and providing medical and mental beds for special needs inmates at JPA
- This will allow for future minimum custody beds in the midpoint of expansion
- The last step will require additional multi-custody facilities to finally get beyond the deficit and allow some cushion beyond 2036.

For full recommendations refer to the recommendations section of this report.

04 Phase 1b Sioux Falls Review:

Current Facilities Review

South Dakota State Penitentiary (SDSP)

South Dakota State Penitentiary (SDSP) is commonly referred to as “The “Hill”. This facility sits on +23 acres of a larger state property off North Drive in Sioux Falls. The SDSP was originally a territorial prison built in 1881 serving the Dakota Territory years before South Dakota achieved statehood. When statehood was granted, the prison was formally converted to the South Dakota State Penitentiary and included the construction of a federal wing. SDSP is the state’s oldest correctional facility and comes with significant history.

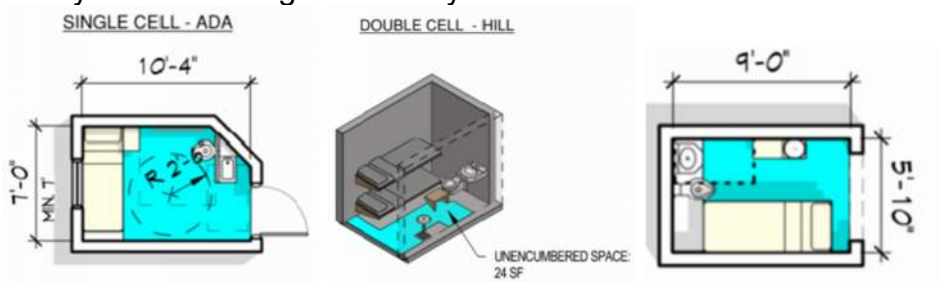
Over the decades, SDSP has expanded and evolved, but the core of the structure and much of the infrastructure remain deeply rooted in its 19th-century origins. The penitentiary today consists of 10 primary buildings, encompassing approximately 400,000 gross square feet (GSF). Despite various renovations and additions over time, much of the existing construction would not meet today’s modern codes or best practices for safety, accessibility, programs, correctional design, or correctional operations.

SDSP functioned as a high-medium security institution. This category no longer exists in the SDDOC system and would be considered a close custody facility (Level IV), housing inmates who require significant supervision but do not present the highest levels of security risk. The facility’s design capacity was originally intended to support 426 inmates, each in a single occupancy cell (some cells have been converted to showers on the lower levels). However, due to increased demands and system-wide population pressures, the facility often operates above this number. At the time of a recent review, 751 of the facility’s 837 operational beds were occupied, with most cells being double bunked to accommodate the overflow.

Inmates at SDSP are distributed across three housing units – West Hall (138 cells), Federal Hall (88 cells), and East Hall (200 cells). When an inmate must be separated from the general population due to disciplinary reasons, health concerns, or elevated classification status, they are moved to the Restrictive Housing Unit (SHU). However, their general population bed remains assigned to them, allowing for reintegration.

When an inmate’s mental or medical needs exceed what SDSP can manage, or their behavior elevates their risk classification, they are transferred to the Jameson Annex, a facility better equipped for intensive supervision and care

There are no ADA-compliant cells in the housing building, but most of the first-tier cells are being utilized for mobility-restricted individuals. The cell doors do not have the required minimum of 32” of clear opening. The cells do not have enough free area to provide an adequate turning/maneuvering area. The seat and writing surface are not usable. The plumbing fixtures do not have clear space, clearances, or grab bars. Additionally, fixtures appear to be vitreous china. This is not a recommended fixture type for Level IV facilities, and stainless-steel combination fixtures are more common. The vitreous china poses a safety concern in higher custody facilities.



There are no dayrooms provided in the housing units, and although many cell fronts were open, the only place for inmates to congregate outside the cells is in the movement paths. This creates staff issues related to line of sight, inmate-to-inmate safety, inmate-to-staff safety, and other risks.

Cells do not meet ACA standards in regard to openings, clear space, seat, and writing surface, and total square footage.

There are two shower facilities in the basement of the housing units. Access is through a very narrow, dangerous, and non-code-compliant staircase. The stairs lead to a changing/drying area, and then into an open shower room with direct nozzles above the open shower room. There are a limited number of shared drains below the showerhead, and the environment is constantly wet. This shower area is not code compliant, and although an observation window from the changing area is provided, there is a management concern for both staff and inmate safety.

The SDSP is more than just a place of incarceration, it is a self-contained institution with tightly interconnected functions. Kitchen, dining, medical, chapel, and administrative spaces are all directly attached and central to the housing units, forming one massive structure. The campus allows for controlled movement of inmates and staff, while also supporting utilities and infrastructure distribution. Secure movement from SHU and housing is critical to operations.

The penitentiary attempts to offer programs that support rehabilitation and personal development. A multi-story education building provides adult

education services and is strongly focused on helping inmates achieve a GED prior to release. However, this facility falls short of modern accessibility standards—it is not ADA compliant, lacks an elevator, and features stairs that pose many safety concerns. Furthermore, it does not accommodate vocational or work-based educational programs, limiting opportunities for inmate skill development.

Recreation is supported through both an indoor recreation building and an outdoor yard, while industry programs are a cornerstone of inmate work opportunities. A long, multi-purpose structure houses the education center, industries, laundry and the restrictive housing unit (SHU). The most recent addition to the facility, the new pre-engineered industry's space, plays a critical role in running the statewide commissary operations, offering inmates work experience and contributing to institutional self-sufficiency.

In general, the total education and recreation space provided at SDSP is well below modern program space recommendations, and due to the age and configuration of facilities, it is not accessible to a significant number of inmates.

The design and layout of SDSP, particularly its open-tier housing and lack of dayrooms, pose significant concerns for inmate well-being, staff oversight, and safety. The open tier design, as high as five tiers, is a smoke management and fire risk for occupants, and the three housing units, dining, and administrative spaces are all connected. Further elevating the smoke and fire risk at this facility. Although there are several exhaust fans at the uppermost tier, it does not appear that this facility would meet fire or building codes related to an I-3 occupancy (institutional space where occupants do not control their movement of exiting from a structure). Typically, this kind of housing would have both limits on the number of tiers and defined smoke compartments to keep occupants safe. Since the facility is mostly not ADA compliant, exiting the building during an emergency would be limited for a significant portion of the population, and there are no areas of refuge provided.

Parking is limited and located outside the secure perimeter. It is undersized for the staffing needed to operate this facility, adding logistical complications for staff and visitors. The old Warden's and Deputy Warden's residences have been repurposed to meet administrative needs. The old Warden's house contains the facility's armory. Having the Armory outside the secure perimeter is an advantage, but access is difficult, making rapid responses unlikely. In the event of a disturbance that is not observable from the perimeter, watch towers would be difficult to control. Having some administrative functions outside the facility is not in and of

itself a concern, but these homes were not designed for office space and are not ADA accessible.

The facility is surrounded by a combination of masonry walls with elevated officer posts and a chain-link and razor ribbon perimeter. The entire perimeter does not appear to meet the requirements of a Level IV facility (current operational level – see level definitions in Classification & Capacity Section for perimeter requirements) and has areas of concern. The main security checkpoint does not have sufficient space to have a controlled entry sequence to allow screening and maintain screened individuals separate from others entering the main entry prior to passing into the facility. There exists an opportunity for contraband to be passed from an individual who has not yet gone through security to one who has passed to the 'secure' side. Although this can be maintained with staff oversight, it would require additional duty posts to a facility that is short of staffing posts (In a typical level IV facility staff to inmate ratios would be higher – more funded posts).

Security electronics appear to be functioning well in a facility of this age.

Due to the configuration of the facility and the nature of security, inmate movements are generally escorted. This is an acceptable way of moving inmates, but it is staff-intensive for a Level IV facility.

South Dakota State Penitentiary, with its deep roots and layered history, represents both the endurance and the struggle of correctional infrastructure in America. In general, the facility appears to be well maintained and kept clean, but while it continues to serve a vital role in the state's justice system, the facility also exemplifies the urgent need for modernization and reform—a legacy that must evolve if South Dakota Department of Corrections it is to meet its mission statement and vision, and remain effective in the years to come.

> Mission: We support our agency through service with purpose that provides safe and secure facilities for our staff and offenders through modern correctional practices and facilitate opportunities for positive, permanent change and successful reentry and supervision in communities through evidence-based assessments and programming. We accomplish our mission with a culture of respect that is demonstrated through integrity, humility and character.
>
> Vision: Safer South Dakota Communities for the next generation.

Administration

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

The existing sanitary sewer observed in basement consists primarily of cast iron with a mix of threaded iron, hubless, and lead oakum joints. Repairs were of PVC, with some upgrades in hubless cast iron. There are abandoned waste lines that remain. Domestic water mains are galvanized steel pipe and branch lines are of soldered copper. Both waste and water have limited serviceability and are beyond their useful life; while some sections are serviceable, varying pipe connections and types will limit reasonable service repairs.

Heating, Ventilation, Air Conditioning

Low pressure steam from the central steam plant is converted to heating water via a shell & tube heat exchanger located in the basement to heat the building. The heating water system serves perimeter fin tube as well as two air handlers (AHU-1 & AHU-2) located in the basement and penthouse, respectively. An air-cooled chiller located on the roof provides chilled water to the air handlers which provides cooling for the building. Outside air ventilation is provided via the air handlers also, and a central exhaust fan, provides required exhaust in restrooms, janitorial spaces, etc. A majority of the equipment, piping, and ductwork is past its useful life or is missing insulation, with the exception of the air-cooled chiller and associated pumps, which appeared to be in good shape and were within their anticipated useful life. The building controls were converted to electronic direct digital control within the last decade to operate the control valves and motorized dampers associated with air handlers and fin tube.

Chapel, Dining Hall, & Meeting Room Addition

Fire Protection

The chapel area is unsprinklered. Standpipes may be present to aid in fire suppression but were not observed during the initial assessment.
This building does not have a fire alarm panel. Per occupancy, smoke detection is recommended.

Heating, Ventilation, Air Conditioning

The chapel, dining hall, and associated support spaces within the building use low pressure steam from the main steam boiler plant to heat the building via perimeter fin tube and steam heating coils within the air handlers. A condensate pump is required to return the steam condensate back to the main steam boiler plant. Air handling units both heat and cool the building as well as provide required ventilation. 5-ton split system outdoor condensing units paired with an evaporator coil within the air handlers provide the cooling for the building.

The four total air handlers located have restricted serviceability for filter changes and maintenance. The air handlers and associated ductwork have been replaced and reinsulated within the last decade and are within their expected useful life. All other equipment is past its expected useful life. The building controls were converted to electronic direct digital control within the last decade to operate the control valves and motorized dampers associated with air handlers and fin tube.

Power

Panelboards are from 1985, have exceeded the manufacturer's recommended life of 30 years. Panels appear to be in good condition. Some panelboards do not have adequate clearance at the front of the panel for serviceability.

Egress Lighting

Portions of the building have egress lighting and illuminated exit signs and other rooms and corridors are lacking.

Health Services, Kitchen, & Storage

Fire Protection

Fire alarm panel and devices appear to be adequate for building use.

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

Existing sanitary sewer observed consists primarily of cast iron with a mix of threaded iron, hubless, and lead oakum joints. Repairs were of PVC, with some upgrades in hubless cast iron. Domestic water mains are galvanized steel pipe and branch lines are of soldered copper. Both waste and water have limited serviceability and are beyond their useful life; while some sections are serviceable, varying pipe connections and types will limit reasonable service repairs.

Heating, Ventilation, Air Conditioning

Three total air handlers provide heating and cooling to the upper floors of the health services building. Steam heating coils and direct expansion evaporator coils paired with 5-ton outdoor condensing units within the air handlers heat and cool the air supplied to the spaces. Perimeter steam radiators supplement the building heating system as needed. Low pressure steam is provided to the building via the main boiler plant. All ventilation is provided via the air handlers, and central exhaust fans provide required exhaust within restrooms, janitorial spaces, and service spaces per code. All equipment related to the HVAC system with the exception of the cooling equipment is past its expected useful life.
The kitchen uses steam radiation and steam heat from a central make-up air unit for space heating. The make-up-air unit was not operational during inspection, and staff confirmed it wasn't working. This unit needs repair or replacement to comply with the code. Kitchen exhaust hoods are positioned correctly but the strong kitchen odors suggest issues with capture or airflow. All HVAC equipment in this area is beyond its useful

life. Building controls were upgraded to electronic direct digital control within the past decade.

Power

There is an issue with inmates tripping breakers via outlets. We would recommend tamper proof outlets to help mitigate this issue. Panels serving these outlets could also be equipped with AFCI breakers. Panelboards appear to have been updated in 2000/2001. Some of the panels are located in non-UL listed enclosures.

Egress Lighting

Additional wayfinding for exit lights in this space would be recommended. Some egress and exit lighting were observed.

West Hall

Plumbing System Overview

Existing observable sanitary sewer consists primarily of cast iron with a mix of threaded iron, hubless, and lead oakum joints. Repairs were of PVC, with some upgrades in hubless cast iron, with various transitions to and from PVC and cast iron. There are abandoned waste lines and fixtures that remain. Domestic water mains are galvanized steel pipe and branch lines are of soldered copper. The age of the sanitary sewer system has exceeded expected useful life. The domestic water lines vary in condition and corrosion level; while some sections are serviceable, unknown internal pipe corrosion will limit reasonable service repairs.

Current HVAC System Overview

The original HVAC system providing heating and exhaust in West Hall is still in operation today. It is notable that the equipment dates back to the early 1900's and is well past its expected lifespan. The central blowers, heating coils, and exhaust fan's location creates challenges in how and when these components can be serviced and replaced. The Exhaust fan has been recently replaced. A loose belt may be causing operational issues. Additionally, smoke fans at the top of the windows appear to be electronically controlled for dual-use ventilation and smoke control, but not automatic. Therefore, this system does not appear to be capable of complying with current smoke control and life safety codes. In 2021, air conditioning was added by installing packaged Roof-Top Units on the roof, however the stratification of hot and cold air has been an issue in the summer months, causing comfort issues for occupants (inmates and staff).

Utility Blowers

The utility blowers are responsible for generating and distributing heating air throughout West Hall. Given their age, these blowers are prone to mechanical failures, reduced efficiency, and increased energy consumption. Regular maintenance and potential upgrades to modern, energy-efficient models should be considered to ensure reliable

performance. Demolition and replacement of these large blowers will require invasive work due to their size and installation location.

Main Heating Supply Ductwork

The main supply duct is confined to the first floor near the perimeter, which may limit the distribution of conditioned air to other areas of the facility. This design typically results in uneven temperature regulation and poor ventilation, especially in the more remote cells respective to the ductwork discharges. Extending or reconfiguring the supply duct to provide more comprehensive coverage throughout the prison and adding insulation and balancing dampers would improve energy efficiency and air distribution. It was noted return fans were added within the cell utility service chase to help force air into each cell to ensure code compliant air changes.

Exhaust Ductwork

The exhaust system utilizes ducting in the center chase to each cell, which removes air not permitted to be recirculated within the air handling system while also ensuring proper air changes. A high-level review of the plans indicates a code compliant exhaust system design. While on site, the central exhaust fan's belt drive motor was observed to have a loose belt and should be serviced.

Return Air Plenum

The system return air flows through the plenum of the central chase, allowing for the recirculation of air back to the HVAC system. Due to the open floor concept of the hall, the return air strategy appears to be functioning, despite limited return air pathways and free area back to the central chase. It is notable that some of the plumbing repairs using PVC material in the central chase are not code compliant when a plenum return air strategy is used due to the flame spread index of the material.

Smoke Fans

Smoke fans located at the top of the windows are currently electronically controlled for dual-use ventilation, but not automatic. Therefore, these fans are not capable of functioning as an approved smoke control system due to the current layout and occupancy of the prison, which poses a significant safety risk in the event of a fire. Assessing and upgrading the facility and fans to meet approved smoke control standards is essential for ensuring the safety of inmates and staff.

Air Conditioning

In 2021, air conditioning was added to the facility by installing packaged units. The ductwork was routed close to the exterior wall to help improve temperature conditions during the summer months; however, air stratification has been experienced by occupants (staff and inmates) due to the height of the space and likely too much air being provided on lower levels. Modifying the existing ductwork to help improve occupant comfort is recommended. Also observed was a number of insulated ducts

damaged or missing insulation that justify repair for optimizing system efficiency. The addition of cooling is a significant improvement, but it requires regular maintenance to sustain optimal performance.

Power

Issue with inmates tripping breakers via outlets. We would recommend tamper proof outlets to help mitigate this issue. Panels serving these outlets could also be equipped with AFCI breakers. Panelboards appear to have been updated in 2000/2001. Some of the panels are located in non-UL listed enclosures.

Egress Lighting

Additional wayfinding for exit lights in this space would be recommended. Some egress and exit lighting were observed.

Federal Hall

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

Existing observable sanitary sewer consists primarily of cast iron with threaded and hubless joints. Repairs and updates are of PVC and hubless cast iron, with various transitions to and from PVC and cast iron. The age of the sanitary sewer system has exceeded its expected useful life. There are abandoned waste lines and fixtures that remain. Domestic water mains are galvanized steel pipe and branch lines are soldered copper. The domestic water lines vary in condition and corrosion level; while some sections are serviceable, unknown internal pipe corrosion will limit reasonable service repairs.

Current HVAC System Overview

The original HVAC system providing heating in Federal Hall is still in operation today. While components have been replaced, it is notable that this system remains. The return and exhaust airstreams are mixed within the central chase, which does not meet current building codes. Additionally, smoke fans at the top of the windows were added and appear to be electronically controlled for dual-use ventilation and smoke control, but not automatic. Therefore, this system does not appear to be capable of complying with current smoke control and life safety codes. In 2021, air conditioning was added by installing packaged units, however the stratification of hot and cold air has been an issue in the summer months, causing comfort issues for occupants (inmates and staff).

Utility Blowers

The utility blowers located in the basement are responsible for generating and distributing heating air throughout West Hall. Given their age, these blowers are prone to mechanical failures, reduced efficiency, and increased energy consumption. Regular maintenance and potential upgrades to modern, energy-efficient models should be considered to ensure reliable performance. Demolition and replacement of these large

blowers will require invasive work due to their size and installation location in the basement.

Main Heating Supply Ductwork

The main supply duct is confined to the first floor near the perimeter, which may limit the distribution of conditioned air to other areas of the building. This design typically results in uneven temperature regulation and poor ventilation, especially in the more remote cells respective to the ductwork discharges. Extending or reconfiguring the supply duct to provide more comprehensive coverage throughout the prison and adding balancing dampers would improve air distribution. It was noted return fans were added within the cell utility service chase to help force air into each cell to ensure code compliant air changes.

Exhaust & Return Air Plenum

The system return air flows through the plenum of the central chase, allowing for the recirculation of air back to the HVAC system. Return air fans have been added within the central chase to aid in balancing and forcing air back through the cells and to the main blowers, however no exhaust ductwork appears to be present in this area, suggesting the return and exhaust airstreams are mixing within the cell chase return and being permitted to partially recirculate throughout the building, which would not be allowed by current building codes. Based on a visual inspection, the return fans are past their expected useful life and will require additional maintenance and component replacement to keep operational. It is also notable that some of the plumbing repairs using PVC material in the central chase are not code compliant when a plenum return air strategy is used due to the flame spread index of the material within the airstream.

Smoke Fans

Smoke fans located at the top of the windows are currently electronically controlled for dual-use ventilation, but not automatic. Therefore, these fans are not capable of functioning as an approved smoke control system due to the current layout of the prison, which poses a significant safety risk in the event of a fire. Assessing and upgrading the facility, fans, and fan locations to meet approved smoke control standards is essential for ensuring the safety of inmates and staff.

Air Conditioning

In 2021, air conditioning was added to the facility by installing packaged units. The ductwork was routed down close to the exterior wall to help improve temperature conditions during the summer months; however air stratification has been experienced by occupants due to the height of the space and likely too much air being provided on lower levels. There is an opportunity to modify the existing ductwork and controls to help improve occupant comfort. Also observed were a number of insulated ducts damaged or missing insulation that justify repair for optimizing system efficiency. The addition of cooling is a significant improvement, but it requires regular maintenance to sustain optimal performance.

East Hall

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

The existing observable sanitary sewer has been updated with PVC and is in good condition and is serviceable. The domestic water lines vary in condition and corrosion level; while some sections are serviceable, unknown internal pipe corrosion will limit reasonable service repairs.

Current HVAC System Overview

The original HVAC system providing heating in East Hall is still in operation today. While components have been replaced, it is notable that this system still remains. The exhaust system has been upgraded with multiple inline and centrifugal fans serving the cells, showers, and other support spaces required by code. Additionally, smoke fans at the top of the windows appear to be electronically controlled for dual-use ventilation and smoke control, but not automatic. Therefore, this system does not appear to be capable of complying with current smoke control and life safety codes due to the layout of the building. In 2021, air conditioning was added by installing packaged units, however the stratification of hot and cold air has been an issue in the summer months, causing comfort issues for occupants (inmates and staff).

Utility Blowers

The utility blowers are responsible for generating and distributing heating air throughout East Hall. Given their age, these blowers are prone to mechanical failures, reduced efficiency, and increased energy consumption. Regular maintenance and potential upgrades to modern, energy-efficient models should be considered to ensure reliable performance. Demolition and replacement of these large blowers will require invasive work due to their size and installation location.

Main Heating Supply Ductwork

The main supply duct is confined to the first floor near the perimeter, which may limit the distribution of conditioned air to other areas of the building. This design typically results in uneven temperature regulation and poor ventilation, especially in the more remote cells respective to the ductwork discharges. Extending or reconfiguring the supply duct to provide more comprehensive coverage throughout the prison and adding balancing dampers would improve air distribution. It was noted return fans were added within the cell utility service chase to help force air into each cell to ensure code compliant air changes.

Exhaust System

The exhaust system utilizes ducting in the center chase to each cell, which helps remove stale air and maintain air circulation. The exhaust system handles shower room and cell exhaust for the building and the system's capacity to handle the volume of air required for effective ventilation has

been enhanced through new fan upgrades through the years. Continued monitoring to ensure fans meet the facility's needs is advisable due to a mixture of older and newer fans serving this system. While some fans have been replaced, the duct system has not, which currently allows mixing of the return air and exhaust airstreams within the cell chase. This is not compliant with current building codes.

Return Air Plenum

The system return air flows through the plenum of the central chase, allowing for the recirculation of air back to the HVAC system. Return air fans have been added within the central chase to aid in balancing and forcing air back through the cells and to the main blowers. The replacement of the entire sanitary sewer system with PVC in the central chase was a definite upgrade to the plumbing system regarding maintainability and reliability, but PVC is not permitted within a return air plenum due to its flame spread index within the air distribution system, presenting a significant code violation.

Smoke Fans

Smoke fans located at the top of the windows are currently electronically controlled for dual use ventilation, but are not automatic. Therefore, these fans are not capable of functioning as an approved smoke control system due to the current layout of the prison and occupancy, which poses a significant safety risk in the event of a fire. Assessing and upgrading the facility, fans, and fan locations to meet approved smoke control standards is essential for ensuring the safety of inmates and staff.

Air Conditioning

In 2021, air conditioning was added to the facility by installing packaged units. The ductwork was routed down close to the exterior wall to help improve temperature conditions during the summer months, however air stratification has been experienced by occupants due to the height of the space and likely too much air being provided on lower levels. Modifying the existing ductwork to help improve occupant comfort is recommended. Also observed was a number of insulated ducts damaged or missing insulation that justify repair for optimizing system efficiency. The addition of cooling is a significant improvement, but it requires regular maintenance to sustain optimal performance.

Power

Issue with inmates tripping breakers via outlets. We would recommend tamper proof outlets to help mitigate this issue. Panels serving these outlets could also be equipped with AFCI breakers. Panelboards appear to have been updated in 2000/2001. Some of the panels are located in non-UL listed enclosures.

Egress Lighting

Additional wayfinding for exit lights in this space would be recommended. Some egress and exit lighting were observed.

SDSP Restrictive Housing (SHU)

Fire Protection

Smoke detection appears to be adequate for the space.

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

The observable existing sanitary sewer system and storm systems have undergone partial repairs as leaks and blockages have occurred. The primary material used for these systems was hubless cast iron as well as PVC, with various transitions to and from PVC and cast iron. PVC was used for piping repairs. The primary storm system is a piped rainleader system discharging to grade and the overflow system utilizes roof scuppers. Both sanitary sewer and storm systems are past their useful life. The domestic water is primarily soldered copper with some threaded iron joints. The domestic water lines vary in condition and corrosion level; while some sections are serviceable, unknown internal pipe corrosion will limit reasonable service repairs. Domestic systems are fed to the building from the main boiler plant.

Heating, Ventilation, Air Conditioning

The building heating system uses a shell & tube heat exchanger to convert low pressure steam to heating water to serve the central air handler located in the basement as well as unit heaters. The central air handler provides heating and ventilation to the cell area. No air conditioning is provided. In an environment where staff and inmates are not provided with adequate temperature regulation incident rates typically elevate. Given this building is used to separate individuals from the general population this is not an acceptable environment. All equipment observed is past its expected useful life.

Power

Panels appear to be installed in 1994. Panel appear to be in good condition but at end of recommended life.

P.I. Building 1

Fire Protection

Building is sprinklered per NFPA 13 with glass bulb sprinkler heads activated by a rise in temperature indicating a fire. The building does not possess a fire alarm control system. Routine service checks of the fire riser were documented at the riser by a local contractor. The piping system is nearing the end of its useful life based on an expected life of 50 years. Where rust is present, this indicates piping that may eventually fail. Visual inspections of the system should be completed every year.
There does not appear to be a fire detection system, fire alarm panel, or notification system in this building. Modern code would require it.

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

The existing sanitary sewer system and storm systems have undergone partial repairs as leaks and blockages have occurred. The laundry area had multiple visible issues with drainage related to the clothes washers. The primary material used for these systems was cast iron with lead oakum, hubless and threaded connections, as well as PVC, soldered copper, with various transitions to and from PVC, copper, and cast iron. PVC was used for piping repairs. The primary storm system is a piped rainleader system discharging to grade and the overflow system utilizes roof scuppers. Both sanitary sewer and storm systems are past their useful life. The domestic water systems are fed to the building from the main boiler plant. Domestic hot water for the laundry area is boosted via a steam to hot water heater with an additional 400-gallon storage tank to ensure hot water availability. This equipment could be reused if desired based on age and expected life.

Heating, Ventilation, Air Conditioning

The building is heated via low pressure steam. Steam unit heaters and fin-tubes are the primary components distributing heat. Most of the unit heaters observed utilized belt driven fan motors and were past their useful life. Insulation appeared to be in good condition, but old in the majority of spaces. If the building was renovated/repurposed, a full replacement of existing equipment would be recommended.

Ventilation and exhaust is provided via wall exhaust fans, capture hoods where needed (welding shop) and a make-up air unit with steam heat and louvers. The majority of ventilation and exhaust equipment is past its useful life and runs on/off via wall switches rather than being controlled via the control system. Maintenance has continued to replace motor belts and electrical associated with these pieces of equipment to keep them operational for the time being. Partial areas of the building possess cooling via non-ducted mini split systems and thru wall air conditioning units. The building controls and heating control valves were converted to electronic direct digital control within the last decade.

Power

Panels appear to be installed in 2001 and appear to be in good condition. We recommend panels be replaced in the next 5-10 years.

P.I. Building 2

Fire Protection

Building is sprinklered per NFPA 13 with glass bulb sprinkler heads activated by a rise in temperature indicating a fire. Routine service checks of the fire riser were documented at the riser by a local contractor. The system appeared in good working order and visual inspection did not show rust.

Fire alarm panel installed in 2003 appears to be in good working order but would have difficulty finding replacement parts due to age of panel.

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

The domestic hot water system is a stand-alone electric water heater, separate from the main campus system. No issues were reported or observed regarding the existing sanitary sewer service. Storm drainage is managed via roof slope, gutters, and site grading.

Heating, Ventilation, Air Conditioning

The building's main warehouse area is heated via unit heaters in good condition, but original to the building. If a major renovation occurs, these units are recommended to be replaced. The office area within the building is served by an electric furnace with remote condensing unit and A-coil for cooling. Ventilation via fans, louvers, and infiltration is compliant. If the use of the building changes, ventilation strategies should be evaluated. The building controls were converted to electronic direct digital control within the last decade as part of a campus-wide conversion.

Power

Panels appear to be in good condition and installed in 2003. The recommended useful like for electrical panels is 30 years. We would recommend a replacement in 8 years.

Egress Lighting

Egress lighting and exit signs appear to be acceptable.

Education Building

Fire Protection

Building is sprinklered per NFPA 13 with glass bulb sprinkler heads activated by a rise in temperature indicating a fire. Routine service checks of the fire riser were documented at the riser by a local contractor. The system appeared to be in good working order and visual inspection did not show rust.

Plumbing (Sanitary Sewer, Storm, Domestic Water Systems)

The existing sanitary sewer system and storm systems have undergone partial repairs as leaks and blockages have occurred. The primary material used for these systems was cast iron hubless and threaded connections. PVC was used for piping repairs. The primary storm system is a piped rain leader system discharging to grade and the overflow system utilizes roof scuppers. Both sanitary sewer and storm systems are past their useful life. The domestic water systems are fed to the building from the main boiler plant. Existing piping not replaced recently is considered past its useful life.

Heating, Ventilation, Air Conditioning

The primary heating system for the school is perimeter low pressure steam fin tube. Cooling is provided via through-wall air conditioning units where installed. Ventilation appeared to be non-code compliant based on current standards, relying on building infiltration. Existing HVAC related

equipment is recommended to be replaced due to age and condition. The building controls were converted to electronic direct digital control within the last decade to control the steam heat control valves.

Recreation Building

Fire Protection

The fire suppression system needs replacement or upgrades. This has been studied as part of deferred maintenance but is currently pending as part of the campus' maintenance and repair plan.

Heating, Ventilation, Air Conditioning

The recreation building is served by four single zone central air handlers dedicated to specific use spaces. All units appear original to the building and provide heating and ventilation. No air conditioning is provided. The building controls were converted to electronic direct digital control within the last decade to control the heating control valves and motorized dampers. The air handlers appeared past their useful life and will require routine maintenance and part replacement as required due to failure. The air handlers are provided with hot water by a natural gas boiler located in the basement mechanical room. The boiler was installed in 2005 and is approaching the end of its life cycle and may begin to require additional routine maintenance. The building controls were converted to electronic direct digital control within the last decade.

Training Academy

Heating, Ventilation, Air Conditioning

This building is served by four 2017 furnaces with natural gas heating and split system cooling. Natural gas enters the building on the North side. Three of the split system units are located north of the building and one split system unit is located west of the building.

Basement – No heating or cooling

The 1st floor is served by two furnaces. The furnace serving the west half of the floor is located in the Men's shower room. The east furnace is in a storage/mechanical room adjacent to the east stairwell.
The 2nd floor is served by two furnaces. Both furnaces are located in a 2nd floor storage/mechanical room on the west side of the building.
The HVAC equipment in this building is well within its useful life. The building controls were converted to electronic direct digital control within the last decade.

Fire Alarm

The fire alarm panel appears to be in good condition with adequate detection throughout the building.

Power

Panels appear to be installed in the 70's and 80's. All panels appear to be in good working order but should be replaced due to being past life expectancy.

Egress Lighting

We would recommend additional egress lighting in the basement and 2nd floor as needed by code requirements.

Warden's House

Heating, Ventilation, Air Conditioning

This building is served by 4 blower coil units with electric heating and split system cooling. Electric supplemental terminal heating units are located in basement, 1st, and 2nd floors.
The basement is served by a fan coil unit and has 4 electric hanging unit heaters that provide supplemental heating.
The first floor is served by a fan coil unit located above the drop tile ceiling in the main hallway and has supplemental electric fin tube radiation units with independent control for supplemental heat.
The second floor is served by a fan coil unit located above the drop tile ceiling in the main hallway and has supplemental electric fin tube radiation units with independent control for heat.
The third floor is served by a fan coil unit located in a closet on the south side of the building with electric heating and split system AC.
The blower coils appear to be nearing the end of their useful life, but age was not able to be verified. The building controls were converted to electronic direct digital control within the last decade

Pheasant Land Industries Office

Heating, Ventilation, Air Conditioning

The first and second floor are each heated and cooled by 2008 furnaces with direct expansion cooling located in the basement. Both furnaces have a dedicated split system located on the ground on the west exterior of the building for cooling. Both units use natural gas for heating. This building has its own gas meter. The furnaces are approaching the end of their useful life. This building is not on the campus DDC system.

Power

The panel appears to be installed in 1972, we would recommend replacement due to age.

Garage/Warehouse

These buildings are heated by hot water unit heaters. There is a mini split AC system serving a few offices. Exhaust fans for ventilation in open spaces. The building controls were converted to electronic direct digital control within the last decade. It appears that some level of minor vehicle

maintenance is performed in this area. If engines are running as part of this maintenance this space would require a vehicle exhaust system to remove fuels.

Boiler Plant

Introduction

The purpose of this section is to provide a thorough assessment of the boiler plant, including the condition of equipment, safety measures, and compliance with regulatory standards. The evaluation covers all aspects relevant to the operation, maintenance, and management of the boiler room.

Inspection Methodology

The assessment was conducted through a detailed visual inspection of all equipment and elements within the boiler room. This included steam boilers, boiler feed tanks, central condensate pump skids, piping, valves, safety devices, electrical systems, and water heaters.

Findings

Equipment Condition

- Steam Boilers: The steam boilers are well past their median life expectancy of 25 years but were found to be in fair condition. Regular maintenance has been effective in prolonging their life, though they are nearing the end of their operational life. Boilers were installed in the late 1980's, so the current life of all boilers is over 35 years.
- Boiler Feed Tank: The boiler feed tank is in satisfactory condition, with no visible signs of corrosion or leaks. It is also past its median life expectancy and nearing the end of its operational life. Boiler feed pumps appear newer and look in fair condition.
- Central Condensate Pump Skid: The central condensate pump skid is operating effectively, although some components may require inspection and potential refurbishment to ensure long-term reliability. It is also approaching the end of its service life.
- The Boiler stack economizer appeared potentially functional, but was not operational at the time of inspection, damper was closed from operating Boiler. From previous reports, the economizer has not been operational and there are some safety concerns on the automatic damper interlocks.
- Piping: The piping network in the boiler room is intact, with no visible signs of leaks or corrosion. However, it is also nearing the end of its operational life.
- Valves: Valves appear to be functioning properly.

- Water Heaters: The water heaters are in good condition and have seen recent upgrades. Two large water heaters have been recently replaced, and an older PVI water heater was upgraded within the last 10 years. These improvements have ensured their efficient operation.

Control System

The boiler central control system is adequate for operation and code compliance but is old and antiquated. It is recommended that an upgrade be considered to enhance efficiency and improve overall system responsiveness.

Operational Efficiency

Based on the visual inspection, the steam boilers and associated equipment, including boiler feed tanks and central condensate pump skids, appear to be operating within acceptable efficiency parameters. However, a more detailed operational assessment would be needed to provide concrete recommendations for improving efficiency.

Maintenance Practices

Maintenance practices appear robust, with detailed logs and records available for review. Scheduled maintenance routines are adhered to, ensuring the longevity of equipment. It is recommended that the maintenance schedule incorporates predictive maintenance strategies to anticipate and prevent potential failures.

Recommendations

Equipment Upgrades

- Inspect and consider refurbishing components of the central condensate pump skid to ensure consistent performance and prevent unexpected failures.
- Upgrade control systems to improve the efficiency and responsiveness of boiler operations.
- Replace Boilers and Piping due to end of life age of equipment and piping.

Conclusion

The boiler room facilities, including steam boilers, boiler feed tanks, central condensate pump skids, and water heaters, are past their median life expectancy but are currently in fair condition due to effective maintenance and safety practices in place. However, they are nearing the end of their operational life, and it is recommended that the outlined upgrades and improvements be implemented if continued use is expected. These measures will ensure the continued reliability and performance of the boiler room, contributing to overall operational success.

Electrical Room

The electrical room recently had transfer switches and generators replaced and are in good order. Some distribution gear appears to be from the late 80's or early 90's and is in good working order but should be replaced due to age.

Maintenance Shop

A single zone Air handling unit serves this building. The equipment in this building is beyond its useful life and will need to be replaced. The building controls were converted to electronic direct digital control within the last decade.

Jameson Prison Annex (JPA)

The Jameson Prison Annex (JPA) is located directly north of the South Dakota State Penitentiary (SDSP). It was named after G. Norton Jameson, who served as Warden of the SDSP from 1938 to 1963. The JPA opened in 1993, in 1996 it was converted to maximum security, and housing Unit D was added in 2004.

The JPA is a Level V security-rated facility. This is the highest security level in the State and allows inmates of any classification to be housed there. Level V facilities are required to have a double perimeter fence with razor wire and a perimeter detection system. A Level V facility must also use controlled sallyports and be continuously patrolled. The JPA has a double perimeter fence and double-gated vehicle sallyport. There is a perimeter detection system and a patrol road outside the perimeter fence.

Each of the housing units has an elevated enclosed control station. Supervision is done through a combination of direct and indirect supervision with correctional officers on the floor and in the enclosed control station.

Most of JPA's interior layout conforms to higher security industry standards with double-bunked cells. However, there are many cells in Unit A and Unit B that are triple bunked. Triple bunking is not common in Level V facilities and may potentially cause a security and safety risk.

The current bed counts for the pods in the JPA are as follows:

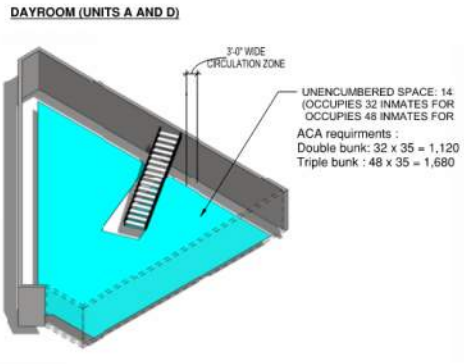
- Unit A - 96 cells,182 beds
- Unit B – 96 cells, 219 beds
- Unit D – 96 cells, 192 beds

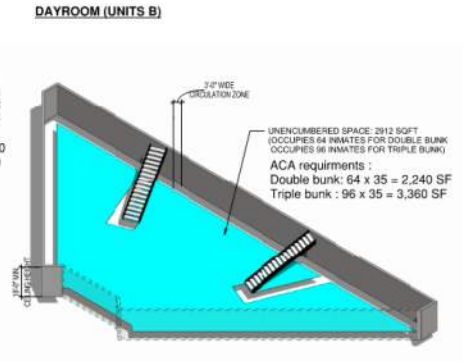
There is a lower custody housing pod within Unit A with an open dorm/dayroom. There are 45 beds that are triple bunked with a shared dorm and dayroom. As long as the offender classification is Minimum or Minimum-Restricted, this is allowed in a Level V facility. Although the shower to inmate ratio appears to be sufficient, the configuration of the shower area of this pod is not code compliant. Current building codes require one shower head and one drain per individual using it. In other words, water from one individual cannot flow or splash onto another, and must be drained within the shower stall.

The typical cell size in JPA is 6'-6" x 13'-4", or around 86.4 gross SF. These appear to meet ACA and industry-standard size for double bunked cells. The bunks are wall mounted and a combi unit, writing surface and stool are found in each cell.

The openings at the front of the cells are perforated plate steel painted black. It is unknown why this material was used instead of security glazing, but it poses security issues. Ideally, these would be replaced with detention rated doors with security glazing.

Most of the housing pods are either 32 beds or 64 beds. The 32-bed pods have two showers, and the 64-bed pods have four showers. ACA requires a ratio of 1 shower for 12 inmates, so the number of showers is deficient. There are four 4-man tables in the 32 bed pods and eight 4-man tables in the 64 bed pods. Because dining occurs outside of the pods, this is compliant.





Unit D has an additional group shower area which is not code compliant as it has 32 ceiling mounted shower heads and a common drain in the middle of the shower area. This shower area is used when large numbers of inmates return from recreational activities. Considering Unit D is the highest security pod. This is not typical and is unsafe to have large group showers.

There is an indoor recreation area that appears to be adequate for inmates to rec during inclement weather but because of the size, it will require a lot of coordination with the various inmate classifications at the JPA to ensure everyone has adequate recreation time. There is also a large outdoor recreation area that can be used during favorable weather conditions. These spaces appear to conform to ACA and correctional industry standards.

There is a general lack of program space throughout the JPA. The program space is located outside of the housing units which require inmate movement and staff escorts. Ideally, additional program rooms would be added at the housing units to allow for more educational, vocational, therapeutic and religious services to occur.

Own investigation has indicated that there is a possible expansion to JPA D that was not implemented at the time of construction, but would allow for an additional floor and tier to be added above the existing JPA D. Structurally, this was planned for, but the elevator pit was closed off, the mechanical space was utilized for the medical expansion, and a code review would need to be conducted to meet current ICC I-3 occupancy. All pods would need to have two exits, one of which would need to be direct. This construction would be expensive in a cost per square foot comparison to new construction, the number of beds would not significantly reduce the deficit, and a multi-year construction project on an operating unit has significant impact on operations, security, and staff and inmate safety. More beds would put further strain on the shortage of appropriate program and vocational program space. We do not recommend this expansion as an option.

The industries building is located west of housing Unit A. It is made up of two metal buildings with a total square footage of around 24,000 SF. The prison industries plant has not been utilized since an outside metal fabrication and welding vendor’s contract ended. The building could accommodate a similar program or could be adapted to accommodate other industries programs. The recommendation would be to move forward with vocational training on this campus due to lack of program space.

There is a general lack of office space and staff break areas at the JPA facility. These deficiencies put additional stress on the staff and make operations and staff retention more difficult. It is our understanding SDDOC is making accommodations now to improve this.

The Medical wing is located south of Unit A and was completed in 2021. It is clean and in good working order. The rooms, amenities and equipment

in the medical wing appear to be adequate for current needs and could potentially serve future expansions.

The kitchen and dining areas appear to be adequate for current needs and are in good condition. There seems to be a lack of warehouse and storage space. The loading area was used for storage of food and supplies that did not need to be refrigerated. The laundry area seems adequate.

JPA MEP Review

JPA systems analysis was limited and was not intended to be an in-depth review of systems. This is intended to be an observation of current status.

JPA Admin

Heating, Ventilation, Air Conditioning

There are 4 chillers in the outdoor enclosure. This includes: one Trane chiller dated 2002, one Trane chiller dated 2020 (serving JPA medical), one Trane chiller dated 2024, and one Krack fluid cooler dated 2012. There are 3 gas boilers, 1 electric boiler, and a Multistack unit in the boiler/mechanical room. The 2002 and 2007 chillers are approaching the end of their life cycles and may begin to require additional maintenance and repair. The condition of the terminal equipment in the occupied spaces was not verified. If they are original to the building, they are approaching the end of their useful life and will need to be replaced. The building controls are on the centralized DDC system.

Power, Fire Alarm, Egress Lighting

All items appear to be in good condition. Some panels noted to be at their 30-year life span and would be recommended to be replaced due to age.

JPA A

Heating, Ventilation, Air Conditioning

There are 9 single zone air handlers with hot water heating and chilled water cooling. Two air handlers are located in each of the corner mechanical rooms and there is one additional air handler located in a central electrical/mechanical room. There are 13 exhaust fans serving various spaces. There is also radiant heating in each corner of the building by exterior doors. The condition of the air handlers and exhaust fans were not verified, but if they are original to the building they are approaching the end of their useful life and will need to be replaced. The building controls are on the centralized DDC system.

Power, Fire Alarm, Egress Lighting

All items appear to be in good condition. Some panels noted to be at their 30-year life span and would be recommended to be replaced due to age.

JPA B

Heating, Ventilation, Air Conditioning

There are 9 single zone air handlers with hot water heating and chilled water-cooling coils. Two air handlers are located in each of the corner mechanical rooms and there is one additional air handler located in a central electrical/mechanical room. There are 13 exhaust fans serving various spaces. The condition of the air handlers and exhaust fans was not verified, but if they are original to the building they are approaching the end of their useful life and will need to be replaced. There is also radiant heating in each corner of the building by exterior doors. The building controls are on the centralized DDC system.

Power, Fire Alarm, Egress Lighting

All items appear to be in good condition. Some panels were observed to be at their 30-year life span and would be recommended to be replaced due to age.

JPA D

Heating, Ventilation, Air Conditioning

The upper-level mechanical room contains 5 hot water water/chilled water air handling units. There are 2 hot water/chilled water air handlers in the northwest mechanical room, and 2 hot water/chilled water air handlers in the northeast mechanical room. There are additional hot water and chilled water pipes stubbed into the mechanical room for a planned future expansion. There are also 14 exhaust fans in the building. The equipment in this mechanical room is within its useful life and should only require regular maintenance. The building controls are on the centralized DDC system.

Power, Fire Alarm, Egress Lighting

All items appear to be in good condition. Some panels noted to be at their 30-year life span and would be recommended to be replaced due to age.

JPA Medical Building

Heating, Ventilation, Air Conditioning

The boilers and domestic hot water heaters are located in the JPA D mechanical room, and the chiller is located outside by the admin chillers. The equipment serving JPA Medical is early in its life cycle and should only require typical maintenance and upkeep. The building controls are on the centralized DDC system.

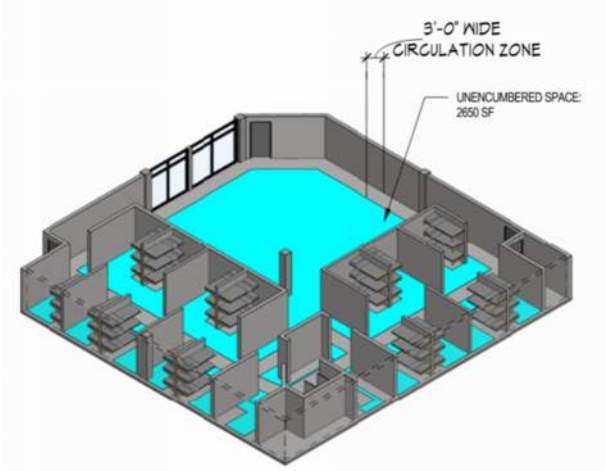
Sioux Falls Minimum Center (SFMC)

The Sioux Falls Minimum Center (SFMC) was opened in 1993 and constructed at the same time as the Jameson Prison Annex. It is located east of the JPA, and outside of the double perimeter fence

line. Its current bed count is 245 in three housing pods. The original design capacity was 96 with three 32-bed housing pods. This overcrowding has put additional stress on the staff, inmates and the building.

Since all support functions are outside the housing unit, officers are also required to escort to visitation, recreation, and education. The ratio of staff to inmates is not optimal.

Each of the housing pods have been modified from when the building was first constructed by removing some of the interior partitions and adding other full height partitions. Each of the housing areas have triple bunk beds. The housing areas have 8-foot-high ceilings and the inmate on the top bunk is not able to sit upright due to the low ceiling height. The housing pods share a door where there could be potential contraband breaches, especially since these inmates work



outside of the building.

Currently, the housing pods have the following number of beds:

- Pod 1: 107 beds
- Pod 2: 93 beds
- Pod 3: 45 beds

Each of the housing pods has the following plumbing fixtures:

- 3 water closets and 4 urinals. ACA ratios are 1:12. These fixtures will accommodate up to 84 inmates. Pods 1 and 2 do not comply.
- 7 lavatories. ACA ratios are 1:12. These fixtures will accommodate up to 84 inmates. Pods 1 and 2 do not comply.
- 5 showers. ACA ratios are 1:12. These fixtures will accommodate up to 60 inmates. Pods 1 and 2 do not comply.

Some of the lavatories have been removed due to damage and it is recommended that they be replaced. It is also recommended that the population is decreased, or additional plumbing fixtures be added to comply with ACA and industry standards.

Pod 3 was modified to create a work release staging and locker area, as well as a future inmate exercise area. This effort removed the second exit from the pod. It is recommended that an additional exit be provided to ensure code compliance and life safety requirements.

The laundry area is made up of one washing machine and one dryer. It was reported that they need to run nearly 24/7 to keep up with demand. It is recommended that the laundry area is improved to accommodate additional laundry equipment to provide redundancy and reduce the working hours.

The food preparation area receives bulk food from the JPA kitchen. Food is served in a 33-seat dining hall. This space is not adequate for 245 inmates as it requires 8 shifts of inmates for every meal.

Inmate visitation occurs in an adjacent building that is located 250 feet from the SFMC building. This is also where many of the program spaces are located. This space is not code compliant because of the lack of egress points. It is also not conducive to securely supervising and searching for inmates before and after visitation. The effort to escort inmates between the buildings puts additional stress on the staff. There is a single fence spanning between the two buildings, but it is a heavily trafficked area, and the pedestrian and vehicles gates were opened frequently during our visit. This poses a security risk of inmates trying to escape as they are escorted to and from visitation and programs. A canine training area was once used by the inmates in SFMC. It is located adjacent to the visitation and programs building. The space has been vacant for some time and is not in disrepair.

There is an outdoor recreation area with a patio and green space on the west side of SFMC. The size appears to be compliant for an outdoor recreation space, but it was not fenced off appropriately to contain inmates and inmate toilet facilities were not found.

SFMC MEP Review

Heating, Ventilation, Air Conditioning

The spaces are served by 12 Single zone hanging/above air handlers with a hot water and chilled water coil. The two air handlers inspected appear to be original to the building, beyond their useful life, and due for replacement. This is assumed to be typical for all air-handlers in the

building. The air handler cooling coils are served by two 2002 Trane chillers. One chiller is not operating, and they are both at the end of their useful lives. The boilers were replaced in 2014 and are still within their useful life. The residential wings are served by 6 exhaust fans, 2 for each wing. Did not verify the condition of the exhaust fans. The building controls are on the centralized DDC system.

Power, Fire Alarm, Egress Lighting

All items appear to be in good condition. Some panels noted to be at their 30-year life span and would be recommended to be replaced due to age.

05 Section 05 Not Used:

06 Overall Findings:

This section is intended to summarize findings from all areas of this master plan refresh. These are based on reviews of documentation provided and planning team observations of specific facilities and buildings. The planning team did not visit Mike Durfee State Prison (MDSP), Rapid City Minimum Center (RCMC), South Dakota Women's Prison (SDWP), Yankton Minimum Center (YMC), Rapid City Correctional Facility (RCCF), or Pierre Minimum Center (PMC).

Statewide findings:

There appears to be a statewide deficit of total beds across all classifications when applying a national capacity standard (e.g. American Correctional Association). For the purposed of this study, gender is limited to male population.

- Current occupancy of 3,264
- Operation capacity per SDDOC 3,552 (this includes beds that we recommend not including in total operational capacity – Restrictive, medical, short-term, etc)
- Design capacity 2,453
- 1,099 bed male custody deficit before peaking and classification adjustments today
- By 2036 the male custody deficit will be 2,300 beds

	SDDOC Recorded Operating Capacity	Facility Capacity	Delta	Population as % of Capacity
Rapid City Correctional Facility - Level II	420	216	-204	194%
Sioux Falls Minimum Center - Level II	244	80	-164	305%
Pierre Minimum Center - Level II	332	192	-140	173%
Mike Durfee State Prison - Level III	1,043	963	-80	108%
SD State Penitentiary - Level IV	837	426	-411	196%
Jameson Prison Annex - Level V	676	576	-100	117%
TOTAL	**3,552**	**2,453**	**-1099**	**145%**

- Accommodation for special needs populations is limited
  - ADA accessible housing and hygiene (none provided at SDSP)
  - Limited ADA accessibility to other facilities (Dining, medical, recreation, chapel, education, etc)
  - This is not limited to wheelchair accessibility

        - Mental/behavioral health inmates have limited support in the system. Many are transferred to JPA. However, some stay in general population in other facilities due to overcrowding at JPA
        - JPA lacks some modern support infrastructure for mental/behavioral treatment but is the best medical facility in the state's portfolio.
        - There is a single female facility (another one is being constructed now – but these are not evaluated as part of this study)
- Building and Life Safety Concerns
    - Structural issues at SDSP, Pierre, and other sites
    - Systemwide buildings that lack fire alarm system
    - Egress issues in many facilities
    - Deterioration of buildings, roof, and floors at Durfee, SDSP, SDWP, etc
    - Due to its age, remodels/demolitions should include lead and asbestos inspection/mitigation
- SDDOC needs beds now and in the future.

South Dakota State Penitentiary (SDSP)

- Housing is provided in cells that were originally designed to be single bunk/single occupancy
    - Many code, ADA, and ACA violations
    - Cells appear to be double bunked throughout
    - Cells no longer meet standards for single occupancy
    - No ADA compliant cells are provided
    - Toilets and lavatory locations in cells do not meet building code
    - Toilets and lavatories do not meet accessibility guidelines
    - Clear space in cells does not meet ACA standards
    - Inmate storage facilities block open space
    - Stool and writing surface do not provide clearance and maneuvering space
- Housing is provided in multi-tier open space and is interconnected with other buildings and support spaces. No dayroom space provided.
    - Lack of code compliant smoke management, smoke compartment, and fire suppression.
    - There is an operational concern with open front, open tier configuration. Inmates loitering, potential disturbances, line of sight concerns
    - Access to upper tiers is only provided by steep stairs. No elevators

    - Location of fire extinguishers does not appear to meet code. Stored in spaces not readily accessible in the event of a fire. Officers must traverse catwalks and stairs that could be filled with panicking occupants.
    - Although most prisons prefer to protect in-place, it would be difficult in the facility, and safe egress does not appear to be feasible in a timely manner for 700-800 inmates.
    - Showers are in basement, stairs are steep and narrow, shower room is not code compliant and does not meet ADA
- Dining space is not ADA accessible and does not have a safe means of egress
    - Steep ramp into the dining hall
    - Direct exit is up a short flight of stairs
    - ADA dining tables have been provided.
- Education Facility is not ADA accessible
    - Library on first floor has 30” wide dead-end aisles
    - Classrooms on the upper and lower floors are not accessible, there is no elevator, and it requires traversing a dangerous non-code compliant stair
- Industries building
    - Is not ADA accessible.
    - There is a freight elevator
    - Stairs are dangerous and steep
    - Ventilation systems in this building are not sufficient for the chemical used, and may create an unsafe work environment
    - Clear path of egress is not evident in much of the shop spaces
- Security concerns
    - There are several areas of the facility where inmates must be moved that are not ADA compliant and pose a risk to officers and inmates during movements.
    - Main entry is susceptible to transfer of contraband, and poses a security threat to the facility
    - The perimeter is not up to Level IV facility standards
    - Rapid response during emergencies may not be feasible with current configurations
- Tunnel systems
    - Many of the tunnels show evidence of significant leaking, deterioration, and flooding
    - Many of the systems’ distribution piping shows evidence of corrosion and potential failure

    - Ceiling heights vary significantly and may not meet code
    - Stairs within the tunnels are steep and dangerous.
- Medical spaces
    - Medical area requires traversing very narrow steep stairs.
    - ADA access is provided by an elevator that requires inmate access through the commercial kitchen.
    - Mental health offices are not ADA accessible
    - The inability to quickly and safely move the emergency response gurney from the 2nd floor to the rest of the facility via the elevator.
- Administrative offices are not ADA accessible
- Building Structure of housing unit shows signs of structural failure and should be investigated as soon as possible. It appears the load of new HVAC equipment on the roof has added stress to the interior bearing wythe of the exterior walls.

Figure 1-west hall structural fatigue

- Restrictive housing unit (SHU)
    - Cells are non-compliant
    - Cells are not ligature free
    - The recreation area does not meet the minimum requirement of 180 SF for a single occupant.
    - Control cannot see all the cell fronts
    - Limited camera coverage of inmates with behavioral issues
- Building systems

        - Although well maintained, most systems are beyond their usable life
        - Some fixes are code violations given the return air plenum
        - See recommendations from EAPC
- The facility should be decommissioned and replaced

Jameson Prison Annex

- Opened in 1993, and is a fairly modern prison configuration
- D unit added in 2004
- Lack of open yards and recreation facilities
- Lacks program spaces: Education, Vocational, Religious, etc
- Overcrowding is evident in triple bunking of cells
- Triple bunk cells do not meet space requirements for ACA
- Other ACA concerns, Hygiene ratios should be 1:12 for showers even in the single and double bunk areas this is not met.
- Dayrooms for single and double bunks meet ACA. Triple does not
- Intake function is insufficient for a prison system like SDDOC
    - No secure vehicle sallyport
    - Entry through common spaces
    - Access to incarcerated individuals
    - Lack of housing, hygiene, private interview space, and control
    - Lack of diagnostic space within intake for clinical, case management, investigation, and housing.
- Cell fronts are perforated plate panels and doors. This is an operational concern and a safety risk.
- The facility should be maintained and population balanced, with some changes to optimize use to benefit system efficiency.

Sioux Falls Minimum Center (SFMC)

- 96-bed facility operating at 250-300 beds.
- ADA concerns at multiple levels
    - Space per inmate
    - Hygiene space
    - Programs space
- Officer safety concern
    - Low ratio of staff to inmate for funded positions vs current population.
    - Officer escort to all functions outside housing
- Bunking concerns
    - Housing ceiling height is 8’-0” with triple bunks
    - Top tier of bunk is less than 18” to ceiling

    - Limited movement, no place to sit, and not good for sleeping conditions.
- Visitation requires an escort to the front of SDSP's recreation building
- During planning team visit the pedestrian and vehicle gate remained open and poses a security risk given the number of inmates and the number of escorts to remote spaces
- The facility should be maintained, but restored to it's original design population, and possibly expanded.

07 Recommendations:

It is evident that the SDDOC facilities are overcrowded, have low staff-to-inmate ratios, do not conform to modern correctional practices, and are growing faster than solutions can be put in place. Immediate action is required to alleviate the current strain on the system, and planning for future solutions is needed for long-term changes to operational strategies to meet the current mission and vision of the SDDOC.

Our analysis indicates that the current condition and level of crowding in SDDOC facilities require significant additional prison capacity. Recent changes in State statutes will accelerate inmate population growth. We project a need for 4,700 beds for male inmates by 2036, an increase of 2,268 beds over the current male capacity. Preliminary analysis indicates that medium security capacity represents the most significant need facing the Department. These numbers are amplified when one compares the stated operational capacity against the ACA adjusted capacity. The operational capacity for male facilities is recorded at 3,552 beds, but the calculated current male capacity in the state correctional system totals 2,453 beds, currently housing 3,264 offenders. This demonstrates a current deficit of 1,099 beds, and a total gap of 3,367 beds by 2036. Additionally, the SDSP facility should be decommissioned. This facility has an adjusted capacity of 426 beds. Elevating the gap in 2036 to 3,793.

Below is a chart mapping a potential bed solution through 2036. In this version of the mapping, SDDOC moves forward with the current plan to build 1,512 beds, multi-custody facility, focused on medium custody beds:

Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total Population	3926	4030	4136	4245	4357	4472	4590	4711	4835	4963	5094	5228
w/ 5% Peaking	4123	4232	4343	4458	4575	4696	4820	4947	5077	5212	5349	5490
Male	3337	3428	3521	3617	3716	3817	3921	4028	4138	4251	4367	4486
w/ 5% Peaking (Operational Goal)	3504	3600	3698	3798	3902	4008	4118	4230	4345	4464	4586	4711
Current Facility Capacity	2453											
Add New Multi-Custody Beds					1512							
Decommission SDSP						(751)						
Expand Minimum Custody SFMC							300					
Add New Beds									768			
Add New Beds												768
Annual Adjustment	2453	0	0	0	1512	(751)	300	0	768	0	0	768
Total Beds Available	2453	2453	2453	2453	3965	3214	3514	3514	4282	4282	4282	5050
Deficit	(884)	(975)	(1068)	(1164)	249	(603)	(407)	(514)	144	31	(85)	564
Deficit w/peaking	(1051)	(1147)	(1245)	(1345)	63	(794)	(604)	(716)	(63)	(182)	(304)	339

This version of mapping a potential bed solution through 2036 includes a 1,728-bed multi-custody facility (1512-bed plus the future 216 now). It relieves the deficit when moving beyond 2030:

Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total Population	3926	4036	4145	4256	4385	4500	4635	4744	4844	4949	5064	5172
w/ 5% Peaking	4123	4238	4353	4469	4605	4725	4867	4982	5087	5197	5318	5431
Male	3337	3438	3539	3642	3761	3867	3992	4093	4184	4280	4386	4485
w/ 5% Peaking (Operational Goal)	3512	3619	3725	3834	3959	4071	4202	4308	4404	4505	4616	4721
Current Facility Capacity	2453											
Add New Multi-Custody Beds					1728							
Decommission SDSP						(751)						
Expand Minimum Custody SFMC							300					
Add New Beds									768			
Add New Beds												768
Annual Adjustment	2453	0	0	0	1728	(751)	300	0	768	0	0	768
Total Beds Available	2453	2453	2453	2453	4181	3430	3730	3730	4498	4498	4498	5266
Deficit	(884)	(985)	(1086)	(1189)	420	(437)	(262)	(363)	314	218	112	781
Deficit w/peaking	(1059)	(1166)	(1272)	(1381)	222	(641)	(472)	(578)	94	(7)	(118)	545

The Recommendations

1 Multi-custody 1728-bed facility (built as soon as possible ~2029)

South Dakota needs an immediate increase in beds. These beds should be constructed within Sioux Falls or near proximity within a 30 min commute. This will allow SDDOC to utilize current officers to staff a new facility. There will also need to be new staff, and seasoned staff can orient new graduates. The best place for this is within a reasonable proximity to the existing SDSP.

The primary focus for initial construction should be a LEVEL V facility. A multi-custody facility would have the ability to relieve the system in many ways. This facility should, at a minimum, replace SDSP and focus on medium custody units. The next priority for this facility would be to house close custody inmates and provide relief for the overcrowding at JPA, and free up beds for special needs at JPA. Additionally, the 1,728-bed

facility should provide a new intake facility for the SDDOC. Complete with beds, cells, pods, dayroom, recreation, interview room, and diagnostic space.

Facility Goals:

- House 864-1152 medium custody inmates
- House 432 close custody inmates
- House 72-144 minimum custody inmates
- New intake facility
- Create vocational training opportunities along with industries and education.
- Relieve close custody overcrowding at JPA

2 Decommission SDSP (2030)

Vacate the SDSP upon the completion of the 1728-bed facility. All able-bodied general population offenders at SDSP should be relocated to the new 1,728-bed facility. Special needs and mobility impaired inmates may relocate to JPA. Maintain structures that support JPA operations. Evaluate, Maintenance building, warehouse, garage, etc. Prison Industries 2 may also have future value. Vacate the remaining buildings and develop scope for demolition: Housing, Kitchen, Chapel, Education, Industries, SHU, and others with a poor facilities conditions index (FCI). Since there is significant historical value to SDSP, what can be kept of the perimeter and buildings outside the perimeter should be evaluated.

In order to properly provide beds for inmates, a system wide balance should be provided to increase efficiencies across the system

Phase Goals:

- Relocate 100% of SDSP facility inmates
- Move between 650-750 inmates to 1728
- Move the remaining special needs and mobility to other facilities
- Demolish SDSP as soon as is feasibly possible

3 Expand SFMC (Operational by 2031)

Once demolition at SDSP is completed, a new construction project should occur on the same site. It is unlikely that this land could be sold off given its shared perimeter with JPA, and there is some capacity in currently shared buildings between JPA and SDSP. The SFMC is completely overcrowded and is not a suitable housing facility for more than 96 inmates. Expand SFMC by 300 minimum custody beds. Utilize SDSP land to create several housing units and additional support space. This should allow for full separation of minimum, restricted minimum, gate pass, etc. The goal would be to eliminate some inherent inefficiencies for staffing small facilities by incorporating with JPA and

some of the site's shared resources. We feel in this case, JPA will help bridge the inefficiency commonly seen in small facility development.

Phase Goals

- Provide additional minimum custody beds in a cost-efficient and staff-efficient way
- Relieve overcrowding at SFMC and other LEVEL II facilities
- Potentially increasing orderly and other inmate workers to improve services and efficiencies at JPA
- Meet all minimum custody growth requirements through planning period

4 Additional Multi-custody beds (Operational by 2033)

At the end of the 300-bed minimum custody build, the system will still be approximately 500 beds in deficit of the anticipated inmate population. This will be a mix between medium and close custody inmates. The recommendation would be to have a 768-bed facility on the property that could allow for an additional 768 beds to be built later. If design starts on this project while SFMC facility is being built it could be operational by 2033. At which time SDDOC will have a surplus of 94 beds. Growth projections indicate the bed ratio would be approximately 2/3s medium and 1/3 close. This relationship should be reevaluated closer to the time of design. The location of this facility with inmate, staffing, and other issues is likely better located near Sioux Falls.

Phase Goals

- Provide a mix of medium and close custody units on a LEVEL IV facility
- Achieving a bed surplus to help bridge to 2036

5 Additional Multi-custody beds (Operational by 2036)

At the end of the 768-bed multi-custody build, the system will have a surplus of approximately 90 beds. However, the deficit rapidly increases as the growth projections indicate a growth of about 120 beds a year. By 2036, the system will have a deficit of 400 beds. A new 768-bed multi-custody facility would provide the system with a +500-bed surplus. This should keep the SDDOC comfortable for another 3-4 years. This will be a mix between medium and close custody inmates. The recommendation would be to build a 768-bed facility on the same property as the first 768-bed facility. If properly planned this would be a housing facility build where site infrastructure is already available.

Phase Goals

- Provide a mix of medium and close custody units on a LEVEL IV facility
- Achieve a bed surplus to help bridge beyond 2036

6 Alternate for 4&5 (Operational by 2033)

In lieu of building two 768-bed facilities over a 6-year period, build a complete 1,512 - 1,728 bed facility. This would provide a surplus of 800 beds and potentially save $100M in escalation costs. The site should be in proximity to Sioux Falls but could be located more remotely if supported by a siting study shortly before starting design.

Since all SDDOC facilities are continuing to age, by building a new 1,512, this option could provide enough bed relief to allow relocations of entire facilities while major renovations, or replacements, can be facilitated. Shortening the impact on operations and overall costs of phased, sequenced construction projects.

Phase Goals

- Build beds now to reduce cost associated with escalation
- Provide more than a 5% cushion for a system that may have many renovations coming in the near future.
- Build single facilities that are more efficient to run and operate
- Provide a housing environment that supports rehabilitation.

The answers:

The main goals that were stipulated for this masterplan refresh during our kick-off meeting were:

- Assess and determine the need for a new prison facility.
- Provide recommendations on the size and design of a new prison facility.
- Evaluate options for the optimal location of a new prison facility.

The answers:

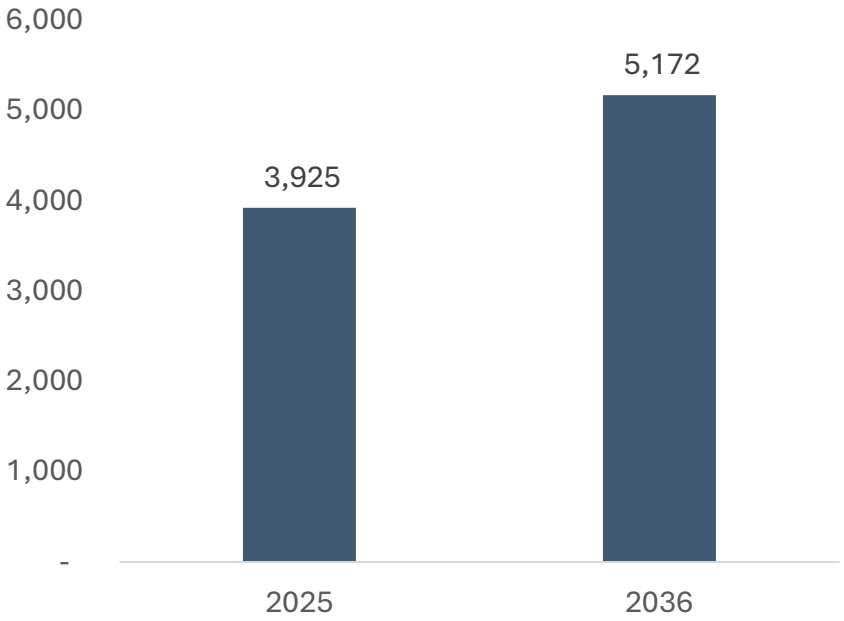
- South Dakota needs a new prison facility and more in the near future.
- The first facility should be a LEVEL V multi-custody facility, 1,728 beds.
- This facility should be in proximity to Sioux Falls. The existing staff at the SDSP are local, can assist in the decommissioning of SDSP and be training at the new facility.

08 Appendix:

Appendix 8A – Population Data: Charts and Tables

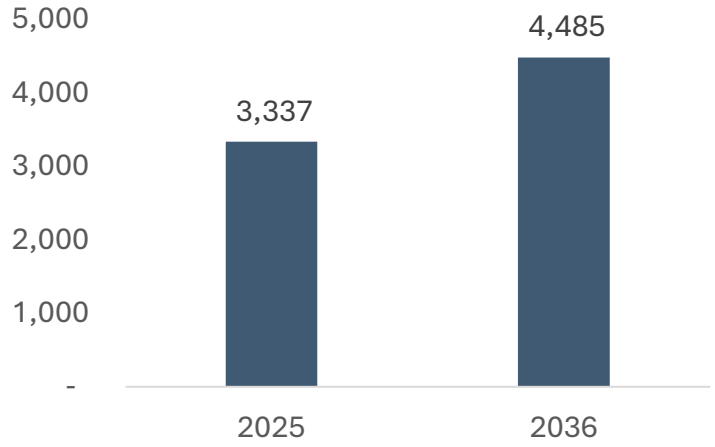
Population Data to support to support Inmate Population Analysis

Figure 1. CGL Projected Total Prison Population Growth



- **Male Bed Needs:** The male population is projected to grow by an average of 2.7% annually from 2025 to 2036, resulting in a total increase of 34.4% over 10 years– rising from 3,337 to 4,485. Applying a 5% vacancy rate factor, this level of male inmate population corresponds to a need for 4,721 male prison beds by 2036.

Figure 2. CGL Projected Male Prison Population Growth



- **Current Male Capacity.** Current male capacity in the state correctional system totals 2,453 beds, housing 3,264 offenders. The proposed Multi-Custody Facility will add 1,512 beds and enable the closing of 426 beds at the State Penitentiary. This will result in male housing capacity of 3,539 beds, approximately 1,200 beds short of projected 2026 male capacity needs.

Figure 3. CGL Male Capacity/Population Comparison

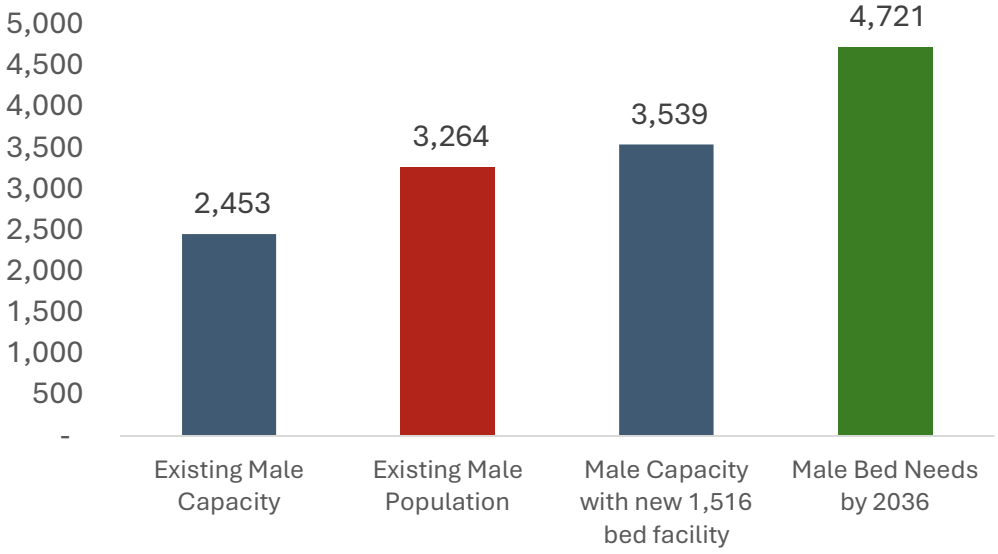
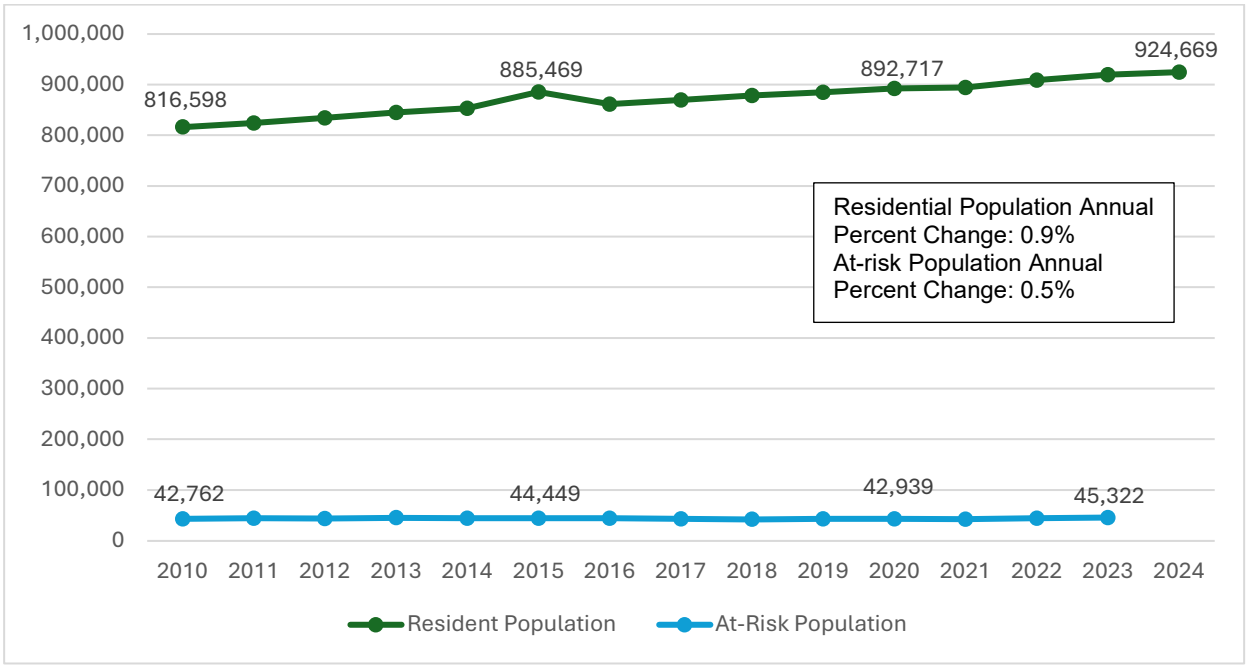
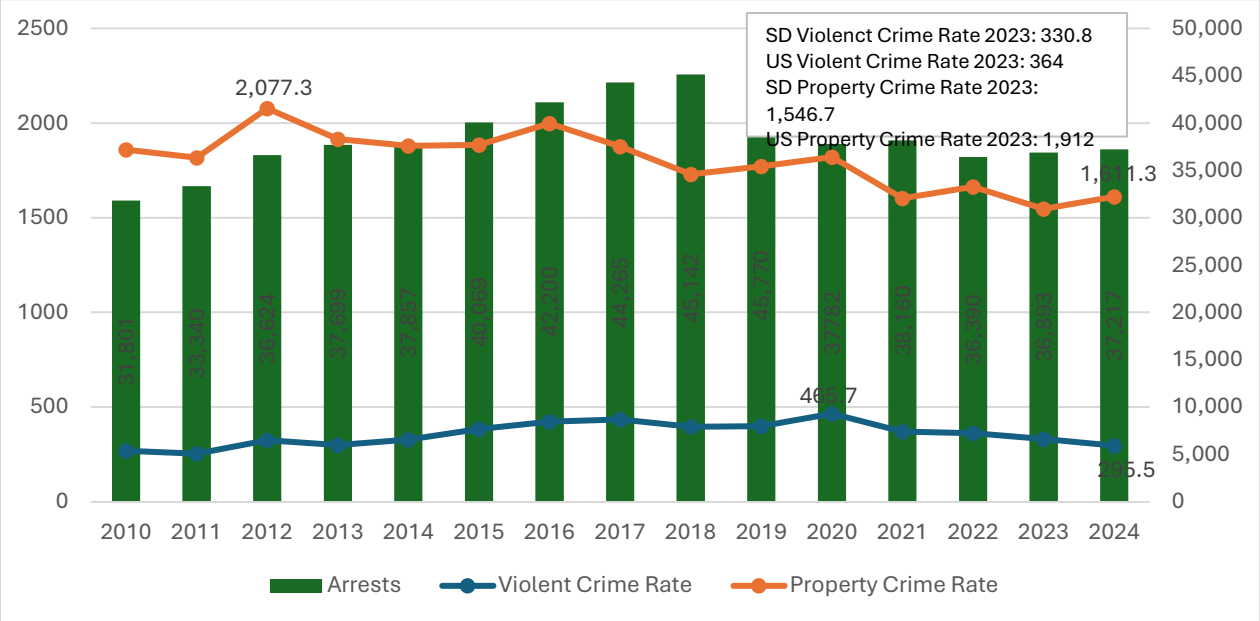


Figure 4. Resident and At-Risk Population, 2010-2024[2]



Source: US Census Bureau and South Dakota Office of Attorney General

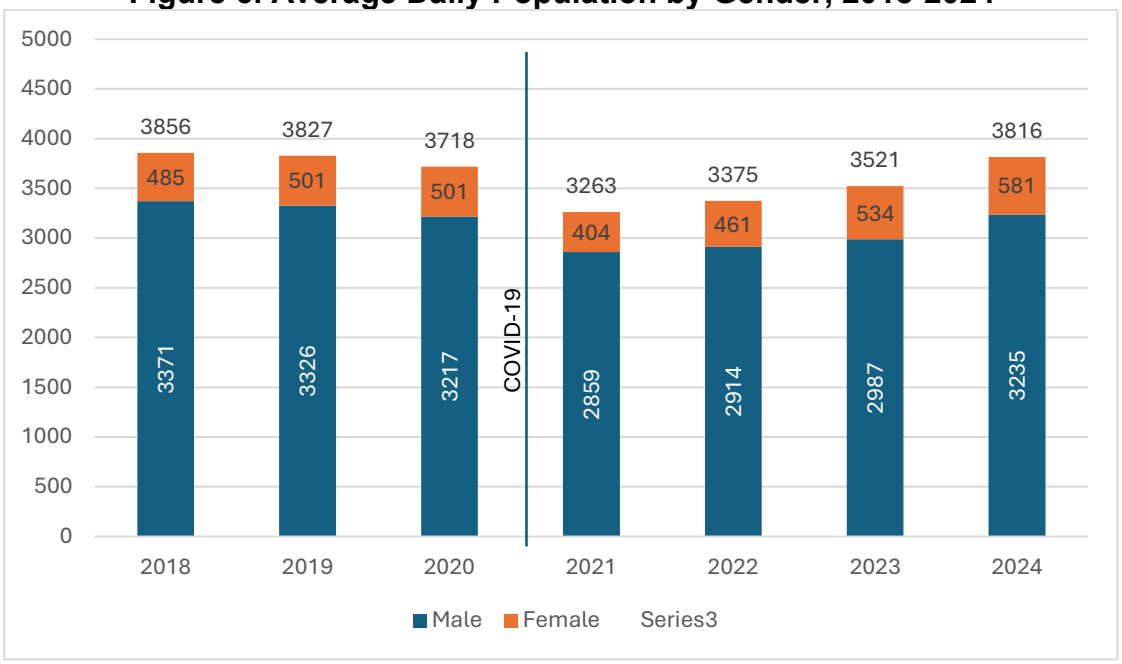
Figure 5. South Dakota Total Arrests and Crime Rates, 2010-2024



Source: South Dakota Office of Attorney General

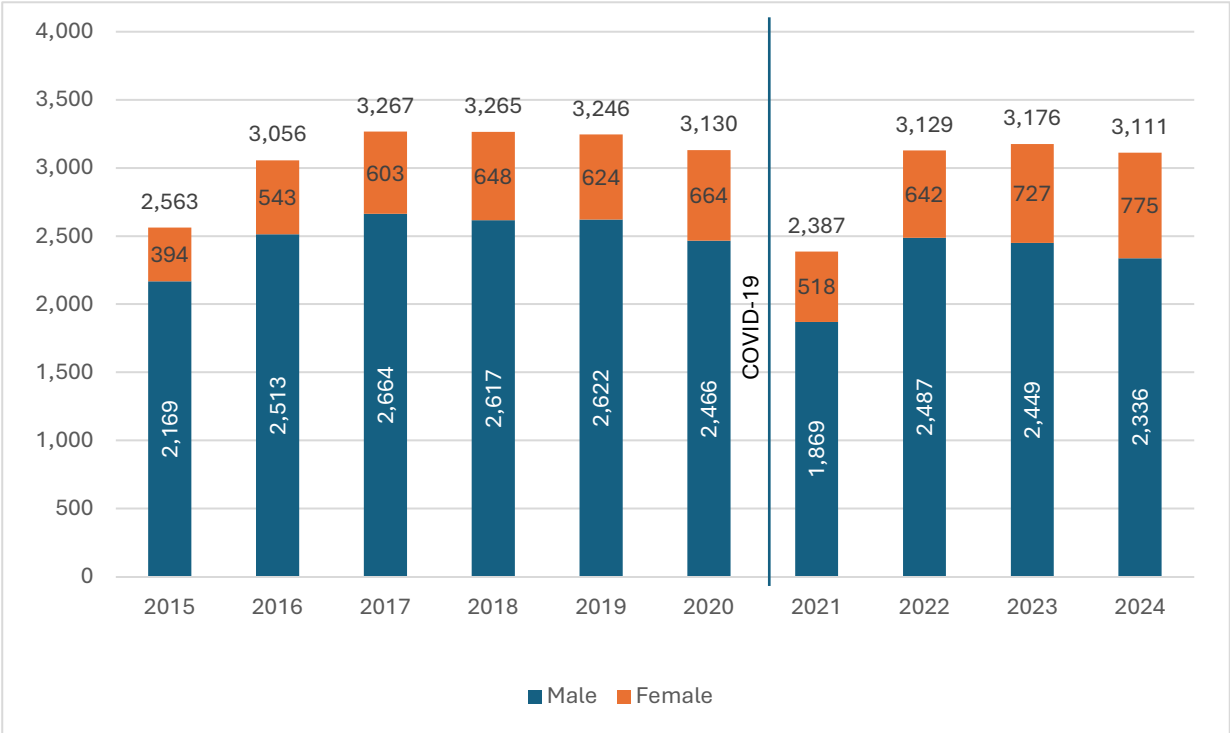
[2] At-risk population data was unavailable for 2024

Figure 6. Average Daily Population by Gender, 2018-2024



Source: South Dakota DOC Planning and Analysis Unit

Figure 7. South Dakota Department of Corrections Admissions by Gender, 2015-2024



Source: South Dakota DOC Planning and Analysis Unit

Table 1. South Dakota Department of Corrections Admissions Attributes, 2024

Attribute	N	%	Average Minimum to Serve (Months)	Average Maximum to Serve (Months)
Total	**2,919**	**100.0 %**	**24.5**	**99.0**
Gender				
Female	761	26.1%	14.0	73.1
Male	2,158	73.9%	28.5	108.9
Race				
Native American	1,350	46.2%	19.2	80.2
White	1,160	39.7%	29.2	109.8
Black	250	8.6%	25.7	137.3
Hispanic or Latino	105	3.6%	31.9	119.0
Other	54	1.9%	25.0	109.0
Age				
Under 18	4	0.1%	98.2	224.9
18-24	321	11.0%	31.7	126.7
25-34	1,153	39.5%	21.0	93.7
35-44	947	32.4%	22.3	92.6
45-54	346	11.9%	27.6	90.4
55+	148	5.1%	34.2	118.0
Mean Age	36			
Median Age	35			
Admission Type				
New Admission	725	24.8%	40.8	136.6
Parole Violator	1,303	44.6%	10.6	84.9
New Charge	*208*	*7.1%*	*24.3*	*114.8*
Technical Violation	*1,095*	*37.5%*	*3.9*	*70.4*
Probation Violator	687	23.5%	15.1	71.4
New Charge	*65*	*2.2%*	*18.7*	*79.7*
Technical Violation	*622*	*21.3%*	*14.7*	*70.6*
US Marshall	179	6.1%	17.1	131.4
Other	25	1.0%	19.9	141.7
Last Classification				
Minimum-Restricted	1,381	47.3%	17.3	84.9
Minimum	402	13.8%	11.9	66.5
Medium	434	14.9%	55.0	168.1
Close	34	1.2%	54.0	173.6
Not Classified/Unknown	668	22.9%	26.0	101.9
Sentence Length				

Attribute	N	%	Average Minimum to Serve (Months)	Average Maximum to Serve (Months)
Up to year	96	3.3%	5.0	11.2
1–2.5 years	376	12.9%	7.5	23.3
2.5-5 years	765	26.2%	11.5	52.3
5–10 years	917	31.3%	18.0	90.4
10–20 years	399	13.7%	33.1	165.6
Over 20 years	110	3.8%	163.2	481.3
Unknown	256	8.8%	53.8	--

Table 2. South Dakota Department of Corrections Admissions by Offense Type, 2024

Attribute	N	Percent	Average Minimum to Serve (Months)	Average Maximum to Serve (Months)
Total	**2,919**	**100.0%**	**24.5**	**99.0**
Most Serious Offense				
Part 1 violent crime	352	12.1%	92.6	249.5
Other violent crime	273	9.4%	36.4	110.6
Property crime	450	15.4%	17.9	101.3
Public order crime	350	12.0%	15.2	77.0
Drug offense	1,336	45.7%	13.2	72.6
Other crime	158	5.4%	14.9	239.9
Offender Type				
Tier 1 (100%)	138	4.7%	166.2	426.1
Tier 2 (85%)	300	10.3%	39.3	130.5
All Others	2,481	85.0%	16.5	81.2
Tier 1 Offenses (100%)				
Aggravated Assault Against Law Enforcement	31	1.1%	38.9	193.4
Burglary 1st	40	1.4%	54.6	154.9
Kidnapping	1	0.0%	--	82.3
Manslaughter 1st	15	0.5%	291.8	840.9
Rape 1st	16	0.5%	362.5	812.5
Rape 2nd	13	0.4%	173.6	486.6
Robbery 1st	22	0.8%	39.5	131.7
Tier 2 Offenses (85%)				
Aggravated Assault	225	7.7%	38.1	126.1
Burglary 2nd	51	1.7%	24.3	136.9
Manslaughter 2nd	8	0.3%	63.8	141.5
Vehicular Homicide	7	0.2%	31.1	149.5

All Others	9	0.3%	25.2	134.5

Source: South Dakota DOC Planning and Analysis Unit

Table 3. South Dakota Department of Corrections Tier 1 and Tier 2 New Charge Admissions, 2024

	N	Percent	Average Minimum to Serve (Months)	New Average Minimum to Serve (Months)	Increased LOS (Months)
Tier 1 Offenses (100%)	**93**	**100.0%**	**162.9**	**399.3**	**236.4**
Aggravated Assault Against Law Enforcement	19	20.4%	29.8	149	119.2
Burglary 1st	29	31.2%	40.7	187.3	146.6
Manslaughter 1st	14	15.1%	323.2	753.1	429.9
Rape 1st	12	12.9%	372	845.2	473.2
Rape 2nd	10	10.8%	221.2	547.9	326.7
Robbery 1st	9	9.7%	53.1	182.5	129.4
Tier 2 Offenses (85%)	**156**	**100.0%**	**34.1**	**135.9**	**101.8**
Aggravated Assault	112	71.8%	34.2	126.7	92.5
Burglary 2nd	28	17.9%	15.6	119.3	103.7
Manslaughter 2nd	6	3.8%	72.1	120.2	48.1
Vehicular Homicide	4	2.6%	53.8	220.9	167.1
Riot	1	0.6%	17	54.1	37.1
Attempted Murder on Law Enforcement Officer	1	0.6%	--	570.0	--
Kidnapping 2nd	4	2.6%	165.7	203.9	38.2

Source: South Dakota DOC Planning and Analysis Unit

Table 4. South Dakota Department of Corrections Attributes of Confined Population,

December 31, 2024

	31-Dec-24		Average Minimum Left to Serve (Months)	Average Maximum Left to Serve (Months)
Attribute	**N**	**Percent**		
Total	**3,924**	**100.0%**	**65.6**	**220.7**
Gender				
Female	623	15.9%	23.9	116.9
Male	3,301	84.1%	73.1	239.3
Race				
Native American	1,547	39.4%	50.6	174.3
White	1,802	45.9%	75	249.2
Black	345	8.8%	72.1	245.6
Hispanic or Latino	170	4.3%	79.7	255.4
Other	60	1.6%	35.6	136.2
Age				
Under 18	3	0.1%	109.7	263.7
18-24	332	8.5%	41.3	176.7
25-34	1,295	32.9%	48	179
35-44	1,230	31.3%	61.5	197.6
45-54	579	14.8%	85.4	265.5
55+	485	12.4%	114.2	267.7
Mean Age	36			
Median Age	34			
Admission Type (JFA)				
New Admission	1,863	47.5%	90.7	286.8
Parole Violator	1,393	35.5%	48.4	178.8
New Charge	*355*	9.0%	*49.2*	*185.5*
Technical Violation	*1,038*	26.5%	*39.8*	*157.9*
Probation Violator	611	15.6%	13.3	82.7
New Charge	*99*	2.5%	*19*	*97.4*
Technical Violation	*512*	13.0%	*12.1*	*79.7*
US Marshall	20	0.5%	14.3	74.3
Other	37	0.9%	1.9	26.4
Last Classification	3,924			
Minimum-Restricted	1,743	44.4%	4.7	100.9
Minimum	494	12.6%	9.0	80.2
Medium	1,561	39.8%	85.3	300.8
Close	35	0.9%	53.8	177.2

Attribute	31-Dec-24 N	31-Dec-24 Percent	Average Minimum Left to Serve (Months)	Average Maximum Left to Serve (Months)
Not Classified/Unknown	91	2.3%	23.5	119.4
Sentence Length				
Up to year	84	2.2%	0.7	7.7
1–2.5 years	288	7.3%	3.4	19.4
2.5-5 years	720	18.3%	7.5	45.2
5–10 years	1,008	25.7%	12.3	83.6
10–20 years	771	19.6%	29.2	145.9
Over 20 years	792	20.2%	178.5	513.4
Missing/Uknown	261	6.7%	--	--

Source: South Dakota DOC Planning and Analysis Unit

Table 5. South Dakota Department of Corrections Confined Population by Most Serious Offense, December 31, 2024

Attribute	31-Dec-24 N	31-Dec-24 Percent	Average Minimum Left to Serve (Months)	Average Maximum Left to Serve (Months)
Total	**3,924**	**100.0%**	**65.6**	**220.7**
Most Serious Offense				
Part 1 violent crime	1,312	33.3%	128.1	370
Other violent crime	536	13.7%	73.4	229.8
Property crime	540	13.8%	28.2	139.7
Public order crime	369	9.4%	14.5	112.4
Drug offense	1,098	28.0%	10.9	85.7
Other crime	69	1.8%	11.5	236.5
Offender Type				
Tier 1 (100%)	735	18.7%	184.1	483.5
Tier 2 (85%)	599	15.3%	37.2	155.8
All Others	2,590	66.0%	25.5	132.4
Tier 1 Offenses (100%)				
Aggravated Assault Against Law Enforcement	105	2.7%	78.5	248.4
Burglary 1st	87	2.2%	25.9	212.1
Kidnapping	28	0.7%	285.5	752.7
Manslaughter 1st	166	4.2%	220.3	673.4
Rape 1st	179	4.6%	195.4	561.1
Rape 2nd	71	1.8%	180.7	488.8
Robbery 1st	99	2.5%	47.5	203.4

	31-Dec-24		Average Minimum Left to Serve (Months)	Average Maximum Left to Serve (Months)
Tier 2 Offenses (85%)				
Aggravated Assault	478	12.2%	17.1	130.7
Burglary 2nd	79	2.0%	10.6	152.1
Manslaughter 2nd	10	0.3%	26.6	116.1
Vehicular Homicide	15	0.4%	20.1	190.8
All Others	17	0.4%	31.9	157.6

Source: South Dakota DOC Planning and Analysis Unit

Table 6. South Dakota Department of Corrections Release Attributes, 2024

Attribute	N	Percent	Average LOS-Months
Total	2,872	100.0%	14.3
Gender			
Female	715	24.9%	9.0
Male	2,157	75.1%	16.0
Race			
Native American	1,306	45.5%	11.2
White	1,189	41.4%	17.9
Black	222	7.7%	13.4
Hispanic or Latino	106	3.7%	14.2
Other	49	1.7%	12.2
Age at Release			
Under 18	1	0.0%	1.8
18-24	260	9.1%	10.5
25-34	1,118	38.9%	11.6
35-44	937	32.6%	13.5
45-54	376	13.1%	16.7
55+	180	6.3%	35.6
Mean Age	33		
Median Age	31		
Admission Type (JFA)			
New Charge	1,611	56.1%	16.5
Parole Violator	1,240	43.2%	11.2

Attribute	N	Percent	Average LOS-Months
Other	21	0.7%	20.1
Last Classification			
Minimum-Restricted	1,563	54.4%	13.6
Minimum	622	21.7%	10.9
Medium	417	14.5%	27.7
Close	14	0.5%	24.5
Not Classified/Unknown	256	8.9%	4.2
Release Type			
Discharged	250	8.7%	13.1
Discharged to US Marshall	216	7.5%	2.6
Release to Parole	2,344	81.6%	14.4
Release to Suspended Sentence	41	1.4%	26.5
Death	14	0.5%	194.6
Other	7	0.3%	9.4
Length of Stay			
Under 3 months	392	13.6%	1.7
3–6 months	517	18.0%	4.6
6 months–1 year	1,088	37.9%	8.6
1–5 years	796	27.7%	21.2
5–10 years	46	1.6%	83.6
10–20 years	20	0.7%	174.9
Over 20 years	13	0.5%	331.8

Source: South Dakota DOC Planning and Analysis Unit

Table 7. South Dakota Department of Corrections Releases by Most Offense Type, 2024

Attribute	N	Percent	Average LOS-Months
Total	2,872	100.0%	14.3
Most Serious Offense			
Part 1 violent crime	308	10.7%	42.5
Other violent crime	253	8.8%	19.4
Property crime	435	15.1%	13.8
Public order crime	312	10.9%	11.2
Drug offense	1,378	48.0%	9.3
Other crime	186	6.5%	3.5
Offender Type			
Tier 1 (100%)	104	3.6%	59.4
Tier 2 (85%)	293	10.2%	25.3
All Others	2,475	86.2%	11.0
Tier 1 Offenses (100%)			
Aggravated Assault Against Law Enforcement	17	0.6%	32.9
Burglary 1st	38	1.3%	29.0
Kidnapping	1	0.0%	17.6
Manslaughter 1st	5	0.2%	190.2
Rape 1st	7	0.2%	154.9
Rape 2nd	8	0.3%	124.5
Robbery 1st	28	1.0%	154.9
Tier 2 Offenses (85%)			
Aggravated Assault	218	7.6%	26.5
Burglary 2nd	51	1.8%	18.8
Manslaughter 2nd	6	0.2%	48.3
Vehicular Homicide	13	0.5%	20.8
Kidnapping 2nd	5	0.2%	26.0

Source: South Dakota DOC Planning and Analysis Unit

Table 8. South Dakota Department of Corrections Parole Hearing Outcomes, 2024

Outcome	Number of Hearings	Percent
	1,841	100.0%
Continued	162	8.8%
Denied	636	34.5%
Granted	961	52.2%
Waived	82	4.5%

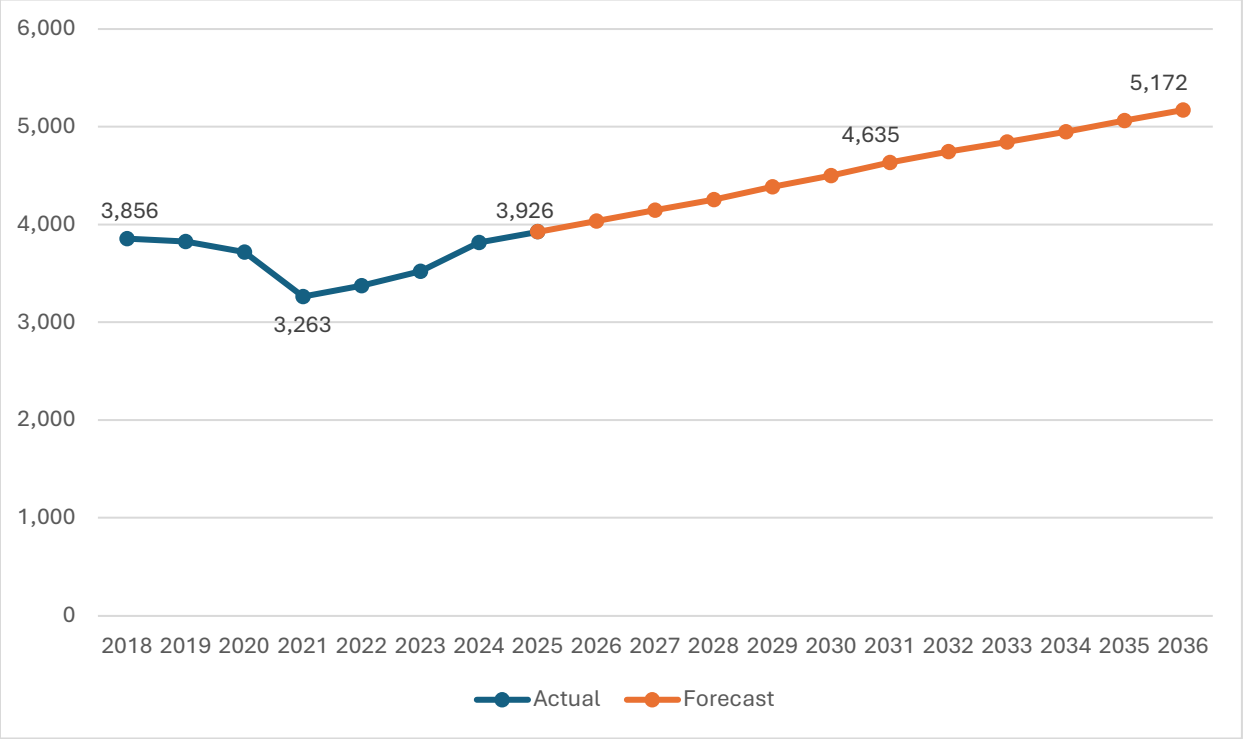
Source: South Dakota DOC Planning and Analysis Unit

Table 9. South Dakota Department of Corrections Actual and Projected Forecast, 2018-2036

	Fiscal Year	Male	Female	Total
	2018	3,371	485	3,856
	2019	3,326	501	3,827
	2020	3,217	501	3,718
	2021	2,859	404	3,263
	2022	2,914	461	3,375
	2023	2,987	534	3,521
	2024	3,235	581	3,816
Forecast	2025	3,337	589	3,926
	2026	3,438	598	4,036
	2027	3,539	606	4,145
	2028	3,642	614	4,256
	2029	3,761	624	4,385
	2030	3,867	633	4,500
	2031	3,992	643	4,635
	2032	4,093	651	4,744
	2033	4,184	660	4,844
	2034	4,280	669	4,949
	2035	4,386	678	5,064
	2036	4,485	687	5,172
Average Annual Percent Change 2018-2024		-0.5%	3.8%	0.0%
Total Projected Percent Change 2025-2036		34.4%	16.6%	31.7%
Average Annual Percent Change 2025-2036		2.7%	1.4%	2.5%

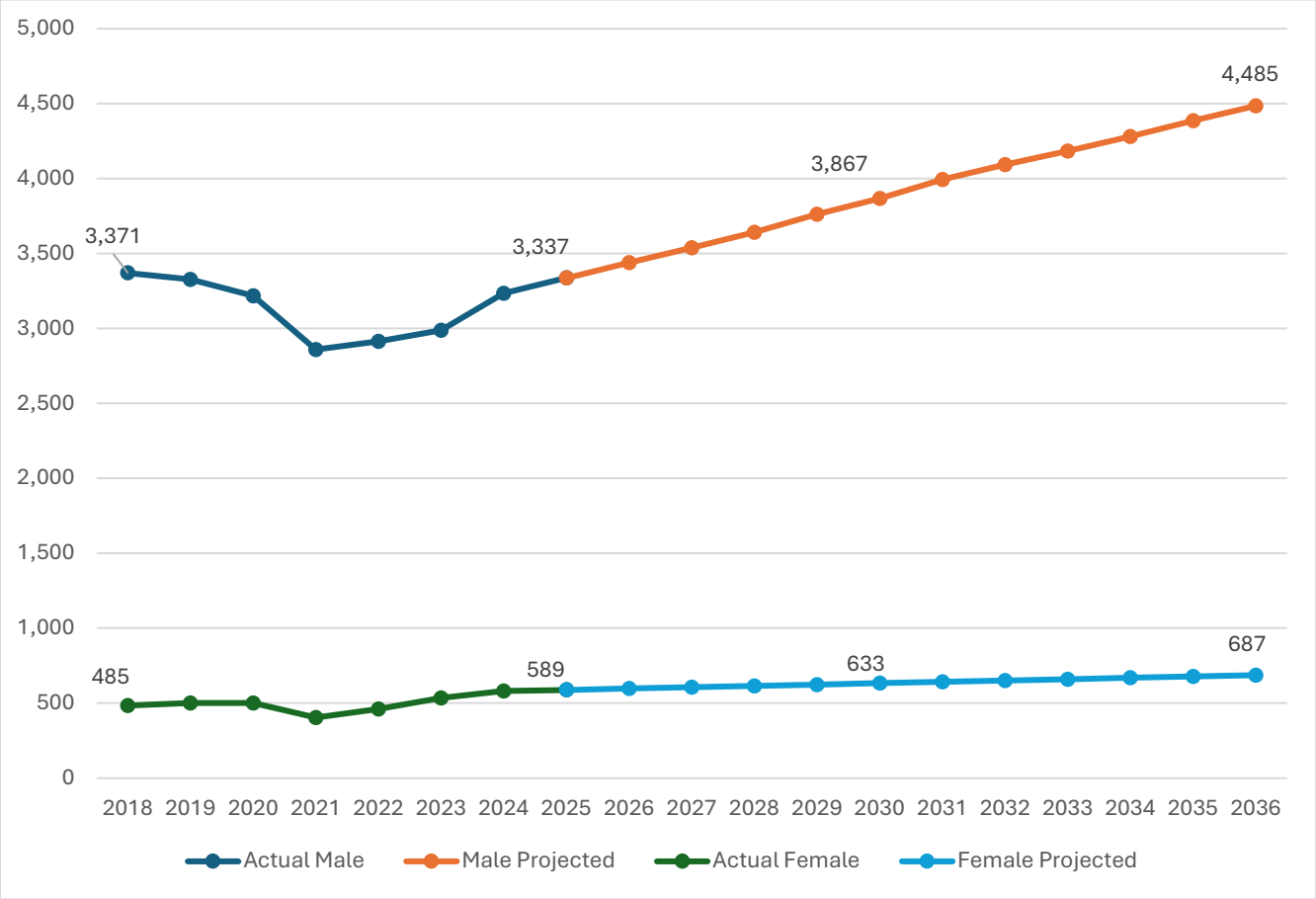
Source: CGL

Figure 8. South Dakota Department of Corrections Actual and Projected Population, 2018-2036



Source: CGL

Figure 9. South Dakota Department of Corrections Male and Female Actual and Projected Population, 2018-2036



Source: CGL

Appendix 8B – Site evaluation

Introduction

The planning team was asked to review a limited number of properties the State owns as part of an evaluation of potential properties for future SDDOC prison facilities. We were provided with a previous site analysis performed by Banner Associates, Inc. in August of 2021, and were given site and architectural drawing development for the Lincoln County site.

Due to the timing and nature of this South Dakota Men's Correctional Facility Refresh, the site review is high level with the intent to evaluate appropriateness for potential facilities solutions.

The planning team has identified some priority items that will shorten the solutions period by creating a weighted ranking of importance for critical factors:

- Proximity to available staff and future staff
  - Utilize existing experienced staff
  - Workforce available to hire and train

- Size of the buildable area of the site
  - The area inside a 250-foot perimeter setback from the property line, and any undevelopable portion of the site
  - The area must be contiguous (not waterways, flood plain intrusions, anything that prevent secure operations)
  - Building Size 635K - 726K Sf (14 - 17 acres of building)
  - Area inside the fence approximately 68 - 72 acres
  - 250-foot setback approximately 54 acres
  - Total site needed for 1728-bed facility 126 -160 acres
  - Reduced option needed for a 768-bed facility 65 – 80 acres (may require other compromise to operational or safety efficiency)

- Available Site Utilities
  - +200,000 gallons per day (gpd) (150 gpm) domestic water
  - Fire Flow of 1,200 gpm for 2-3 hours – (250,000 gallons per event)
  - +200,000 gallons per day of sanitary sewer or wastewater treatment

- Site Access
  - For security, the site should be away from Interstate Highways, Large waterways, train tracks (avoid changes in direction), and other modes of rapid exit from the site

- Large vehicle deliveries should be accommodated
- Multiple means of site ingress for rapid response
- Rectangular configuration to support lines-of-sight and vehicular perimeter patrols

Phase 2 Current Property Site Review:

The Sites

West Farm

The West Farm Facility is a 66-acre site that currently houses 32 transitional youths as a licensed operation for DOC and is approximately 4 miles west of Sioux Falls.

- Domestic Water
  - The water utility would require improvement for domestic water
  - 2.5-4 miles of domestic main
  - Pumps or static pressure tank improvements at a minimum
  - Firewater will not come from the utility
  - On-site water tank and fire pumps
- Wastewater
  - No utility
  - Current on-site now handles 10,000 gallons per day
  - Will need to expand a min of 20 times or improve city sanitary sewer, lift station, and wastewater treatment.
  - On-site development would be approximately 15 acres
- Storm Water
  - Requires on site storm water development
  - Potentially 20 acres of stormwater management (Banner notes)
- Existing Facility
  - Demolition of all buildings
  - Decommissioning of existing wastewater ponds

The above graphic is from the 2021 Banner report, and, although it doesn't identify area for wastewater treatment, does show a limited developable site (tan area). The tan area does not meet the 250-foot setback requirement for the perimeter fence along the west fence.

This 66-acre site will require 2/3 of the property for utility development, leaving only 20-25 acres developable for a prison facility. Site development and infrastructure here may cost as much as $26M, and the property would only allow for a very small facility, remote from supporting facilities; therefore, it would lead to an inefficient facility related to staffing and building redundancy. It should not be considered as a potential property for male capacity development planning

North Farm

The North Farm is a 28-acre site of vacant land owned by the South Dakota Department of Corrections located north of the G. Norton Jameson Prison Annex and adjacent to the Big Sioux River Diversion channel in Sioux Falls. See Graphic from 2021 Banner report.

Existing Infrastructure

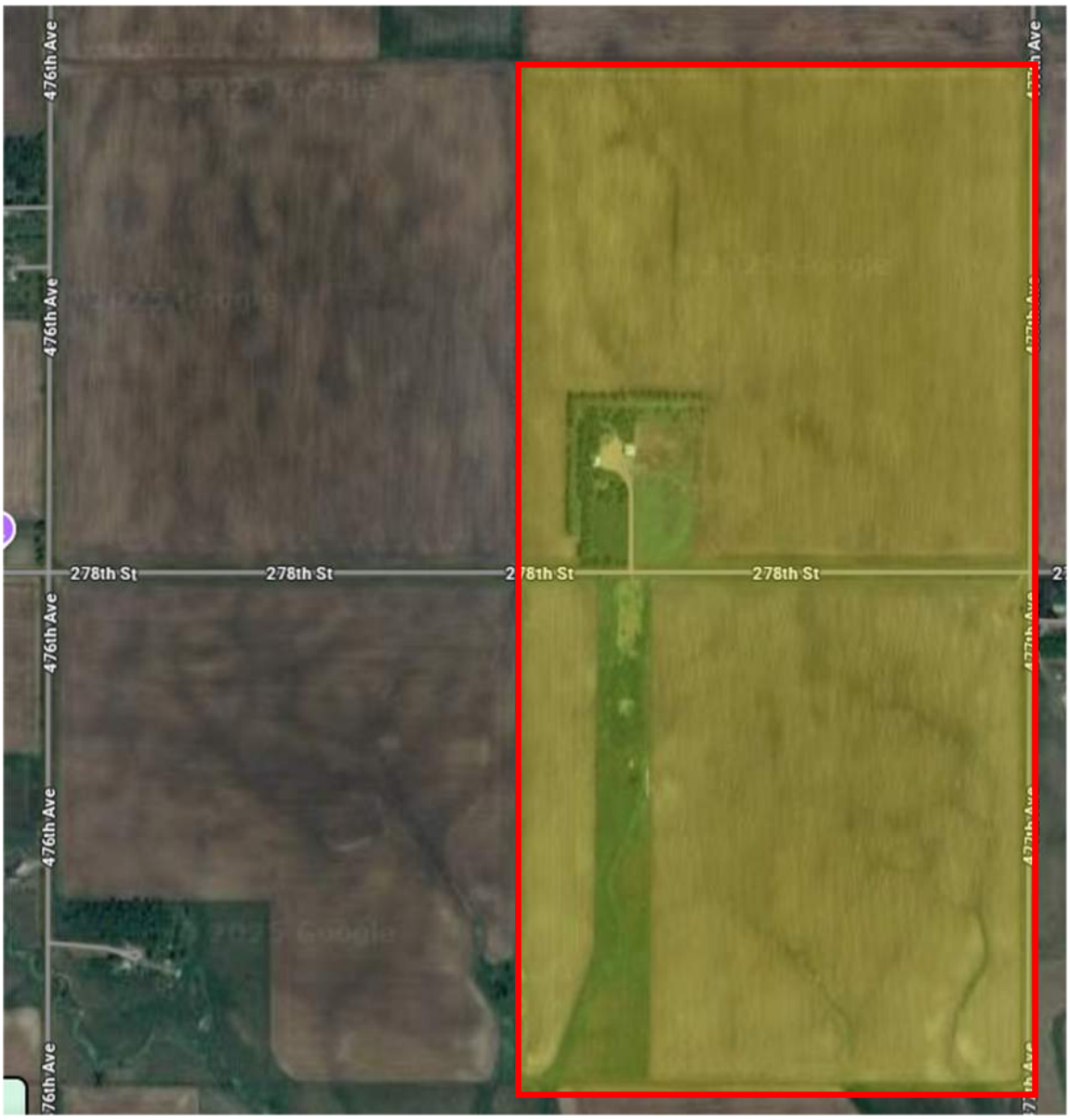
Existing Streets and utilities are adjacent to the site on the North, South and East sides which could be utilized for the proposed site. These utilities can be viewed on the City of Sioux Falls GIS website.

- Domestic Water
  - Water Utility connection in Maple Street
- Wastewater
  - Wastewater Utility connection in Maple Street
- Storm Water
  - Requires on site storm water development
  - 35% of developed area
- Fire Water
  - Water Utility connection in Maple Street
- Easement
  - Potential easement for city storm water management plan

This site has the potential to require between 9 and 12 acres of storm water retainage and a potential easement, leaving 16 acres developable for a prison facility. Site development and infrastructure costs here will be approximately $5M. A minimum center could utilize this site, but would be somewhat remote from supporting facilities, resulting in inefficiencies in the system. This site was previously recommended for a potential Women's Minimum Center. We do not consider this site appropriate for the male capacity development plan.

Lincoln County

The Lincoln County property is a 320-acre site of agricultural fields. There are two parcels of 160 acres each. The parcel north of 278th Street and west of 477th Avenue was recently cleared and appears to be ready for development. This site is 10 miles south of Sioux Falls, several miles east of I-29 on what are currently unpaved roads. It is centrally located between the towns of Harrisburg, Canton, and Worthing. Both parcels are rectangular and free of any floodplain, waterway, or other development impediments.



- Site area
    - 160 acres each
    - Each parcel is the optimal size for 1728-bed facility.
    - Over 100 acres developable after minimum setback to the perimeter
    - Grade appears to slope from north to south or southeast with minimal slope as this is currently an agricultural field.
    - Over excavation and compaction of engineered fill should be anticipated.
- Domestic Water
    - Developable – Site needs approximately 200K gallons per day for each parcel
- Wastewater
    - Developable
- Storm Water
    - Requires on-site storm water development
    - Site appears to drain well now, and should have ample space without impacting facility development
- Fire Water
    - May require on-site development of a fire tank and pumps

This site has good proximity to Sioux Falls. Current SDSP staff could transfer to this site without a significant increase in commute. The local workforce can provide staff growth to meet the demands of a larger facility. Site size is optimal and could support the development of a 1728-bed facility now, and another at some point in the future. SDDOC could benefit from efficiencies related to the proximity of two facilities on the same property. For example, the State may want to develop a larger more robust medical facility in one facility and a smaller one in the second. Drawbacks include the development of paved roads and the expansion of utilities.

This facility has many advantages, and should be strongly considered for the male capacity development plan.

Phase 3 Alternate Property Site Review:

Alternate Site Evaluation

Overall Description

An RFI went out to search for potential alternate sites for development related to the expansion of the SDDOC master plan. 12 project sites were presented to the planning team for consideration. The goal was to determine the feasibility of prison bed development. As stated in the previous section, there were several selection criteria that were used for review of potential sites. This criterion was also used to evaluate alternate sites:

- Proximity to available staff and future staff
  - Utilize existing experienced staff
  - Workforce available to hire and train
- Size of the buildable area of the site
  - The area inside a 250-foot perimeter setback from the property line, and any undevelopable portion of the site
  - The area must be contiguous (not waterways, floodplain intrusions, anything that prevents secure operations)
  - Building Size 635K - 726K Sf (14 - 17 acres of building)
  - Area inside the fence is approximately 68 - 72 acres
  - 250-foot setback approximately 54 acres
  - Total site needed for 1728-bed facility is 126 -160 acres
  - Reduced option needed for a 768-bed facility 65 – 80 acres (may require other compromise to operational or safety efficiency)
- Available Site Utilities
  - +200,000 gallons per day (gpd) (150 gpm) domestic water
  - Fire Flow of 1,200 gpm for 2-3 hours – (250,000 gallons per event)
  - +200,000 gallons per day of sanitary sewer or wastewater treatment
- Site Access
  - For security, the site should be away from Interstate Highways, Large waterways, train tracks (avoid changes in direction), and other modes of rapid exit from the site
  - Large vehicle deliveries should be accommodated
  - Multiple means of site ingress for rapid response
  - Rectangular configuration to support lines-of-sight and vehicular perimeter patrols

The Sites

12 Submissions

The sites included four that are remote to Sioux Falls, and 8 that are in proximity to Sioux Falls. The first step was to eliminate any that obviously would not be appropriate, and not worth spending significant time investigating. The next step was to fully analyze sites that had the potential for development, and score the potential benefits to make recommendations

The sites provided by the task force were:

- Huron
- Aberdeen
- Mitchell
- Grant County
- CitiBank
- Worthing - SMG
- Moen
- Newman
- I-90 and I-29 (Assam)
- Kappenman
- Canton
- Wayne Township - West SF

The sites eliminated without further investigation:

- **Aberdeen Site**
  - Three hours away from Sioux Falls and remote
  - Site divided into two pieces. 106 acres and 156 acres.
  - Mitigation of wetlands is required to have enough contiguous buildable land
  - Site does not have any utilities
  - Remote, tough land development, time for mitigation, and high costs - Eliminated
- **Grant County Site**
  - Two hours from Sioux Falls
  - 180K SF of building to demolition and clear
  - The site is an odd shape, not optimal but not impossible
  - There are utilities on site.
  - Eliminated
- **Moen Site**
  - 15 miles to Sioux Falls – Good proximity
  - 140 acres (mid-range for optimal development)
  - Creek flows through property – not leaving good buildable site

- Floodplain has not been established yet. This would delay development and may have a bigger impact on developable land
- Eliminated

- **Newman Site**
  - 16 min drive to Sioux Falls – Good proximity
  - 150 acres total site – odd shape, but good size
  - Site is divided in half by floodplain - +30 acres
  - Almost no developable parcel.
  - Eliminated

- **I-90 and I-29 (Assam) Site**
  - It is within the Sioux Falls area
  - 120 acres
  - The shape of the site is less than optimum for prison development
  - Less the 70 Acres developable
  - Floodplain eliminates half the buildable site – 23 acres
  - Not developable for prison
  - Eliminated

- **Canton Site**
  - It is 17 miles, 37 min drivetime from Sioux Falls
  - 218 acres total
  - 150 acres after setback
  - Stream and floodplain running through bottom half of property – 37 acres
  - Doesn't leave enough buildable area
  - Eliminated
- **Wayne Township – West SF Site**
  - 1.5 miles away from Sioux Falls
  - 97 acres
  - 37 acres inside setback
  - Long narrow dumbbell shape not optimal for prison facility
  - Appears to be a waterway and floodplain impacting site – not established yet, but may impact site further
  - Eliminated

The sites selected for further review were:

- Huron – 127 acres - possible
- Mitchell – 160 acres – remote but promising
- CitiBank – 69 acres – too small, but close
- Worthing – SMG – 110 acres – good potential
- Kappenman – 160 and 116 acres – worth investigation

As part of the site analysis the team looked at a conceptual site plan for each site as a “test fit”. These plans are blocking diagrams to represent scale and relationship to setbacks and property lines. These plans have not been developed with respect to operations, operational adjacencies, or adjusted for individual building size. Once a site is selected for development, SDDOC would need to participate in the development of an appropriate program, adjacencies diagrams, operational evaluation, and concept plan development, before a site could be developed.

The goal of the concept plans is to take the resulting buildable area left on each site after site analysis and represent a prison size and bed count that could utilize each site. They are not a proposal for what should or should not be built on each site.

Site Location: Huron

Site Description:

This site is an industrial parcel, Vantage Business Park, which is approximately 127 acres and is located on the east side of Huron, SD. The site is located to the south of US Highway 14 and approximately two miles east of SD Highway 37. The site is owned by the Greater Huron Development Corporation.
This site is bordered by SD Highway 37 to the west, US Highway 14 to the north, and train tracks owned by Rapid City, Pierre, and Eastern Railroad to the south.

The surrounding properties are the Magness Livestock Market to the west, farmland owned by Rebecca Freeman to the north, farmland owned by Turkey Growers LLC to the east, and the city's wastewater detention ponds to the south.

Location:

This site is located on the east side of Huron, SD, which is approximately 130 miles (2 hours) away from Sioux Falls. This location is well beyond the desired 30-mile distance from Sioux Falls, which would create difficulty in maintaining the existing workforce, providing an adequate workforce, higher operating costs, and more logistical issues with transportation and support services. The existing employees would need to relocate to Huron due to the long commute from Sioux Falls. The site is located on the outer limits of the city which would allow for access to community emergency services.

Proximity:

The site is not located near a major interstate but is bordered along its north side by US Highway 14. The south side of the property is bordered by the Rapid City, Pierre &

Eastern Railroad. The James River is located approximately one mile west of the property.

Size:

According to the provided RFI, the site is roughly 127 acres in size, putting it on the low end of the 126 -160 acre size for the full build option. The property is generally square and is currently being used as farmland. The southwest corner of the property has several areas of slough and wetland vegetation that are labeled PEM1A on the National Wetlands Inventory mapper, which may require mitigation for development.

Available Site Utilities:

There are 16" water and wastewater trunk lines located on the south property line, making for convenient connection points to the city's infrastructure for the site utilities. Natural gas provider Northwestern Natural Gas has a distribution junction at the southwest corner of the property. SDN Communications is the primary telecom provider in Huron and has a fiberoptic cable running along US Highway 14 which could provide service to the property. Dakota Energy Cooperative is an electric provider in Huron and has a substation located ½ mile east of the property.

Road Access:

The site is bordered on the north side by US Highway 14 and the west side by the SD Highway 37 Truck Bypass. US Highway 14 is a 4-lane divided highway with turning lanes near both the northeast and northwest corners of the site providing multiple entrance points. There is an access road that runs along US Highway 14 up until the northwest corner of the site. This could be developed to provide access to the site without having to provide upgrades to US Highway 14. Highway 37 is a 2-lane undivided highway with 1 gravel approach that leads to the site that is located just south of the CHS Farmers Alliance.
The Huron Fire Department is about 3.1 miles from the site, and the Huron Hospital is about 2.3 miles from the site. According to Google Maps, all these drives are approximately 5-6 minutes.

Grading:

The site is currently being used for agriculture and has gentle slopes that could be easily graded. There is a drainage channel running from west to east on the north half of the property and a slough and drainage area at the southwest corner of the property that are shown as PEM1A on the National Wetlands Inventory website. However, the RFI states that the site is registered as a "South Dakota Certified Ready Site", which includes environmental assessments, which reduces those concerns.

Additional Costs:

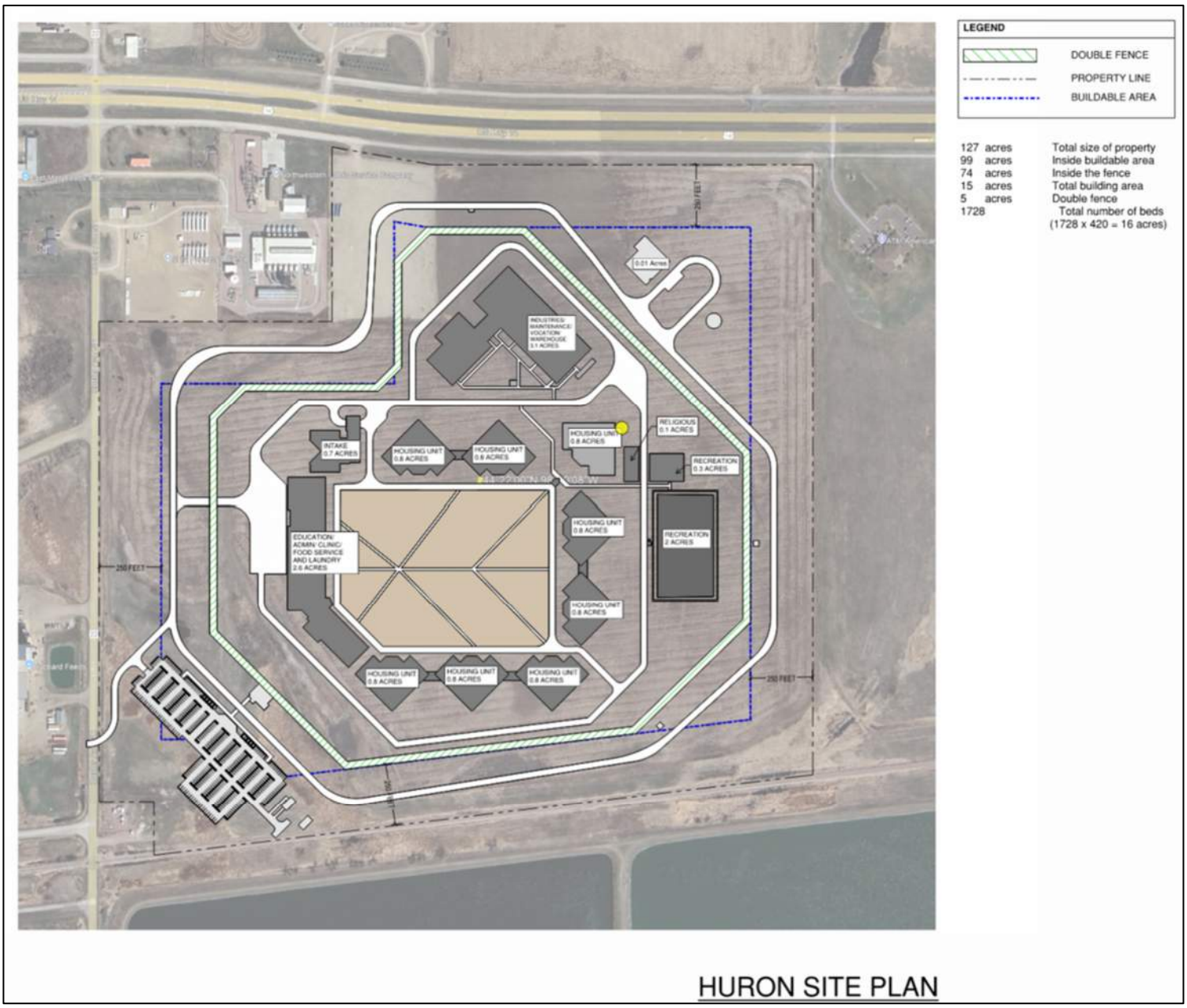
The site appears to have good infrastructure in place for development. It has 16" water and 16" wastewater lines along the south side of the property and private utilities near it. It is also bordered by US Highway 14 and the SD Highway 37 bypass, reducing the need for road development.

Development:

The Huron site has 99 acres of developable site area inside the required perimeter setback, and 75 acres inside the perimeter fence. This site should be able to develop a maximum of 1,728 beds.

Conclusion:

The Huron site is of adequate size and has positives for available site utilities, ease of access, and minimal additional infrastructure costs for the site. The main factor against the location is its 130-mile distance from Sioux Falls and the added costs that would result in for inmate transportation and support services. It is also located directly adjacent to a 4-lane US highway and a railroad line, which provide potential escape routes for inmates.



Site Concept Plan 1 – Huron, see appendix for more detail

Site Location: Mitchell

Site Description:

This site is an agricultural parcel, James River Farms Property, which is up to 160 acres and is located to the southeast of Mitchell, SD. The site is located approximately 1.5 miles south of Interstate 90 and one mile east of SD Highway 37.

This property is owned by Jim River Ridge Farms LLP.

This site is bordered by 411th Ave to the west and 456th St to the north.
The surrounding properties are farmland owned by Reierson's Inc. to the west, farmland owned by Jim River Ridge Farms to the north and south, with the city's wastewater detention ponds to the east.

Location:

This site is southeast of Mitchell, SD, which is approximately 70 miles (1 hour drive) from Sioux Falls. That puts this site more than the desired 30 miles from Sioux Falls, forcing employees to make a long commute every day or relocate to Mitchell. The distance from Sioux Falls also increases operating costs and logistical issues with transportation and support services.

Proximity:

The site is just over a mile south of Interstate 90 and one mile west of the James River. It is one mile east of the Yankton leg of the BNSF railroad and 1.5 miles southwest of the Canton leg of the BNSF railroad.

Size:

According to the RFI, the site is roughly 160 acres in size, making for adequate space to fit the proposed facilities on the property. This puts the site at the high end of the 126 - 160 acre limit allowing for a full build on this proposed site.

Available Site Utilities:

The site can be served by the water and wastewater systems of the City of Mitchell, electricity by either Northwestern Energy or Central Electric Cooperative, natural gas by the City of Mitchell, and telecommunications by the City of Mitchell.

The city lagoons can be used by the prison but a lift station with screening will likely need to be constructed, increasing the overall cost of the project.

Road Access:

This site is one mile east of SD Highway 37 and is bordered by 411th Ave on the west with 256th St bordering the north. These are rural gravel roads that provide minimal options for ingress and egress to the site and would require infrastructure upgrades to meet the needs of the site.

The Mitchell Fire Department is about 4.4 miles from the site, and the Mitchell Hospital is about 4.9 miles from the site. According to Google Maps, these drives are around 10-11 minutes.

Grading:

The site is currently being used for agriculture and is generally flat with a few locations of pothole wetlands identified as PEM1Ad in the National Wetlands Inventory Mapper. The site topography appears to be favorable for grading work and development.

Additional Costs:

A lift station with screening would likely be required for sewer service on the site and it is unknown what size water line serves the property. The RFI states that electrical, gas, and telecommunications can be extended to the property, but it appears there would be some investment costs to get those services in place.

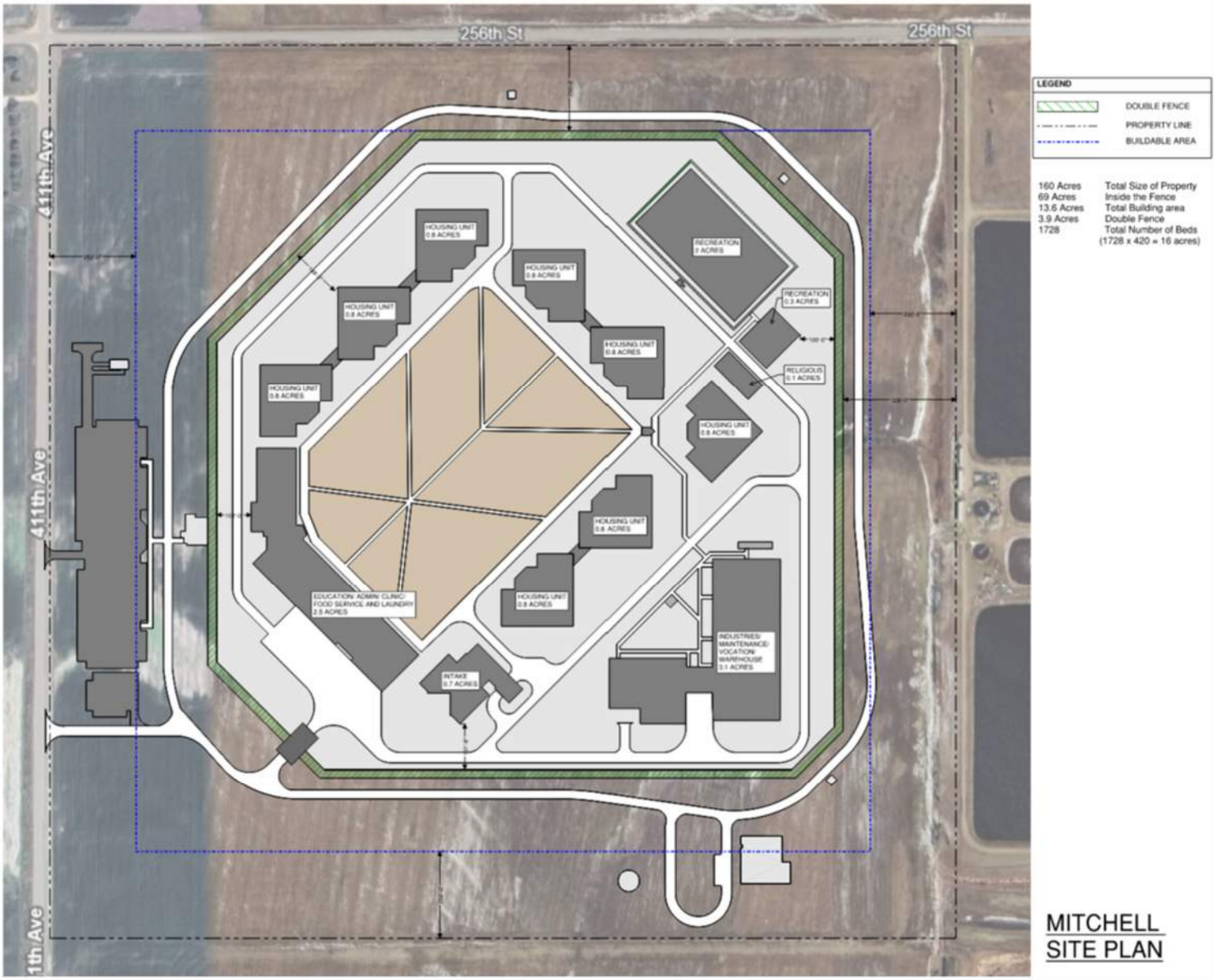
The site is bordered along the north by 256th St. and the west by 411th Ave., which would both likely require some upgrades between the site and SD Highway 37.

Development:

The Michell site has 160 total acres and 69 acres inside the perimeter fence. This site should be able to develop a maximum of 1,728 beds.

Conclusion:

The Mitchell site is of adequate size and has a positive for ease of grading. It appears the site can be served by utilities, but due to the rural location it is expected to have upfront costs for services. The location is 70 miles from Sioux Falls, which results in added costs for inmate transportation and support services. It is also located just over one mile from Interstate 90, and within a mile of a railroad and the James River, which provides potential escape routes for inmates.



Site Concept Plan 2 – Mitchell, see appendix for full details

Site Location: Worthing - SMG

Site Description:

This site is an industrial parcel, I-29 Agricultural and Industrial Park, which contains 157 acres and is located about two miles southwest of Worthing, SD. The site is located ½ mile east of Interstate 29 and along the north side of US Highway 18.

The property is in a business park that is zoned to allow for any commercial or industrial use.

This site is bordered by 471st Ave to the west while the south is bordered by US Highway 18.

The surrounding properties are a business park to the west, farmland owned by Margaret Abbas to the north, farmland owned by Darrel and Pat Bonnema to the east, and farmland owned by CB4 Land LLC to the south.

Location:

This site is located next to I-29 Exit 62, about 2 miles southwest of Worthing, SD. This location is approximately a 15-minute drive from Sioux Falls and 22 miles from the current state penitentiary.

Proximity:

The site is just ½ mile from Interstate 29 and is bordered on the south by US Highway 18. This site is 13 miles from the Iowa border following US Highway 18. It is 1.8 miles from a BNSF railroad line that runs between Mitchell and Canton. The site is not near a navigable waterway.

Size:

The proposed site is 157 acres, which is within the threshold minimum 126–160-acre size required for a full facility build out. The site also has two previously constructed detention ponds, which benefit the site for drainage management, but further takes away from the buildable acreage of the site.

Approximately 15 acres of the site have buildings that will have to be demolished to take full advantage of the site size.

Available Site Utilities:

According to the RFI, water can be provided to this site by South Lincoln Rural Water, but it would require upgrades to their system and additional water rights from the State of South Dakota.

The DOC is already in contract with Lennox for wastewater and it is assumed that the agreement could remain in place for this site. However, that wastewater connection would require approximately nine miles of trunkline and/or force main be constructed to transport the sewage from the site.

Electrical service would be from Southeastern Electric Cooperative, which has 69kV service, but no current access to 115kV transmission.

Gas service would be from MidAmerican Energy, which has existing natural gas service in Worthing. More study is needed to determine the improvements necessary to provide service to the site.

The RFI states that Midco Fiber Internet is available to serve the site.

Road Access:

The site is bordered by US Highway 18 on the south and 471st Ave on the west. Interstate 29 is roughly ½ mile west of the site. It is assumed that improvements to 471st St. and another side of the site will be needed to improve access to the site.
The Len Lennox Fire Department is about 9.1 miles from the site, and the Canton Hospital is about 12.2 miles from the site. According to Google Maps, the Fire Station is around 14 minutes away with Canton Hospital around 19 minutes away.

Grading:

According to the RFI, preliminary site grading has already been completed on the site to create detention ponds at the NW and SW corners of the property and to provide developable industrial parcels. It is assumed that additional grading will be required, and that the site is conducive to further development.

Additional Costs:

The site can be served with utilities, except for fiber optics, it appears they will all require additional investment to be developed. The sanitary sewer service agreement previously made with the City of Lennox can likely be used but will still require nine miles of transmission lines between the site and Lennox. Water services provided by South Lincoln Rural Water and natural gas provided by MidAmerican are expected to require investment in infrastructure.

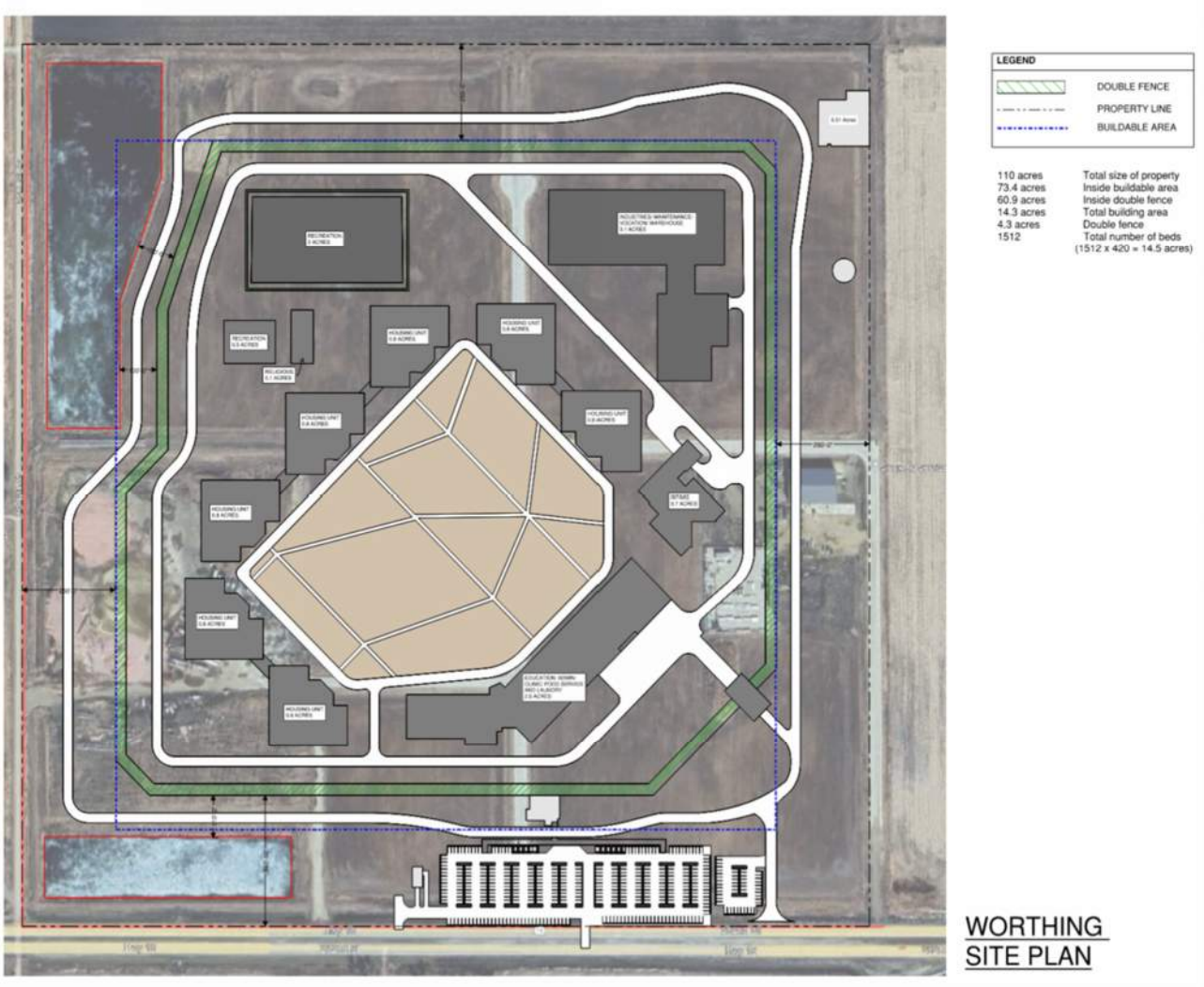
Demolition of structures roads and any subgrade improvements need to be considered.

Development:

The Worthing site has 110 acres (after pond reduction), 73 acres inside the buildable area, and only 60 acres inside the perimeter fence. Due to the site being just below the optimum range it can't support a 1,728-bed facility without significant compromises, but it should be able to develop a maximum of 1,512 beds.

Conclusion:

The Worthing - SMG site has adequate access and site development qualities and is located within 30 miles of Sioux Falls. It appears the site can be served by utilities, but due to the rural location it is expected to have high upfront costs for development of services. The rural location also raises some concerns. The site is smaller than the 126-acre recommended size and is located just ½ mile from Interstate 29 and 13 miles from the Iowa border following US Highway 18, providing a potential escape route for inmates.



Site Concept Plan 3 – Worthing, see appendix for more detail

Site Location: Kappenman Tract (Sioux Falls)

Site Description:

This site is an agricultural parcel owned by Jay J. Kappenman, which is approximately 276 acres and is located just outside of the northwest corner of Sioux Falls city limits. The site is located two miles west and half a mile south of Interstate 29 and Interstate 90 interchange.

The site is within the Tier 2 Development Area of the Sioux Falls Growth Management Plan, meaning that water and sewer service to the area is expected between 2029-2038. Other utility services including gas, electric, and telecommunications are available in the area and can likely be extended to the property.

This site is bordered by SD Highway 38 and is bisected by La Mesa Dr.

The surrounding properties are farmland owned by Verna Seely Revocable Trust to the west, farmland owned by Highway 38 Sundermann Land LLC, South Dakota Network LLC, and Ronald and Karen Vanheerde to the north, the City of Sioux Falls to the east, with farmland owned by Thraen Properties LLC and Baker Farms to the south.

Location:

This site is located just outside the northwest corner of Sioux Falls, SD. Making it a convenient location with easy access to Jameson Annex and supporting staff and services of the Sioux Falls area.

Proximity:

The site is located half a mile south of Interstate 90, two miles west of Interstate 29, and is bordered by SD Highway 38. It is not located near a navigable waterway or railroad system.

Size:

This site is approximately 276 acres in total, however only 116 acres is considered buildable. The western portion of the site has a creek and floodplain running through it and the irregular shape of the eastern property makes it less efficient to build on due to the required 250' setback. The properties are also bisected by La Mesa Drive, which complicates development. The resulting 116 acres do not meet the 126–160-acre standard for a full build but would allow for a half-build facility for a phase 1 alternative.

Available Site Utilities:

Water and wastewater would need to be provided by the City of Sioux Falls, but major upgrades are needed for both of those services to allow for the flow of the prison facilities. The site is in the Tier 2 Development Area of the Sioux Falls Growth Management Plan, meaning that water and sewer service to the area isn't expected until 2029-2038. This timeline could be moved forward, however that would require investment from the developer to build the required infrastructure.

It is expected that gas, electricity, and telecommunications services could be extended to the site, but they would likely need improvements to meet the requirements of the campus.

Road Access:

SD Highway 38 borders the northern portion of the site while La Mesa Dr divides the site into an eastern and western portion. La Mesa Dr extends north to an overpass of Interstate 90 and would likely need to remain in place. There are no roads bordering the west, south, or east sides of the property, which means additional expense for providing adequate access to the property.

The Sioux Falls Fire Station 11 is about 3.6 miles from the site, and the Sanford Emergency Department is about 8.5 miles from the site. According to Google Maps, the fire station is around 6 minutes, and the hospital is around 16 minutes.

Grading:

The two properties west of La Mesa Dr have a major drainageway taking up a large portion of the east half of the 160-acre combined area. There is also a drainageway running from the southeast to the northwest corner of the eastern property. The National Wetlands Inventory Mapper shows large areas of PEM1A wetlands west of La Mesa and a R4SBC riverine habitat east of La Mesa. It is expected that the large areas currently used for farming could be graded, but the drainage channel west of La Mesa and general topography of the site make development of the property difficult.

Additional Costs:

The site's location on the outskirts of Sioux Falls means that utilities could likely be provided to the site. However, the property is in the Tier 2 Development Area for the City, which means it will be several years until the City extends services to the area. The Owner would be responsible for construction of the utilities on an accelerated

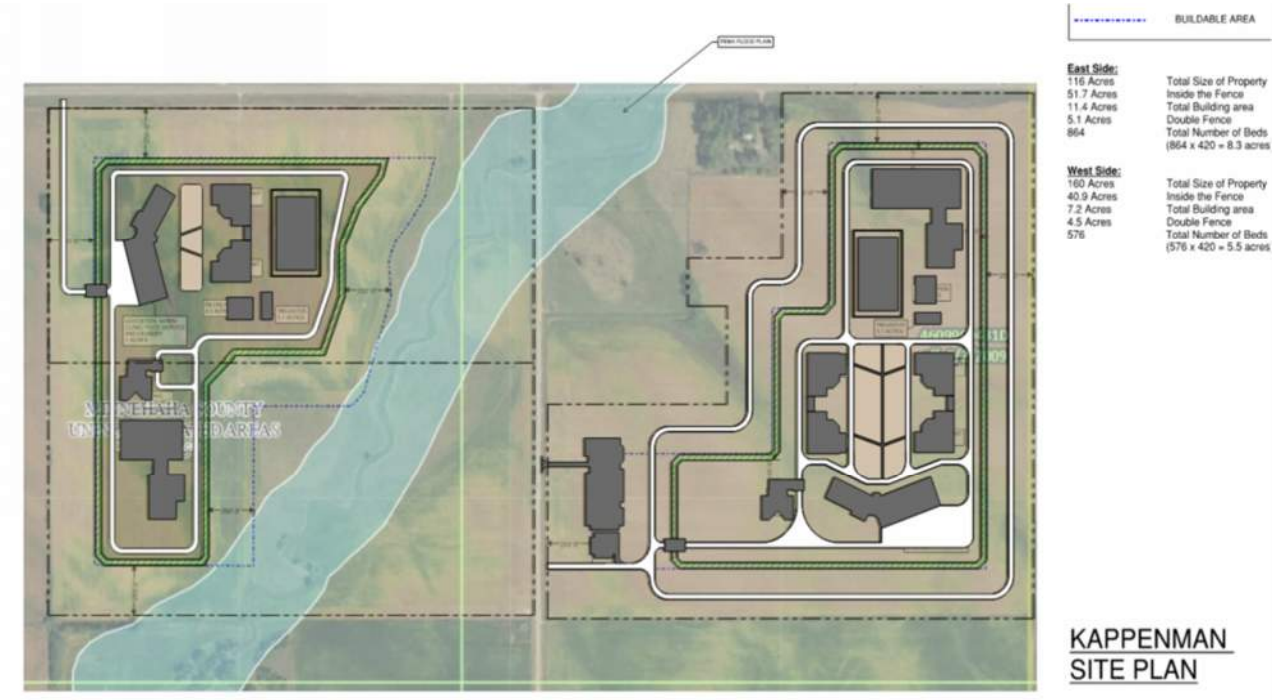
schedule. Investments would also likely be needed for electrical, natural gas, and telecommunication services.

Development:

The Kappenman site has 276 acres in total. This is split into two main pieces. One is 116 acres and the other approximately 160 acres. However, as discussed, waterways, floodplain, drainageway, wetlands, and riverine habitat have made much of the site undevelopable. When setbacks are applied, there is a 40-acre parcel and a 51-acre parcel (assuming site development costs are invested). The east side could be developed as a 500-bed facility, and the west side could be developed as an 864-bed facility. The 500-bed facility would not be a favorable layout and shouldn't be considered.

Conclusion:

The Kappenman site is near Sioux Falls city limits and has good access but is bisected by La Mesa Dr. and has a large drainage system with wetland areas on the site, which hampers development. It appears the site can be served by utilities, but the site is in a Tier 2 Development Area, which means the owner would be required to pay for infrastructure upgrades to provide water and sewer to the site. It is also located within one mile of Interstate 90, and two miles from Interstate 29, which provides potential escape routes for inmates. This site would be very expensive to develop and would result in operational inefficiencies that would cost the department for the life of operations.



Site Concept Plan 4 – Kappenman, see appendix for more detail

Site Location: Former CitiBank Campus

Site Description:

The former CitiBank Campus contains up to 69 acres and is in northern Sioux Falls, SD. The site is located half a mile south and one and a half miles west of Interstate 90 and Cliff Ave. interchange.

The property is generally bounded by 4th Ave. to the west, 60th St. to the north and 56th St. to the south and is in a mature industrial park.

Location:

This site is in northern Sioux Falls allowing for an easy commute for existing staff. It has proximity to Jameson Annex, which would remain operational and is also the closest site to hospitals and fire departments for critical services.

Proximity:

The site is located half a mile south of Interstate 90 and is bordered on the north by SD Highway 38. It is less than half a mile from the Big Sioux River diversion channel and a BNSF rail line.

Size:

This site is roughly 69 acres, putting it on the low end of the 65-80 acres required for a half-build site for a phase 1 option. The site has 300,000 SF of existing buildings that would require extensive demolition or construction expenses for repurposing and has large areas of surface parking lots that would need to be demolished to accommodate the preferred layout of a correctional facility.

Available Site Utilities:

Due to the property's location and former use as a high-density call center, it is expected that the site can easily be served water and wastewater by the City of Sioux

Falls and with gas, electricity, and telecommunications by private utility companies. There is a 15” sanitary main bisecting the property and a 20” watermain running along 60th St. on the north side of the campus.

Road Access:

4th Ave borders the western side of this site while East 60th St and E 56th St border the site on the north and south. With developed urban roads on three sides of this site, it allows for easy ingress and egress from the property. The site also has quick access to Interstate 90, Interstate 29, and Interstate 229.

Sioux Falls Fire Station 7 is about 1.4 miles from the site, and the Sanford Emergency Department is about 5.5 miles from the site. According to Google Maps, the fire station is around 4 minutes, and the hospital is around 14 minutes.

Grading:

The site would need extensive work for re-purposing for a prison site. There are 300,000 SF of existing buildings and another 21 acres of surface parking lots and roads that would need to be demolished or modified to provide room for a correctional facility.

Additional Costs:

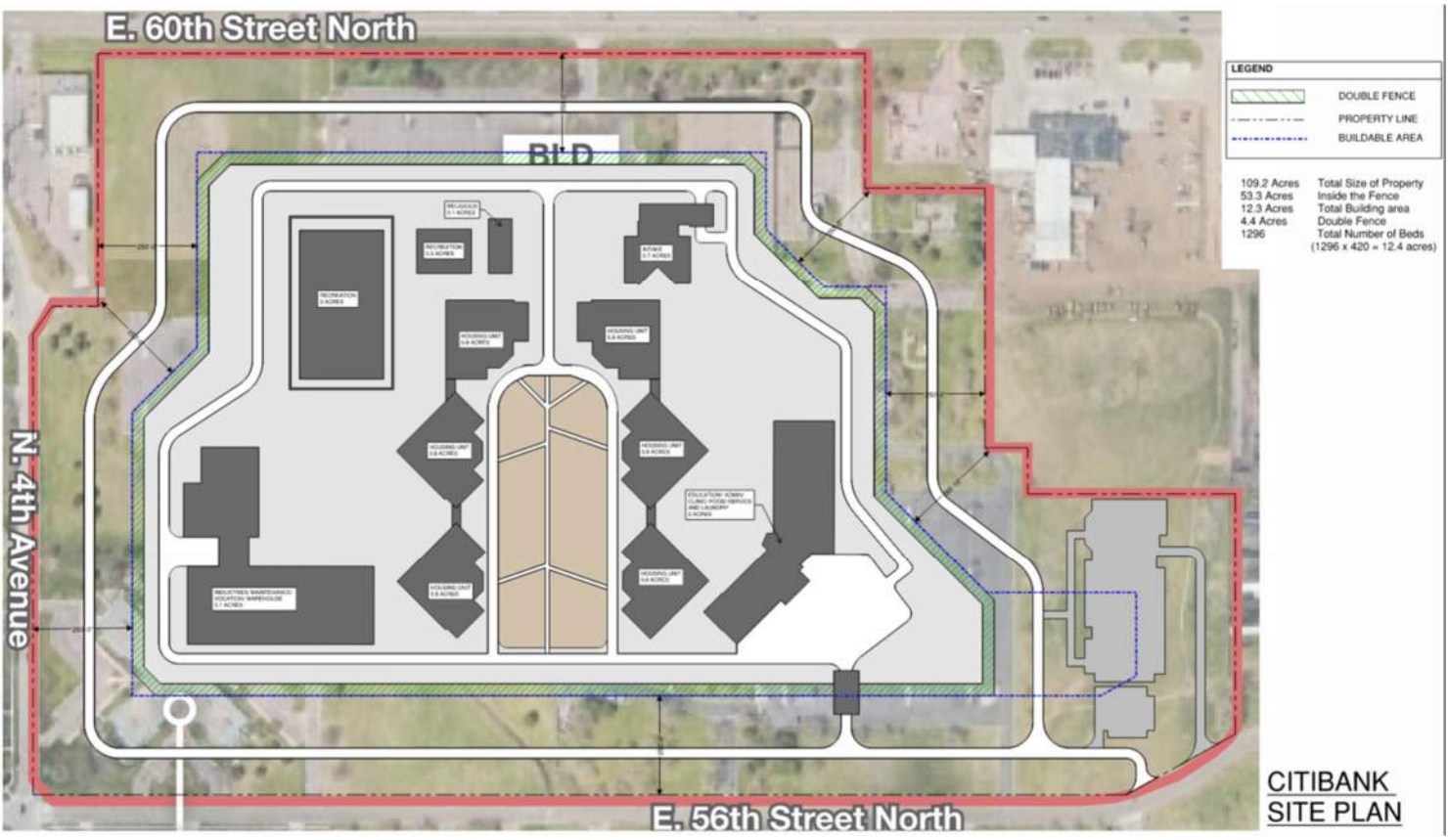
The CitiBank Campus has one of the best situations for being served by utilities and road access, but it is also the smallest property and would require extensive demolition and/or remodeling of existing facilities to be repurposed for use as a men’s prison.

Development:

The Citibank site has 69 acres plus the daycare center. If all structures are demolished and developed as an open site, 53 acres will be developable inside the perimeter fence. The maximum total number of beds would be 1,296. If the choice is to keep the daycare facility and some of the other buildings for remodel and change of function, the number will be closer to 864 but may reduce overall cost of development.

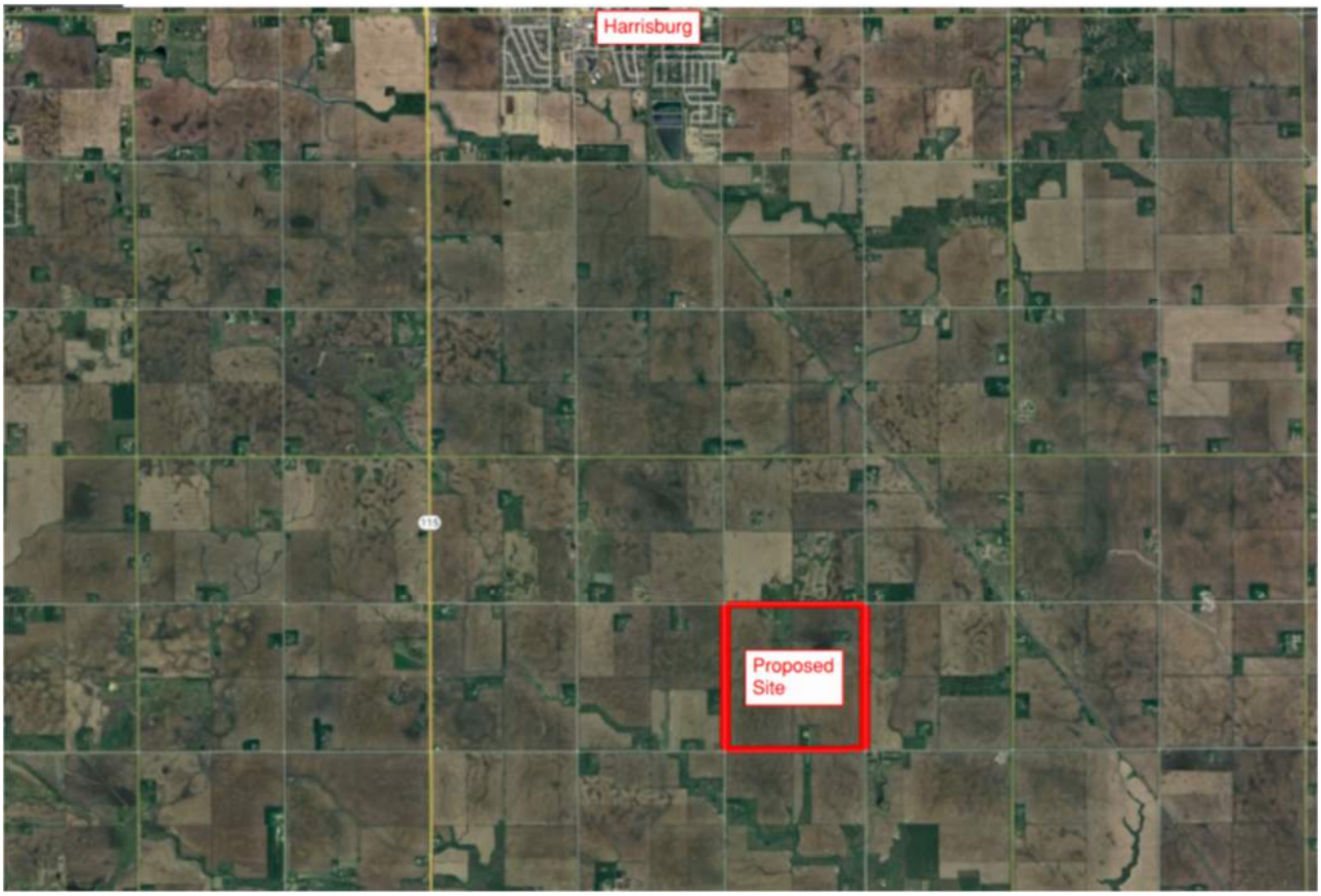
Conclusion:

The CitiBank site is the nearest location to the Jameson Annex and has readily accessible utilities and good access to urban roads. However, the site is just 69 acres, and is covered by existing buildings, roads, and parking lots that will require demolition and reconstruction for use as a prison site. It is also located within a mile of Interstate 90, a railroad, and the Big Sioux River, which all provide potential escape routes for inmates. This is not an optimal choice for prison development but could support future phases if necessary.



Site Concept Plan 5 – Citibank, see appendix for more detail

Site Location: Existing Lincoln County DOC



Site Description:

This site is an agricultural parcel owned by the SD Department of Corrections that contains 160 acres and is located at the northwest corner of the intersection of 278th St. and 477th Ave. The site is approximately four miles south of Harrisburg, five miles northwest of Canton, and five miles northeast of Worthing.

This site is bordered by 477th Ave to the east and 278th St to the south of the property. This site is bordered by farmland owned by DEH III LLC to the west, farmland owned by Clayton Brachford to the north, farmland owned by Samuel Eiesland to the east, and farmland owned by SD Department of Corrections to the south.

Location:

This site is located about nine miles from Sioux Falls city limits and 17 miles from the State Penitentiary. It is centrally located between the towns of Harrisburg, Canton, and Worthing.

Proximity:

The site is six miles east of Interstate 29, one mile southwest of the BNSF/D&I railroad, and seven miles west of the Big Sioux River. SD Highway 11 is one mile east of the property.

Size:

This site is approximately 160 acres, putting it at the high end of the preferable range of 126-160 acres for a full build site. The SD Department of Corrections also owns the

160-acre parcel south of this property, providing flexibility for future growth needs or an area for development of support services.

Available Site Utilities:

Due to the remote rural nature of this site, development of water, wastewater, gas, electricity, and telecommunications will need to occur to make this site functional.

Road Access:

The site lies on the northwest corner of 278th St and 477th Ave., both of which are rural gravel roads that will require improvements to support the site. SD Highway 11 is one mile to the east while Highway 115 is 2.5 miles to the west allowing for multiple points of egress and ingress.

The Harrisburg Fire Department is about 8.5 miles from the site. According to Google Maps, the Fire Station is about 12 minutes from the site.

Grading:

The property is currently being used for farmland and has gentle slopes that drain water from north to south across the lot. The site has just 0.1 acre of area listed as PEM1A on the National Wetlands Inventory mapper and is outside of the flood plain. It is expected that the site can easily be graded for development.

Additional Costs:

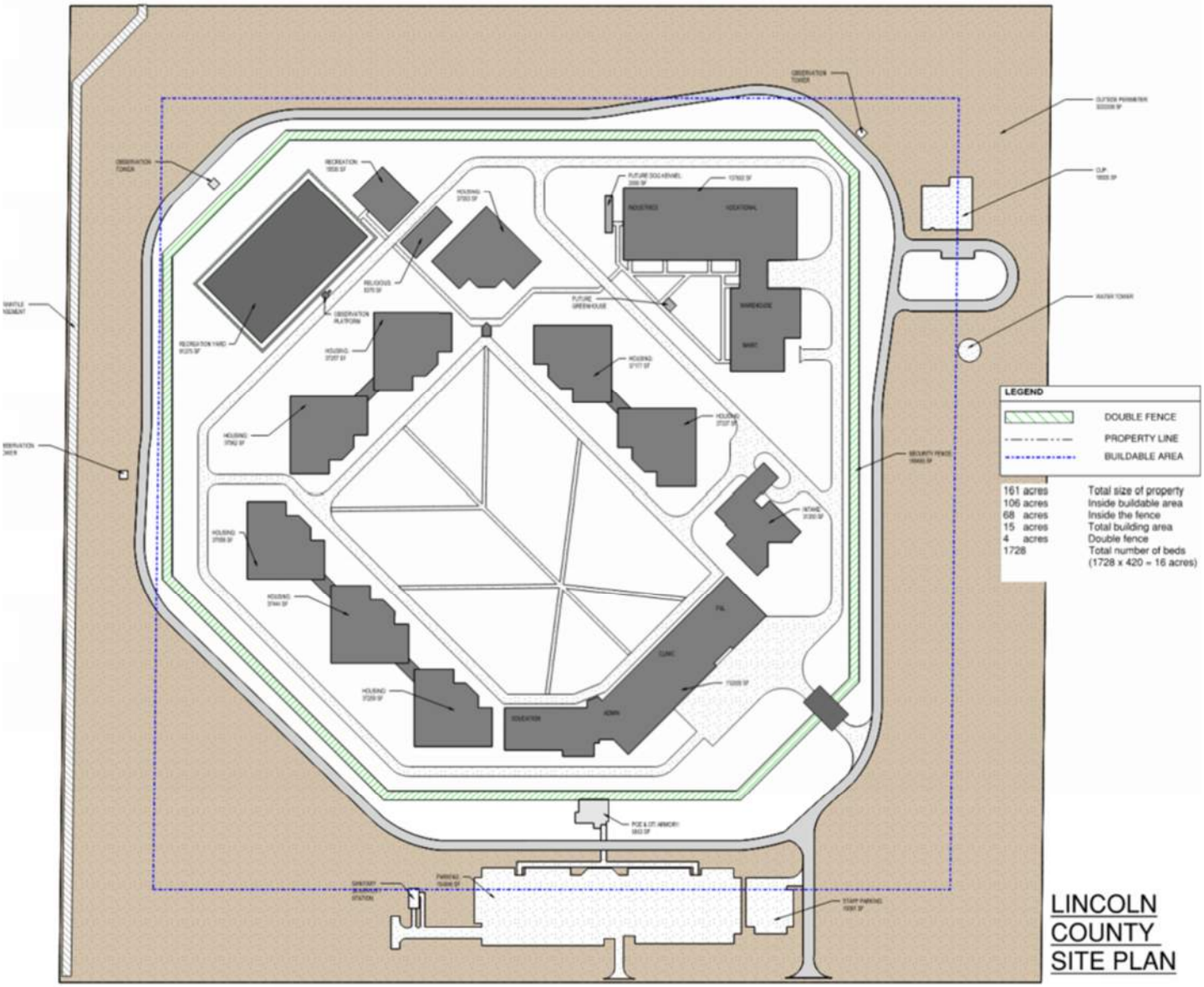
It is expected that due to the rural nature of this site, the development costs for site utilities will be higher than some other locations. However, the square shape and gentle features of the property are favorable for grading and construction.

Development:

The Lincoln County site has 320 acres total split into two 160-acre sites. The north site is the current location for the planned 1,512-bed facility. This site has ample room to add an additional 216-bed housing unit allowing for the development of a 1,728-bed prison. Apart from potential site development costs for utilities and access this site would allow for 1,728 now and another 1,728 in the future which will reduce overall development costs and provide further efficiencies in operations.

Conclusion:

The existing Lincoln County DOC site is of adequate size and is located away from interstates, highways, and waterways. It is also near Sioux Falls for support services and labor force. The site can be served by utilities, but due to the rural location it is expected to have high upfront development costs for services and access roads. The property is already owned by the DOC and is adjacent to another 160-acre parcel owned by the DOC that can be used for future expansion or support functions. This is a strong candidate for phase one development now, and the phase six development alternative in the future.



Site Concept Plan 6 – Lincoln County, see appendix for more detail

Site Analysis Results

Choosing by Advantages:

The planning team reviewed 6 potential sites in more detail: Lincoln, Huron, CitiBank, Mitchell, Worthing and Kappenman. Upon early evaluation, these sites appeared to have the most potential for site development. We applied several factors into the analysis of sites based on what the planning team understands to be the most important factors to the success of a new prison site in South Dakota: Location, proximity, size, availability of utilities, access to the site, grading and site development, and the potential for additional costs due to site selection.

The team then analyzed the sites based on those criteria and documented our findings. Each of the sites had benefits and drawbacks. The team implemented a Choosing by Advantages process. Where the team takes the criteria for evaluation and ranks the importance of those criteria. Giving each criterion a factor from 100 down to 70 in 5-point increments. Each site was then evaluated and ranked between 1 and 5 for that individual criterion. 5 meaning the site most met the intent of the criterion down to 1 where that site was poor in that category. The civil engineering team and the planner ranked each site against the criteria, and the importance factor became the multiplier. All team scores were averages to eliminate bias as much as possible, and the results are as follows:

Project Location	Location	Importance Factor (100)	Proximity	Importance Factor (95)	Size	Importance Factor (90)	Site Utilities	Importance Factor (85)	Access	Importance Factor (80)	Grading	Importance Factor (75)	Additional Costs	Importance Factor (70)	Total Score (Max 2975)	
Existing Lincoln County DOC	5	500	5	475	5	450	2	170	4	320	4	300	2	140	**2355**	1
Huron	1	100	3	285	4	360	5	425	5	400	4	300	5	350	**2220**	2
Citi Bank	5	500	2	190	1	90	5	425	5	400	3	225	3	210	**2040**	4
Mitchell	3	300	3	285	5	450	3	255	3	240	4	300	3	210	**2040**	4
Worthing - SMG	4	400	3	285	3	270	3	255	4	320	5	375	2	140	**2045**	3
Kappenman	5	500	3	285	2	180	3	255	4	320	2	150	2	140	**1830**	6

Rating of 1 to 5, 5 being the best and 1 being the worst

Location: Should be within 30 miles of Sioux Falls

Proximity: Not located close to Major Interstates, Railroads, and Waterways

Size: Need a minimum of 126-160 Acres for the full site and 65-80 acres if they are doing ½ site for a Phase 1

Available Site Utilities: Water/Sewer/Gas/Electric/Telecommunications.

Does it need a lift station, transmission mains, storage, or additional site requirements to service the site?

Access: Multiple ways of ingress/egress for emergency and other support vehicles

Grading: Minimize amount of grading required to provide a functional site

Additional Costs: Minimize additional costs to service the site

(lift station, length of sewer/water connection, telecommunications, access roads, etc.)

Site Recommendations:

Based on our site analysis and choosing by advantages method of ranking potential sites the top ranked site for Development is the Existing Lincoln County SDDOC site. This site is 10 miles from Sioux Falls, is not in proximity to major interstates, railroads, or major waterways, has the size for a full build of 1728 in phase 1 (also can service phase 4&5 or phase 6 alt), is ranked high for site access, and only scored poorly for site utilities and potential additional cost during development. Due to the fact that the State already owns this land some of the total development costs are minimized compared to other sites that require purchase and development costs.

Lincoln County was followed on the ranking system by the Huron site, which also scored well, but is very remote and directly adjacent to a major highway.

Our recommendation for site selection for phase 1 development of the men's capacity plan is the Lincoln County Site

Appendix 8C – Phase 1b Drawing Analysis

Appendix 8C – Cost and Budget Analysis

The project team performed a preliminary benchmark budget analysis. It is based on current program information and typical cost per square foot with 2025 dollars. Analysis was done with both a 5% and 7% escalation through the mid-point of construction to establish a range. Current trends indicate we are likely to be moving back to a more stable escalation factor (5%), but this cannot be confidently projected. The planning team has reviewed the GMP summary for the Lincoln site and finds that it is within the benchmarking range our team developed. However, the planning team feels the Best Value option is to move forward with these phase options: P1(New 1,728), P2 (Partial Demo SDSP), P3 (300 min on SDSP), and P6 (New 1,728). However, the master plan should be revisited after each milestone to ensure future phases still serve SDDOC's needs.

Budget Cost Benchmarking

Base Phasing (5% Escalation Per Year)									
Phase	**Beds**	**SF/Bed**	**Total SF**	**$/SF 2025**	**Cost 2025**	**Escalation/yr**	**Years to midpoint**	**Cost at Construction**	**MP Budget**
P1	1512	420	635040	$1,100.00	$698,544,000.00	5%	2	$770,144,760.00	
P2	-826	-325	268450	$100.00	$26,845,000.00	5%	4	$32,630,265.28	
P3	300	420	126000	$800.00	$100,800,000.00	5%	4	$122,523,030.00	
P4	768	420	322560	$1,100.00	$354,816,000.00	5%	5	$452,845,118.88	
P5	768	420	322560	$1,100.00	$354,816,000.00	5%	8	$524,224,830.74	
							Total	**$1,902,368,004.90**	**$2,473,078,406.38**

Increased Bed Phasing (5% Escalation Per Year)									
Phase	**Beds**	**SF/Bed**	**Total SF**	**$/SF 2025**	**Cost 2025**	**Escalation/yr**	**Years to midpoint**	**Cost at Construction**	**MP Budget**
P1	1728	420	725760	$1,100.00	$798,336,000.00	5%	2	$880,165,440.00	
P2	-826	-325	268450	$100.00	$26,845,000.00	5%	4	$32,630,265.28	
P3	300	420	126000	$800.00	$100,800,000.00	5%	4	$122,523,030.00	
P4	768	420	322560	$1,100.00	$354,816,000.00	5%	5	$452,845,118.88	
P5	768	420	322560	$1,100.00	$354,816,000.00	5%	8	$524,224,830.74	
							Total	**$2,012,388,684.90**	**$2,616,105,290.38**

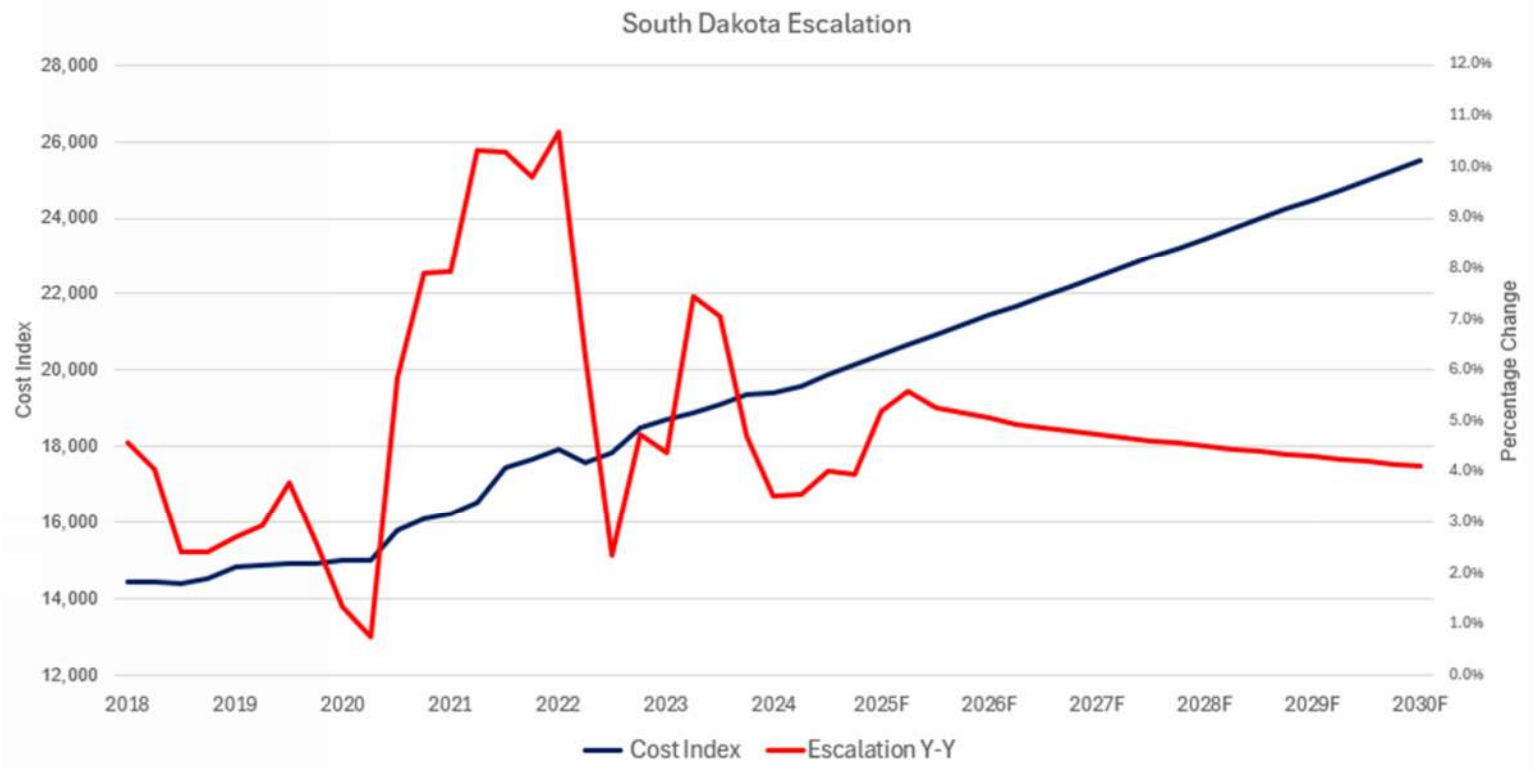
Base Phasing (7% Escalation Per Year)									
Phase	**Beds**	**SF/Bed**	**Total SF**	**$/SF 2025**	**Cost 2025**	**Escalation/yr**	**Years to midpoint**	**Cost at Construction**	**MP Budget**
P1	1512	420	635040	$1,100.00	$698,544,000.00	7%	2	$799,763,025.60	
P2	-826	-325	268450	$100.00	$26,845,000.00	7%	4	$35,188,318.89	
P3	300	420	126000	$800.00	$100,800,000.00	7%	4	$132,128,237.81	
P4	768	420	322560	$1,100.00	$354,816,000.00	7%	5	$497,647,794.88	
P5	768	420	322560	$1,100.00	$354,816,000.00	7%	8	$609,639,947.58	
							Total	**$2,074,367,324.76**	**$2,696,677,522.19**

Best Value Bed Phasing (7% Escalation Per Year)									
Phase	**Beds**	**SF/Bed**	**Total SF**	**$/SF 2025**	**Cost 2025**	**Escalation/yr**	**Years to midpoint**	**Cost at Construction**	**MP Budget**
P1	1728	420	725760	$1,100.00	$798,336,000.00	7%	2	$914,014,886.40	
P2	-826	-325	268450	$100.00	$26,845,000.00	7%	4	$35,188,318.89	
P3	300	420	126000	$800.00	$100,800,000.00	7%	4	$132,128,237.81	
P6	1728	420	725760	$1,100.00	$354,816,000.00	7%	8	$609,639,947.58	
							Total	**$1,690,971,390.68**	**$2,198,262,807.88**

Note: These are Prison development costs, and do not include:

Off-Site Utilities Development, Road Development, Site Specific Utilities, management costs, land costs, or design fees

These typically equal 30%-35% of the construction costs (not all apply to all sites and/owners)



Budget Level Site Improvements (2025)

Site Development		Net Cost	Gross Cost (1.35)
Well Costs - 200k GPD		$ 175,000.00	$ 236,250.00
Fire Water Tank & Pump			
1,200 GPM pump (assumed 2 pumps)		$ 250,000.00	$ 337,500.00
Pump House & Site Distribution Piping		$ 400,000.00	$ 540,000.00
Power Distribution / Generator		$ 1,000,000.00	$ 1,350,000.00
Tank		$ 750,000.00	$ 1,012,500.00
			$ -
Water Treatment (200,000 gpd)		$ 4,000,000.00	$ 5,400,000.00
	Total	**$ 6,575,000.00**	**$ 8,876,250.00**

Site Specific Cost Impacts

West Farm				
Site Development			**Net Cost**	**Gross Cost (1.35)**
2.5-4 mile domestic main	3 miles		$ 8,700,000.00	$ 11,745,000.00
assumed 16" PVC with joint restraints / trenching / asphalt replacement where applicable / fittings / valves / hydrants as required				
Site development from previous tab			$ 6,575,000.00	$ 8,876,250.00
Stormwater management (assumed 100,000 CF)			$ 2,500,000.00	$ 3,375,000.00
Site Demolition (assumed 100k SF of building no abatement)			$ 2,000,000.00	$ 2,700,000.00
		Total	**$ 19,775,000.00**	**$ 26,696,250.00**

North Farm

Site Development				
Domestic Water				
Water Utility connection in Maple Street			$ 150,000.00	$ 202,500.00
Wastewater Utility connection in Maple Street			$ 75,000.00	$ 101,250.00
Requires on site storm water development (9-12 acres)			$ 1,000,000.00	$ 1,350,000.00
Fire Water			$ 150,000.00	$ 202,500.00
Water Utility connection in Maple Street				
Potential easement for city storm water management plan			N/A	N/A
Limited off-site road improvements (traffic signal / turnlane / deceleration & acceleration lane)			$ 2,500,000.00	$ 3,375,000.00
		Total	**$ 3,875,000.00**	**$ 5,231,250.00**

Lincoln County

Site Development			
Site Development (previous tab assigned to each parcel)		$ 13,150,000.00	$ 17,752,500.00
Road Development (appx. 2 miles - assumed 28ft width)		$ 10,350,000.00	$ 13,972,500.00
	Total	**$ 23,500,000.00**	**$ 31,725,000.00**