

Arrington Watkins Architects

South Dakota

Men's Correctional Facility Master Plan Refresh

OSE #C1224—01X

Tuesday, June 3, 2025



The background is a detailed architectural floor plan of a prison cell block. It shows a long corridor with multiple cell doors on both sides. The plan includes various labels such as 'CORRIDOR', 'UTILITY CORRIDOR', and 'CELL'. Dimensions are provided for many of the spaces, including cell widths (e.g., 6'-6", 7'-0", 7'-6") and corridor widths (e.g., 13'-0", 15'-0"). There are also notes like 'NOTE: LOWER GRANT SECTION REMOVABLE' and '40x16 REGISTER UNDER EACH WINDOW ON TWO SIDES'. The plan is drawn in a technical style with lines representing walls, doors, and furniture like beds and tables.

1 Who We Are

2 Introduction

3 Growth Projections and Need

4 Facilities Review

5 Site Review

6 Findings

7 Recommendations and Budget

1

MEET OUR TEAM



Mike Quinn
Managing Principal



Mike Conder
Managing Principal



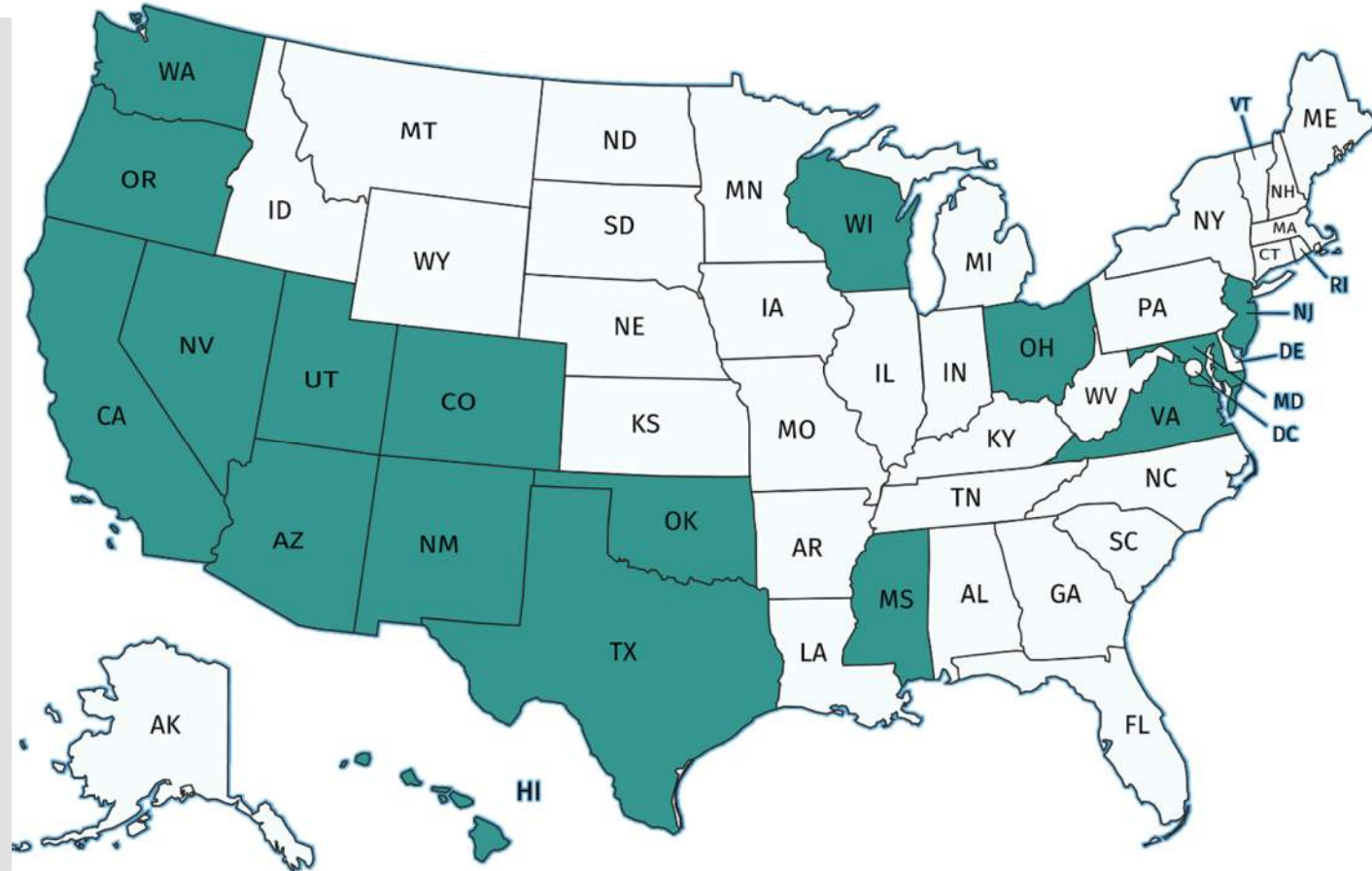
RLB | Rider Levett Bucknall



1 Who We Are

31 year in business
46 staff
15 architects

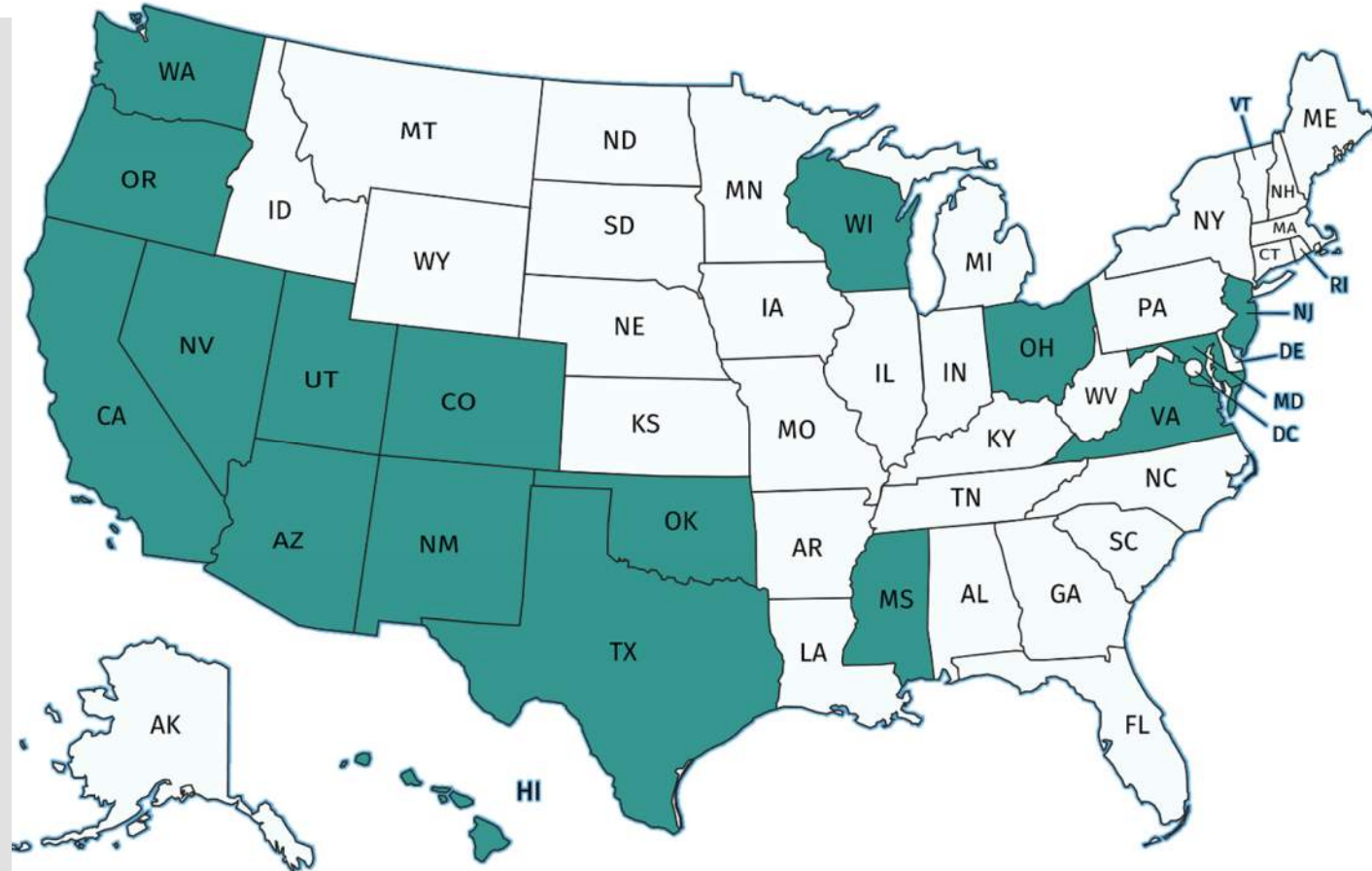
Experts in:
Government work
Technically challenging
Criminal Justice &
Corrections
CMAR and
Design/Build



1 Who We Are

Corrections
Development and
Planning

- Federal
- State
- County
- Private
- International
- All Classifications
- All Genders
- Adult and Juvenile



2 Introduction

- 2021 Prison System Master Plan
- 2021 Facility Feasibility Analysis
- 2022 Population Growth Update
- 2025 Men's Master Plan Refresh

2 Introduction

- Update to be conducted in 3 phases
- P1: Existing Facilities Review
 - 1a Evaluation of Current System and Needs
 - 1b Current Sioux Falls Facility Review
- P2: Current Property Site Review
- P3: Alternate Property Site Review

2 Introduction

- Phase 1a & 1b conducted simultaneously
CGL focused on 1a
AW focused on 1b with EAPC
- Phase 2 followed Phase 1 to use findings
- Phase 3 followed with sites from task force
- P3 appendix to 4/28 submission

3 Growth Projections and Need

Current State of the System

	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%

3 Growth Projections and Need

2021 MP with 2022 Updates

- 3,552 - 3,734 Male Beds by 2041
- 25% over 20 years
- Per 3/31/25 SDDOC - only 288 beds away from 2041
- Does not include impact of 2023 SB 146
- Does not reflect observed growth
- Not a good basis for system capacity planning

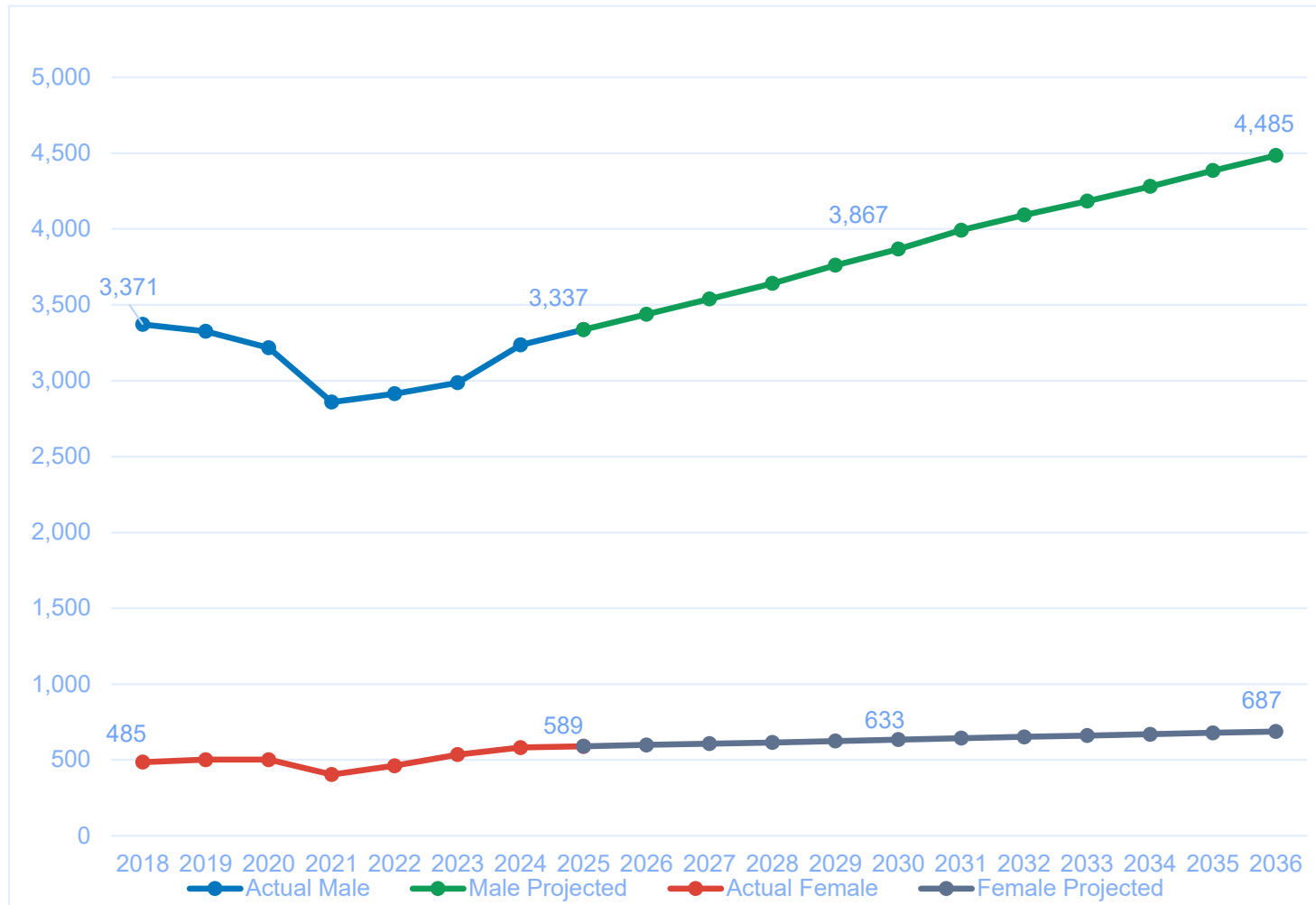
3 Growth Projections and Need

2021 MP with 2022 Updates

Significant Recommendations

- 1512 multi-custody (not enough)
- Decommission SDSP (good)
- 800 new minimum male (too much)
- New kitchen at Durfee (low priority)
- Transfer geriatric to Durfee (not ADA)
- 200 medium male at Rapid (not enough)
- Female beds not part of refresh

3 Growth Projections and Need



3 Growth Projections and Need

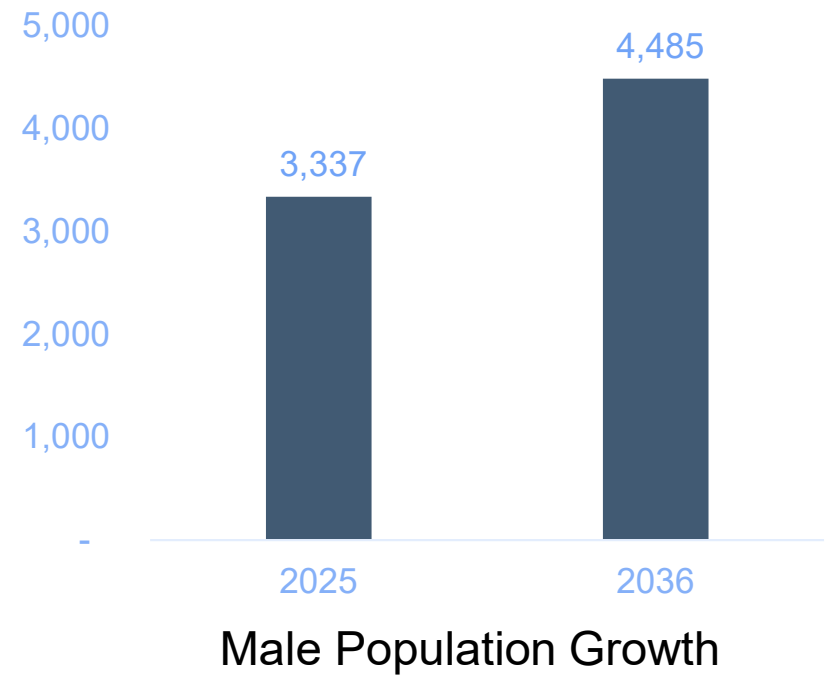
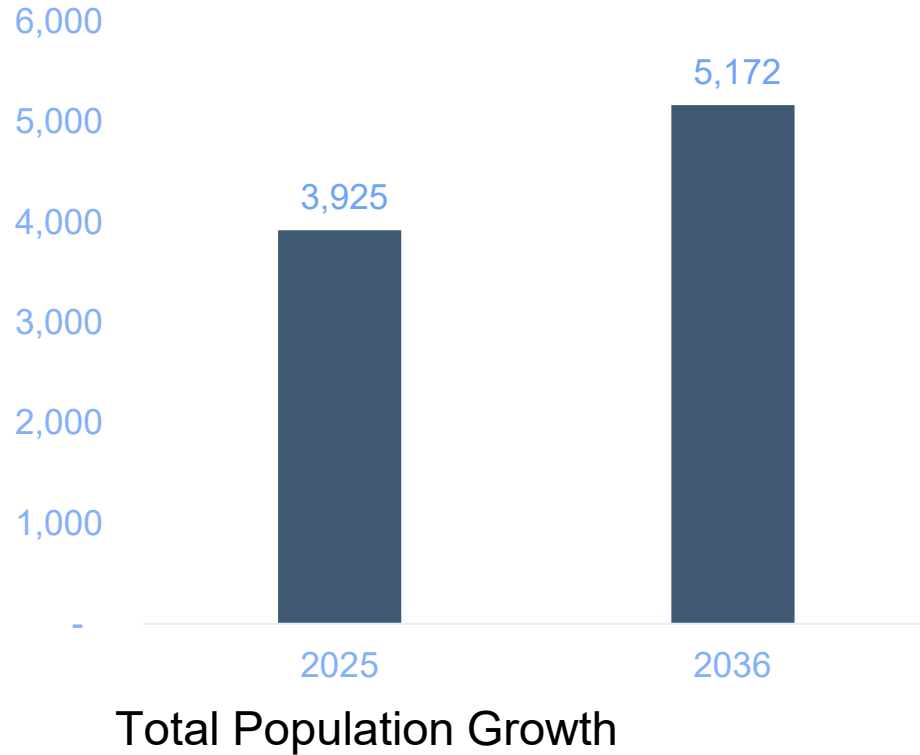
Inmate Population Analysis

2025-2036

- SDDOC forecast 2.7% annually – 31.7% by 2036
- 3,926 end of 2025 to 5,172 by 2036
- 1,246 bed increase by 2036
- 600-800 a result of 2023-SB146 (tier 1 & 2 offenders)
- Male increase 34% by 2036
- 3,337 to 4,485
- 4,721 with 5% peaking factor

3 Growth Projections and Need

Inmate Population Growth



3 Growth Projections and Need

Inmate Population Analysis

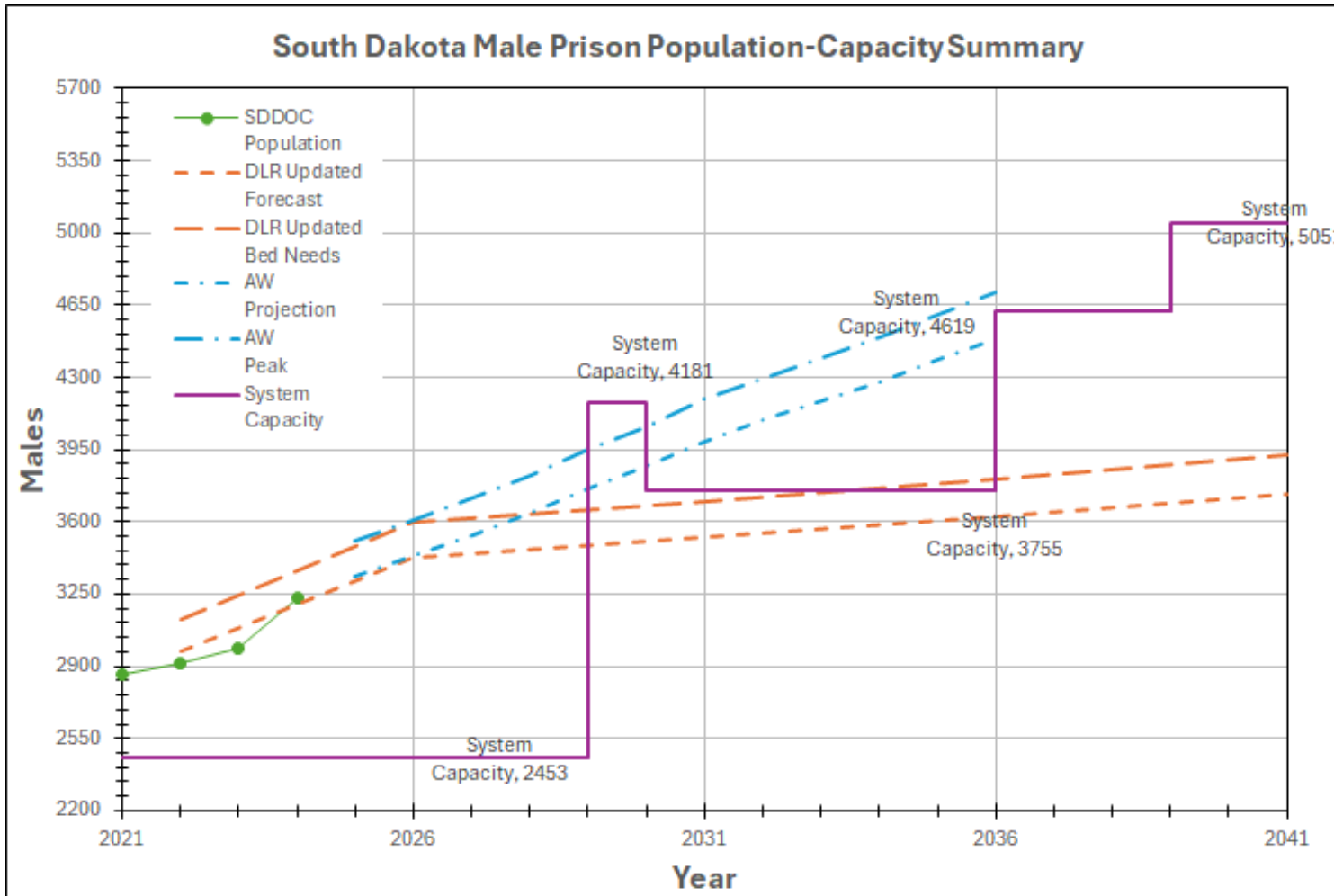
2025-2036

- 4,721 male beds needed by 2036
- Male capacity 2,453 beds
- 2,268 beds short of current capacity
- 3,068 beds with SDSP decommissioning
- Deficit in **medium** and close custody

3 Growth Projections

	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%

3 Growth Projections and Need



3 Growth Projections and Need

Inmate Population Analysis

Prison Population

- Tier 1 offenders – 19%
- Tier 2 offenders – 15%
- 33% violent crimes and 28% drug offenses
- Tier 1 expected 54-month increase in ALS
- Tier 2 expected 14-month increase in ALS

4 Facilities Review

South Dakota State Penitentiary (SDSP)

- Original Build 1881
- 3 main housing units and 10 support buildings
- 400,000 square feet total
- Operating as a LEVEL IV facility
- Listed as 837-bed operational capacity
- 751 inmates at time of observations

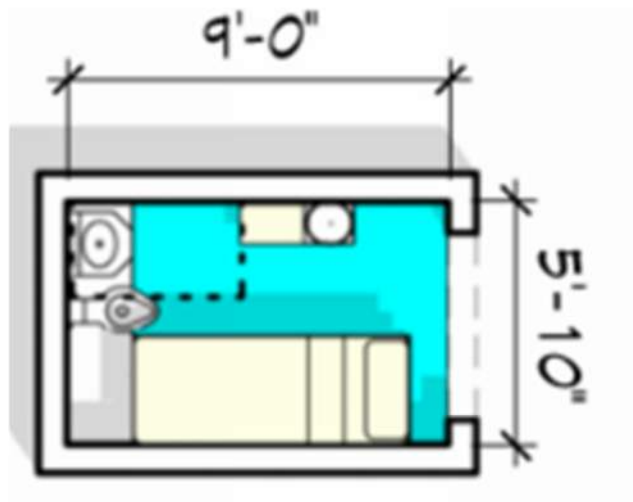
4 Facilities Review

South Dakota State Penitentiary (SDSP)

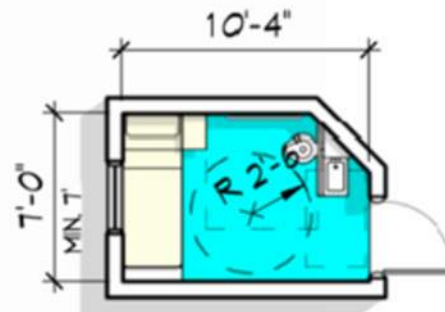
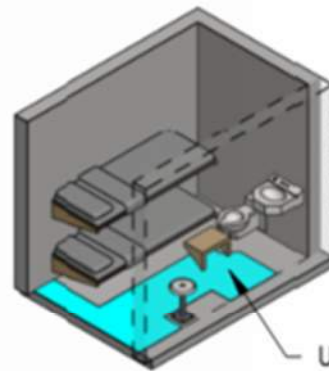
- There are no ADA-compliant cells
- Most first-tier cells used as mobility-impaired
- There are no ADA-compliant showers
- Cells on first-tier converted to ADA “Like”
- Open bar cell fronts
- Vitreous china fixtures
- Gang showers

4 Facilities Review

South Dakota State Penitentiary (SDSP)



DOUBLE CELL - HILL



4 Facilities Review

SDSP

- No dayrooms provided in housing units
- Group showers - basement
- Multi-head showers, minimal drains
- Dining room not ADA accessible
- Egress not ADA accessible



4 Facilities Review

SDSP

- Below program recs
- Education not ADA
- No elevator
- Stairs non-compliant
- Library aisles 30"
- Dead ends – no turn



4 Facilities Review

SDSP – Fire/Smoke

- Life safety concern
- Open front up to 5 tiers
- No apparent smoke compartments
- No apparent smoke evacuation system
- Manually activated electrically controlled exhaust fans
- No apparent connection to fire detection
- No apparent automatic activation
- Interconnected facility with approx. 900 occupant

4 Facilities Review

SDSP – Systems

- Portions of the facility are unsprinkled
- Smoke evacuation appear inadequate
- Steam boilers are past the useful life
- Some HVAC equipment is beyond useful life
- Electrical Service equipment is beyond useful life
- Panelboards in some areas are beyond useful life
- Incorrect piping in return air plenums
- Potential for even high maintenance cost than recent history

4 Facilities Review

SDSP – Findings

- SDSP does not meet ADA
- SDSP does not support ACA
- SDSP has significant building code issues
- SDSP does have some buildings that support campus
- SDSP should be decommissioned

4 Facilities Review

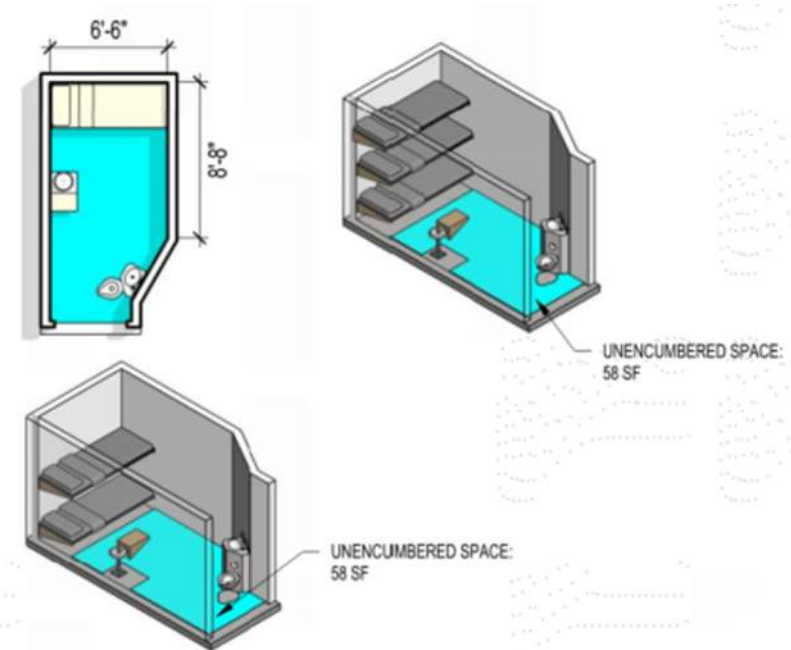
Jameson Prison Annex (JPA)

- Opening in 1993 – D unit added in 2004
- Operating as a LEVEL V facility
- Double fence, razor ribbon, & perimeter detection
- Controlled sallyport and continuously patrolled
- 3 housing units: A, B and D each with 96 cells
- A-182 beds, B-219 beds, D-192 beds

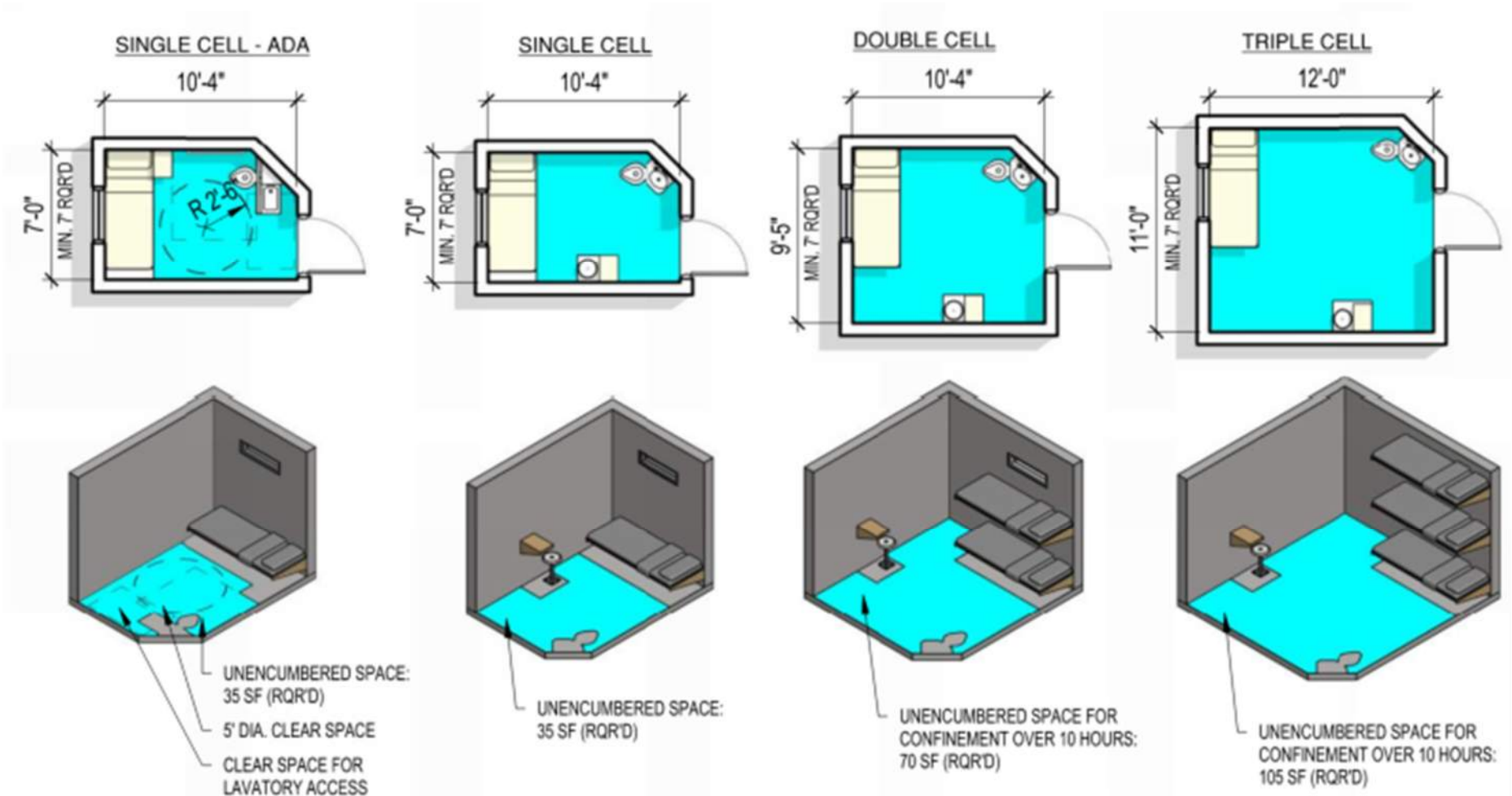
4 Facilities Review

JPA Housing

- Typical Cell 6'-6" x 13'-4"
- 86.4 gross sf
- ACA compliant for double bunk
- < 10 hours confinement
- Perforated plate not recommended



4 Facilities Review ACA cell example > 10 hours confinement



4 Facilities Review

JPA A Housing – Low Custody Pod

- 45 beds triple bunked
- Shared dorm and dayroom
- Shower not code compliant
- One head per drain
- No potential contamination

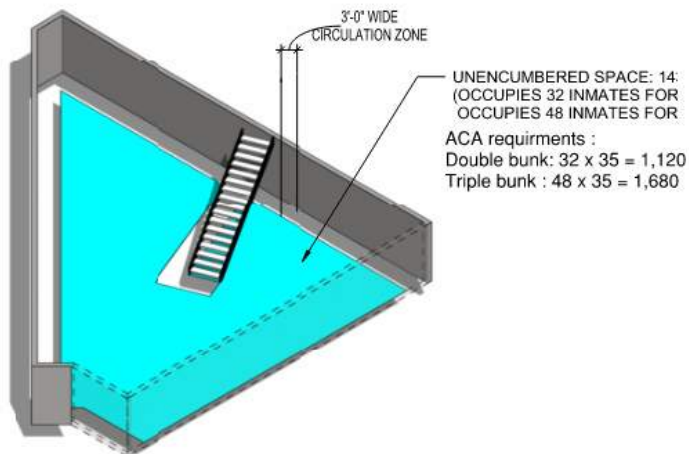


4 Facilities Review

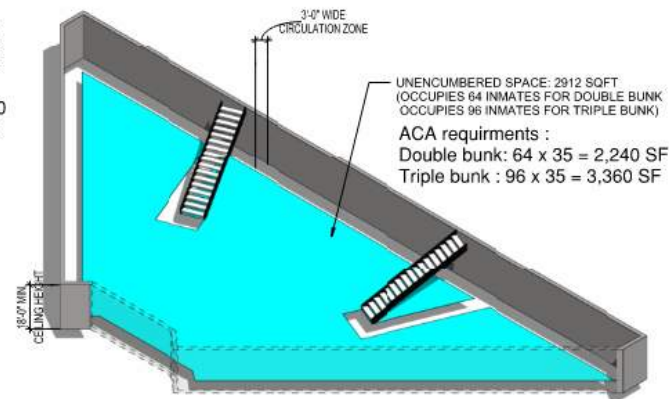
JPA Housing – Dayrooms

- 32 bed or 64 bed dayroom
- ACA compliant for double bunk
- 2 or 4 showers respectively
- ACA 1:12 (3 or 5)

DAYROOM (UNITS A AND D)



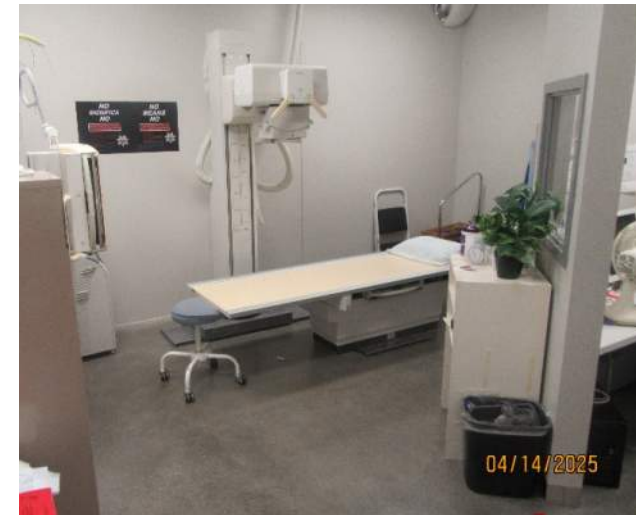
DAYROOM (UNITS B)



4 Facilities Review

JPA Medical

- Best in system
- Adequate for current needs
- Could support change in function



4 Facilities Review

JPA Recreation, Education, Vocation, and Industries

- Lack education space
- No current vocational space
- Industries currently not being used
- SDDOC should review utilizing space to expand programs
- Recreation sufficient
- Indoor recreation provided for inclement weather is management issue with number of classifications

4 Facilities Review

JPA General Observations

- Lack of staff space
- Lack of warehouse and storage space
- Food storage on loading dock
- Intake is not sufficient (sallyport, housing, interview, entry through common space, diagnostic space, investigation, clinical, etc)
- Building systems generally in good shape

4 Facilities Review

JPA Findings

- Remove all triple bunking
- Replace or build new Intake
- Remove gang showers
- Remove low custody pod (fix egress)
- Replace perforated plate cell fronts
- Take advantage of medical and ADA facility for special needs: ADA, geriatric, mental health
- Keep as LEVEL V

4 Facilities Review

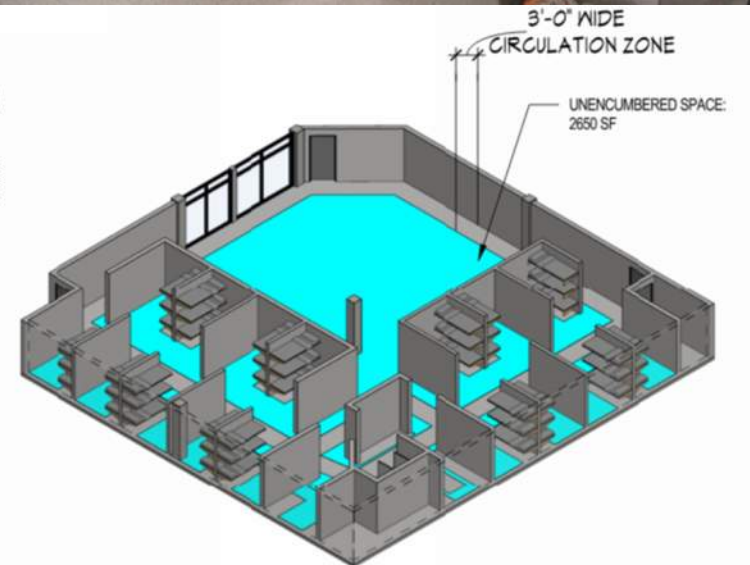
Sioux Falls Minimum Center (SFMC)

- Opening in 1993 – C Unit
- Operating as a LEVEL II facility
- Outside secure fence of JPA
- Single fence, single gate
- 96-bed minimum operation at 245 inmates
- 3 pods of 32 (operating 107, 93, & 45)
- Triple bunked

4 Facilities Review

SFMC

- SMSF is not ACA compliant
- 1:12 for lavatories, toilets, and showers
- Deficient all pods except pod 3
- Pod 3 modified for work release
- No second exit
- Laundry not sufficient for count
- Dining too small for count



4 Facilities Review

SFMC Support Spaces

- Visitation 250 feet away in adjacent bldg.
- Escort required
- Not code compliant for egress
- No space for search in or out
- Outdoor recreation, but no hygiene
- HVAC appears to be end of life



4 Facilities Review

SFMC Findings

- Return to 96-bed facility
- 32-bed pods
- Occupy within ACA recommendations
- Review staff to inmate ratio
- 8'-0" ceiling is too low for triple bunk
- Worth maintaining and restoring
- Expand to meet capacity needs
- SDSP should provide land



SFMC DORMITORY

5 Site Review

Review Existing and Alternate Sites

- Review Criteria
- Need staff from existing facility
- Need new staff to make post counts
- Location should be proximity to SF
- Need site big enough for capacity development
- Need utilities
- Need site access

5 Site Review

Review Existing

- West Farm
- North Farm
- Lincoln County

5

Site Review

Review Existing – West Farm

- 66-acre site
- 5 miles west of Sioux Falls
- Needs Water, Wastewater, Fire reserves
- 20 acres of stormwater management area
- Demolition of existing buildings and WW ponds
- \$26M site development
- Approximately 20-25 acres developable

5

Site Review

Review Existing – West Farm



5

Site Review

Review Existing – North Farm

- 28-acre site
- In Sioux Falls at 4th and Canal
- Water, fire and wastewater all of Maple
- 35% of site stormwater management
- City stormwater easement
- 9-12 acres related to stormwater
- 16 acres of developable land remain
- Minimum Center, but very inefficient

5

Site Review

Review Existing – North Farm



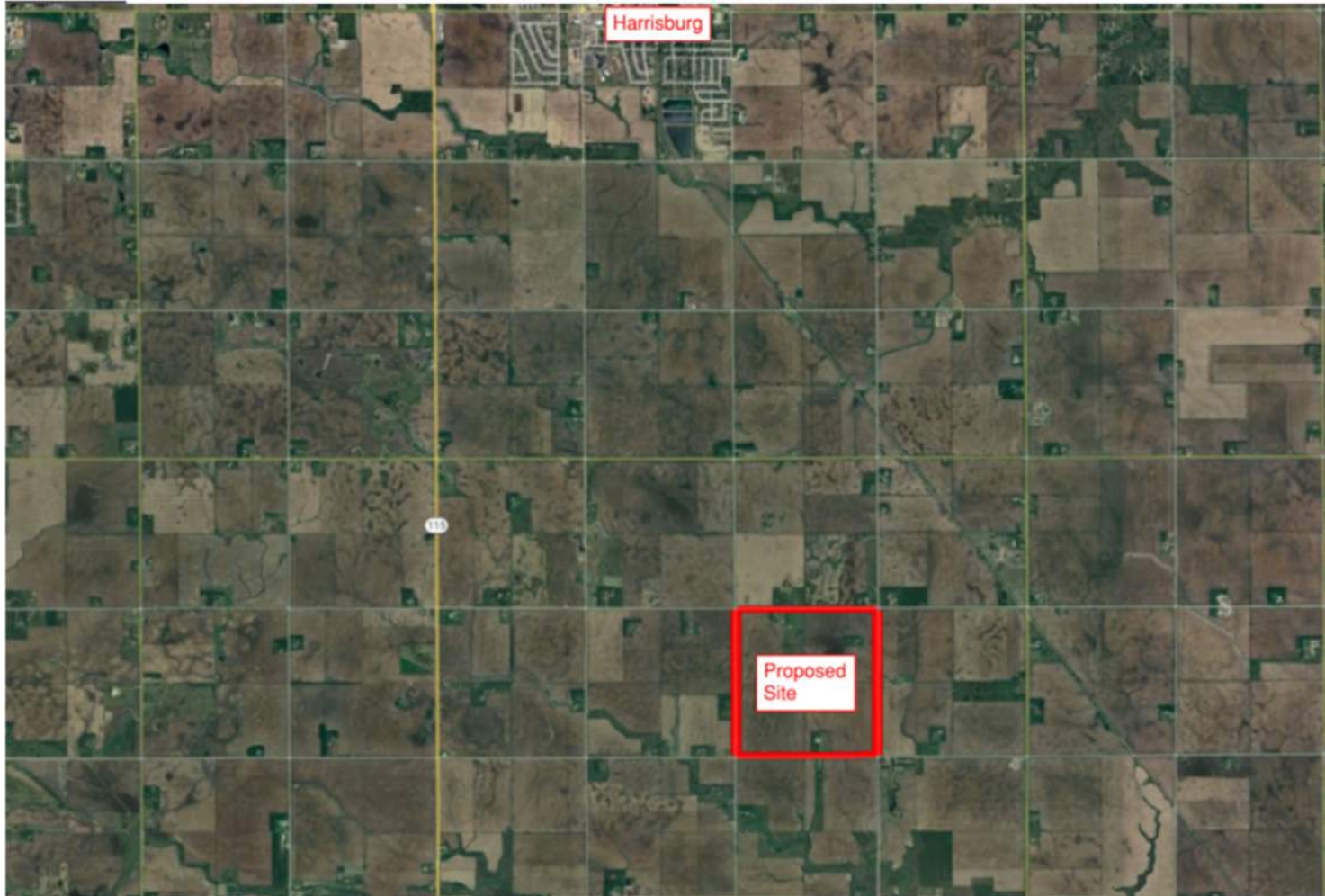
5 Site Review

Review Existing – Lincoln County

- 320-acre site
- 10 miles south of Sioux Falls
- Two parcels – 160 each
- North of 278th west of 477th cleared
- Ready for development
- Unpaved roads
- Need utility development
- Free of floodplain, waterway, and wetlands



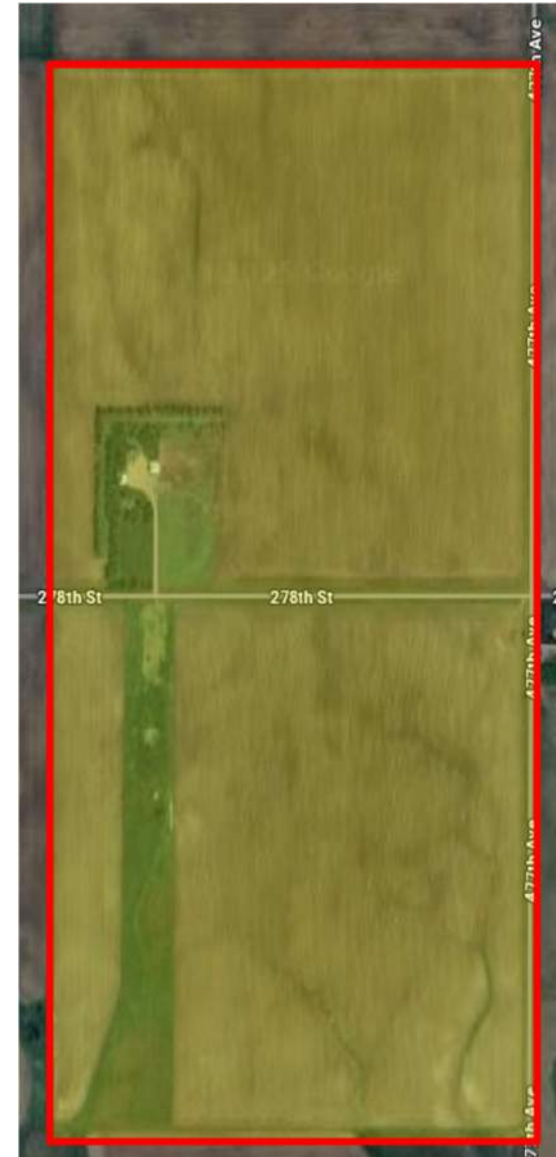
5 Site Review Review Existing – Lincoln County



5 Site Review

Review Existing – Lincoln County

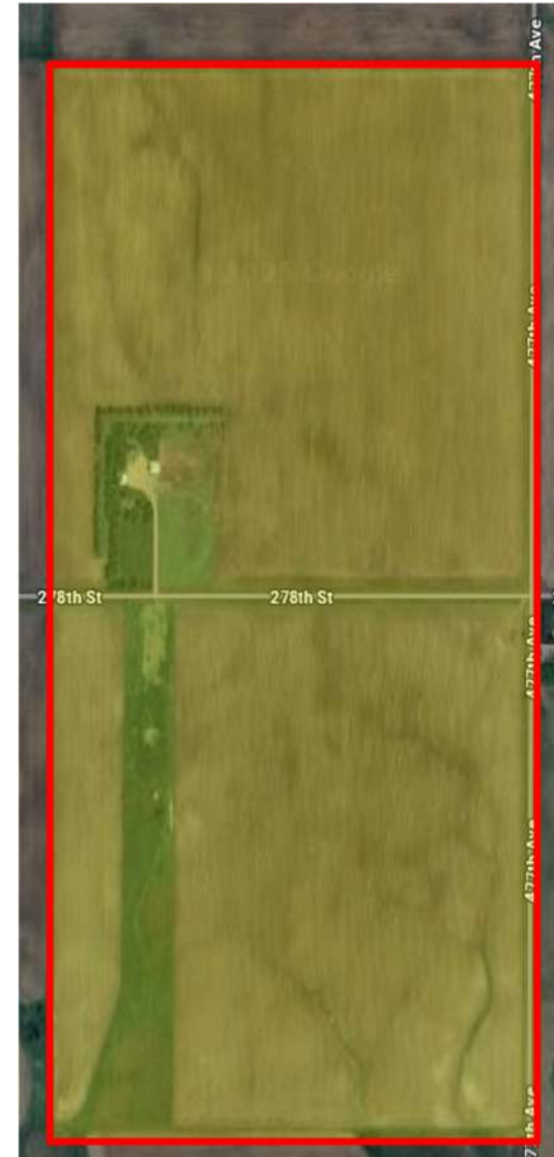
- 4 mile south of Harrisburg central to Canton and Worthing
- Over 100 acres developable after setback
- No major interstate, waterway, or train
- Slopes north to south
- Good access for ingress and egress
- Fire response in 12 mins



5 Site Review

Review Existing – Lincoln County

- Sized for 1,728-bed facility
- Future 1,728-bed possibility
- Could be big benefits to operating 3,500-bed complex
- Staff balancing
- Cook/chill operations
- Transportation savings
- Other efficiencies



5



5 Site Review

Review Alternate Sites

These 12 sites provided by the task force:

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

5 Site Review

Review Alternate Sites

Early elimination of sites:

- Aberdeen
- Grant County
- Moen
- Newman
- I-90 and I-29 (Assam)
- Canton
- Wayne Township - West SF

These site had limitations on size, developable area, wetlands or flood restrictions, or were not a developable site shape for a prison

5 Site Review

Review Alternate Sites

These 5 sites had enough merit to require further investigation:

- Huron
- Mitchell
- CitiBank
- Worthing - SMG
- Kappenman

5 sites is beyond scope of original contract, but these all have the possibility of supporting a male population growth plan, and the team could not eliminate without more analysis and review

Concept plans were developed for each site as a “test fit” only. They should not be considered solutions

5 Site Review

Review Alternate Sites

Each of these sites were reviewed with same criteria as existing sites

- Location of Site (available staff)
- Proximity (avoid interstate, railroad, and waterways)
- Size of buildable area (126-160 acres for 1,728 - 65-80 acres for 600-800 bed option)
- Available Utilities
- Site Access
- Grading (added for potential costs)
- Additional Costs (added for potential cost to benchmark)

5 Site Review

Review Alt - Huron



5

Site Review

Review Alt - Huron

- 127 Acres
- East of Huron, SD
- 130 miles away from Sioux Falls
- No major interstate, but highway 14 to north
- South is railroad and the James River 1 mile away
- 127 acres at low end of full development
- Utilities appear to be readily accessible with reasonable development
- Road access appears to be developable
- Fire and Hospital appear to be less the 10 minutes away

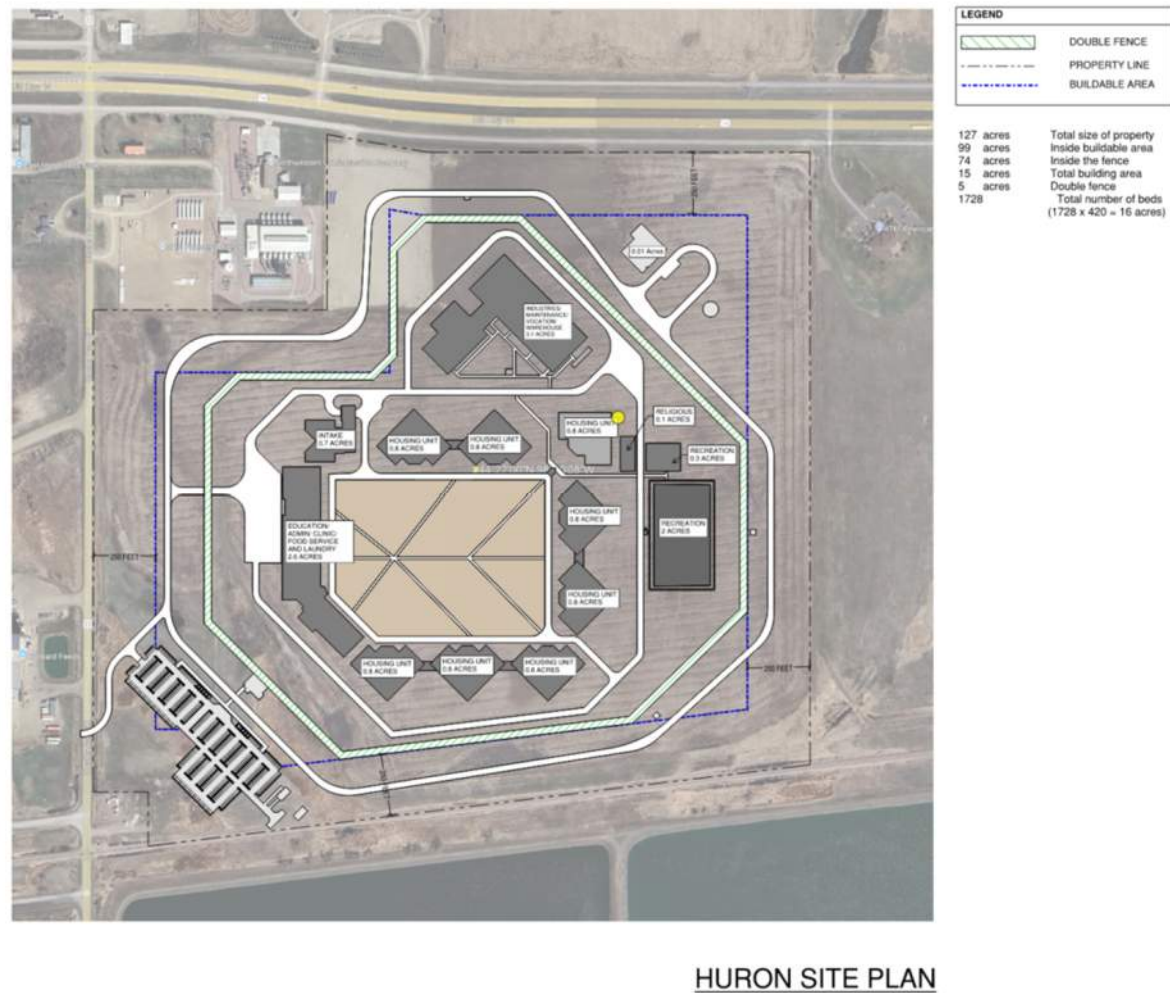
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Site Review

Review Alt - Huron

- 127 acres
- 99 acres developable after 250-foot setback
- 75 acres inside the perimeter fence
- This site should be able to support a 1,728-bed facility
- Remoteness and proximity to escape routes are only real deterrents

5



5 Site Review Review Alt - Mitchell



5

Site Review

Review Alt - Mitchell

- 160 Acres
- Southeast of Mitchell, SD
- 70 miles away from Sioux Falls (+ 1 hour)
- 1.5 miles south of interstate 90
- 1 mile west of James River and 1 mile to railroad
- 160 acres is at optimum size for development
- Utilities appear to be readily accessible with reasonable development
- Wastewater will likely require the development of lift station and screening
- Site access will require some road development
- Fire and Hospital appear to be the 10-12 minutes away

5

Site Review

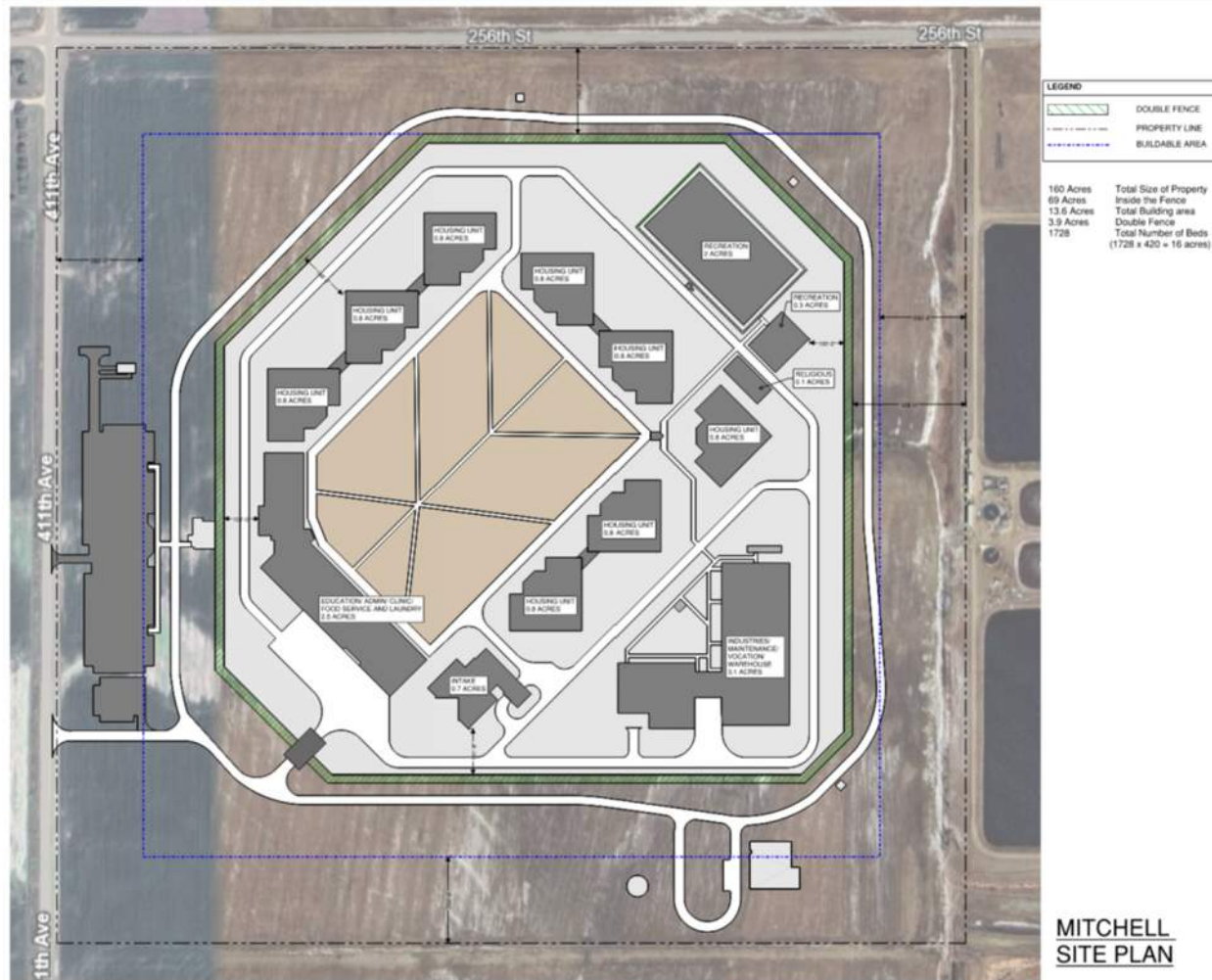
Review Alt - Mitchell

- 160 acres
- 69 acres inside the perimeter fence
- This site should be able to support a 1,728-bed facility
- Not optimal location, but developable
- Some additional cost for lift stations, waste screening, and road development
- Upgrades from site to SD highway 37

5

Site Review

Review Alt - Mitchell



5 Site Review

Review Alt - Worthing



5 Site Review

Review Alt - Worthing

- 157 Acres
- 2 miles south of Worthing, SD
- 15 min drive to Sioux Falls - 22 miles for SDSP
- ½ mile from interstate 29 and near highway 18 – 13 mile from Iowa
- 157 acres is at optimum size for development
- There are currently two large retention/detention basins on site
- 15 acres with buildings and structures
- Lennox wastewater agreement could remain in-place
- 9-mile trunk line or forced main required
- Other utilities should be developable with some research
- Demolition of buildings roads and infrastructure will be required
- Fire and Hospital appear to be the 20-25 minutes away

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Site Review

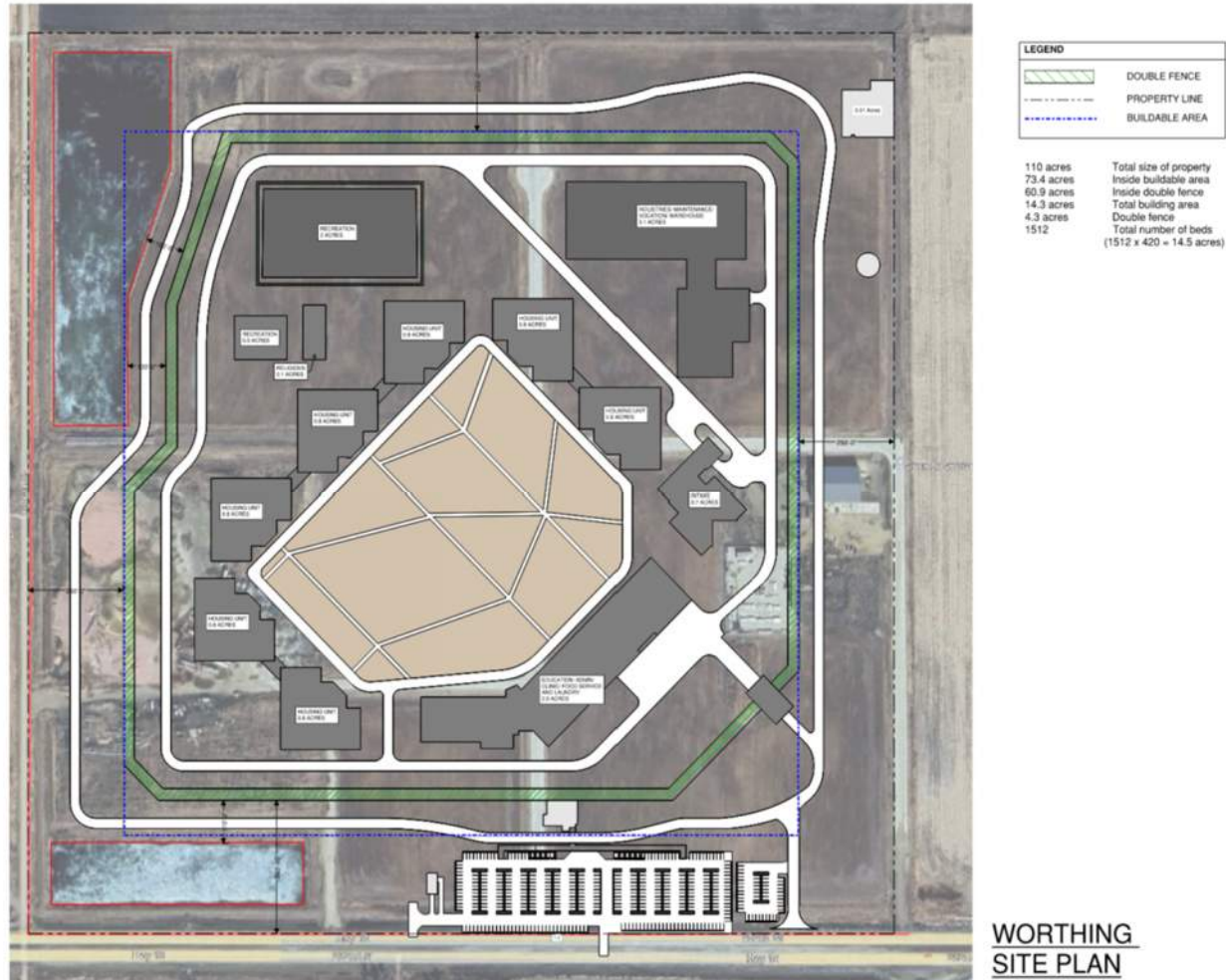
Review Alt - Worthing

- 157 acres
- 110 acres after pond reduction
- 73 acres inside the buildable area
- 60 acres inside perimeter
- 1,512-bed facility without compromise or cost
- 1,728-bed facility with reconfiguration of ponds
- Good location, ready for development
- Some additional cost for demolition, ponds, other utilities
- Some proximity concerns

5

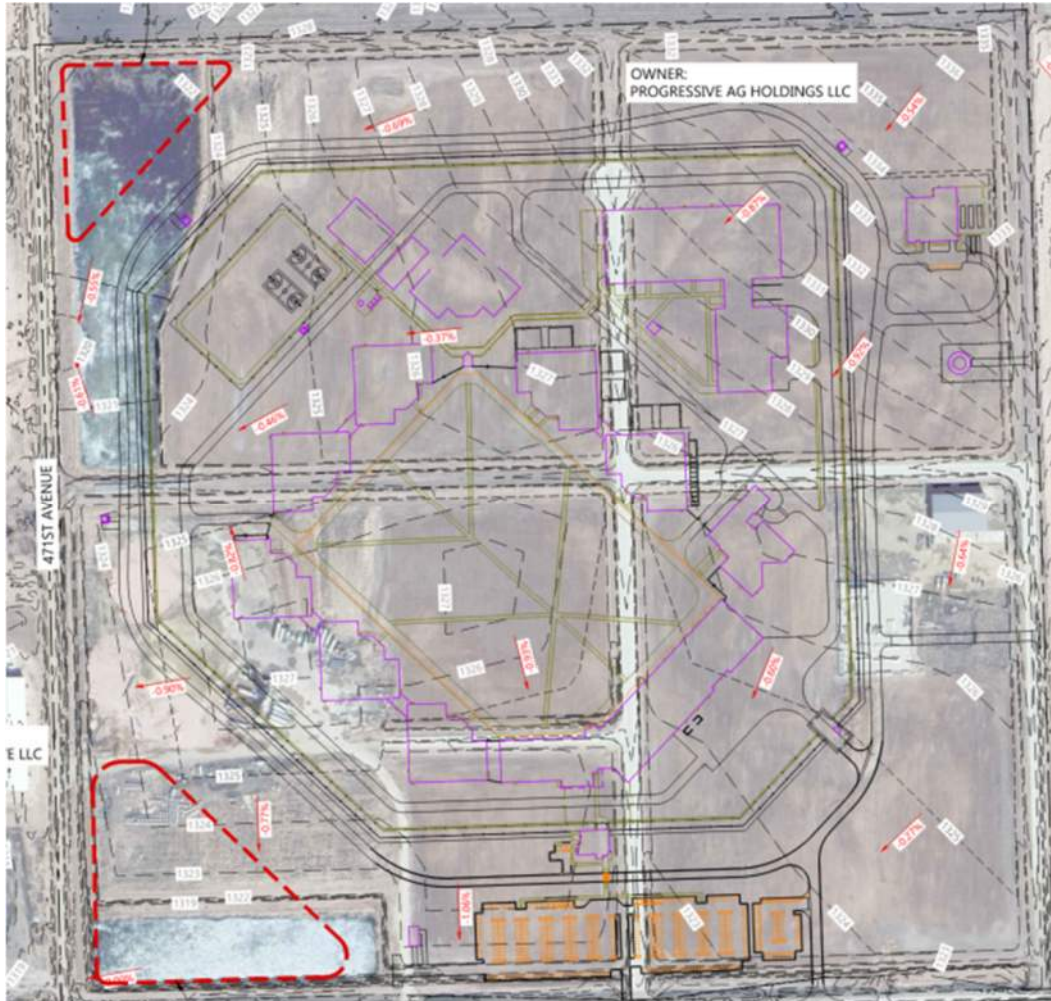
Site Review

Review Alt – Worthing: 1,512



5 Site Review

Review Alt – Worthing: 1,728



5

Site Review

Review Alt – Kappenman Tract



5 Site Review

Review Alt - Kappenman

- 276 Acres
- Northwest just outside Sioux Falls, SD
- 2½ mile from interstate 29 and interstate 90 interchange
- Overall size merits review for development
- Tier 2 Development – water and waste not expected until 2029-2038
- Other utilities will require some development
- Site bisected by La Mesa Dr.
- 116 acres developable
- Major drainageway, wetlands, and riverine habitat
- Topography of site makes development difficult
- Fire and Hospital appear to be the 10-15 minutes away

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Site Review

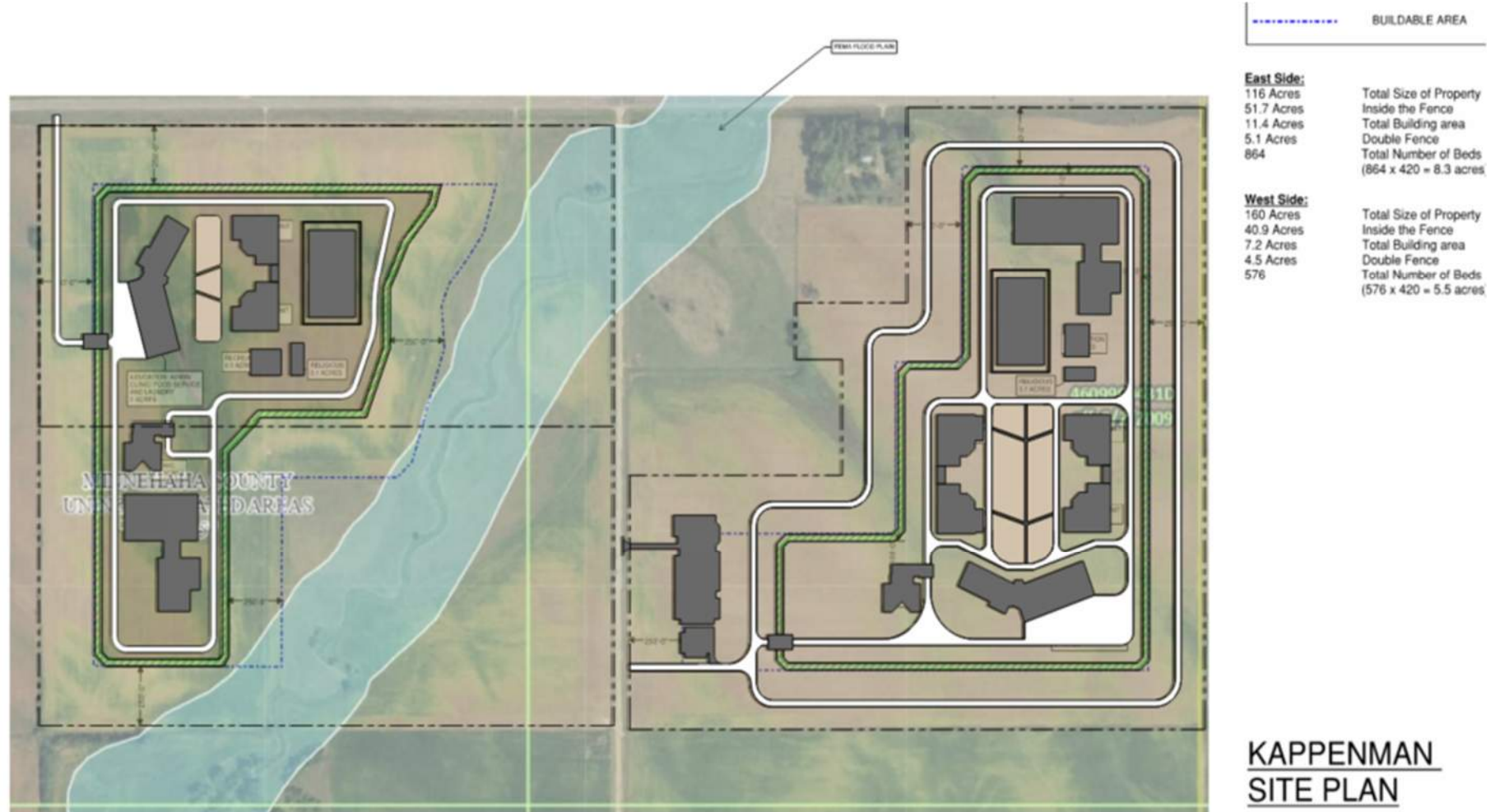
Review Alt - Kappenman

- 276 acres
- 90 buildable acres split into two not favorable pieces
- Could develop a 500-bed unit and an 800-bed unit
- Many compromises on adjacency, operational efficiency, and cost
- Significant infrastructure costs to develop now
- Significant grading and excavation cost
- Location is good
- 500-bed should not be considered
- 800-bed may have merit, but likely in the future

5

Site Review

Review Alt – Kappenman Tract



5

Site Review

Review Alt – CitiBank Campus



5 Site Review

Review Alt – Citibank Campus

- 109 acres total – 69 acres without the daycare property
- Northern Sioux Falls, SD
- Bound by 4th Ave, 60th St, and 56th St
- Close to SDSP and JPA
- Proximity to I-90, Big Sioux Falls River diversion and train line
- 300,000 sf of existing building on main site and daycare facility
- Utilities should be easily developable
- Road access good
- Grading would focus on demolition of road, parking, buildings, and utilities
- Significant costs related to demolition
- Fire and Hospital closest of all sites

5 Site Review

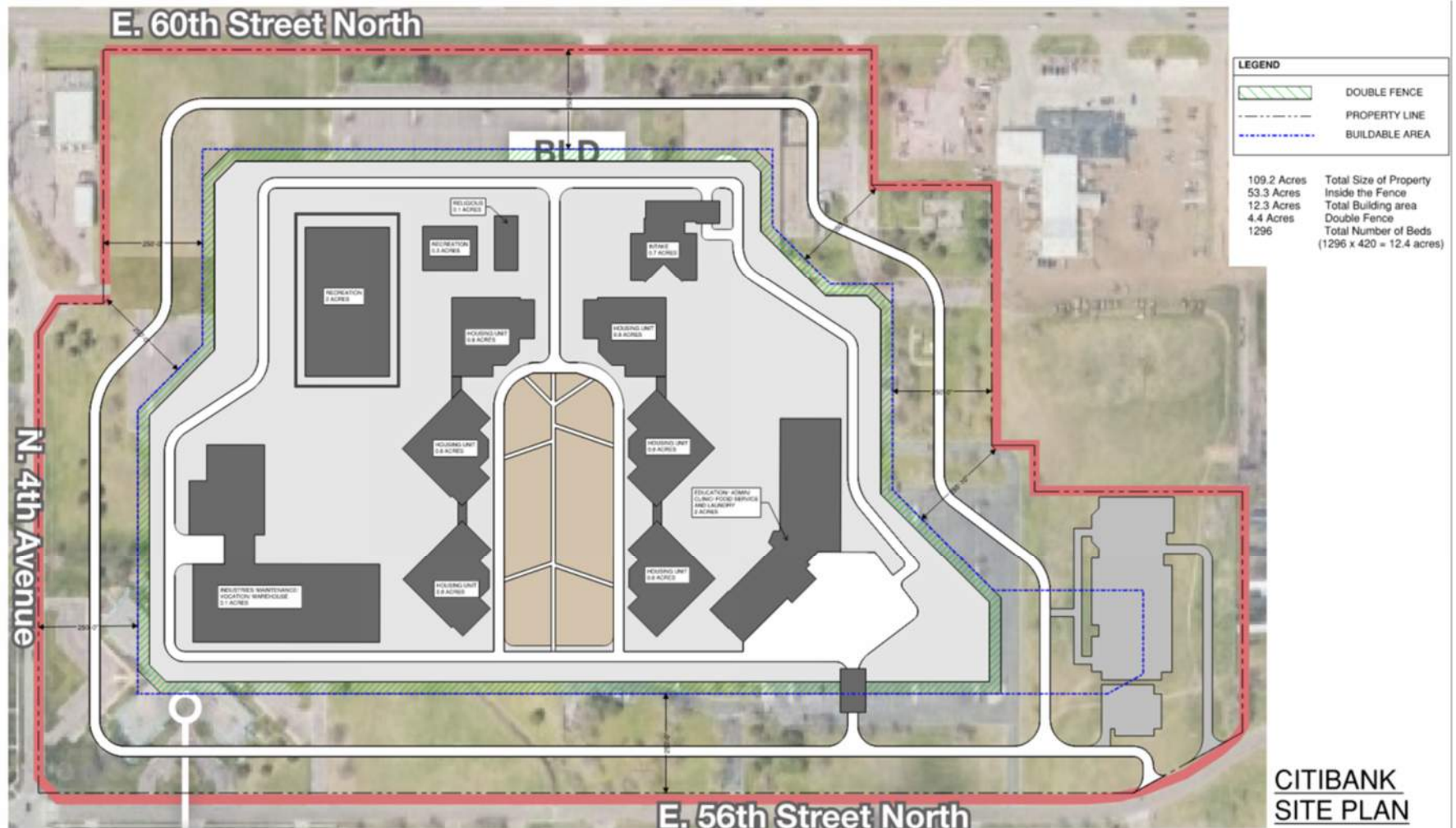
Review Alt – CitiBank Campus

- 59 acres inside setback with complete demolition
- 53 acres inside the perimeter fence
- Maximum number of beds 1,296
- 864 beds with selective demolition and repurposing
- Close support with this location
- Some compromise on site adjacencies and operation efficiency
- Added costs to prep site, but readily available utilities
- Flight rise based on interstate, waterways, and rail
- Not optimum size and location
- May be good future site for male growth development plan

5

Site Review

Review Alt – CitiBank Campus



5 Site Review Results

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
Huron	1	100	3	285	4	360	5	425	5	400	4	300	5	350	2220
Citi Bank	5	500	2	190	1	90	5	425	5	400	3	225	3	210	2040
Mitchell	3	300	3	285	5	450	3	255	3	240	4	300	3	210	2040
Worthing - SMG	4	400	3	285	3	270	3	255	4	320	5	375	2	140	2045
Kappenman	5	500	3	285	2	180	3	255	4	320	2	150	2	140	1830

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.)

5

Site Review

Recommendations

- Lincoln County Site
- 10 miles from Sioux Falls
- Not in proximity to any risks
- Size allows for 1,728 now and future 1,728
- Good site from grading and drainage
- Scored poorly with respect to early site development (utilities and roads)
- Good choice for men's capacity plan

6 Findings

Statewide

- Current occupancy 3,264
- Design capacity 2,453
- 1,099-bed deficit before peaking and classification adjustments
- 2,300 by 2036

	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%

6 Findings

Statewide

- Accommodations for special needs is limited
- ADA accessible housing, hygiene, dinning, recreation, education, etc
- Mental/behavioral health inmates have limited support
- Building and life safety concerns - egress issues, structural issues
- Deterioration of building at Durfee, SDSP, SDWP, etc
- We don't think SDDOC has started to feel the effects of 2023 SB146
- Steady increase in population moving forward

6 Findings

SDSP

- Building Code issues
 - ADA issues
 - ACA non-compliance
 - Multi-tier open face housing configuration
 - Tier and basement access
 - Non-ADA access to medical
 - Elevator through kitchen to medical
 - Building structural concerns
 - Restrictive housing concerns
 - Building systems - end of life
 - Return plenum fire hazard
-
- SDSP should be decommissioned

6 Findings

JPA

- Lack of open yard and recreation facility
 - Lack of program, education, vocations, religious, etc
 - Triple bunking
 - ACA concerns with triple bunking
 - Intake insufficient
 - Cell front – perforated plate
 - Fairly good building systems
 - Most contemporary design
 - Best medical facility
 - Best prison perimeter
-
- JPA should be population balanced and optimize facility strengths to the system needs for system efficiency

6 Findings

SFMC

- Overcrowded
 - ACA concerns due to overcrowding – space per inmate, hygiene, programs, dayroom
 - Code violations due to reconfiguring of facility
 - Officer safety concern – low staff to inmate ratio – need to create more posts
 - Bunking concern – triple bunk in 8'-0" ceilings – no place to sit
-
- SFMC should be returned to original 96-bed configuration with additional minimum bed housing units and support buildings added.

7 Recommendations

Overview

- Prison population by end of 2025 – 3,926
- Prison population by end of 2036 – 5,228
- Peaking factor of 5% - Total beds needed 5,490
- Male need by 2036 – 4,486
- Peaking factor of 5% - 4,711
- Anticipated gap by 2036 3,200 – 3,800
- Current projects should help cover the gap for female beds
- Male beds will require multiple projects of many years as population grows
- Focus should be on Medium beds first, close custody beds second

7 Recommendations

Men's Capacity Growth Plan - example

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

7 Recommendations

The recommendations

1. Multi-custody 1,728-bed level V facility (ASAP – 2029)
2. Decommission SDSP (2030)
3. Expand SDMC (2031)
4. Additional Multi-custody 768-bed level V facility (2033)
5. Additional Multi-custody 768-bed level V facility (2036)
6. Alt to 4 & 5 build second 1,728-bed level V facility by (2033)

This plan should result in a surplus of approximate 545 beds. Giving the department enough time to plan and build the next facility without significant over crowding

7 Recommendations

Phase 1 - Multi-custody 1,728-bed

- House 864-1152 medium custody inmates
- House 432 close custody inmates
- House 72-144 minimum custody inmates
- New intake facility
- Relieve close custody overcrowding at JPA

7 Recommendations

Phase 2 – Decommission SDSP

- Relocate 100% of SDSP facility inmates
- Move between 650-750 inmates to 1,728
- Move the remaining special needs and mobility to other facilities (JPA)
- Demolish SDSP as soon as is feasibly possible

7 Recommendations

Phase 3 – Expand SFMC

- Provide 300 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

7 Recommendations

Phase 4 – 768-bed facility

- System still in 500-bed deficit
- Provide a mix of medium and close custody units on a LEVEL IV facility
- Achieving a bed surplus to help bridge to 2036

7 Recommendations

Phase 5 – 768-bed facility

- System still growing at approximately 120 beds per year
- Deficit of approximately 400 by 2036
- Provide a mix of medium and close custody units on a LEVEL IV or Level V facility
- Achieve a bed surplus to help bridge beyond 2036

7 Recommendations

Phase 6 – skip P4 & P5 build 1,728 Level V in 2033

- 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 (Durfee, etc).
- Build single facilities that are more efficient to run and operate
- Keeps system from struggling over the next 10 years
- Provide a housing environment that supports rehabilitation.
- This is the best value option for the state saving potentially \$300M

7 Recommendations

\$1.9B - \$2.4B

\$2B - \$2.6B

\$2.1B - \$2.7B

\$1.7B - \$2.2B

The Cost – Needed Budget

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)

Arrington Watkins Architects

QUESTIONS

CLARIFICATIONS

DISCUSSION



EXTRA SLIDES

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.

8 Discussion

JPA D Housing – Expansion up one floor

- Structurally planned for
- Elevator pit closed off
- Mechanical space used for medical expansion
- ICC I-3 occupancy codes have changed
- Egress would require 2 per pod
- 1 indirect, and 1 direct to exterior
- Operation facility means very expensive
- Temp relocation of 192 beds
- Not recommended.

8 Discussion

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- Elevator pit closed off
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- ICC I-3 occupancy codes have changed
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- Temp relocation of 192 beds
- Not recommended.

8 Discussion

Benchmarking Cost Development

- Kind of facility – Min, Med, Close, Special Management
- Services Provided – Drive SF per inmate
- Ownership of the facility can have an effect
- Region of the Country
- Remoteness of the Facility