

## SD Men's Facility OSE# C1224-01X

Site Location to be determined

July 3, 2025

Task Force Options

All options are based upon a October 1, 2025 Notice to Proceed.



Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
<b>Option #1: MDSP + North Farm + Mitchell</b>									
1	<b>Total Project Cost Option #1: MDSP + North Farm + Mitchell</b>	<b>\$ 833,620,028</b>	<b>9/1/2026</b>		<b>515,907 SF</b>	<b>344</b>	<b>\$ 1,615.83</b>	<b>1,500 BEDS</b>	<b>\$ 555,747</b>
1	<b>Combined Non-Construction Cost</b>	<b>\$ 75,345,500</b>	<b>9/1/2026</b>		<b>515,907</b>	<b>344</b>	<b>\$ 146.04</b>	<b>1,500</b>	<b>\$ 50,230</b>
1	Soft Costs	\$ 115,000,000	9/1/2026		515,907	344	\$ 222.91	1,500	\$ 76,667
1	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (14,442,235)	9/1/2026		515,907	344	\$ (27.99)	1,500	\$ (9,628)
1	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (25,212,265)	9/1/2026		515,907	344	\$ (48.87)	1,500	\$ (16,808)
1	<b>Combined Construction Cost</b>	<b>\$ 758,274,528</b>	<b>9/1/2026</b>		<b>515,907</b>	<b>344</b>	<b>\$ 1,469.79</b>	<b>1,500</b>	<b>\$ 505,516</b>
1a	Construct Level II 300 bed (Dorm Style- Arrington Watkins T Hsg) housing unit at Mike Durfee State Penitentiary. (Option 2 Southeast Corner: Includes assumed allowances for site improvements and assumes connection to existing central plant by connection to existing distribution loop. Excludes upgrades to central HVAC plant, electrical service and generators.)	\$ 43,623,682	9/1/2026		31,091	104	\$ 1,403.10	300	\$ 145,412
1b	Construct Level V 400 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at State Penitentiary North Farm. (Includes 2 each 200 Bed Cell Housing Units, 12,500 SF of Kitchen/Dining, 12,000 SF of Industrial/Vocational and 24,500 SF of Administration Space on the North Farm Site. Includes An allowance for a bridge to cross the diversion channel and an allowance for 1,000 LF of Hydronic piping to extend from existing facility across bridge to the new site. Excludes any improvements to the existing facilities central plant to support the expansion. All other utilities are assumed to be provided to the site by others. Excludes preconstruction costs. Excludes Intake Building.)	\$ 219,132,664	9/1/2026		113,924	285	\$ 1,923.50	400	\$ 547,832
1c	Construct Level IV 800 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Mitchell site. (Includes 2 Each 300 Bed T Housing Units and a 1 Each 200 Bed Unit with 1 leg removed. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 495,518,183	9/1/2026		370,892	464	\$ 1,336.02	800	\$ 619,398

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<b>Option #2: North Farm + Mitchell</b>									
2	<b>Total Project Cost Option #2: North Farm + Mitchell</b>	<b>\$ 857,650,962</b>	<b>9/1/2026</b>		<b>559,714 SF</b>	<b>373</b>	<b>\$ 1,532.30</b>	<b>1,500 BEDS</b>	<b>\$ 571,767</b>
2	<b>Combined Non-Construction Cost</b>	<b>\$ 55,801,411</b>	<b>9/1/2026</b>		<b>559,714</b>	<b>373</b>	<b>\$ 99.70</b>	<b>1,500</b>	<b>\$ 37,201</b>
2	Soft Costs	\$ 100,000,000	9/1/2026		559,714	373	\$ 178.66	1,500	\$ 66,667
2	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (15,107,514)	9/1/2026		559,714	373	\$ (26.99)	1,500	\$ (10,072)
2	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (29,091,075)	9/1/2026		559,714	373	\$ (51.97)	1,500	\$ (19,394)
2	<b>Combined Construction Cost</b>	<b>\$ 801,849,551</b>	<b>9/1/2026</b>		<b>559,714</b>	<b>373</b>	<b>\$ 1,432.61</b>	<b>1,500</b>	<b>\$ 534,566</b>
2a	Construct Level V 400 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at State Penitentiary North Farm. (Includes 2 each 200 Bed Cell Housing Units, 12,500 SF of Kitchen/Dining, 12,000 SF of Industrial/Vocational and 24,500 SF of Administration Space on the North Farm Site. Includes An allowance for a bridge to cross the diversion channel and an allowance for 1,000 LF of Hydronic piping to extend from existing facility across bridge to the new site. Excludes any improvements to the existing facilities central plant to support the expansion. All other utilities are assumed to be provided to the site by others. Excludes preconstruction costs. Excludes Intake Building.)	\$ 219,132,664	9/1/2026		113,924	285	\$ 1,923.50	400	\$ 547,832
2b	Construct Level IV 1,100 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Mitchell site. (Includes 3 Each 300 Bed T Housing Units and a 1 Each 200 Bed Unit with 1 leg removed. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 582,716,887	9/1/2026		445,790	405	\$ 1,307.15	1,100	\$ 529,743

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Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
<b>Option #3: MDSP+ Mitchell</b>									
3	<b>Total Project Cost Option #3: MDSP+ Mitchell</b>	<b>\$ 704,013,045</b>	<b>9/1/2026</b>		<b>503,710 SF</b>	<b>336</b>	<b>\$ 1,397.65</b>	<b>1,500 BEDS</b>	<b>\$ 469,342</b>
3	<b>Combined Non-Construction Cost</b>	<b>\$ 50,690,886</b>	<b>9/1/2026</b>		<b>503,710</b>	<b>336</b>	<b>\$ 100.64</b>	<b>1,500</b>	<b>\$ 33,794</b>
3	Soft Costs	\$ 94,000,000	9/1/2026		503,710	336	\$ 186.62	1,500	\$ 62,667
3	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (12,278,634)	9/1/2026		503,710	336	\$ (24.38)	1,500	\$ (8,186)
3	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (31,030,480)	9/1/2026		503,710	336	\$ (61.60)	1,500	\$ (20,687)
3	<b>Combined Construction Cost</b>	<b>\$ 653,322,159</b>	<b>9/1/2026</b>		<b>503,710</b>	<b>336</b>	<b>\$ 1,297.02</b>	<b>1,500</b>	<b>\$ 435,548</b>
3a	Construct Level II 300 bed (Dorm Style- Arrington Watkins T Hsg) housing unit at Mike Durfee State Penitentiary. (Option 2 Southeast Corner: Includes assumed allowances for site improvements and assumes connection to existing central plant by connection to existing distribution loop. Excludes upgrades to central HVAC plant, electrical service and generators.)	\$ 43,623,682	9/1/2026		31,091	104	\$ 1,403.10	300	\$ 145,412
3b	Construct Level IV 1,200 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Mitchell site. (Includes 4 Each 300 Bed T Housing Units. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 609,698,478	9/1/2026		472,619	394	\$ 1,290.04	1,200	\$ 508,082

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Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
<b>Option #4: MDSP + North Farm + Worthing</b>									
4	<b>Total Project Cost Option #4: MDSP + North Farm + Worthing</b>	<b>\$ 860,034,531</b>	<b>9/1/2026</b>		<b>515,907 SF</b>	<b>344</b>	<b>\$ 1,667.03</b>	<b>1,500 BEDS</b>	<b>\$ 573,356</b>
4	<b>Combined Non-Construction Cost</b>	<b>\$ 86,025,052</b>	<b>9/1/2026</b>		<b>515,907</b>	<b>344</b>	<b>\$ 166.75</b>	<b>1,500</b>	<b>\$ 57,350</b>
4	Soft Costs	\$ 126,000,000	9/1/2026		515,907	344	\$ 244.23	1,500	\$ 84,000
4	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (14,762,683)	9/1/2026		515,907	344	\$ (28.61)	1,500	\$ (9,842)
4	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (25,212,265)	9/1/2026		515,907	344	\$ (48.87)	1,500	\$ (16,808)
4	<b>Combined Construction Cost</b>	<b>\$ 774,009,480</b>	<b>9/1/2026</b>		<b>515,907</b>	<b>344</b>	<b>\$ 1,500.29</b>	<b>1,500</b>	<b>\$ 516,006</b>
4a	Construct Level II 300 bed (Dorm Style- Arrington Watkins T Hsg) housing unit at Mike Durfee State Penitentiary. (Option 2 Southeast Corner: Includes assumed allowances for site improvements and assumes connection to existing central plant by connection to existing distribution loop. Excludes upgrades to central HVAC plant, electrical service and generators.)	\$ 43,623,682	9/1/2026		31,091	104	\$ 1,403.10	300	\$ 145,412
4b	Construct Level V 400 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at State Penitentiary North Farm. (Includes 2 each 200 Bed Cell Housing Units, 12,500 SF of Kitchen/Dining, 12,000 SF of Industrial/Vocational and 24,500 SF of Administration Space on the North Farm Site. Includes An allowance for a bridge to cross the diversion channel and an allowance for 1,000 LF of Hydronic piping to extend from existing facility across bridge to the new site. Excludes any improvements to the existing facilities central plant to support the expansion. All other utilities are assumed to be provided to the site by others. Excludes preconstruction costs. Excludes Intake Building.)	\$ 219,132,664	9/1/2026		113,924	285	\$ 1,923.50	400	\$ 547,832
4c	Construct Level IV 800 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Worthing site. (Includes 2 Each 300 Bed T Housing Units and a 1 Each 200 Bed Unit with 1 leg removed. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 511,253,134	9/1/2026		370,892	464	\$ 1,378.44	800	\$ 639,066

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<b>Option #5: North Farm + Worthing</b>									
5	<b>Total Project Cost Option #5: North Farm + Worthing</b>	<b>\$ 876,945,056</b>	<b>9/1/2026</b>		<b>559,714 SF</b>	<b>373</b>	<b>\$ 1,566.77</b>	<b>1,500 BEDS</b>	<b>\$ 584,630</b>
5	<b>Combined Non-Construction Cost</b>	<b>\$ 65,801,411</b>	<b>9/1/2026</b>		<b>559,714</b>	<b>373</b>	<b>\$ 117.56</b>	<b>1,500</b>	<b>\$ 43,868</b>
5	Soft Costs	\$ 110,000,000	9/1/2026		559,714	373	\$ 196.53	1,500	\$ 73,333
5	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (15,107,514)	9/1/2026		559,714	373	\$ (26.99)	1,500	\$ (10,072)
5	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (29,091,075)	9/1/2026		559,714	373	\$ (51.97)	1,500	\$ (19,394)
5	<b>Combined Construction Cost</b>	<b>\$ 811,143,645</b>	<b>9/1/2026</b>		<b>559,714</b>	<b>373</b>	<b>\$ 1,449.21</b>	<b>1,500</b>	<b>\$ 540,762</b>
5a	Construct Level V 400 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at State Penitentiary North Farm. (Includes 2 each 200 Bed Cell Housing Units, 12,500 SF of Kitchen/Dining, 12,000 SF of Industrial/Vocational and 24,500 SF of Administration Space on the North Farm Site. Includes An allowance for a bridge to cross the diversion channel and an allowance for 1,000 LF of Hydronic piping to extend from existing facility across bridge to the new site. Excludes any improvements to the existing facilities central plant to support the expansion. All other utilities are assumed to be provided to the site by others. Excludes preconstruction costs. Excludes Intake Building.)	\$ 219,132,664	9/1/2026		113,924	285	\$ 1,923.50	400	\$ 547,832
5b	Construct Level IV 1,100 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Worthing site. (Includes 3 Each 300 Bed T Housing Units and a 1 Each 200 Bed Unit with 1 leg removed. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 592,010,981	9/1/2026		445,790	405	\$ 1,328.00	1,100	\$ 538,192

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<b>Option #6: MDSP+ Worthing</b>									
6	<b>Total Project Cost Option #6: MDSP+ Worthing</b>	<b>\$ 723,769,795</b>	<b>9/1/2026</b>		<b>503,710 SF</b>	<b>336</b>	<b>\$ 1,436.88</b>	<b>1,500 BEDS</b>	<b>\$ 482,513</b>
6	<b>Combined Non-Construction Cost</b>	<b>\$ 60,690,886</b>	<b>9/1/2026</b>		<b>503,710</b>	<b>336</b>	<b>\$ 120.49</b>	<b>1,500</b>	<b>\$ 40,461</b>
6	Soft Costs	\$ 104,000,000	9/1/2026		503,710	336	\$ 206.47	1,500	\$ 69,333
6	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (12,278,634)	9/1/2026		503,710	336	\$ (24.38)	1,500	\$ (8,186)
6	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (31,030,480)	9/1/2026		503,710	336	\$ (61.60)	1,500	\$ (20,687)
6	<b>Combined Construction Cost</b>	<b>\$ 663,078,909</b>	<b>9/1/2026</b>		<b>503,710</b>	<b>336</b>	<b>\$ 1,316.39</b>	<b>1,500</b>	<b>\$ 442,053</b>
6a	Construct Level II 300 bed (Dorm Style- Arrington Watkins T Hsg) housing unit at Mike Durfee State Penitentiary. (Option 2 Southeast Corner: Includes assumed allowances for site improvements and assumes connection to existing central plant by connection to existing distribution loop. Excludes upgrades to central HVAC plant, electrical service and generators.)	\$ 43,623,682	9/1/2026		31,091	104	\$ 1,403.10	300	\$ 145,412
6b	Construct Level IV 1,200 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Worthing site. (Includes 4 Each 300 Bed T Housing Units. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 619,455,227	9/1/2026		472,619	394	\$ 1,310.69	1,200	\$ 516,213

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<b>Option #7: MDSP + North Farm + Sweetman</b>									
7	<b>Total Project Cost Option #7: MDSP + North Farm + Sweetman</b>	<b>\$ 831,979,843</b>	<b>9/1/2026</b>		<b>515,907 SF</b>	<b>344</b>	<b>\$ 1,612.65</b>	<b>1,500 BEDS</b>	<b>\$ 554,653</b>
7	<b>Combined Non-Construction Cost</b>	<b>\$ 83,818,161</b>	<b>9/1/2026</b>		<b>515,907</b>	<b>344</b>	<b>\$ 162.47</b>	<b>1,500</b>	<b>\$ 55,879</b>
7	Soft Costs	\$ 123,280,000	9/1/2026		515,907	344	\$ 238.96	1,500	\$ 82,187
7	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (14,249,574)	9/1/2026		515,907	344	\$ (27.62)	1,500	\$ (9,500)
7	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (25,212,265)	9/1/2026		515,907	344	\$ (48.87)	1,500	\$ (16,808)
7	<b>Combined Construction Cost</b>	<b>\$ 748,161,683</b>	<b>9/1/2026</b>		<b>515,907</b>	<b>344</b>	<b>\$ 1,450.19</b>	<b>1,500</b>	<b>\$ 498,774</b>
7a	Construct Level II 300 bed (Dorm Style- Arrington Watkins T Hsg) housing unit at Mike Durfee State Penitentiary. (Option 2 Southeast Corner: Includes assumed allowances for site improvements and assumes connection to existing central plant by connection to existing distribution loop. Excludes upgrades to central HVAC plant, electrical service and generators.)	\$ 43,623,682	9/1/2026		31,091	104	\$ 1,403.10	300	\$ 145,412
7b	Construct Level V 400 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at State Penitentiary North Farm. (Includes 2 each 200 Bed Cell Housing Units, 12,500 SF of Kitchen/Dining, 12,000 SF of Industrial/Vocational and 24,500 SF of Administration Space on the North Farm Site. Includes An allowance for a bridge to cross the diversion channel and an allowance for 1,000 LF of Hydronic piping to extend from existing facility across bridge to the new site. Excludes any improvements to the existing facilities central plant to support the expansion. All other utilities are assumed to be provided to the site by others. Excludes preconstruction costs. Excludes Intake Building.)	\$ 219,132,664	9/1/2026		113,924	285	\$ 1,923.50	400	\$ 547,832
7c	Construct Level IV 800 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Sweetman site. (Includes 2 Each 300 Bed T Housing Units and a 1 Each 200 Bed Unit with 1 leg removed. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 485,405,337	9/1/2026		370,892	464	\$ 1,308.75	800	\$ 606,757

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## Option #8: North Farm + Sweetman

8	<b>Total Project Cost Option #8: North Farm + Sweetman</b>	<b>\$ 887,150,765</b>	<b>9/1/2026</b>		<b>559,714 SF</b>	<b>373</b>	<b>\$ 1,585.01</b>	<b>1,500 BEDS</b>	<b>\$ 591,434</b>
8	<b>Combined Non-Construction Cost</b>	<b>\$ 93,946,439</b>	<b>9/1/2026</b>		<b>559,714</b>	<b>373</b>	<b>\$ 167.85</b>	<b>1,500</b>	<b>\$ 62,631</b>
8	Soft Costs	\$ 107,930,000	9/1/2026		559,714	373	\$ 192.83	1,500	\$ 71,953
8	Anticipated Credit to General Fund Via Excise Tax Credits	\$ 15,107,514	9/1/2026		559,714	373	\$ 26.99	1,500	\$ 10,072
8	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (29,091,075)	9/1/2026		559,714	373	\$ (51.97)	1,500	\$ (19,394)
8	<b>Combined Construction Cost</b>	<b>\$ 793,204,326</b>	<b>9/1/2026</b>		<b>559,714</b>	<b>373</b>	<b>\$ 1,417.16</b>	<b>1,500</b>	<b>\$ 528,803</b>
8a	Construct Level V 400 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at State Penitentiary North Farm. (Includes 2 each 200 Bed Cell Housing Units, 12,500 SF of Kitchen/Dining, 12,000 SF of Industrial/Vocational and 24,500 SF of Administration Space on the North Farm Site. Includes An allowance for a bridge to cross the diversion channel and an allowance for 1,000 LF of Hydronic piping to extend from existing facility across bridge to the new site. Excludes any improvements to the existing facilities central plant to support the expansion. All other utilities are assumed to be provided to the site by others. Excludes preconstruction costs. Excludes Intake Building.)	\$ 219,132,664	9/1/2026		113,924	285	\$ 1,923.50	400	\$ 547,832
8b	Construct Level IV 1,100 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Sweetman site. (Includes 3 Each 300 Bed T Housing Units and a 1 Each 200 Bed Unit with 1 leg removed. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 574,071,662	9/1/2026		445,790	405	\$ 1,287.76	1,100	\$ 521,883

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<b>Option #9: MDSP+ Sweetman</b>									
9	<b>Total Project Cost Option #9: MDSP+ Sweetman</b>	<b>\$ 703,327,820</b>	<b>9/1/2026</b>		<b>503,710 SF</b>	<b>336</b>	<b>\$ 1,396.29</b>	<b>1,500 BEDS</b>	<b>\$ 468,885</b>
9	<b>Combined Non-Construction Cost</b>	<b>\$ 58,650,886</b>	<b>9/1/2026</b>		<b>503,710</b>	<b>336</b>	<b>\$ 116.44</b>	<b>1,500</b>	<b>\$ 39,101</b>
9	Soft Costs	\$ 101,960,000	9/1/2026		503,710	336	\$ 202.42	1,500	\$ 67,973
9	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (12,278,634)	9/1/2026		503,710	336	\$ (24.38)	1,500	\$ (8,186)
9	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (31,030,480)	9/1/2026		503,710	336	\$ (61.60)	1,500	\$ (20,687)
9	<b>Combined Construction Cost</b>	<b>\$ 644,676,935</b>	<b>9/1/2026</b>		<b>503,710</b>	<b>336</b>	<b>\$ 1,279.86</b>	<b>1,500</b>	<b>\$ 429,785</b>
9a	Construct Level II 300 bed (Dorm Style- Arrington Watkins T Hsg) housing unit at Mike Durfee State Penitentiary. (Option 2 Southeast Corner: Includes assumed allowances for site improvements and assumes connection to existing central plant by connection to existing distribution loop. Excludes upgrades to central HVAC plant, electrical service and generators.)	\$ 43,623,682	9/1/2026		31,091	104	\$ 1,403.10	300	\$ 145,412
9b	Construct Level IV 1,200 bed (Campus - 2 Occupant Cell Style- Arrington Watkins T Hsg) housing units at Sweetman site. (Includes 4 Each 300 Bed T Housing Units. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 601,053,253	9/1/2026		472,619	394	\$ 1,271.75	1,200	\$ 500,878

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## Option #10: Target \$600 Million: 1,200 Beds: Sweetman Site (900 Cell/ 300 Dorm)

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

## Option #11: 1,500 Beds: Sweetman Site (900 Cell/ 600 Dorm)

11	<b>Total Project Cost Option #11: 1,500 Beds: Sweetman Site (900 Cell/ 600 Dorm)</b>	<b>\$ 702,924,386</b>	<b>9/1/2026</b>		<b>553,545 SF</b>	<b>369</b>	<b>\$ 1,269.86</b>	<b>1,500 BEDS</b>	<b>\$ 468,616</b>
11	<b>Combined Non-Construction Cost</b>	<b>\$ 35,336,907</b>	<b>9/1/2026</b>		<b>553,545</b>	<b>369</b>	<b>\$ 63.84</b>	<b>1,500</b>	<b>\$ 23,558</b>
11	Soft Costs	\$ 86,840,000	9/1/2026		553,545	369	\$ 156.88	1,500	\$ 57,893
11	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (12,714,993)	9/1/2026		553,545	369	\$ (22.97)	1,500	\$ (8,477)
11	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (38,788,100)	9/1/2026		553,545	369	\$ (70.07)	1,500	\$ (25,859)
11	<b>Combined Construction Cost</b>	<b>\$ 667,587,478</b>	<b>9/1/2026</b>		<b>553,545</b>	<b>369</b>	<b>\$ 1,206.02</b>	<b>1,500</b>	<b>\$ 445,058</b>
11a	Construct 900 beds (Campus combining- 900 Each 2 Occupant Cell Style ) at Sweetman site. (Includes 3 Each 300 Bed Cell T Housing Units . Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 602,544,498	9/1/2026		491,363	546	\$ 1,226.27	900	\$ 669,494
11b	Construct 600 beds (2 Each 300 Each Dorm Style ) at Sweetman site. (Dorm Cost only, excludes Support spaces.)	\$ 65,042,981	9/1/2026		62,182	104	\$ 1,046.01	600	\$ 108,405

SD Men's Facility OSE# C1224-01X

Site Location to be determined

July 3, 2025

Task Force Options

All options are based upon a October 1, 2025 Notice to Proceed.



Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
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## Option #12: 1,500 Beds: Sweetman Site (1,200 Cell/ 300 Dorm)

12	Total Project Cost Option #12: 1,500 Beds: Sweetman Site (1,200 Cell/ 300 Dorm)	\$ 724,528,365	9/1/2026		566,138 SF	377	\$ 1,279.77	1,500 BEDS	\$ 483,019
12	Combined Non-Construction Cost	\$ 34,917,445	9/1/2026		566,138	377	\$ 61.68	1,500	\$ 23,278
12	Soft Costs	\$ 86,840,000	9/1/2026		566,138	377	\$ 153.39	1,500	\$ 57,893
12	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (13,134,455)	9/1/2026		566,138	377	\$ (23.20)	1,500	\$ (8,756)
12	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (38,788,100)	9/1/2026		566,138	377	\$ (68.51)	1,500	\$ (25,859)
12	Combined Construction Cost	\$ 689,610,920	9/1/2026		566,138	377	\$ 1,218.10	1,500	\$ 459,741
12a	Construct 1,200 beds (Campus combining- 1,200 Each 2 Occupant Cell Style) at Sweetman site. (Includes 4 Each 300 Bed Cell T Housing Units. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 657,089,430	9/1/2026		535,047	446	\$ 1,228.10	1,200	\$ 547,575
12b	Construct 300 beds (300 Each Dorm Style ) at Sweetman site. (Dorm Cost only, excludes Support spaces.)	\$ 32,521,490	9/1/2026		31,091	104	\$ 1,046.01	300	\$ 108,405

## Option #13: Target \$600 Million: 1,188 Beds: Sweetman Site (1,188 Cell)

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

SD Men's Facility OSE# C1224-01X

Site Location to be determined

July 3, 2025

Task Force Options

All options are based upon a October 1, 2025 Notice to Proceed.



Item	Description	Total Adjusted Project Cost Projection	Construction Start Date	Notes	GSF	SF/Bed	Cost/SF	Bed	Cost/Bed
<b>Option #14: 1,488 Beds: Sweetman Site (1,188 Cell/ 300 Dorm)</b>									
14	Total Project Cost Option #14: 1,488 Beds: Sweetman Site (1,188 Cell/ 300 Dorm)	\$ 717,545,834	9/1/2026		557,920 SF	375	\$ 1,286.11	1,488 BEDS	\$ 482,222
14	Combined Non-Construction Cost	\$ 35,053,017	9/1/2026		557,920	375	\$ 62.83	1,488	\$ 23,557
14	Soft Costs	\$ 86,840,000	9/1/2026		557,920	375	\$ 155.65	1,488	\$ 58,360
14	Anticipated Credit to General Fund Via Excise Tax Credits	\$ (12,998,883)	9/1/2026		557,920	375	\$ (23.30)	1,488	\$ (8,736)
14	Anticipated Credit to General Fund Via Geothermal Tax Credit	\$ (38,788,100)	9/1/2026		557,920	375	\$ (69.52)	1,488	\$ (26,067)
14	Combined Construction Cost	\$ 682,492,816	9/1/2026		557,920	375	\$ 1,223.28	1,488	\$ 458,665
14a	Construct 1,188 beds (Campus combining- 1,188 Each 2 Occupant Cell Style) at Sweetman site. (Includes 3 Each 396 Bed Cell T Housing Units and 1 Each 300 Bed Dorm T Unit. Includes Intake. All support services included but reduced to align with revised bed count.)	\$ 649,971,326	9/1/2026		526,829	443	\$ 1,233.74	1,188	\$ 547,114
14b	Construct 300 beds (300 Each Dorm Style ) at Sweetman site. (Dorm Cost only, excludes Support spaces.)	\$ 32,521,490	9/1/2026		31,091	104	\$ 1,046.01	300	\$ 108,405