

Statewide Facility Plan

South Dakota Department of Corrections

OSE# C1221—17X



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MISSION:

To protect the citizens of South Dakota by providing safe and secure facilities for juvenile and adult offenders committed to our custody by the courts, to provide effective community supervision to offenders upon their release and to utilize evidence-based practices to maximize opportunities for rehabilitation.

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1. EXECUTIVE SUMMARY

a. Project Description, Purpose and Objectives

This study aims to provide a roadmap for the South Dakota Department of Corrections (SDDOC) with respect to meeting their current and future facility demands. It was prompted by the following:

- An acknowledgement of the fact that absent significant criminal justice reform, as the state’s population continues to grow, the prison population may surpass the operating capacities of the current facilities.
- The statewide challenge of filling open staff positions is driving the need to explore how staffing efficiencies can be maximized by introducing new facilities to replace those that are staff inefficient to operate.
- The SDDOC seeks to provide for an overall improvement in the system and their ability to provide for those in its custody in a contemporary manner with an increase in opportunities for meaningful programs, and improved connectivity to inmate’s family and community.

b. Summary of Findings

The projection models employed for this Master Plan indicate that the overall population size will continue to see a moderate increase. Projecting to year 2041, the SDDOC system may need to house between 3,145 and 3,307 males, and between 525 and 552 females. This results in the State needing to provide between 3,932 and 4,134 total beds systemwide, when applying a utilization factor to account for “peaking”, separation requirements and daily fluctuations.

Other findings include limited purpose-built space to accommodate inmates with special needs such as medical, mental, and behavioral conditions; limited accommodations/compliance with the American with Disabilities Act (ADA); and general operational inefficiencies due to facility configuration, specifically at the South Dakota State Penitentiary (SDSP).

An issue that is not directly related to facility shortcomings is the high rate of vacancies for authorized staff positions as well as the difficulty in finding qualified candidates to fill such positions. The study and solution to this specific issue is beyond the scope of this project.

c. Recommendation Summary

The most significant recommendation arrived at as a resolution to many of the system’s shortcomings, is a new 1,372-bed Multi Custody Correctional Facility. This facility would not only replace the SDSP but also provide relief for the Mike Durfee State Prison (MDS), and significantly improve SDDOC’s ability to care for inmates identified as

suffering from mental and behavioral health, chronic health, and mobility issues. These types of inmates are currently housed in various locations around the system and having them located in a centralized facility would not only improve the amounts and types of specialized care required, but also improve the efficiency in which such care is delivered.

It is also recommended that the female population be decentralized in order to locate them closer to their origination location and increase their availability to participate in meaningful programming during their incarceration. As such, it is recommended that new Community Work Centers (CWC) be constructed in Sioux Falls and Rapid City with the latter being of higher preference. Exact location for either facility is yet to be determined but easy access to places of employment is critical.

In order to better accommodate for the male minimum-security population, a new CWC facility for males is recommended in Sioux Falls in addition to the new multi-custody correctional facility for Males, and CWC facilities for females in Sioux Falls and Rapid City as mentioned earlier. It is also recommended that a new housing unit for minimum-security females be constructed adjacent to the Solem Public Safety Center at the South Dakota Women's Prison (SDWP) in Pierre.

d. Implementation

Each recommended project is proposed with a corresponding implementation budget as well as a timeline. While some of the proposed projects can be implemented independently without impacting other projects, other projects are contingent upon prior completion of another project. For the purpose of this document, it is assumed that the governmental approval and funding phase of each project is initiated in January 2022. If every project is implemented according to the timelines as projected, it is estimated that the entire master plan as presented herein could be implemented no earlier than late 2029.

The, by far, largest cost of implementation is associated with the planning and construction of a new multi-custody correctional facility for males in the Sioux Falls area. This project carries an estimated cost of \$338,537,475. The total cost of all projects is estimated to be \$608,202,707.

2. BACKGROUND AND HISTORY

a. Background

In June of 2021, the South Dakota Department of Corrections (SDDOC) retained the services of DLR Group to prepare this Statewide Facility Plan to address the eight correctional facilities. The Master Plan includes the review of existing facility conditions, any recommendations for new facilities on current correctional properties, and proposed consolidation of male facilities on either current properties or alternate building sites. Any alternate building site investigation would include recommended property size, utility requirements, and proximity to population centers to aide in providing adequate staffing and support services. All data included reflects the condition as of the close of fiscal year 2021.

The catalyst for the development of the master plan was a desire to seek improved efficiencies and reduce existing inefficiencies. The facilities that comprise the SDDOC system are of varying vintage and only a few represent what would be considered best practices from a physical plant standpoint. The greatest opportunity for savings can be found in reducing inefficiencies associated with staffing. Staffing inefficiencies are often the result of poorly configured facilities, as well as duplication of services. In addition to staff inefficiencies, older facilities are also inefficient to operate from a utility standpoint with old equipment and poorly insulated building envelopes. Older facilities also carry with them higher maintenance costs and difficulties with locating replacement parts for outdated equipment.

The purpose of this Facility Plan is to serve as a planning “road map” for the department. The information contained in this Facility Plan will identify the general intent of each proposed facility project and include a general project description and preliminary schedule along with budget information to aid the department in identifying a priority of implementation.

b. History

The South Dakota Department of Corrections dates back to 1881, when the state was a territory. The existing State Penitentiary, located in Sioux Falls, was the first correctional institution in the Dakota Territory. Parts of the original territorial penitentiary facility still exist today. Over the years, additional facilities have been added to the system as need has arisen. The department, much like the remainder of the country, experienced its most significant growth during the 1990’s, causing the construction of a new women’s prison in Pierre and the Jameson Prison Annex adjacent to the State Penitentiary in Sioux Falls. The most recent new facility is the Rapid City Community Work Center which was acquired in 2010.

The department currently provides for approximately 3,300 inmates on a daily basis, both adult male and females.

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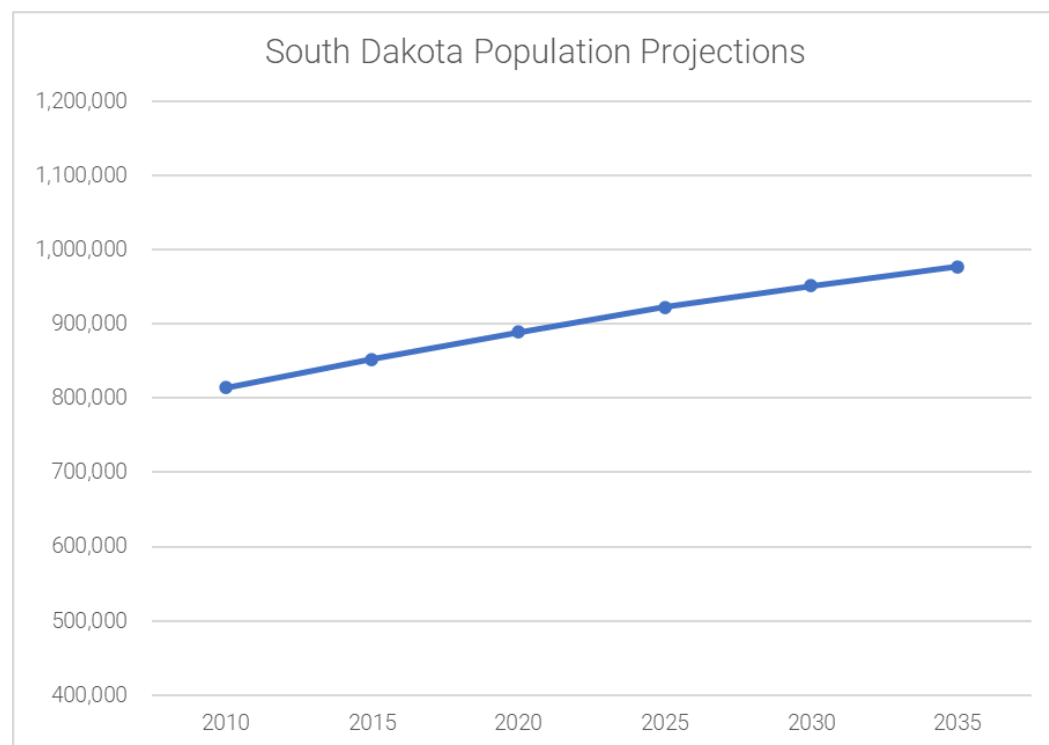
3. DEMOGRAPHIC STUDIES

a. Population Analysis

State Population

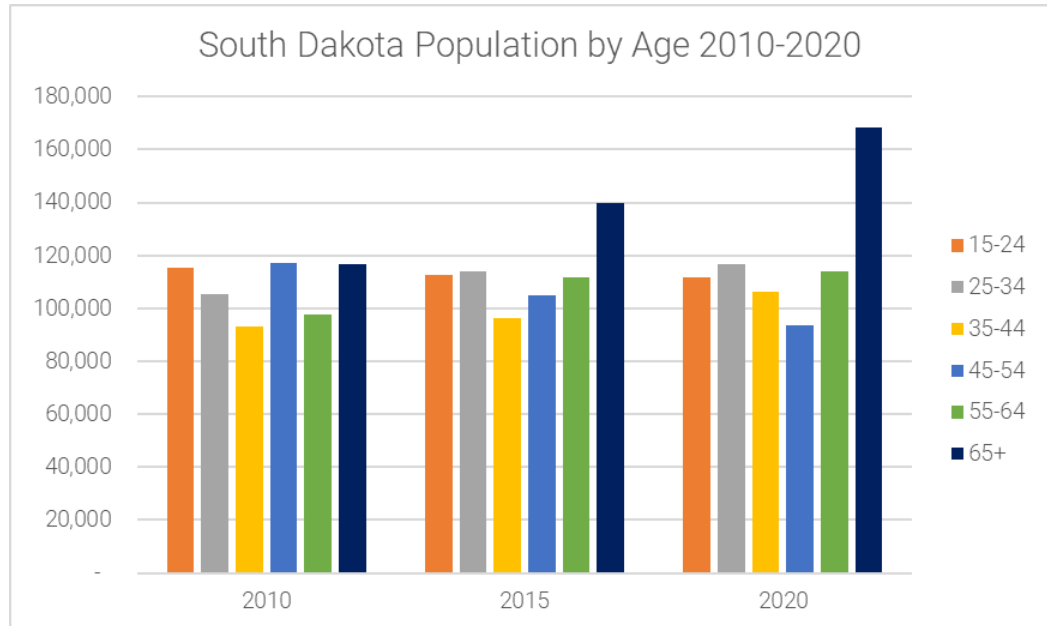
State population is the most predictable driver of change in the patterns and nature of crime. As such, demographic trends are especially important variables to consider in relation to incarceration figures. More specifically, tracking the population helps anticipate future demands on the prison system since there is an expectation that, as a state's population grows, the number of admissions is also likely to increase. It should be noted that the consultants did not provide independent state population forecasting. State population growth trends were obtained from data available from South Dakota State University's Census and Data Center.

While South Dakota ranks 47 in United States state population, it has grown by 8.6% since 2010. It has a strong agricultural economy as well as significant tourism. The population is forecasted to grow to nearly 980,000 inhabitants by 2035.

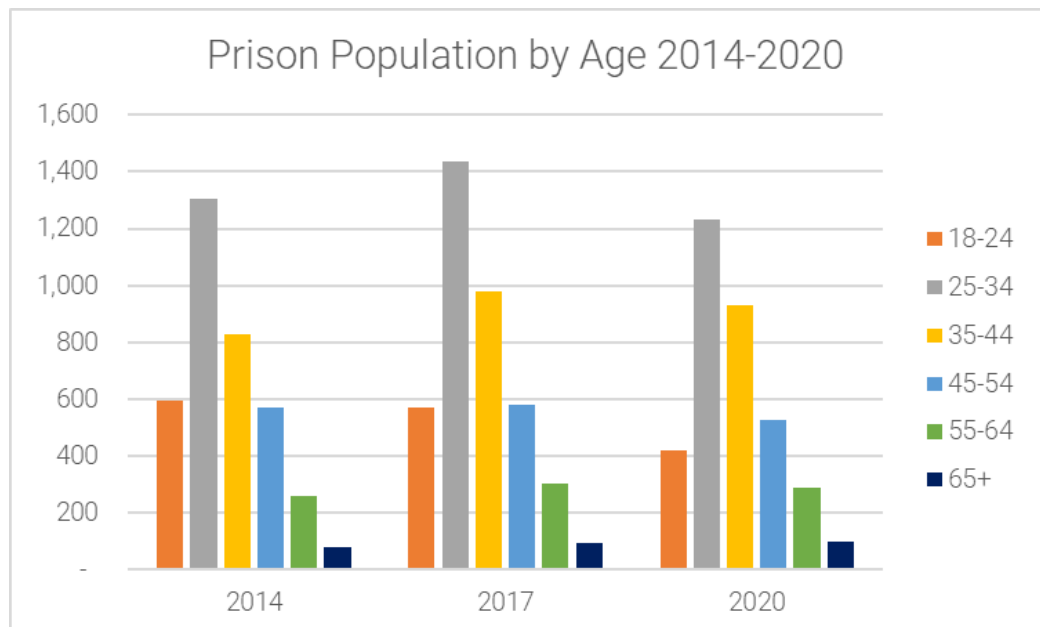


Aging Population

South Dakota State University estimates that the population will be getting older over time. However, the age of typical entry into prison, 18-35 years, appears to remain stable into the future.

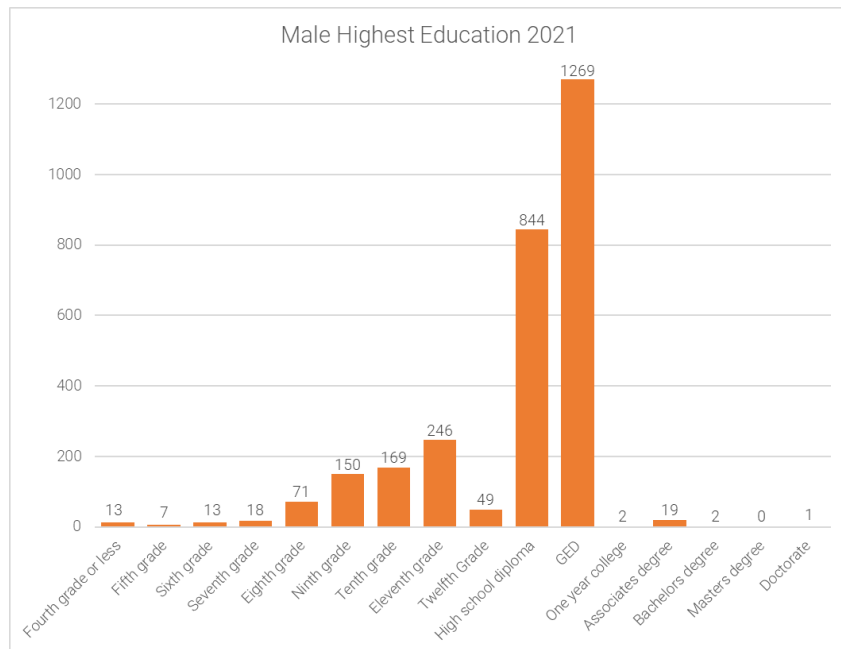
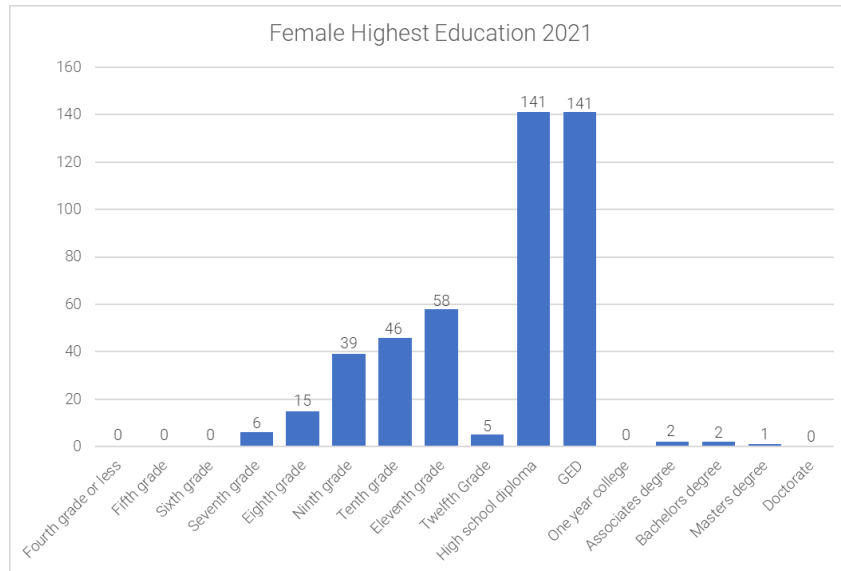


South Dakota’s prison system population is getting older. Ages 18-34 decreased while ages 35-44 increased as did the 65+ group. This slight aging of the incarcerated population generally leads to an increased need for geriatric, mobility impaired, and other such services for inmates. (Note: the state population is calculated for ages 15-24 while the prison system uses 18-24 as their similar age group).



Educational Levels

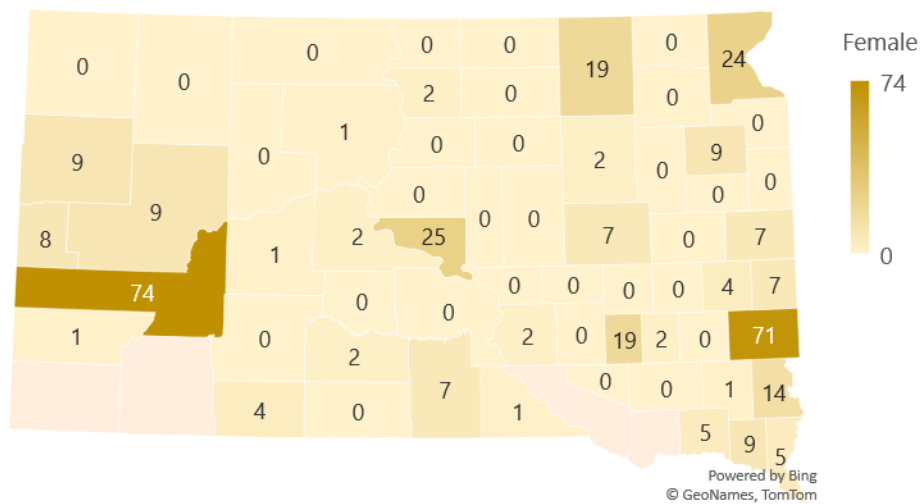
The majority (74%) of the male inmate population and more than half (62%) of the female population have high school diplomas or GEDs. Very few men (less than 1%) have any higher education and there are only five women incarcerated with reported higher educational training. The population with less than a high school diploma or GED accounts for about 26% of the overall population (26.5% of men and 54.7% women). This data indicates that programming for female inmates should focus on vocational and higher education programs. The same is true for men, vocational and higher education programs should be offered at a higher rate than basic education.



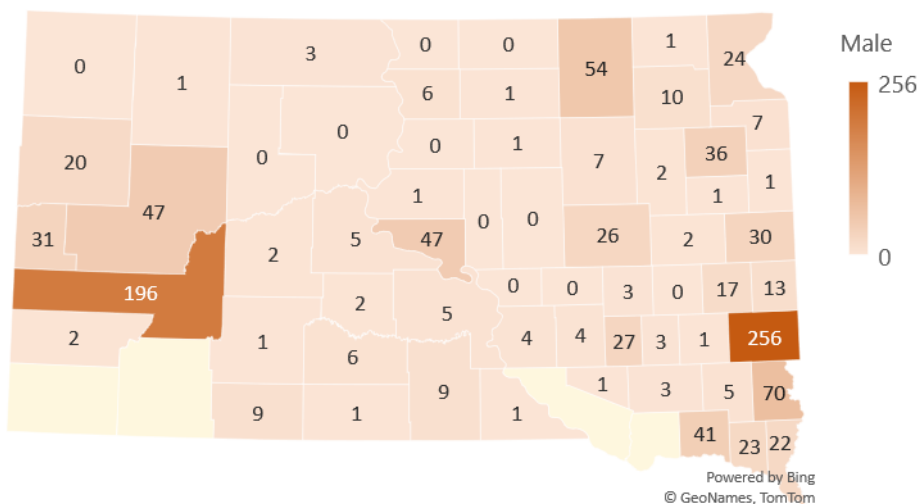
County of Origin

The charts below highlight the South Dakota counties that inmates originate from. Minnehaha, Pennington, Lincoln, Brown, and Hughes counties accounted for over 50% of the inmate intakes in 2021. This information is valuable to understand where facilities should be located to not only keep family and support systems well connected to those in custody, but also provides an understanding of where eligible inmates should be placed during their re-entry process.

2021 Female Inmate County Court of Origin

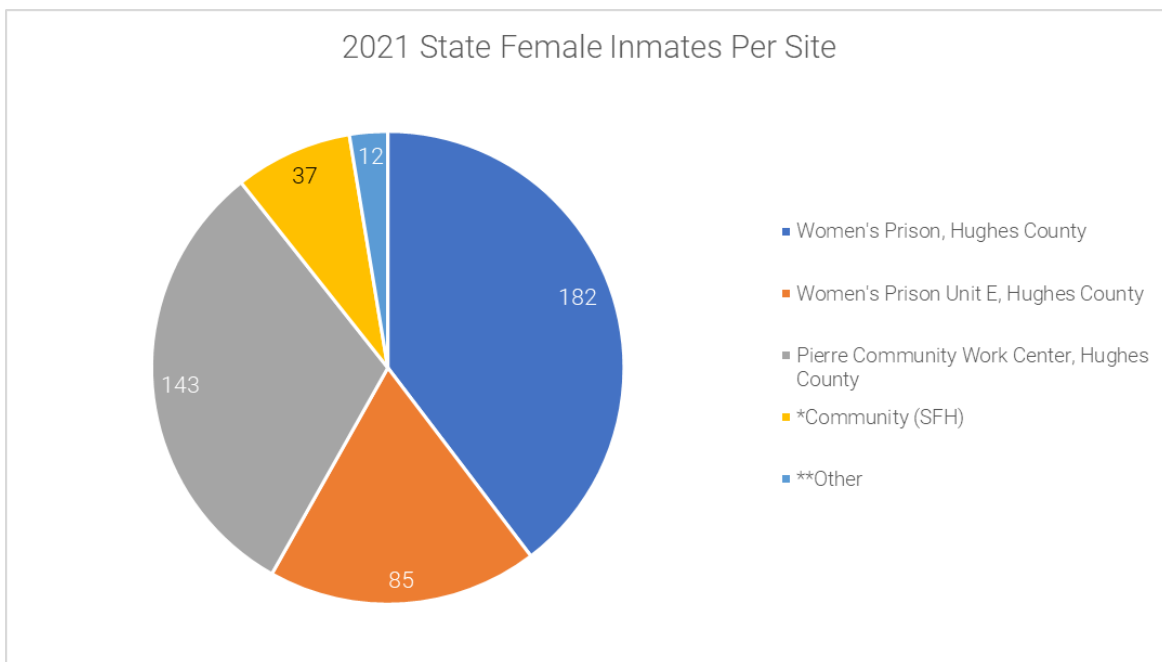
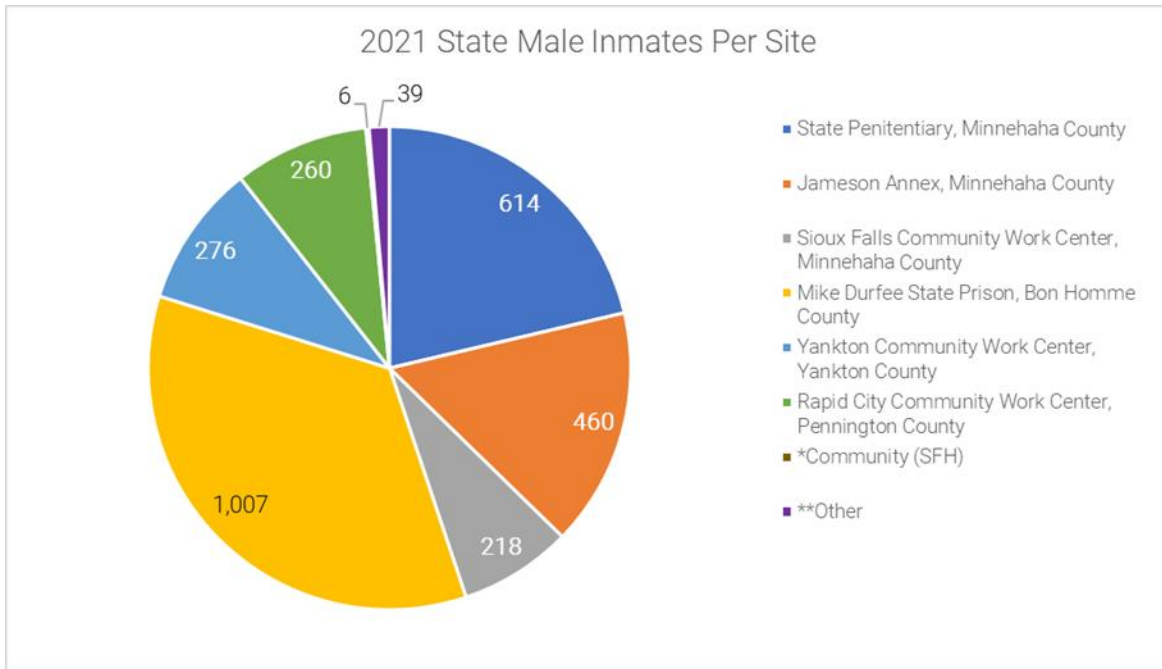


2021 Male Inmate County Court of Origin



Facility Locations

South Dakota has eight facilities to house inmates. The charts below indicate the number of inmates at each facility by gender. The largest facility is Mike Durfee State Prison housing over 1,000 inmates with the State Penitentiary and Jameson Annex being the next largest facilities. For women, the South Dakota Women’s Prison, and the Pierre Community Work Center account for about 89% of the female population.



Crime Type

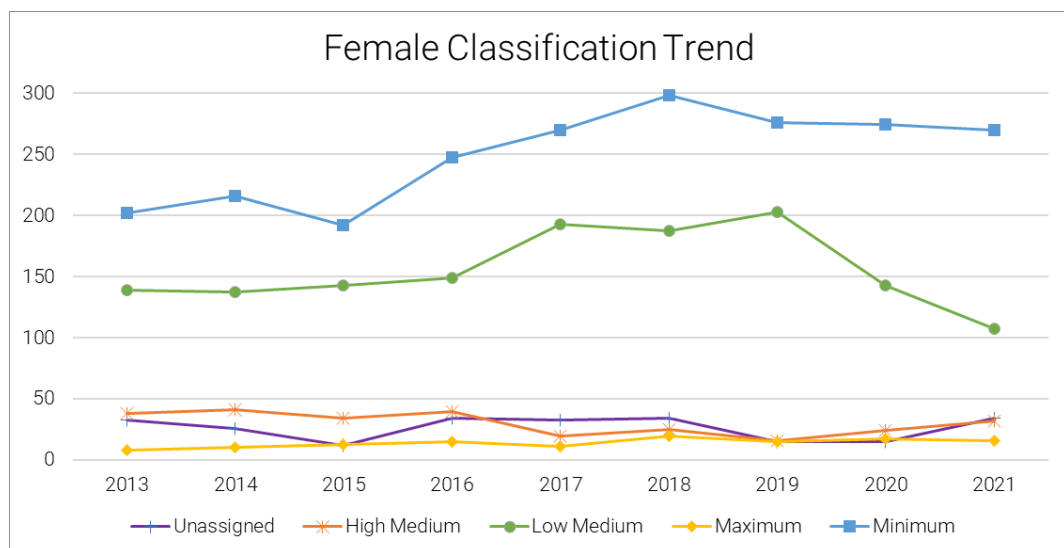
Crime type can be indicative of what types of programs and support inmates require for successful re-entry into society. As can be seen in the chart below, over 50% of male inmates are incarcerated for violent crime while non-violent and drug crimes are each half of violent crime. Interestingly, almost 60% of the female population have been convicted of drug crimes and less than 20% of crimes that were violent in nature. The chart below is reporting the highest-level crime and there could be additional crimes in other categories if someone was sentenced for multiple charges.

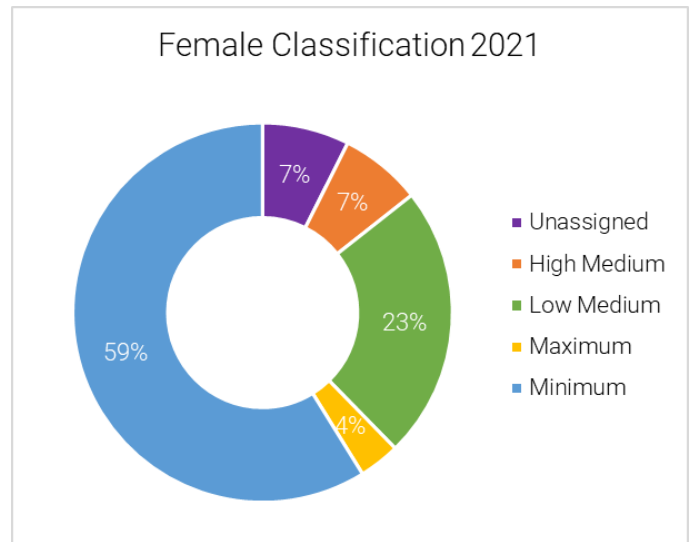
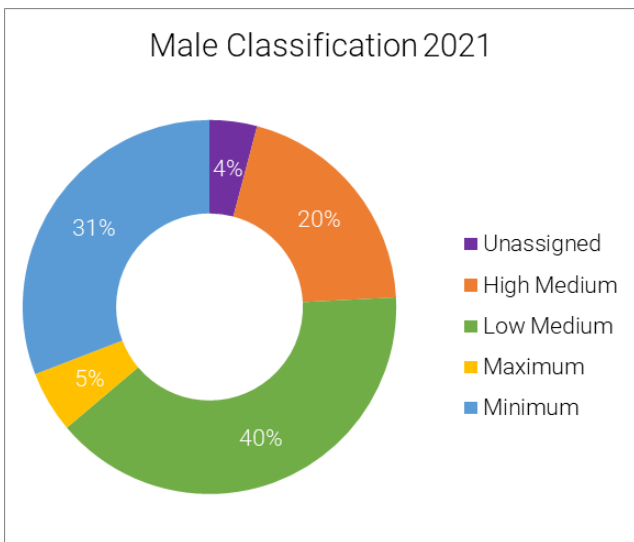
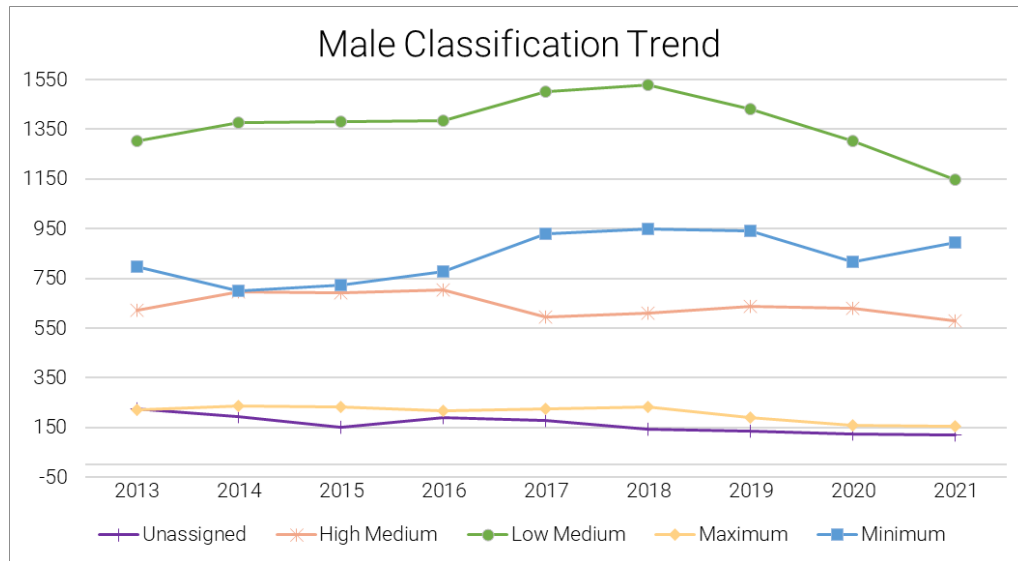
June 2021 Snapshot: Crime Type by Gender

	Male	Female
Violent Crime	53%	19%
Non-Violent Crime	22%	22%
Drug Crime	26%	59%

Classification

Classification trends have been fairly stable for each custody level. For women, the number of minimum custody inmates is the highest classification group. For men, low medium custody inmates make up the largest portion of the population. Low medium custody inmates have dropped in the last few years for both men and women.



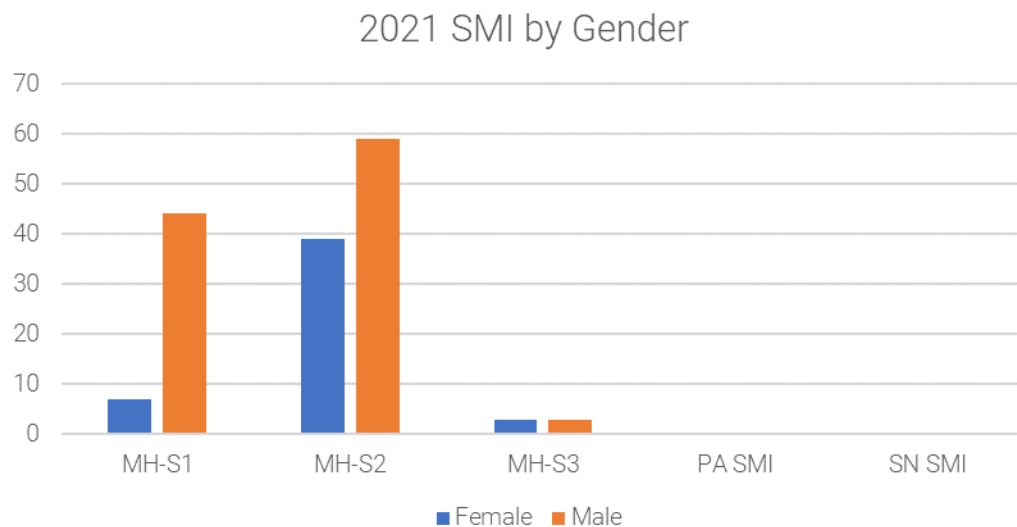


Serious Mental Illness

Inmates are assessed for mental health issues as part of their intake process into the prison system. Those inmates with serious mental illness (SMI) are categorized in the following groups:

- MH-S1: SMI, history of MH issues or current MH diagnosis
- MH-S2: SMI, MH diagnosis, moderate impairment or managing significant symptoms
- MH-S3: SMI, MH diagnosis, significant needs or properly managing acute symptoms
- PA SMI: SMI, history or diagnosis needing periodic access to MH services
- SN SMI: SMI, history of diagnosis with special needs

The chart below reflects the number of inmates in each of the categories by gender. These inmates have increased daily needs for ongoing service demands. Considerations for staffing, housing milieu, programs, and services, as well as re-entry support needs to be incorporated in the overall services to the inmate population. Increased mental health services for the female population should be considered as well.



Population Demographic Implications

Insights gained from understanding the demographic backgrounds of inmates informs the planning, design, and operations of the correctional system as well as individual facilities. Planning for the appropriate number of beds is important as is understanding what program spaces are needed to support the people housed in South Dakota's prison system.

b. FUTURE BEDSPACE CAPACITY NEEDS

Adult correctional population projections form the foundation for establishing the number of beds required in the South Dakota prison system now and over the long term. The baseline projections represent current system practices and key factors impacting the use of facilities throughout the system. Projections degrade over time: the further out the projections are made, the less reliable they become. It is also noted that these projections are generated for South Dakota only and do not account for discretionary inmates who might be housed at state facilities for other jurisdictions.

Population Projections and Bedspace Requirements

Estimating the future size of any corrections system is part science and part judgment. Criminal Justice policy is a dynamic phenomenon and is difficult to predict with a high degree of certainty. In the end, there is no single statistical method of forecasting populations that is considered to be correct or preferred, and forecasters often use multiple methodological approaches to determine which forecast is most appropriate in a given instance. This is also the consultants' chosen approach.

Approach and Methodology

The task of estimating future bedspace requirements consisted of three sets of sequential tasks:

- Review and analyze available data on factors typically known to affect secure bedspace demand,
- Generating a baseline forecast of the Average Daily Population (ADP) in the system, and
- Converting projected ADP into the number of beds that may be needed.

Many factors may affect the number of people who are being incarcerated by the State. The most influential factor in forecasting any correctional population is typically the impact of recently enacted laws, judicial decisions, and policy choices, as these largely determine the use of detention and long-term secure beds. At this point in time, the forecasting exercise assumes that prison system policies and practices in South Dakota pre-COVID will generally remain the same throughout the forecast period.

Forecasting future ADP required projecting the most relevant indicators of incarceration activity into the future. To develop accurate forecasting models of average daily population, the following data elements known to have potential influence on ADP were included in the analysis:

- External factors - population demographic shifts, crime rates, and arrest trends.
- Internal factors - re-entry programming, length of stay and average daily population.

The review of data trends relevant to the forecast, as described previously in this section, assisted in providing valuable background information used for projecting future needs and guided the exploration of several projection models for use in this study to generate baseline ADP forecast ranges.

Forecasted Population

	2022	2026	2031	2036	2041
Total Inmates	3,271 - 3,438	3,366 - 3,539	3,465 - 3,643	3,566 - 3,749	3,670 - 3,858
Male Inmates	2,803 - 2,947	2,885 - 3,033	2,970 - 3,122	3,057 - 3,213	3,145 - 3,307
Female Inmates	468 - 492	481 - 506	495 - 521	510 - 536	525 - 552

The baseline population projections were then converted into actual bed space requirements by incorporating a utilization factor to the estimates to account for operational considerations, such as separation requirements, daily population fluctuations and “peaking” during high volume periods. For purposes of this study the utilization factor was set at 5% for males, giving the State bedspace margin over and above the average daily count. This is within the range of planning norms for state facilities that tend to have more stable population numbers compared with local detention centers. The female population has been inconsistent historically and for this reason, a 20% factor has been added to the population projections to mitigate this shifting population.

The resulting bedspace forecast ranges are presented below.

Forecasted Bed Need

	2022	2026	2031	2036	2041
Total Beds	3,504 - 3,684	3,607 - 3,792	3,713 - 3,903	3,821 - 4,017	3,932 - 4,134
Male Beds	2,943 - 3,094	3,029 - 3,185	3,118 - 3,278	3,209 - 3,374	3,303 - 3,472
Female Beds	561 - 590	578 - 607	594 - 625	612 - 643	630 - 662

Projections are presented in five-year planning increments through year 2041. It should be noted that the farther out the projection goes, the less confidence there is in the numbers. Anticipating future demand is a difficult endeavor when attempting to plan several years in advance, let alone several decades, as unanticipated changes in society and its various components may occur. As such, it is critical that these projections are reviewed every 5 years and/or before embarking on any future facility planning project.

Based on these models, by year 2041 the ADP for both men and women are expected to grow from the current population figures, as follows: the South Dakota prison system may need to house between 3,145 and 3,307 men, and between 525 and 552 women. This results in the State needing to provide between 3,932 and 4,134 total beds systemwide.

4. EXISTING FACILITY ASSESSMENTS

In order to gain familiarity with the SDDOC system and their facilities, as one of the first orders of business, the consultant team conducted a tour of all the facilities in the system. During the five-day tour, the team inspected the facilities with respect to both physical condition and operational efficiency. The team also included engineers who evaluated the mechanical, plumbing, electrical, and security systems.

The purpose of the inspections was to identify shortcomings that exist within the system and also to evaluate the value of each facility's contribution to the mission of the department. The tour generated a list of issues with both the system as a whole and also issues specific to each facility. This list of issues is outlined in Section 5 of this document.

a. Jameson Prison Annex (JPA)

This facility was constructed in 1993 and serves as the only maximum-security facility for males in the SDDOC system. The facility also houses inmates with behavioral and mental health conditions. There are no major shortcomings with the JPA facility, and it is in good physical condition and operates in a secure and relatively efficient way

b. South Dakota State Penitentiary (SDSP)

Opened in 1881 as a territorial prison, this is the oldest of all the facilities in the system and houses close to 700 male inmates in the high-medium classification. The facility is, given its age and configuration, not efficient to operate and expensive to maintain.

c. Sioux Falls Community Work Center (SFCWC)

The Sioux Falls Community Work Center is also referred to as Unit 'C' of the JPA, and it has housed close to 300 minimum-security inmates that participate in either the Work Release program, Community Service program, or the CTP (parole) program. The major shortcomings of this facility are the population density and limited availability of recreational and program space.

d. Mike Durfee State Prison (MDSP)

The Mike Durfee State Prison in Springfield is a repurposed college campus and houses over 1,000 low-medium inmates. This facility has a focus on vocational and industrial programs and is home to the renowned Governor's House construction program. The facility also has a population that is dealing with limited mobility issues. Buildings are of varying age and condition with some buildings in good condition and others at the end of their life expectancy.

The buildings are spread apart quite extensively in this facility, and staffing efficiency is impacted due to the many different buildings, and the distance between them. The rural location of this complex also makes it difficult to recruit and retain staff.

e. Yankton Community Work Center (YCWC)

The Yankton Community Work Center is housed in a leased building on the periphery of the Human Service Center. The building is three stories high and has limited program and support spaces. With its current population of close to 300 minimum-security inmates, the YCWC is experiencing a higher than ideal population density. The inmate processing space is also poorly configured and operates inefficiently.

f. South Dakota Women's Prison (SDWP)

The South Dakota Women's Prison is centrally located in the state and on the outskirts of Pierre. It is a relatively new (1996) facility and is the only facility in the state that houses female inmates spanning all security levels. Some of the biggest issues at SDWP are the population density, and a structurally deficient Community Work Center. It has also been difficult to provide programs, especially vocational programs, of a suitable nature. This is due to the average length of stay being shorter as well as participation in different programs and also work requirements.

g. Rapid City Community Work Center (RCCWC)

The Rapid City Community Work Center is located in an industrial neighborhood and consists of a two-story structure with dormitory style housing on the upper level and support functions on the ground floor. As a newer facility (opened 2011), the RCCWC does not have any major shortcomings.

5. IDENTIFIED ISSUES

The consultant team toured all the SDDOC facilities during the week of June 14-18, 2021 and made observations pertaining not only to the physical condition of the facilities, but also to how they appeared to function from an operational standpoint. These observations are discussed in this section and are organized according to the individual facility. There are some broader issues that occur on a systemwide level and are therefore labeled as such.

a. Systemwide Issues

i. **Facility occupancy levels**

It was noted that all of the facilities in the system were currently operating below their Operational Capacity as determined by SDDOC. The Operational Capacity definition was provided by SDDOC and is defined as the number of inmates who can be accommodated in a facility based on the current number of permanent beds in the facility, the facility's staff, existing inmate programs, services and support capabilities. The current operations and staffing of these facilities, even if the inmate occupant density may be greater than ideal, appeared to be handled in a professional and organized manner. In the opinion of the consultant, even though the facilities are currently operating within the SDDOC's Operational Capacity, the facilities are experiencing an inmate density level that is above what the consultant would recommend, based on industry best practices and recognized correctional standards that would be applied in the planning and design of new facilities.

In the graphic on the following page, the column titled "Recommended Capacity" is the occupancy number based on an assignment of physical plant area pertaining to the inmate housing areas, based on the national recognized standards published by the American Correctional Association (Performance Based Standards for Adult Correctional Institution, 5th edition) which assigns recommended square footage for inmate living areas, and quantity/ratio of showers and toilet facilities per inmate. These standards also recommend operational, safety, program, environmental, and facility support parameters associated with modern correctional facilities.

<i>South Dakota Department of Corrections (SDDOC) Facility (As of June 30, 2021)</i>	<i>Current Occupancy</i>	<i>Operational Capacity per SDDOC</i>	<i>Recommended Capacity</i>
Jameson Prison Annex (JPA)	469	676	576 ^b
Mike Durfee State Prison (MDSP)	1,009	1,043	963
Rapid City Community Work Center (RCCWC)	260	420	216
Sioux Falls Community Work Center (SFCWC)	218	244	80
South Dakota State Penitentiary (SDSP)	617 ^c	837 ^c	426 ^c
South Dakota Women's Prison (SDWP)	411 ^d	450 ^d	322 ^d
Yankton Community Work Center (YCWC)	277	332	192
Totals	3,261 ^a	4,002 ^a	2,775

a - Excludes Temporary Absence & Community Placements

b - Assumes all double occupancy cells for Design Capacity

c - Excludes Special Housing Unit (SHU) Numbers

d - Excludes Prisoners and Children Together (PACT) House Numbers

ii. Staffing

Staff vacancies are increasing, and staffing levels, in general, are lower than desired or authorized. Like many of their counterparts in other states, the SDDOC is struggling with attracting and retaining staff at all levels in their system. This is especially true for line staff such as correctional officers, corporals, nurses, and case workers. This issue can be attributed to overall low state unemployment, as well as relatively low pay and overall benefits. The correctional environment at times is stressful which makes it more difficult for the department to attract and retain new employees.

iii. Accommodations for Specialty Populations

It was observed that, due to their age and configuration, most of the existing facilities are not fully equipped to provide for inmates with significant health or mobility issues in alignment with current standards. Since most facilities in the system were constructed before the Americans with Disabilities Act (ADA) regulations came into effect, they were never originally designed to adequately accommodate those inmates with physical impairments. This includes widths of doorways to accommodate wheelchairs, lack of elevators, and physical spaces that are too small for certain functions. It was observed that some retroactive improvements have been made in an attempt to rectify these shortcomings, but these improvements are only able to improve the situation somewhat, not completely rectify it.

There is also room for improvement in accommodations for inmate populations suffering from mental/behavioral health issues as well. The Jameson Prison Annex houses most of these specialty inmate populations in cells that were

originally constructed as medium-security housing. The facility could benefit from additional program, treatment, and support spaces in support of this population. Contemporary design accommodations for inmates with mental/behavioral health issues include smaller one-story units, outside views, plentiful access to daylight, on-unit counseling spaces, ligature resistant design, and improved acoustics among other things. The situation for the female population at the Women's Prison in Pierre is similar to that .

iv. Re-integration and connectivity with society

Inmates are often housed in facilities far from their origin or home, making it difficult to stay connected to support systems such as family and friends due to long distance travel requirements. It can be difficult for inmates participating in a work release program to seamlessly continue employment following release if the inmate returns to their origin or home, which may be far from the location of their work release place of employment.

v. Program offerings

Some of the facilities in the system could benefit from additional space to offer meaningful programming for inmates. Programs serve to improve the chances of successful re-integration to society upon release from custody, and as such should be tailored to what is proven to work well for the population. At some of the facilities, program offerings are limited due to a variety of reasons, including the availability of appropriate space.

b. Jameson Prison Annex (JPA)

i. Housing environment

The existing facility is one of the department's newest, built in 1993 and added on to in 2004. The overall physical plant layout and operation conforms to current correctional facility design. All inmate housing accommodations are in a cell and adjacent dayroom configuration, with the exception of some temporary dormitory housing used for lower security inmates awaiting transport. Supervision is provided by a combination of direct management, officers on the floor and in the dayrooms, and indirect management, via an upper-level secure control room. It was observed that the inmates are either in their cells or going to a program, support function or showering. Inmates were not using the dayroom space, except for some indoor recreation that occurs in mesh cages erected in the dayroom area. This current operational model is governed by SDDOC policy.

ii. Deficient intake function

At present, all inmates entering the SDDOC system are processed at the Jameson facilities. When inmates enter this facility, they come through the

same front door as public, visitors, and staff, adjacent to the Main Control room. From this point, they are escorted through the main corridor to a small intake processing area. This movement path creates unnecessary exposure of these inmates to other inmates or public who may be present in the corridor. The intake processing area itself is undersized for the intended use. It contains two holding cells, a small clothing storage area and one interview room. There is a small vehicle sally port garage adjacent to this area which is not used because it is not large enough to accommodate the transportation vehicles.

iii. Shortage of programs and recreation space

The JPA contains one small indoor recreation space (a small gymnasium) and with a broad spectrum of inmate classifications, it is difficult to schedule times for all inmates to have plenty of access to the recreational space when inclement weather dictates.

Program space is mostly centrally located, requiring inmates to be moved from their respective housing units to participate in programs. While this approach reduces space redundancies, it causes an increase in inmate movement and accompanying staff escorts. Even with the high utilization of the existing program spaces, there is insufficient number of spaces to accommodate all of the inmate programs the department wants to offer.

iv. Lack of office staff support space

There was a general comment made that there is not enough space for staff to perform office work. There are also not enough dedicated spaces for line staff to seek respite during breaks, allowing them to mentally recuperate during the day.

c. South Dakota State Penitentiary (SDSP)

i. Inmate density

The current facility was originally designed for maximum-security classified inmates. All of the housing is multi-tiered, organized in a linear configuration and consist of all cells. These cells were originally designed for single occupancy, however most of the cells housed two inmates, creating a housing density greater than ideal.

ii. Operational inefficiencies

Every activity that inmates do, whether it be recreation, education, counseling, or even showering, requires movement away from the housing unit. As such, there is a lot of inmate movement taking place that requires some level of staff supervision for escorting to and from the program or support space. This movement must also be coordinated with the security staff that operates the door locks. Generally, any type of inmate movement creates an elevated

security risk in the facility as the opportunity for noncompatible groups or individuals to meet is increased. Inmate movement also takes time away from inmates and staff that could have been spent on programs.

iii. Codes and standards

Given that the vast majority of this facility is close to 100-years old, it was never designed with much consideration given accommodations for staff or inmates with physical impairments or disabilities. Modifying the facility to meet contemporary standards would be near impossible, and as such, its continued use is grandfathered in. Similar to accessibility standards, building codes and regulations have also changed since the original construction of this facility, resulting in deficiencies when compared to contemporary codes and regulations.

iv. Energy inefficient

Given the age and construction of the various facilities at the SDSP, these facilities are not energy efficient and would not meet current design standards. These facilities were constructed at a time when very little emphasis was placed on energy efficiency. It should also be mentioned that building materials and equipment used at the time of construction are not what we would expect today but are functioning as well as can be expected. To bring these buildings up to meet modern standards, a significant monetary investment would have to be made with the realization that an acceptable result may still not be achievable due to building configuration.

d. Sioux Falls Community Work Center (SFCWC)

i. Inmate density

This facility operates with three (3) pods in a dormitory setting. It is currently housing more inmates than its original design intended for, creating a housing density greater than ideal.

ii. Overtaxed support services

The overtaxing of program support services is directly related to the inmate density conditions mentioned in the above section. If the facility was to operate at its original design capacity, then the program and support services would be adequate. The facility would still need a better solution for the inmate processing, given the fact that this function currently is not working well.

iii. Inadequate visitation accommodations

The visitation function for inmates housed at the CWC is currently located in a former garage, which is located below the recreation spaces serving SDSP. This visiting space is neither inviting nor large enough, in addition to being remotely

located away from the CWC building, requiring inmates and public to travel across the campus to access the space.

iv. Difficulty separating Work Release, Community Service, and CTP inmates

This operational and security issue is partially attributable to the number of inmates currently housed here. Also adding to the problem is the physical plant layout of the three housing units which does not adequately allow for separations. Ideally, the CTP inmates need to be separated from the other inmates due to the opportunity for contraband introduction by inmates returning from Work Release or Community Service assignments.

e. Mike Durfee State Prison (MDSP)

i. Staffing issues

While staffing positions are difficult to fill throughout the SDDOC system, the situation is especially dire in Springfield where the labor pool is small and spread out geographically. The remote layout of the MDSP campus further amplifies the staffing problems as staff must monitor inmate movement across the campus.

ii. Housing facilities

The majority of the inmate housing at MDSP is in the form of repurposed college student housing. These buildings were not constructed to accommodate the level of abuse and wear that is common in a prison, nor the level of supervision required in a correctional environment. Three of the housing buildings are over 50-years old and close to reaching the end of their useful life. One of the housing units, Ludeman Hall, has already been vacated due to its poor physical condition. These prior student housing buildings are configured in a typical “double-loaded” corridor layout, with inmate rooms on both sides. This design requires the correctional officer to patrol the corridors and open the doors to observe the inmates, which is not ideal even for minimum-security level inmates. These housing units can be very staff intensive and inefficient to function.

iii. Lack of accommodations for physically impaired inmates and staff

Due to the age and configuration of the various building on the campus, the accommodations for persons with physical impairments are less than ideal. It would require a significant investment to upgrade the buildings to meet current building codes and ADA requirements.

iv. Distance between facility operations

The MDSP, as a former college campus, was designed with ample green space and landscaping between most buildings. While this adds a positive feel of

spaciousness, normality, and helps reduce the effects of density, it also causes operational inefficiencies since inmates and staff must travel far from one function to another. This takes time away from programming or supervision of inmates.

v. Inmate density

The living units that were former college student housing contain more beds than originally planned for the student population, creating an inmate density greater than ideal. While the open dormitories in the newer Barracks housing unit have sufficient floor area and support spaces, the current organizational layout of the triple bunks in a central location creates the feeling of a crowded room, as there are no larger, open spaces that could be designated as communal dayroom space. This can be rectified with a reconfiguration of the space.

vi. Energy inefficient

Given the age and construction of the majority of the buildings on campus, especially the vocational/industrial buildings, energy efficiency is low and does not meet current standards. Due to some of the activities taking place in these buildings, i.e., painting and welding, where good ventilation is required. Currently, this ventilation is accomplished by opening windows and doors, which especially during colder months, causes heated air to escape, leading to poor energy efficiency.

f. Yankton Community Work Center (YCWC)

i. Inmate density

The facility houses more inmates than originally intended when designed as housing for the Human Services Center (HSC), creating an inmate density greater than ideal. This makes the separation of the different statuses difficult to accomplish. As is typical in all CWCs; the CTP inmates should be housed apart from work release and community service inmates in order to reduce their access to contraband.

ii. Operations

The processing of inmates returning from outside work assignments is not appropriately accommodated in the current building and is extremely inefficient. Returning inmates have to wait outside the building before being brought inside for security screening and processing. There is an undersized and inadequate area for inmate lockers to store work clothes. The circulation flow for processing is also inefficient and not organized in a logic progression due to the lack of physical space.

iii. Contraband

The staff indicated that contraband is being introduced into the building, both due to public access to the building as well as via food service and laundry being shared with HSC. This sharing of services causes the staff to have to provide screening of all inmates traveling between the YCWC and HSC. There is a public street immediately outside of the building allowing contraband to be easily dropped off for inmates when they are outside.

iv. Shortage of support spaces

It was observed that only a few staff have dedicated offices and for those that do not have an office, it is difficult to perform duties that are administrative in nature. The amount of program spaces for the inmates where educational and counseling services can be offered is less than ideal. Due to the number of inmates housed at this facility, there is also a shortage of dining room space. There is no central kitchen or laundry, and the facility does not have an indoor gymnasium for inmates to use for physical recreation during inclement weather.

v. Lack of accommodations for physically impaired inmates and staff

Due to the age and configuration of the facility, the accommodations for persons with physical impairments are less than ideal. The original building was built before the enactment of ADA, and as such, is short on appropriate accommodations. The building does have one centrally located elevator.

g. South Dakota Women's Prison (SDWP)

i. Inmate density

The original facility was design for a capacity of 146 females. Since then, the facility has been expanded to on multiple occasions resulting in an increase in mostly housing capacity. Facilities for inmate programs and other support functions have not kept pace with the increased number of inmates being housed at SDWP. Currently, all areas within the SDWP housing units have more inmates than the original design intent. This includes the Pierre Community Work Center (PCWC) which is experiencing the most significant level of density. The density at both locations causes difficulties in ideal inmate classification separations as well as increased tensions among inmates and staff.

ii. Structurally deficient PCWC and staff training building

The PCWC building continues to experience structural settling which causes significant separation between various walls and floors. The building was vacated by the SD Division of Criminal Investigations for this very reason. Additional structural analysis may prove that this building may not be adequate or cost effective for a remodel and/or continued usage for the CWC program.

iii. Availability of inmate programs

The consultant team was informed that the female population tends to, on average, have a shorter sentence during their incarceration limiting the type of programs that can be made available to the women, mostly a shortage of vocational programs. It is not uncommon for an inmate's stay to be less than one year from admittance to release. As such, it has been difficult for the SDDOC to incorporate programming that is able to be completed in only a few months. Currently the prison industries program includes a state fleet call center and a document archiving program. The female population is also offered, and are participating in, institutional jobs such as food service, cleaning, laundry, and tutoring.

iv. Insufficient medical facilities

As the medical component now serves a significantly greater number of inmates for which it was originally designed, it is overtaxed in all aspects. This situation can be alleviated with the provision of additional space. Funding for medical expansion has been requested.

v. Inmate reintegration

Most inmates in Pierre originate from either the far east or far west end of the state. This makes it difficult to provide a connection to family and community both during incarceration and during re-integration. Meaningful work release employment opportunities are difficult to find, even when the overall unemployment rate is low.

h. Rapid City Community Work Center (RCCWC)

i. Crowding

The RCCWC is the newest facility within the SDDOC system. The original design of the sleeping cubicles had capacities of 8 and 12 inmates each. Since then, additional bunks have been added to accommodate a higher number of inmates, resulting in an inmate density that is greater than ideal. This density causes difficulties in ideal separation of inmates and increases tension among inmates.

ii. Shortage of SHU space

There are only two (2) cells available to hold inmates that are awaiting transport to Sioux Falls or Springfield. Currently when the SHU is full, additional inmates are sent to the Pennington County Jail for temporary holding.

iii. Lack of indoor recreation and programs space

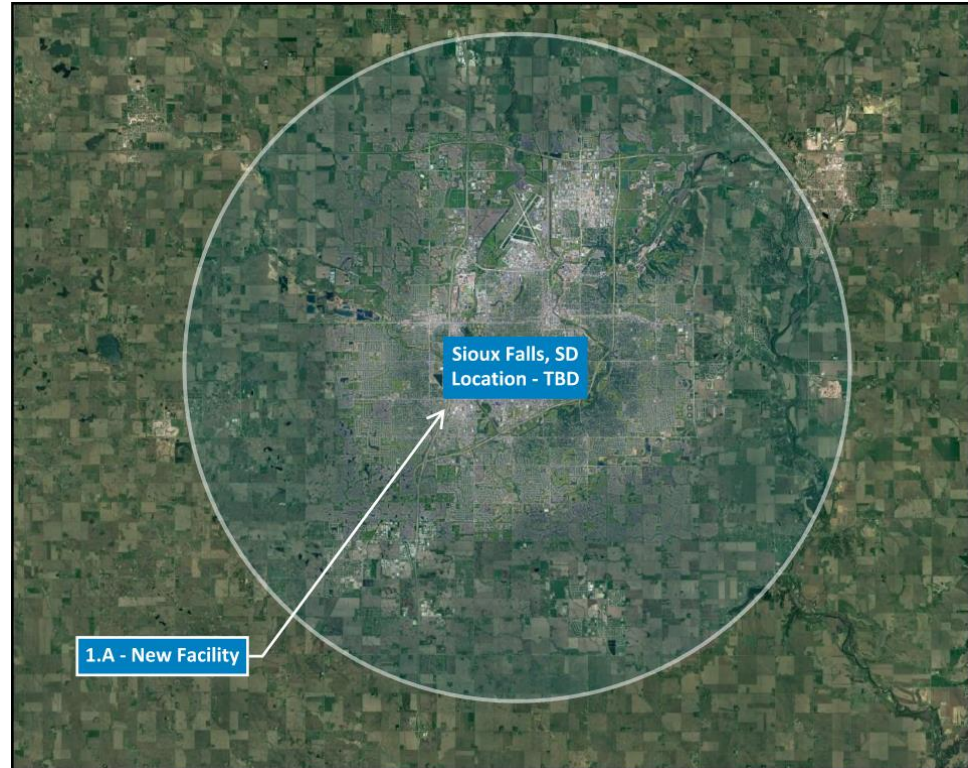
During inclement weather, inmates have very limited means for physical activity limited to areas within the two dormitory living units. Given the current inmate

density levels, any such type of physical activity is difficult at best. It was also mentioned that there was a need for additional program and office spaces to accommodate the current population.

6. PROPOSED ACTIONS

a. Systemwide

i. Project 1.A – Construct a new 1,372-bed Multi-Custody Correctional Facility



Project Description

The proposed location of this new facility has not been determined at this time, but it is recommended that it be located in the vicinity of the Sioux Falls metropolitan area due to workforce availability and supporting community services required to operate the new facility.

When considering potential sites for the proposed facility, it is recommended that properties considered should be approximately 160 acres, but not less than 100 acres. The site should be large enough to accommodate buffer zone areas between the property line and secure perimeter which could range between 300-600 feet. It should also be large enough to provide for future construction associated with a state correctional facility. This could include, but would not be limited to, the consolidation of populations, replacement of obsolete facilities, and associated workforce development or correctional industries programs. Other site characteristics that need to be evaluated include utility availability, procurability, distance to critical infrastructure and workforce, etc. A more detailed site criteria analysis should be conducted prior to finalizing a site.

Although somewhat smaller than the site parameters mentioned in the above paragraph, a potential location could be the state-owned West Farm property about 4 miles west of Sioux Falls. A feasibility report for this property was authored by Banner Associates. If the West Farm site is used for the new prison, then a new site would need to be identified for the existing juvenile facility currently located on the West Farm site.

The proposed correctional facility is recommended to be a 1,372-bed multi-custody classification facility, with high-medium, low-medium security and several specialty security classifications, organized in a campus plan configuration. The portion of the facility dedicated to the caretaking of inmates with special needs will include those inmates with physical limitations, chronic medical conditions, behavioral and mental health needs.

The proposed initial design capacity for the new multi-custody facility is 1,372 beds, with the capability of being expandable to 1,516 beds. The inmate population is currently programmed to consist of the following general classifications:

<i>Housing Classification</i>	<i>Beds (all cells)</i>	<i>Units</i>	<i>Beds per Unit</i>
Low-Medium Security	588 *	9	64
High-Medium Security	640	10	64
Assisted Living	144 **	3	48
Mental Health and Behavioral Health	144 **	6	24
Totals	1,516	28	

* - Twelve (12) of which are for Minimum Security inmate workers and Institutional Support inmates who are assigned work outside the housing units.

** - Initial construction is 72-bed, with future construction of 72 additional beds.

An additional 76 beds, all cells, for a Special Housing Unit (SHU) is recommended for disciplinary/segregation purposes and is not included in the total rated capacity of 1,372/1,516 beds.

The proposed initial facility construction is recommended to have a rated capacity of 1,372 beds. The reduction in capacity is due to the desire to construct only 72 beds for Assisted and 72 beds for Mental and Behavioral Health in the initial phase of construction. The core support components for these inmates are recommended to be built in the initial construction so that the additional 144 beds can be added in the future without having to expand the core facilities, only the housing. The site is recommended to be master planned to accommodate these two (2) future housing unit expansions.

In the event that the State would opt to construct a 200-bed male low-medium security unit in Rapid City, then this proposed multi-custody facility's low-medium capacity can be reduced by the corresponding number of beds.

In addition to the inmate housing, the new facility is recommended to contain all the necessary support and inmate services, such as the following:

- Outside Administration
- Inside Administration & Operations
- Visiting & Hearing Services
- Intake
- Health Services
- Food Service and Laundry
- Education (including Vocational and Prison Industries)
- Recreation/Multi-Purpose
- High-Medium Security Housing
- Low-Medium Security Housing
- Assisted Living Housing
- Behavioral Health/Mental Health Housing
- Special Housing Unit (SHU) Housing
- Facility Services (Warehouse, Maintenance, Gatehouse, Central Energy Plant)

The facility is recommended to be organized as a campus style compound, enclosed by a secure perimeter fence, detection system, and perimeter patrol road.

Purpose and Objectives

The new facility is recommended to be designed to incorporate the latest trends in correctional architecture, which include creating a therapeutic/treatment environment for the inmates. These design concepts frequently include features such as improved acoustics, plentiful natural light, enhanced indoor air quality, and exterior views. Elements of biophilic design should also be explored, as such strategies that have proven to enhance the well-being of inmates and staff alike.

The new housing units are recommended to include staff and program spaces to allow some services to be delivered directly on the housing units with the goal of increasing access to programs and reducing inmate movement and improve staff efficiencies. The housing units should also have an outdoor recreation space immediately adjacent to the central dayroom. Large, glazed openings in the dayroom would allow natural daylight into the space and provide a visual connection to the outside. The various support and program spaces should be

centrally located to allow inmates to access these areas from their housing units.

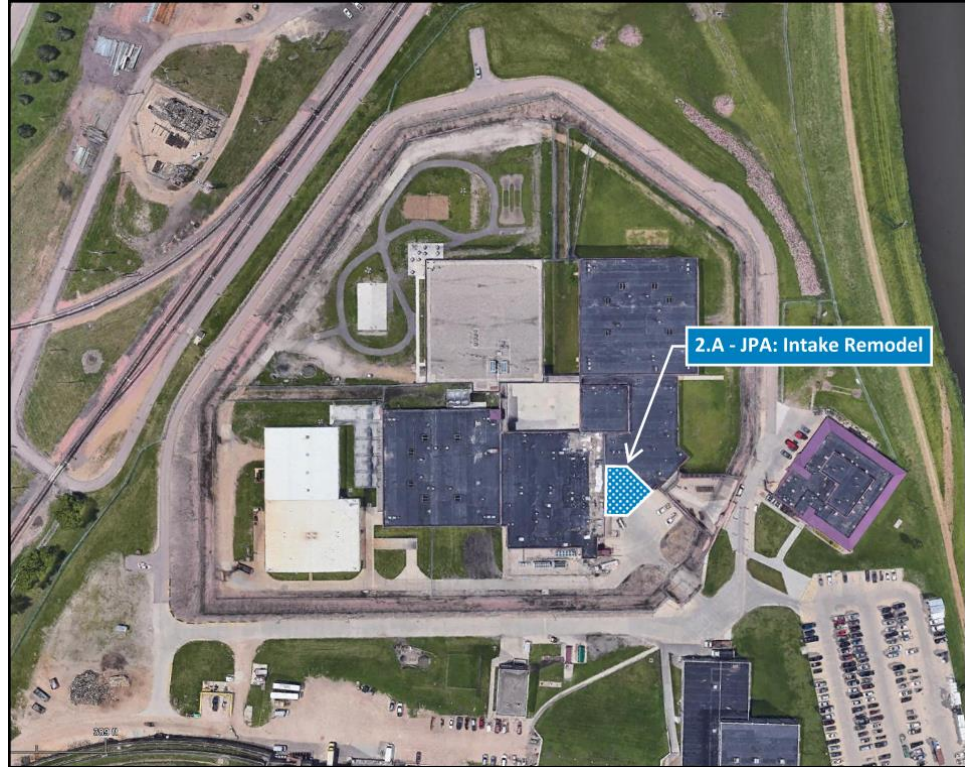
The new facility is recommended to be designed to incorporate energy efficient and sustainable design features, furthering the goal of reducing long-range operational costs. The organization of program components and delivery of services and programs to inmates should strive to improve staffing efficiencies. Inmate program areas within the new facility should provide adequate space to allow inmates to receive the necessary programming (e.g., education and counseling) that will allow them to focus on re-entry goals and preparation for release.

The enhanced environmental qualities of the space would not only improve the well-being of inmates but would also provide a better work environment for staff. This should contribute to boosting staff recruitment and retention rates.

See Appendix 'A' for a detailed Space Program of the proposed new facility.

b. Jameson Prison Annex (JPA)

i. Project 2.A – Intake Remodel at the Jameson Annex



Project Description

The existing intake/release processing area at the Jameson Prison Annex (JPA) is inadequate for the intended purpose. This area is recommended to be remodeled/expanded to include the appropriate functional spaces; vehicle sally port, processing/holding, property storage, screening, and staff offices. The estimated size of this function is 3,500 SF. Further study and analysis will be needed to provide a design solution that works within the existing perimeter security fence.

ii. Project 2.B – Infill Courtyard with Gym & Programs at the Jameson Annex



Project Description

The existing open courtyard area at the Jameson Prison Annex (JPA) is recommended to be remodeled to provide additional space for a full-size gymnasium, related support space (e.g., toilets, storage, etc.) and a variety of inmate program and support spaces. This area is currently paved with concrete and is enclosed on all sides with pre-cast concrete walls. This project would encompass approximately 7,300 SF as defined in the study by ARC International dated 9/20/2019.

iii. **Project 2.C – Re-purpose vacated Medical Space at the Jameson Annex**



Project Description

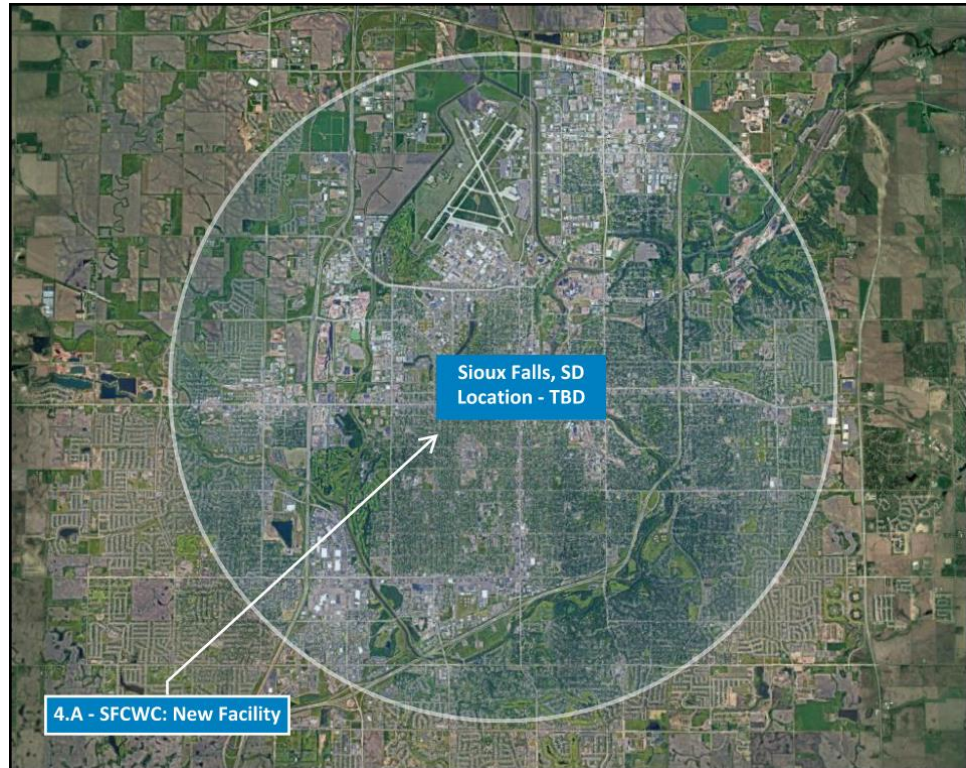
The existing, vacated medical space at the Jameson Prison Annex (JPA) is recommended to be remodeled into office space for programs staff and related activities. Toilet facilities related to the potential new gym space (Project 2.B) would also be constructed here. This area is approximately 2,500 SF. Consideration should also be given to expanding the laundry area. Final design considerations will determine the use of this space.

c. South Dakota State Penitentiary (SDSP)

Due to the inefficient design for staff and on-going operational expense of operating the South Dakota State Penitentiary (SDSP), it is recommended that this facility be decommissioned once the new multi-custody correctional facility (Project 1.A) is operational.

d. Sioux Falls Community Work Center (SFCWC)

i. Project 4.A – Construct a new 100-bed Female Community Work Center in Sioux Falls



Project Description

A new 100-bed Female Community Work Center (CWC), expandable to 200-bed self-sustained facility is recommended to be constructed in the Sioux Falls area on a property yet to be identified. It is important that the location provides easy access to places of employment and public transportation. The state-owned property across the diversion channel from the Jameson Prison Annex (JPA) could be an option.

Some of the female inmates currently housed at the Pierre facility would be moved to this new facility. This would allow females a greater opportunity to participate in more community related work activities, given the greater availability of private sector related work and training possibilities. The new facility is recommended to be self-sufficient and contain approximately 40,000 SF for housing and related support and program spaces.

ii. **Project 4.B – Construct a new 300-bed Male Community Work Center on the existing State Penitentiary Complex**



Project Description

A new 300-bed Male Community Work Center (CWC) facility is recommended to be constructed on the existing state-owned property located north of the State Penitentiary. The proposed site is currently occupied by the Recreation/Visiting Building, the Root Cellar, and Maintenance Building. The existing CWC - Unit 'C' would be repurposed into housing dedicated for the CTP population. The new facility would be dormitory style housing and is estimated to be approximately 80,000 SF. This facility should include provisions for supplying the existing SFCWC with food and laundry services.

Note: With the decommissioning of SDSP, JPA would need a new Armory and Locksmith. Also, if Project 4.B is implemented and includes removal of the existing Maintenance Building, then a new Maintenance Building would also have to be constructed. These functions could potentially be housed in the existing Prison Industries building (PI 2) on the South Dakota State Penitentiary (SDSP) campus.

e. **Yankton Community Work Center (YCWC)**

i. **Project 5.A – Construct a new 200-bed Male Community Work Center on the grounds of the Human Services Center in Yankton**



Project Description

The proposed new 200-bed Male Community Work Center (CWC) facility would be constructed on a yet to be determined location on the existing state-owned Human Service Center (HSC) property in Yankton. The reduction in capacity/population is contingent on the transfer of 100 inmates to a newly constructed CWC in Sioux Falls - Project 4.B. The existing Yankton Community Work Center (YCWC) would be abandoned and returned to the HSC. The new facility would include dormitory style housing, all related support and programs spaces and be minimum security construction, estimated to be approximately 60,000 SF.

ii. **Project 5.B – Remodel/Expansion of the existing Male Community Work Center on the grounds of the Human Services Center in Yankton**



Project Description

This project is an alternative to Project 5.A above. The project proposes to construct an expansion on the south side of the current facility to accommodate a new inmate processing area and additional support space and staff offices. The existing facility could benefit from additional support and program spaces customary for a work center, such as intake/processing for work release inmates, inmate program spaces, staff offices and amenities, indoor recreation, and food service (kitchen). An addition to the existing facility to provide these additional spaces would be approximately 25,000 SF. Some minor remodeling to the existing housing areas, assumed to be approximately 2,500 SF, would be proposed to meet ACA area requirements once the inmate population is reduced to approximately 200 beds.

f. **Mike Durfee State Prison (MDSP)**

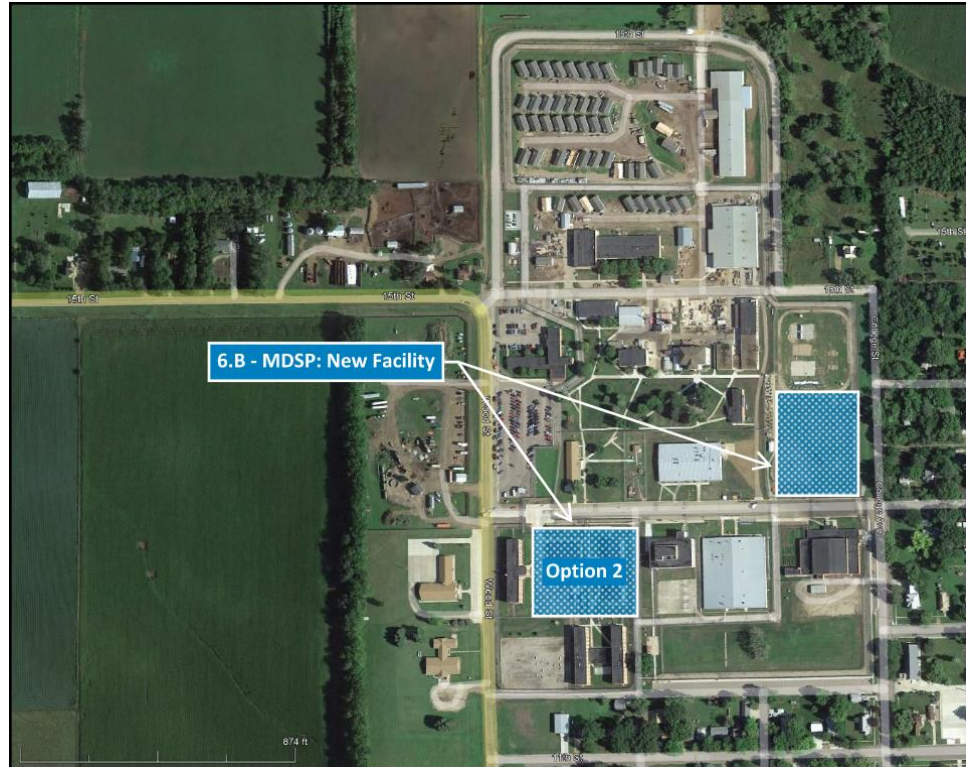
i. **Project 6.A – Construct a new Kitchen at the Mike Durfee State Prison**



Project Description

The current kitchen is old and dated. A current capital expenditure project is to replace the underground utilities within the kitchen area. This is an expensive and time-consuming proposal. Instead, it is recommended that a new kitchen be constructed adjacent to the existing central dining area on the campus to improve the efficiency of this critical function. There appears to be adequate land area available for the new kitchen. This proposal would allow the new kitchen to be constructed while still using the old kitchen in the interim. The kitchen is approximately 10,000 SF of new space and would require some remodel of the existing dining room, approximately 2,500 SF, to accommodate a new serving line. If Montgomery Hall is removed, then a new property office will also need to be included in this project. This would add approximately 2,000 SF.

ii. **Project 6.B – Construct a new 300-bed Male Low-Medium Housing Unit at the Mike Durfee State Prison**



Project Description

Once the existing college dormitory housing units are no longer serviceable, it is recommended to build a new 300-bed male low-medium housing unit to be located closer to the existing program and support buildings. When the old college dormitory buildings are demolished, there may be an opportunity to reduce the perimeter of the overall facility by moving the fences. The new housing unit would be dormitory style housing and is estimated to be approximately 80,000 SF. This new housing unit could be constructed on available land within the secure perimeter while still using the older housing units until the new housing is constructed.

A second site option would be to consolidate inmates into the existing Ludeman and Crawford dormitories and then demolish Montgomery and Harman dormitories to make land available for the new housing unit.

g. South Dakota Women's Prison (SDWP)

i. Project 7.A – Demolish existing Community Work Center/Training Building at the Women's Prison



Project Description

The existing Pierre Community Work Center (PCWC) and Training Center building is approximately 21,000 SF. The building is in poor condition, and it is recommended that it is decommissioned due to structural deficiencies. This project is contingent on the implementation of the proposed Projects 7.B and 7.C identified in this section.

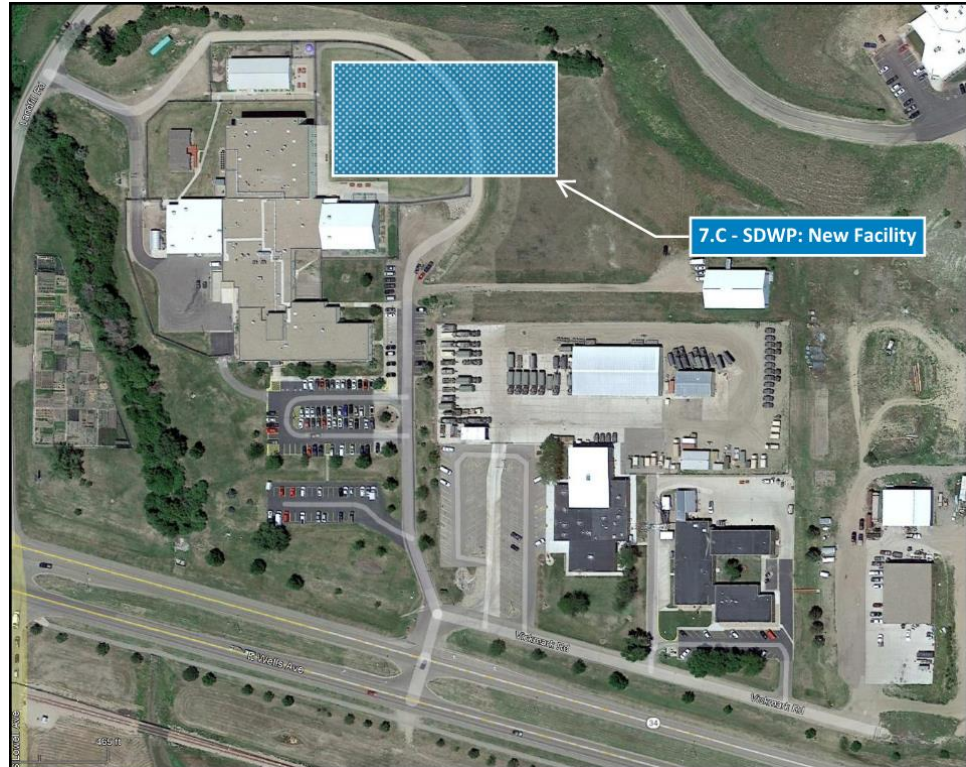
ii. **Project 7.B – Remodel the existing Unit ‘E’ for the Community Work Center at the Women’s Prison**



Project Description

The existing freestanding Unit ‘E’ is recommended to be remodeled and re-purposed as a Community Work Center for approximately 60 females. The remodel would provide adequate space for housing and related inmate programs. This project can begin only after some females are transferred to proposed newer facilities in the Rapid City and Sioux Falls area - Projects 8.A and 4.A respectively.

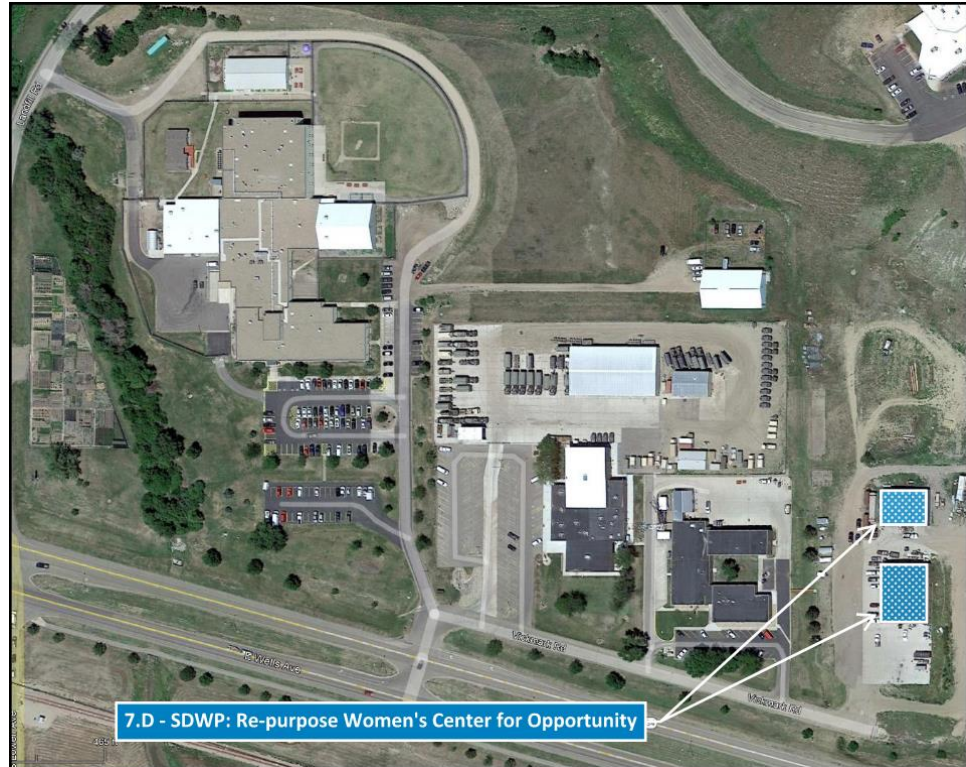
iii. **Project 7.C – Construct a new 250-bed Female Minimum-Security Unit at the Women’s Prison**



Project Description

This proposed new housing unit would be sized for approximately 250 female minimum-security inmates and include program and support spaces to augment the existing spaces at the Women’s Prison. This new housing unit would be approximately 85,000 SF. The proposed site is located to the east of the main prison building on the existing outdoor recreation field. This new housing unit would allow for the transfer of lower security women currently housed in the existing Women’s Prison to be moved into the new housing. It is also recommended to include provisions for inmates with behavioral and mental health issues as well as an assisted living housing unit for those inmates with physical ailments. The existing housing pod ‘D’ cubicles can then be remodeled into a more secure housing environment by adding walls, doors, and plumbing fixtures. Inmate density in the existing housing pods ‘A’, ‘B’, and ‘C’ can be reduced by moving some inmates into the newly constructed minimum/medium housing unit and remodeled pod ‘D’. The perimeter security fence would be reconfigured to encompass the new building.

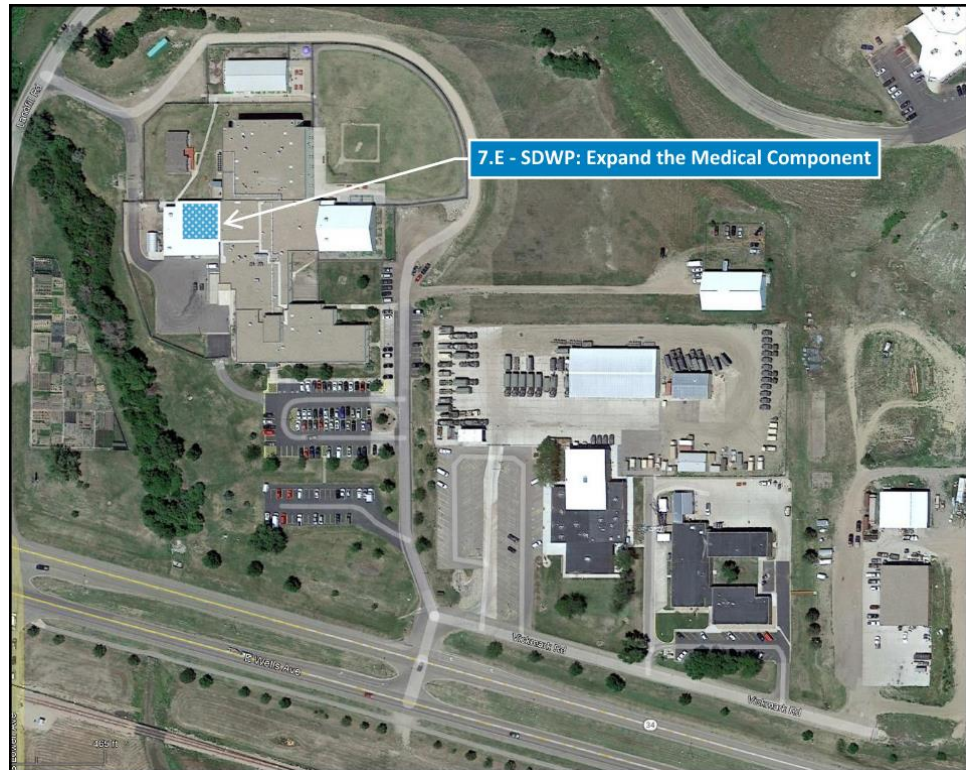
iv. **Project 7.D – Re-purpose the Women’s Center for Opportunity for Maintenance and Training at the Women’s Prison**



Project Description

The existing north pre-engineered metal building is 4,800 SF and is being remodeled to house the maintenance function currently located inside the existing SDWP. The existing south building is approximately 7,900 SF and currently referred to as the Women’s Center For Opportunities (WCFO), is recommended to be remodeled into a training space to serve staff from Pierre and Rapid City.

v. Project 7.E – Expand the Medical Component at the Women’s Prison

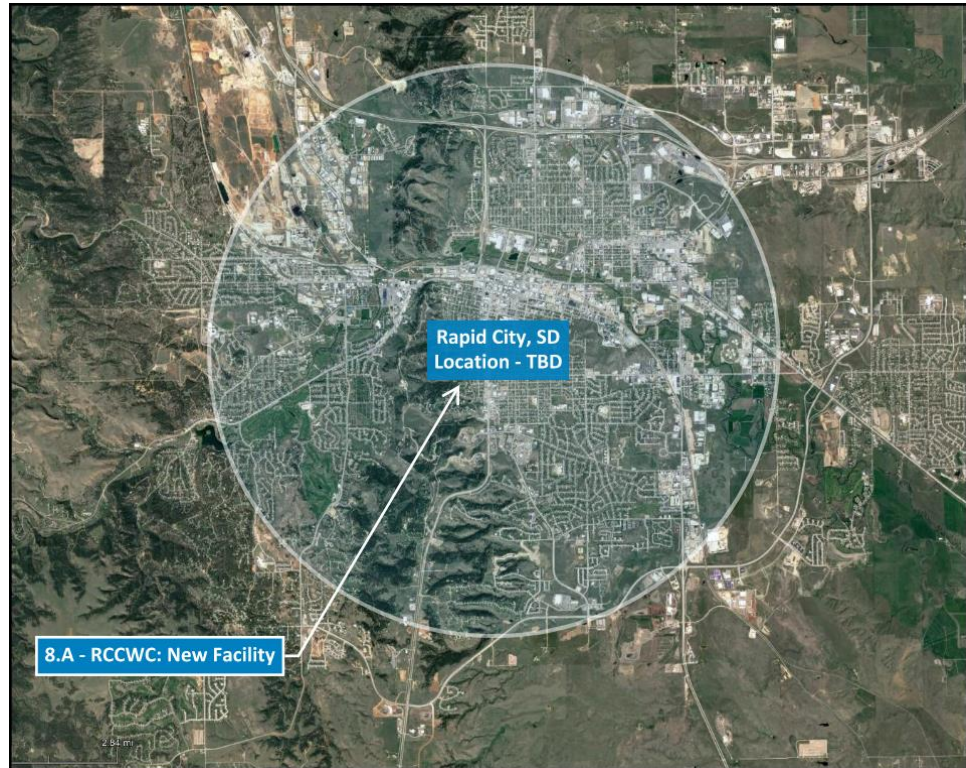


Project Description

As the facility has added capacity and increased population since originally built, the medical space has not been expanded to keep up with increased demand. It is recommended that the existing maintenance area at the South Dakota Women’s Prison (SDWP) be remodeled into an expanded medical space to serve the population at the Women’s Prison. This remodel can only occur after the maintenance function has moved out (currently underway).

h. Rapid City Community Work Center (RCCWC)

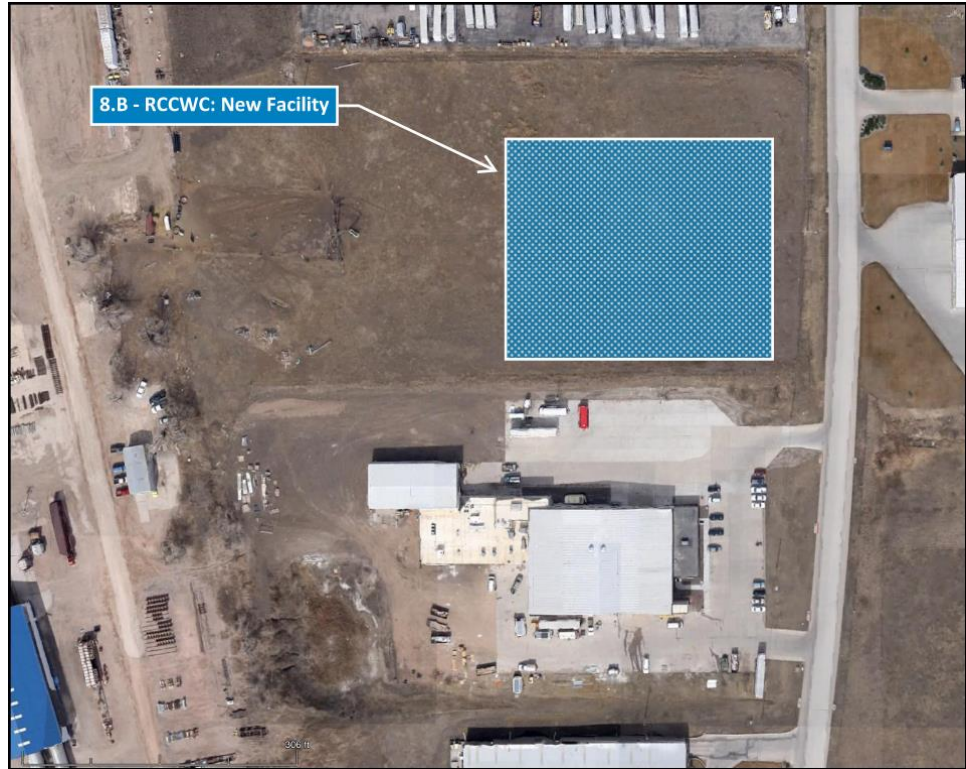
i. Project 8.A – Construct a new 100-bed Female Community Work Center in Rapid City



Project Description

A new 100-bed, expandable to 200 beds, facility for females is proposed to be constructed on a yet to be determined site in the Rapid City area. It is important that the chosen location provide good access to employment opportunities and public transportation. The new facility would contain approximately 40,000 SF for housing and related support and program spaces. Some of the female inmates currently housed at the Pierre facility would be moved to this new facility. This would allow females to participate in more community related work activities, given the greater availability of private sector related work and training possibilities. It would also provide increased opportunities for women originating in the western part of the state to maintain connections with families and employers.

ii. **Project 8.B - Construct a new 200-bed Male Low-Medium Security Unit at the Rapid City Community Work Center**



Project Description

A new 200-bed male low-medium security housing unit and related support and program spaces is recommended to be built on the north portion of the existing Rapid City Community Work Center (RCCWC) site. This new facility would be approximately 75,000 SF and would function as a part of the existing Community Work Center (CWC) facility but contain some program and support spaces for the dedicated use of inmates housed in this new building. A secure perimeter fence and detection system would be required for this new facility.

Note: If Project 8.B is implemented, then the proposed new multi-custody correctional facility - Project 1.A could be reduced by the corresponding number of beds.

iii. **Project 8.C – Expand existing Special Housing Unit from 2 to 6 cells at the Rapid City Community Work Center**



Project Description

To remedy the current shortage of Special Housing Unit (SHU) space in the Rapid City Community Work Center (RCCWC) it is recommended to expand the SHU capacity from the current two cells to six cells.

Note: This expansion would not be necessary should the new 200-bed male low-medium security unit at the Rapid City Community Work Center - Project 8.B be implemented, because the SHU function would move to the new low-medium security facility.

The following matrix indicates the impact of each of the previously identified projects and, specifically how they address the issues identified in Section 5 of this report.

#	Project Title	General Issues Addressed											*Est. Proj. Budget	
		Reduce Inmate Density Staffing/Operational Efficiencies	Specialty Population Accommodations	Inmate Integration/Connectivity	Deconcentrate Inmate Populations	Support Services Space Efficiency	Programs/Recreation Space Efficiency	Administration/Staff Space Efficiency	Facility Infrastructure Efficiency	Address Codes and Standards Issues	Reduce Security Risks/Contraband	Energy Efficiency Improvements		
1.A	Construct a new 1,372-bed Multi-Custody Correctional Facility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	\$ 338,537,475
2.A	Intake Remodel at the Jameson Annex		✓				✓		✓	✓		✓		\$ 2,846,999
2.B	Infill Courtyard with Gym and Programs at the Jameson Annex						✓	✓	✓					\$ 3,149,365
2.C	Re-Purpose vacated Medical Space at the Jameson Annex						✓	✓	✓					\$ 1,584,899
4.A	Construct a new 100-bed Female Community Work Center in Sioux Falls	✓			✓	✓	✓	✓						\$ 23,012,028
4.B	Construct a new 300-bed Male Community Work Center on the existing State Penitentiary Complex	✓			✓		✓	✓				✓		\$ 37,760,552
5.A	Construct a new 200-bed Male Community Work Center on the grounds of the Human Services Center in Yankton	✓	✓	✓			✓	✓	✓		✓	✓	✓	\$ 28,012,008
5.B	Remodel/Expansion of the existing Male Community Work Center on the grounds of the Human Services Center in Yankton	✓	✓				✓	✓	✓		✓	✓		\$ 13,248,688
6.A	Construct a new Kitchen at the Mike Durfee State Prison	✓	✓				✓			✓			✓	\$ 8,128,530
6.B	Construct a new 300-bed Male Low-Medium Housing Unit at the Mike Durfee State Prison	✓	✓	✓						✓	✓		✓	\$ 43,373,802
7.A	Demolish existing Community Work Center/Training Building at the Women's Prison									✓	✓		✓	\$ 802,466
7.B	Remodel Unit 'E' for the Community Work Center at the Women's Prison	✓						✓			✓			\$ 1,373,239
7.C	Construct a new 250-bed Female Minimum-Security Unit at the Women's Prison	✓		✓	✓		✓	✓			✓			\$ 41,055,769
7.D	Re-purpose the Women's Center for Opportunity for Maintenance and Training at the Women's Prison								✓	✓				\$ 2,871,559
7.E	Expand the Medical Component at the Women's Prison		✓	✓			✓		✓					\$ 1,065,180
8.A	Construct a new 100-bed Female Community Work Center in Rapid City	✓			✓	✓		✓						\$ 18,780,733
8.B	Construct a new 200-bed Male Low-Medium Security Unit at the Rapid City Community Work Center	✓			✓			✓						\$ 41,522,609
8.C	Expand the existing Special Housing Unit from 2 to 6 cells at the Rapid City Community Work Center	✓	✓				✓							\$ 1,076,806
Total												\$ 608,202,707		
Project Related Activities														
2.D	Move Specialty Population from the Jameson Annex to new Multi-Custody Facility	✓	✓	✓	✓							✓		
3.A	Decommission the State Penitentiary	✓	✓	✓	✓	✓				✓	✓	✓	✓	
5.C	Transfer 100 Male Inmates from the Yankton Community Work Center to new Sioux Falls Community Work Center	✓				✓						✓		
6.C	Transfer Geriatric and Mobility Inmates from the Mike Durfee State Prison to new Multi-Custody Facility	✓	✓	✓							✓	✓		
6.D	Transfer 300 Low-Medium Security Inmates from the Mike Durfee State Prison to new Multi-Custody Facility	✓	✓	✓	✓					✓	✓			
7.F	Transfer Female Inmates from the Pierre Community Work Center to both Sioux Falls and Rapid City	✓			✓	✓	✓							

* - Project costs are based on implementation according to the schedule parameters assumed on each budget sheet in Section 8.

7. IMPLEMENTATION PLAN

The proposed projects identified in Section 6 of this report can be divided up into two distinct categories: Category 1 - those that can be implemented without having an impact on current operations, and Category 2 - those whose implementation is contingent upon the completion of another project in order not to have a severe impact on operations.

Each project, as identified in Section 6, has an estimated, comprehensive project budget, which includes not only the “hard” construction costs, but also associated “soft” costs such as professional fees and furniture, fixtures, and equipment (FF&E). There are also line items for project contingency to cover the unknown aspects of the projects at this level of development, and project inflation calculated to the projected midpoint of construction. It should be noted that the inflation line item in some project estimates may appear unproportionate due to the delayed implementation of that particular project.

Each project also has an implementation schedule consisting of two main components: 1) Planning and Design, and 2) Construction and Occupancy. The Planning and Design phase is further divided into three sub-phases: 1) Governmental Approval & Funding, 2) Programming/Planning, and 3) Design. The Construction and Occupancy phase consists of two sub-phases: 1) Construction, and 2) Occupancy.

For planning purposes, it is assumed that all projects would begin the governmental approval & funding phase in January of 2022. However, given the delayed implementation of some of the projects, it is understood that the planning and design phase of projects with a delayed implementation, very likely will be initiated at a later date. The following lists identify projects in the two categories and reference the project titles listed in Section 6.

a. Projects without a major impact on current operations

- 1.A – Construct a new 1,372-bed Multi-Custody Correctional Facility
- 2.A – Intake Remodel at the Jameson Annex
- 2.B – Infill Courtyard with Gym and Programs at the Jameson Annex
- 2.C – Re-Purpose vacated Medical Space at the Jameson Annex
- 4.A – Construct a new 100-bed Female Community Work Center in Sioux Falls
- 5.A – Construct a new 200-bed Male Community Work Center on the grounds of the Human Services Center in Yankton
- 6.A – Construct a new Kitchen at the Mike Durfee State Prison
- 6.B – Construct a new 300-bed Male Low-Medium Housing Unit at the Mike Durfee State Prison
- 7.C – Construct a new 250-bed Female Minimum-Security Unit at the Women’s Prison
- 7.D – Re-purpose the Women’s Center for Opportunity for Maintenance and Training at

[the Women's Prison](#)

[7.E – Expand the Medical Component at the Women's Prison](#)

[8.A – Construct a new 100-bed Female Community Work Center in Rapid City](#)

[8.B – Construct a new 200-bed Male Low-Medium Security Unit at the Rapid City Community Work Center](#)

[8.C – Expand the existing Special Housing Unit from 2 to 6 cells at the Rapid City Community Work Center](#)

b. Projects requiring a sequenced implementation

[3.A – Decommission the State Penitentiary](#)

The decommissioning of the SDSP is contingent upon the new Multi-Custody Correctional Facility - Project 1.A coming on-line. Per the project timeline in Section 8, this could happen around late spring 2027. Some portions of the SDSP may still function as support to JPA.

[4.B – Construct a new 300-bed Male Community Work Center on the existing State Penitentiary Complex](#)

The proposed location for this project is where the Recreation Building, Maintenance Building, and Root Cellar serving the SDSP are currently located. The demolition of these two structures cannot take place until the population at the SDSP has been moved to the new Multi-Custody Correctional Facility - Project 1.A. This is projected to occur in late spring 2027.

[5.B – Remodel/Expansion of the existing Male Community Work Center on the grounds of the Human Services Center in Yankton](#)

While this project could be undertaken immediately, it is strongly recommended that it is postponed until the population at YCWC has been reduced. This population reduction would be contingent on the expansion of the SFCWC - Project 4.B being completed. Per the project timeline in Section 8, this could happen around late 2029.

[7.A – Demolish existing Community Work Center/Training Building at the Women's Prison](#)

This project is contingent upon the completion of Project 7.B which in turn is contingent on Project 7.C – Construct a new 250-bed Female Minimum-Security Unit at the Women's Prison.

[7.B – Remodel Unit 'E' for the Community Work Center at the Women's Prison](#)

The remodeling of Unit 'E' cannot begin until a new minimum-security housing unit has been constructed to the east of the existing Solem Public Safety Center - Project 7.C. This is slated for late fall 2025.

8. PROJECT IMPLEMENTATION BUDGETS AND TIMELINES

This section includes comprehensive project implementation budgets and timelines for each of the projects introduced earlier.

The estimated total project budgets were developed to identify all related costs associated with the development of each project. These costs are broken down into six (6) categories, I - Site Acquisition; II – Site Development; III – Building Construction; IV – Professional Fees; V – Fixtures, Furnishings & Equipment. and VI – Inflation, Contingency, & Other Cost. Each of these categories is further defined below.

I - Site Acquisition costs are related to any property purchase cost, including financial, legal, and real estate commissions. Costs may vary greatly depending on whether the subject property is already state owned or has to be acquired.

II - Site Development costs include both on-site and off-site related development cost such as utility extensions or upgrades, all site improvements such as parking lots, fencing, site preparation, landscaping, and utilities. Other site development costs are related to the site design requirements, i.e., Geotechnical Investigations, Survey, and Environments Studies.

III - Building Construction costs are specific cost related to the actual construction of the building, either new or remodel areas. For this level of design, we are using square foot cost allocations to the building areas.

IV - Professional Fees are those costs related to the architectural and engineering disciplines that develop planning, design, and building plans for construction. They may also include other indirect costs such as building inspection services and reimbursable project related expenses. A separate line item includes the estimated administration costs for the Office of the State Engineer (OSE).

V - Fixtures, Furnishing, and Equipment cost are those costs over and beyond the actual building materials and fixed equipment. These costs include office furniture and related items, building maintenance equipment, tools, building technology, computer systems, etc.

VI - Inflation, Contingency, and Other Cost are a combination of cost adjustments for time into the future and allocations for design and construction contingency allowance for unknown project related issues.

The table for each project also includes a preliminary implementation schedule with estimated start dates and durations for each project. As was noted in Section 7 of this document, the implementation of some of the projects is contingent upon the completion of other projects. Whenever this is the case, the construction inflation line item has been adjusted to account for a delayed implementation start.

Below is a summary table including all of the proposed projects, their estimated total implementation cost, and a potential implementation timeline for each project:

Proj. #	Project Title	Total Cost	Start Date	End Date	Construction Duration (mos.)
1.A	Construct a new 1,372-bed Multi-Custody Correctional Facility	\$ 338,537,475	Jan-22	Apr-27	33
2.A	Intake Remodel at the Jameson Annex	\$ 2,846,999	Jan-22	Apr-24	10
2.B	Infill Courtyard with Gym and Programs at the Jameson Annex	\$ 3,149,365	Jan-22	Apr-24	10
2.C	Re-Purpose vacated Medical Space at the Jameson Annex	\$ 1,584,899	Jan-22	Apr-24	10
4.A	Construct a new 100-bed Female Community Work Center in Sioux Falls	\$ 23,012,028	Jan-22	Nov-25	22
4.B	Construct a new 300-bed Male Community Work Center on the existing State Penitentiary Complex	\$ 37,760,552	Jan-22	Nov-29	29
5.A	Construct a new 200-bed Male Community Work Center on the grounds of the Human Services Center in Yankton	\$ 28,012,008	Jan-22	Nov-25	22
5.B	Remodel/Expansion of the existing Male Community Work Center on the grounds of the Human Services Center in Yankton	\$ 13,248,688	Jan-22	Aug-28	14
6.A	Construct a new Kitchen at the Mike Durfee State Prison	\$ 8,128,530	Jan-22	Apr-24	10
6.B	Construct a new 300-bed Male Low-Medium Housing Unit at the Mike Durfee State Prison	\$ 43,373,802	Jan-22	Apr-27	27
7.A	Demolish existing Community Work Center/Training Building at the Women's Prison	\$ 802,466	Jan-22	Oct-27	6
7.B	Remodel Unit 'E' for the Community Work Center at the Women's Prison	\$ 1,373,239	Jan-22	Dec-26	11
7.C	Construct a new 250-bed Female Minimum-Security Unit at the Women's Prison	\$ 41,055,769	Jan-22	Nov-25	22
7.D	Re-purpose the Women's Center for Opportunity for Maintenance and Training at the Women's Prison	\$ 2,871,559	Jan-22	Oct-24	14
7.E	Expand the Medical Component at the Women's Prison	\$ 1,065,180	Jan-22	Aug-25	9
8.A	Construct a new 100-bed Female Community Work Center in Rapid City	\$ 18,780,733	Jan-22	Nov-25	22
8.B	Construct a new 200-bed Male Low-Medium Security Unit at the Rapid City Community Work Center	\$ 41,522,609	Jan-22	Feb-26	23
8.C	Expand the existing Special Housing Unit from 2 to 6 cells at the Rapid City Community Work Center	\$ 1,076,806	Jan-22	Dec-23	8
Total		\$ 608,202,707	Jan-22	Nov-29	

On the following pages are the estimated implementation budgets and timelines in greater detail for each of the proposed projects.

1.A Construct a new 1,372-bed Multi-Custody Correctional Facility

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price (allowance for new site)	\$3,000,000
B. Financial & Legal Costs (allowance)	\$175,000
Subtotal	\$3,175,000
II. Site Development Costs (based on West Farm location)	
A. Off-Site Development Costs (approximately 5 miles)	\$5,271,000
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$15,650,000
C. Site Survey	\$75,000
D. Geotechnical	\$40,000
E. Environmental Site Study	\$7,500
Subtotal	\$21,043,500
III. Building Construction Cost	
A. Demolition Costs (allowance)	\$1,000,000
B. New Construction Costs (544,017 SF @ \$375/SF)	\$204,006,375
C. Existing Facility Remodel	\$0
Subtotal	\$205,006,375
IV. Professional Fees	
A. A/E Planning & Design Fees	\$27,621,000
B. Special Inspections	\$175,000
C. Reimbursable Expenses (allowance)	\$60,000
D. OSE Fees	\$200,000
Subtotal	\$28,056,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$10,250,300
Subtotal	\$10,250,300
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$46,976,300
B. Project Contingency (10% of II, III & V)	\$23,630,000
C. Impact Fees (allowance)	\$400,000
Subtotal	\$71,006,300
Total Project Cost	\$338,537,475

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval, Funding, & Site Aquisition	6	Jan-22	Jul-22
B. Programming/Planning	5	Jul-22	Dec-22
C. Design	16	Jan-23	May-24
Subtotal	28		
Construction & Occupancy			
A. Construction	30	Jul-24	Jan-27
B. Occupancy	3	Jan-27	Apr-27
Subtotal	33		
Total Project Duration	64	Jan-22	Apr-27

2.A Intake Remodel at the Jameson Annex

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$75,000
C. Site Survey	\$15,000
D. Geotechnical	\$10,000
E. Environmental Impact Study - Phase I	\$5,000
Subtotal	\$105,000
III. Building Construction Cost	
A. Demolition Costs (allowance)	\$75,000
B. New Construction Costs (Vehicle Sally Port)	\$250,000
C. Existing Facility Remodel (3,500 SF @ \$400/SF)	\$1,400,000
D. New Armory (500 SF @ \$350/SF)	\$175,000
Subtotal	\$1,900,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$225,000
B. Special Inspections	\$10,000
C. Reimbursable Expenses (allowance)	\$5,000
D. OSE Fees	\$80,000
Subtotal	\$320,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$95,000
Subtotal	\$95,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$216,999
B. Project Contingency (10% of II, III & V)	\$210,000
C. Impact Fees	\$0
Subtotal	\$426,999
Total Project Cost	\$2,846,999

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	2	Jul-22	Sep-22
C. Design	6	Oct-22	Apr-23
Subtotal	15		
Construction			
A. Construction	9	Jun-23	Mar-24
B. Occupancy	1	Mar-24	Apr-24
Subtotal	10		
Total Project Duration	27	Jan-22	Apr-24

2.B Infill Courtyard with Gym and Programs at the Jameson Annex

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$0
C. Site Survey	\$0
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$0
III. Building Construction Cost	
A. Demolition Costs	\$150,000
B. New Construction Costs (7,300 SF @ \$275/SF)	\$2,007,500
C. Existing Facility Remodel	\$50,000
Subtotal	\$2,207,500
IV. Professional Fees	
A. A/E Planning & Design Fees	\$252,000
B. Special Inspections	\$20,000
C. Reimbursable Expenses (allowance)	\$10,000
D. OSE Fees	\$80,000
Subtotal	\$362,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$110,400
Subtotal	\$110,400
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$237,665
B. Project Contingency (10% of II, III & V)	\$231,800
C. Impact Fees	\$0
Subtotal	\$469,465
Total Project Cost	\$3,149,365

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	2	Jul-22	Sep-22
C. Design	6	Oct-22	Apr-23
Subtotal	15		
Construction			
A. Construction	9	Jun-23	Mar-24
B. Occupancy	1	Mar-24	Apr-24
Subtotal	10		
Total Project Duration	27	Jan-22	Apr-24

2.C Re-Purpose vacated Medical Space at the Jameson Annex

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$0
C. Site Survey	\$0
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$0
III. Building Construction Cost	
A. Demolition Costs (allowance)	\$50,000
B. New Construction Costs	\$0
C. Existing Facility Remodel (2,500 SF @ \$425/SF)	\$1,062,500
Subtotal	\$1,112,500
IV. Professional Fees	
A. A/E Planning & Design Fees	\$126,000
B. Special Inspections	\$5,000
C. Reimbursable Expenses (allowance)	\$5,000
D. OSE Fees	\$40,000
Subtotal	\$176,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$55,600
Subtotal	\$55,600
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$123,999
B. Project Contingency (10% of II, III & V)	\$116,800
C. Impact Fees	\$0
Subtotal	\$240,799
Total Project Cost	\$1,584,899

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	2	Jul-22	Sep-22
C. Design	6	Oct-22	Apr-23
Subtotal	15		
Construction			
A. Construction	9	Jun-23	Mar-24
B. Occupancy	1	Mar-24	Apr-24
Subtotal	10		
Total Project Duration	27	Jan-22	Apr-24

4.A Construct a new 100-bed Female Community Work Center in Sioux Falls

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price (allowance)	\$2,000,000
B. Financial & Legal Costs	\$41,100
Subtotal	\$2,041,100
II. Site Development Costs	
A. Off-Site Development Costs (allowance)	\$658,350
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$1,500,000
C. Site Survey	\$50,000
D. Geotechnical	\$25,000
E. Environmental Impact Study - Phase I	\$7,500
Subtotal	\$2,240,850
III. Building Construction Cost	
A. Demolition Costs	\$75,000
B. New Construction Costs (40,000 SF @ \$300/SF)	\$12,000,000
C. Existing Facility Remodel	\$0
Subtotal	\$12,075,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$1,683,000
B. Special Inspections	\$75,000
C. Reimbursable Expenses (allowance)	\$60,000
D. OSE Fees	\$80,000
Subtotal	\$1,898,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$603,800
Subtotal	\$603,800
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$2,266,778
B. Project Contingency (10% of II, III & V)	\$1,492,000
C. Impact Fees (allowance)	\$394,500
Subtotal	\$4,153,278
Total Project Cost	\$23,012,028

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval, Funding, & Site Acquisition	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	9	Jan-23	Oct-23
Subtotal	21		
Construction			
A. Construction	19	Jan-24	Aug-25
B. Occupancy	2	Sep-25	Nov-25
Subtotal	22		
Total Project Duration	47	Jan-22	Nov-25

4.B

Construct a new 300-bed Male Community Work Center on the existing State Penitentiary Complex

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$100,000
C. Site Survey	\$25,000
D. Geotechnical	\$20,000
E. Environmental Impact Study - Phase I	\$25,000
Subtotal	\$170,000
III. Building Construction Cost	
A. Demolition Costs (Recreation/Visiting/Root Cellar/Maintenance)	\$350,000
B. New Construction Costs (80,000 SF @ \$300/SF)	\$22,000,000
C. Existing Facility Remodel (P.I. 2 Building allowance)	\$400,000
Subtotal	\$22,750,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$3,105,000
B. Special Inspections	\$75,000
C. Reimbursable Expenses (allowance)	\$20,000
D. OSE Fees	\$80,000
Subtotal	\$3,280,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$1,137,500
Subtotal	\$1,137,500
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$8,017,252
B. Project Contingency (10% of II, III & V)	\$2,405,800
C. Impact Fees	\$0
Subtotal	\$10,423,052
Total Project Cost	\$37,760,552

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	12	Jan-23	Jan-24
Subtotal	24		
Construction			
A. Construction	26	Jun-27	Aug-29
B. Occupancy	2	Sep-29	Nov-29
Subtotal	29		
Total Project Duration	95	Jan-22	Nov-29

5.A

Construct a new 200-bed Male Community Work Center on the grounds of the Human Services Center in Yankton

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$1,500,000
C. Site Survey	\$20,000
D. Geotechnical	\$25,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$1,545,000
III. Building Construction Cost	
A. Demolition Costs	\$0
B. New Construction Costs (60,000 SF @ \$300 SF)	\$18,000,000
C. Existing Facility Remodel	\$0
Subtotal	\$18,000,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$2,304,000
B. Special Inspections	\$25,000
C. Reimbursable Expenses (allowance)	\$10,000
D. OSE Fees	\$80,000
Subtotal	\$2,419,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$900,000
Subtotal	\$900,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$3,103,508
B. Project Contingency (10% of II, III & V)	\$2,044,500
C. Impact Fees	\$0
Subtotal	\$5,148,008
Total Project Cost	\$28,012,008

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	9	Jan-23	Oct-23
Subtotal	21		
Construction			
A. Construction	19	Jan-24	Aug-25
B. Occupancy	2	Sep-25	Nov-25
Subtotal	22		
Total Project Duration	47	Jan-22	Nov-25

5.B

Remodel/Expansion of the existing Male Community Work Center on the grounds of the Human Services Center in Yankton

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$350,000
C. Site Survey	\$20,000
D. Geotechnical	\$20,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$390,000
III. Building Construction Cost	
A. Demolition Costs	\$50,000
B. New Construction Costs (25,000 SF @ 275/SF)	\$6,875,000
C. Existing Facility Remodel (5,000 SF @ \$175/SF)	\$875,000
Subtotal	\$7,800,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$1,089,000
B. Special Inspections	\$15,000
C. Reimbursable Expenses (allowance)	\$10,000
D. OSE Fees	\$80,000
Subtotal	\$1,194,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$390,000
Subtotal	\$390,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$2,616,688
B. Project Contingency (10% of II, III & V)	\$858,000
C. Impact Fees	\$0
Subtotal	\$3,474,688
Total Project Cost	\$13,248,688

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	8	Jan-23	Sep-23
Subtotal	20		
Construction			
A. Construction	12	Jun-27	Jun-28
B. Occupancy	1	Jul-28	Aug-28
Subtotal	14		
Total Project Duration	80	Jan-22	Aug-28

6.A Construct a new Kitchen at the Mike Durfee State Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$250,000
C. Site Survey	\$15,000
D. Geotechnical	\$15,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$280,000
III. Building Construction Cost	
A. Demolition Costs	\$25,000
B. New Construction Costs (12,000 SF @ \$400/SF)	\$4,800,000
C. Existing Facility Remodel to Dining (2,500 SF @ \$300/SF)	\$750,000
Subtotal	\$5,575,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$666,000
B. Special Inspections	\$15,000
C. Reimbursable Expenses (allowance)	\$10,000
D. OSE Fees	\$60,000
Subtotal	\$751,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$278,800
Subtotal	\$278,800
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$630,330
B. Project Contingency (10% of II, III & V)	\$613,400
C. Impact Fees	\$0
Subtotal	\$1,243,730
Total Project Cost	\$8,128,530

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	2	Jul-22	Sep-22
C. Design	6	Oct-22	Apr-23
Subtotal	15		
Construction			
A. Construction	9	Jun-23	Mar-24
B. Occupancy	1	Mar-24	Apr-24
Subtotal	10		
Total Project Duration	27	Jan-22	Apr-24

6.B

Construct a new 300-bed Male Low-Medium Housing Unit at the Mike Durfee State Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$500,000
C. Site Survey	\$20,000
D. Geotechnical	\$20,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$540,000
III. Building Construction Cost	
A. Demolition Costs	\$0
B. New Construction Costs (80,000 SF @ \$350/SF)	\$28,000,000
C. Existing Facility Remodel (allowance)	\$300,000
Subtotal	\$28,300,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$3,573,000
B. Special Inspections	\$25,000
C. Reimbursable Expenses (allowance)	\$20,000
D. OSE Fees	\$80,000
Subtotal	\$3,698,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$1,415,000
Subtotal	\$1,415,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$6,395,302
B. Project Contingency (10% of II, III & V)	\$3,025,500
C. Impact Fees	\$0
Subtotal	\$9,420,802
Total Project Cost	\$43,373,802

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	12	Jan-23	Jan-24
Subtotal	24		
Construction			
A. Construction	24	Jan-25	Jan-27
B. Occupancy	2	Feb-27	Apr-27
Subtotal	27		
Total Project Duration	64	Jan-22	Apr-27

7.A Demolish existing Community Work Center/Training Building at the Women's Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$0
C. Site Survey	\$0
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$0
III. Building Construction Cost	
A. Demolition Costs (21,000 SF @ \$25/SF)	\$525,000
B. New Construction Costs	\$0
C. Existing Facility Remodel	\$0
Subtotal	\$525,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$63,000
B. Special Inspections	\$0
C. Reimbursable Expenses (allowance)	\$0
D. OSE Fees	\$20,000
Subtotal	\$83,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$0
Subtotal	\$0
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$141,966
B. Project Contingency (10% of II, III & V)	\$52,500
C. Impact Fees	\$0
Subtotal	\$194,466
Total Project Cost	\$802,466

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	18	Jan-22	Jul-23
B. Programming/Planning	13	Jul-22	Aug-23
C. Design	13	Aug-22	Sep-23
Subtotal	20		
Construction			
A. Construction	6	Apr-27	Oct-27
B. Occupancy	-	-	Oct-27
Subtotal	6		
Total Project Duration	70	Jan-22	Oct-27

7.B Remodel Unit 'E' for the Community Work Center at the Women's Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$0
C. Site Survey	\$0
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$0
III. Building Construction Cost	
A. Demolition Costs	\$0
B. New Construction Costs	\$0
C. Existing Facility Remodel (5,000 SF @ \$175/SF)	\$875,000
Subtotal	\$875,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$108,000
B. Special Inspections	\$5,000
C. Reimbursable Expenses (allowance)	\$5,000
D. OSE Fees	\$40,000
Subtotal	\$158,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$43,800
Subtotal	\$43,800
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$204,539
B. Project Contingency (10% of II, III & V)	\$91,900
C. Impact Fees	\$0
Subtotal	\$296,439
Total Project Cost	\$1,373,239

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	9	Jan-23	Oct-23
Subtotal	21		
Construction			
A. Construction	8	Jan-26	Sep-26
B. Occupancy	2	Oct-26	Dec-26
Subtotal	11		
Total Project Duration	60	Jan-22	Dec-26

7.C Construct a new 250-bed Female Minimum-Security Unit at the Women's Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$100,000
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$500,000
C. Site Survey	\$20,000
D. Geotechnical	\$20,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$640,000
III. Building Construction Cost	
A. Demolition Costs	\$15,000
B. New Construction Costs (85,000 SF @ \$325/SF)	\$27,625,000
C. Existing Facility Remodel - Connect to Existing Building	\$250,000
Subtotal	\$27,890,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$3,375,000
B. Special Inspections	\$75,000
C. Reimbursable Expenses (allowance)	\$60,000
D. OSE Fees	\$80,000
Subtotal	\$3,590,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$1,394,500
Subtotal	\$1,394,500
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$4,548,769
B. Project Contingency (10% of II, III & V)	\$2,992,500
C. Impact Fees	\$0
Subtotal	\$7,541,269
Total Project Cost	\$41,055,769

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	9	Jan-23	Oct-23
Subtotal	21		
Construction			
A. Construction	19	Jan-24	Aug-25
B. Occupancy	2	Sep-25	Nov-25
Subtotal	22		
Total Project Duration	47	Jan-22	Nov-25

7.D

Re-purpose the Women's Center for Opportunity for Maintenance and Training at the Women's Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$250,000
C. Site Survey	\$20,000
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$270,000
III. Building Construction Cost	
A. Demolition Costs	\$15,000
B. New Construction Costs	\$0
C. Existing Facility Remodel (10,000 SF @ \$175/SF)	\$1,750,000
Subtotal	\$1,765,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$234,000
B. Special Inspections	\$10,000
C. Reimbursable Expenses (allowance)	\$5,000
D. OSE Fees	\$40,000
Subtotal	\$289,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$88,300
Subtotal	\$88,300
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$246,959
B. Project Contingency (10% of II, III & V)	\$212,300
C. Impact Fees	\$0
Subtotal	\$459,259
Total Project Cost	\$2,871,559

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	4	Jul-22	Nov-22
C. Design	6	Dec-22	Jun-23
Subtotal	17		
Construction			
A. Construction	12	Aug-23	Aug-24
B. Occupancy	1	Sep-24	Oct-24
Subtotal	14		
Total Project Duration	33	Jan-22	Oct-24

7.E Expand the Medical Component at the Women's Prison

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$0
C. Site Survey	\$0
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$0
III. Building Construction Cost	
A. Demolition Costs (allowance)	\$75,000
B. New Construction Costs	\$0
C. Existing Facility Remodel (3,500 SF @ 175/SF)	\$612,500
Subtotal	\$687,500
IV. Professional Fees	
A. A/E Planning & Design Fees	\$81,000
B. Special Inspections	\$10,000
C. Reimbursable Expenses (allowance)	\$5,000
D. OSE Fees	\$40,000
Subtotal	\$136,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$50,000
Subtotal	\$50,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$117,880
B. Project Contingency (10% of II, III & V)	\$73,800
C. Impact Fees	\$0
Subtotal	\$191,680
Total Project Cost	\$1,065,180

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	2	Jul-22	Sep-22
C. Design	6	Oct-22	Apr-23
Subtotal	15		
Construction			
A. Construction	7	Nov-24	Jun-25
B. Occupancy	1	Jul-25	Aug-25
Subtotal	9		
Total Project Duration	44	Jan-22	Aug-25

8.A Construct a new 100-bed Female Community Work Center in Rapid City

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price (allowance)	\$1,500,000
B. Financial & Legal Costs (allowance)	\$40,000
Subtotal	\$1,540,000
II. Site Development Costs	
A. Off-Site Development Costs	TBD
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$750,000
C. Site Survey	\$20,000
D. Geotechnical	\$15,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$785,000
III. Building Construction Cost	
A. Demolition Costs	\$0
B. New Construction Costs (40,000 SF @ \$275/SF)	\$11,000,000
C. Existing Facility Remodel	\$0
Subtotal	\$11,000,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$1,386,000
B. Special Inspections	\$25,000
C. Reimbursable Expenses (allowance)	\$10,000
D. OSE Fees	\$80,000
Subtotal	\$1,501,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$550,000
Subtotal	\$550,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$1,871,233
B. Project Contingency (10% of II, III & V)	\$1,233,500
C. Impact Fees (allowance)	\$300,000
Subtotal	\$3,404,733
Total Project Cost	\$18,780,733

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval, Funding, & Site Acquisition	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	9	Jan-23	Oct-23
Subtotal	21		
Construction			
A. Construction	19	Jan-24	Aug-25
B. Occupancy	2	Sep-25	Nov-25
Subtotal	22		
Total Project Duration	47	Jan-22	Nov-25

8.B

Construct a new 200-bed Male Low-Medium Security Unit at the Rapid City Community Work Center

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$500,000
C. Site Survey	\$20,000
D. Geotechnical	\$20,000
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$540,000
III. Building Construction Cost	
A. Demolition Costs	\$0
B. New Construction Costs (75,000 SF @ \$375/SF)	\$28,125,000
C. Existing Facility Remodel	\$0
Subtotal	\$28,125,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$3,420,000
B. Special Inspections	\$40,000
C. Reimbursable Expenses (allowance)	\$20,000
D. OSE Fees	\$80,000
Subtotal	\$3,560,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$1,406,300
Subtotal	\$1,406,300
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$4,884,209
B. Project Contingency (10% of II, III & V)	\$3,007,100
C. Impact Fees	\$0
Subtotal	\$7,891,309
Total Project Cost	\$41,522,609

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	6	Jul-22	Jan-23
C. Design	12	Jan-23	Jan-24
Subtotal	24		
Construction			
A. Construction	20	Mar-24	Nov-25
B. Occupancy	2	Dec-25	Feb-26
Subtotal	23		
Total Project Duration	50	Jan-22	Feb-26

8.C

Expand the existing Special Housing Unit from 2 to 6 cells at the Rapid City Community Work Center

<i>Project Expenses</i>	<i>Estimated Cost</i>
I. Site Acquisition Costs	
A. Acquisition Purchase Price	\$0
B. Financial & Legal Costs	\$0
Subtotal	\$0
II. Site Development Costs	
A. Off-Site Development Costs	\$0
B. On-Site Improvements (parking, walks, landscaping, utilities, fencing)	\$0
C. Site Survey	\$0
D. Geotechnical	\$0
E. Environmental Impact Study - Phase I	\$0
Subtotal	\$0
III. Building Construction Cost	
A. Demolition Costs	\$25,000
B. New Construction Costs	\$0
C. Existing Facility Remodel (1,500 SF @ \$500/SF)	\$750,000
Subtotal	\$775,000
IV. Professional Fees	
A. A/E Planning & Design Fees	\$81,000
B. Special Inspections	\$5,000
C. Reimbursable Expenses (allowance)	\$5,000
D. OSE Fees	\$40,000
Subtotal	\$131,000
V. Fixtures, Furnishings & Equipment; Communications	
A. Fixtures, Furnishings & Equipment Allowance	\$20,000
Subtotal	\$20,000
VI. Inflation, Contingency & Other Costs	
A. Inflation to Midpoint of Construction (0.4% per mo. for II, III, and V)	\$71,306
B. Project Contingency (10% of II, III & V)	\$79,500
C. Impact Fees	\$0
Subtotal	\$150,806
Total Project Cost	\$1,076,806

<i>Project Timeline</i>	<i>Estimated Time Duration (mos.)</i>	<i>Start</i>	<i>Finish</i>
Planning & Design			
A. Governmental Approval & Funding	6	Jan-22	Jul-22
B. Programming/Planning	2	Jul-22	Sep-22
C. Design	4	Oct-22	Feb-23
Subtotal	13		
Construction			
A. Construction	6	Apr-23	Oct-23
B. Occupancy	1	Nov-23	Dec-23
Subtotal	8		
Total Project Duration	23	Jan-22	Dec-23

APPENDIX A

Space Program for a New Multi-Custody Facility

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OVERVIEW

This space needs analysis is based on providing 1,372 multi-custody secure beds with an additional 76 beds of special housing. This facility is planned to have the typical compliment of spaces that would be found in best practice-based prisons across the country. It provides just below 400 square feet per inmate. This metric reflects a facility that is providing an elevated support and services program to inmates as well as providing adequate space for staff. The need for an elevated support/services model comes from not only providing modern services to the general population, but also serving the special housing and program needs for an assisted living housing unit of 144 beds as well as a behavioral and mental health housing unit serving 144 beds.

This program and staffing summary are to serve the institutions population for the life of the facility and includes future use spaces and staff areas to accommodate services and programs yet to be defined in the system.

STAFFING

A new correctional facility would create an effective staffing model to serve the population. This new facility is planned to incorporate best practices for every component from housing to special services to education. This new facility would provide appropriate security and safety through staffing as well as providing all of the services needed to support successful inmate transition to re-entry facilities. Once in design, the project should focus on creating a normative environment with staff engaging with inmates as well as at a sufficient level where staff themselves feel supported and safe.

Anticipated Staffing: 355 plus general custody staff

- Administration: 48
- Inside Administration and Operations: 50
- Visiting and Hearings: 0
- Intake: 2
- Health and Behavioral Health Services (central): 46
- Food Service and Laundry: 14
- Education and Vocation: 37
- Recreation: 4
- Housing: 116
- Health Services and Behavioral Health Housing Specific Staff: 24
- Services: 14
- General Custody Staff: TBD (based on design)

SPACE NEEDS SUMMARY

#	Component	Net SF	Grossing Factor	Gross SF
200	OUTSIDE ADMINISTRATION			
200	Public Access to Visiting	1,435	1.40	2,009
220	Warden	1,916	1.40	2,682
221	Business Office / Human Resources	2,242	1.40	3,139
227	Staff Support	3,780	1.40	5,292
228	Armory	810	1.40	1,134
222	Classification/Records	850	1.40	1,190
229	Administration Building Support	1,428	1.40	1,999
	Total Outside Administration	12,461	1.40	17,445
240	INSIDE ADMINISTRATION & OPERATIONS			
240	Institutional Operations	1,056	1.40	1,478
241	Control	1,130	1.50	1,695
242	Inside Administration	3,148	1.40	4,407
244	Inside Admin & Ops Building Support	350	1.40	490
	Total Inside Administration & Operations	5,684	1.42	8,071
260	VISITING & HEARING SERVICES			
260	Visiting	6,050	1.30	7,865
261	Hearings/Parole Room	750	1.40	1,050
262	Visiting & Hearings Building Support	670	1.40	938
	Total Visiting & Hearing Services	7,470	1.32	9,853
300	INTAKE			
300	Intake	2,370	1.60	3,792
	Total Intake	2,370	1.60	3,792
410	HEALTH AND BEHAVIORAL HEALTH SERVICES			
410	Medical	7,600	1.60	12,160
411	Behavioral Health	1,370	1.50	2,055
412	Dental	1,280	1.50	1,920
413	Health Services Support	1,445	1.60	2,312
420	Short Term Infirmary	3,350	1.60	5,360
430	Health Services Building Support	400	1.40	560
	Total Clinical Services	15,445	1.58	24,367
460	FOOD SERVICE & LAUNDRY			
460	Food Service	16,330	1.25	20,413
461	Laundry	3,310	1.30	4,303
462	Food Service & Laundry Building Support	850	1.30	1,105
	Total Food Service & Laundry	20,490	1.26	25,821

SPACE NEEDS SUMMARY (continued)

500	EDUCATION			
531	Academic Education	8,480	1.35	11,448
533	Education Administration	890	1.35	1,202
540	Programs / Religious	4,784	1.35	6,458
560	Library	1,040	1.35	1,404
532	Vocational Education	20,620	1.35	27,837
534	Education/Vocational Building Support	910	1.35	1,229
570	State Industries	9,840	1.20	11,808
572	SI Building Support	700	1.20	840
	Total Education	47,264	1.32	62,225

540	RECREATION / MULTI-PURPOSE			
540	Recreation	11,440	1.35	15,444
563	Programs Building Support	540	1.40	756
	Total Recreation / Multi-Purpose	11,980	1.35	16,200

600	HOUSING			
620	High Medium Security Housing Unit	81,480	1.60	130,368
630	Low Medium Security Housing Unit	73,692	1.60	117,907
640	Assisted Living Housing	19,861	1.60	31,778
650	BH/MH Housing Unit	20,745	1.60	33,192
670	SHU Housing Unit	15,306	1.60	24,490
	Total Housing	211,084	1.60	337,734

700	FACILITY SERVICES			
710	Warehouse (Outside)	14,806	1.20	17,767
720	Maintenance (Inside)	7,446	1.30	9,680
730	Warehouse/Maintenance Building Support	1,060	1.30	1,378
740	Gatehouse	390	1.20	468
750	Central Energy Plant	7,680	1.20	9,216
	Total Facility Services	31,382	1.23	38,509

TOTAL FACILITY BUILDING SQUARE FOOTAGE	365,630	1.49	544,017
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HOUSING SUMMARY

Housing Summary - Rated Beds	Occupancy	# Cells	# pods	# Beds
High Medium	2	32	10	640
Low Medium	2	32	9	576
Low Medium (minimums integrated into LM housing)	2	6	1	12
Assisted Living Housing	1.5	24	2	72
Behavioral/Mental Health	1.5	24	2	72
			Total Beds	1,372

SHU Beds (not in rated capacity) 76

OUTSIDE ADMINISTRATION

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
200.00	Public Access to Visiting				
200.01	Entry Vestibule	150	1	150	
200.02	Lobby & Waiting	400	1	400	Display Cabinet, kiosks
200.03	Reception / information / screening	200	1	200	
200.04	Clean Waiting	200	1	200	
200.05	Lockers	25	1	25	24 12"x12" lockers
200.06	Visitor Restroom	60	2	120	Gender neutral, baby changing
200.07	Search	50	2	100	
200.08	Interview Room	80	1	80	
200.09	Video Visitation	80	2	160	Sound insulated
	Subtotal Net Area			1,435	
220.00	Warden				
220.01	Sub-Lobby / Waiting Area	100	1	100	
220.02	Warden Office	240	1	240	incl. small conf. area
220.03	Administrative Assistant	64	4	256	Open workstation adjacent to waiting area, 2 future
220.04	Deputy Warden Office	150	1	150	
220.05	Associate Warden Office	150	3	450	Operations, Prog/EDU, Legal/Compliance/Grievances
220.06	Conference Room	600	1	600	Command Center, 30 capacity
220.07	Restroom	60	2	120	Gender neutral
	Subtotal Net Area			1,916	
221.00	Business Office / Human Resources				
221.01	Business Manager Office	120	1	120	
221.02	Senior Claims Clerk	120	2	240	
221.03	HR Manager	120	1	120	
221.04	HR Specialist	64	3	192	workstation, 1 future
221.05	Attorney II	120	2	240	
221.06	Training Specialist	64	4	256	workstation, 2 future
221.07	Corrections Specialist (ADA/PREA)	64	1	64	workstation
221.08	Small Meeting Room	150	2	300	
221.09	Files	150	1	150	Secure
221.10	Mail Room	300	1	300	w/ security screening
221.11	Storage	100	1	100	
221.12	Vault	40	1	40	
221.13	Workroom	120	1	120	
	Subtotal Net Area			2,242	

OUTSIDE ADMINISTRATION (continued)

222.00	Classification/Records				
222.01	Director of Classification	150	1	150	
222.02	Records Administrator	120	1	120	
222.03	Records Corrections Specialist	64	1	64	workstation
222.04	Records Corrections Analyst	64	3	192	workstation
222.05	Records Program Assistant I	64	1	64	workstation
222.06	Secretary	64	2	128	workstation
222.07	Inmate Records	600	1	600	High density files, work area
222.08	Small Meeting Room	150	1	150	
222.09	Storage	100	1	100	
	Subtotal Net Area			850	
223.00	Pheasantland Industries				
223.01	Sub-Lobby / Waiting Area	100	1	100	
223.02	Pheasantland Industries Director	160	1	160	
223.03	PI Accountant	64	2	128	workstation
223.04	PI Purchasing/Property Manager	64	1	64	workstation
223.05	PI Senior Secretary	64	1	64	workstation
223.06	PI Program Assistant II	64	1	64	workstation
223.07	Storage	100	1	100	
223.08	Files	100	1	100	
223.09	Small Meeting Room	150	1	150	
	Subtotal Net Area			930	
224.00	Security				
224.01	Director of Security	160	1	160	
224.02	Sergeant - Tool & Key	120	1	120	
224.03	Storage	100	1	100	
	Subtotal Net Area			380	
225.00	Information & Telecommunications				
225.01	Technology Systems Director	160	1	160	
225.02	Vendor IT Staff	64	1	64	Workstation
225.03	GTL Fusion Analyst	64	1	64	Workstation
225.03	Storage	100	1	100	
	Subtotal Net Area			388	
226.00	Parole Board				
226.01	Parole Office Operational Supervisor	160	1	160	
226.02	Corrections Analyst	64	1	64	Workstation
226.03	Corrections Specialist	64	1	64	Workstation
226.04	Senior Secretary	64	1	64	Workstation
226.05	Program Assistant I	64	1	64	Workstation
226.06	Medium Meeting Room	350	1	350	May be located near visiting
226.07	Storage	100	1	100	
	Subtotal Net Area			866	

OUTSIDE ADMINISTRATION (continued)

227.00	Staff Support				
227.01	Muster / Training Room	1,200	1	1,200	Counter with sink & storage below. Coffee maker
227.02	Men's Locker Room	750	1	750	1/2 height lockers 150 total (Unassigned)
227.03	Men's Showers	120	1	120	3 showers, 1 is ADA
227.04	Men's Restroom	150	1	150	
227.05	Women's Locker Room	500	1	500	1/2 height lockers 100 total (Unassigned)
227.06	Women's Showers	80	1	80	2 showers, 1 is ADA
227.07	Women's Restroom	150	1	150	
227.08	Mothering Room	80	1	80	Small ref., sink, Microwave, lockable storage
227.09	Staff Wellness Room	750	1	750	Cardio and Strength Eqmpt.
	Subtotal Net Area			3,780	
228.00	Armory				
228.01	Armory	250	1	250	
228.02	Ready Room	400	1	400	Adjacent Armory, Muster
228.03	Staff Restroom	80	2	160	w/ Decon shower & eyewash
	Subtotal Net Area			810	
229.00	Administration Building Support				
229.01	Restroom	60	5	300	Gender neutral, ADA, distributed
229.02	Workroom	120	2	240	Distributed
229.03	Storage	100	3	300	Distributed
229.04	Small Meeting Room	150	3	450	Distributed
229.05	Medium Meeting Room	350	3	1,050	Distributed
229.06	Break Room	350	1	350	kitchen wall, fridge, microwave, dishwasher, sink, coffee, water, ice
229.07	Intern/Light Duty	48	6	288	Workstation, distributed
229.08	Mechanical	150	1	150	
229.09	Electrical	100	1	100	
229.10	IT Room	300	1	300	
229.11	Vendor IT Room	150	1	150	
229.12	Security Electronics	100	1	100	
229.13	Security Computer Room	120	1	120	
229.14	Fire Control	120	1	120	
229.15	Janitor	50	2	100	Distributed
	Subtotal Net Area			1,428	
Total Outside Administration				12,461	NSF

INSIDE ADMINISTRATION AND OPERATIONS

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
240.00	Institutional Operations				
240.01	Shift Management Office	200	1	200	
240.02	Office	120	3	360	1 future
240.03	Open Office	64	4	256	workstation, 1 future
240.04	Security Vestibule	120	1	120	
240.05	Staff Restroom	60	2	120	
	Subtotal Net Area			1,056	
241.00	Control				
241.01	Central Control	600	1	600	3 stations + training
241.02	Staff Restroom	60	1	60	
241.03	Vestibule	50	1	50	
241.04	Locksmith/Key Room	120	1	120	Off vestibule
241.05	Security Electronics	300	1	300	Off vestibule
	Subtotal Net Area			1,130	
242.00	Inside Administration				
242.01	Correctional Major	180	1	180	
242.02	Correctional Captain	150	1	150	
242.03	Correctional Unit Manager	120	6	720	1 future
242.04	Corrections Unit Coordinator	64	7	448	workstation, 2 future
242.05	Special Investigations Unit Staff	300	1	300	4 staff shared workstation suite
242.06	Intel Office/Phone+Camera Monitoring	300	1	300	4 wkstn, monitoring eqpmt
242.07	Interview Room	100	2	200	
242.08	Storage	100	1	100	
242.09	Break Room	250	1	250	
242.10	Refreshment Center	100	1	100	
242.11	Medium Meeting Room	350	1	350	
242.12	Janitor	50	1	50	
	Subtotal Net Area			3,148	

INSIDE ADMINISTRATION AND OPERATIONS (continued)

243.00 Classification & Transfer Services					
243.01	Compassionate Parole Specialist	64	1	64	Workstation
243.02	Transitional Case Manger	64	1	64	Workstation
243.03	Corrections Analyst	64	1	64	Workstation
243.04	Unit Case Manager	64	1	64	Workstation
243.05	SOMP Program Manager	64	1	64	Workstation
243.06	STOP Case Manager	64	1	64	Workstation
243.07	Risk Reduction Manger	64	1	64	Workstation
243.08	Unit Case Manager	64	3	192	Workstation
243.09	Senior Unit Case Manager	64	1	64	Workstation
243.10	Unit Case Manager	64	5	320	Workstation
243.11	Corrections Specialist	64	1	64	Workstation
243.12	Future Workstation	64	4	256	Workstation
243.13	Small Meeting Room	150	2	300	
243.14	Medium Meeting Room	350	2	700	
243.15	Storage	100	2	200	
243.16	Files	200	1	200	
Subtotal Net Area				2,344	
244.00 Inside Admin & Ops Building Support					
244.01	Restroom	60	4	240	distributed
244.02	Storage	100	1	100	distributed
244.03	Medium Meeting Room	350	1	350	distributed
244.04	Large Meeting Room	800	1	800	distributed
244.05	Interns/Light Duty	48	2	96	distributed
244.06	Mechanical	100	1	100	
244.07	Janitor Closet	50	1	50	
244.08	Electrical	100	1	100	
244.09	IT Room	100	1	100	
244.10	Security	100	1	100	
Subtotal Net Area				350	
Total Inside Administration & Operations			8,028	NSF	

VISITING AND HEARING SERVICES

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
260.00	Visiting				
260.01	Contact Visitation	3,300	1	3,300	50% of population visit (750 inmates) 14 sessions of visiting per week 55 inmates per visit session 2 visitors per inmate (110 visitors) Approx. 165 occupancy 20 sf / occupant
260.02	Outdoor Visitation	4,000	0.1	400	Partially Covered, Calculated at 10%
260.03	Children's Visitation	300	1	300	Carpeted area within visitation
260.04	Professional/Private Visitation	100	4	400	Contact
260.05	No Contact Visitation	60	4	240	2 pairs of non-contact booths
260.06	Officer Station	60	2	120	podium
260.07	Inmate Waiting	200	1	200	bench for 10 inmates
260.08	Search	30	4	120	search alcoves
260.09	Xray Search	100	1	100	Future
260.10	Holding Cell	50	1	50	
260.11	Inmate Sally Vestibule	100	1	100	
260.12	Visitor Entrance Vestibule	100	1	100	
260.13	Visitor Restroom	70	4	280	Gender Neutral, 2 with baby changing stations (2 at 60 and 2 at 80)
260.14	Inmate Restroom	60	3	180	adjacent to inmate processing
260.15	Storage	160	1	160	
	Subtotal Net Area			6,050	
261.00	Hearings/Parole Room				
261.01	Hearings Room	600	1	600	meeting space
261.02	File/Work Room	150	1	150	copier, workstation, files
	Subtotal Net Area			750	
262.00	Visiting & Hearings Building Support				
262.01	Janitor	50	1	50	
262.02	Staff Restroom	60	2	120	
262.03	Mechanical	200	1	200	
262.04	Electrical	100	1	100	
262.05	Security	100	1	100	
262.06	IT Room	100	1	100	
	Subtotal Net Area			670	
Total Visiting & Hearings Services				7,470	NSF

INTAKE

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
300.00	Intake				
300.01	Single Holding Cells	60	4	240	
300.02	Open Waiting	160	1	160	
300.03	Processing Area / Counter	100	1	100	
300.04	Inmate Restroom	60	1	60	
300.05	Office	120	2	240	1 future
300.06	Files/Work Room	100	1	100	
300.07	Clothing Issue	100	1	100	
300.08	Inmate Property (temporary)	300	1	300	120 2x2x1.5 boxes + work area
300.09	Interview Room / medical screening	100	2	200	
300.10	Changing Room	50	2	100	
300.11	Storage	100	1	100	
	Subtotal Net Area			1,700	
310.00	Intake Building Support				
310.01	Mechanical	200	1	200	
310.02	Electrical	100	1	100	
310.03	IT Room	100	1	100	
310.04	Security	100	1	100	
310.05	Janitor	50	1	50	
310.06	Restroom	60	2	120	
	Subtotal Net Area			670	

Total Intake	2,370 NSF
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HEALTH AND BEHAVIORAL HEALTH SERVICES

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
410.00	Medical				
410.01	Exam Room	120	6	720	
410.02	Triage	240	1	240	near entry - emergency eye wash
410.03	Interview Room	100	4	400	meeting rooms, telemedicine
410.04	Multi-Purpose Meeting Room	240	1	240	
410.05	Optometry Room	120	1	120	
410.06	Future Use	150	2	300	Dialysis, other
410.07	Pharmacy	2,000	1	2,000	does not need to be inside perimeter
410.08	Medication Room	250	1	250	Pharmacist on site
410.09	Medication Dispense	80	1	80	drinking fountain, adj. Pharmacy, Waiting
410.10	Nurses' Station	240	1	240	with security post
410.11	Clinical Supervisor	150	2	300	1 future
410.12	Medical Director & Provider	120	3	360	1 future
410.13	Medical Records Office & Long Term Storage	500	1	500	High density + clerk area. EHR and use as future expansion space.
410.14	Digital X-ray	280	1	280	
410.15	Charge Nurse & Clinical Coordinator	150	4	600	Charge Nurse, Clinical Coordinator, and Discharge Planner, 1 future
410.16	Physical/Restorative Therapy	250	1	250	
410.17	Lab	160	1	160	Upper and lower storage, sink, fridge, equipment
410.18	Biohazard	40	1	40	ventilated
410.19	Clinic Control Point	50	1	50	View into waiting and exams
410.20	Group Waiting	250	1	250	for 15
410.21	Single Waiting	50	2	100	
410.22	Inmate Restroom	60	2	120	1 near exam rooms, 1 in waiting
	Subtotal Net Area			7,600	
411.00	Behavioral Health				
411.01	Mental Health Professional	150	7	1,050	2 future, 1 Asst Director
411.02	BH Secretary	120	1	120	
411.03	MH Interview Room	100	2	200	tele-health
411.04	BH Supervisor	150	1	150	
411.05	Chemical Dependency Counselor	150	9	1,350	Meet with patients in office. 2 future
411.06	CD Resource Coordinators	150	4	600	
411.07	Counseling Room	250	10	2,500	8-10 people (somewhere on the campus - does not need to be at clinic)
	Subtotal Net Area			1,370	
412.00	Dental				
412.01	Dental Exam and X-Ray	800	1	800	install 4 chairs, space for 1 future chair
412.02	Compressor/Equipment Room	80	1	80	
412.03	Panorex and X-Ray Equipment	150	1	150	panorex area is lead lined
412.04	Dental Office	150	1	150	
412.05	Dental Lab	100	1	100	
	Subtotal Net Area			1,280	

HEALTH AND BEHAVIORAL HEALTH SERVICES (continued)

413.00	Health Services Support				
413.01	Staff Conference/Break Room	350	1	350	
413.02	Staff Restroom	80	2	160	adjacent to break room, 1 with shower
413.03	Staff Lockers	200	1	200	30 1/2 height lockers adjacent to restroom area. Enclosed.
413.04	Storage	500	1	500	distributed
413.05	Janitor	50	1	50	
413.06	Sallyport	100	1	100	
413.07	Gas Storage	35	1	35	Outside wall
413.08	Equipment alcove	50	1	50	
	Subtotal Net Area			1,445	
420.00	Short Term Infirmary				
420.01	Clean Utility Room	80	1	80	
420.02	Soiled Utility Room	100	1	100	Washer & Dryer
420.03	Isolation Cell	140	2	280	Medical bed wall
420.04	Ante Room	100	1	100	Sink, Shower, for Isolation cells - negative pressure
420.05	Comfort Care Cell	140	4	560	
420.06	Infirmary Cell	140	10	1,400	Medical bed wall.
420.07	Mental Health Cell	100	1	100	Suicide resistant -low bunk
420.08	Inmate Shower	50	2	100	Adjacent to cells
420.09	Video Visitation/Tele-medicine	80	1	80	adjacent to dayroom
420.10	Dayroom	500	1	500	space for medical inmates to get out of bed, have meals, etc.
420.11	Pantry	50	1	50	behind nurse station alcove
	Subtotal Net Area			3,350	
430.00	Health Services Building Support				
430.01	Mechanical	100	1	100	
430.02	Electrical	100	1	100	
430.03	IT Room	100	1	100	
430.04	Security	100	1	100	
	Subtotal Net Area			400	

Total Health Services				15,445	NSF
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FOOD SERVICE AND LAUNDRY

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
460.00	Food Service				
460.01	Inmate Dining	8,800	1	8,800	Serve population in 3 seatings. Should be divided proportionately to serve the housing classifications.
460.02	Staff Dining	120	1	120	Food Pick-up line
460.03	Dishwashing	600	1	600	
460.04	Kitchen	4,000	1	4,000	
460.05	Staff Office	140	1	140	
460.06	Staff Restroom	60	1	60	
460.07	Inmate Toilet	60	1	60	
460.08	Dry Storage	1,300	1	1,300	
460.09	Cooler/Freezer	1,250	1	1,250	
	Subtotal Net Area			16,330	
461.00	Laundry				
461.01	Laundry Room	1,800	1	1,800	Near industries, sized for facility only
461.02	Cart Storage / Sorting	500	1	500	
461.03	Clothing Storage	400	1	400	
461.04	Chemical Storage	120	1	120	
461.05	Laundry Office	120	1	120	
461.06	Staff Toilet	60	1	60	
461.07	Inmate Toilet	60	1	60	
461.08	Mending Room	150	1	150	
461.09	Water Re-use	100	1	100	
	Subtotal Net Area			3,310	
462.00	Food Service & Laundry Building Support				
462.01	Mechanical	500	1	500	
462.02	Electrical	100	1	100	
462.03	Telecom	100	1	100	
462.04	Security	100	1	100	
462.05	Janitor	50	1	50	
	Subtotal Net Area			850	
Total Food Service & Laundry				20,490	NSF

EDUCATION

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
531.00	Academic Education				
531.01	Academic Classroom (30 students)	1,000	8	8,000	with lockable storage cabinets
531.02	Inmate Restroom	60	8	480	Off Classroom
	Subtotal Net Area			8,480	
533.00	Education Administration				
533.01	Cultural Activities Coordinator	120	2	240	
533.02	Teachers Hub	800	1	800	8 workstations, open meeting area
533.03	Secretary/Admin	64	4	256	with teacher's hub, 2 future
533.04	Small Meeting Room	150	3	450	
533.05	Storage	100	3	300	
533.06	Staff Restroom	60	2	120	
533.07	Work Room	120	1	120	copier, storage in cabinets with uppers and lowers
533.08	Storage	200	1	200	
533.09	Interview Room	100	2	200	
533.10	Break Room	250	1	250	
	Subtotal Net Area			890	
540.00	Programs / Religious				
540.05	Multi-Purpose	350	6	2,100	
540.06	Inmate Toilet	60	4	240	Adjacent to 2 MP rooms
540.07	Multi-Purpose / Religious Services	800	1	800	Acoustics for music
540.08	Inmate Toilet / Ablution Room	80	1	80	Adj. MP room
540.09	Religious Services Storage	250	1	250	
540.10	Chaplain's Office	120	2	240	
540.07	Open Office Area	64	6	384	2 future
540.08	Work Area	80	1	80	
540.09	Janitor	50	1	50	
540.10	Multi-purpose Storage	80	2	160	
540.11	Interview Room	100	4	400	
	Subtotal Net Area			4,784	
560.00	Library				
560.01	Leisure Library/Media	500	1	500	
560.02	Library Work Room	120	1	120	
560.03	Librarian Office	120	1	120	
560.04	Storage	100	1	100	
560.05	Law Library	200	1	200	computerized
	Subtotal Net Area			1,040	

EDUCATION (continued)

532.00	Vocational Education				
532.01	Vocational Lab (15 Students)	1,500	3	4,500	Professional
532.02	Vocational Lab (15 Students)	2,200	6	13,200	Trades
532.03	Breakout Classroom	500	3	1,500	Shared between labs
532.04	Inmate Restroom	200	2	400	for 120 inmates
532.05	Staff Toilet	60	2	120	
532.05	Lab Storage	150	6	900	Tool storage within this area
	Subtotal Net Area			20,620	
534.00	Education/Vocational Building Support				
534.01	Mechanical	300	1	300	
534.02	Electrical	150	1	150	
534.03	IT Room	100	1	100	
534.04	Security	100	1	100	
534.05	Officer Station	60	1	60	podium
534.06	Clean Processing	100	1	100	with metal detector
534.07	Search Room	50	1	50	
534.08	Janitor's Closet	50	1	50	
	Subtotal Net Area			910	
570.00	State Industries				
570.01	Industrial Space	8,500	1	8,500	Access to Yard, Pad to grow->30ksf
570.01	Tool Storage	120	1	120	
570.02	SI Office	120	4	480	2 future
570.03	Staff Restroom	60	2	120	
570.04	Inmate Education / Break Area	500	1	500	
570.05	Inmate Restroom	60	2	120	
	Subtotal Net Area			9,840	
572.00	SI Building Support				
572.01	Mechanical	300	1	300	
572.02	Electrical	150	1	150	
572.03	IT Room	100	1	100	
572.04	Security	100	1	100	
572.05	Janitor's Closet	50	1	50	
	Subtotal Net Area			700	
Total Education				47,264	NSF

RECREATION

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
540.00	Recreation				
540.01	Wellness Room	8,000	1	8,000	w/ b-ball hoops, incl. exercise area
540.02	Hobby / Arts & Crafts	600	3	1,800	with lockable storage cabinets
540.03	Arts and Crafts Storage	80	3	240	
540.04	Inmate Restroom	500	1	500	6 ea. Toilet, Urinal, Lavs
540.05	Recreation Office	120	4	480	2 future
540.06	Recreation Storage	250	1	250	
540.07	Staff Restroom	60	2	120	
540.08	Janitor	50	1	50	
	Subtotal Net Area			11,440	
563.00	Programs Building Support				
563.01	Officer Station	40	1	40	
563.02	Mechanical	200	1	200	
563.03	Electrical	100	1	100	
563.04	Security	100	1	100	
563.05	IT Room	100	1	100	
	Subtotal Net Area			540	
Total Recreation / Multi-Purpose				11,980	NSF

HOUSING – HIGH MEDIUM SECURITY

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
620.00	High Medium Security Housing Unit				Custody Level
620.01	Cells	80	64	5,120	doubles
620.02	Showers	32	12	384	6 showers per dayroom, 1 ADA each
620.03	Dayroom	35	128	4,480	
620.04	Officer Station Control	80	2	160	Direct Supervision
620.05	Video Visitation	20	4	80	in dayroom. Or fewer and use tablets
620.06	Janitor	25	2	50	
620.07	Case Manager Office	120	1	120	
620.08	Multipurpose Room	240	2	480	8 Capacity
	Subtotal Net Area			10,874	
621.00	High Medium Security Housing Unit Shared Spaces				
621.01	Sally Port Vestibule	150	2	300	
621.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
621.03	Outdoor Storage Room	50	1	50	Off Recreation Yard
621.04	Housing Storage Room	100	1	100	
621.05	Inmate PropertyStorage	100	1	100	
621.06	Staging Alcove	100	1	100	
621.07	Interview Room	100	1	100	
621.08	Unit Management Open Office	192	1	192	
621.09	Office	120	1	120	
621.10	Break Room	200	1	200	6 Capacity
621.11	Multipurpose Room	350	1	350	14 Capacity
621.12	Outdoor Recreation	8,000	0.1	800	Partially Covered, Calculated at 10%
621.13	Staff Toilet	60	2	120	
621.14	Janitor	50	1	50	
	Subtotal Net Area			2,782	
622.00	High Medium Security Housing Unit Support Spaces				
622.01	Security	220	1	220	
622.02	Mechanical	2,000	1	2,000	
622.03	Electrical	300	1	300	
622.04	IT Room	120	1	120	
	Subtotal Net Area			2,640	
Subtotal Per Housing Unit				16,296	128 beds
Number of Housing Units				5	
Total High Medium Security Housing				81,480	640 beds

HOUSING (continued) – LOW MEDIUM SECURITY

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
630.00	Low Medium Security Housing Unit				Custody Level
630.01	Cells	80	64	5,120	doubles
630.02	Showers	32	12	384	6 showers per dayroom, 1 ADA each
630.03	Dayroom	35	128	4,480	2 dayrooms of 64
630.04	Officer Station Control	80	2	160	Direct Supervision
630.05	Video Visitation	20	8	160	in dayroom. Or fewer and use tablets
630.06	Janitor	25	2	50	
630.07	Case Manager Office	120	1	120	
630.08	Multipurpose Room	240	2	480	8 Capacity
	Subtotal Net Area			10,954	
631.00	Low Medium Security Housing Unit Shared Spaces				
631.01	Sally Port Vestibule	150	2	300	
631.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
631.03	Outdoor Storage Room	50	1	50	Off Recreation Yard
631.04	Housing Storage Room	100	1	100	
631.05	Inmate Property Storage	100	1	100	
631.06	Staging Alcove	100	1	100	
631.07	Interview Room	100	1	100	
631.08	Unit Management Open Office	192	1	192	
631.09	Office	120	1	120	
631.10	Break Room	200	1	200	6 Capacity
631.11	Multipurpose Room	350	1	350	14 Capacity
631.12	Outdoor Recreation	8,000	0.1	800	Partially Covered, Calculated at 10%
631.13	Staff Toilet	60	2	120	
631.14	Janitor	50	1	50	
	Subtotal Net Area			2,782	
632.00	Low Medium Security Housing Unit Support Spaces				
632.01	Security	220	1	220	
632.02	Mechanical	2,000	1	2,000	
632.03	Electrical	300	1	300	
632.04	IT Room	120	1	120	
	Subtotal Net Area			2,640	
Subtotal Per Housing Unit				16,376	128 beds
Number of Housing Units				4.5	
Total Low Medium Security Housing				73,692	576 beds

HOUSING (continued) – ASSISTED LIVING

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
640.00	Assisted Living Housing				
640.01	Double Cells	150	24	3,600	doubles, no stacked bunks, 42" doors
640.02	Single Cells	80	24	1,920	42" doors
640.03	Showers	32	8	256	2 per dayroom are ADA. Planned for full occupancy
640.04	Dayroom	35	96	3,360	Planned for full occupancy
640.05	Officer Station Control	80	3	240	Direct Supervision
640.06	Video Visitation	20	6	120	Distributed to dayrooms. Or fewer and use tablets
640.07	Janitor	25	3	75	
640.08	Case Manager Office	120	2	240	
640.09	Multipurpose Room	240	2	480	8 Capacity
	Subtotal Net Area			10,291	

641.00	Assisted Living Housing Shared Spaces				Planned to support full build-out of 144 beds
641.01	Sally Vestibule	150	1	150	
641.02	Control Room	200	1	200	View to Dayrooms
641.03	Time out/transfer cell	60	1	60	For transferring inmates in and out of unit
641.04	Outdoor Storage Room	50	1	50	Off Recreation Yard
641.05	Housing Storage Room	100	3	300	
641.06	Inmate Property Storage	100	1	100	
641.07	Staging Alcove	100	1	100	
641.08	Interview Room	100	6	600	Health Services, BH, MH meetings with inmates, telemedicine, one with sink
641.09	Exam Room	120	2	240	with sink
641.10	Unit Management Open Office	240	1	240	workstations for security/custody staff
641.11	Assisted Living Housing Open Office	500	1	500	workstations for Health Services and related staff.
641.12	Medication Storage	100	1	100	Medication Dispensing Machine, counter with uppers and lowers, sink.
641.13	Assisted Living Housing Storage	300	1	300	Supplies and Equipment
641.14	Assisted Living Bathing	120	1	120	Fully accessible shower space for staff to assist showering of mobility challenged inmates
641.15	Specialty Care	200	1	200	OT, PT, etc. with locked cabinets.
641.16	Office	120	5	600	2 for unit management, 2 for Health, 1 future
641.17	Break Room	200	1	200	6 Capacity
641.18	Multipurpose Room	350	2	700	14 Capacity. Inmate programs and activities
641.19	Outdoor Recreation	8,000	0.3	2,000	Partially Covered, Calculated at 25% could be distributed at each dayroom
641.20	Staff Toilet	60	2	120	
641.21	Janitor	50	1	50	
	Subtotal Net Area			6,930	

642.00	Assisted Living Housing Support Spaces				
642.01	Security	220	1	220	
642.02	Mechanical	2,000	1	2,000	
642.03	Electrical	300	1	300	
642.04	IT Room	120	1	120	
	Subtotal Net Area			2,640	

Subtotal Per Housing Unit 19,861
 Number of Housing Units 1

Special Medical Security Housing	19,861	72 beds. 144 full bed build-out
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HOUSING (continued) - BEHAVIORAL HEALTH/MENTAL HEALTH

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
650.00	BH/MH Housing Unit				
650.01	Double Cells	150	16	2,400	doubles, no stacked bunks
650.02	Single Cells	80	40	3,200	
650.03	Showers	32	10	320	2 per dayroom are ADA. Planned for full occupancy
650.04	Dayroom	35	112	3,920	multiple dayrooms
650.05	Officer Station Control	80	3	240	Direct Supervision
650.06	Video Visitation	20	6	120	2 per dayroom. Or fewer and use tablets
650.07	Janitor	25	3	75	
650.08	Case Manager Office	120	2	240	
650.09	Multipurpose Room	240	4	960	8 Capacity
	Subtotal Net Area			11,475	

651.00	BH/MH Housing Unit Shared Spaces				Planned to support full build-out of 144 beds
651.01	Sally Vestibule	150	3	450	
651.02	Control Room	200	3	600	View to Dayrooms
651.03	Time out/tranfer cell	60	1	60	For tranfering inmates in and out of unit
651.04	Outdoor Storage Room	50	1	50	
651.05	Housing Storage Room	100	3	300	
651.06	Inmate PropertyStorage	100	1	100	
651.07	Staging Alcove	100	1	100	
651.08	Interview Room	100	6	600	Small meeting for MH/BH providers
651.09	Exam Room	120	2	240	Health Services
651.10	Health Services Nurse Station	120	1	120	Sink, fridge, counters/storage, workstation
651.11	Unit Management Open Office	240	1	240	
651.12	BH/MH Open Office	600	-	-	workstations for case managers/therapy staff
651.13	BH/MH Workroom	120	1	120	space for supplies
651.14	Office	120	9	1,080	1 future. 1 unit management, 6 BH/MH, 1 future BH Supervisor
651.15	Break Room	200	1	200	6 Capacity
651.16	Multipurpose Room	350	4	1,400	14 Capacity. Group therapy, special activities
651.17	Outdoor Recreation	8,000	0.1	800	Partially Covered, distributed at each dayroom. Calculated at 10%
651.18	Staff Toilet	60	2	120	
651.19	Janitor	50	1	50	
	Subtotal Net Area			6,630	

652.00	BH/MH Housing Unit Support Spaces				
652.01	Security	220	1	220	
652.02	Mechanical	2,000	1	2,000	
652.03	Electrical	300	1	300	
652.04	IT Room	120	1	120	
	Subtotal Net Area			2,640	

Subtotal Per Housing Unit 20,745
 Number of Housing Units 1

BH/MH Security Housing	20,745	72 beds. 144 full bed build-out
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HOUSING (CONTINUED) - SPECIAL HOUSING UNIT

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
670.00	SHU Housing Unit				Custody Level
670.01	Cells	80	48	3,840	24 single occupancy, 24 double occ.
670.02	Showers	32	8	256	4 showers per dayroom, Lockable. 1 ADA
670.03	Dayroom	35	96	3,360	multiple dayrooms, provide sub-dayrooms to allow multiple inmates out of cell at a time. Planned for full occupancy
670.04	Officer Station Control	80	1	80	
670.05	Video Visitation	20	4	80	distributed
670.06	Janitor	25	2	50	
670.07	Case Manager Office	120	1	120	
670.08	SHU Staff Hub	240	1	240	workstations for SHU staff.
670.09	Multipurpose Room	240	1	240	8 Capacity
	Subtotal Net Area			8,266	

671.00	SHU Housing Unit Shared Spaces				
671.01	Sally Vestibule	150	2	300	
671.02	Control Room	200	1	200	View to both Dayrooms and Rec Yard
671.03	Outdoor Storage Room	50	1	50	Off Recreation Yard
671.04	Housing Storage Room	100	1	100	
671.05	Inmate PropertyStorage	200	1	200	
671.06	Staging Alcove	100	1	100	
671.07	Interview Room	100	2	200	
671.08	Medical Exam	120	1	120	
671.09	Time out/transfer cell	60	1	60	dry cell, incl. washdown.
671.10	Secure Response Storage	200	1	200	
671.11	Unit Management Open Office	240	1	240	
671.12	Office	120	3	360	2 future
671.13	Break Room	200	1	200	6 Capacity
671.14	Multipurpose Room	400	1	400	14 Capacity
671.15	Outdoor Recreation	8,000	0.3	2,000	Partially Covered, Calculated at 25%. divided into multiple 200SF and larger rec spaces
671.16	Staff Toilet	60	2	120	
671.17	Janitor	50	1	50	
	Subtotal Net Area			4,900	

672.00	SHU Housing Unit Support Spaces				
672.01	Security	220	1	220	
672.02	Mechanical	1,500	1	1,500	
672.03	Electrical	300	1	300	
672.04	IT Room	120	1	120	
	Subtotal Net Area			2,140	

Subtotal Per Housing Unit 15,306 72 beds
 Number of Housing Units 1

Total SHU Housing	15,306	72 beds
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FACILITY SERVICES

Space Number	Space	Space Std.	Qty.	Total NSF	Comments
710.00	Warehouse (Outside)				
710.01	High Bay Storage	7,000	1	7,000	
710.02	Package Processing	300	1	300	security screening eqpmt
710.03	Commissary Storage	400	1	400	part of high bay storage
710.04	Office	120	2	240	
710.05	Open Office Area	64	4	256	open office stations
710.06	Staff Break Area	160	1	160	
710.07	Staff Restroom	60	2	120	
710.08	Inmate Restroom	60	2	120	
710.09	Inmate Break Area	160	1	160	
710.10	Secure Storage	250	1	250	
710.11	Cooler	1,000	1	1,000	
710.12	Freezer	2,000	1	2,000	
710.13	Forklift Charging Station	100	2	200	
710.14	Grounds Equipment	2,000	1	2,000	
710.15	Recycling	600	1	600	
	Subtotal Net Area			14,806	
720.00	Maintenance (Inside)				
720.01	Physical Plant Manager	160	1	160	
720.01	Supervisors	120	2	240	
720.02	Open Office Area	64	4	256	workstation
720.03	Files/Work Room	120	1	120	
720.04	Multi-purpose	300	1	300	with small kitchenette/break counter
720.05	Shop Offices	120	5	600	
720.06	Plumbing	1,000	1	1,000	
720.07	Electrical	800	1	800	
720.08	Carpentry	1,500	1	1,500	
720.09	Electronics	500	1	500	
720.10	HVAC	800	1	800	
720.11	General Storage	500	1	500	
720.12	Secure Tool Storage	200	1	200	incl. secure cage
720.13	Janitor	50	1	50	
720.14	Staff Restroom	60	2	120	
720.14	Inmate Break	180	1	180	
720.15	Inmate Restroom	60	2	120	
	Subtotal Net Area			7,446	
730.00	Warehouse/Maintenance Building Support				
730.01	Mechanical	200	2	400	
730.02	Electrical	160	2	320	
730.03	IT Room	60	2	120	
730.04	Security	60	2	120	
730.05	Janitor	50	2	100	
	Subtotal Net Area			1,060	

FACILITY SERVICES (continued)

740.00	Gatehouse				
740.01	Work Area	150	1	150	
740.02	Staff Restroom	60	1	60	
740.03	Storage/JC	60	1	60	
740.04	Utility	60	1	60	
740.05	Grounds Storage	60	1	60	
	Subtotal Net Area			390	
750.00	Central Energy Plant				
750.01	Mechanical	6,000	1	6,000	outside space for chillers
750.02	Electrical	1,500	1	1,500	outside space for generators
750.03	IT Room	60	1	60	
750.04	Staff Restroom	60	1	60	
750.05	Security	60	1	60	
	Subtotal Net Area			7,680	

Total Facility Services		31,382 NSF			
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End of Statewide Facility Plan
South Dakota Department of Corrections

OSE# C1221—17X