

CODINGTON COUNTY JUSTICE ADVISORY COMMITTEE (CCJAC)

HELPING LEADERS & CITIZENS MAKE GOOD
DECISIONS ABOUT JUSTICE FACILITIES



ANALYSIS OF OUR NEEDS



	THEN	WORKING ON NOW
	2014 JUSTICE CENTER PROPOSAL	CCJAC RECOMMENDED PROGRAM
	BUILDING GROSS SQUARE FOOTAGE	BUILDING GROSS SQUARE FOOTAGE
COURTS	38,835	29,638*
JAIL	35,443	34,694
SHERIFF OPERATIONS & OTHER AGENCIES	37,602	20,903
BASEMENT & OTHER AGENCIES	34,348	
JAIL EXPANDABILITY OPTION		5,270
TOTAL	146,228	90,505

INSTR COMI

Justice Facility Basic Construction Option Comparison Criteria

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Approved January 26, 2016		BKV NOMENCLATURE											
Priority	Issue	1A	1B	2A	2B	3A	3B	4A	4B	4C			
Must do	Minimum Size, Required Type of Space & features based on 20-year projections	1. MEETS 20 YEAR PROGRAM REQUIREMENTS											
	Expandability Strategy?	2. EXPANDABILITY											
	Must preserve North façade, rotunda	3. PRESERVE HISTORIC FACADE AND ROTUNDA											
		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1	Operational Cost	WEIGHT 3 Considerations: Court/jail connection, jail on one level, courts on one level											
		estimated 20 year operational cost increase (in million)	\$0	\$5.1M	\$10M	\$5.1M	\$11.3M	\$5.1M	\$5.2M	\$11.3M	\$11.5M		
		RATING	4	2	2	2	4	4	2	2	2		
	SCORE	12	6	6	6	12	12	6	6	6			
	Efficiency of Design for safe Effective ops	WEIGHT 3 Considerations: same as operational cost considerations & onsite parking											
		RATING	3	3	3	3	3	3	3	3	3		
SCORE		6	6	6	6	6	6	6	6	6			
Ease of Expandability	WEIGHT 3												
	RATING	3	3	3	3	3	3	3	3	3			
	SCORE	3	3	3	3	3	3	3	3	3			
2	Project Cost	WEIGHT 2 Considerations: construction, design, furnishing, property purchase, phasing impact, contingency, etc.											
		estimated project cost in million	\$11.4	\$11.4	\$40M	\$42M	\$11.7	\$13.5	\$16M	\$11.6M	\$12.9M		
		RATING	4	0	0	4	2	6	4	6	4		
	SCORE	8	0	0	8	4	12	8	12	8			
	Mid-term Adaptability for tech. policy change	WEIGHT 2											
		RATING	2	2	2	2	2	2	2	2	2		
SCORE		4	4	4	4	4	4	4	4	4			
3	Location. How much county/court business stays downtown?	WEIGHT 1											
		RATING	1	1	1	1	1	1	1	1	1		
		SCORE	1	1	1	1	1	1	1	1	1		
	Aesthetic	WEIGHT 1											
		RATING	8	8	8	8	8	8	8	8	8		
		SCORE	8	8	8	8	8	8	8	8	8		
OTHER CONSIDERATIONS		13. USES EXISTING BLDGS - WEIGHT 0.5											
RATING	0.5	0.5	0	0	0.5	0.5	0.5	0.5	0.5	0.5			
SCORE	1	1	0	0	1	1	1	1	1	1			
Total Ranking Scores		91	93	79	75	91	97	77	68	64			

Auditorium Block

West US 212

DEVELOPING OPTIONS



Options
1A & 1B

Options
3A & 3B

OPTION 1A – CITY AUDITORIUM BLOCK - PHASED



PHASE 1

- NEW JAIL
- NEW LEC GARAGE
- REMODEL AUDITORIUM (MINIMUM UPGRADES)
- NEW ADDITION FOR SECURITY & ACCESSIBILITY UPGRADES

CONSTRUCTION COST	16,199,413
SOFT COST	3,239,883
PROJECT COST	19,439,295

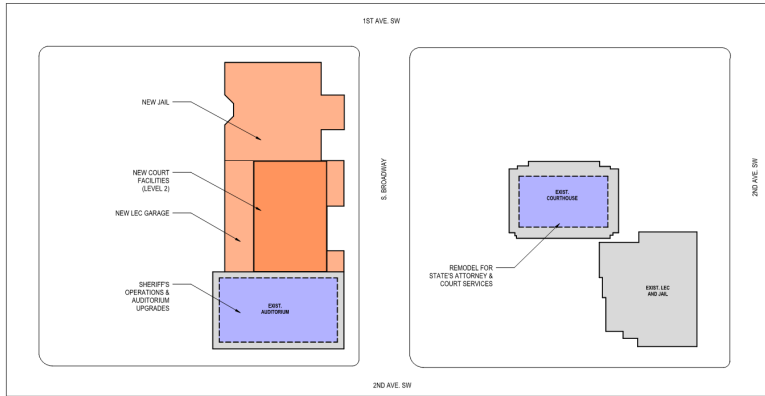
PHASE 2

- NEW COURTS FACILITIES
- REMODEL AUDITORIUM FOR NEW SHERIFF'S OPERATIONS
- REMODEL COURTHOUSE FOR STATE'S ATTORNEY AND COURT SERVICES (PROBATION)

CONSTRUCTION COST	14,364,003
SOFT COST	3,591,001
PROJECT COST	17,955,004



OPTION 1B – CITY AUDITORIUM BLOCK



- NEW JAIL
- NEW LEC GARAGE
- NEW COURTS FACILITIES
- REMODEL AUDITORIUM FOR NEW SHERIFF'S OPERATIONS
- REMODEL COURTHOUSE FOR STATE'S ATTORNEY AND COURT SERVICES (PROBATION)

CONSTRUCTION COST	27,260,842
SOFT COST	5,997,385
PROJECT COST	33,258,228

Codington County Justice Facilities Study

PUBLIC PRESENTATION

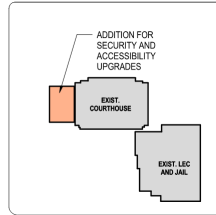
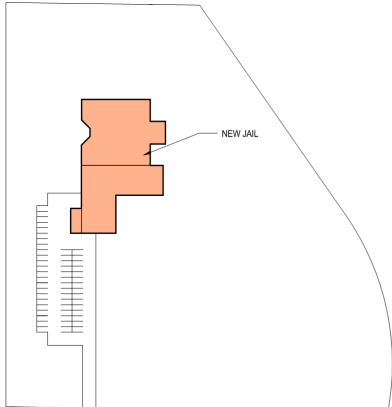
December 6, 2016 Project #: 2117.01



Codington County
South Dakota

BKV
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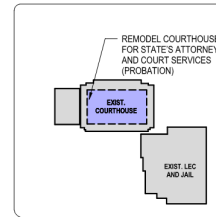
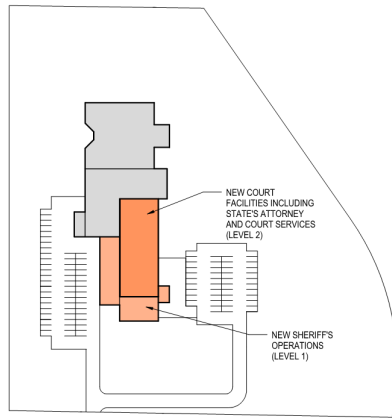
OPTION 3A – WEST 212 - PHASED



PHASE 1

- NEW JAIL
- NEW LEC GARAGE
- NEW ADDITION FOR SECURITY & ACCESSIBILITY UPGRADES

CONSTRUCTION COST	16,475,363
SOFT COST	3,295,073
PROJECT COST	19,770,436



PHASE 2

- NEW SHERIFF'S OPERATIONS
- NEW COURTS FACILITIES
- REMODEL COURTHOUSE FOR STATE'S ATTORNEY AND COURT SERVICES (PROBATION)

CONSTRUCTION COST	13,029,503
SOFT COST	2,605,901
PROJECT COST	15,635,404

Codington County Justice Facilities Study

PUBLIC PRESENTATION

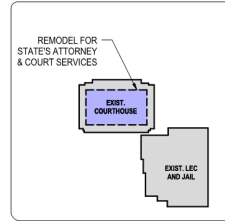
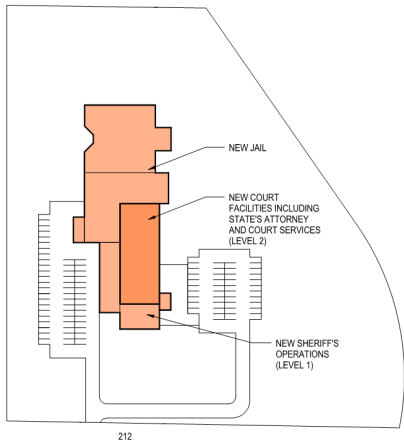
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Codington County
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OPTION 3B – WEST 212



- NEW JAIL
- NEW SHERIFF'S OPERATIONS
- NEW LEC GARAGE
- NEW COURTS FACILITIES
- REMODEL COURTHOUSE FOR STATE'S ATTORNEY AND COURT SERVICES (PROBATION)

CONSTRUCTION COST	27,455,020
SOFT COST	5,491,004
PROJECT COST	32,946,024

Codington County Justice Facilities Study

PUBLIC PRESENTATION

December 6, 2016 Project #: 2117.01



Codington County
South Dakota

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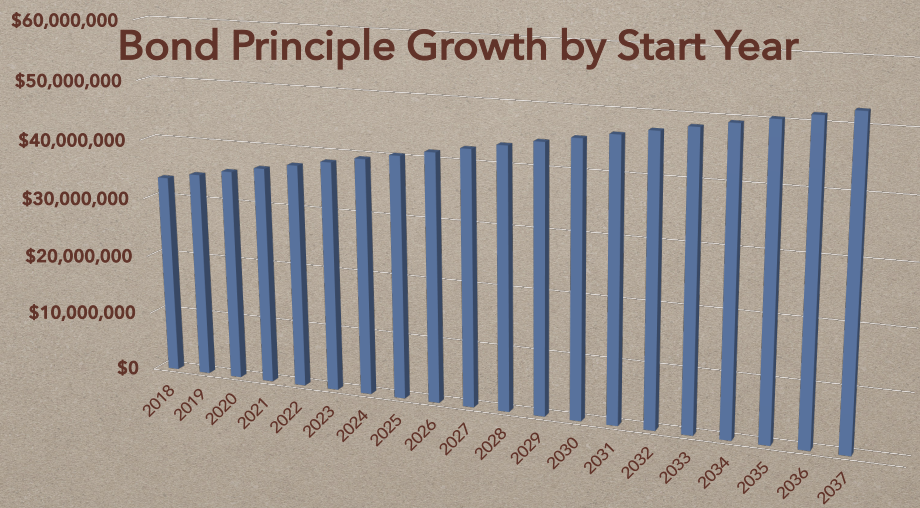


THE "DO NOTHING" OPTION

- Doesn't meet the space and functionality criteria
 - Safety risk
 - Liability risk
 - Not doing what the law tells us to do
- Doing nothing will cost more:
 - Near term
 - Less revenue do to lack of out of county inmates
 - Would need to house some of our own inmates out of county
 - Long term
 - Project costs to build will get ever more expensive



THE "DO NOTHING" OPTION





THE "DO NOTHING" OPTION

Additional Operational Cost Comparison



FOR THE SAKE OF ARGUMENT, ASSUME THE "WORST CASE":

- \$33.5M BOND PRINCIPLE
- 20 YEAR TERM
- 3.25% INTEREST RATE

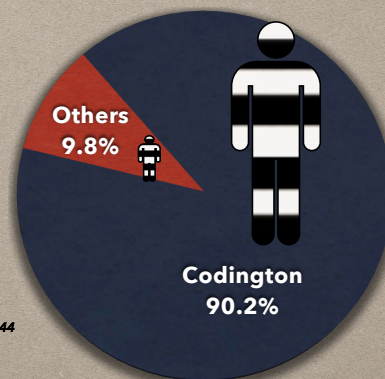
IN 2017,
THIS WOULD MEAN A LEVY OF
95¢ PER THOUSAND



IF THE TAXABLE VALUE OF MY PROPERTY IS:	MY ADDITIONAL TAX WOULD BE:	
	YEARLY	MONTHLY
\$100,000	\$94.61	\$7.88
\$200,000	\$189.21	\$15.77
\$300,000	\$283.82	\$23.65

WHERE DO OUR JAIL INMATES COME FROM?

- ABOUT 90% ARE FROM CODINGTON COUNTY
- ABOUT 10% ARE FROM OUT OF COUNTY



Source: Bill Gamos, *Jail Needs Assessment for Codington County, South Dakota*, p 44

CURRENT & NEXT STEPS

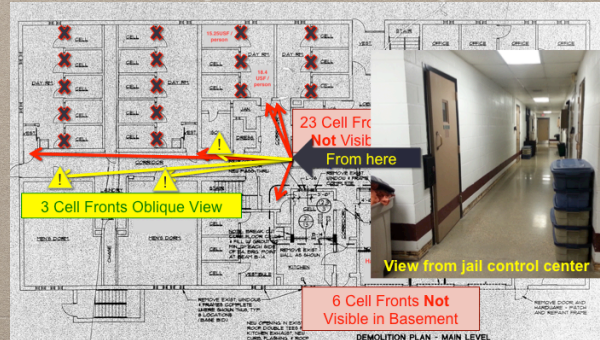
- Evaluating sites
- Working with City on Auditorium block
- Finalize Option
- Approve Ballot
- Select Election Date

MORE INFO?

The image shows a screenshot of a web browser displaying the Codrington County Justice Advisory Committee website and its Facebook page. The browser's address bar shows the URL codrington.org/codrington-county-justice-advisory-co.... The website header includes the Codrington County logo and navigation links: Welcome, Commissioners, County Offices, Calendar, Contact, and Links. The main content area is titled "Codrington County Justice Advisory Committee" and features a sidebar with a list of County Offices, including Auditor, Building Maintenance, Commissioners, Community Health Nurse, County Coroner, Emergency Management, Equalization, Extension Service, Highway Department, Justice Advisory Committee (highlighted), Memorial Park, Register of Deeds, Search and Rescue, Sheriff, State's Attorney Office, Treasurer, Veterans Service, Victim/Witness Assistance, Weed and Pest Department, Welfare, and Zoning Office. The main text area is titled "Helping leaders and citizens make good decisions" and discusses the importance of courthouses and jails. It lists the committee's goals: "Adequate jail space means that the County's jail space is number of inmates safely and humanely." and "Adequate court space means that the County provides its constitutional right to a speedy trial, while ensuring proceedings and other public business." Below this, there are sections for "Quick info Links & Public Awareness Videos", "Frequently Asked Questions (FAQs)", "CCJAC Public Presentations", and "CCJAC Meeting Minutes". The Facebook page overlay shows the profile for "Codrington County Justice Advisory Committee" with a search bar, a cover photo of a train, and navigation links: Home, About, Photos, Reviews, and More.

JAIL TOURS THIS WEEKEND

- *Saturday, December 10th (9 -10 AM)*
- *Sunday, December 11th (1 -3 PM)*



**NEXT PUBLIC PRESENTATION:
JANUARY 24TH, 6:30 PM LATI**



**EFFECTIVE JUSTICE
FACILITIES**
FOUNDATIONAL TO OUR QUALITY OF LIFE

