

SPACE LISTS

108-Bed Option

12/3/2024

Codington County Jail

Watertown, South Dakota

Jail

COMPONENT/AREA:	# OF BEDS	TOTAL NET S.F.	GROSS FACTOR	TOTAL GROSS S.F.	
	108				
1.1	Vehicle Sallyport	1,065	1.10	1,172	
1.2	Prebooking Area	550	1.30	715	
1.3	Booking/Intake	1,160	1.40	1,624	
1.5	Property	610	1.20	732	
2.1	Clinic	590	1.30	767	
2.2	Health Care Housing	480	1.30	624	
3	Central Control	480	1.25	600	
4.A	Male Housing	88	10,330	1.55	16,012
4.B	Female/Juvenile Housing	20	3,605	1.55	5,588
4.3	Work Release Processing	535	1.25	669	
5.1	Administration - Jail Administration	740	1.30	962	
5.2	Administration - Staff Facilities	508	1.25	634	
6	Visitation	370	1.25	463	
7	Food Service	1,384	1.20	1,661	
8	Laundry	580	1.20	696	
9	Miscellaneous Support	620	1.20	744	
10	Mechanical (3%)			1,010	

23,607 1.47 34,671

X Gen'l Bldng Gross Factor for Core (corridors, stairs, chases, etc.): 1.08

TOTAL G.F.: 37,445

TOTAL G.S.F.

GSF per bed: 347

Sheriff's Law Enforcement

COMPONENT/AREA:	TOTAL NET S.F.	GROSS FACTOR	TOTAL GROSS S.F.	
1	Public Lobby	704	1.30	915
2	Administration	2,559	1.30	3,327
3	Records	770	1.30	1,001
4	Evidence	760	1.25	950
5	Garage and Support	1,160	1.20	1,392
6	Staff Facilities	1,975	1.25	2,469
7	Maintenance	800	1.25	1,000
8	Mechanical (3%)			332

8,728 1.30 11,385

X Gen'l Bldng Gross Factor for Core (corridors, stairs, chases, etc.): 1.08

TOTAL G.F.: 12,296

TOTAL G.S.F.

JAIL & LE GSF: 49,741

TOTAL G.S.F.

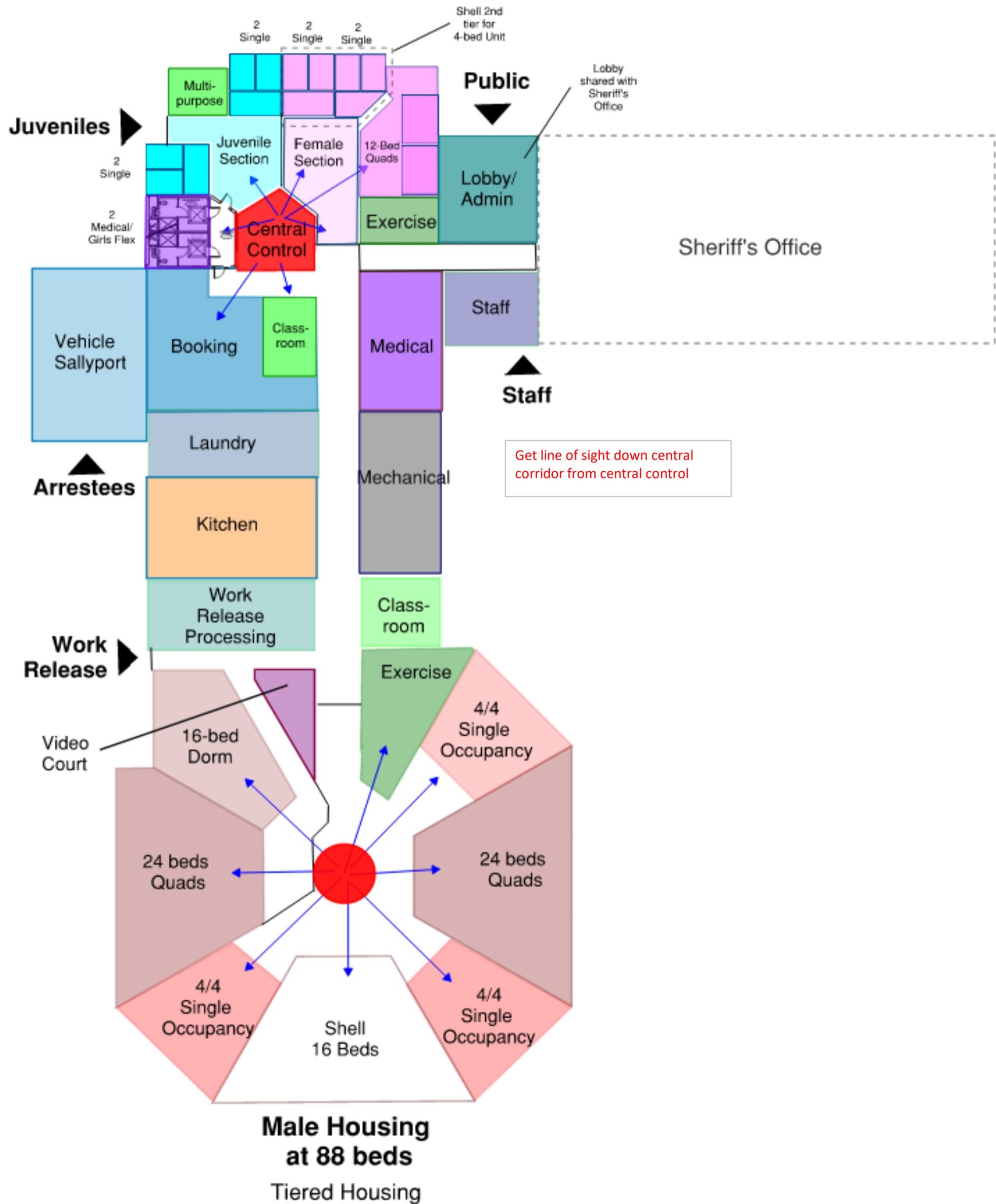
Relationship Diagram

Codington County Jail

108-Bed Jail

November 27, 2024

Architecture, Inc./HDR



Housing Distribution

Codington County Jail
Watertown, South Dakota

108-Beds

Housing Pod - A	Housing Unit	4-Person Cell Beds	Single Cell	Dormitory	
Female	1		2		Tiered
	2		2		
	3	12			
Juvenile	4		2		
	5		2		
Total Beds		12	8		
20					

Housing Pod - B	Housing Unit	Single Cell	4-Person Cell Beds	Dormitory		
Male	1	4			Lower tier	
	2	4			Upper tier	
	3	4			Lower tier	
	4	4			Upper tier	
	5	4			Lower tier	
	6	4			Upper tier	
	7			24		Tiered
	8			24		Tiered
	9				16	Tiered
Total Beds		24	48	16		
88						

Space List

Codington County Jail
Watertown, South Dakota

Jail
Intake/Release
Vehicle Sallyport

J
1
1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
2-lane Drive through lanes	(1,040)	1	1,040	26' in width assumed. Recommend 14' high x 14' wide vehicle doors. Provide man-door for exterior access. Provide trench drain. Provide hose bib and reel. Equip with gun locker. Provide windows for natural light
Decontamination Eyewash/Shower Alcove	(25)	1	25	In parking area

SUB - TOTALS:		2 Spaces	1,065 TOTAL N.S.F.	
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X Gross Factor of:	1.10 =	1,172 TOTAL DGFSF
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Space List

Codington County Jail
Watertown, South Dakota

Jail

J

Intake/ Release

1

Pre-Book Area

2

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
				Located between the Vehicle Sallyport and Booking Area
Pre-Book Area				
Security Vestibule	(100)	1	100	
Blood Alcohol (BAC) Testing Area (blood draw)	(80)	1	80	
Officer workarea (2 Stations)	(60)	2	120	
Officer Toilet	(60)	1	60	
Body Xray	(120)	1	120	
Pass through cell	(70)	1	70	Padded with flush floor drain. Comby
SUB - TOTALS:		7 Spaces	550 TOTAL N.S.F.	

X Gross Factor of: **1.30 = 715**
TOTAL D.G.S.F.



Space List

Codington County Jail
Watertown, South Dakota

Jail

J

Intake/ Release

1

Booking and Holding

3

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Booking Area				
Booking Desk / Processing Station	(45)	2	90	
Inmate Seating Area - Male	(15)	4	60	Open waiting. Provide television and access to phones
Inmate Seating Area - Female	(15)	2	30	Open waiting. Provide television and access to phones
Detainee Toilet	(60)	1	60	Accessible to detainees in Open Waiting
Photo/ Fingerprint Station	(80)	1	80	Camera, backdrop, biometric fingerprint machine
Staff Restroom	(60)	1	60	
Janitor Closet	(40)	1	40	Provide hosebib and reel to clean Holding Cells.
Release Lobby	(120)	1	120	Small public lobby with transaction window.
Kitchenette and table for 4.	(120)	1	120	
Restraint Storage	(60)	1	60	Restraint chair
Holding				
ADA Cell	(90)	1	90	
Cell Single	(70)	2	140	
Group Cell for 6	(140)	1	140	
Restraint Cell	(70)	1	70	Padded with flushing floor drain
<hr/>				
SUB - TOTALS:		20 Spaces	1,160 TOTAL N.S.F.	
		1.40 =	1,624 TOTAL D.G.S.F.	



Space List

Codington County Jail
Watertown, South Dakota

Jail	J
Intake/ Release	1
Property	4

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Property Room				
Property Room	(400)	1	400	Assume property bags. Provide space for bulk storage. Shrink wrap machine will be used. Bags. No washer and dryer.
Clothing Exchange Area (uni-sex)				
Shower/ Dressing Stall/ Search - ADA	(100)	1	100	Lockers
Clothing Issue Storage	(10)	1	10	Include shelving for hygiene kits, uniforms, and sandals
Release Changing Area	(100)	1	100	2 stalls including an ADA stall

SUB - TOTALS:		4 Spaces	610 TOTAL N.S.F.	
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X Gross Factor of:	1.20 =	732 TOTAL D.G.S.F.
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Space List

Codington County Jail
Watertown, South Dakota

Jail **J**
Health Care **2**
Clinic **1**

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
				40-hour nurse. Doctor 1x week, Psych 1x week.
Waiting	(15)	2	30	Seating for 2.
Office - Shared	(180)	1	180	3 workstations for nurse, doctor, and Mental Health professional
Pharmacy	(120)	1	120	Med carts, counter, base and wall cabinets, refrigerator, sink.
Exam/ Treatment Room	(120)	1	120	
Inmate Toilet	(60)	1	60	
Medical Equipment and Supply Storage	(80)	1	80	



Space List

Codington County Jail
Watertown, South Dakota

Jail
Central Control

J
3

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Central Control	(150)	1	150	One station.
Main Secure Vestibule	(80)	1	80	
Staff Toilet	(60)	1	60	
Staff Break Area	(40)	1	40	Casework, sink, microwave, refrigerator & table. Within Central Control
Security Electronics	(150)	1	150	Racks for headend equipment. Separate cooling unit

SUB - TOTALS: 5 **480**
Spaces TOTAL N.S.F.

X Gross Factor of:
1.25 =
600

TOTAL D.G.S.F.



Space List

Codington County Jail

Watertown, South Dakota

Jail

J

Housing

4

Male Housing Pod A

A

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Housing Unit 1 - 4 Beds				
Single Cell	(70)	3	210	Lower tier
Single-Occupancy Cell (ADA)	(85)	1	85	
Dayroom	(35)	4	140	
Shower (ADA)	(40)	1	40	
Housing Unit 2 - 4 Beds				
Single Cell	(70)	4	280	Upper tier
Dayroom	(35)	4	140	
Shower	(25)	1	25	
Housing Unit 3 - 4 Beds				
Single Cell	(70)	3	210	Lower tier
Single-Occupancy Cell (ADA)	(85)	1	85	
Dayroom	(35)	4	140	
Shower (ADA)	(40)	1	40	
Housing Unit 4 - 4 Beds				
Single Cell	(70)	4	280	Upper tier
Dayroom	(35)	4	140	
Shower	(25)	1	25	
Housing Unit 5 - 4 Beds				
Single Cell	(70)	3	210	Lower tier
Single-Occupancy Cell (ADA)	(85)	1	85	
Dayroom	(35)	4	140	
Shower (ADA)	(40)	1	40	
Housing Unit 6 - 4 Beds				
Single Cell	(70)	4	280	Upper tier
Dayroom	(35)	4	140	
Shower	(25)	1	25	
Housing Unit 7 - 24 beds				
				Tiered mezzanine
4-Person Cell	(195)	5	975	
4-Person Cell (ADA)	(230)	1	230	
Dayroom	(35)	24	840	
Shower	(25)	1	25	
Shower (ADA)	(40)	1	40	
Housing Unit 8 - 24 beds				
				Tiered mezzanine
4-Person Cell	(195)	6	1,170	
Dayroom	(35)	24	840	
Shower	(25)	1	25	
Shower (ADA)	(40)	1	40	
Housing Unit 9 - 16 beds				
				Tiered mezzanine
Bed Space	(50)	16	800	
Dayroom	(35)	16	560	
Shower	(25)	2	50	
Toilets	(15)	2	30	
Support Space				
Staff Post (open)	(120)	1	120	
Staff Toilet	(60)	1	60	
Counseling Room	(80)	2	160	Increased to 2
Video Court	(120)	1	120	
Classroom	(375)	1	375	Seating for 15. Provide counter with sink
Classroom	(240)	1	240	
Classroom Storage	(40)	1	40	
Exercise	(750)	1	750	Indoor/Outdoor. No Basketball
Security Electronics Closet	(80)	1	80	

SUB - TOTALS:	164	10,330
	Spaces	TOTAL N.S.F.

X Gross Factor of: 1.55 = **16,012**
TOTAL D.G.S.F.



Space List

Codington County Jail

Watertown, South Dakota

Jail

Housing

Female/ Juvenile Housing

J
4
B

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
FEMALE				
Housing Unit 1 - 2 Beds				Lower Level
Single Cell	(70)	1	70	
Single-Occupancy Cell (ADA)	(85)	1	85	
Dayroom	(35)	2	70	
Shower (ADA)	(40)	1	40	
Housing Unit 2 - 2 Beds				Lower Level
Single Cell	(70)	2	140	
Dayroom	(35)	2	70	
Shower	(25)	1	25	
Housing Unit 3 - 24 beds				
4-Person Cell	(195)	2	390	Tiered mezzanine
4-Person Cell (ADA)	(230)	1	230	
Dayroom	(35)	12	420	
Shower	(25)	1	25	
Shower (ADA)	(40)	1	40	
Support				
Classroom	(375)	1	375	
Exercise	(750)	1	750	
JUVENILE				
Housing Unit 1 - 2 Beds				Lower Level
Single Cell	(70)	1	70	
Single-Occupancy Cell (ADA)	(85)	1	85	
Dayroom	(35)	2	70	
Shower (ADA)	(40)	1	40	
Housing Unit 2 - 2 Beds				Lower Level
Single Cell	(70)	2	140	
Dayroom	(35)	2	70	
Shower	(25)	1	25	
Support				
Multipurpose Room	(375)	1	375	
SUB - TOTALS:		40	3,605	
		Spaces	TOTAL N.S.F.	

X Gross Factor of: 1.55 = 5,588



Space List

Codington County Jail

Watertown, South Dakota

Jail

J

Housing

4

Work Release Processing

3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
				Located near booking and accessible to one of the male housing pods
Weather Vestibule	(80)	1	80	
Waiting	(100)	1	100	Seating for 4
Washer and Dryer Alcove	(25)	1	25	
Male Dirty Locker Room				
Lockers	(1)	120	120	12" x 18" full-size lockers for civilian clothes and 1/2 size lockers for uniforms
Shower (ADA)	(45)	1	45	
Female Processing	(1)	120	120	12" x 18" full-size lockers for civilian clothes and 1/2 size lockers for uniforms
Shower (ADA)	(45)	1	45	
SUB - TOTALS:		245	535	
		Spaces	TOTAL N.S.F.	

X Gross Factor of: 1.25 = **669**
TOTAL D.G.S.F.



Space List

Codington County Jail
Watertown, South Dakota

Jail **J**
Administrative **5**
Jail Administration **1**

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Inside the Security Perimeter				
Operations Lieutenants (p)	(120)	1	120	Office
Sergeants (s)	(140)	1	140	2 workstations - Hotel
Break Area	(240)	1	240	Refrigerators, 2 microwaves, kitchen sink, dishwasher, water/ ice dispenser. Seating for 8.
Briefing Room	(240)	1	240	Conference room table and seating for 10.

SUB - TOTALS:	4	740	
	Spaces	TOTAL N.S.F.	(p) = Private Office (o) = Open office workstation (s) = Shared office

X Gross Factor of: **1.30 = 962**
TOTAL D.G.S.F.



Space List

Codington County Jail
Watertown, South Dakota

Jail **J**
Administrative **5**
Staff Facilities **2**

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Outside the Security Perimeter				
Unisex Locker Room				
Locker Area - Correctional Officers	(8.5)	35	298	24" deep x 18" wide lockers.
Toilet/ Shower Rooms	(85)	2	170	Unisex. Contains toilet, urinal, sink & counter, and shower. ADA Accessible.
Janitor Closet	(40)	1	40	
SUB - TOTALS:		38 Spaces	508 TOTAL N.S.F.	

X Gross Factor of: **1.25 = 634**
TOTAL D.G.S.F.



Space List

Codington County Jail
Watertown, South Dakota

Jail

J

Food Service

7

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Food Service Area				
Food Preparation	(200)	1	200	
Staging	(200)	1	200	
Dishwashing & Scullery	(120)	1	120	
Cart & Tray Storage	(100)	1	100	
Cart Wash	(60)	1	60	
Food Service Office & Break Area	(100)	1	100	Window to inmate areas
Staff / Inmate Rest room	(60)	1	60	
Janitor Closet	(24)	1	24	Floor sink, shelving
Secure Storage	(100)	1	100	
Dry Storage	(140)	1	140	
Frozen Food Storage	(160)	1	160	
Cold Storage	(120)	1	120	
SUB - TOTALS:		12	1,384	
		Spaces	TOTAL N.S.F.	
X Gross Factor of:		1.20 =	1,661	
			TOTAL D.G.S.F.	



SPACE LIST

Codington County Sheriff's Office

Sheriff
Public Lobby

S
1

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks KEY ADJACENCIES:
Entrance Vestibule - Public	(80)	1	80	Camera/ intercom to Dispatch.
Lobby / Waiting	(160)	1	160	Seating for 8 People
Public Toilet - Unisex	(60)	1	60	ADA single user
Janitor Closet	(30)	1	30	Floor sink, shelving
Fingerprint Area	(80)	1	80	Computer laptop & printer. Alcove in lobby lockable cabinet
Amnesty Box (drug take back)	(10)	1	10	In waiting area
24/7 Counter				
Program Coordinator	(100)	1	100	
Reception Vestibule	(80)	1	80	
U/A Toilet Room	(64)	1	64	
Supply Storage	(40)	1	40	

SUB - TOTALS:

704
Total NSF
Current Need

(p) = Private Office
(o) = Open office workstation
(s) = Shared office

Departmental Gross Factor: **1.3**

915
Total DGSF

SPACE LIST

Codington County Sheriff's Office

Sheriff

Administration

S
2

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks
				KEY ADJACENCIES: Lobby
Coat Closet	(10)	1	10	
Conference Room	(25)	14	350	(14) people at 25 SF/ Person
Conference Room Storage	(20)	1	20	
Coffee Station	(80)	1	80	Kitchenette with sink and fridge and small table
Sheriff Office (p)	(240)	1	240	
Sheriff Storage	(15)	1	15	cabinets in office
Chief Deputy Office (p)	(144)	1	144	
Chief Deputy Storage	(15)	1	15	cabinets
Investigations (o)	(64)	3	192	Bullpen style office - 2 invest currently - 1 future spot
Investigations Storage	(30)	1	30	cabinets in office
Deputy Work Area (o)	(36)	2	72	Bullpen File cabinets for private storage for each one man briefing area (2) workstations - Reserve Deputy space also - gear bag space. Supply storage.
Deputy Office Storage	(60)	1	60	Reserve's gear bags. Shelving.
Deputy Office Lockers	(20)	1	20	(10) Half height lockers
Jail Administration Office (p)	(144)	1	144	PO
Jail Admin Storage	(15)	1	15	
Sergeant's Office (s)	(64)	3	192	SGT office for 3 for LE only / Jail SGT in jail 3
Sergeants Storage	(15)	1	15	
Civil Deputy (p)	(120)	1	120	
Civil Deputy Storage	(15)	1	15	
Interview Room (hard)	(100)	1	100	A/ V Recording
Interview Room (soft)	(120)	1	120	Off Lobby - A/ V recording
Interview Equipment	(80)	0	0	Include with general camera system
Computer Equipment Room	(200)	1	200	Separate air conditioning
IT Office / Storage (p)	(140)	1	140	
Vendor IT Closet	(100)	1	100	
Staff Toilet	(60)	2	120	
Janitor Closet	(30)	1	30	Floor sink, shelf

SUB - TOTALS:

2,559
Total NSF
Current Need

(p) = Private Office
(o) = Open office workstation
(s) = Shared office

Departmental Gross Factor: **1.3**

3,327
Total DGSF

SPACE LIST

Codington County Sheriff's Office

Sheriff
Records

S
3

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks KEY ADJACENCIES:
Reception / Civil Records Secretary	(64)	4	256	3 Workstations with 1 future, include Admin Asst
Records manager	(64)	1	64	
Records Storage	(100)	2	200	2 rooms - one jail records and one LE records
Closet	(10)	1	10	
Work Room / Mail Room	(240)	1	240	Copy, shredder, layout space, fax

SUB - TOTALS:

770
Total NSF
Current Need

(p) = Private Office
(o) = Open office workstation
(s) = Shared office

Departmental Gross Factor: **1.3**

1,001
Total DGSF

SPACE LIST

Codington County Sheriff's Office

Sheriff
Evidence

S
4

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks KEY ADJACENCIES:
Evidence Lab	(240)	1	240	Countertop w/ hood processing, ref, sink, computer, bag and process, pass thru lockers
Locker Pass Thru	Included above			Lockers of various sizes, pass to Evidence Processing.
Evidence Processing	Included above			Stainless steel counter tops.
Blood Drying / Finger Printing Area	Included above			
Refrigerator	Included above			
Evidence Storage	(280)	1	280	
Secure Evidence Storage	(80)	3	240	Evidence tech side - 1 drug and 2 gun rooms

SUB - TOTALS:

760
Total NSF
Current Need

(p) = Private Office
(o) = Open office workstation
(s) = Shared office

Departmental Gross Factor: **1.25**

950
Total DGSF

SPACE LIST

Codington County Sheriff's Office

Sheriff

Garage and Support

S
5

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks KEY ADJACENCIES:
Vehicular Storage	(400)	1	400	Garage stall for Humvee
Vehicular Storage #2	(600)	1	600	Garage stall for light maintenance & general road storage/ Vehicle Evidence
Maintenace Garage				See Facility Maintenance Tab
Gun Cleaning / Armory	(160)	1	160	Off garage area - currently one large equipment cabinet - riot gear in vehicles
SUB - TOTALS:			1,160	(p) = Private Office
			Total NSF	(o) = Open office workstation
			Current Need	(s) = Shared office
	Departmental Gross Factor:	1.2		
			1,392	
			Total DGSF	

SPACE LIST

Codington County Sheriff's Office

Sheriff

Staff Facilities

S
6

SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks KEY ADJACENCIES:
Entrance Vestibule - Staff	(60)	1	60	
Staff Break Room	(240)	1	240	
Staff Break Room Vending	(15)	3	45	
Training Room	(1,000)	1	1000	multi use training space with occupancy for 30 with counter/ cabinets along one wall. Classroom. PVCT training, Simulator Training
Table and Chair Storage	(150)	1	150	
Storage	(80)	1	80	Mat Storage
Male Rest room	(160)	1	160	three toilets/ urinal/ 2 sinks
Male Showers	(40)	1	40	
Female Rest room	(160)	1	160	three toilets/ 2 sinks
Female Showers	(40)	1	40	

SUB - TOTALS:			1,975	(p) = Private Office
			Total NSF	(o) = Open office workstation
			Current Need	(s) = Shared office

Departmental Gross Factor: **1.25**

2,469
Total DGFS

SPACE LIST

Codington County Sheriff's Office

Sheriff

Facilities Maintenance



SPACE/ AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	NET S.F.	Remarks KEY ADJACENCIES:
Maintenance Garage	(400)	1	400	1 bay for large truck with plow (14' x 28' clear)
Workshop	(200)	1	200	combined workshop & workstation
Storage	(200)	1	200	

SUB - TOTALS:

800
Total NSF
Current Need

(p) = Private Office
(o) = Open office workstation
(s) = Shared office

Departmental Gross Factor: **1.25**

1,000
Total DGSF