

# SPACE LISTS

108-Bed Option

11/27/2024

## 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	9,685	1.55	15,012
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%)				980

22,962 1.47 33,641

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

TOTAL G.F.: 36,333

TOTAL G.S.F.

GSF per bed: 336

### 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: 48,629

TOTAL G.S.F.

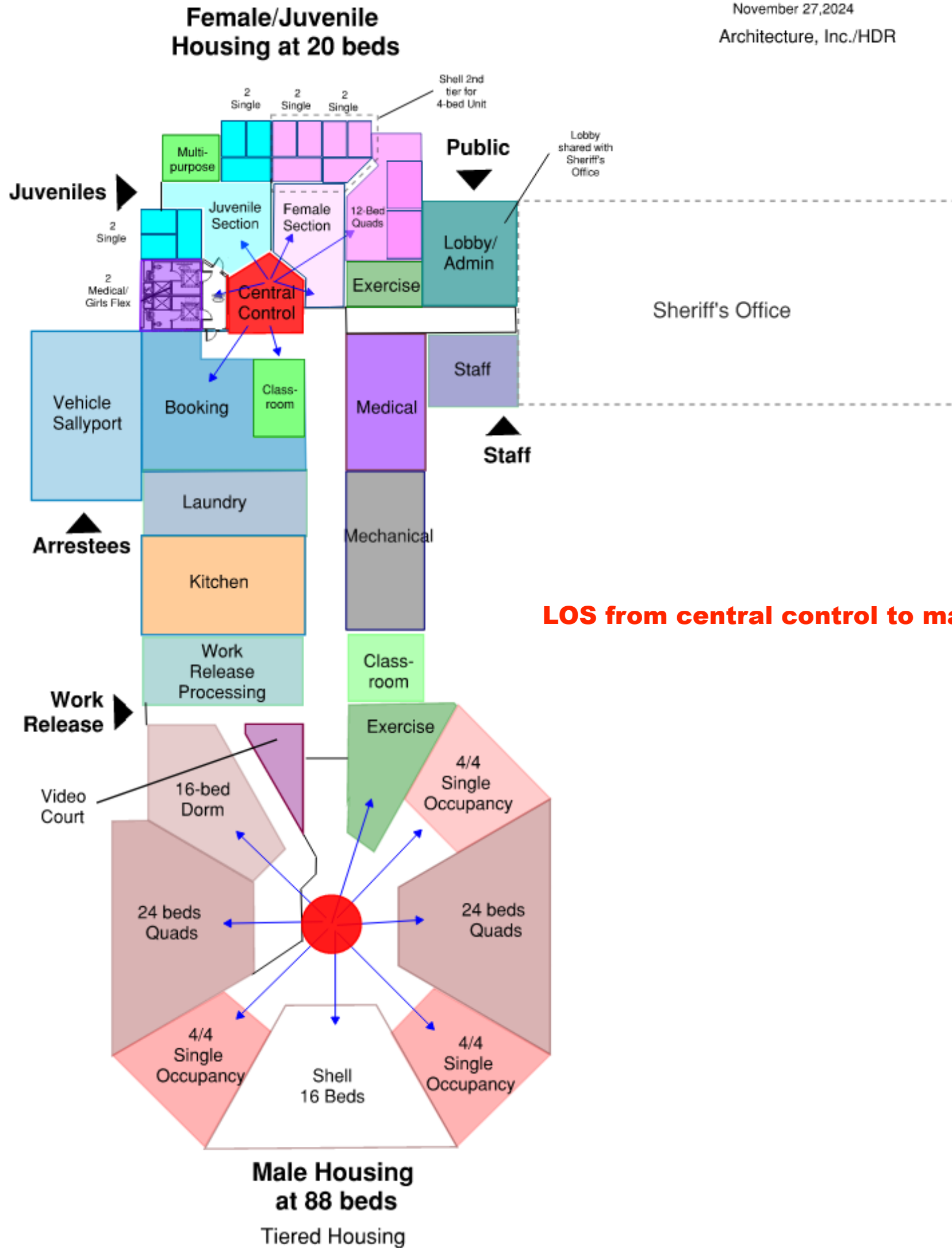
# Relationship Diagram

Codington County Jail  
Watertown, South Dakota

## 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
<b>Female</b>	1		2	
	2		2	
	3	12		
<b>Juvenile</b>	4		2	
	5		2	
<b>Total Beds</b>		12	8	
<b>20</b>				

Tiered

Housing Pod - B	Housing Unit	Single Cell	4-Person Cell Beds	Dormitory
<b>Male</b>	1	4		
	2	4		
	3	4		
	4	4		
	5	4		
	6	4		
	7		24	
	8		24	
	9			16
<b>Total Beds</b>		24	48	16
<b>88</b>				

Lower tier

Upper tier

Lower tier

Upper tier

Lower tier

Upper tier

Tiered

Tiered

Tiered



# 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:
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

<b>Jail</b>	<b>J</b>
<b>Intake/Release</b>	<b>1</b>
<b>Property</b>	<b>4</b>

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
<b>SUB - TOTALS:</b>		<b>4</b> Spaces	<b>610</b> TOTAL N.S.F.	

X Gross Factor of:	1.20 =	<b>732</b>
		TOTAL D.G.S.F.



# 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:
Waiting	(15)	2	30	40-hour nurse. Doctor 1x week, Psych 1x week. 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  
Housing  
Female/Juvenile Housing

J  
4  
B

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

**SUB - TOTALS:** 40 Spaces 3,605 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	
<b>SUB - TOTALS:</b>		<b>245</b> Spaces	<b>535</b> TOTAL N.S.F.	
<b>X Gross Factor of:</b>		<b>1.25 =</b>	<b>669</b> TOTAL D.G.S.F.	



# Space List

**Codington County Jail**  
Watertown, South Dakota

**Jail**  
Administrative  
Jail Administration

**J**  
**5**  
**1**

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
<b>Inside the Security Perimeter</b>				
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.

<b>SUB - TOTALS:</b>	<b>4</b>	<b>740</b>		
	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:
<b>Outside the Security Perimeter</b>				
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	

<b>SUB - TOTALS:</b>		<b>38</b> Spaces	<b>508</b> TOTAL N.S.F.	
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X Gross Factor of: **1.25 = 634**  
TOTAL D.G.S.F.



# Space List

Codington County Jail  
Watertown, South Dakota

Jail **J**  
Visitation **6**

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	TOTAL NET S.F.	REMARKS:
Video Visitation Area				
Video Visitation Station (ADA)	(50)	1	50	
Non-Contact Visitation/Video Visitation	(80)	2	160	Video Visitation monitors on the wall. Used for professional video visitation.
Contact Visitation	(80)	2	160	Attorney, MH evals, and mother visits
<b>SUB - TOTALS:</b>		<b>5</b> Spaces	<b>370</b> TOTAL N.S.F.	
X Gross Factor of:		<b>1.25 =</b>	<b>463</b> TOTAL D.G.S.F.	

# Space List

Codington County Jail  
Watertown, South Dakota

Jail  
Food Service

J  
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 Restroom	(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	

<b>SUB - TOTALS:</b>		<b>12</b> Spaces	<b>1,384</b> TOTAL N.S.F.	
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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
<b>24/7 Counter</b>				
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

<b>SUB - TOTALS:</b>			<b>760</b>	(p) = Private Office
			<b>Total NSF</b>	(o) = Open office workstation
			<b>Current Need</b>	(s) = Shared office
	Departmental Gross Factor:	<b>1.25</b>		
			<b>950</b>	
			<b>Total DGSF</b>	

# 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
<b>SUB - TOTALS:</b>			<b>1,160</b>	(p) = Private Office
			<b>Total NSF</b>	(o) = Open office workstation
			<b>Current Need</b>	(s) = Shared office
	Departmental Gross Factor:	<b>1.2</b>		
			<b>1,392</b>	
			<b>Total DGSF</b>	

# 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 Restroom	(160)	1	160	three toilets/urinal/2 sinks
Male Showers	(40)	1	40	
Female Restroom	(160)	1	160	three toilets/2 sinks
Female Showers	(40)	1	40	
<b>SUB - TOTALS:</b>			<b>1,975</b>	(p) = Private Office
			<b>Total NSF</b>	(o) = Open office workstation
			<b>Current Need</b>	(s) = Shared office
Departmental Gross Factor:		<b>1.25</b>		
			<b>2,469</b>	
			<b>Total DGSF</b>	

