

Official Proceedings
Codington County Justice Advisory Committee
Lake Area Technical Institute, Room 430
Watertown, SD 57201
November 30, 2016

The Codington County Justice Advisory Committee (CCJAC) met on November 30, 2016, at Lake Area Technical Institute. Attending were committee members Lee Gabel, Toby Wishard, Megan Gruman, Tyler McElhany and Greg Endres; absent were Larry Wasland and Al Koistinen. Also present were non-voting members Tom Walder and the Honorable Robert Spears. Meeting called to order by Chairman Lee Gabel at 6:14 p.m.

Agenda Approved

Motion to approve the meeting agenda was made by Ms. Gruman. Motion seconded, all in favor, agenda approved.

Minutes Approved

Motion to approve minutes of the Nov. 14th meeting was made by Gruman. Motion seconded, all in favor, minutes approved.

Review Options 1 (A&B) and 3 (A&B)

There was discussion about the possibility of adding a new secure entrance to the west side of the existing courthouse during phase one of a two phased project process. This entrance is already part of the concept for adding to the current courthouse under options 1A and 3A (jail located on auditorium block or US 212, respectively, separate from the courthouse). This would bring the total of phase 1 to about \$20 million rather than \$16 million. The addition would provide security and handicapped access to all the floors of the courthouse, adding about 1000 SF per floor for entry, elevators and bathrooms during the first phase of a two-phased project process. If option 1A or 3A is approved, this would allow for simply adding court space (based on NCSC recommendations) to the courthouse in a second phase. Adding the courthouse secure entry to a first phase would make at least some progress toward the NCSC recommendations should there be an extended period of time between the two phases.

It was noted that a secure entrance might not be as important if either option 1B or 3B (both jail and courts at either the auditorium block or US 212 respectively) was the final option. There are probably less expensive ways (securing the central stair to the 2nd floor and the 2nd floor elevator exit) to secure the current court spaces. Handicapped access throughout the building, however, would continue to be challenging.

Judge Spears noted that the available space for court-related services is already crowded in the existing courthouse. The newly-passed Marsy's Law may have further impact if additional staff must be added. Codington County already has a victim's services staff person, but the load will certainly increase.

Update on Cooperation with Other Counties

Mr. Gabel met with sheriffs of the neighboring counties, and spoke with Hamlin county commissioners by conference call. He will be talking with Deuel County next week, presenting the options.

Update on Soil Borings

Soil borings will be happening within the next couple of weeks, with six borings per site.

Planning for Public Presentation on Dec. 6

Discussion points for the upcoming public presentation were itemized:

- Overview of the problem and why a solution is required
- The criteria matrix results, and why the two remaining sites were chosen
- Historical preservation considerations
- Single phase or two-phase options
- The "do-nothing" option and its consequences (see attached sheet)
- Tax impact and bond issues
- Involvement of other nearby counties
- Question and answer session

A moderator will serve as master of ceremonies for the meeting and a time for questions will be provided.

Unfinished business:

Building up to public presentation on Jan 24, additional conversation will be held with the city on a conditional agreement. Soil boring & appraisal results will be obtained. In the future, the CCJAC will recommend an option to the commissioners. Discussion will begin on ballot language and whether a tiered ballot is appropriate (the Attorney General's office has stated that a tiered ballot is not prohibited but cautioned that the wording must be very clear). Bonding issues, the selection of an election date (probably March), and possible cooperation with other counties will continue to be explored.

Committee members will be working on public awareness and election turnout.

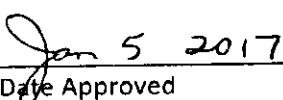
Future Meetings

Public presentations will be given on Dec. 6 and Jan. 24, with perhaps one or two public meetings added. A CCJAC meeting will be held on January 5 at 6:10 pm, Lake Area Technical Institute, to plan for the January public presentation.

Motion was made by Gruman to adjourn, motion seconded, all in favor; meeting adjourned at 7:25 p.m.



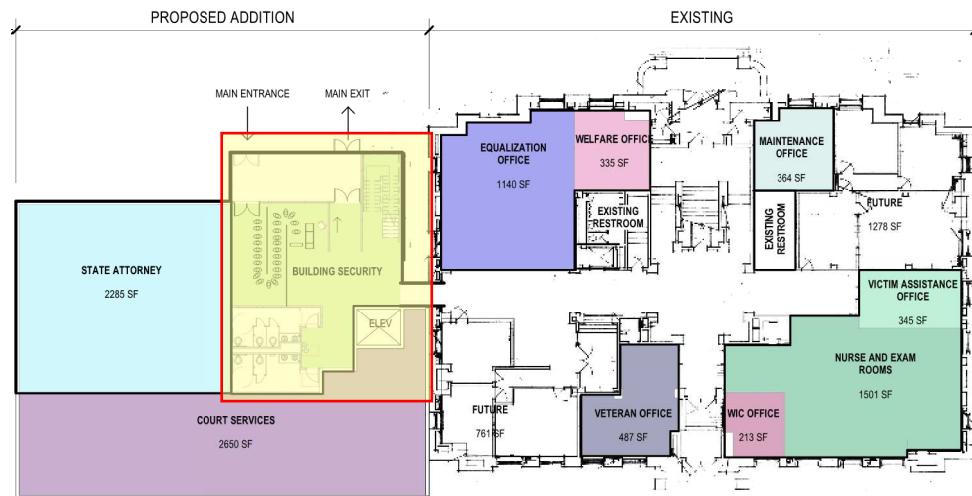
Secretary
CCJAC



Date Approved

COURTHOUSE REMODELING
AND NEW SECURE ENTRANCE

1A, 2, 3



GROUND LEVEL
SCALE: 1" = 30'-0"

Codington County Justice Facilities Study

Workshop № 4

08/08/2016 Project #: 2117.01



BKV
GROUP

Codington County Justice Facilities Study
Preliminary Draft Cost Estimate Review
Single Phase Approach
Site Concept 1B: Auditorium Site

| | Area | Cost / SF | Estimated Total |
|---|--------|--|---------------------|
| Jail | 33,894 | \$300 | \$10,168,200 |
| Sheriff's Operations (Remodeling of Auditorium) | 15,623 | \$145 | \$2,265,335 |
| Estimated Auditorium Upgrades Required | | | \$1,200,000 |
| Existing Facilities Remodeling | | | \$600,000 |
| LEC Garage | 4,356 | \$120 | \$522,720 |
| Compete New Court Services | 26,761 | \$255 | \$6,824,055 |
| | | Sub Total | \$21,580,310 |
| Emergency Generator | | | \$250,000 |
| Site Development Cost | | | \$500,000 |
| | | Sub Total | \$22,330,310 |
| 12% Design & Construction Contingency | | | \$2,679,637 |
| | | Total Estimated Construction Cost in 2017 | \$25,009,947 |
| Estimated Construction Inflation to Construct in 2019 | | | \$2,250,895 |
| | | Total Estimated Construction Cost in 2019 | \$27,260,842 |
| Property Purchase (anticipate trade or minimal purchase cost) | | | \$0 |
| Estimated Soft Cost | | | \$5,997,385 |
| | | Total Estimated Project Cost | \$33,258,228 |

Two Phase Approach

| Site Concept 1B: Auditorium Site | | | | Phase 1 - Jail |
|---|--------|--|---------------------|----------------------------|
| Jail | Area | Cost / SF | Estimated Total | |
| Estimated Auditorium Upgrades Required | 33,894 | \$300 | \$10,168,200 | |
| Courthouse upgrades - Security & ADA | | | \$1,000,000 | |
| LEC Garage | 4,356 | \$120 | \$2,000,000 | |
| | | | \$522,720 | |
| | | Sub Total | \$13,690,920 | |
| Emergency Generator | | | \$250,000 | |
| Site Development Cost | | | \$500,000 | |
| | | Sub Total | \$14,440,920 | |
| 12% Design & Construction Contingency | | | \$1,732,910 | |
| | | Total Estimated Construction Cost in 2017 | \$16,173,830 | |
| Estimated Construction Inflation to Construct in 2018 | | | \$727,822 | |
| | | Total Estimated Construction Cost in 2018 | \$16,901,653 | |
| Property Purchase (anticipate trade or minimal purchase cost) | | | \$0 | |
| Estimated Soft Cost | | | \$3,380,331 | |
| Total Estimated Project Cost | | | \$20,281,983 | |
| Site Concept 1B: Auditorium Site | | | | Phase 2 - Justice Services |
| Sheriff's Operations (Remodeling of Auditorium) | Area | Cost / SF | Estimated Total | |
| Estimated Auditorium Upgrades Required | | | \$1,665,335 | |
| Existing Facilities Remodeling | | | \$800,000 | |
| Compete New Court Services | 26,761 | \$255 | \$500,000 | |
| | | | \$6,824,055 | |
| | | Sub Total | \$9,789,390 | |
| Site Development Cost | | | \$80,000 | |
| | | Sub Total | \$9,869,390 | |
| 12% Design & Construction Contingency | | | \$1,184,327 | |
| | | Total Estimated Construction Cost in 2017 | \$11,053,717 | |
| Estimated Construction Inflation to Construct in 2022 (5 years after start of the jail) | | | \$2,487,086 | |
| | | Total Estimated Construction Cost in 2019 | \$13,540,803 | |
| Estimated Soft Cost | | | \$3,385,201 | |
| Total Estimated Project Cost | | | \$16,926,004 | |

Do Nothing Analysis

DRAFT – November 30, 2016

A. Possible Impacts:

- Reduce jail capacity to comply with national ACA standards: 62 beds per Garnos study to minimize liabilities & improve security and safety.
- Average Daily Inmate Population has been in the 75 to 80 range (an increase of 4 to 6 / year is projected per the Garnos study)
- Future Construction inflation anticipated to be at a minimum of 3 to 4% / year
- Possible need to rent space for state attorney or court services

B. Initial Consequences:

- No longer can house for Hamlin, Deuel, Clark & other agencies due to lack of bed capacity – loss of \$180,000 annual revenue
- Average at least 7 Codington County inmates house out of county, at \$60 / day with medical and transport cost estimated yearly cost at \$300,000 / year.
- Net yearly budget impact: \$180,000 + \$300,000 = \$480,000 / year

C. Long-term Consequences:

- Due to inmate growth, anticipate increase of out of county housing and transport requirement of approximately \$170,000 to \$250,000 / year increase.
- Construction cost annual increase of approximately \$997,000 on option 1B (single phase) or \$583,000 for phase 1 (jail only) of option 1B.

D. Potential Financial Impact to the County for items noted above

Lost Revenue for Hamlin, Deuel, Clark & other agencies = \$180,000 / year

Initial inmate out of county housing and transport cost = \$300,000 / year

Anticipated yearly increase for inmate out of county housing and transport cost = \$170,000 / year (min)

Anticipate yearly construction inflation impact = \$997,000 (min) on single phased project

Anticipate yearly construction inflation impact = \$583,000 (min) on first phase of option 1B

For each year of delay increased cost and lost revenue could total \$1,233,000 / year