

CCJAC Minutes, February 21st, 2017

Official Proceedings
Codington County Justice Advisory Committee
Lake Area Technical Institute, Room 430
Watertown, SD 57201
February 21, 2017

The Codington County Justice Advisory Committee (CCJAC) met on February 21, 2017, at Lake Area Technical Institute. Attending were committee members Lee Gabel, Megan Olson, Greg Endres, Larry Wasland, Brad Howell and Troy VanDusen; absent was Al Koistinen. Also present were non-voting members Tom Walder and the Honorable Robert Spears. Meeting called to order by Chairman Lee Gabel at 5:32 p.m.

Agenda Approved

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

Minutes Approved

Motion to approve minutes of the Feb. 2 meeting was made by Olson. Motion seconded, all in favor, minutes approved.

Discussion on Information Received

The City's appraisal on the parking lot adjacent to the City Auditorium by Johnson Appraisals came in at \$462,000, The soil correction for the remnants of two basements underneath the parking lot is estimated to cost \$150-200K.

Refining Options

CCJAC discussed 6 concept options (attached) provided by BKV Architects. These six options are variations on the concept option of erecting a jail with an in-custody courtroom on the current city auditorium parking lot (previously referred to as option 1A). CCJAC requested that BKV develop these "menu" options in order to understand the what would be possible with a lower project cost.

The six options - ranging in bond amount from \$11,596,892 to \$20,862,482 - were discussed with input from committee members and from the members of the public in attendance. Some of the discussion items:

- Sheriff Howell stated that locating sheriff operations with a new the jail facility would make operations more efficient than leaving sheriff operations in its current location. Jail staff and sheriff's staff are often dealing together with inmate issues, investigating crimes occurring in the jail, bonding money back and forth, sharing front office staff, and sharing staff when the jail needs assistance.
- Based on BKV's review of the current jail floorplans, it would be very difficult to configure a courtroom in the current jail building due to rows of supporting columns a low ceiling. However, it can be used as office space for county and court offices. This would in turn free space in the current courthouse for some court space expansion.
- Concern was expressed regarding lack of court solutions in the lower-cost plans. Because of the need to find a bond amount that is acceptable to voters, the needs must be prioritized. Given that the most urgent need is for a new jail, some of the court issues are not addressed. A bond issue must be passed in order to make progress in solving these problems. If nothing is addressed, the county will pay more for both in future building project costs and for operating the current facility. The goal is to include as much help for the courts as possible, while staying within a cost range that will pass an election.
- Is adequate parking space available around the proposed facility if the County constructs a jail on the current Auditorium parking lot? For public awareness, it would be good to determine the specific impact on the number of downtown parking spaces.

Following discussion, motion was made by Endres to limit the options to 5 and 6 (see attached), and instruct the architects to attempt to keep the total bond amount below \$19M. Seconded. All in favor, motion carried.

Unfinished Business/New Business/Open

Dougherty and Co. has been hired as bond advisor. Preparations are being made to send out an RFP for bond counsel. If possible, a tax impact statement should be included with the ballot explanation, perhaps written by the Attorney General.

Future Meeting Dates

Another public presentation is not needed until further decisions are made, probably in early April.

The CCJAC will meet again on March 7, 6:10 pm at Lake Area Technical Institute.

Motion was made by Olson to adjourn, seconded, all in favor. Meeting adjourned at 6:40 pm.

John Keadie
Secretary
CCJAC

March 7 2017
Date Approved



Annotations reflect discussion 21 Feb, 2017

Options & Costs

Codington County Justice Facilities Study - Cost Option Matrix

February 20, 2017		Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
BKV GROUP		New Jail	New Jail + Existing Jail Remodel (Sheriff Operations doesn't move)	New Jail + Existing Jail Remodel (Sheriff Operations doesn't move)+Courthouse Remodeling	New Jail + New Sheriff Operation Area	New Jail + New Sheriff Operations Area + Existing Jail Remodel	New Jail + New Sheriff Operations Area + Existing Jail Remodel + Courthouse Remodeling
Rework Courthouse Parking	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
New Jail	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000	\$ 10,800,000
New Sheriffs Operations					\$ 4,150,000	\$ 4,150,000	\$ 4,150,000
Existing Jail Remodeling		\$ 1,400,000	\$ 1,400,000			\$ 1,400,000	\$ 1,400,000
Existing Courthouse Remodeling			\$ 1,200,000				\$ 1,200,000
Site Work	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Generator	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Contingency & Escalation Factor	\$ 1,273,300	\$ 1,423,100	\$ 1,551,500	\$ 1,717,350	\$ 1,867,150	\$ 1,995,550	
Estimated Construction Amount	\$ 13,173,300	\$ 14,723,100	\$ 16,051,500	\$ 17,701,350	\$ 19,317,150	\$ 20,645,550	
Land Acquisition (Estimated)	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000	\$ 262,000
Soft Costs	\$ 3,161,892	\$ 3,533,544	\$ 3,852,360	\$ 4,264,164	\$ 4,636,116	\$ 4,954,932	
Total Estimate Project Cost	\$ 16,596,892	\$ 18,518,644	\$ 20,165,860	\$ 22,293,514	\$ 24,215,266	\$ 25,862,482	
Future Bldg. Projects Fund	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)
Bond Amount	\$ 11,596,892	\$ 13,518,644	\$ 15,165,860	\$ 17,293,514	\$ 19,215,266	\$ 20,862,482	

CCJAC recommendation:

- Remodel existing jail as shown
- Remodel courthouse space as shown
- Locate sheriff's ops with new jail
- Reduce the size of sheriff's ops space if needed to reduce project cost in order to reduce bond amount to \$19,000,000.