

FALL RIVER COUNTY

DECEMBER 7, 2023

Justice Needs Analysis and Conceptual Design



ELEVATUS
ARCHITECTURE

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ACKNOWLEDGMENTS

The preparation of this study required a great deal of cooperation and time. We would like to give special recognition to those who assisted us in the assembly of this information.

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JUSTICE NEEDS STUDY PROCESS

Each county in South Dakota has its own set of unique characteristics in the formulation of information that will drive the direction of justice processes in the County. There will be several phases of a process in development of a clear and predictable direction for the County.

Phase 1. Data Accumulation

A. The assembly of data is a key to figuring out the picture of laws, arrests, incarcerations, convictions and local detention housing. With the correct information we will be able to paint a better image of the large-scale issues that the Sheriff and Commissioners are facing in your county. We will also be able to project short term future trends. We need you to collect the following:

Average Daily Population by year for the past 20 years (or since inception if available) of jail, work release, and community corrections programs such as house arrest/electronic monitoring, etc..

Average Daily Population for the past 10 years (or as many as you can get) broken down by:

1. Gender
2. Pretrial / Post-trial
3. Misdemeanors/Felons
4. Adult/Juvenile

Other information that may be important:

5. Ages of inmates
6. Number of mentally ill inmates
7. Number of inmates with substance addiction
8. Number of inmates who were/are both mentally ill and suffer substance addiction
9. Risk level (min / med / max)
10. Reoffenders / first time offenders
11. Technical rule violators
12. Average length of stay
 - 0 hours to 71 hours
 - 3 days to 6 days
 - 7 days to 60 days
 - 61 days to 180 days
 - 181 days to 364 days
 - 364 days and above

- B. Copy of all Jail policy, procedures and operations.
- C. Contracts with other counties to house prisoners.
- D. Contracts with any entities for outside services, such as healthcare, mental health, drug treatment, etc...
- E. If the state of South Dakota performs Jail Inspections and issues reports, any copies of current reports available. Please include any notes or special agreements that are in place or pending.
- F. Proposed or pending law changes that may effect local arrests and/or incarcerations.
- G. List of any County owned land that may affect a decision.
- H. CCP data: Review and provide analyses of any current or proposed Community Corrections Programs and the data:

1. Work release programs in place and the numbers by month.
2. Home detention in place and the numbers by month.
3. Other programs that may be in place.

When we receive this information, we will be able to assemble charts and graphs that will show where you have been. We also will extrapolate relevant information to project the trend paths for significant issues, such as classifications, population and age trends.

With the proper information, we will project bed counts by category and get a very good handle on the direction that your justice system is headed.

Phase 2. Analysis of Existing Jail Facility

Receive and analyze any current drawings and specifications and planning documents related to the existing Fall River County jail. We will also review visually the condition of the existing jail and determine compliance with the American

Corrections Association (ACA) jail standards. The goal of this existing analysis is to determine the present condition and potential future life of the current facility. We will look at physical facilities and operational structures that are caused by the building. At some point in the life of every building, a decision must be made as to whether to add on to the building or replace it. The use of any existing documentation and drawings will assist greatly in the analysis of your current building. Use of any existing drawings will also save the county a significant amount of cost in our time.

Phase 3. Anecdotal Evidence

Judicial Input

We will meet with the Judges to determine how they anticipate reacting to changes in the ability of the county to house more and different prisoners. What do they see as the trends? Will they convict more? Work Release more?

Attorney Input

The prosecuting attorneys and public defenders will have opinions and reasons to pursue a process of incarceration or deals base on the county's capacities.

Phase 4. Analyze the County's Financial Capacity

This work will need to be done by a specialist that will give the county an idea of financing methods and your capacity to fund projects. This is not part of a linear process and can be done at any time.

Phase 5. Formulate Alternative Plans

After the collection, analysis, review, thought, and discussion, alternative plans can be proposed.

We will work with you through the process of identifying a project or a path of projects to solve the overall county needs.

1



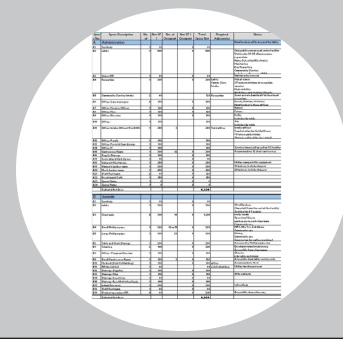
ANALYZE

2



DETERMINE

3



DEVELOP

4



RECOMMEND

EXECUTIVE SUMMARY ANSWERS

This study is intended to answer three fundamental questions that Fall River County South Dakota Sheriff's Office has posed to formalize a discussion on the Fall River County South Dakota Jail facility.

1. How much time do we have to stay in the current jail?
2. Do we need a new jail, and why?
3. What size, how many beds, and what about the future growth of a new jail?



The answers to these questions are as follows:

1. The useful life of the current jail facility is at its end. The cost of additions and renovations to the current facility will significantly exceed the cost of a new building. That, accompanied with the location and difficulty in siting an addition, makes it not practical to continue to use this building into the future.
2. It is not practical to renovate or add onto the current jail. The community and its leadership support the judicial system and the safety of its community, and it only makes sense to build a new facility to meet the demand.
3. The judicial system in Fall River County has been managing itself to accommodate the capacity of the existing jail.

Based on all the data in anecdotal evidence, it is recommended that Fall River County engage in a new jail project with a capacity of 100 total beds. This would provide a usable capacity of 80 beds. The recommendation of a 100-bed jail seems large for Fall River County right now. However, this works in favor of the county for rental beds to the surrounding counties and government agencies along with future needs. This could also provide an opportunity for the county to make money from the jail. This Study adapted to more than just a jail, but also a courts facility. With the need to update the security to help the courts run in an effective manner daily. We would recommend designing the inmate service areas of the building to double in capacity. We would also look at the potential of future courtrooms.

In this report following the executive summary you will find design options for a Fall River County solution.

PROGRAM + CONCEPTUAL DESIGN OPTIONS

JAIL PROGRAM

FALL RIVER COUNTY, SOUTH DAKOTA

New Justice Center Jail

October 20, 2023



SPACE TYPE	NO. OF SPACES	NO. OF PEOPLE	S.F. PER PERSON	IDEAL SPACE SIZE	NET S.F. PER SPACE	TOTAL SPACE NET S.F.	PROXIMITY TO OTHER SPACES	NOTES
Lobby								
Public Entrance Vestibule	1			15 x 17	255	255		
Lobby	1	14		25 x 35	875	875		
Unisex RR	1			10 x 7	70	70		
Finger Print	1			10 x 10	100	100		
Interview Room	1			10 x 9	90	90		
Video Visitation (public side)	1	4		10 x 11	110	110		
Total Area Net S.F.:						1,500		
30% Grossing Factor S.F.:						450		
Lobby						TOTAL GROSS S.F.	1,500	
Sheriff's Department								
Sheriff's Offices	1			15 x 15	225	225		
Sheriff's Assistant	1			12 x 12	144	144		
Office	8			12 x 14	168	1,344		
Restrooms	2			8 x 9	72	144		
Conference Room	1	8		10 x 15	150	150		
Storage	3			10 x 10	100	300		
Interview	2			10 x 9	90	180		
Multi-Agency	1			20 x 20	400	400		Touch down space for outside agencies such as State Police, FBI, City Police, etc. Open work stations
Clerical/Administration	1			20 x 25	500	500		Work counter, copier, stapler, office supplies.
Armory	1			10 x 12	120	120		
Evidence Deposit	1			8 x 10	80	80		Officer access side of two-way evidence locker system
Program training/Multipurpose	1	40		25 x 35	875	875		
Multipurpose Storage	1			9 x 10	90	90		
Women's Showers/Locker room	1			15 x 25	375	375		
Men's Showers/Locker room	1			15 x 25	375	375		
Breakroom	1			10 x 15	150	150		
IT Closet/Mechanical	1			15 x 20	300	300		House general building IT equipment
Total Area Net S.F.:						6,522		
30% Grossing Factor S.F.:						1,957		
Sheriff's Department						TOTAL GROSS S.F.	8,479	
DISPATCH								
Entry	1			10 x 14	140	140		
Offices	1			10 x 14	140	140		
Workstations	4			8 x 8	64	256		
Total Area Net S.F.:						536		
30% Grossing Factor S.F.:						1,957		
DISPATCH						TOTAL GROSS S.F.	2,493	

Intake											
Vehicular Sally Port	1				30	x	35		1,050	1,050	Sized for 4 squad cars - would also accommodate ambulance or transport bus
Storage	1				10	x	14		140	140	
desk/Circulation	1				40	x	45		1,800	1,800	Includes 2 bookin stations and work area.
Finger print/photo(included in Circ.)	1				10	x	12		120	120	
Dress in/out - ADA	1				10	x	10		100	100	
Inmate property storage	1				20	x	20		400	400	
Video Arr./Juv. Hold/Classroom	1				15	x	25		375	375	Shared (2 open workstations)
Interview	1				8	x	10		80	80	
Staff Restroom	1				8	x	9		72	72	
Custodial	1				8	x	9		72	72	
Holding Cells	4				9	x	10		90	360	
Padded Cells	3				9	x	10		90	270	
Group Holding	2				10	x	20		200	400	
Med isolation cell - ADA	1				10	x	10		100	100	Include shower in cell, negative air flow
Exam	1				10	x	15		150	150	
Med Cart	1				6	x	10		60	60	Securable storage room for medication cart
Med Records	1				6	x	10		60	60	
Jail Commander Office	1				12	x	15		180	180	Possible location for central control backup location
Office	1				10	x	12		120	120	
									Total Area Net S.F.:	5,909	
									30% Grossing Factor S.F.:	1,773	
									Intake	TOTAL GROSS S.F.	7,682

Inmate Housing											
Central Control	1				10	x	11		110	110	Located on raised platform, 2-3' in housing center core.
Housing Core	1				25	x	30		750	750	
Restroom	1				7	x	9		63	63	located near central control
Kitchenette	1				8	x	9		72	72	located near central control
Commissary	1				10	x	10		100	100	
Inmate Housing	1				100	x	108		10,800	10,800	
									Total Area Net S.F.:	11,895	
									30% Grossing Factor S.F.:	3,569	
									Inmate Housing	TOTAL GROSS S.F.	15,464

Inmate Services/ Building Support											
Classroom	1				15	x	15		225	225	Room could accommodate 16 inmates
Indoor/Outdoor Rec	1				23	x	30		690	690	
Kitchen/Dishwashing	1				40	x	42		1,680	1,680	includes walk in cooler/freezer, jan. cl., restroom, office, dryfood storage
Laundry	1				13	x	20		260	260	
Laundry Service	1				12	x	12		144	144	
SE IT Server Room	1				10	x	12		120	120	
Electrical	1				11	x	12		132	132	
Mechanical	1				17	x	20		340	340	
Plumbing	1				15	x	17		255	255	
									Total Area Net S.F.:	3,846	
									30% Grossing Factor S.F.:	1,154	
									Inmate Services/ Building Support	TOTAL GROSS S.F.	5,000

MISCELLANEOUS											
Office - Technician	1				10	x	14		140	140	
Office - Administrative Assistant	1				10	x	14		140	140	
Restrooms	3				20	x	25		500	1,500	
									Total Area Net S.F.:	1,780	
									Grossing Factor S.F.:		
									MISCELLANEOUS	TOTAL GROSS S.F.	1,780

BUILDING GROSS SQUARE FEET	
Building Total Gross S.F.:	42,651

COURTS PROGRAM

FALL RIVER COUNTY, SOUTH DAKOTA
 New Justice Center Courts
 October 20, 2023



SPACE TYPE	NO. OF SPACES	NO. OF PEOPLE	S.F. PER PERSON	IDEAL SPACE SIZE	NET S.F. PER SPACE	TOTAL SPACE NET S.F.	PROXIMITY TO OTHER SPACES	NOTES
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Courts								
Court Room	1			50 x 60	3,000	3,000		
Arraignment Court	1			60 x 60	3,600	3,600		Group holding cells included
Jury Room	2			20 x 30	600	1,200		
Holding Cell	1			10 x 10	100	100		
Secured Corridor	1			6 x 160	960	960		
Storage	3			10 x 14	140	420		
						Total Area Net S.F.:	9,280	
						30% Grossing Factor S.F.:	2,784	
Courts						TOTAL GROSS S.F.	12,064	

STATES ATTORNEY								
Entry	1			10 x 14	140	140		
Offices	4			10 x 15	150	600		
Workstation	3			8 x 8	64	192		
Conference	1	6		10 x 14	140	140		
Storage	1	6		10 x 14	140	140		
						Total Area Net S.F.:	1,212	
						30% Grossing Factor S.F.:	364	
STATES ATTORNEY						TOTAL GROSS S.F.	1,576	

CLERK OF COURTS								
Entry	1			10 x 14	140	140		
Offices	3			10 x 15	150	450		
Workstation	2			8 x 8	64	128		
Conference	1	6		10 x 14	140	140		
Storage	1			10 x 14	140	140		
						Total Area Net S.F.:	998	
						30% Grossing Factor S.F.:	299	
CLERK OF COURTS						TOTAL GROSS S.F.	1,297	

Court Service										
Entry	1			10	x	14	140	140		
Offices	2			10	x	15	150	300		
Workstation	4			8	x	8	64	256		
Storage	1			10	x	14	140	140		
Drug Testing Rathroom	1			8	x	10	80	80		
Total Area Net S.F.:								916		
30% Grossing Factor S.F.:								275		
				Court Service		TOTAL GROSS S.F.		1,191		

CUSTODIAL										
Entry	1			10	x	12	120	120		
Offices	2			10	x	12	120	240		
Workstation	1			8	x	8	64	64		
Loading Dock	1			14	x	20	280	280		
Storage	1			12	x	16	192	192		
Total Area Net S.F.:								896		
30% Grossing Factor S.F.:								269		
				CUSTODIAL		TOTAL GROSS S.F.		1,165		

MISCELLANEOUS										
Entry	1			10	x	14	140	140		
Office - Technician	1			10	x	14	140	140		
Assistant	1			10	x	14	140	140		
Restrooms	3			20	x	25	500	1,500		
Total Area Net S.F.:								1,920		
30% Grossing Factor S.F.:								576		
				MISCELLANEOUS		TOTAL GROSS S.F.		2,496		

BUILDING GROSS SQUARE FEET
Building Total Gross S.F.: 19,789 s.f.

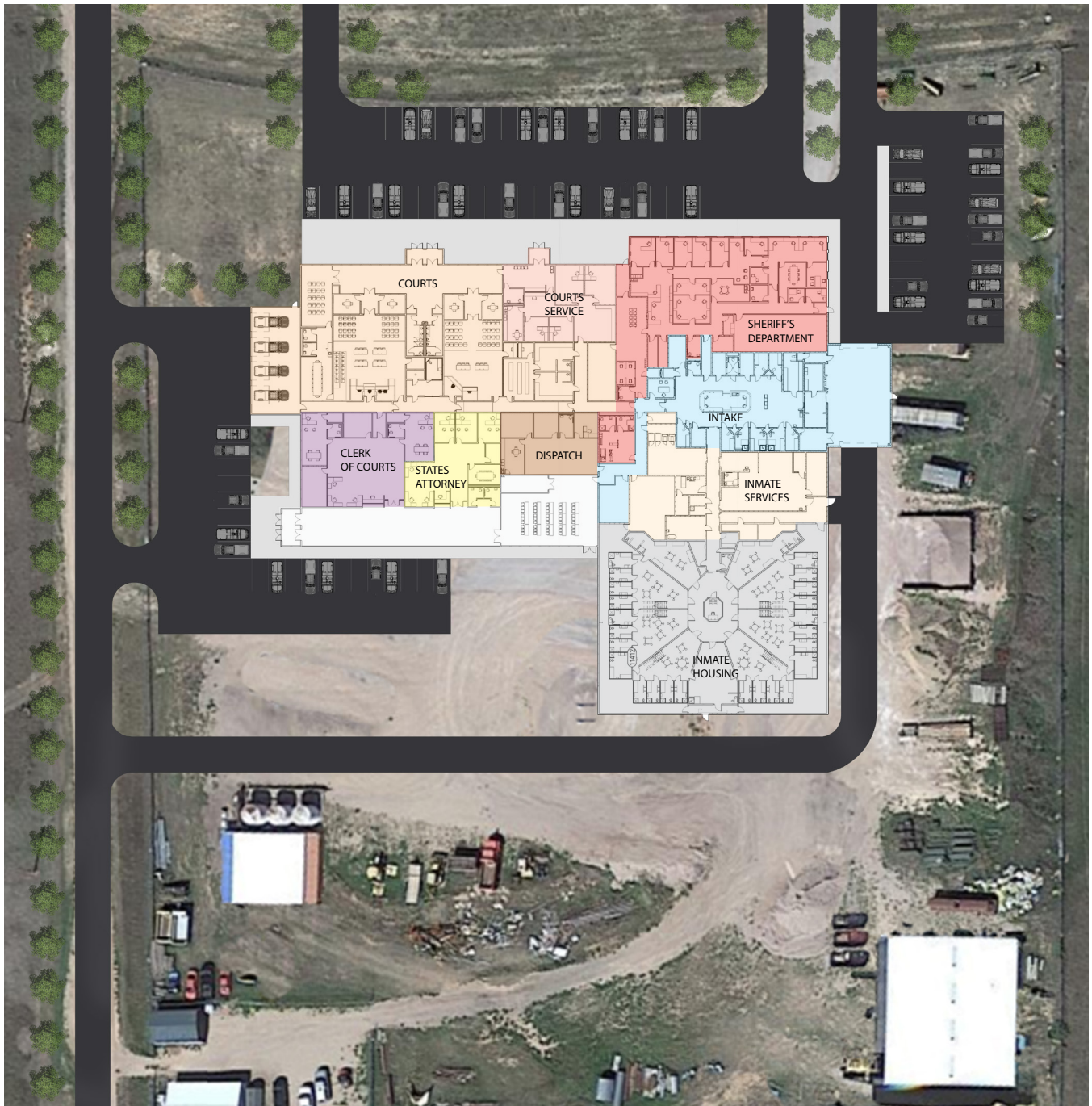


Site Identity

This property is currently owned by the county. The two existing structures can be relocated. This provides ample room and planning for a new County Justice facility to be located.

OPTION 1

This site and plan identifies the ideal solution for Fall River County. This location provides ample space for current needs and combines a courts and jail into a unified facility. This solution has a 100 bed total capacity jail, a Sheriff's Office, Dispatch, Courts and Court Services.



OPTION 2

This site and plan identify reuse of the existing site in Fall River County. This location is difficult to navigate and provides a 50-bed jail and Sheriff's while still using the existing courthouse. Majority of the parking is located across the street and would require the existing jail to be shut down before completing the entire project.





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