Minnehaha County
Juvenile Justice Center

MINNEHAHA COUNTY

TEGRA GROUP

Architecture Incorporated

HDR

GENERAL CONTRACTORS
Henry Carlson Construction LLC

Why?

Process

Project Vision

Building Program

Design Options

Project + Operational Costs

AGENDA

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Building Design Safety and Security Limitations

- No Sally Port
- Courtroom Size / Safety / Security
- Long, Narrow Hallways – Safety Concerns / Segregations
- Restroom / Shower Configuration
- Lack of ability to separate youth appropriately
- Lack of Staff Spaces (shower)
- Educational Spaces

Statistics and Projections

- Current Facility is 40 Beds (Capacity)
  - 32 Functional Capacity
- Plan for 64 Beds (20-year projections)

WHY?

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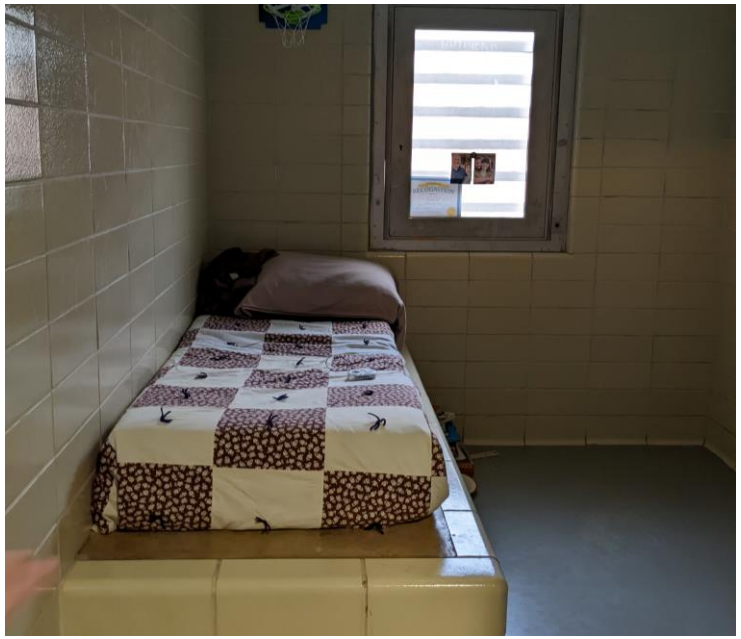

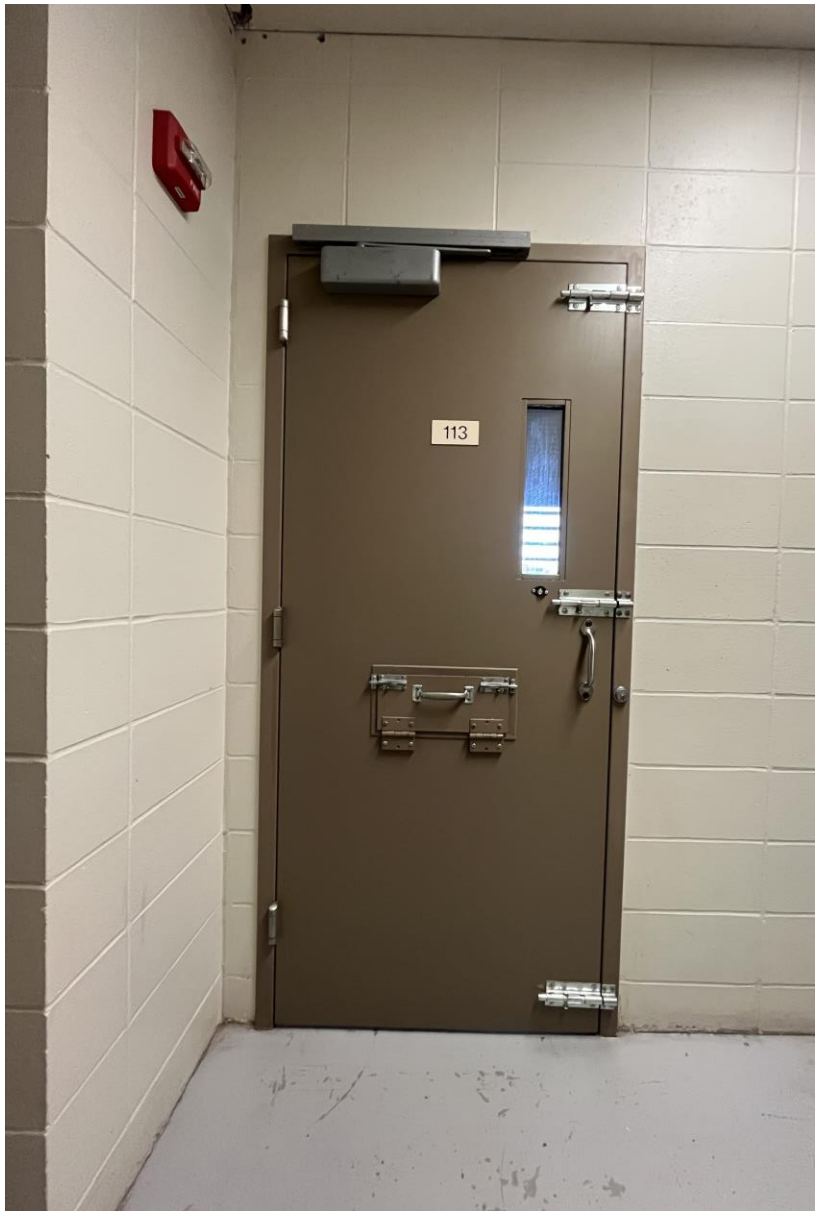

WHY?

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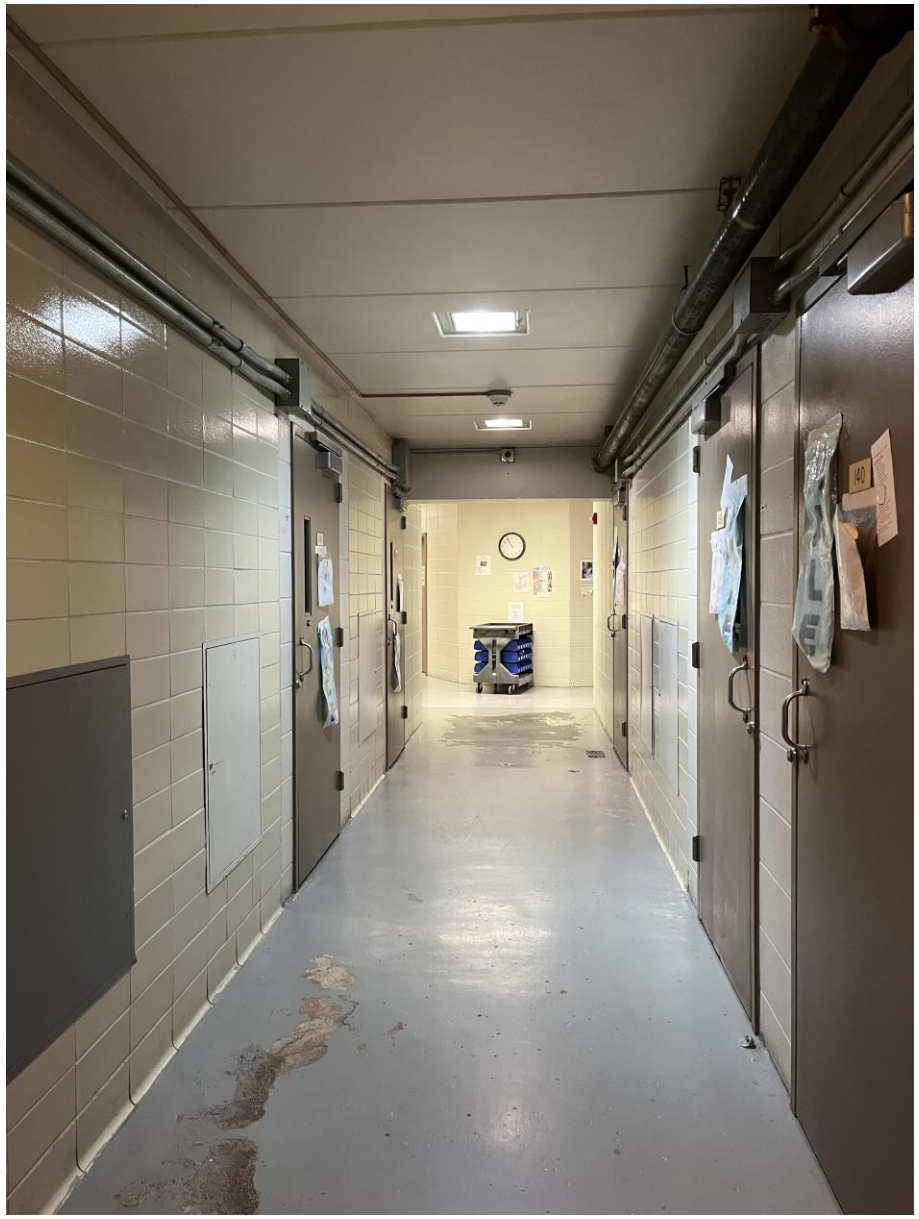

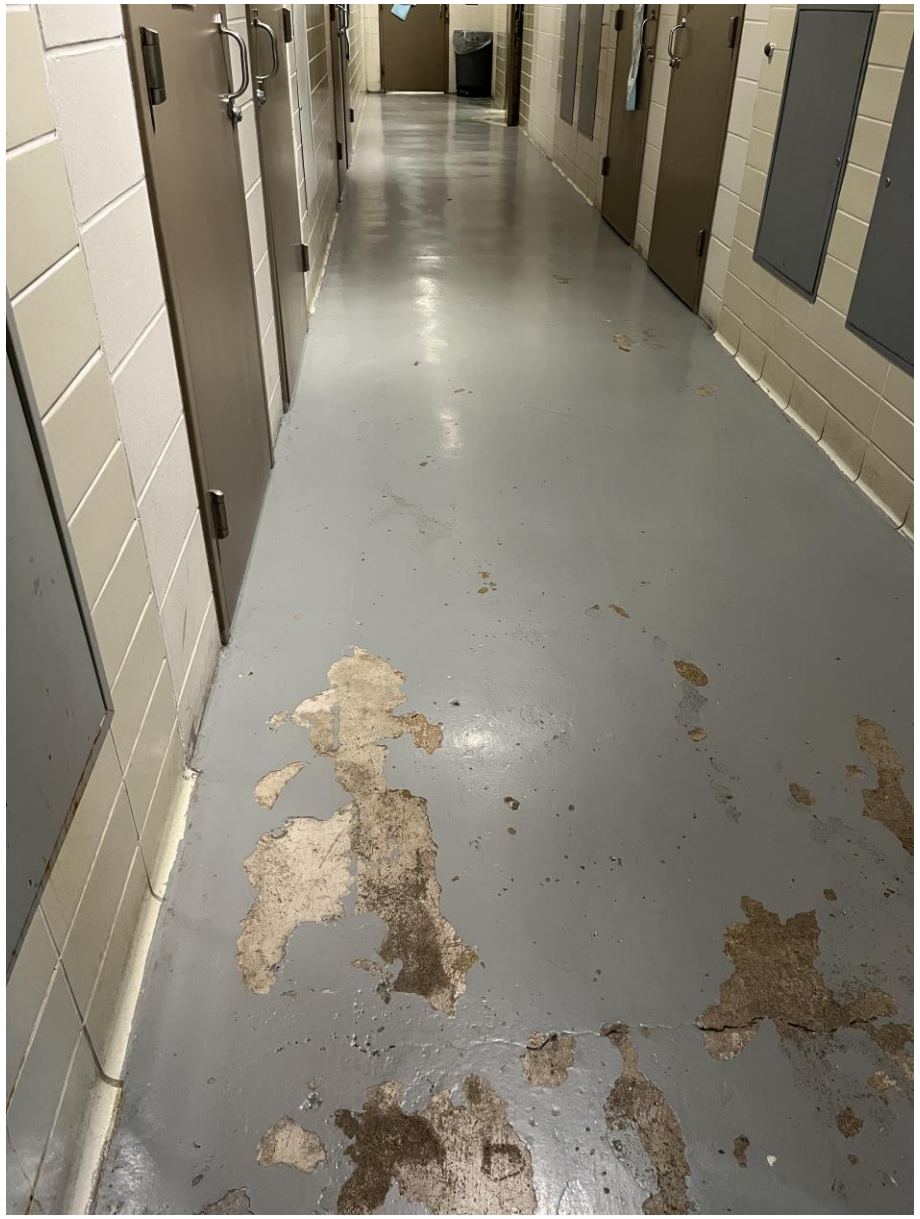

WHY?

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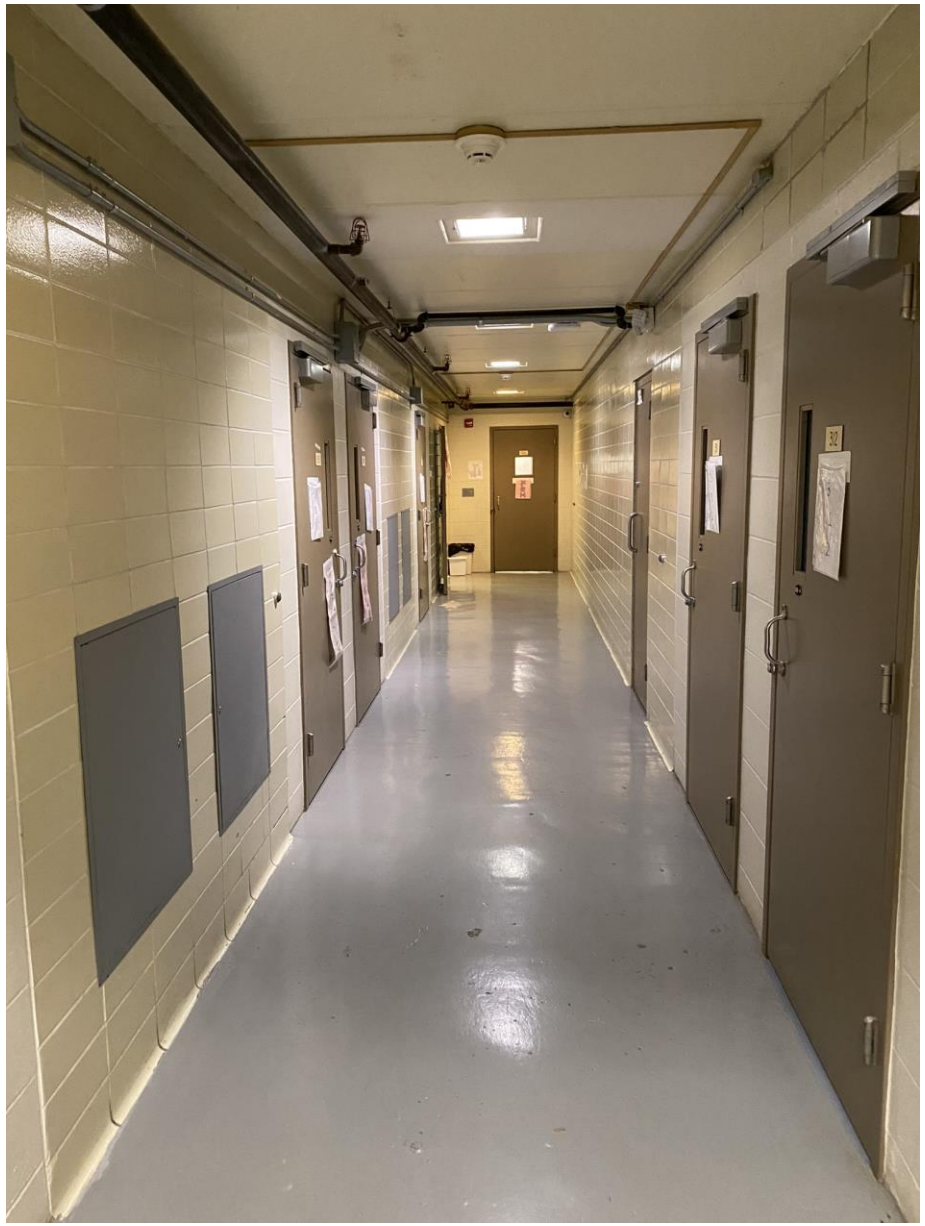

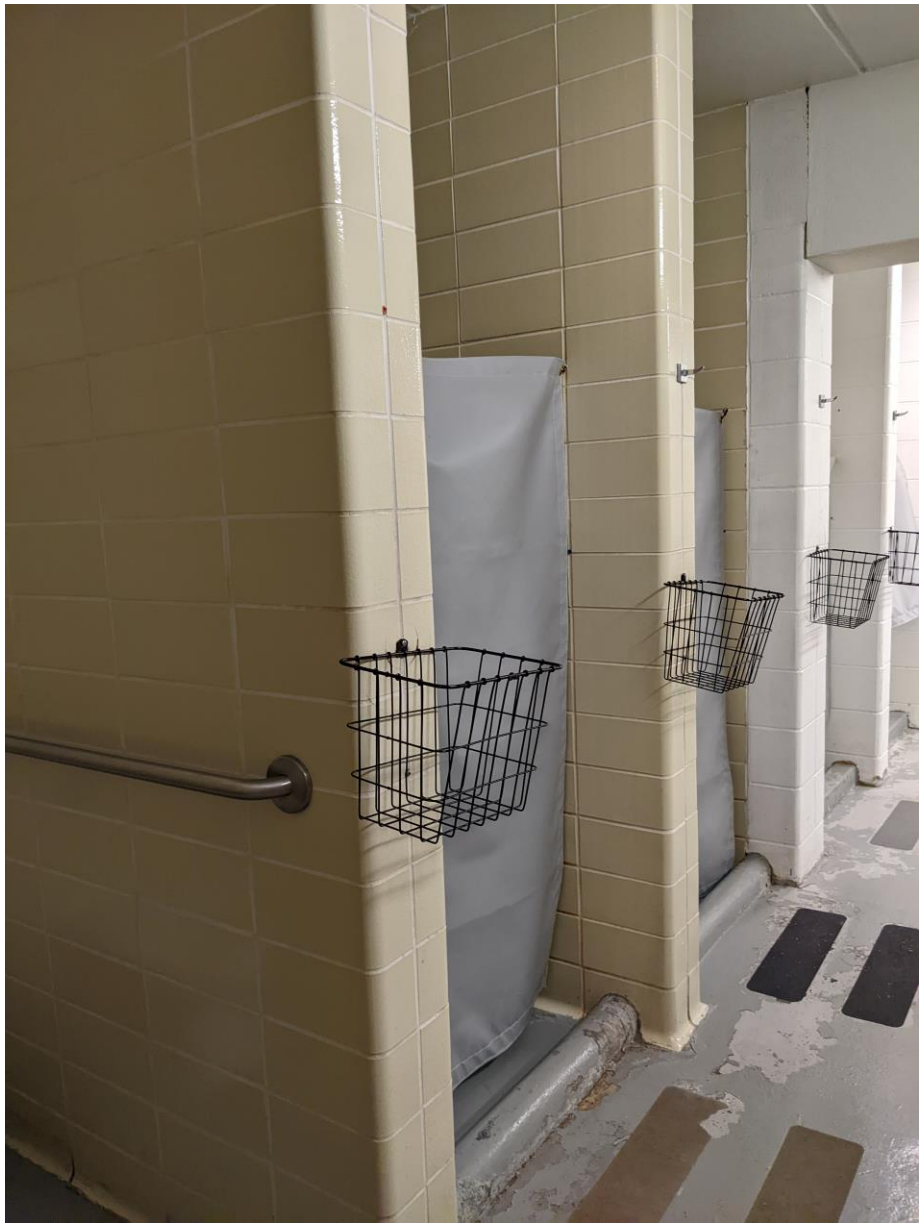

WHY?

MINNEHAHA COUNTY

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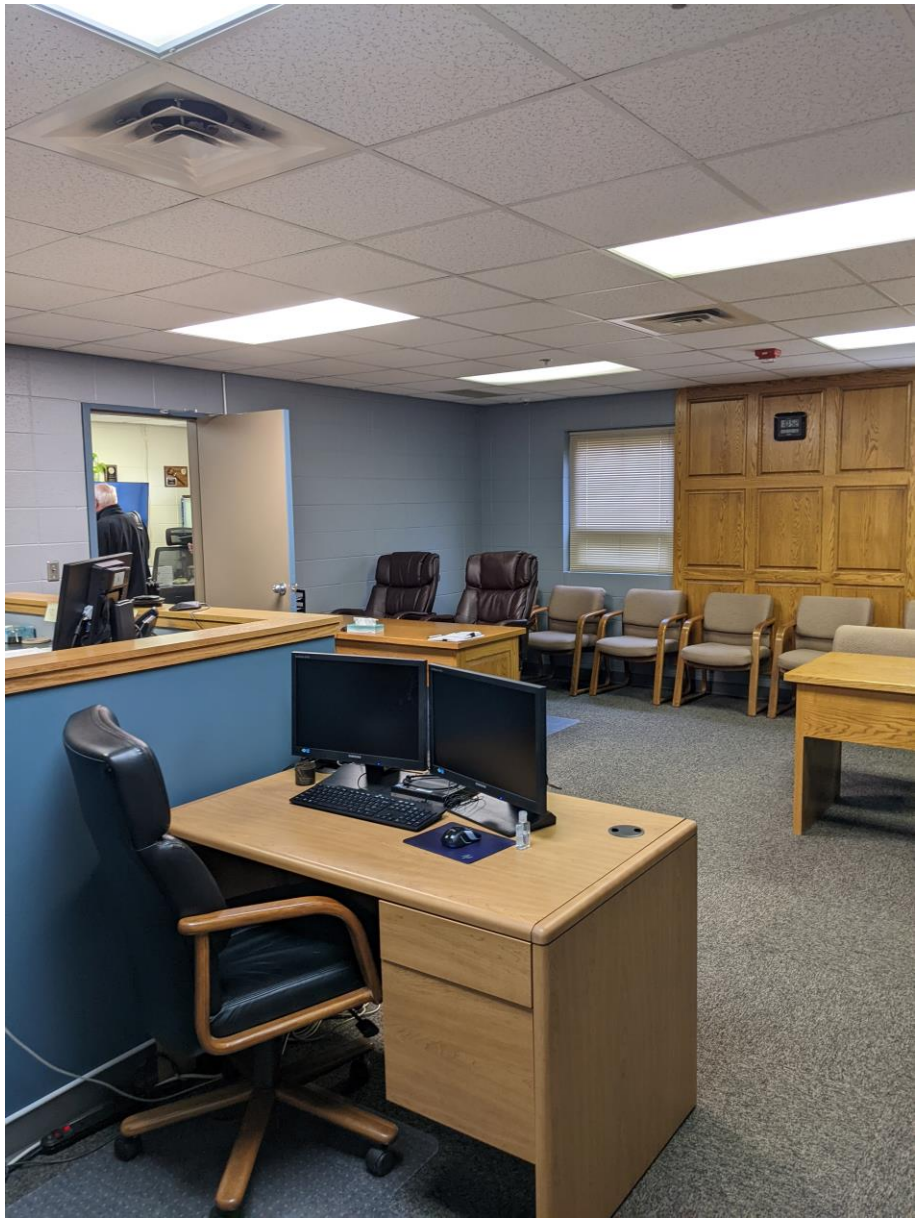

WHY?

MINNEHAHA COUNTY

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Project Design Team

- Architecture Incorporated / HDR
- Associated Consulting Engineering, Inc.

Resources

- Garnos Report
- UJS Report

Workshops

- Project Vision / Goals
- Building Program Document
- Conceptual Design Options

Tours

- King County (WA) - Virtual
- Wyandotte County (KS)
- Johnson County (KS)
- Jasper County (MO)

PROCESS

MINNEHAHA COUNTY

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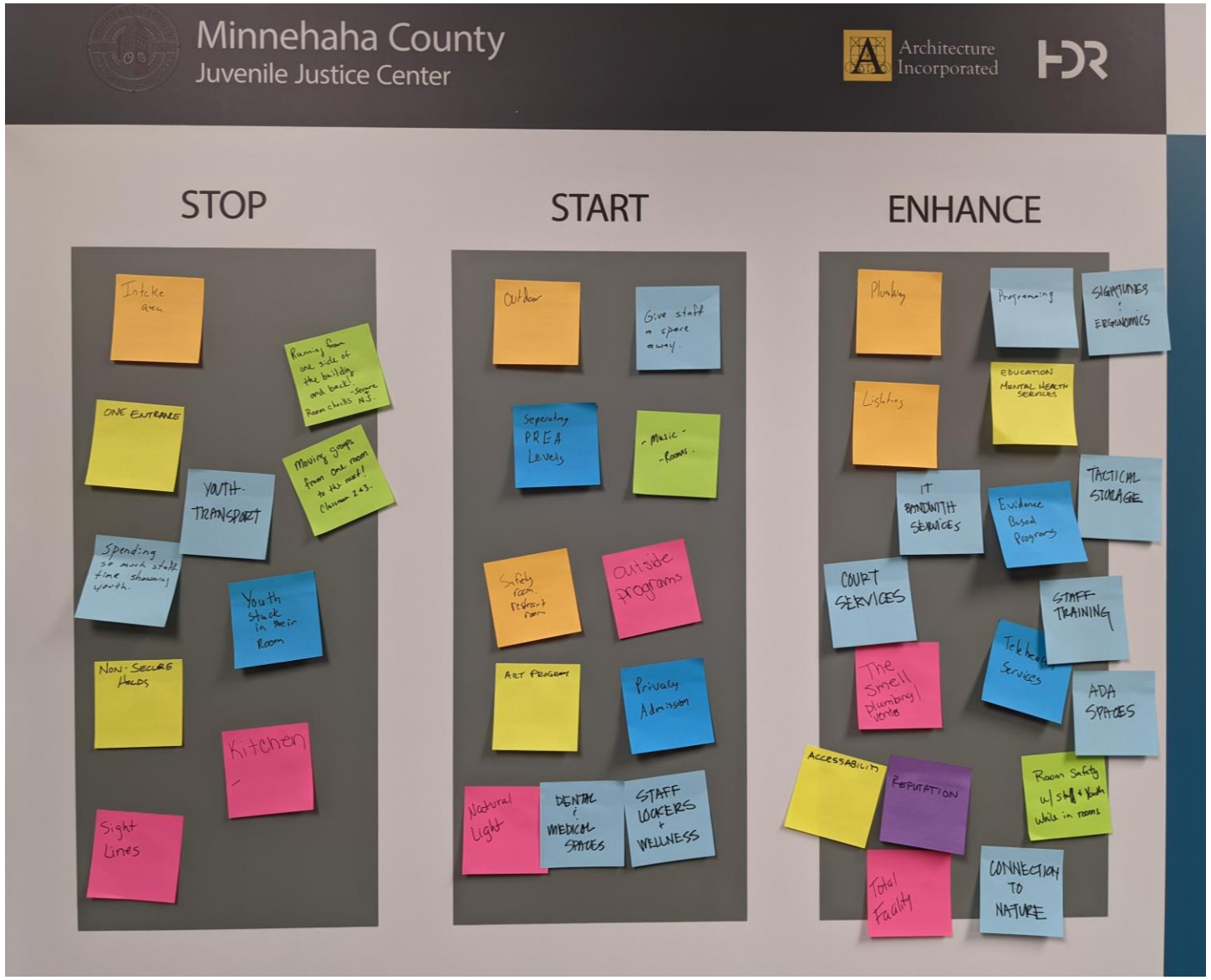
PROJECT VISION



PROJECT VISION

MINNEHAHA COUNTY

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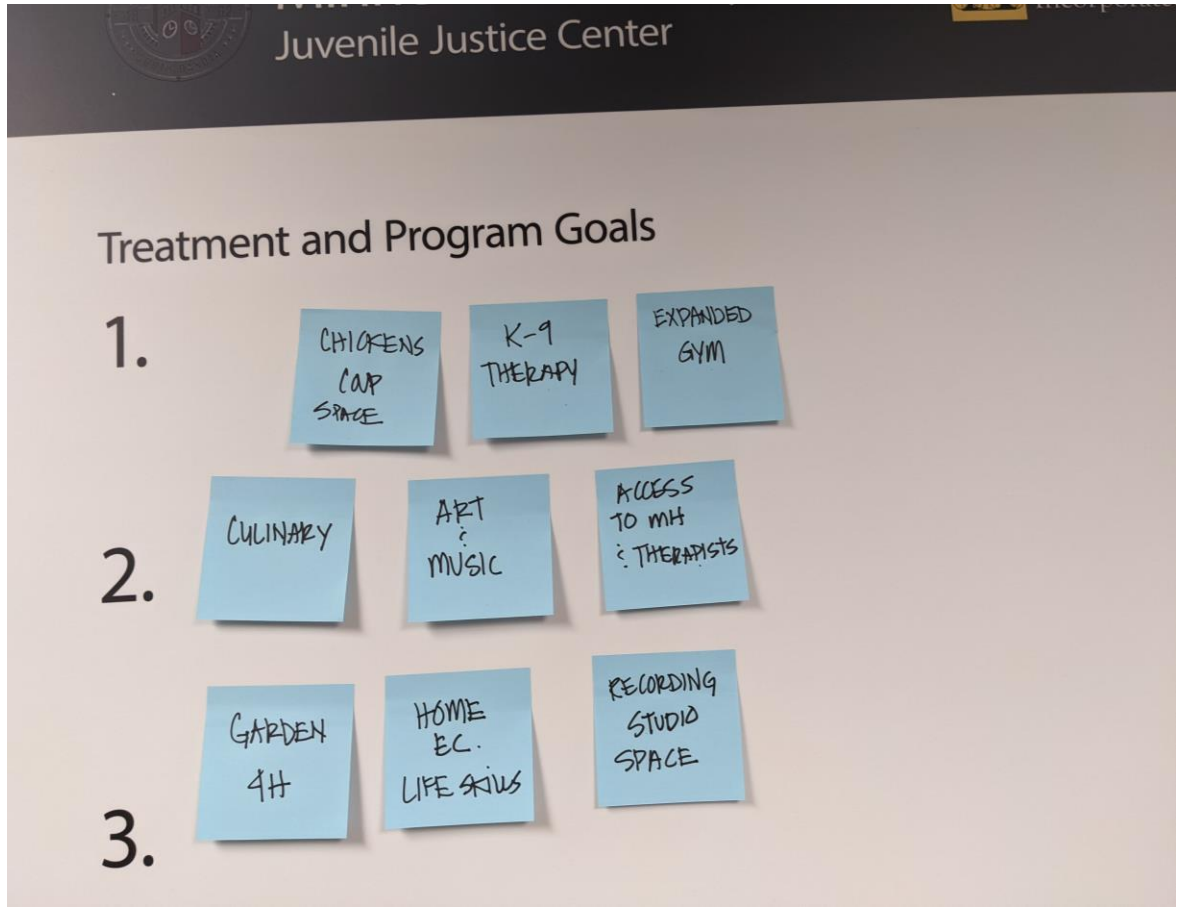

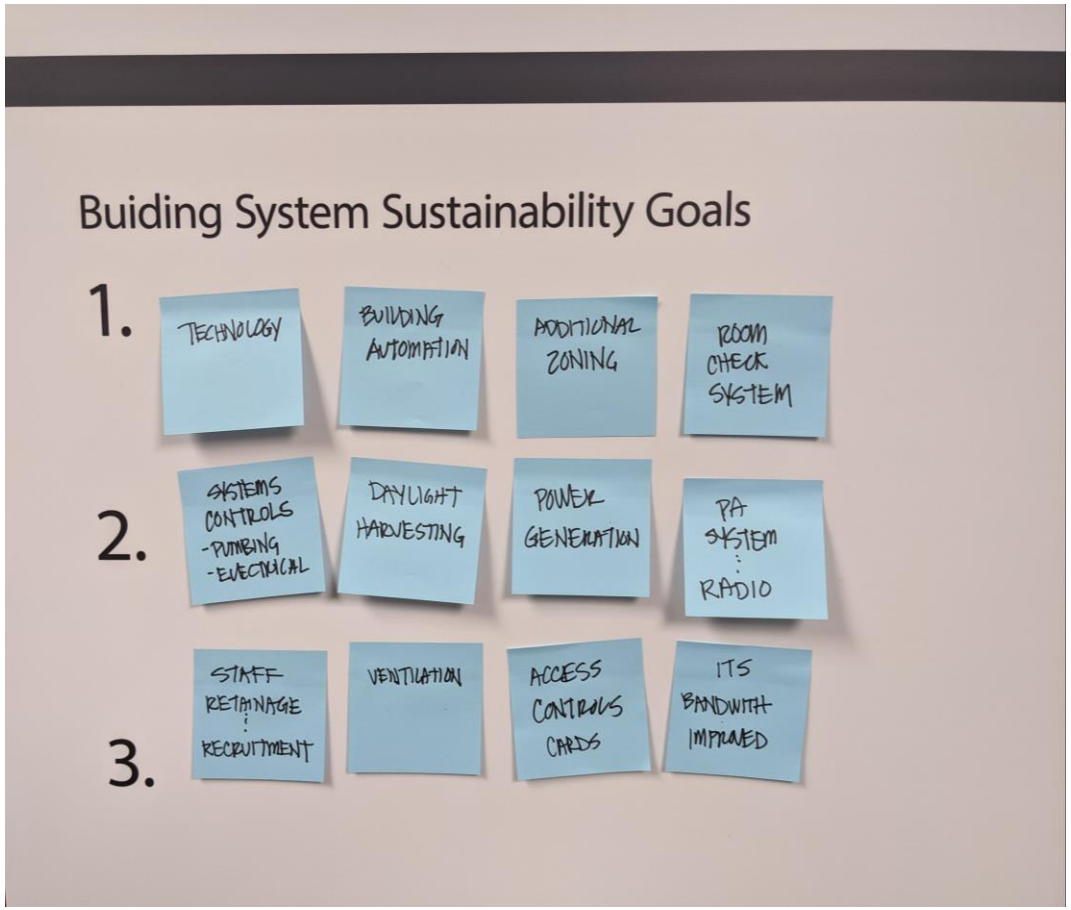

PROJECT VISION

MINNEHAHA COUNTY

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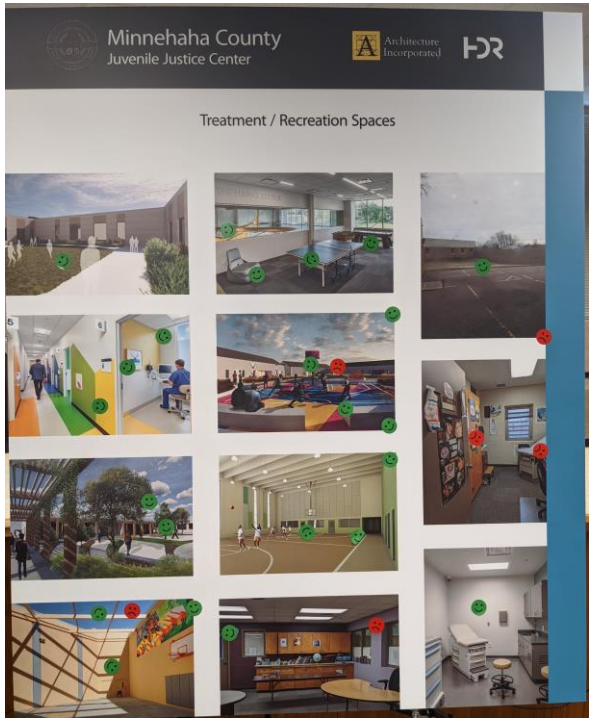

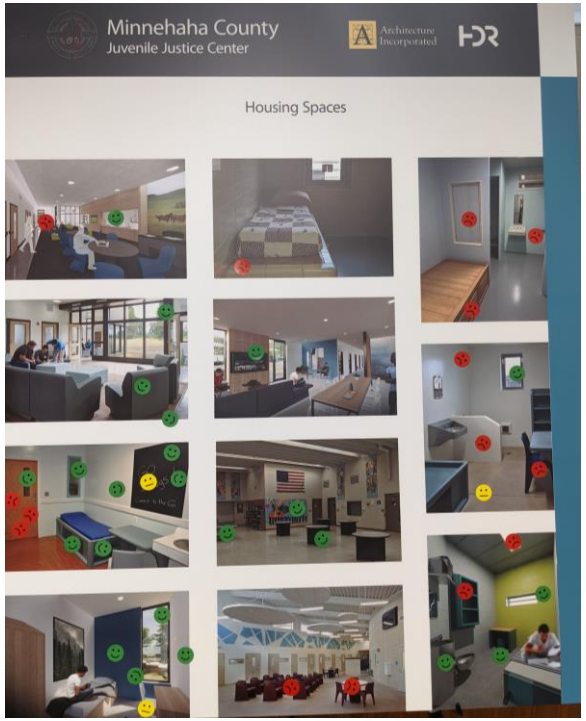

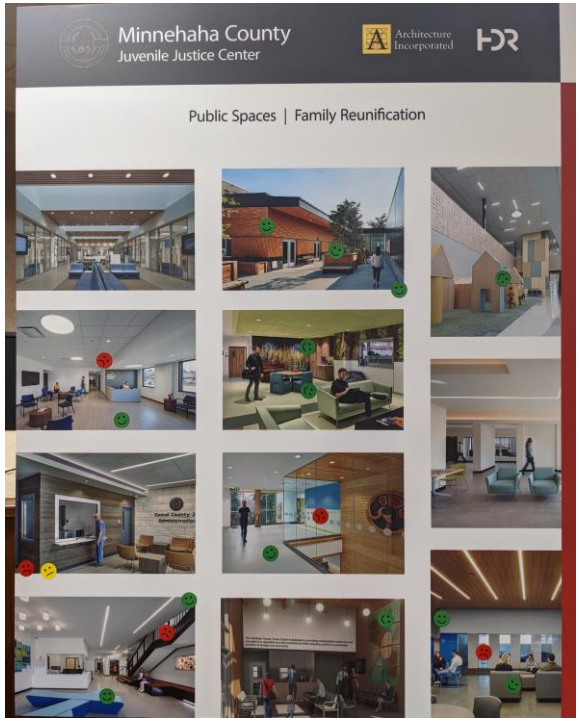

PROJECT VISION

MINNEHAHA COUNTY

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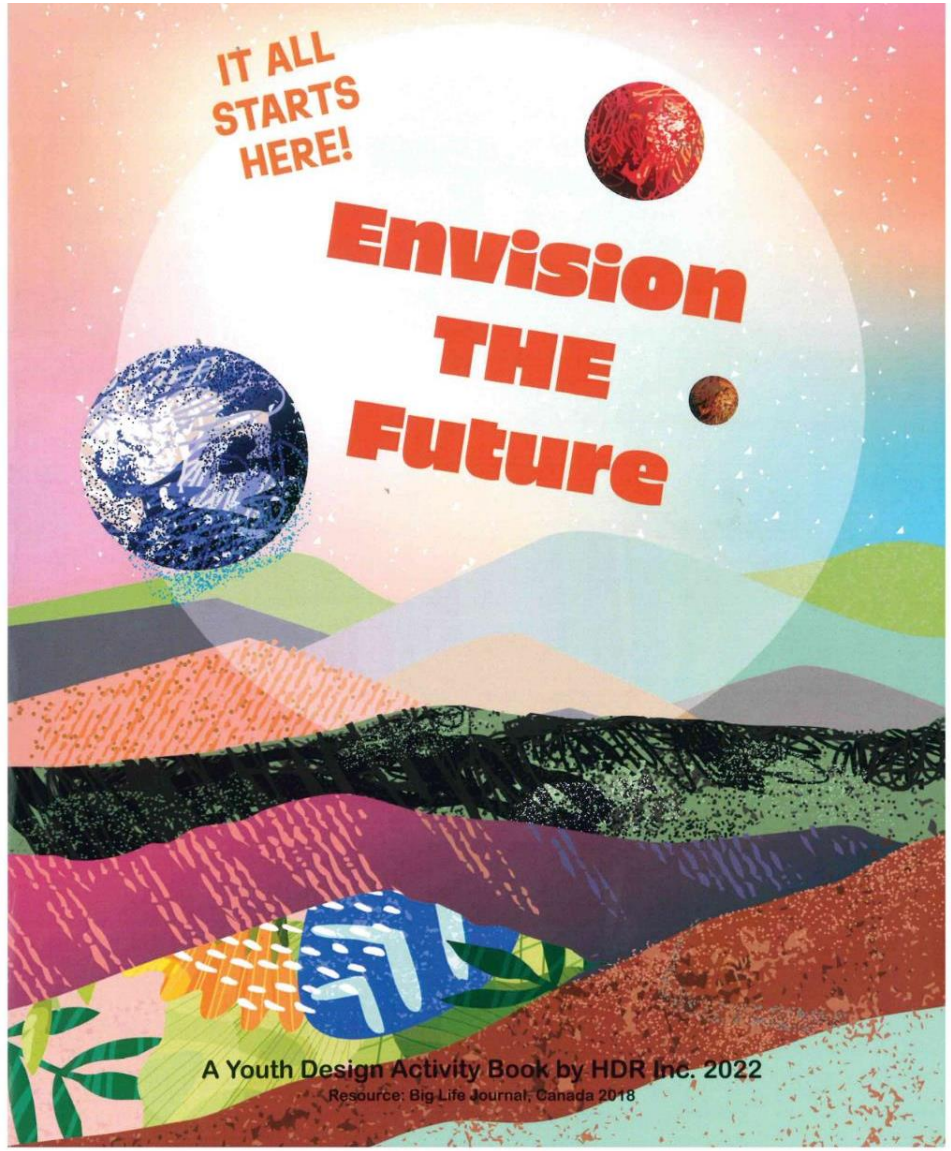

PROJECT VISION

MINNEHAHA COUNTY

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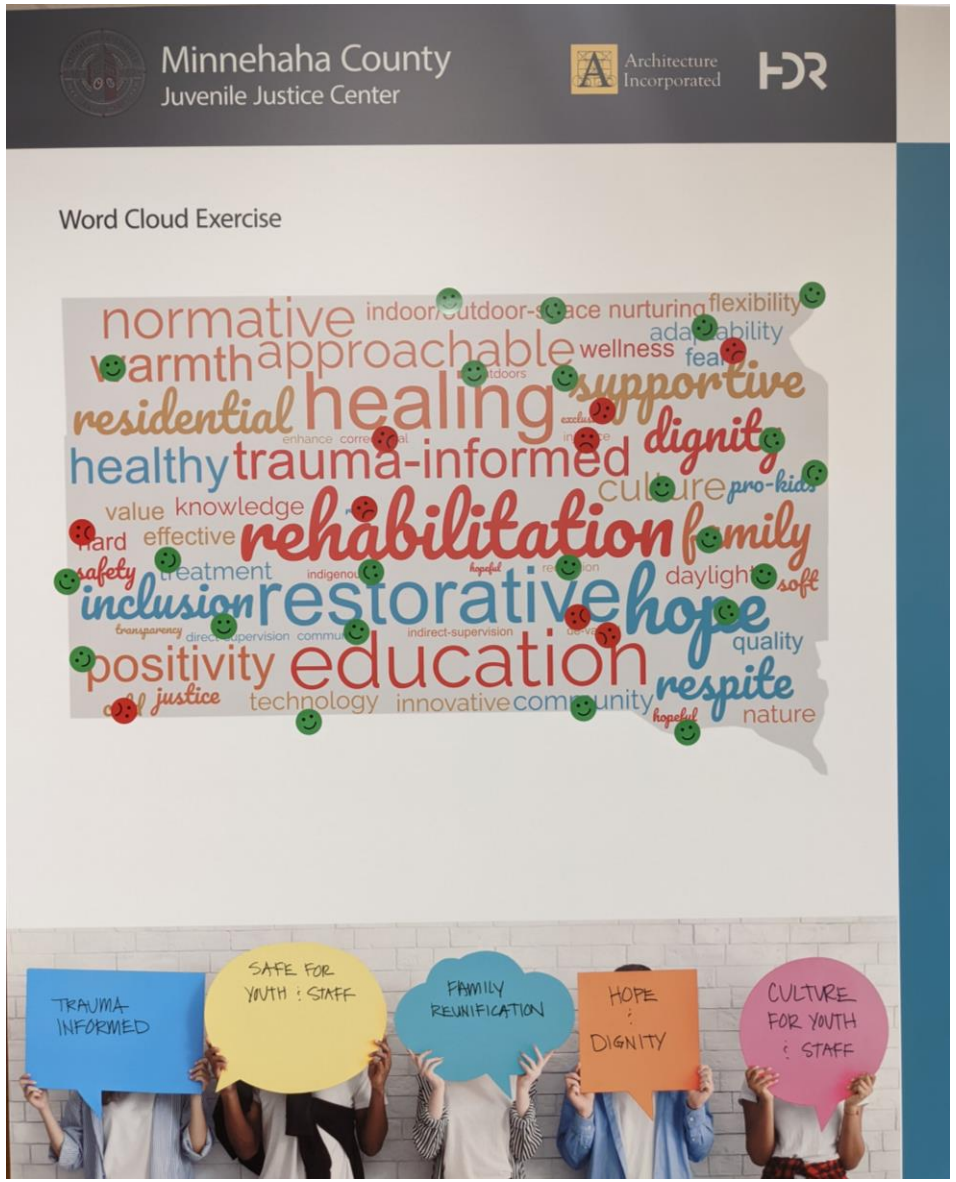

Trauma-Informed

Safe for Youth and Staff

Family Reunification

Hope & Dignity

Culture for Youth and Staff

PROJECT VISION - KEYWORDS

MINNEHAHA COUNTY

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BUILDING PROGRAM

SPACE LIST - Summary

HDR/AI

Minnehaha Juvenile Justice Center

		Net Square Feet	Departmental Grossing Factor	Department Square Feet
Juvenile Detention				
1	Lobby and Community Room	1,740	1.30	2,262
2	Visitation	550	1.30	715
3	Administration	2,308	1.40	3,231
4	Central Control	390	1.30	507
5A	Vehicle Sallyport	1,000	1.20	1,200
5B	Intake/Release	1,715	1.40	2,401
6	Medical	485	1.30	631
7	Educational Services	9,327	1.30	12,125
8A	Housing - Special Needs	3,360	2.00	6,720
8B	Housing - Male General	5,350	2.00	10,700
9	Food Service	960	1.25	1,200
10	Laundry	430	1.30	559
11	Staff Facilities	1,825	1.30	2,373
12	Maintenance	1,932	1.25	2,415
13	Outdoor Recreational Spaces	8,400	0.00	0
Courts				
1	Lobby	765	1.30	995
2	Courts	2,100	1.40	2,940
3	Chambers/Office Support	1,519	1.50	2,279
		35,756		53,251
	Building Gross Factor - Circulation and Exterior Envelope: 21%			11,086
	Building Support: 5.0%			2,663
				67,000
				G.S.F.

BUILDING PROGRAM

MINNEHAHA COUNTY

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CONCEPTUAL DESIGN OPTIONS

JDC Site at 4200 West Avenue

- 4.55 Acres

Site Considerations

- Ease of Access
- Public Transportation
- Acceptance of Use

MINNEHAHA COUNTY

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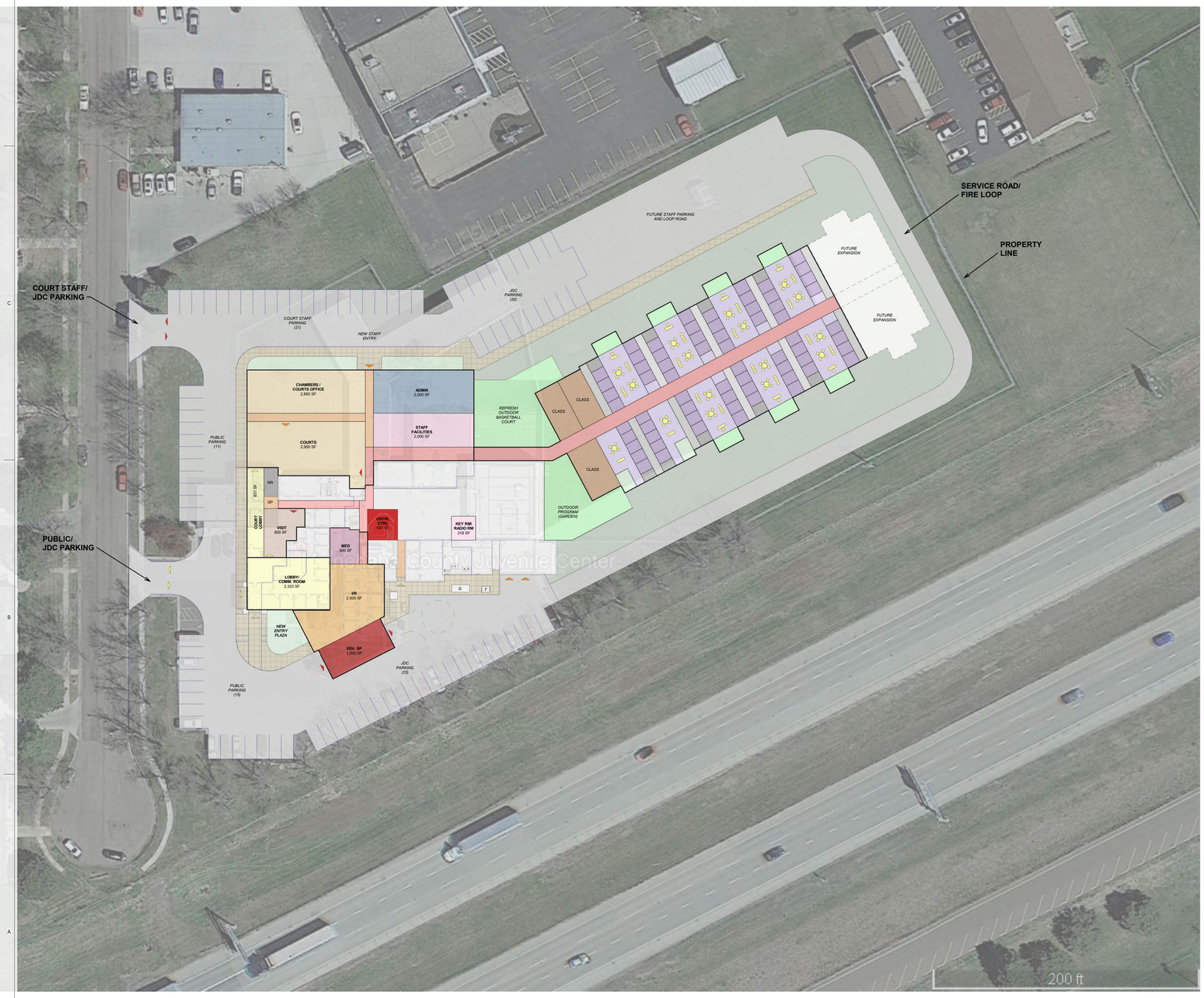

CONCEPT PLANNING OPTION 1 - RENO/NEW 57,154 SF | 64-Beds

PHASE 1 | 21,445 SF

-Place new generators & transformer
-Relocate dumpsters
-Build out housing and classrooms

PHASE 2

-Demo old housing and (1) classroom

PHASE 3 | 15,633 SF

-Build new:
- -Intake expansion
- -New sally port
- -Medical expansion
- -New administration
- -New staff facilities
- -New courtroom & court holding
- -New courts office/support
- -Central Control
- -Key/Radio Room

Refresh basketball court

PHASE 4

Demo old admin and courtroom area

PHASE 5 | 4,275 SF

Build new:
- -Lobby Connection
- -Lobby/Community Room
- -Public Restrooms

Renovate visiting area

TRUE NORTH

0 16' 32' 64'

HDR

Architecture Incorporated

MINNEHAHA COUNTY

MINNEHAHA COUNTY
JUVENILE JUSTICE
CENTER

Project Manager	
Project Designer	
Project Architect	
Landscape Architect	
Civil Engineer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Interior Designer	
Equipment Planner	
Wayfinding	
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10345358
Original Issue	06/20/22

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
OPTION (1) RENO / NEW

Scale
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Sheet Number
A103

Project Status

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Wayfinding	

Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10345358
Original Issue	06/20/22

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
OPTION 1 - Reno/New
Phase 1

Scale
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Sheet Number
A106

Project Status

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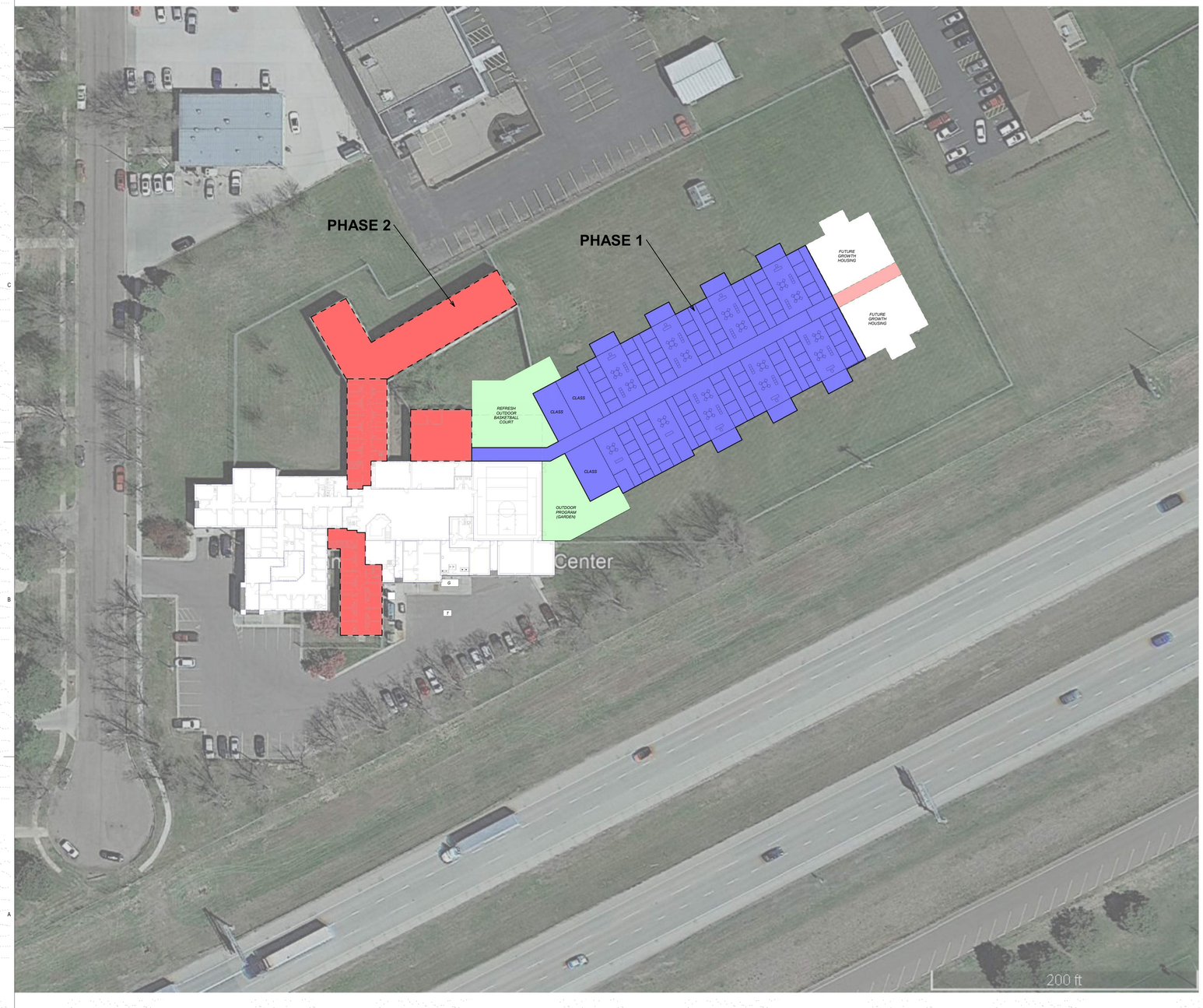

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57,154 SF | 64-Beds

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MINNEHAHA COUNTY

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Wayfinding	
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10345358
Original Issue	06/20/22

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
OPTION 1 - Reno/New
Phase 2

Scale
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Sheet Number
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Project Status

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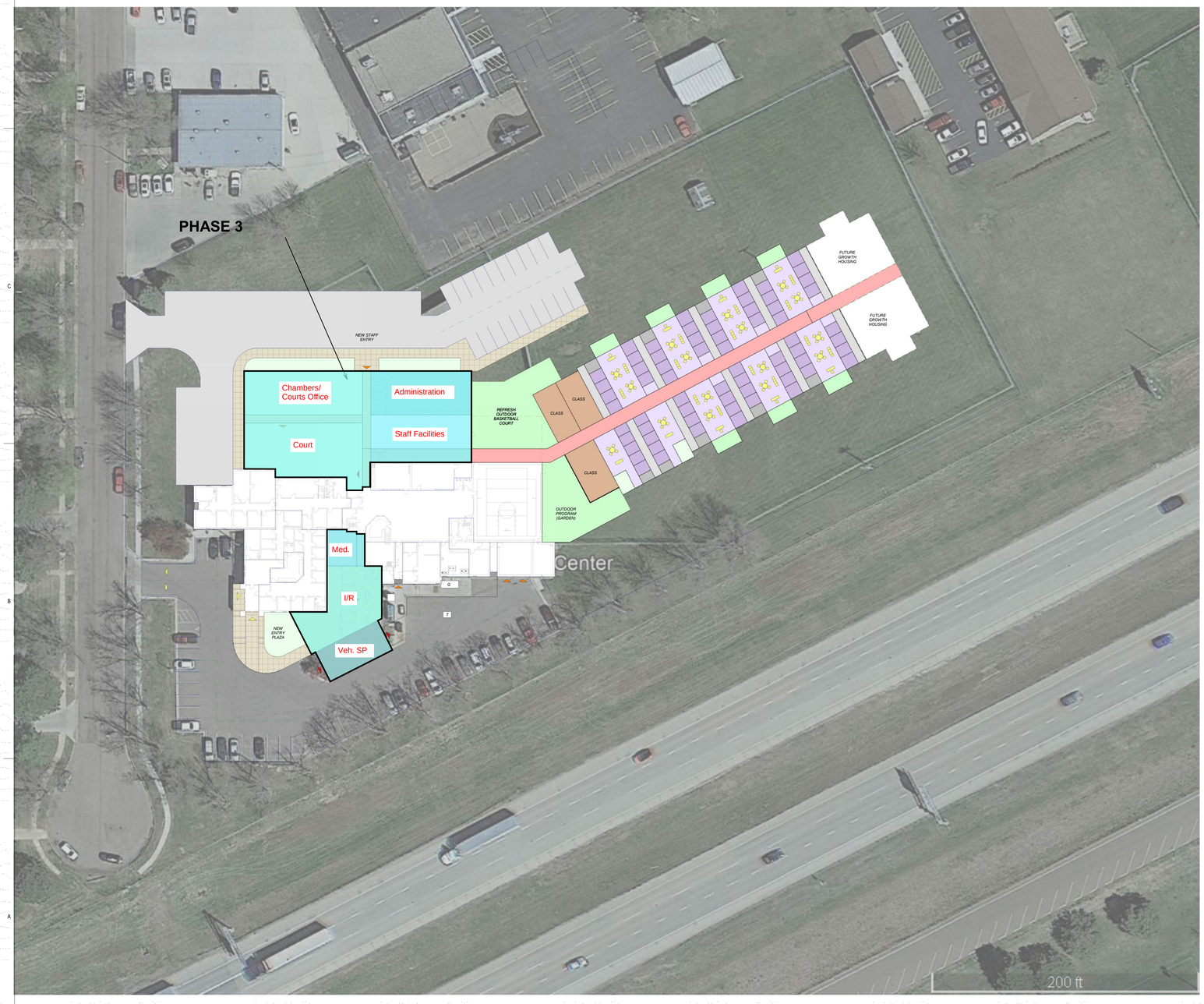

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OPTION 1 - RENO/NEW
57,154 SF | 64-Beds

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MINNEHAHA COUNTY

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Sheet Reviewer | Author

MARK	DATE	DESCRIPTION

Project Number	10345358
Original Issue	06/20/22

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name
OPTION 1 - Reno/New
Phase 3

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Sheet Number
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CONCEPT PLANNING
OPTION 2 - NEW CONCEPT
67,000 SF

PHASE 1 | 46,000 SF

-Demo northside of existing housing units.

-Build new (7) housing units and shell (2) housing units that will be used temporarily for the court, court staff, and visitation.

-Build new:
- -Vehicle Sally Port
- -Intake/Release
- -Medical
- -Food Service
- -Laundry
- -Writing Report Room
- -Building Support
- -Central Control
- -Education/Program Spaces

TRUE NORTH

0 16' 32' 64'

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Architecture Incorporated

MINNEHAHA COUNTY

MINNEHAHA COUNTY
JUVENILE JUSTICE
CENTER

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Sheet Reviewer: Author

MARK	DATE	DESCRIPTION

Project Number: 10345358
Original Issue: 06/20/22

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OPTION 2-PHASE 1

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CONCEPT PLANNING
OPTION 2 - NEW CONCEPT
67,000 SF

PHASE 2 | 21,000 SF

-Demo existing facility

-Build out:
- -Staff Facilities
- -Maintenance
- -JDC Administration
- -Visitation / Outdoor visiting area
- -JDC Lobby
- -Community Room
- -Public Restrooms
- -Court
- -Chambers / Court Offices

TRUE NORTH

0 16' 32' 64'

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Sheet Reviewer | Author

MARK	DATE	DESCRIPTION

Project Number 10345358
Original Issue 06/20/22

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OPTION 2-PHASE 2

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PROJECT COSTS

Cost Estimates

- Assumes 2023 Construction Start

Option 1 (Renovation + Addition)

- 57,000 Square Feet
- 64 Beds (20 Years)
- 5 Phases – 31 Months
  - $450,000 for phasing accommodations
- 15% Construction / Design Contingency

Option 2 (New Construction)

- 67,000 Square Feet
- 64 Beds (20 Years)
- 2 Phases – 27 Months
- 10% Construction / Design Contingency

Minnehaha County Juvenile Justice Center - Option 1
Sioux Falls, SD
September 22, 2022

Building Square Area
56,691 SF

Henry Carlson Construction

	Description		Initial Cost Opinion 9-22-22	Cost/SF	Note
1	General Requirements		$ 2,674,329	$47.17/SF	
2	Demolition and Protection		$ 384,877	$6.79/SF	
3	Earthwork		$ 569,154	$10.04/SF	
4	Site Concrete		$ 196,086	$3.46/SF	
5	Asphalt Paving		$ 230,217	$4.06/SF	
6	Site Utilities		$ 460,800	$8.13/SF	
7	Landscaping		$ 71,425	$1.26/SF	
8	Cast-in-Place Concrete		$ 1,039,441	$18.34/SF	
9	Precast Concrete		$ 1,945,615	$34.32/SF	
10	Masonry		$ 3,451,035	$60.87/SF	
11	Structural Steel		$ 1,856,362	$32.75/SF	
12	Rough Carpentry		$ 170,073	$3.00/SF	
13	Finish Carpentry and Millwork		$ 303,654	$5.36/SF	
14	Roofing		$ 1,150,144	$20.29/SF	
15	Metal Panels		$ 146,487	$2.58/SF	
16	Waterproofing		$ -		
17	Joint Sealants		$ 122,179	$2.16/SF	
18	Doors, Frames and Hardware		$ 119,945	$2.12/SF	
19	Overhead Doors		$ 45,000	$0.79/SF	
20	Glass and Glazing Systems		$ 513,259	$9.05/SF	
21	Drywall Systems		$ 946,053	$16.69/SF	
22	Ceramic and Quarry Tile		$ 175,904	$3.10/SF	
23	Acoustical Ceilings		$ 72,671	$1.28/SF	
24	Resilient Flooring and Carpet		$ 253,176	$4.47/SF	
25	Painting and Wall Coverings		$ 348,591	$6.15/SF	
26	Specialties		$ 24,793	$0.44/SF	
27	Furnishings and Equipment		$ -		
28	Conveying Products		$ -		
29	Fire Protection		$ 283,455	$5.00/SF	
30	Plumbing		$ 1,805,000	$31.84/SF	
31	HVAC		$ 1,390,000	$24.52/SF	
32	Electrical		$ 4,734,975	$83.52/SF	
33	Detention and Security Equipment		$ 6,794,201	$119.85/SF	
	Subtotal		$ 32,278,901	$569.38/SF	
	General Liability Insurance		$ 46,423	$0.82/SF	
	Professional Liability Insurance		$ 34,905	$0.62/SF	
	Performance & Payment Bond		$ 184,823	$3.26/SF	
	Builder's Risk (adjust per project)		$ 62,829	$1.11/SF	
	Building Permit (Sioux Falls Rates)		$ -		
	Plan Review Fee (Sioux Falls Rates)		$ -		
	MEP Permit		$ -		
		Subtotal	$ 32,607,881	$575.19/SF	
	CM Fee		$ 1,141,276	$20.13/SF	
	Preconstruction Services		$ 27,276	$0.48/SF	
		Subtotal	$ 33,776,433	$595.80/SF	
	SD State Excise Tax	2.04%	$ 689,377	$12.16/SF	
		Subtotal	$ 34,465,810	$607.96/SF	
	Design Contingency	7.5%	$ 2,584,936	$45.60/SF	
	Estimating/Construction Contingency	7.5%	$ 2,778,806	$49.02/SF	
		Total	**$ 39,829,552**	$702.57/SF	

CONCEPTUAL COST ESTIMATES

MINNEHAHA COUNTY

GENERAL CONTRACTORS Henry Carlson Construction LLC

TEGRA GROUP

	Option 1 (Renovation + Addition)	Option 2 (New Construction)
Construction	$39,800,000	$40,900,000
Professional Fees (13%)*	$5,174,000	$5,317,000
FF&E (5%)**	$1,990,000	$2,045,000
Owner Contingency (5%)	$1,990,000	$2,045,000
TOTAL PROJECT COST	**$48,954,000**	**$50,307,000**

**A/E, Legal, Owner Rep, Survey, Geotech and Environmental testing, Construction QC testing, etc.*

***Including owner provided technology*

5-7% Project Cost Inflation per Year – After 2023

CONCEPTUAL COST ESTIMATES

MINNEHAHA COUNTY

GENERAL CONTRACTORS Henry Carlson Construction LLC

TEGRA GROUP

OPERATIONAL COSTS

Comparison of Utility, Repair, and Maintenance Costs 21 Month Period (2021 – September 2022)

Facility	Square Feet	Total Operating Cost	Average Cost/Month	Average Monthly Cost/Square Foot
Jail/PSB	252,000	$1,544,066	$ 73,526.05	$ 0.34
Existing JDC	32,786	$ 217,577	$ 10,360.81	$ 0.32

JDC Correctional Officer Staffing – Comparison of Current and New Facility Need

Shift	Current Staffing (Minimum)	Current Staffing (Ideal)	New Facility
Waking Hours	8	10-11	11
Overnight Hours	4	5-6	5

Current Staffing is based on the minimum needed to operate
Waking hours: 7:00 am - 11:00 pm
Assumes a capacity of 40 youth
Estimate 2 Court Security Deputies to staff facility during court hours

Estimated Partner County Bond Payment

	2016 - 2020			2017 - 2021		
County	Percent of Total Bed Days Used		Share of Annual Bond Payment	Percent of Total Bed Days Used		Share of Annual Bond Payment
Bon Homme	0.21%	$	9,762.65	0.20%	$	9,295.99
Brookings	3.93%	$	180,233.49	2.12%	$	97,339.75
Charles Mix	1.69%	$	77,350.21	1.57%	$	71,865.16
Clay	1.32%	$	60,547.19	1.16%	$	53,005.03
Davison	2.62%	$	120,061.79	3.07%	$	140,691.25
Hanson	0.61%	$	27,879.87	0.58%	$	26,457.82
Hutchinson	0.86%	$	39,613.82	1.14%	$	52,021.80
Lake	0.54%	$	24,782.11	0.55%	$	25,206.44
Lincoln	8.70%	$	398,766.61	8.11%	$	371,660.87
McCook	0.04%	$	1,877.43	0.05%	$	2,413.38
Miner	0.14%	$	6,289.40	0.19%	$	8,670.30
Moody	0.54%	$	24,782.11	0.42%	$	19,038.90
Turner	1.47%	$	67,493.69	1.63%	$	74,814.85
Union	1.34%	$	61,298.16	1.75%	$	80,088.54
Yankton	5.05%	$	231,393.52	5.59%	$	256,265.44
Minnehaha	70.92%	$	3,249,271.96	71.87%	$	3,292,568.49
Total	100%	$	4,581,404.00	100%	$	4,581,404.00

Minnehaha County
Bond Redemption Property Tax Levy Estimates - With JDC Project*

	Property Tax Budget	Preliminary Abstract Values***	Levy Estimate	Prior Year Levy	Inc/(Dec)	Impact on a $300,000 Home: Current Year	Impact on a $300,000 Home: Prior Year	Impact on a $300,000 Home: Inc/(Dec)
YEAR 2022	4,337,764	17,999,019,562	0.241	0.250	(0.009)	$ 72.30	$ 75.00	$ (2.70)
YEAR 2023**	4,222,479	20,715,174,530	0.204	0.241	(0.037)	$ 61.15	$ 72.30	$ (11.15)
YEAR 2024	8,902,968	21,415,174,530	0.416	0.204	0.212	$ 124.72	$ 61.15	$ 63.57
YEAR 2025	8,793,323	22,115,174,530	0.398	0.416	(0.018)	$ 119.28	$ 124.72	$ (5.44)
YEAR 2026	8,676,173	22,815,174,530	0.380	0.398	(0.017)	$ 114.08	$ 119.28	$ (5.20)
YEAR 2027	8,567,196	23,515,174,530	0.364	0.380	(0.016)	$ 109.30	$ 114.08	$ (4.79)
YEAR 2028	7,540,673	24,215,174,530	0.311	0.364	(0.053)	$ 93.42	$ 109.30	$ (15.88)
YEAR 2029	7,429,973	24,915,174,530	0.298	0.311	(0.013)	$ 89.46	$ 93.42	$ (3.96)
YEAR 2030	7,315,273	25,615,174,530	0.286	0.298	(0.013)	$ 85.68	$ 89.46	$ (3.79)

*JDC building project financing costs were estimated for a borrowing of $50M, 4.5% interest rate, 20 year term
**Year 2023 levies were submitted excluding a JDC project. If borrowing occurs in 2023, any 2023 repayments would need to be covered via another fund.
***Preliminary abstract values are estimates starting in 2024. The number reflect includes an estimated $700M increase in values annually.

Minnehaha County
Bond Redemption Property Tax Levy Estimates - JDC Project Only*

	Property Tax Budget	Preliminary Abstract Values***	Levy Estimate	Prior Year Levy	Inc/(Dec)	Impact on a $300,000 Home		
						Current Year	Prior Year	Inc/(Dec)
YEAR 2022	-	17,999,019,562	-	-	-	$ -	$ -	$ -
YEAR 2023**	-	20,715,174,530	-	-	-	$ -	$ -	$ -
YEAR 2024	4,581,404	21,415,174,530	0.214	-	0.214	$ 64.18	$ -	$ 64.18
YEAR 2025	4,468,904	22,115,174,530	0.202	0.214	(0.012)	$ 60.62	$ 64.18	$ (3.56)
YEAR 2026	4,356,404	22,815,174,530	0.191	0.202	(0.011)	$ 57.28	$ 60.62	$ (3.34)
YEAR 2027	4,248,527	23,515,174,530	0.181	0.191	(0.010)	$ 54.20	$ 57.28	$ (3.08)
YEAR 2028	4,131,404	24,215,174,530	0.171	0.181	(0.010)	$ 51.18	$ 54.20	$ (3.02)
YEAR 2029	4,018,904	24,915,174,530	0.161	0.171	(0.009)	$ 48.39	$ 51.18	$ (2.79)
YEAR 2030	3,906,404	25,615,174,530	0.153	0.161	(0.009)	$ 45.75	$ 48.39	$ (2.64)

*JDC building project financing costs were estimated for a borrowing of $50M, 4.5% interest rate, 20 year term
**Year 2023 levies were submitted excluding a JDC project. If borrowing occurs in 2023, any 2023 repayments would need to be covered via another fund.
***Preliminary abstract values are estimates starting in 2024. The number reflect includes an estimated $700M increase in values annually.

BOND ESTIMATES

MINNEHAHA COUNTY

Minnehaha County
Bond Redemption Fund Debt Service

Year	Courthouse (2014)	Jail (2017)	JDC*	Total
2022	907,060	3,412,669		4,319,729
2023**	909,810	3,412,869		4,322,679
2024	910,945	3,410,619	4,581,404	8,902,968
2025	910,800	3,413,619	4,468,904	8,793,323
2026	908,400	3,411,369	4,356,404	8,676,173
2027	904,800	3,413,869	4,248,527	8,567,196
2028		3,409,269	4,131,404	7,540,673
2029		3,411,069	4,018,904	7,429,973
2030		3,408,869	3,906,404	7,315,273

*JDC building project financing costs were estimated for a borrowing of $50M, 4.5% interest rate, 20 year term
**Year 2023 levies were submitted excluding a JDC project. If borrowing occurs in 2023, any 2023 repayments would need to be covered via another fund.
1) Courthouse bond payments end 2027
2) Jail bond payments end 2037

Minnehaha County
Juvenile Justice Center

MINNEHAHA COUNTY

TEGRA GROUP

Architecture Incorporated

HDR

GENERAL CONTRACTORS
Henry Carlson Construction LLC