

# Data Sheet

Clay County | Courthouse, Jail, & LEC

## General Information:

- Courthouse constructed in 1912 – 109 years old in 2021.
- County Population: 8,000 in 1912 versus 14,000 in 2018.
- Jail: 18 beds when built in 1912 – lost four with elevator install – 1989 addition increased to 20 beds.

## Area/ Square Footage Information:

### Existing Courthouse

14,800 NSF\*      Net Useable Area (Includes 1,600 SF of Jail, which is split between both buildings)  
**24,500 GSF\*\***      **Gross Area**

### Existing Public Safety Center

11,700 NSF\*      Net Useable Area (Includes 1,900 SF of Jail, which is split between both buildings)  
**17,500 GSF\*\***      **Gross Area**

**42,000 GSF**      **Gross Area of Combined Existing Courthouse & Public Safety Center**

\* *Net SF does not include circulation, mechanical/electrical spaces, public restrooms, or wall thickness*

\*\* *Gross SF includes circulation, mechanical/electrical spaces, public restrooms, wall thicknesses, etc.*

## Summary of Existing Area Vs. Programmed Area

Department	Existing Area (Net SF)	Programmed Area (Net SF)	Programmed Area (Gross SF)
Government Services	6,300	8,000	11,500
Courts	6,100	11,400	17,700
Jail	3,500	13,300	22,500
Public Safety Center/LEC	10,600	20,200	28,900
<b>Total SF</b>	<b>26,500 NSF</b>	<b>52,900 NSF</b>	<b>80,600 GSF</b>

Note: Previous Study indicated a need for **110,500 GSF**, which has been reduced by **30,000 GSF**

## Bond Information & Levy Impact:

- 60 year low in mid-2020

### 30 Year General Obligation Bond

<u>Project Size</u>	<u>Annual Levy per \$1,000</u>	<u>Annual Levy per \$100,000</u>	<u>Month Levy per \$100,000</u>
\$41 million	\$1.57	\$157.00	\$13.08
\$54 million	\$2.07	\$207.00	\$17.25
\$55 million	\$2.11	\$211.00	\$17.58

\* Average interest rate on a 30 year General Obligation Bond is estimated at 2.15%



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## Planning Options & Costs:

### Existing Courthouse Renovation:

Estimated Project Cost	<b>\$16 Million</b>
Project Components	Existing Courthouse Renovation <ul style="list-style-type: none"> <li>- Gut Interior (except corridors) &amp; provide all new finishes</li> <li>- Address Code &amp; Accessibility Issues</li> <li>- Build Addition for Stairs, Elevators, &amp; Toilets</li> <li>- New Mechanical/Electrical/Plumbing/Data/Security</li> </ul>
Notes	2.5 Year Design/Construction Timeline Vacate Courthouse for Renovation – Rent Temporary Offices (\$2-3 Million) Relocate Jail Inmates During Construction

### Existing Site:

Estimated Project Cost	<b>\$54 Million</b>
Project Components	Existing Courthouse Renovation (\$16 Million) <ul style="list-style-type: none"> <li>- Utilize for Government Services</li> <li>- Address Code &amp; Accessibility Issues</li> <li>- Build Addition for Stairs, Elevators, &amp; Toilets</li> </ul> New Jail, LEC, & Courts (\$38 Million) Demolish Existing Public Safety Center
Notes	4 Year Design/Construction Timeline Phased Construction Requires Closure of West National Street & Property Acquisition to North Vacate Courthouse for Renovation – Rent Temporary Offices (\$2-3 Million)

### Existing & New Site:

Estimated Project Cost	<b>\$55 Million</b>
Project Components	Existing Courthouse Renovation (\$16 Million) <ul style="list-style-type: none"> <li>- Utilize for Government Services</li> <li>- Address Code &amp; Accessibility Issues</li> <li>- Build Addition for Stairs, Elevators, &amp; Toilets</li> </ul> New Jail, LEC, & Courts on New Site (\$39 Million) Existing Public Safety Center to Remain
Notes	3 Year Design/Construction Timeline Phased Construction of Courthouse Requires Land Acquisition for New Jail, LEC, & Courts Vacate Courthouse for Renovation – Rent Temporary Offices (\$2-3 Million)

### New Site:

Estimated Project Cost	<b>\$41 Million</b>
Project Components	New Jail, LEC, Courts, & Government Services Existing Public Safety Center to Remain Existing Courthouse Maintenance <ul style="list-style-type: none"> <li>- New Roof</li> <li>- Tuck Point &amp; Clean Exterior Stone</li> </ul>
Notes	3 Year Design/Construction Timeline Requires Land Acquisition for New Jail, LEC, Courts & Government Services Existing Courthouse & Public Safety Center can be re-purposed or sold

### Close the Jail:

Estimated Project Cost	<b>\$40 Million @ 30 Years / \$66 Million @ 40 Years</b>
Project Components	Close the Jail – Transport & House Inmates in Other Counties
Notes	Would spend the same amount in 30 Years to close the jail as we would spend building all new county facilities



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## **Existing Facility Tour Lessons:**

### **1. Ideal to have Jail & Courts Together**

- a. Counties demonstrated benefits of having secure, contiguous movement of inmates to court from the jail. (ex. Yankton Co., Dickinson Co., Nobles Co., Hutchinson Co.)
- b. Staff in Counties that built the jail and Law enforcement facility only and kept their old courthouses reported their one wish was to have added the courthouse to the plan (specifically Thurston Co., while Plymouth and Sioux seemed to just accept the situation)

### **2. Operational/Maintenance Issues with Old Courthouses**

- a. Counties that kept their old courthouses (Plymouth, Sioux, Lawrence) are all dealing with continued crowding and issues with the aged buildings, even after significant investment in renovation. (Lincoln Co., SD has this issue but we didn't tour there.)
- b. No counties that left their county officials in the older building offered any significant upgrades or security enhancements. None had security personnel on site. (Plymouth, Sioux, Nobles, Thurston)

### **3. New Courthouses are more Efficient**

- a. New courthouses enjoy an economy of space, better planning for restrooms, IT, shared storage, etc. and efficiency in movement of people (Dickinson, Co, Hutchinson Co., Nobles Co.)

### **4. Benefit to Keep Police & Sheriff Together**

- a. Counties with joint Police and Sheriff facilities benefit from the cooperation and shared space. (Nobles Co, Yankton Co.)

## **Local Precedents for Building Growth:**

- Old USD Law School: Replaced with a larger building and now in need of another larger building
- Old USD Business school: Patterson Hall was replaced with the much larger Beacom School of Business
- USD Student Union: Dwarfed by its replacement, the Muenster University Center
- USD ID Weeks Library: Doubled in size
- USD Armory: Was replaced by the Dakota Dome until the Sanford Coyote Sports Center
- HyVee: Significantly expanded since it first came to Vermillion
- Lee Medical School: Replaced by a newer, larger building in the same place  
Completed in phases due to inability to relocate temporarily
- Hospital: Has expanded considerably in multiple phases since it was built, with the original hospital now torn down; (Sanford Health, who owns the hospital building, started demolition deliberately, without any notice to avoid protests and hindrances like that, once demo started, no going back.)

