

## Minnehaha County

October 18, 2022

TO: Minnehaha County Commissioners  
FROM: Tyler Klatt, Assistant Commission AO  
RE: Briefing on Juvenile Detention Center Conceptual Validation

ACTION REQUESTED: No Action Requested

The Minnehaha County Juvenile Detention Center opened in 1969 and was renovated in 1988 and 1995. The facility has 40 secure sleeping rooms, a gym, classroom space, a courtroom, visitation rooms, as well as administrative staff offices.

The future of the Juvenile Detention Center (JDC) has been considered a few times. In 2009, efforts were made to design a new or renovated facility. Those efforts stalled as Minnehaha County began to implement the Juvenile Detention Alternatives Initiative (JDAI). Those efforts are associated with a decrease in the number of juveniles in detention from an average of 38 in 2009 to an average of 16 in 2014. Since 2015, though, the quarterly average daily population has increased and in June 2022 it was 28. The 2017 USD Facility Evaluation and Planning Study and the 2019 Facility Taskforce both identified various needs, including a sally port (i.e. a secure garage for law enforcement), improved healthcare areas, and a courtroom renovation.

Beginning in November 2021, Minnehaha County began a process of conceptual validation regarding the existing Juvenile Detention Center. Partnering with Tegra as our owners representative, this process included project team assembly, benchmark tours, conceptual design, existing building condition assessment, disruption avoidance planning, creating a master budget and schedule, and presenting a report of the findings.

The project team was assembled through a competitive RFP process, selecting Architecture Incorporated and their partner, HDR Engineering and Henry Carlson Construction, as Construction Manager-at-Risk. The project team also included staff from the JDC, Facilities, Commission Office, and Commissioners Beninga and Heiberger.

A population trends and projection analysis was completed and found that in 2026 the JDC will need between 43 and 48 beds, and in 2041 the JDC will need between 60 and 69 beds - the current JDC has 40 beds.

The project team completed a condition assessment of the existing facility which included all building systems, including roofing, technology, structural, mechanical, electrical, plumbing, and fire protection systems. Many of the building components are near the end of their useful life and may need replacement in the next 3-5 years.



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Representatives from Architecture Incorporated and HDR conducted multiple workshops with the project team to identify areas of the JDC which do not match best practices, areas which they have no concern over, and areas they would like to enhance. Of primary concern was the physical layout of the facility. The facility is made up of linear hallways which contain the sleeping rooms. This poses a safety concern, requiring staff to cover significant distance when responding to emergencies and when transporting youth to and from their rooms. Additionally, the layout of the facility does not allow for separation of youth, court staff, defendants, victims, and the public when transporting youth between the secure portion of the facility and the courtroom.

The project team conducted benchmark tours of newer facilities in Wyandotte County (KS), Johnson County (KS), Jasper County (MO), and a virtual tour of King County (WA). These tours highlighted the potential efficiency of merging like-uses into a single facility. What the project team has proposed is a Juvenile Justice Center, which would combine juvenile court services and detention in a single facility.

Based on the information received during this process, the project team created estimates for two options: renovating the current facility or building a new facility. The table below includes the conceptual cost estimates based on the two options. These figures do not represent a final design or a guaranteed maximum price.

Detail	Option 1 (Renovation + Addition)	Option 2 (New Construction)
Square Feet	57,000	67,000
Beds	64	64
Construction Timeline	5 Phases - 31 Months (including \$450,000 in phasing accommodations)	2 Phases - 27 Months
Construction Contingency	15%	10%
Construction Cost	\$39,800,000	\$40,900,000
Professional Fees (13%)	\$5,174,000	\$5,317,000
Furniture, Fixtures, and Equipment (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

It was the consensus of the Building Committee, on October 4, 2022, to move forward with the project, including further conversation with partner counties.