Juvenile Detention Center Project Update

Building Committee 9/20/22

What We Will Cover Today

- Why there is a need to consider the future of the current Juvenile Detention Center
- Two significant concerns driving the need
  - Building Design Safety and Security Limitations
  - Key Statistics and Projections
- We won’t be covering
  - Potential design options
  - Project cost projections
  - Financing options

Juvenile Detention Center Today

- Built in 1969
- Additions in 1988 and 1995
- 40 Bed Capacity (set by Resolution MC 15-06)
- 32,786 sq. ft.
- Regional Facility with 15 Partner Counties
  - Also partners with
    - SD Department of Corrections

Current JDC

GIS Photo of Juvenile Detention Center

Problem Identification - History

2017 - USD Facility Evaluation and Planning Recommendation

- Need for a sally port
- Improved healthcare area, specifically dental

2019 - Facility Taskforce

- Identified an immediate need to:
  - Add a sally port
  - Renovate courtroom

Building Design Safety and Security Limitations

Building Design - Sally port

- Need for a sally port
  - With no sally port today, there is an increased possibility for youth to escape
  - A sally port, typically a garage-style design, creates a secure environment for law enforcement and youth
    - Also provides increased confidentiality during intake

Law enforcement use this entrance when bringing youth to the facility.

Here you can see the public entrance which is immediately adjacent to the law enforcement entrance

This is the interior space that is shared both by the public and by law enforcement.

Building Design - Courtroom

- Courtroom
  - Minor improvements have been made to create clear path to exit for Judge and Court Reporter based on available space.
  - The existing layout does not allow for separate access for judicial staff, JDC staff, youth, visitors, parents, etc.
  - In-custody defendants are escorted to court along the same hallway used by victims, family members, attorneys, and staff

Building Design - Courtroom

Building Design - Courtroom

Administrative wing hallway provides the only access to the courtroom and administrative staff offices

- No natural separation of judges and youth, attorneys, parents, visitors, etc.

Building Design - Hallways

- Long, Narrow Hallways
  - Long hallways increase time for staff to respond.
    - Youth at JDC may have mental health conditions, including feelings of suicide, which make response time critical to ensuring safety.
  - Narrow hallways increase risk for youth and staff
    - Youth at JDC may need to be separated based on affiliations or charges.
    - Narrow hallways require staff to be creative both with both how and when youth are transported from their rooms to different areas of the facility.

Building Design - Hallways

- Facility design has been linked to a negative impact on staff's ability to engage in meaningful activities with youth, attend to the individual needs of youth, and build relationships with youth.
- Staff surveyed identified large units (15 or more rooms) as a contributing factor to youth behavior escalating more frequently.

Oostermeijer, S., Dwyer, M., & Tongun, P. (2022). Relational security: The impact of facility design on youth custodial staffs' practices and approaches. *Criminal Behaviour and Mental Health*.

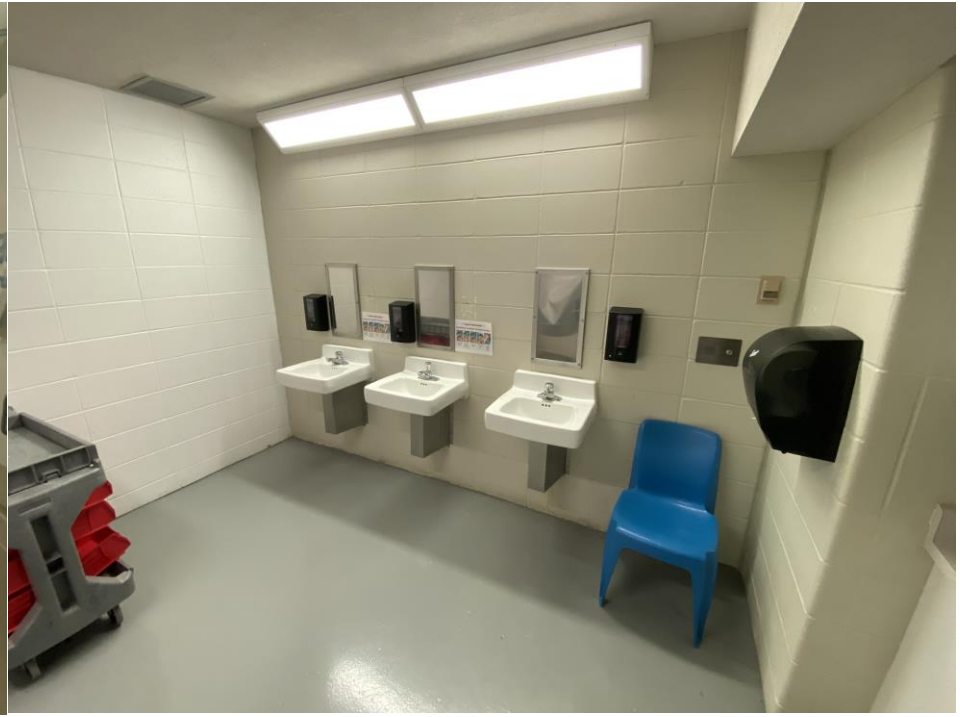
Existing hallways

Building Design - Hallways

- When staff perceive threats to their physical safety, job stress is likely to be exacerbated and may hinder performance in areas like promoting security and maintaining control

Wells, J. B., Minor, K. I., Angel, E., Matz, A. K., & Amato, N. (2009). Predictors of job stress among staff in juvenile correctional facilities. *Criminal Justice and Behavior*, *36*(3), 245-258.

Building Design – Juvenile Bathrooms



Building Design - Staff Area

- The environment in the JDC can be very high stress
- High levels of stress in juvenile detention facilities is related to an increased risk in turnover

Mitchell, O., Mackenzie, D. L., Styve, G. J., & Gover, A. R. (2000). The impact of individual, organizational, and environmental attributes on voluntary turnover among juvenile correctional staff members. *Justice Quarterly: JQ*, *17*(2), 333.

Staff Area

Staff Area

Building Design - Identified Inefficiencies

- Security electronics are outdated and, in some cases, discontinued by vendor
- Outdated building automation system equipment
- Sleeping room doors do not meet detention-grade standards
- Lock sets and cell doors are deteriorating
- Lack of cleanouts for waste pipe
- Tuck pointing
- Kitchen equipment
- Fluorescent lighting
- Flooring

Building Design - Repair and Replacements Needed

Repair/Replacement	Estimated Cost
Sally port	$686,000
Roof replacement	$389,123
Rooftop chiller replacement	$200,000
Door control and intercom system replacement	$160,000
Restroom renovations	$45,000
Outdoor recreation area asphalt replacement	$36,000
Hallway epoxy removal, reapply	$25,000
Main entrance ADA ramp and railing	$10,000
Main entrance hand railing	$7,200
Total	$1,558,323

Courtroom upgrades have been identified as necessary but no price estimates.

Estimates range up to three years old. It's anticipated these could be anywhere from 30-40% higher today

BUILDING COMPONENTS	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	Life Expectancy	Years in Service	Years Remaining	COMMENTS
Exterior Envelope																													
Roof Membrane																										25 - 30		0	Total roof membrane replacement needed
Brick / Precast Veneer																													Misc. sealant / tuckpointing needed
Windows																													Ongoing maintenance / replacement as necessary
Electrical System																													
Power System																													
Generator																										30	14	16	Purchased in 2008 (353 Hours)
Interior Lighting																													Replace with LED fixtures when necessary
Fire Alarm System																										25	3	22	
Intercom System																													Limited availability of parts for repair
HVAC / Plumbing Systems																													
Boiler																										30	7	23	Replaced in 2015
Water Softener																										20	1	19	Installed in 2021
Water Heaters																										20	16	4	
Heating Pumps																										30	28	2	1995 Project
Chiller																										30	28	2	1995 Project
Chilled Water Pumps																										30	28	2	1995 Project
Exhaust Fans																										30	28	2	1995 Project
Gym AHU / Condensing Unit																										30	30+	0	
Courtroom AHU / Condensing Unit																										30	30+	0	
Office AHU / VAV Boxes																										30	28	2	1995 Project
1995 Sleeping Room AHU / VAV Boxes																										30	28	2	1995 Project
Original Sleeping Room Fan Coil Units																										30	28	2	1995 Project
Cast Iron Piping																										50	Varies		Ongoing maintenance / repairs as necessary
Domestic Water Piping																										50	Varies		Ongoing maintenance / repairs as necessary
Plumbing Fixtures																										25 - 30	Varies		Ongoing maintenance / repairs as necessary
Control System																													Ongoing maintenance / repairs as necessary
Fire Sprinkler System																										50	27	23	Ongoing maintenance / repairs as necessary
Detention / Security																													
Security Electronics																													
Detention Doors																													
Interior CMU Walls																													

	Product / System is relatively new and in good condition. Limited maintenance / repair is anticipated.
	Product / System is within 5 years of the end of it's Life Expectancy or Anticipated Use. More regular maintenance / repair is anticipated.
	Product / System is beyond it's Life Expectancy.
	Age of Product / System Varies throughout the building. Anticipated maintenance / repairs as necessary.

Building Design - Conditions

Sleeping room door failing at head jamb

Caulk seal eroded at floor

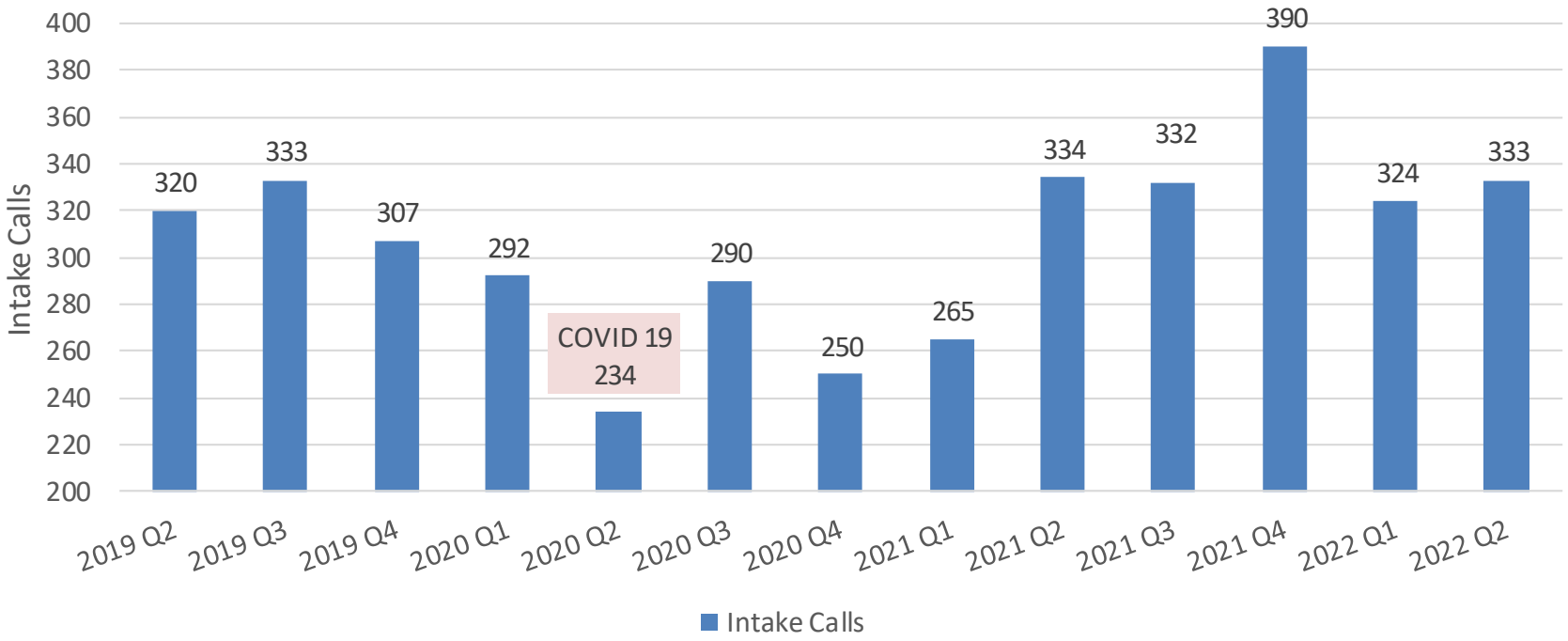
Building Design - Conditions

Gap forming around window frame

JDC Key Statistics and Projections

JDC Statistics - Intake Calls

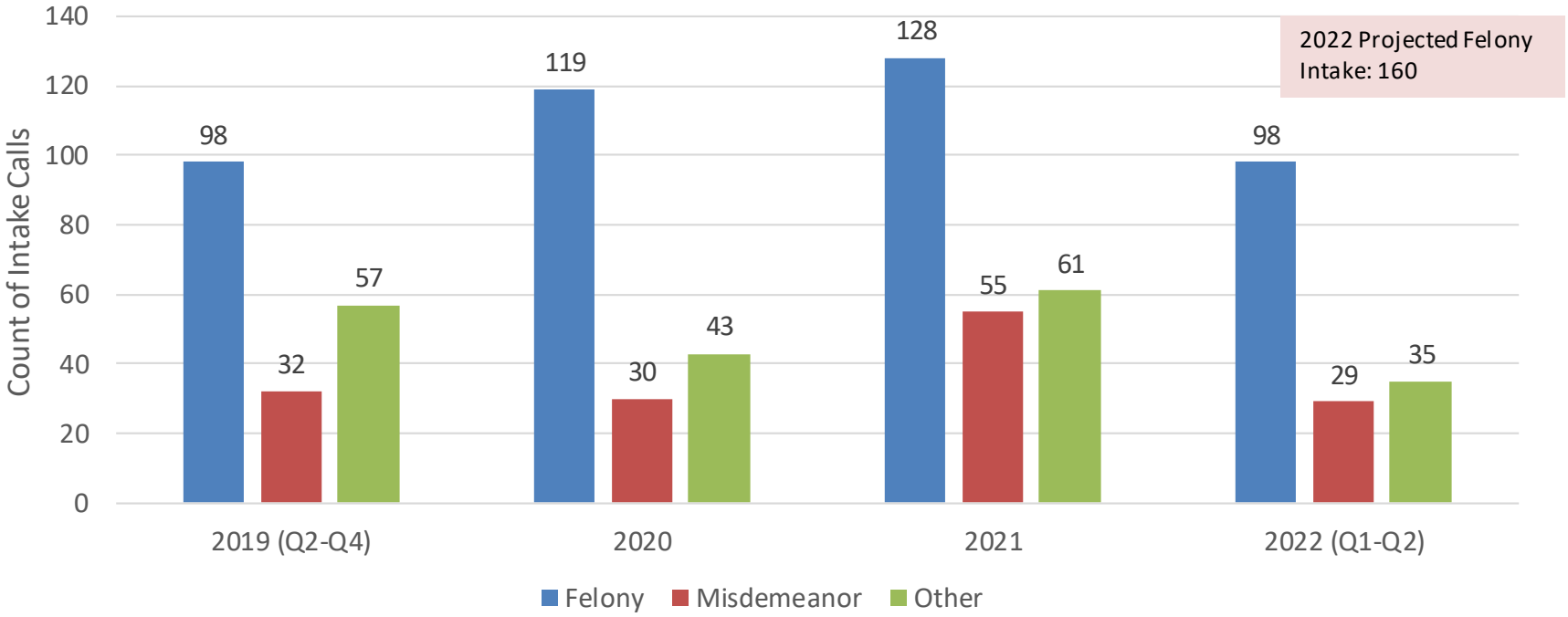
Q2 2019 – Q2 2022



Since 2019, the lowest intake period was Q2-2020 (n=234)

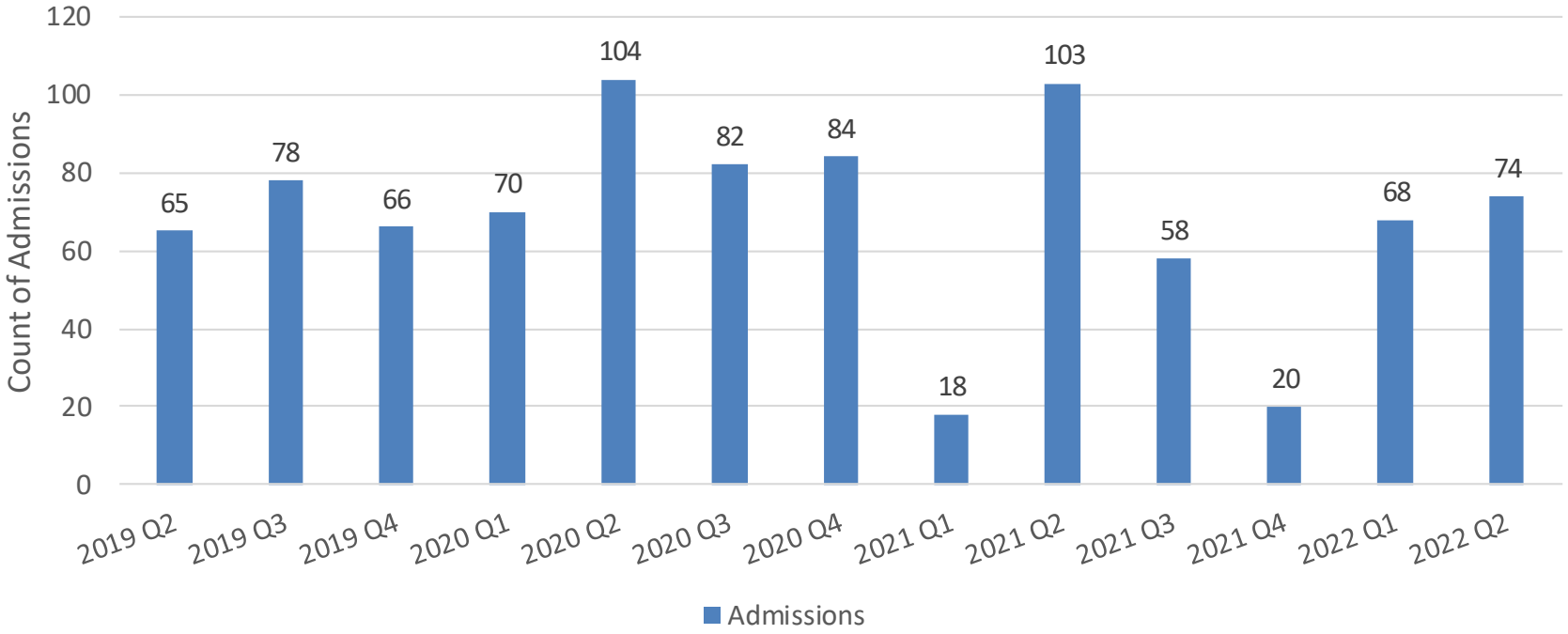
JDC Statistics – Intake Calls by Type

Q2 2019 – Q2 2022



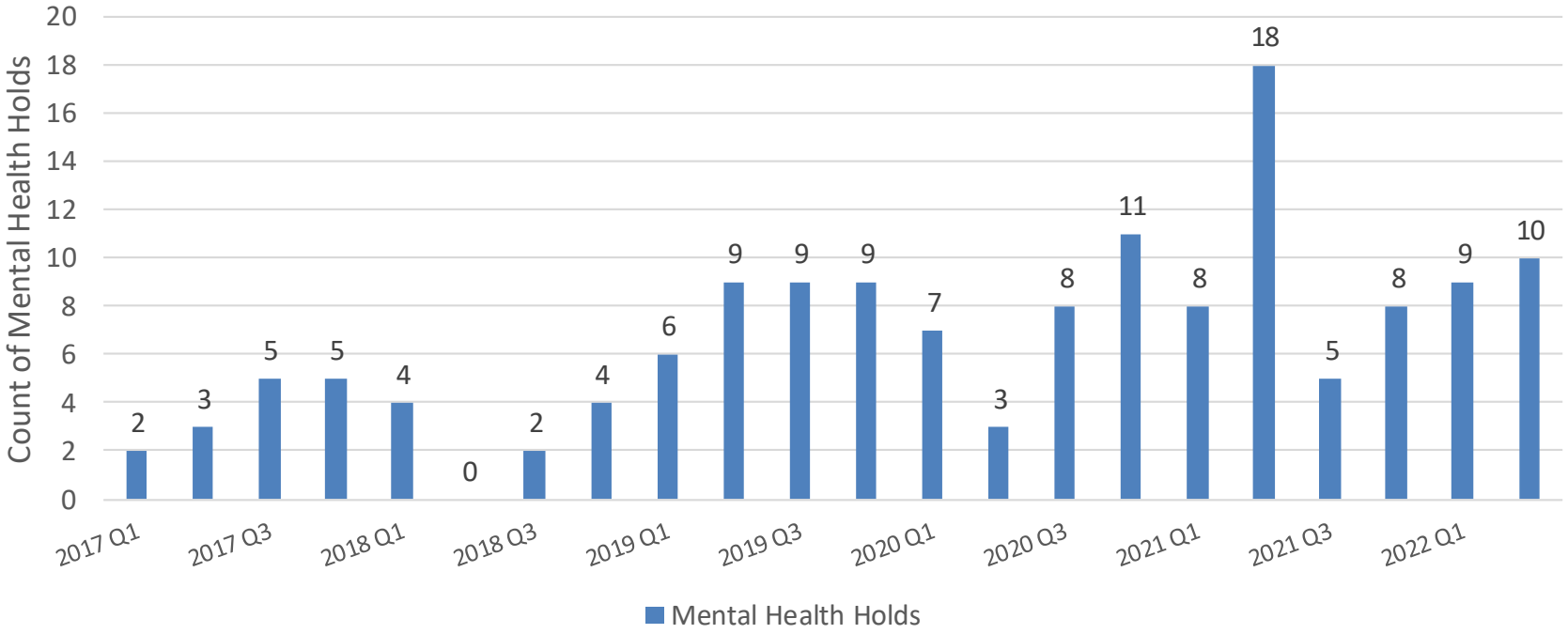
JDC Key Statistics – Admissions

Q2 2019 – Q2 2022



JDC Key Statistics – Mental Health Holds

Q1 2017 – Q2 2022



JDC Key Statistics – Average Daily Population

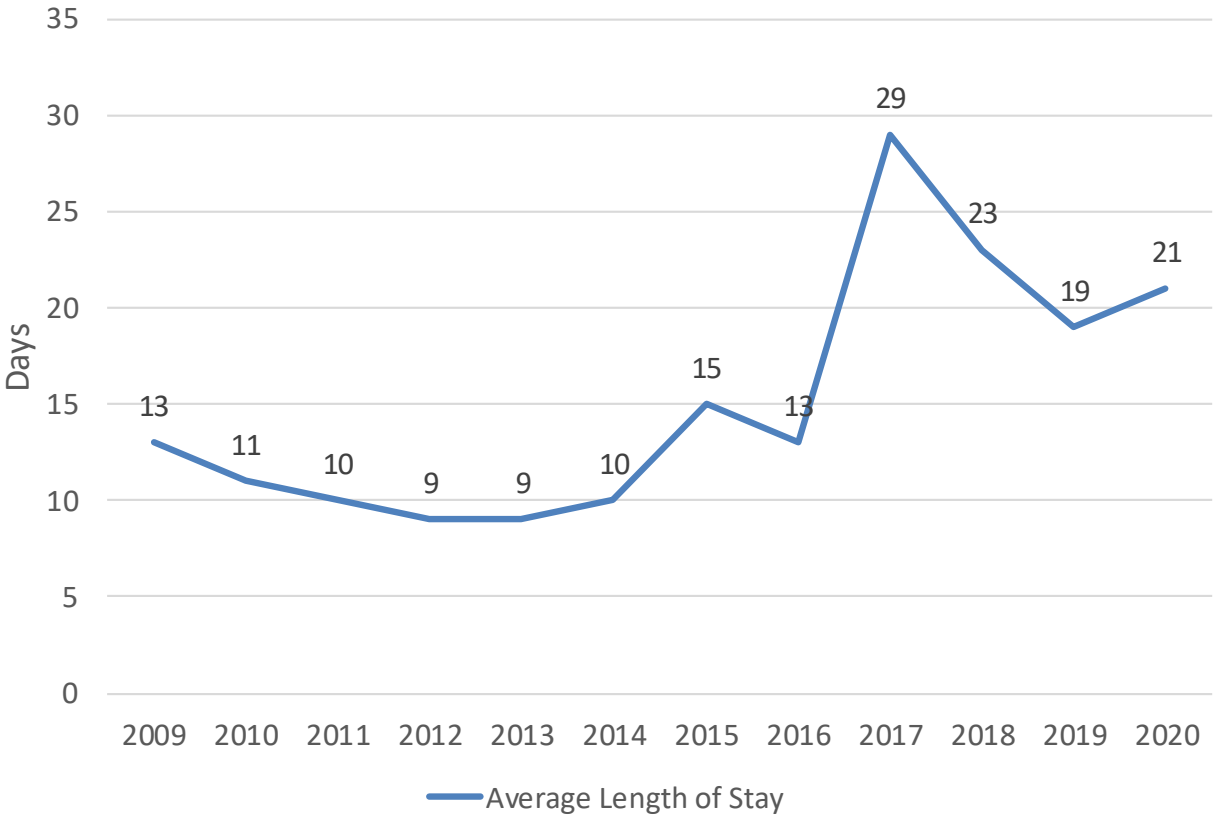
2016 - 2022

Year	Average Daily Population
2016	20
2017	26
2018	28
2019	29
2020	30
2021	27
2022	*24*

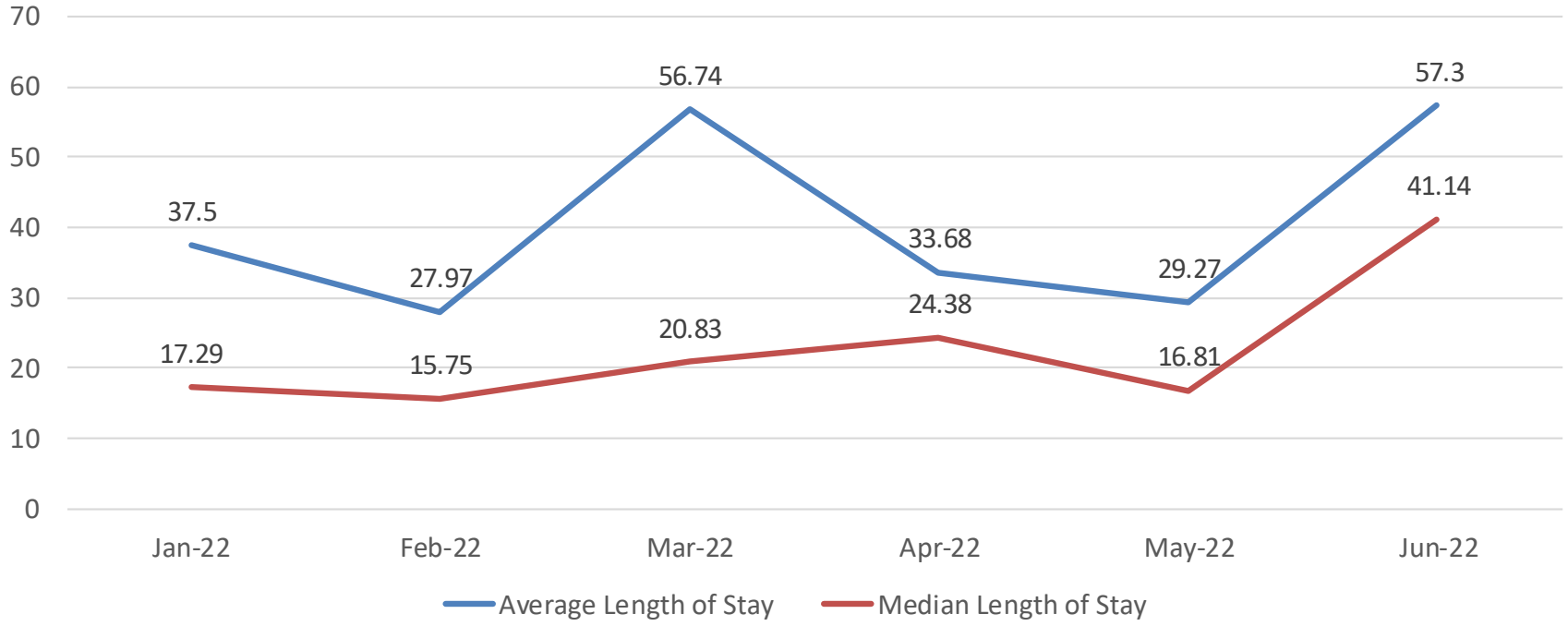
Source: Bill Garnos Population Trends and Projection Analysis; 2022 data based on monthly JDC reports

JDC Key Statistics - Length of Stay

2022 Average: 40



JDC Key Statistics – 2022 Length of Stay



JDC Key Statistics - Space Limitations

To begin this project, Criminal Justice Consultant Bill Garnos completed a population trends and projection analysis. The results indicated that **by 2026, the JDC will not have enough beds to fill the projected need.**

This table shows the projected average daily population (ADP) that the JDC can expect over the next 20 years

Forecasted Years	Year	Minnehaha County	Other Member Counties	Non-Member Jurisdictions	Total ADP	Total Beds Needed
5	2026	20.5	10.1	3.6	34.2	43 - 48
10	2031	23.7	11.7	3.6	39.0	49 - 55
15	2036	26.9	13.2	3.6	43.7	55 - 62
20	2041	30.0	14.8	3.6	48.4	60 - 69

Operational Limitations

- Flow throughout the building is limited by
  - Youth need to be separated based on affiliations
  - Youth need to be separated based on charges
  - No flexibility to separate
- Youth to staff ratio must remain at 8:1
  - This is a requirement under the Prison Rape Elimination Act (PREA) and a Juvenile Detention Alternative Initiative best practice
  - ACA Accreditation with new facility

Opportunities

- Design the right space
  - Flexibility
- Improve Safety
  - Courtroom
  - Sleeping rooms
  - Intake
  - Staff respite area
  - Pod design (8 beds per unit)
- Improve staff efficiency
  - Pod design removes long transports throughout facility
  - Reducing turnover
- Prepared for future
  - Population projections show a need for additional sleeping rooms

Best Practices + Youth Facility Trends

Best Practices

Understanding

What We Know

- Current Facility has Inadequate Circulation Flow.
- No separation of private and public spaces.
- Court Space is not a Safe Environment.
- PREA Issues; when violent issues arise, where/how to segregate?
- Building has potentially reached its life cycle.
- Lack of medical and wellness spaces.
- Current Housing does not allow for Separation of Classifications.

What We Don't Know

- What Does This All Mean?
- What Can This Look like?

Best Practices

JDC Visions and Goals

VISIONS

- Normative/Therapeutic Environment.
- Secure High School Look.
- Safe and Secure Environment for Youth and Staff.
- Design a True Juvenile Justice Center.
- Culturally Inclusive.

GOALS

- Flexibility and Adaptability.
- Ease of Access to Facility.
- Move to a Pod System Model for Housing Units.
- Bigger Medical/Wellness Space.
- Staff Amenities & Respite Space

Performance-based Standards

1. Safety
2. Order
3. Security
4. Health
5. Behavioral Health
6. Programming
7. Justice
8. Reintegration
9. Family & Social Supports

Resource: Home | Performance-based Standards for Juvenile Programs (pbstandards.org)

Youth Behavioral Health Design Principles

1. Always Put Children & Youth First
2. Reduce Stress
3. Create a Safe Environment
4. Engage the Youth & Family
5. Rely on Research Rather than Intuition
6. Build Community

Restorative Environments

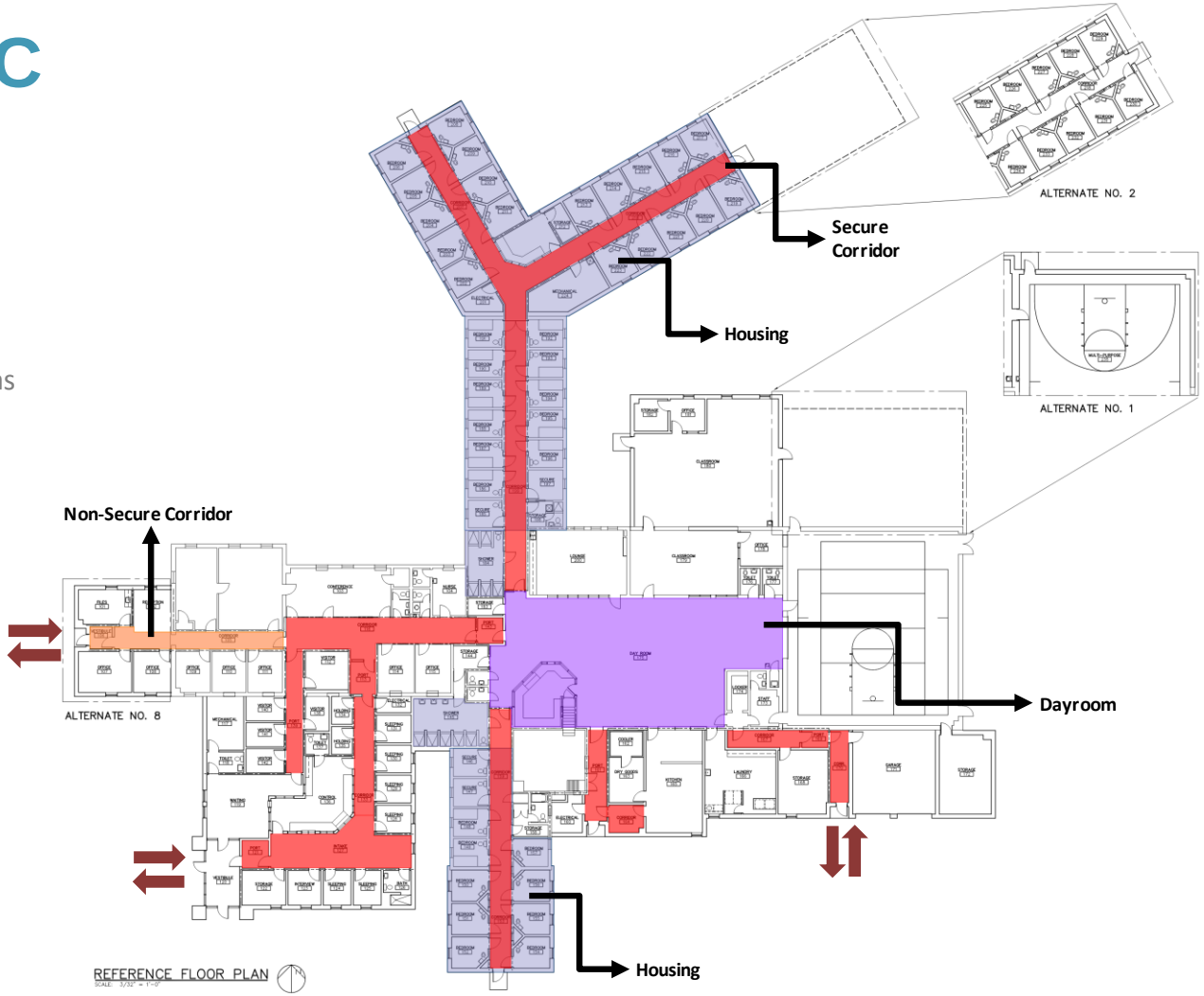
Critical Concepts

- Normative + Supportive Environments
- Biophilic Design Principles
- Continuum of Care
- Minimize Trauma
- Treatment Focused
- Natural Light

Minnehaha JDC

Current Floor Plan

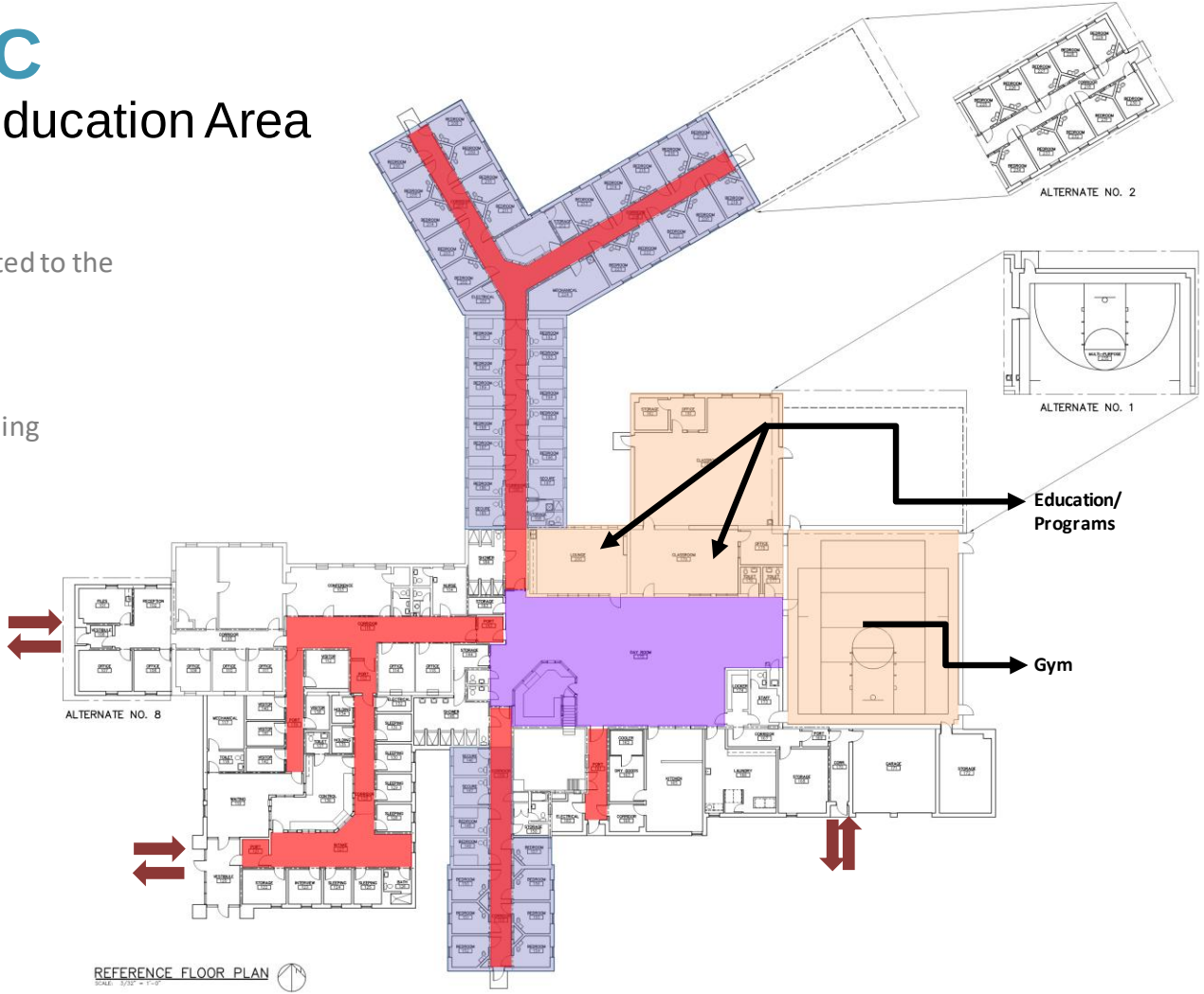
- Antiquated Linear Housing Model
- No Direct Access to Dayroom
- No Direct Access to Program Areas
- Poor Circulation for Room Checks
- Poor Sight Lines
- Tight Corridors
- Unable to Separate Youth



Minnehaha JDC

Current Floor Plan | Education Area

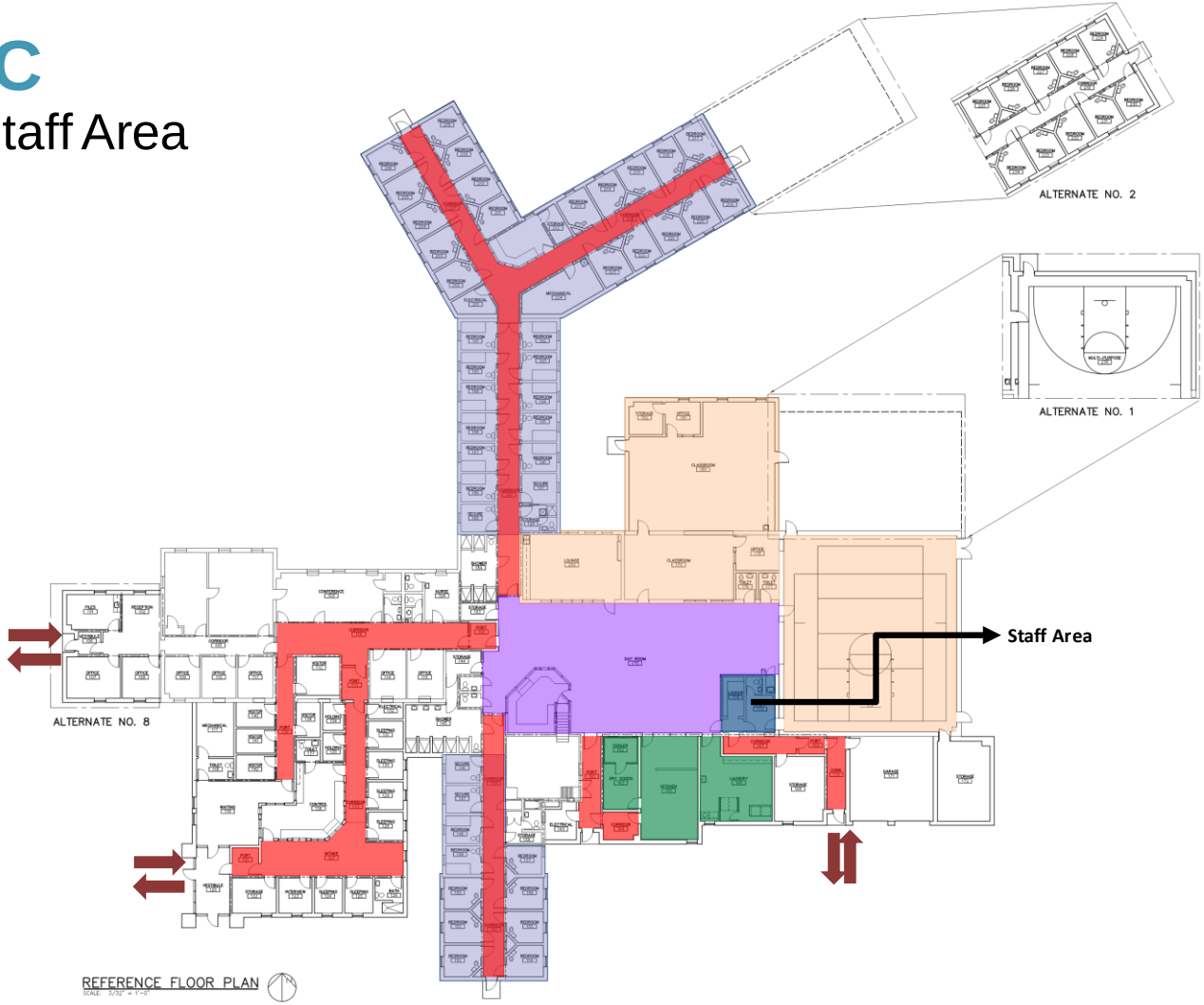
- Classrooms are not centrally located to the Housing Units
- Only (3) Classrooms
- (1) Classroom doubles as an evening dayroom
- No Work Area for the Teachers
- Not Enough Storage Space
- Gym is Utilized for Dining



Minnehaha JDC

Current Floor Plan | Staff Area

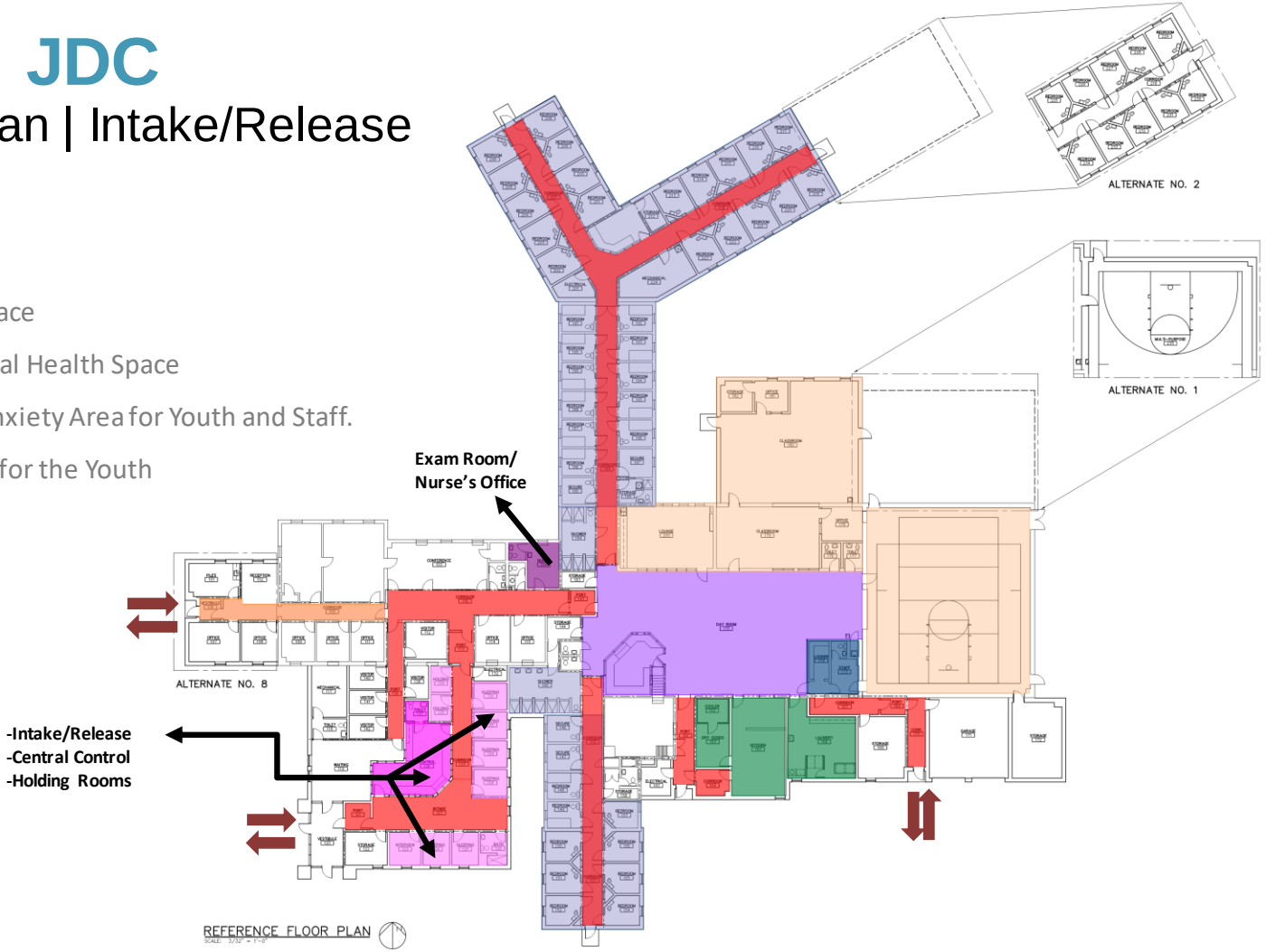
- Small Staff Area
- No Male or Female Restrooms
- No Respite Areas
- No Breakroom
- No Training Room



Minnehaha JDC

Current Floor Plan | Intake/Release

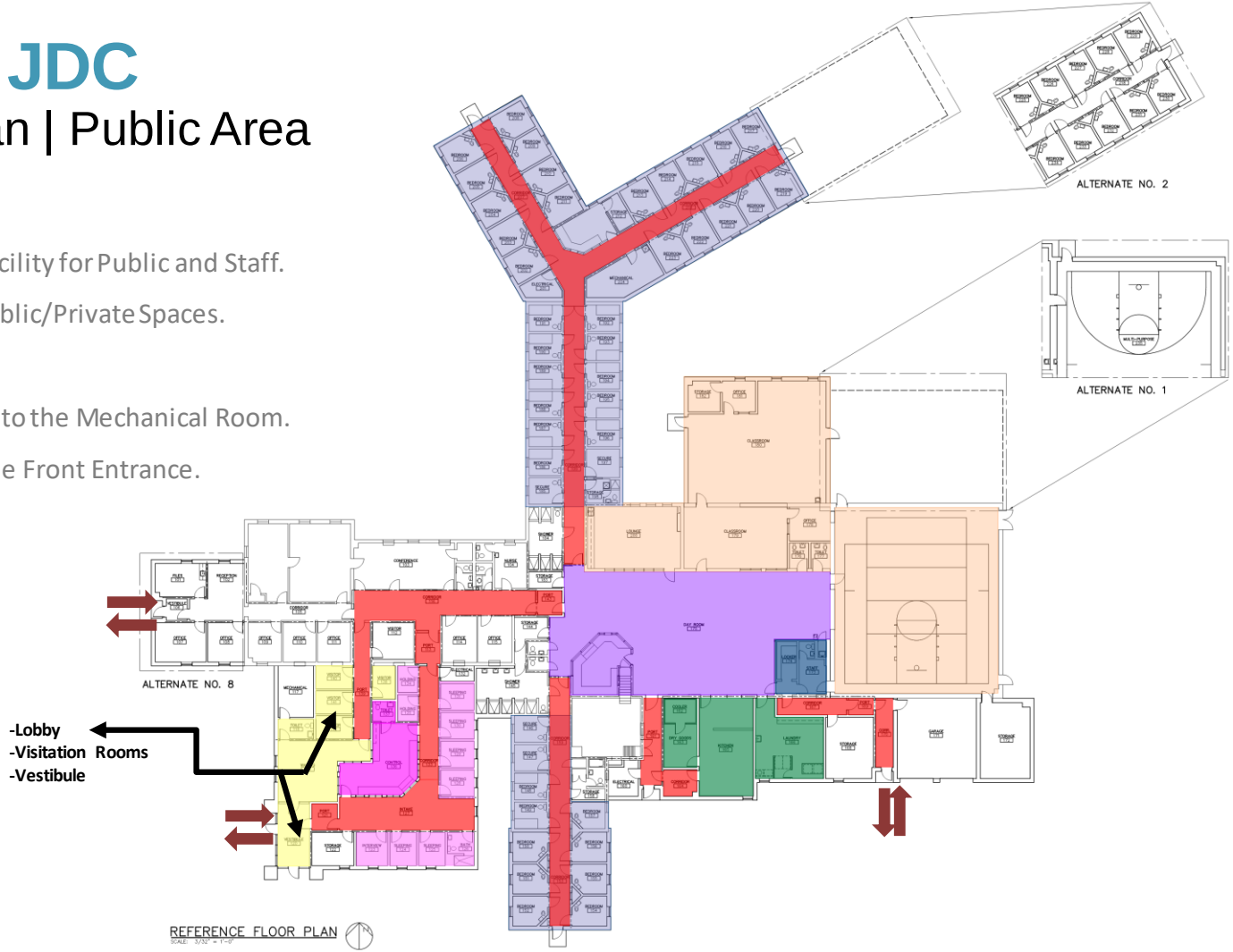
- Poor Sight Lines
- Not Enough Storage Space
- Lack of Medical + Mental Health Space
- High Stress and High Anxiety Area for Youth and Staff.
- Trauma-induced Space for the Youth



Minnehaha JDC

Current Floor Plan | Public Area

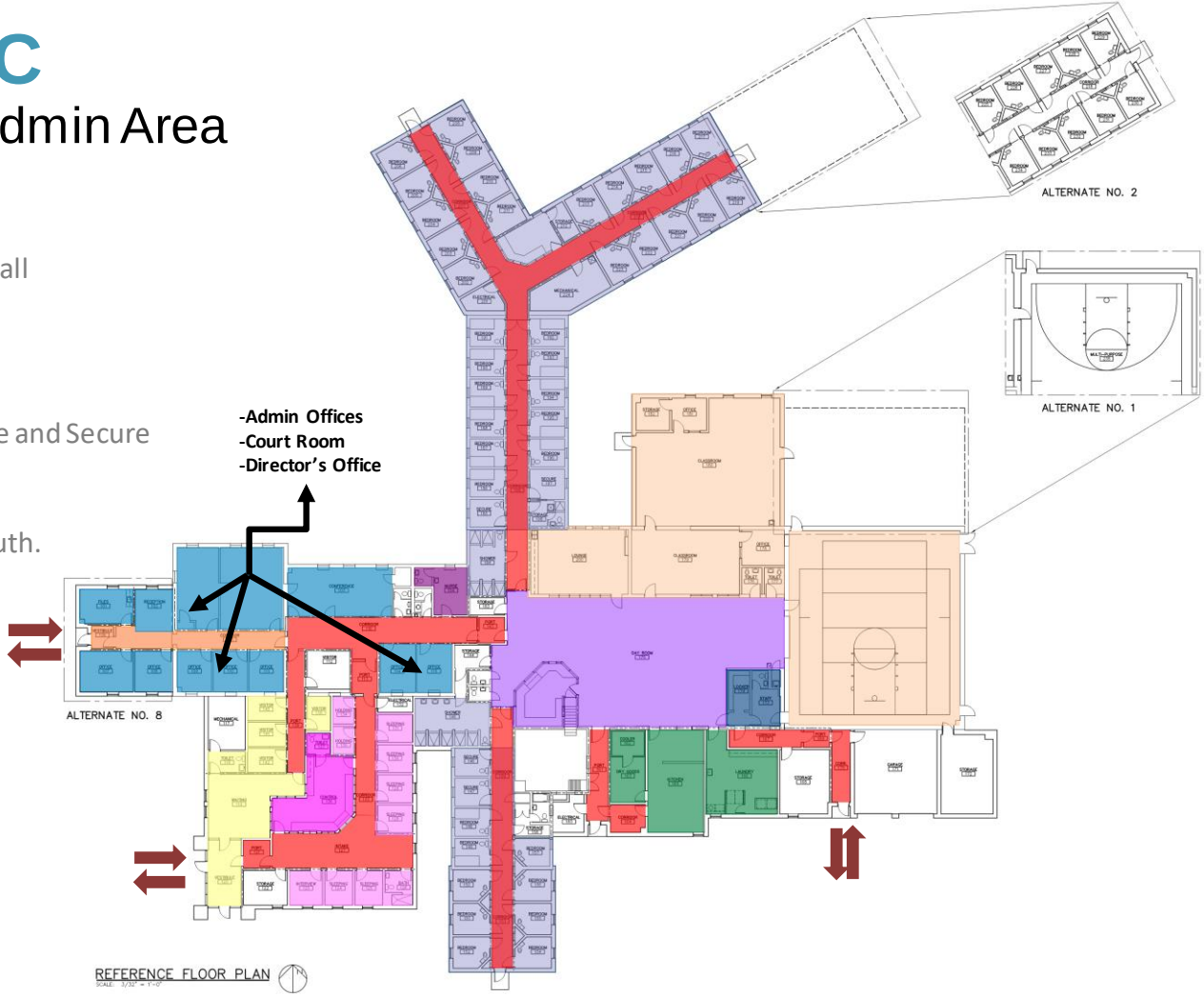
- One Entrance into the Facility for Public and Staff.
- No Sallyport between Public/Private Spaces.
- Small Visitation Rooms.
- Public Restroom Leads into the Mechanical Room.
- No Clear Distinction of the Front Entrance.



Minnehaha JDC

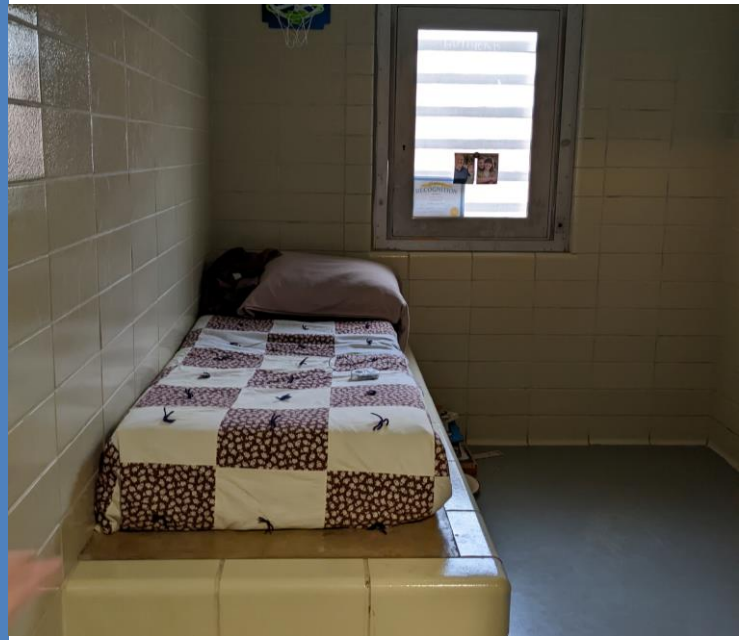
Current Floor Plan | Admin Area

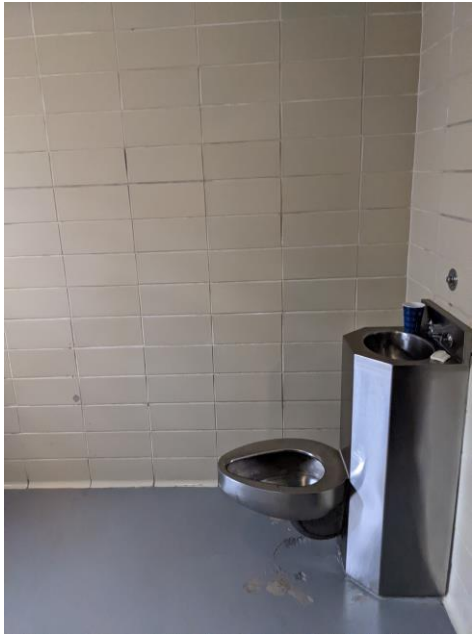
- Court Room is Unsafe and too Small
- No Space for Virtual Court.
- Not Enough File/Storage Space.
- No Sallyport between Non-Secure and Secure Corridors.
- Case Workers are far from the Youth.



Best Practices

Current JDC Room Units



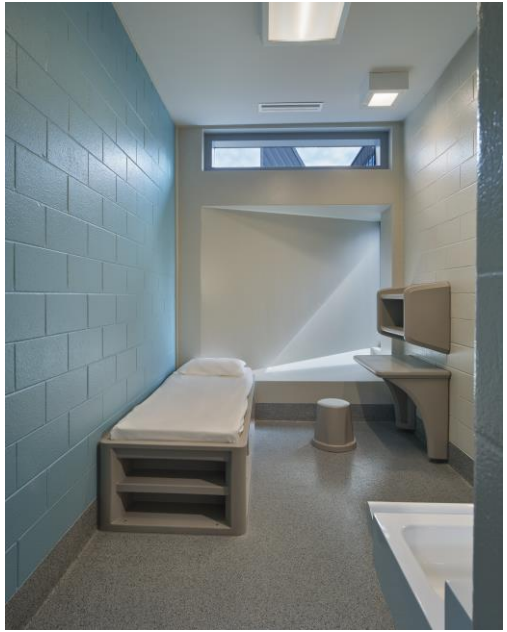


Best Practices

Youth Facility Trends | Sleeping Rooms

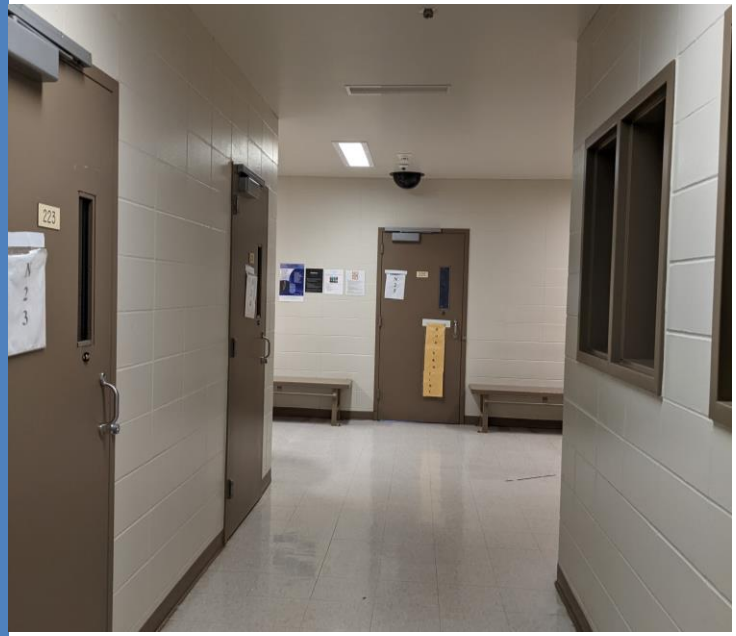
Best Practices

Youth Facility Trends | Sleeping Rooms



Best Practices

Current JDC Housing Layout

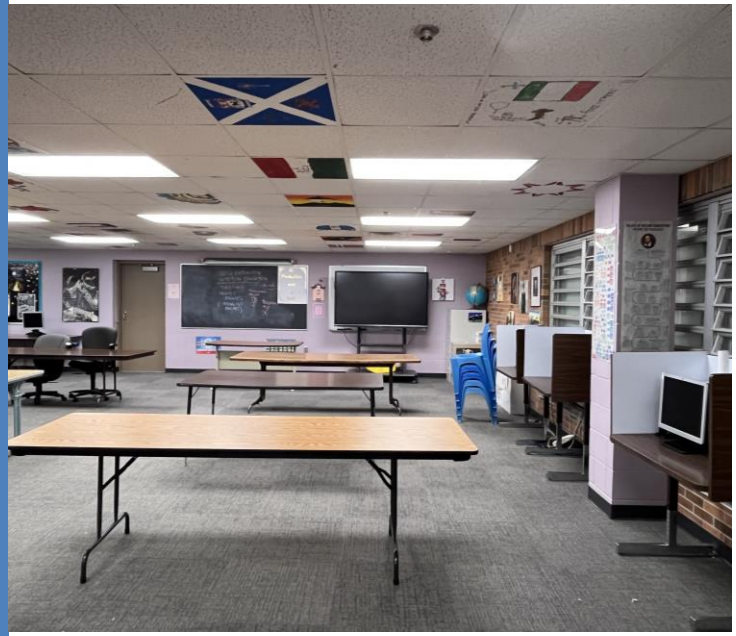


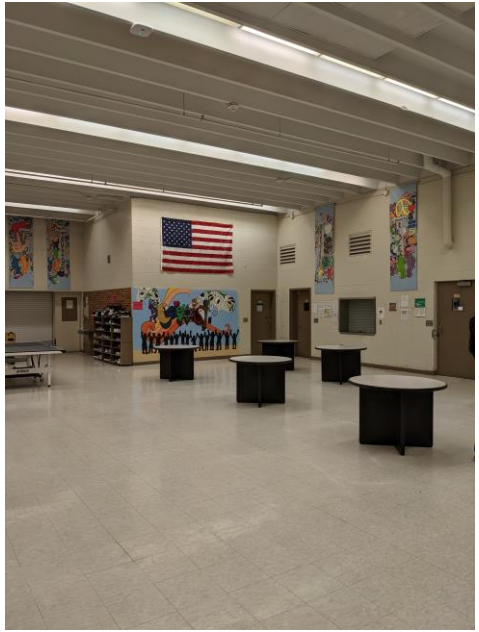
Best Practices

Youth Facility Trends | Housing

Best Practices

Current JDC Education/Program Areas





Best Practices

Youth Facility Trends | Education and Programs