

CAPITOL COMPLEX BUILDING INVENTORY EVALUATION

DETAILED INVENTORY EVALUATION



SOUTH DAKOTA CAPITOL COMPLEX

CAPITOL COMPLEX BUILDING INVENTORY EVALUATION

TABLE OF CONTENTS

	Acknowledgments	iii
	Foreword	iv
	Executive Summary	v-vi
1.0	INTRODUCTION	
1.1	Overview of Project	12
2.0	OVERVIEW OF THE CAPITOL COMPLEX	
2.1	General Overview	16
2.2	Detailed Campus Overviews	18
	2.20 Capitol Complex: Main Campus State-Owned	18-48
	2.21 Capitol Complex: Leased Buildings	50-51
3.0	AGENCIES	
3.1	Methodology	54
3.2	Agency Needs	56
3.3	Executive Branch, Legislative Branch & Judicial Branch	56-63
3.4	Summary of Existing Space Utilization	64
4.0	STATE PROPERTIES IN PIERRE	
4.1	State-Owned Properties	68
	4.10 Adjacent to the Main Campus	68-69
5.0	RECOMMENDATIONS	
5.1	Recommendations	71

ACKNOWLEDGMENTS

LEADERSHIP TEAM INVOLVEMENT

CAPITOL COMPLEX LEADERSHIP COMMITTEE

- SCOTT W. BOLLINGER, *Commissioner, Bureau of Administration*
ANDY GERLACH, *Deputy Commissioner, Bureau of Administration*
STACY WATTERS, P.E., *State Engineer*
KRISTINE SCHLOMER, E.I.T., *Deputy State Engineer*
KEVIN FRIDLEY, *Space Management Director*
JESSICA FILLER, *Senior Legal Counsel, Bureau of Administration*
STEVE KOHLER, *Bureau of Finance and Management*
BRENT GILL, *Buildings and Grounds Manager, Bureau of Administration*

AGENCY INTERVIEWEES

- HUNTER ROBERTS, *Department of Agriculture*
MARCIA HULTMAN, *Department of Labor and Regulation*
CRAIG PRICE, *Department of Public Safety*
SHAWNIE RECHTENBAUGH, *Department of Human Services*
PATTY VAN GERPEN, *Public Utilities Commission*
JIM TERWILLIGER, *Department of Revenue*
RACHEL COMES, *Department of Game, Fish & Parks*
JEFF CLINES, *Bureau of Information and Telecommunications*
STEVE BARNETT, *Secretary of State*
KIM MALSAM-RYSDON, *Department of Health*
DAVE FLUTE, *Department of Tribal Relations*
DARIN SEELEY, *Bureau of Human Resources*
CONNIE HOHN, *Department of the Military*
REED HOLWEGNER, *Legislative Research Council*
GREG SATTIZAHN, *Unified Judicial System*
JOEL JUNDT, *Department of Transportation*
JASON WILLIAMS, *Deputy State Treasurer*
JAMES HAGEN, *Department of Tourism*
GREG WHITLOCK, *Department of Veteran’s Affairs*
BRENDA TIDBALL-ZELTINGER, *Department of Social Services*
LIZA CLARK, *Bureau of Finance and Management*
LAURA WILSON, *State Auditor*
DR. BEN JONES, *Department of Education*
HEATHER FORNEY, *Board of Regents*
RYAN BRUNNER, *Schools and Public Lands*
STEVE WESTRA, *Governor’s Office of Economic Development*

CONSULTANT TEAM

- TOM HURLBERT, AIA & LEED AP, *Principal Architect, CO-OP Architecture*
ALEXANDRA KUMMER, AIA, *Planner, CO-OP Architecture*

FOREWORD

This Capitol Complex Inventory Evaluation was authorized by the South Dakota Legislative Joint Committee on Appropriations (JCA). The scope of the Inventory Evaluation includes 21 state-owned buildings and 36 state-leased buildings within the Main Capitol Complex Campus as well as the Pierre area. The Department of Corrections located in the Solem Public Safety Center and Pierre Community Work Center was not included in this study, with the exception of participation in the agency questionnaire because this agency department was predetermined to remain at the existing location. Furthermore, the South Dakota Housing Development Authority was also excluded from the building study due to remaining in their current location with no means of relocation in the future, but the agency did participate in the agency questionnaires.

This Capitol Complex Inventory Evaluation includes agency questionnaires and interviews, which collected agency needs, and current and five year projected FTE data. The Inventory Evaluation also includes agency locations within both state-owned and leased buildings,

along with the agencies total net area (square footage) per building and the overall total throughout the Pierre Capitol Complex.

This evaluation effort seeks to produce a baseline of building and agency information and provide recommendations to begin the process of accommodating the changes and growth of state government. The following detailed document includes the up to date plans of the 21 state-owned buildings and the agency occupation within those buildings. Below are the six items from the Capitol Complex Letter of Intent.

- 1. Five year historical data on building expansion due to growth in Pierre/Ft. Pierre area work place square footage.**
 - The five year historical growth rate of the state-owned buildings in the Pierre/Ft. Pierre area has been stagnate with the exception of growth into leased buildings. An example of this growth is the Department of Labor and Regulation. With all of the

Capitol Complex locations existing in leased spaces.

- 2. List of buildings in the Pierre/Ft. Pierre area with a breakout of state-owned and leased buildings.**
 - The catalog of the 21 state-owned buildings and the lease buildings are included within Section 2.0 Overview of the Capitol Complex in this detailed document.
- 3. Expected expansion and attainment of any new buildings for the next five fiscal years.**
 - Subject to annual review and approval by the Governor and Legislature. This item will be further analyzed during Phase Two, outlined in the Section 7.0 Recommendations of the detail document and Executive Summary.
- 4. Historical changes in the last five years and/or future changes in agency location due to consolidation of services across departments.**

- There are no historical changes in the last five years of agency location due to consolidation of services. Efforts have been made previously to co-locate public facing departments such as Department of Social Services, Department of Labor and Regulation, and Department of Human Resources. Included in Phase Two will be to further coordinate agency co-locations based upon synergies and efficiencies.
- 5. An analysis providing the square foot per person for each building and the physical work conditions of each building.**
 - The data provided for item five is included within the Appendix section of the detail document, in addition to the Executive Summary.
- 6. Building Plan to accommodate the change and growth with expected costs.**
 - This item will be determined based on the completion of Phase Two Master Plan.

EXECUTIVE SUMMARY

CAPITOL COMPLEX BUILDING INVENTORY EVALUATION

The study was conducted by CO-OP Architecture, under the direction of the Bureau of Administration, as mandated by the South Dakota State Legislature. Input was received from the Capitol Complex Leadership Committee and the Agency Interviewees. The project study took place between July 17th, 2020, and December 1st, 2020.

The state of South Dakota has a large inventory of buildings, both owned and leased, located throughout the Pierre area - which is under the management of the Bureau of Administration. Understanding the use and efficiency of those buildings to maximize taxpayer dollars and the services they provide should be a priority. Strategic investment in select buildings (or reduced funding when necessary), consolidation when appropriate, having the right mix of leased and owned buildings, the right swing spaces during construction projects, appropriate ADA and health code functionality, understanding energy/cost use, promoting remote work cost savings, and maximizing the effectiveness of the state workforce can lead to many benefits for the State. Before accomplishing these tasks, it was important to understand what the State of South Dakota currently occupies in Pierre. Leases are constantly being negotiated, departments grow and shrink regularly, leadership and staff change, even walls and floor plans are renovated regularly, creating for complicated property management. An audit of the current facilities – which is the baseline data required for smart, cost-effective planning, was the core goal of this planning effort.

The essential question of this study was: “What are the appropriate agency locations (buildings) to consolidate for financial and functional gain and how should we plan efficiently for future State agencies?”

This Capitol Complex Long-Range Building Plan Evaluation contains an audit of current facilities, both leased and owned. Plans of state-owned facilities were cataloged, leased buildings were addressed and recorded, and agency occupants were surveyed and interviewed. Building a strong foundation for an effective plan paves the road for efficient future building use, and a more effective state workforce.

Agency data was collected through a survey and interview process conducted by CO-OP Architecture. Most five-year staffing projections anticipate minimal expansion throughout the Pierre/Ft. Pierre state workforce, reflecting the projected needs of the departments and the services provided. Included in the document are the agency topic items recorded during the collection process.

The Pierre area is composed of 21 state-owned buildings and 36 leased buildings excluding the underground tunnel system (Reference Image 1.0: Agency Occupied State-owned and Leased Buildings in Pierre, SD). Within all owned and leased buildings, the State houses 29 government agencies including the executive, judicial, and legislative branches. A detailed breakout of these spaces is included in the complete study document.

The state-owned buildings in the Pierre area total approximately 855,431 square feet, incorporating approximately 2,415 state employees including elected officials. The leased buildings in the Pierre area consist of 36 individual locations. Those locations include both office spaces and storage facilities. The total amount of leased space is approximately 202,639 square feet, with approximately 390 state employees.

The leased buildings in the Pierre area embody approximately 19% of the State’s occupied space. This percentage of leased space has a noteworthy effect on the State’s fiscal budget. The planning team collected extensive data and after consultation and analysis with the Bureau of Administration, initiated a series of five recommendations for the next phase (Phase Two) of strategic planning, listed on the next page as following:

RECOMMENDATIONS:

1. A Capitol Building Master Plan

- *Identify who belongs in the Capitol Building*
- *Develop opportunities to maximize existing space, may include renovations*
- *Re-purpose, reprogram non-essential spaces*
- *Remove/re-purpose basement swing space from the Capitol Building*

2. Maximize all Pierre Campus Building Space, Leased and Owned

- *Consolidate appropriate leased agency locations back to the Capitol Complex*
- *Co-locate agencies where necessary and synergistically appropriate*

3. Identify a New Swing Space During Construction

- *Determine building location, financial feasibility and spatial functionality.*
- *Determine appropriate proximity to the Capitol Complex*

4. Develop Statewide Remote Work Policy

- *Determine evaluation standards within each agency*
- *Perform a trial study for long-term feasibility*

5. Develop a Capitol Complex Land Use Study (including Green Spaces & Parking)

- *Identify state-owned properties in adjacency to the Capitol Complex*

We recommend a period of 9 months for the team to conduct Phase Two. Phase Two will also contain cost benefit analysis for leasing verses owning. It will also consider estimated project costs, useful for future budgeting for any proposed projects, should there be any. This future document will also provide direction for maintenance and building upgrades, understanding that certain buildings, leased or owned, may or may not be a part of a longer occupancy strategy. Within this document you will see how all Pierre area government buildings, leased and owned, are currently being utilized.

In summary, this document, the Capitol Complex Long-Range Building Plan Evaluation, sets the groundwork for laying out an achievable strategy to make the Pierre area government buildings as efficient and cost effective as possible.

01 INTRODUCTION

1.1 OVERVIEW OF PROJECT

PROJECT SCOPE

1.10 OVERVIEW OF CAPITOL COMPLEX INVENTORY EVALUATION SCOPE

The Joint Committee on Appropriations directs the Bureau of Administration to develop a Long-Range Building Plan for the Pierre/Ft. Pierre area Capitol Complex. The Inventory Evaluation of is subject to approval to continue into Phase II. Its scope is outlined as follows:

- Determine space utilization occupancy of state agencies located in and near the Pierre Capitol Complex.
- Identify agency needs through questionnaires and individual agency interviews.
- Catalog state properties including the Capitol Complex main campus, land adjacent to the main campus and throughout the Pierre/Ft. Pierre area.
- Provide recommendations for the Phase II master plan agenda items.

1.11 METHODOLOGY

Initial Capitol Complex Assessment

Phase one of the Capitol Complex Inventory Evaluation process was title as **'Project Launch.'** During this phase the consultant team met with the leadership team to verify the project scope and began the initial collection of building data from the Capitol Complex Leadership Committee. Verification of the master schedule was also performed at this beginning phase.

Phase two 'What We Found' of the Inventory Evaluation included agencies to complete agency questionnaires provided by the CO-OP Architecture consultant team. Interviews with state agencies included in this document were performed in person with representatives from both the consultant team and representatives from the Capitol Complex leadership committee. The interviews provided insightful information of building space issues, confirmation of building space use of both state-owned and leased buildings. After the interviews were conducted the consultant team met with the

leadership committee to present the interview findings. An alignment discussion of the goals and objectives was evaluated in congruence with the information from the agency interviews and questionnaires.

Phase three 'What We Need' includes the review of all the information collected from the previous phases, compiling of the state personnel data (FTE) and the current space lists for the departments. Gathering of the state owned properties in the Pierre/ Ft. Pierre area was included at this phase.

Phase four 'How We Get There' was the final phase within the Inventory Evaluation scope, which then becomes the beginning catalyst for the Phase II Capitol Complex Master Plan. This phase includes the consultant recommendations, moving forward to develop a thorough and thoughtful Long-Range Master Plan for South Dakota Capitol Complex.



SOUTH DAKOTA

02

OVERVIEW OF THE CAPITOL COMPLEX

2.1 GENERAL OVERVIEW

CAPITOL COMPLEX + AGENCY LOCATIONS

The following State Government Branches and their corresponding agency departments are located in or near the South Dakota Pierre Capitol Complex. The departments listed below are either in state-owned facilities, agency owned, or commercially leased facilities, all of which are included within the scope of the 2020 Inventory Evaluation.

Executed Branch + Elected Officials

- South Dakota Governor's Office
- South Dakota Attorney General
- Governor's Office of Economic Development
- Secretary of State
- State Treasurer
- School and Public Lands
- Public Utilities Commission
- Board of Regents

Executive: Branch Agencies

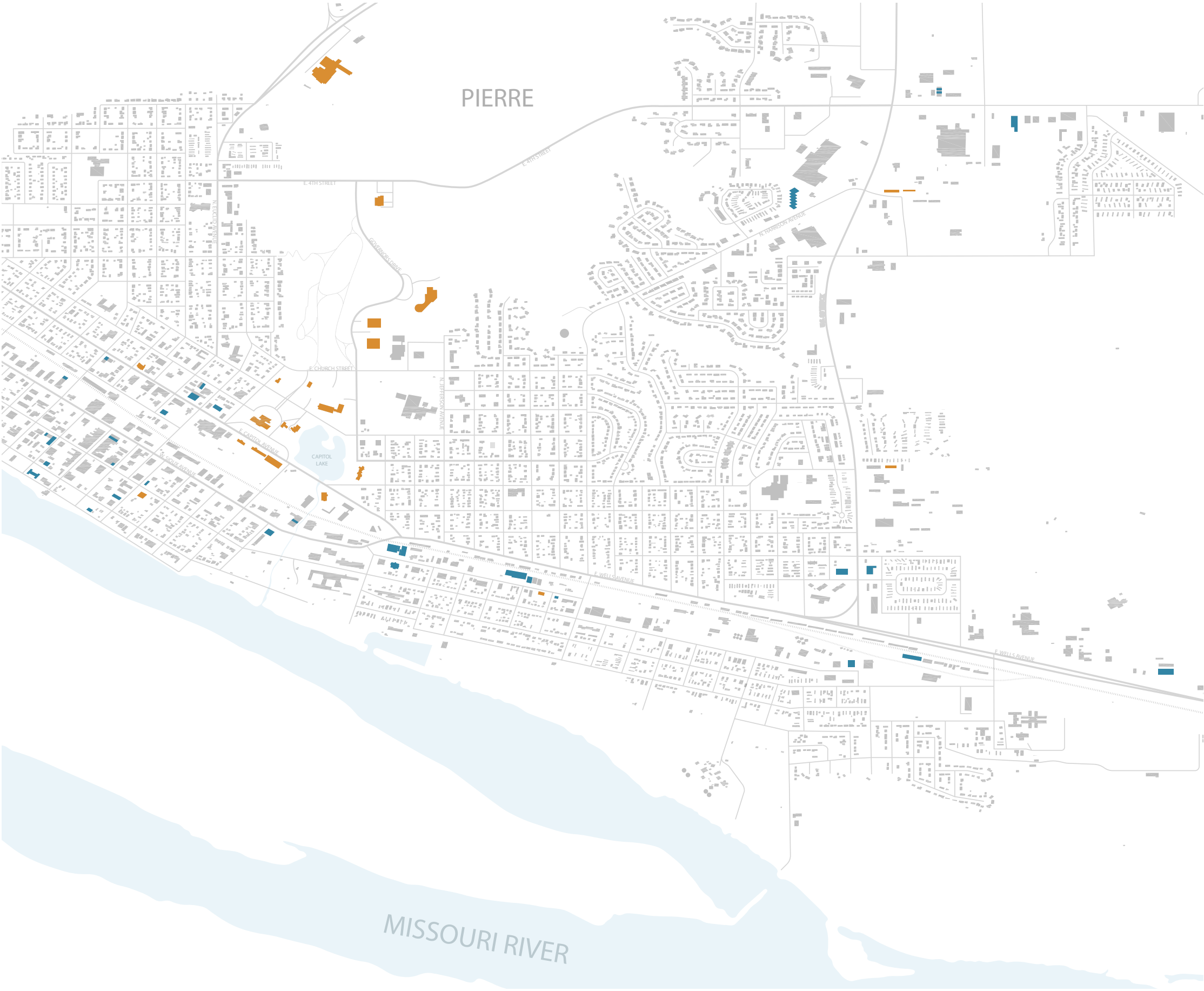
- Bureau of Administration
- Bureau of Finance and Management
- Bureau of Human Resources
- Bureau of Information and Telecommunications
- Department of Agriculture (Merging with DENR)
- Department of Education
- Department of Environment & Natural Resources
- Department of Health
- Department of Human Services
- Department of Game, Fish & Parks
- Department of Labor and Regulation
- Department of Military
- Department of Public Safety
- Department of Revenue
- Department of Social Services
- Department of Tourism
- Department of Transportation
- Department of Tribal Relations
- Department of Veterans Affairs
- South Dakota Retirement System
- South Dakota Housing Development Authority

Legislative

- Legislature
- Legislative Research Council
- State Auditor

Judiciary

- Unified Judicial System





2.2 DETAILED CAMPUS OVERVIEW

2.20 CAPITOL COMPLEX: MAIN CAMPUS STATE-OWNED

2.21 Capitol Complex State-Owned Facilities in the Main Campus:

The Capitol Complex main campus depicted in the following illustration (image #) contains the majority of the state government agencies, with the exception of six state-owned facilities that are located further in physical proximity to the main campus.

1. South Dakota State Capitol Building, 500 E Capitol Avenue, Pierre, SD 57501

Constructed in 1905 to 1910, the Annex addition was complete in 1932, added to the National Historic Register in 1976, rehabilitated.

GFA: 114,211 SF + 61,305 SF (Capitol Annex)

Tenants:

2. Bureau of Administration Nicollet Building, 320 N Nicollet Avenue, Pierre, SD 57501

Constructed 1964.

GFA: 4,463 SF

Tenants: BOA (total staff), BFM (total staff)

3. Paul Kinsman Building, E Church Street, Pierre, SD 57501

Constructed

GFA:

Tenants: BOA (total staff)

4. Health Laboratory, 615 E 4th Street, Pierre, SD 57501

Constructed 1996.

GFA: 41,526 SF

Tenants:

5. Cultural Heritage Center, 900 Governors Drive, Pierre, SD 57501

Constructed 1989.

GFA: 70,415 SF

Tenants: DOE (total staff)

6. MacKay Building, 800 Governors Drive, Pierre, SD 57501

Constructed in 1976.

GFA: 52,096 SF

Tenants: DOE (total staff)

7. Richard F. Kniep Building, 700 Governors Drive, Pierre, SD 57501

Constructed 1974.

GFA: 79,530 SF

Tenants: DSS (total staff), BIT (total staff)

8. Becker-Hansen Building, 700 E Broadway Avenue, Pierre, SD 57501

Constructed 1965.

GFA: 88,921 SF

SOU

Tenants: DOT (total staff), BIT (total staff), BHR (total staff)

9. Capitol Lake Visitor Center & Boiler Plant, E Broadway Avenue, Pierre, SD 57501

The Boiler Plant was constructed in 1915, Visitor Center addition complete in 1971.

GFA: 2,802 SF + 4,139 SF (Visitor Center)

Tenants: BOA (total staff)

10. Dr. Robert Hayes Building, 600 E Capitol Avenue, Pierre, SD 57501

Constructed 1950, with the addition constructed in 1971.

GFA: 10,573 SF

Tenants: DOH (total staff)

11. Governor’s Residence, 119 N Washington Avenue, Pierre, SD 57501

Constructed 2005.

GFA: -- SF

Tenants: Governor’s Residence

12. Dolly-Reed Plaza, 711 E Wells Avenue, Pierre, SD 57501

Constructed in.

GFA: 24,828 SF

Tenants: Dept. of Tourism (total staff), GOED (total staff), DOR (total staff), DOTR (total staff)

13. Joe Foss Building & Matthews Training Center, 523 E Capitol Avenue, Pierre, SD 57501

Constructed in 1957.

GFA: 57,622 SF

Tenants: BOA (total staff), DOA (total staff), DENR (total staff), GFP (total staff)

14. Sigurd Anderson Building, 445 E Capitol Avenue, Pierre, SD 57501

Constructed in 1951.

GFA: 29,112 SF

Tenants: DOR (total staff),

15. Soldiers and Sailors World War Memorial Building, 425 E Capitol Avenue, Pierre, SD 57501

Constructed in 1919, rehabilitated in 1945.

GFA: 13,530 SF

Tenants: DOM (total staff), DOVA (total staff), and BFM (total staff)

16. Sutherland Building, 118 W Capitol Avenue, Pierre, SD 57501

Constructed in 1906, rehabilitated in 1967.

GFA: 23,879 SF

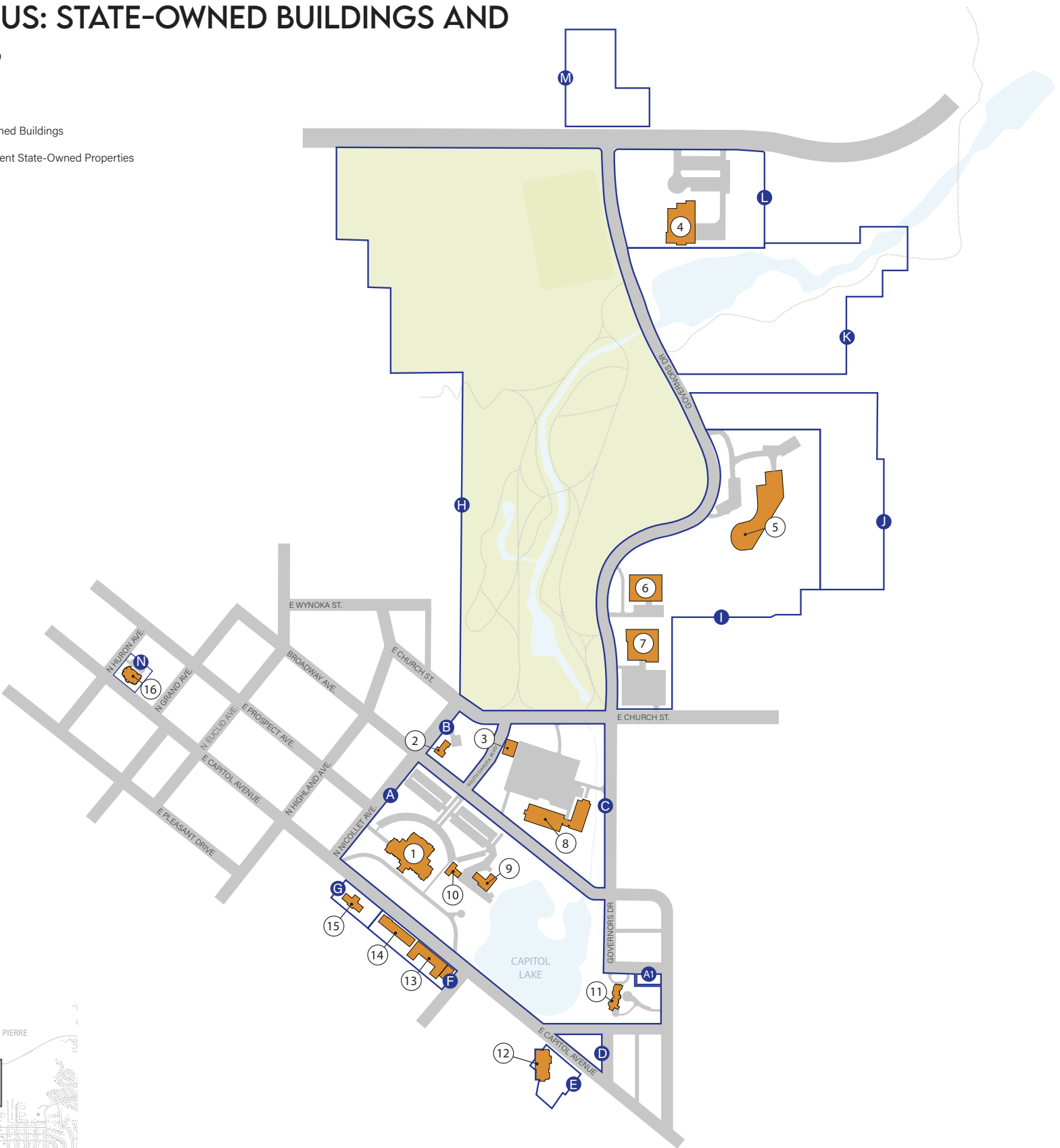
Tenants: Dept. of Tourism (total staff), GOED (total staff), DOR (total staff), DOTR (total staff)

* State-owned buildings included in the Inventory evaluation, but not depicted in the above illustration (due to proximity to the Capitol Complex Main Campus) include East Bypass Shop, Trades/ Carpenter Shop, George S. Mickelson Building, Risk Management Building, Fleet and Records Management.

MAIN CAMPUS: STATE-OWNED BUILDINGS AND PROPERTIES

Capitol Complex State-Owned Buildings

Capitol Grounds and Adjacent State-Owned Properties



STATE - OWNED BUILDINGS

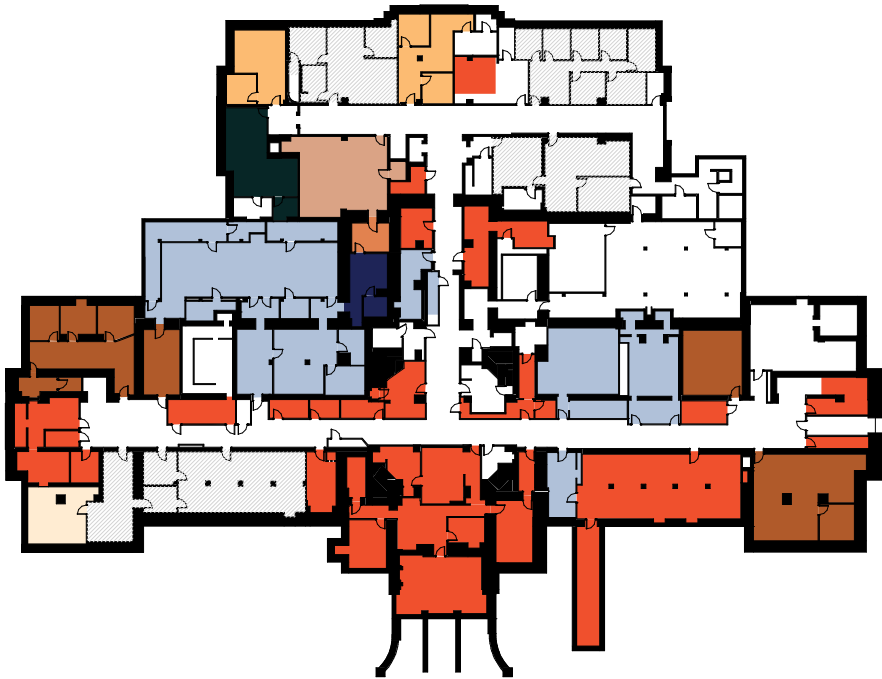
- ① South Dakota State Capitol Building
- ② Bureau of Administration Nicollet Building
- ③ Paul Kinsman Building
- ④ Health Laboratory
- ⑤ Cultural Heritage Center
- ⑥ MacKay Building
- ⑦ Richard F. Kniep Building
- ⑧ Becker-Hansen Building
- ⑨ Capitol Lake Visitor Center & Boiler Plant
- ⑩ Dr. Robert Hayes Building
- ⑪ Governor's Residence
- ⑫ Dolly-Reed Plaza
- ⑬ Joe Foss Building & Matthew Training Center
- ⑭ Sigurd Anderson Building
- ⑮ Soldiers and Sailors World War Memorial Building
- ⑯ Sutherland Building

* DISCLAIMER: All state-owned buildings in the Pierre area are included in the Inventory Evaluation. Although, not all state-owned buildings are depicted in the above illustration due to proximity to the Capitol Complex Main Campus.

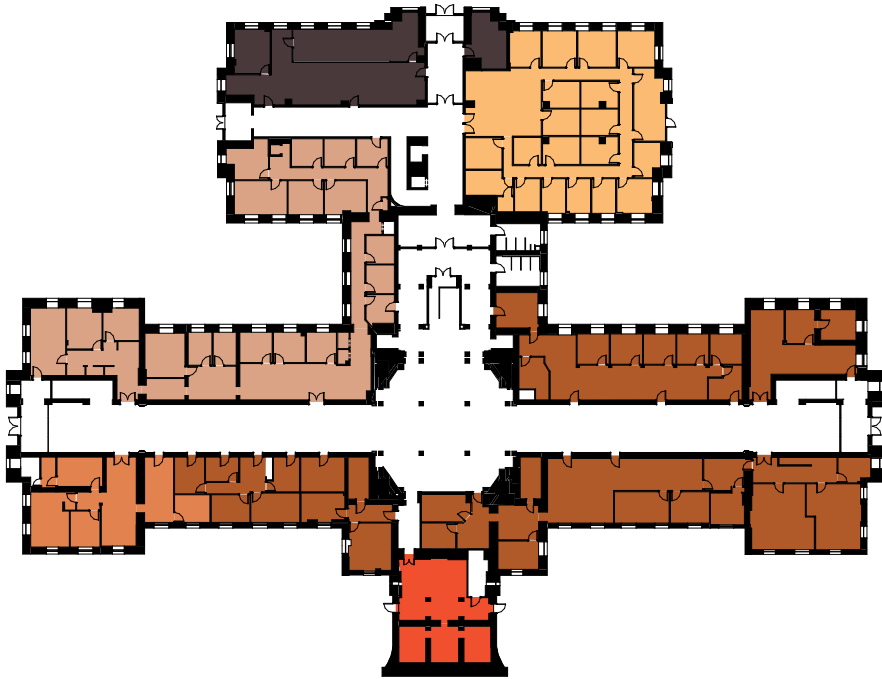
STATE - OWNED PROPERTIES

- A Capitol Grounds, Capitol Lake, Governor's Residence, and (small State corner lot) - 33.4 Acres
- B BOA Building Lot - 2.45 Acres
- C Becker-Hansen Building - 13.27 Acres
- D Civil War Memorial - .65 Acres
- E Dolly-Reed Plaza - 1.5 Acres
- F Sigurd Anderson and Joe Foss Building Lot - 2.03
- G Soldiers and Sailors Building (Deed Restriction for this purpose from the railroad) - 1.1 Acres
- H Hilger's Gulch & Hilger's City Lots - 84.5 Acres
- I Kniep Building, Historical Society - 24.5 Acres
- J Historical Society/Archives - 10.8 Acres
- K Hilger's Gulch to Mickelson Pond Trail - 20.66 Acres
- L State Health Laboratory - 9.54 Acres
- M Vacant Land North of 4th Street - 4.5 Acres
- N Sutherland Building - 0.564 Acres

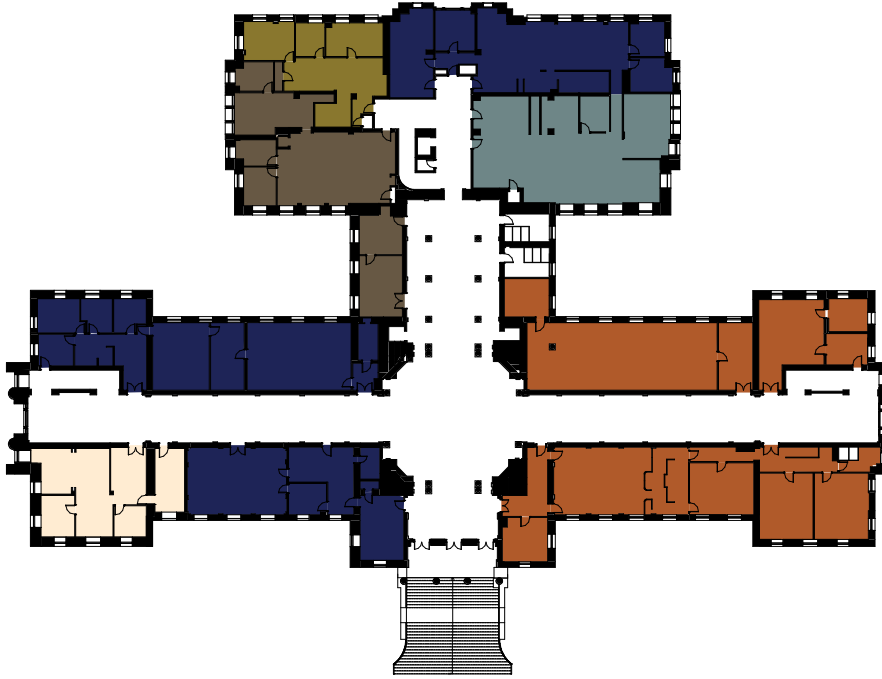
* DISCLAIMER: This illustration only depicts State-Owned Property in direct adjacencies to the Main Campus of the Capitol Complex.



00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN

CAPITOL BUILDING



BUILDING NET AREA: 142,753 SF

CONSTRUCTED: 1910 & 1930

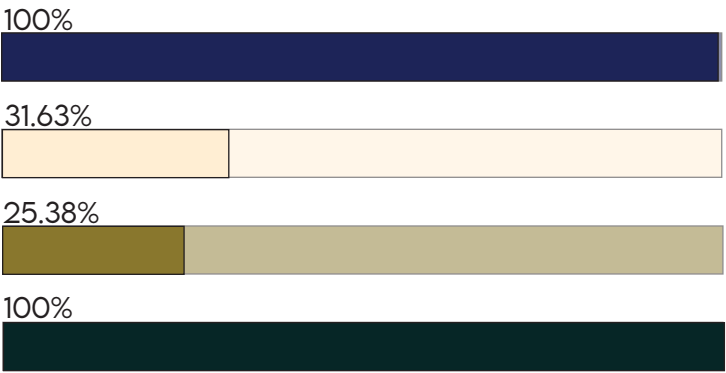
ACQUIRED: N/A

AGENCY TENANTS:

- SOUTH DAKOTA GOVERNOR'S OFFICE
- SECRETARY OF STATE
- STATE TREASURER
- LEGISLATURE & LEGISLATIVE RESEARCH COUNCIL

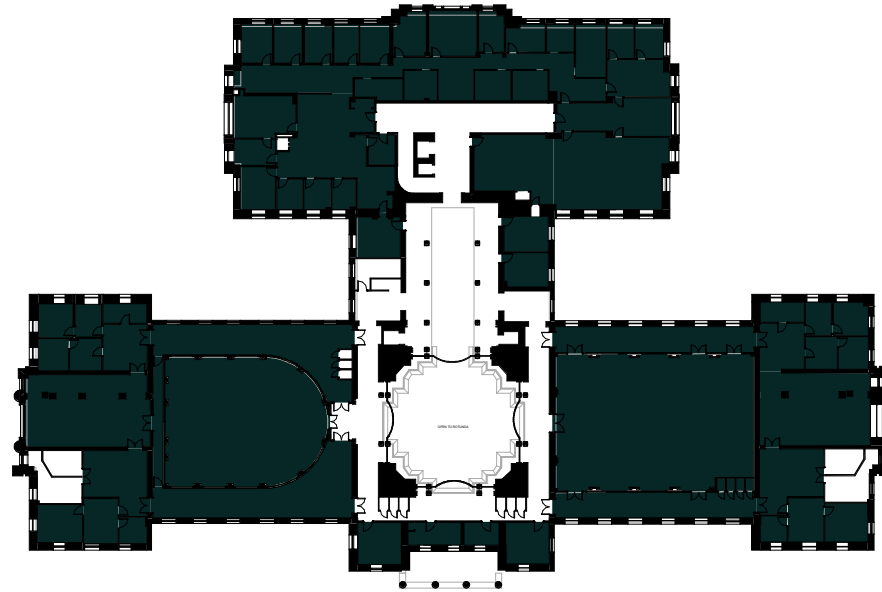
- STATE AUDITOR
- UNIFIED JUDICIAL SYSTEM
- OFFICE OF SCHOOL AND PUBLIC LANDS
- PUBLIC UTILITIES COMMISSION
- BUREAU OF ADMINISTRATION
- BUREAU OF FINANCE & MANAGEMENT
- BUREAU OF HUMAN RESOURCES
- BUREAU OF INFO & TELECOM.
- DEPARTMENT OF PUBLIC SAFETY

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

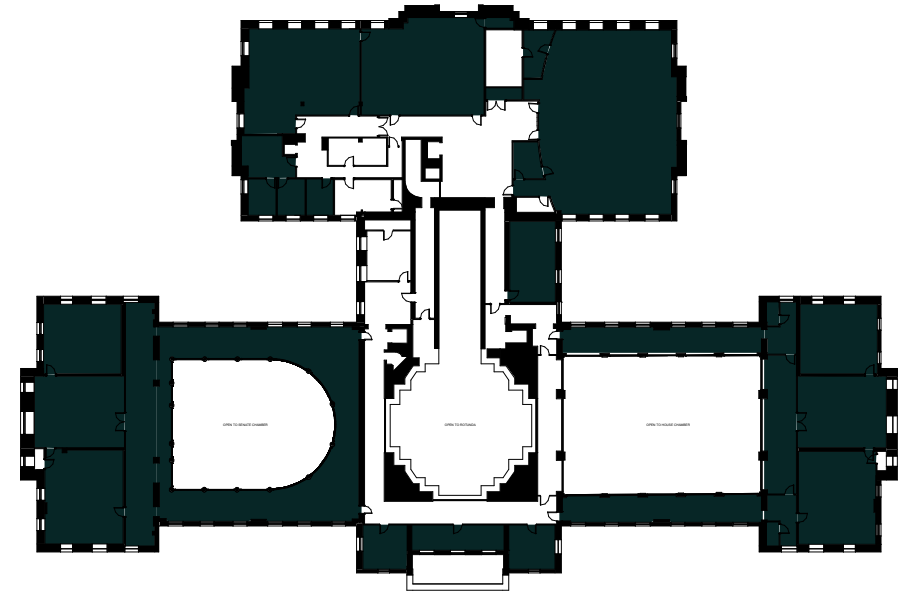




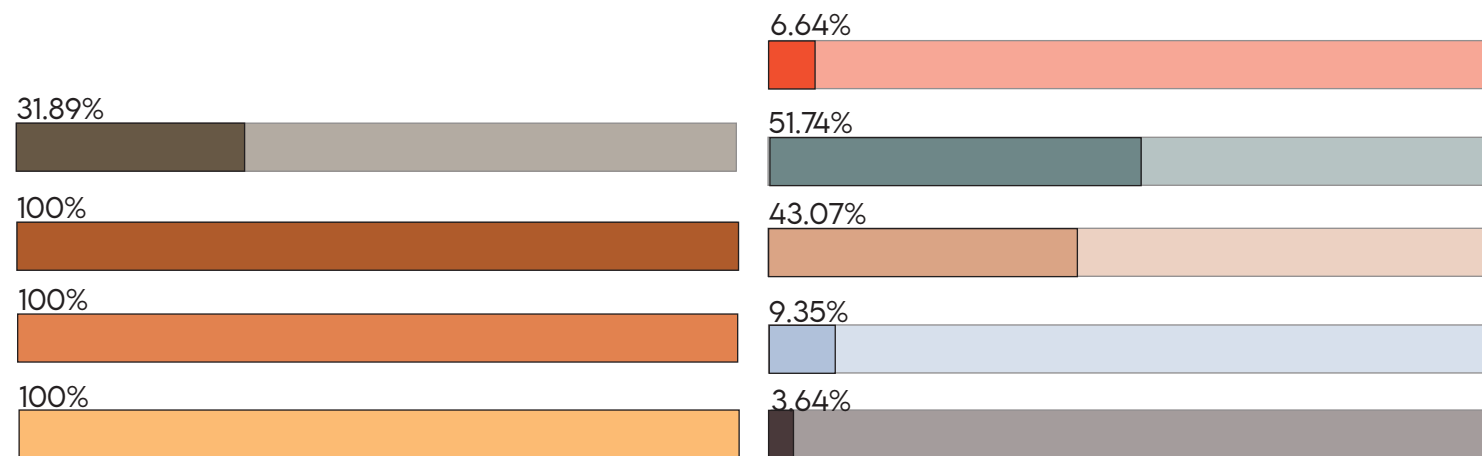
02M - SECOND MEZZANINE FLOOR PLAN



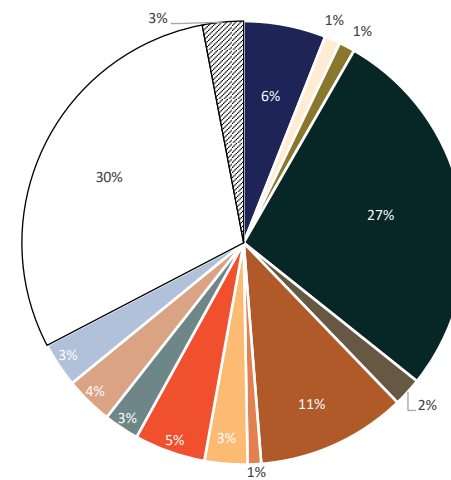
03 - THIRD FLOOR PLAN

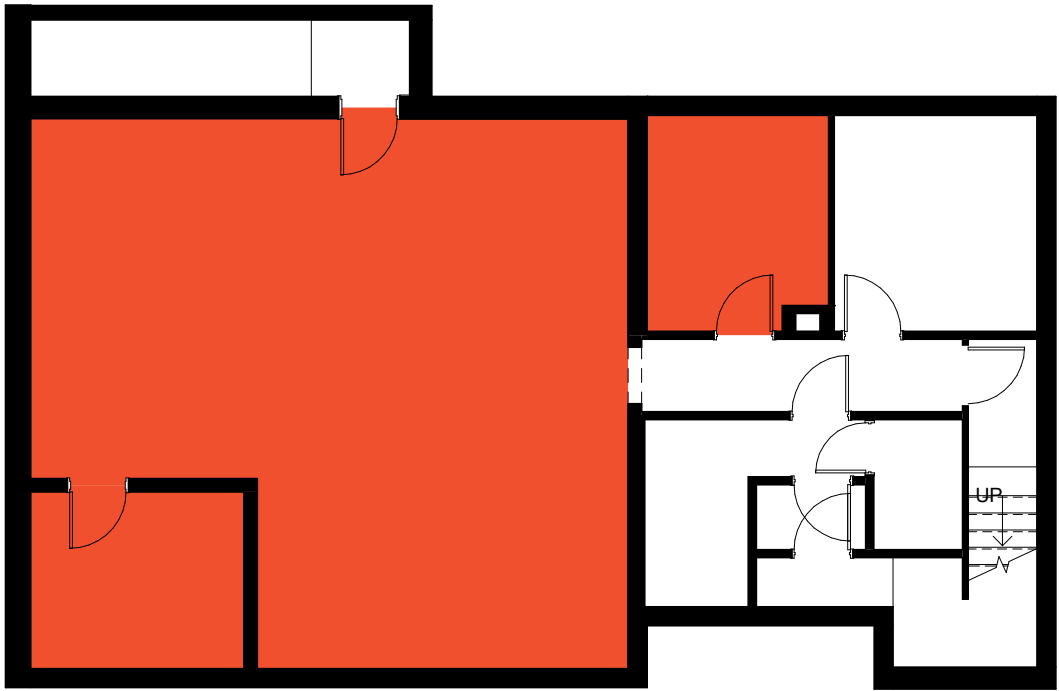


04 - FOURTH FLOOR PLAN

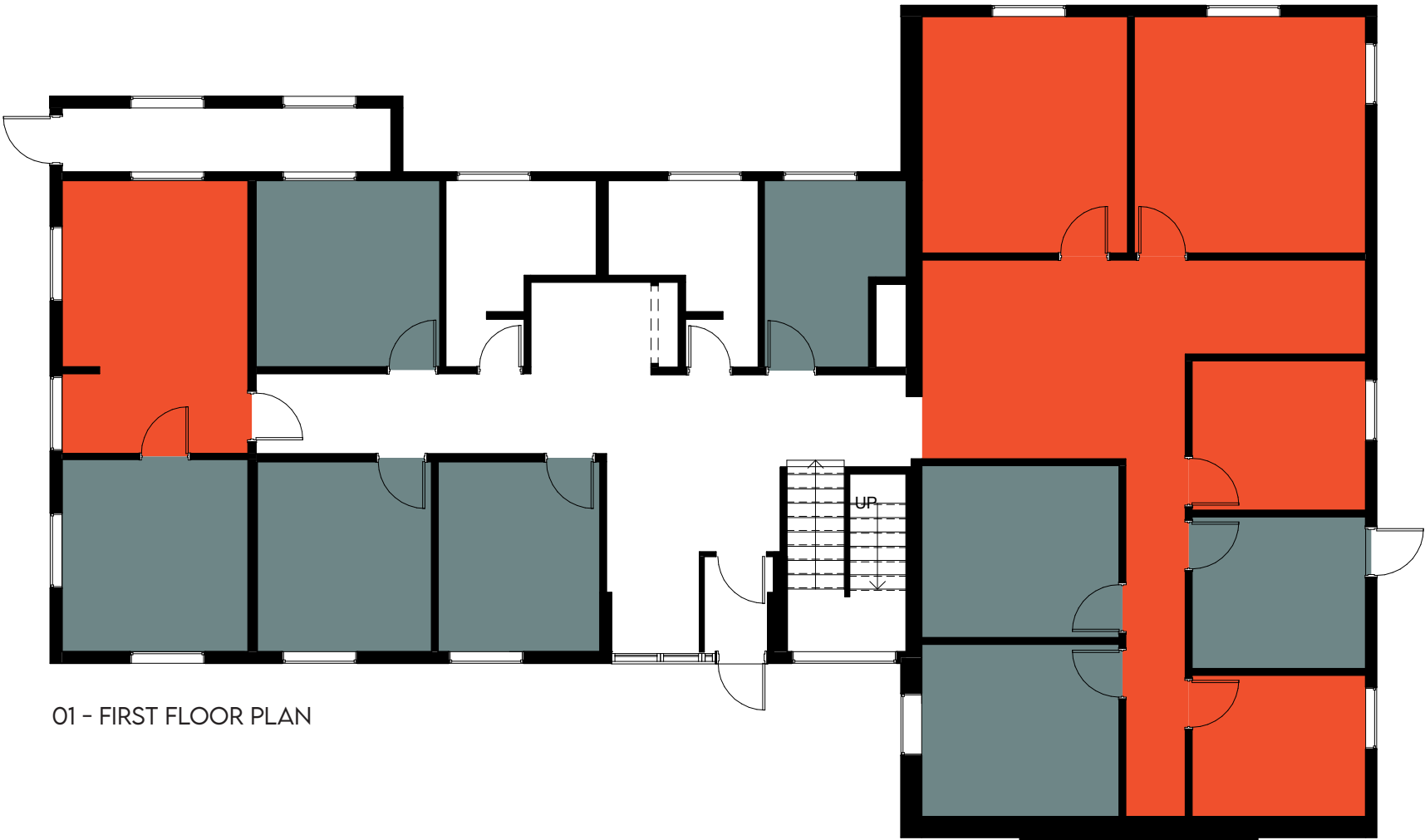


BUILDING OCCUPANCY (NET SF)





00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN

NICOLLET BUILDING



BUILDING NET AREA: 4,521 SF

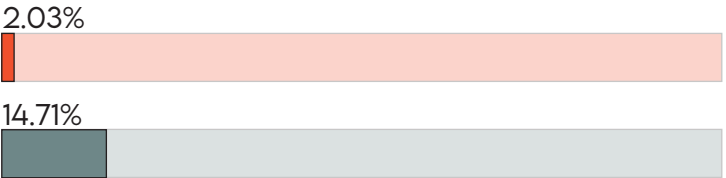
CONSTRUCTED: 1964

ACQUIRED: N/A

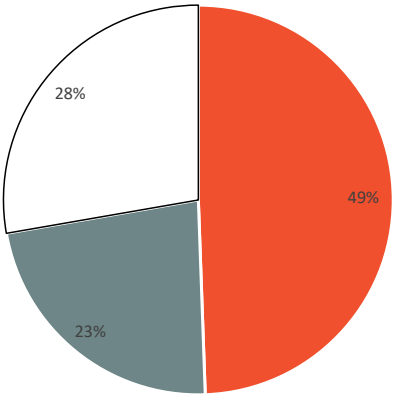
AGENCY TENANTS:

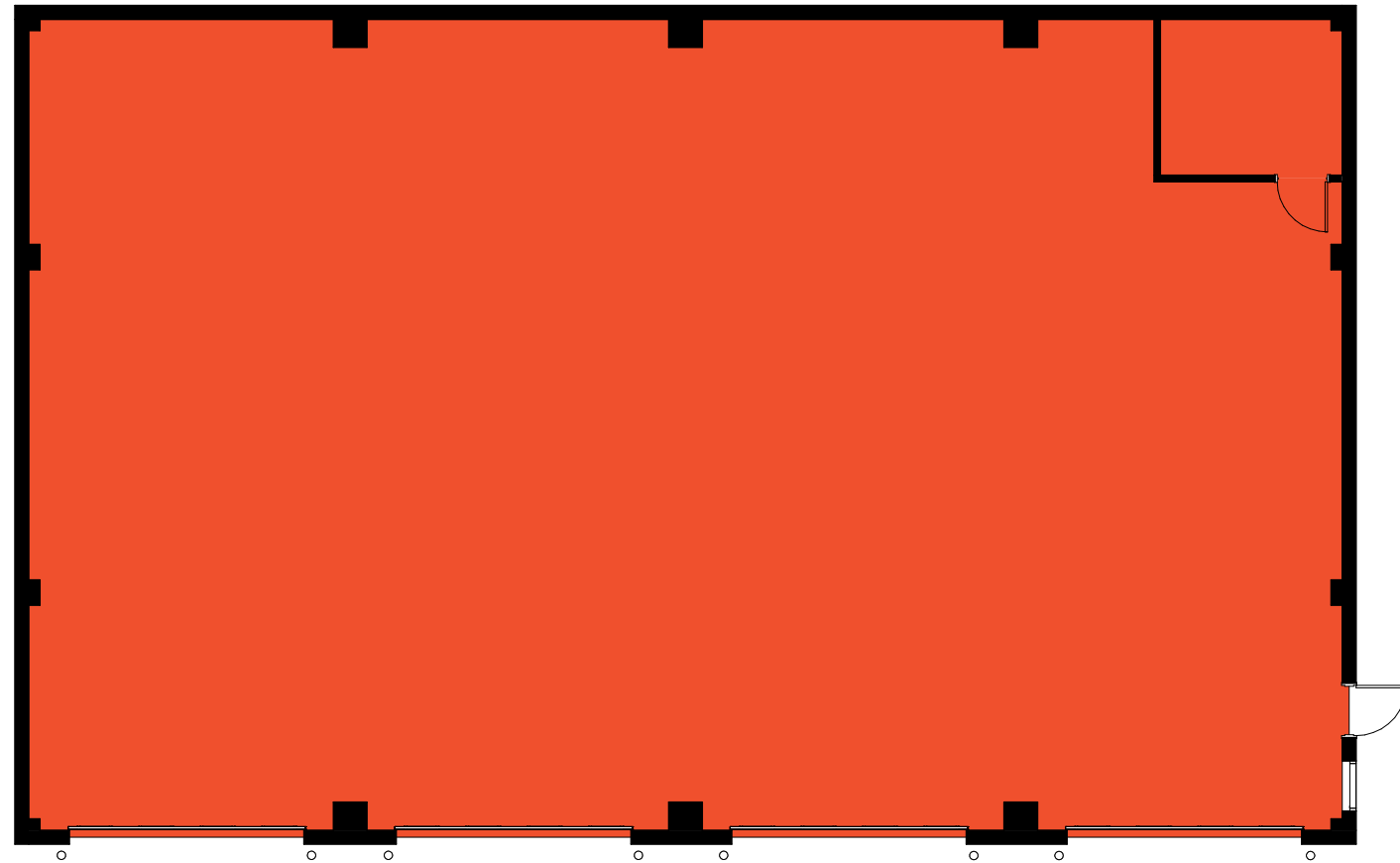
- BUREAU OF ADMINISTRATION
- BUREAU OF FINANCE & MANAGEMENT
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.



BUILDING OCCUPANCY (NET SF)





01 - FIRST FLOOR PLAN

PAUL KINSMAN BUILDING



BUILDING NET AREA: 3,753 SF

CONSTRUCTED: 2012

ACQUIRED: N/A

AGENCY TENANTS:

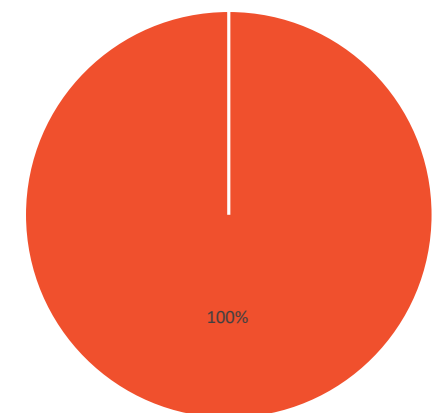
- BUREAU OF ADMINISTRATION

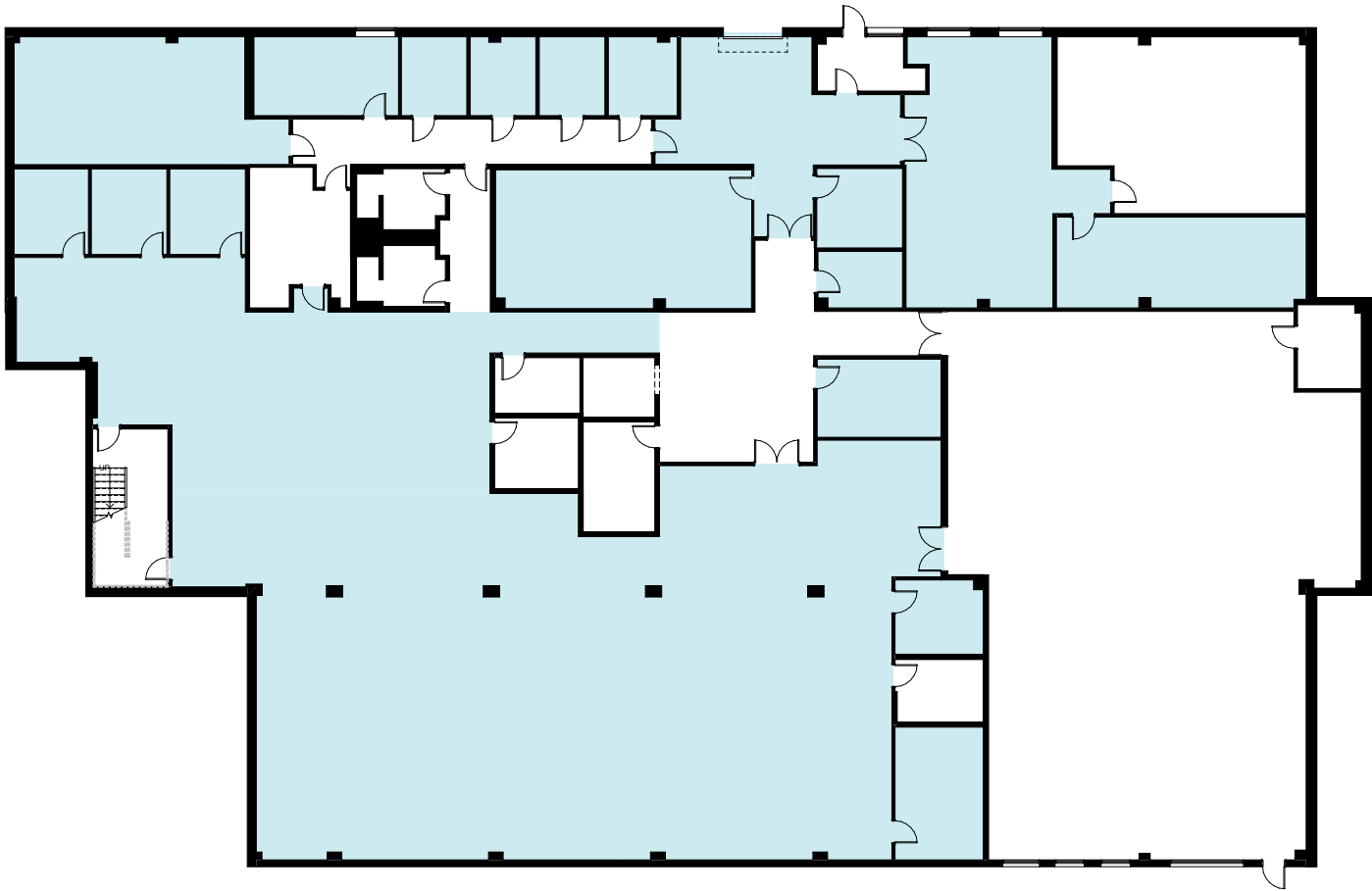
**AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.**

3.41%

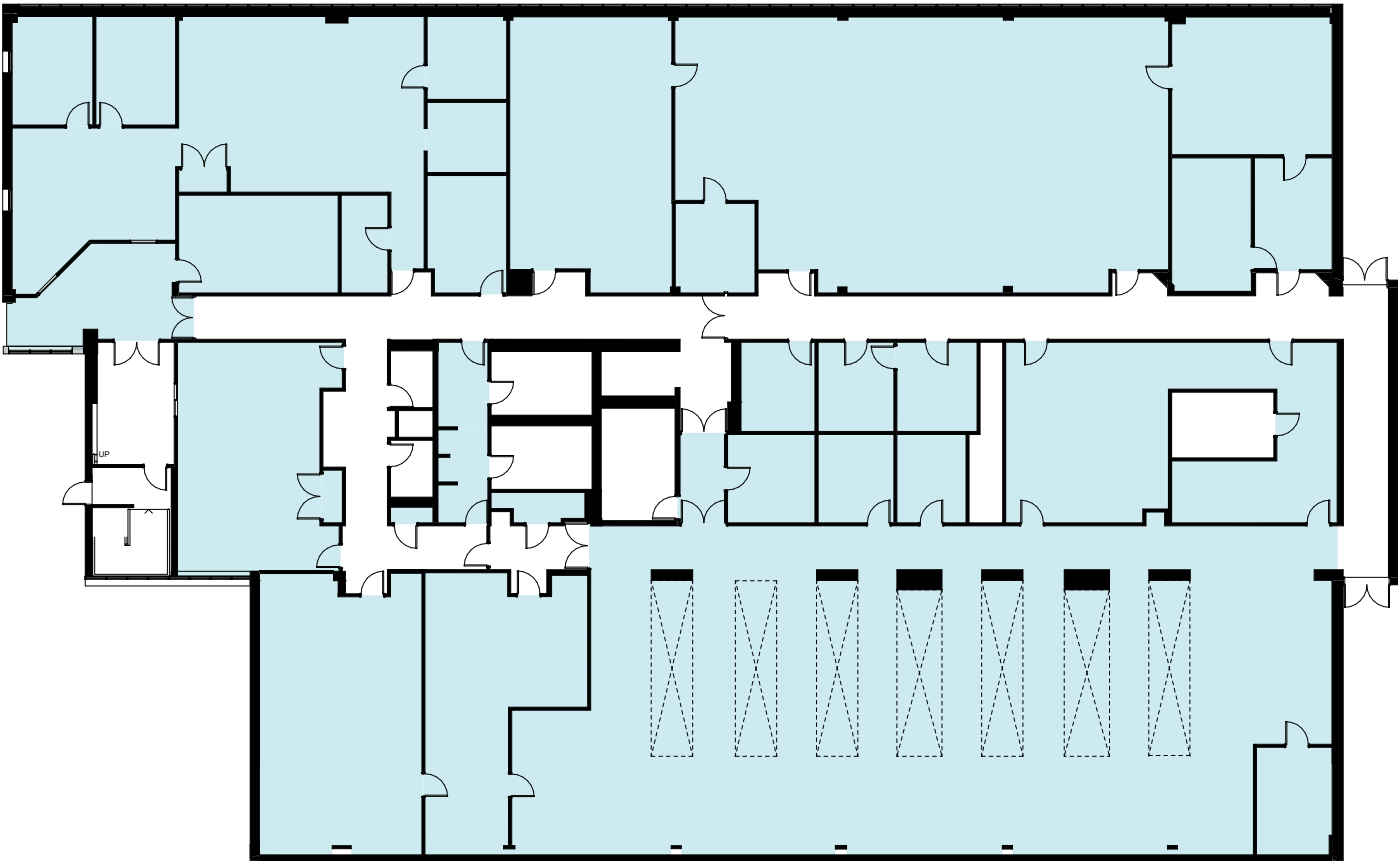


BUILDING OCCUPANCY (NET SF)





00 - LOWER LEVEL FLOOR PLAN

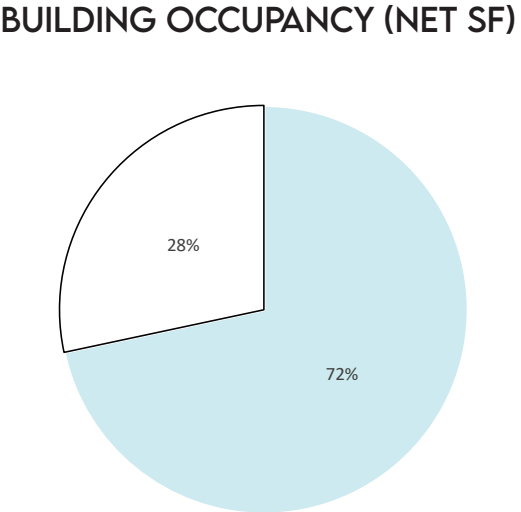
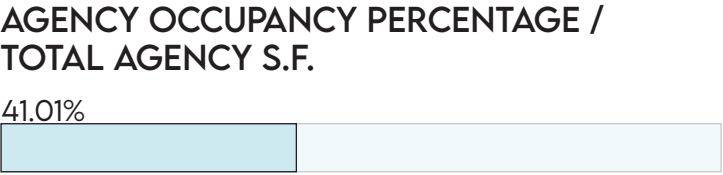


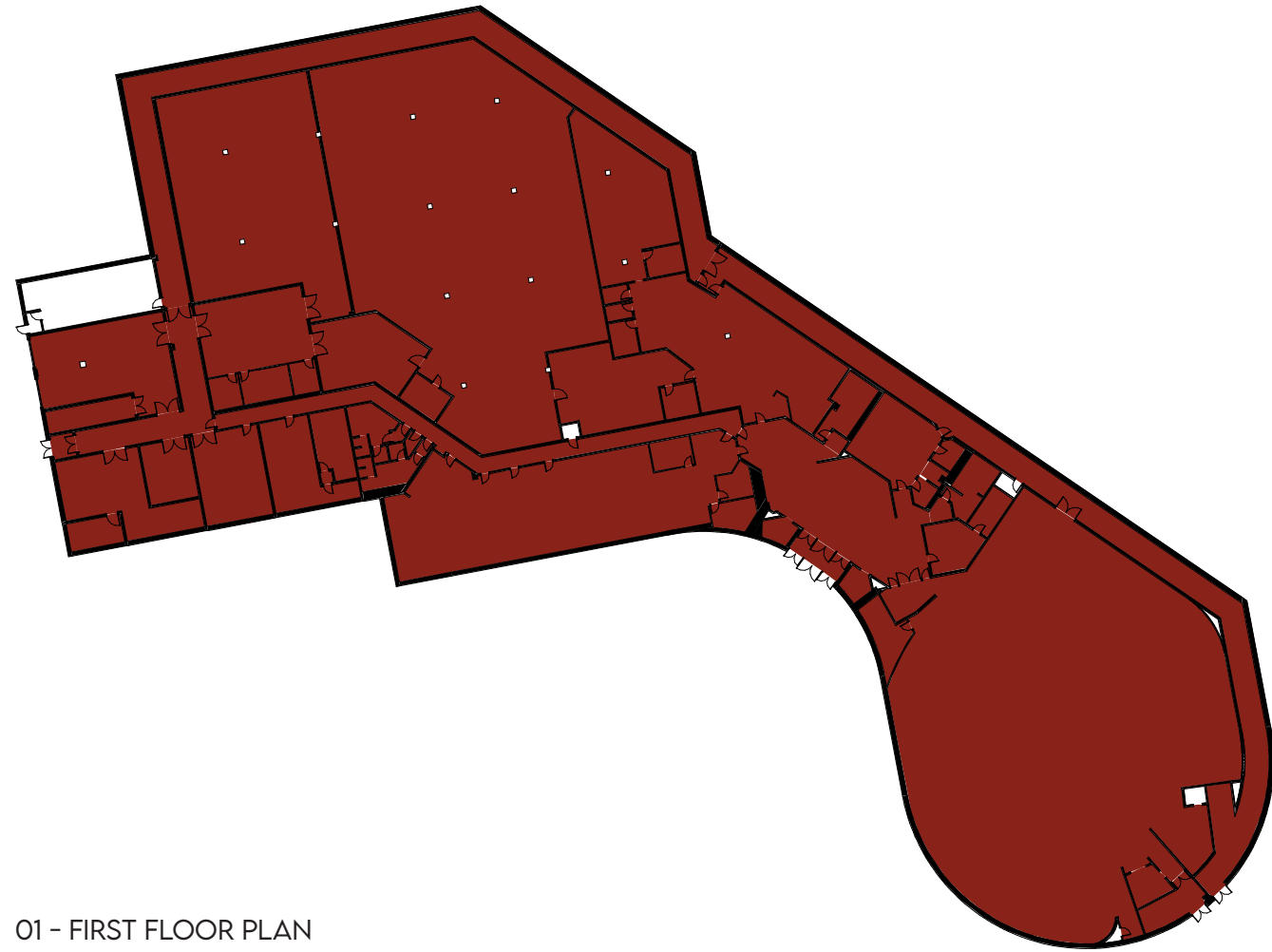
01 - FIRST FLOOR PLAN



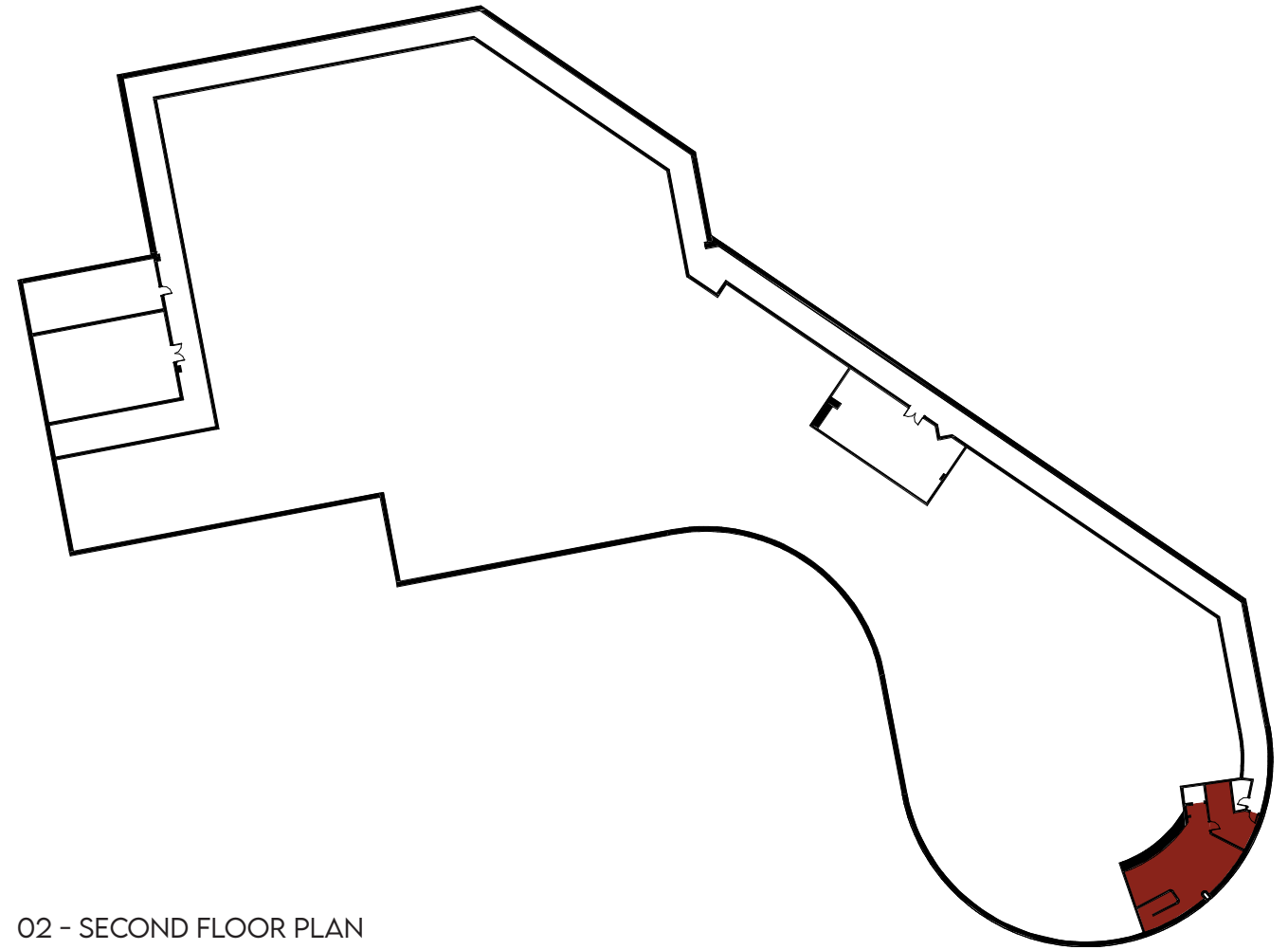
HEALTH LABORATORY

BUILDING NET AREA: 34,927 SF
CONSTRUCTED: 1996
ACQUIRED: N/A
AGENCY TENANTS:
● DEPARTMENT OF HEALTH
○ CAM / SHARED COST





01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN

CULTURAL HERITAGE CENTER



BUILDING NET AREA: 69,026 SF

CONSTRUCTED: 1989

ACQUIRED: N/A

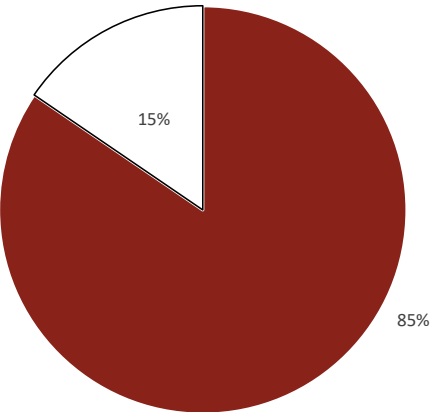
AGENCY TENANTS:

- DEPARTMENT OF EDUCATION
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.

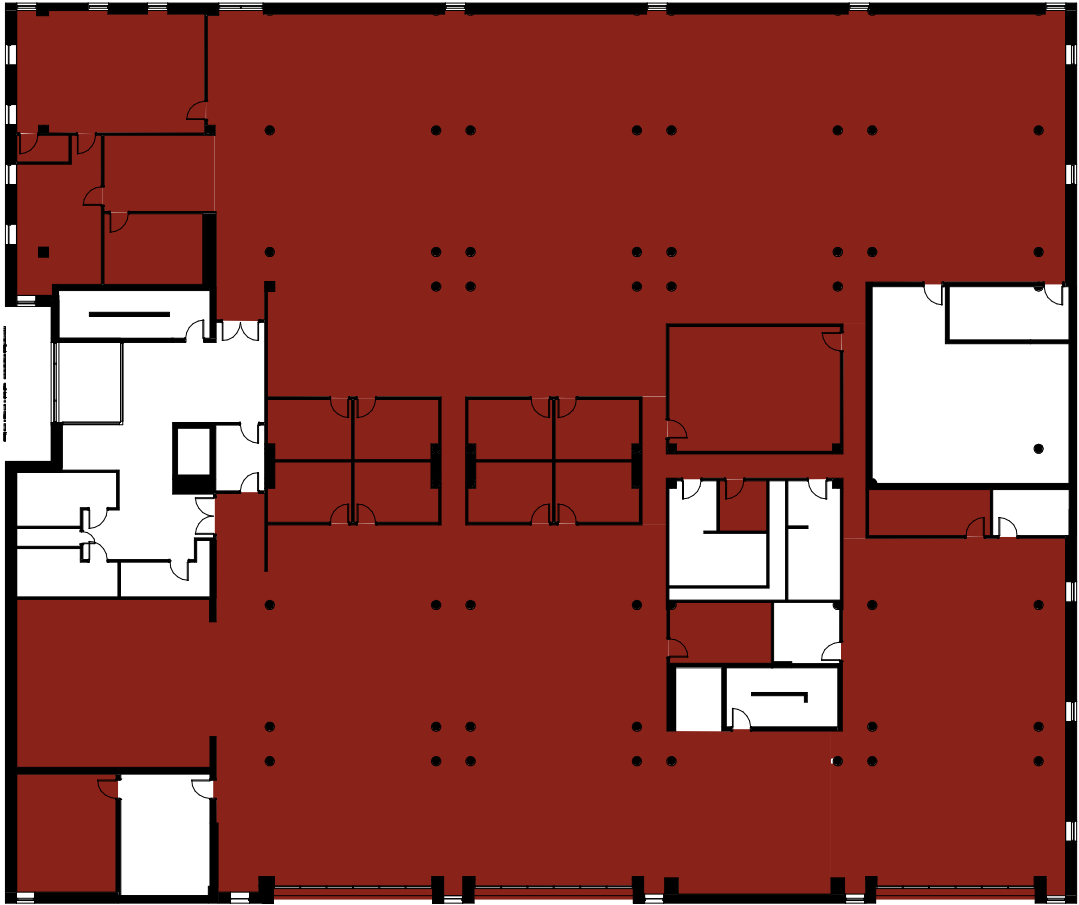


BUILDING OCCUPANCY (NET SF)





01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN

MACKAY BUILDING



BUILDING NET AREA: 47,187 SF

CONSTRUCTED: 1976

ACQUIRED: N/A

AGENCY TENANTS:

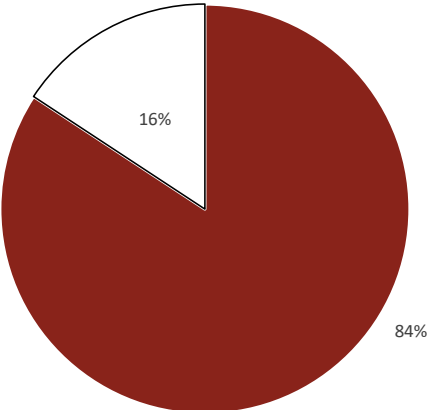
- DEPARTMENT OF EDUCATION
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.

38.65%

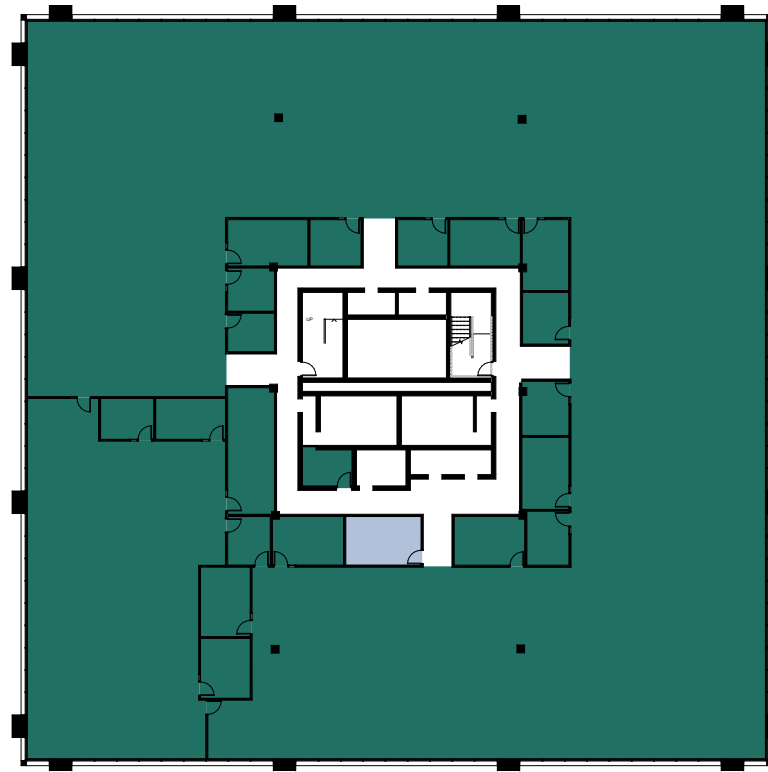


BUILDING OCCUPANCY (NET SF)

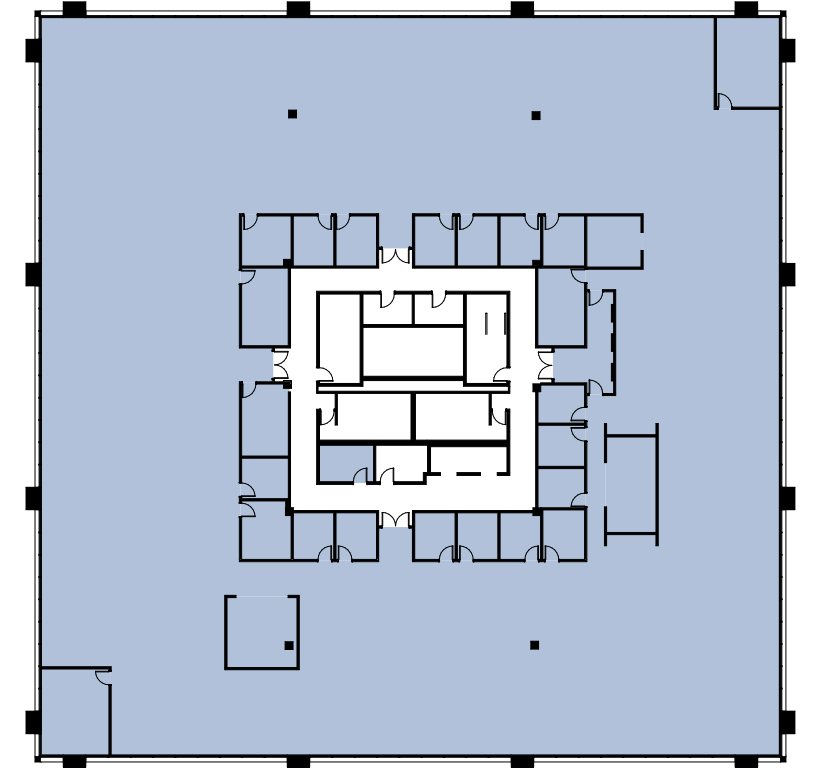




01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN



03 - THIRD FLOOR PLAN

RICHARD F. KNIEP BUILDING



BUILDING NET AREA: 75,253 SF

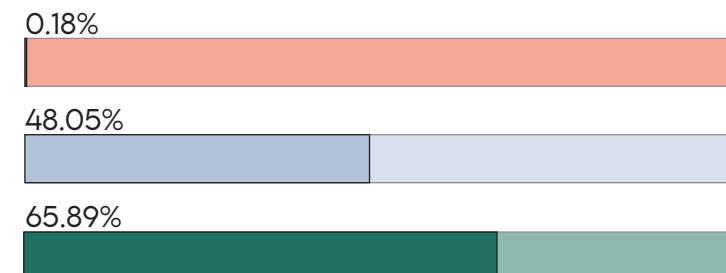
CONSTRUCTED: 1974

ACQUIRED: N/A

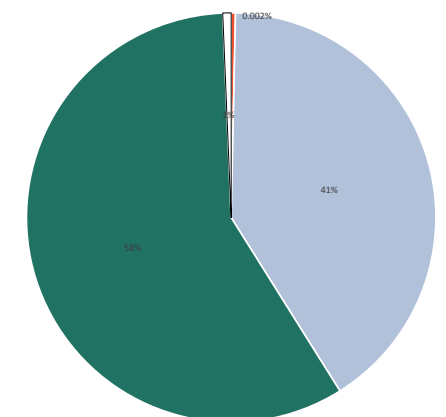
AGENCY TENANTS:

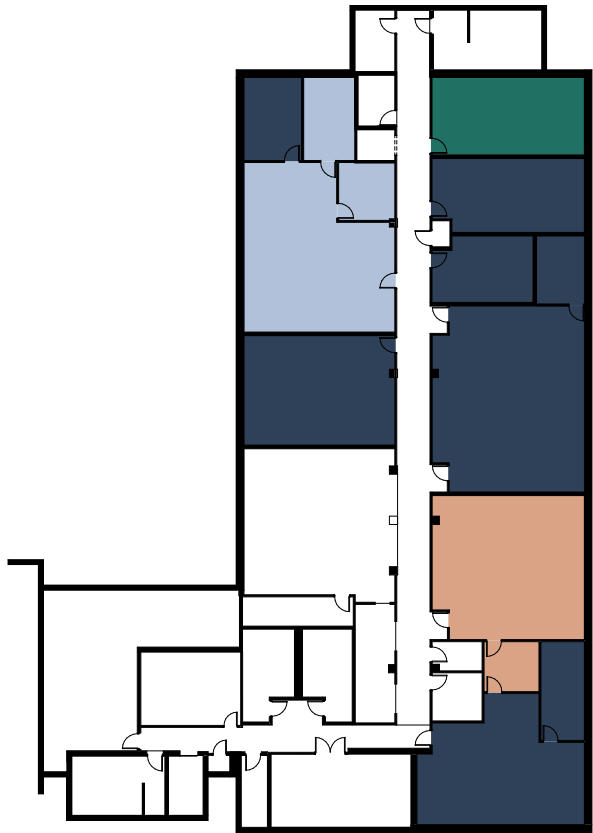
- BUREAU OF ADMINISTRATION
- BUREAU OF INFO & TELECOM.
- DEPARTMENT OF SOCIAL SERVICES
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

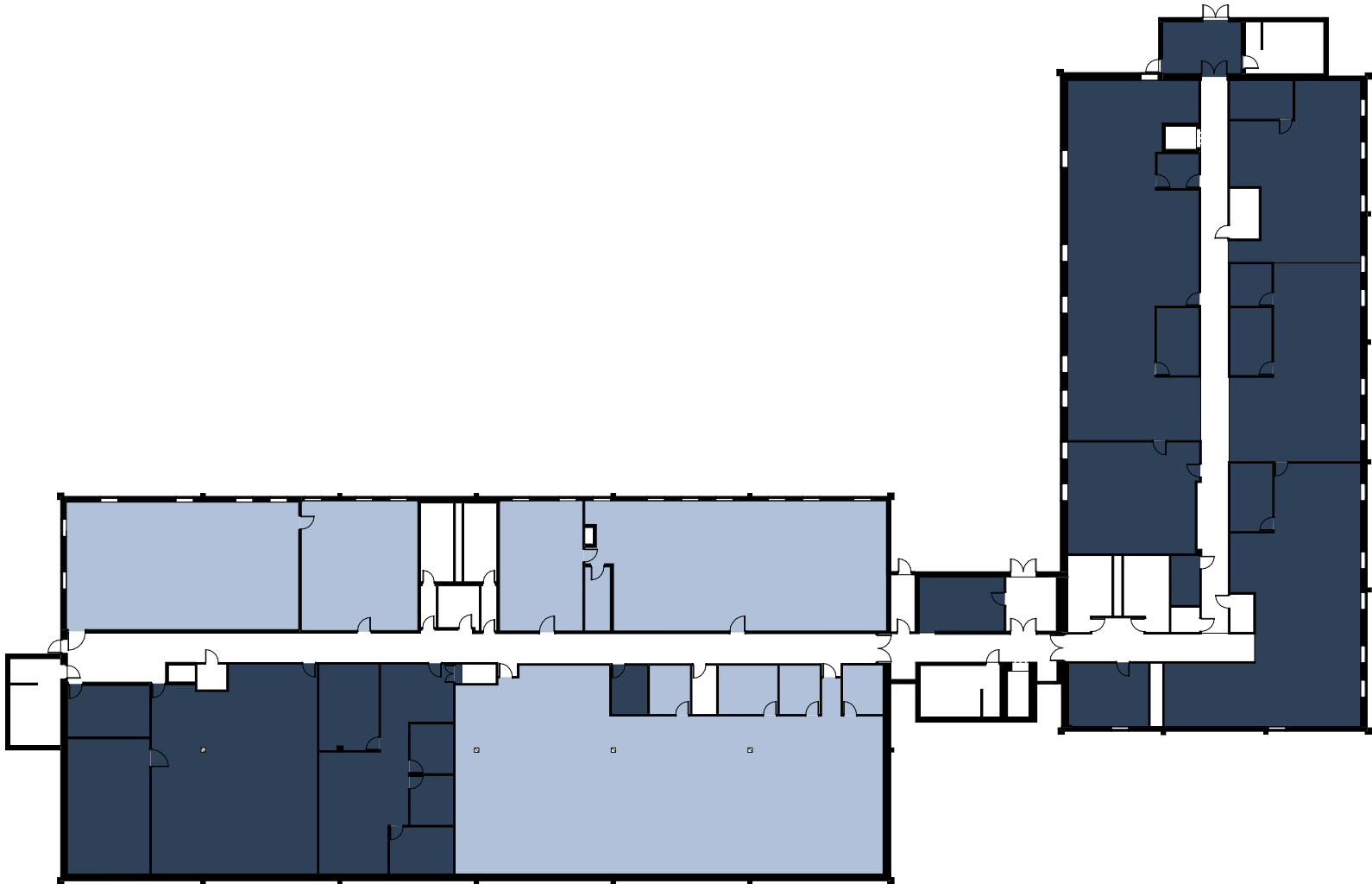


BUILDING OCCUPANCY (NET SF)





00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN

BECKER-HANSEN BUILDING



BUILDING NET AREA: 84,459 SF

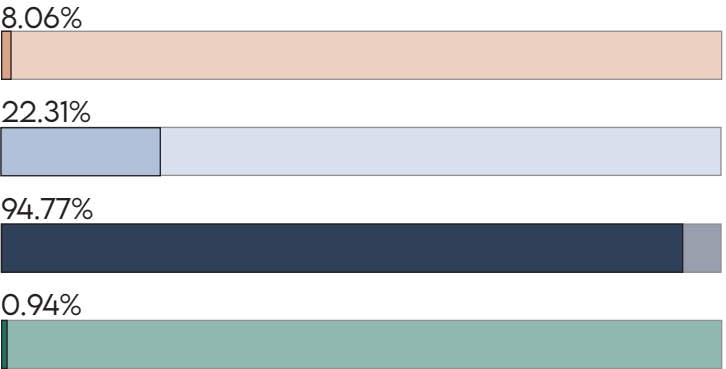
CONSTRUCTED: 1965

ACQUIRED: N/A

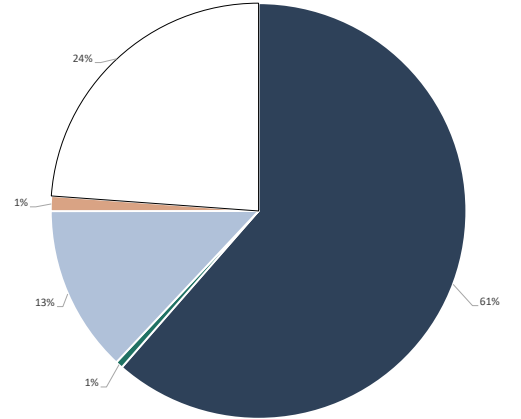
AGENCY TENANTS:

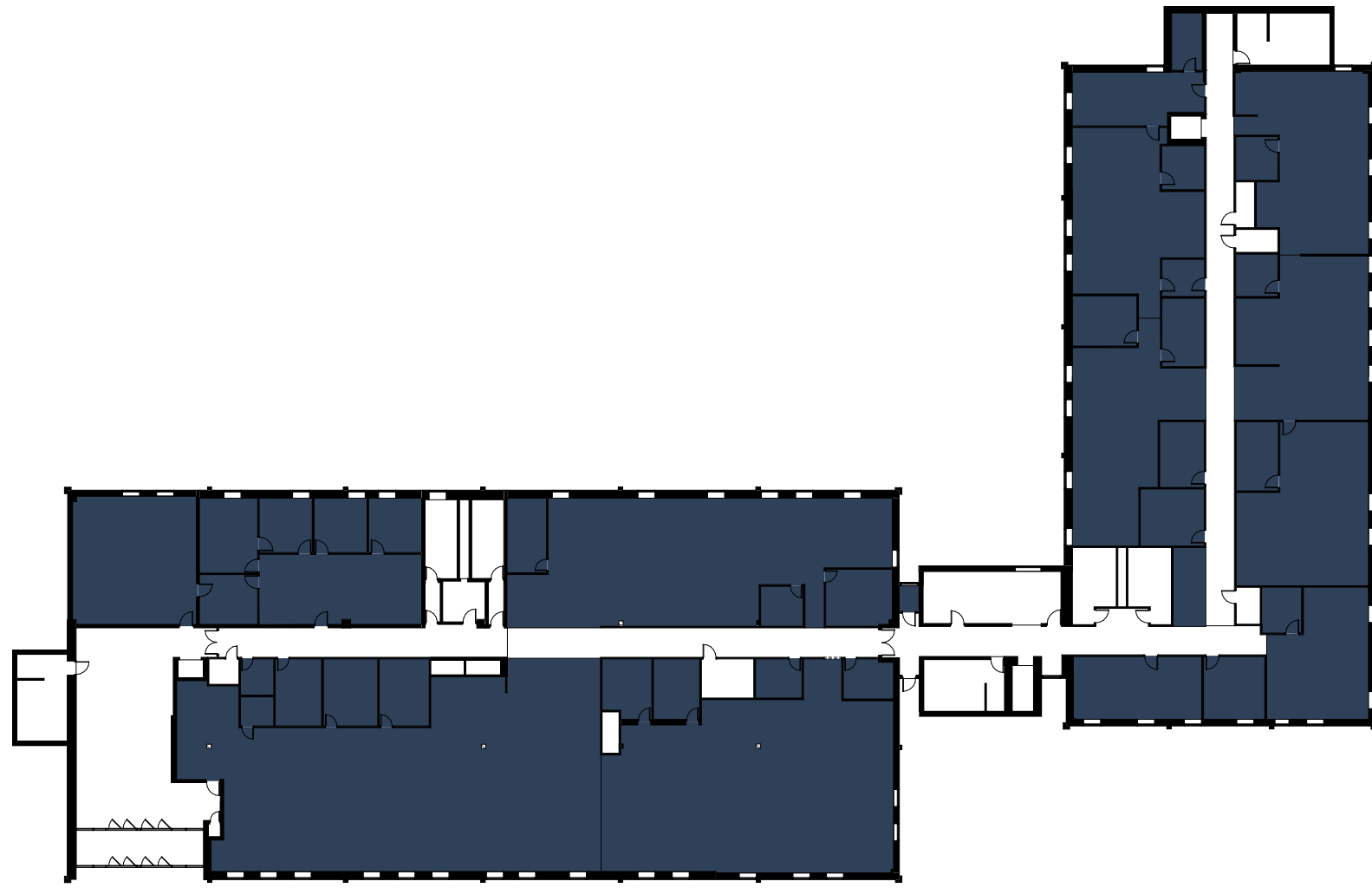
- BUREAU OF HUMAN RESOURCES
- BUREAU OF INFO & TELECOM.
- DEPARTMENT OF TRANSPORTATION
- DEPARTMENT OF SOCIAL SERVICES
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

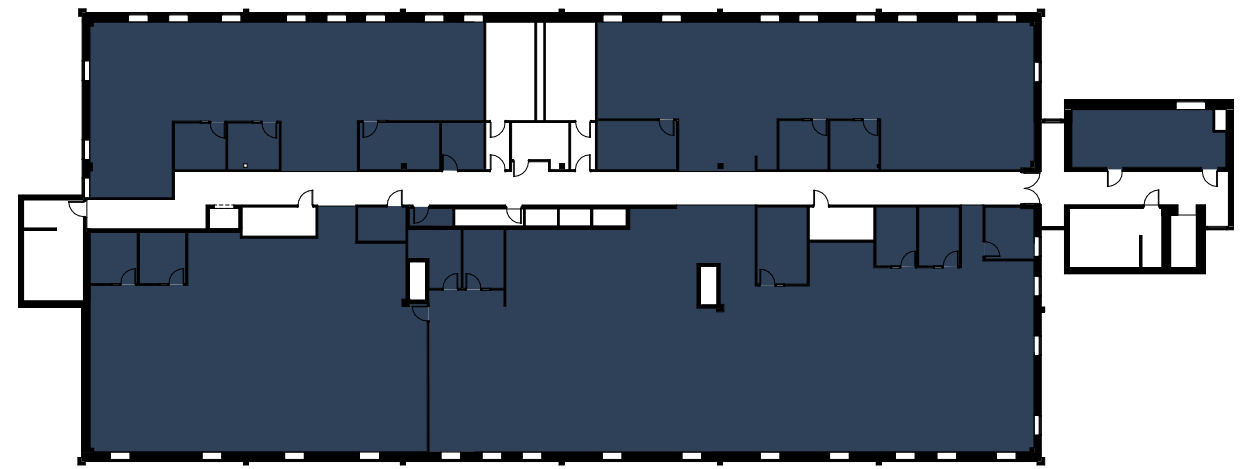


BUILDING OCCUPANCY (NET SF)

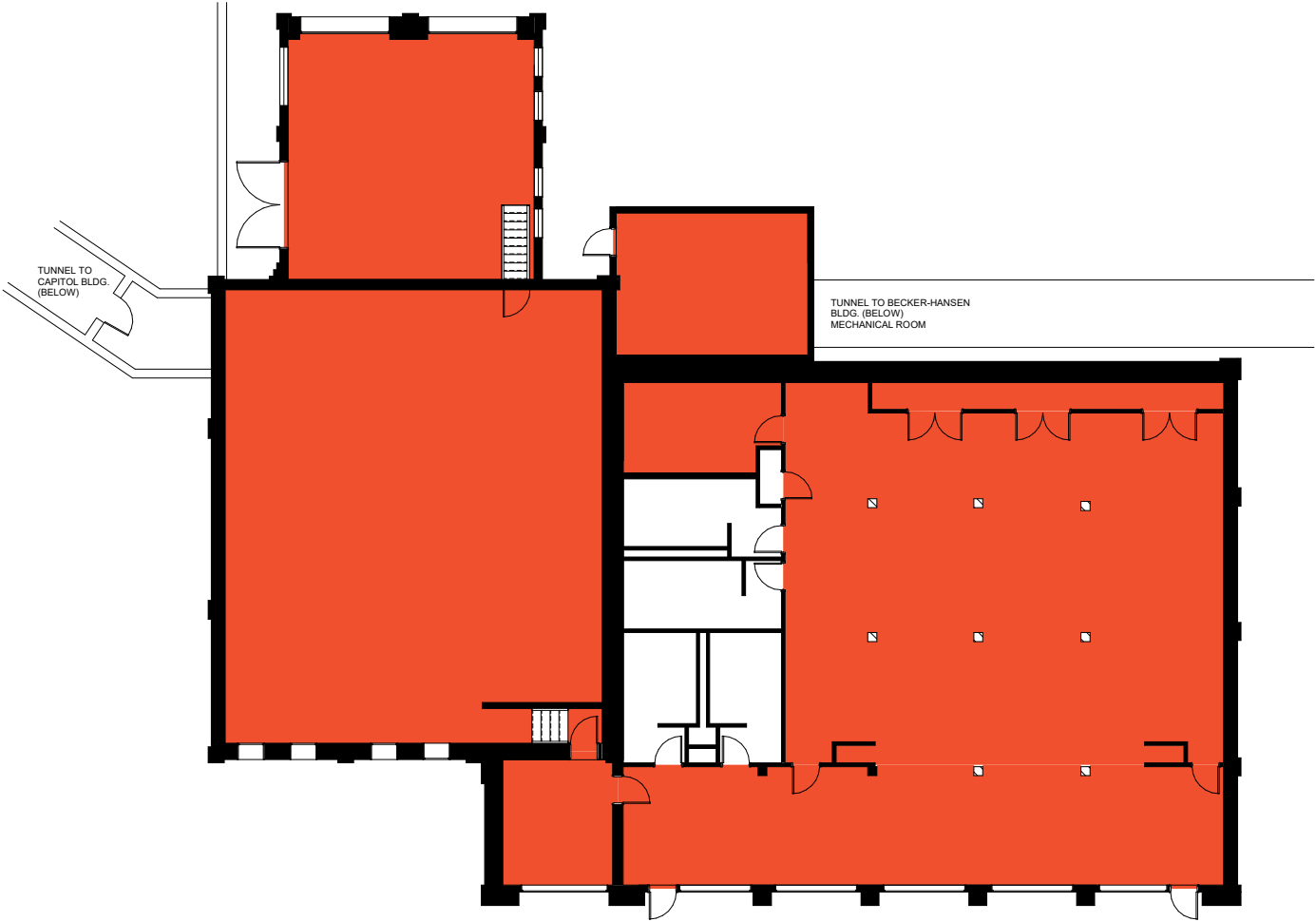




02 - SECOND FLOOR PLAN



03 - THIRD FLOOR PLAN



01 - FIRST FLOOR PLAN

VISITOR CENTER & BOILER PLANT



BUILDING NET AREA: 6,933 SF

CONSTRUCTED: 1915, 1971

ACQUIRED: N/A

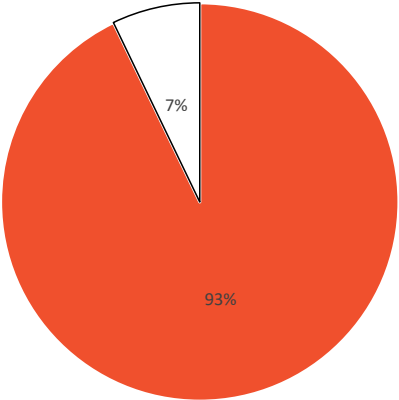
AGENCY TENANTS:

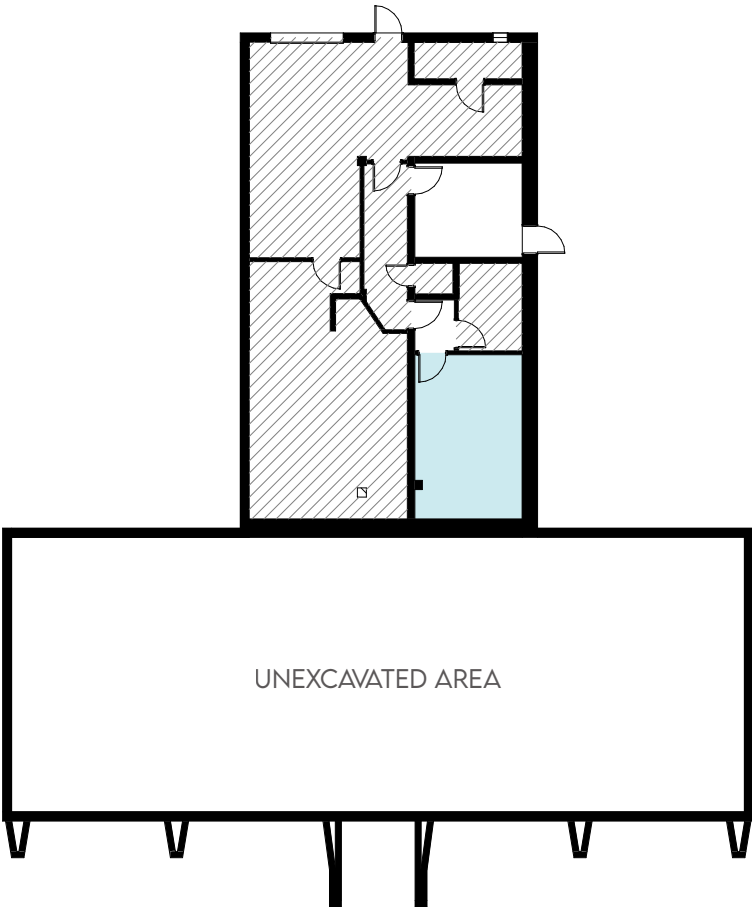
- BUREAU OF ADMINISTRATION
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

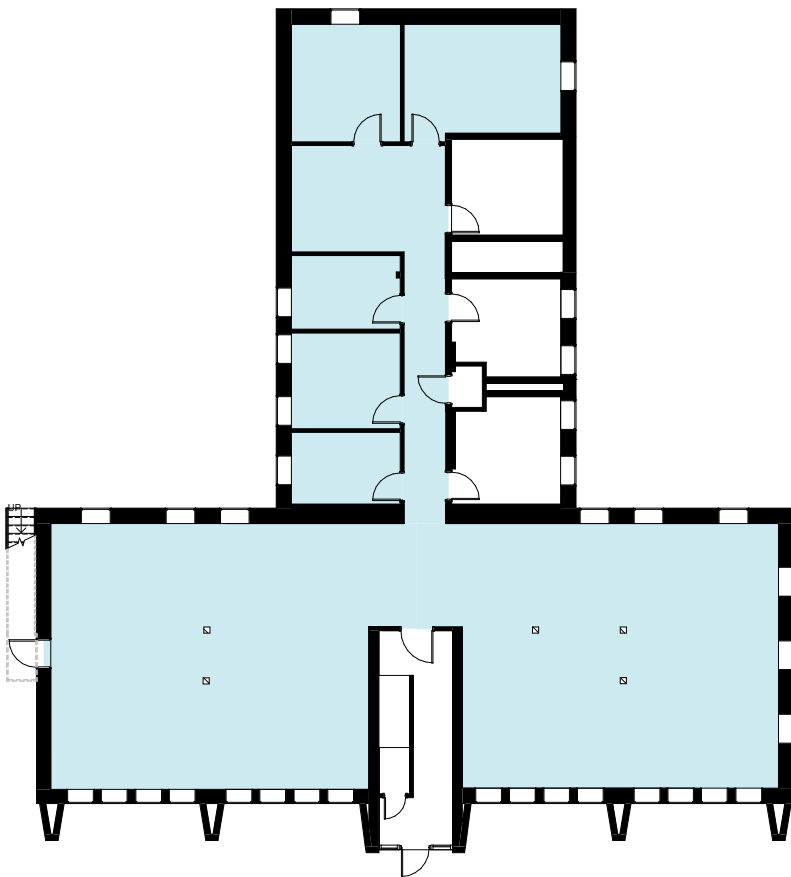


BUILDING OCCUPANCY (NET SF)

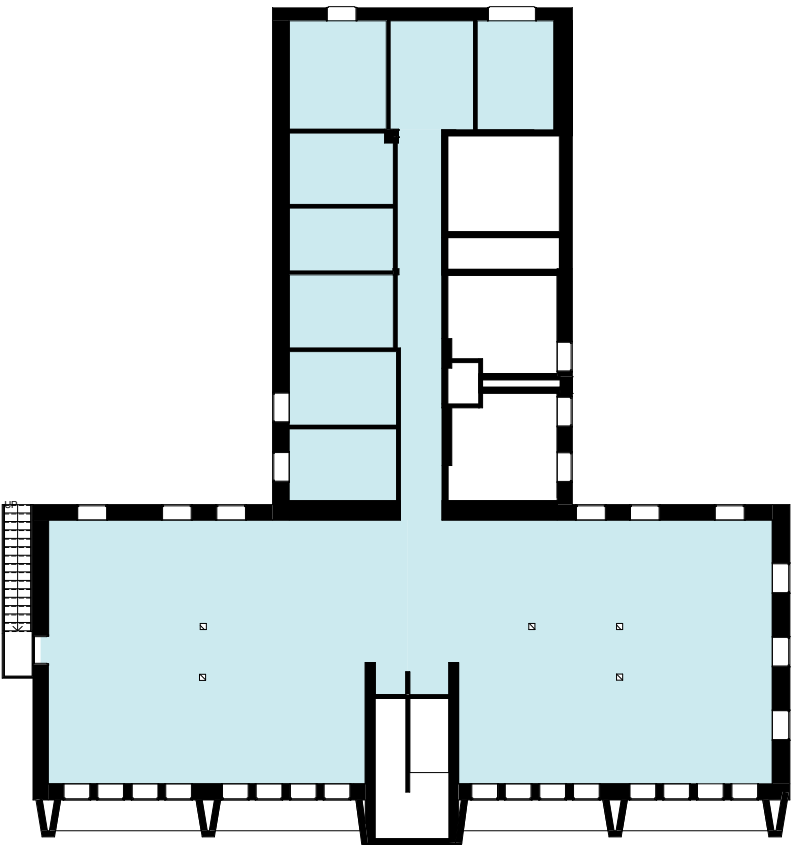




01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN



03 - THIRD FLOOR PLAN

DR. ROBERT HAYES BUILDING



BUILDING NET AREA: 8,742 SF

CONSTRUCTED: 1950, 1971

ACQUIRED: N/A

AGENCY TENANTS:

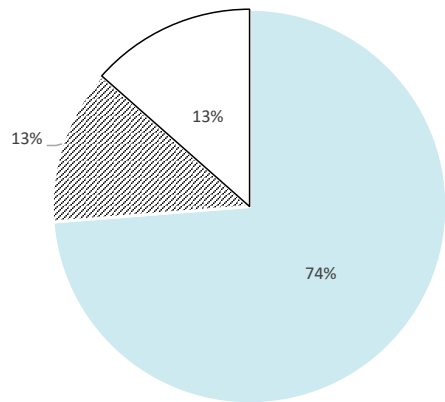
- DEPARTMENT OF HEALTH
- INACTIVE SPACE
- CAM / SHARED COST

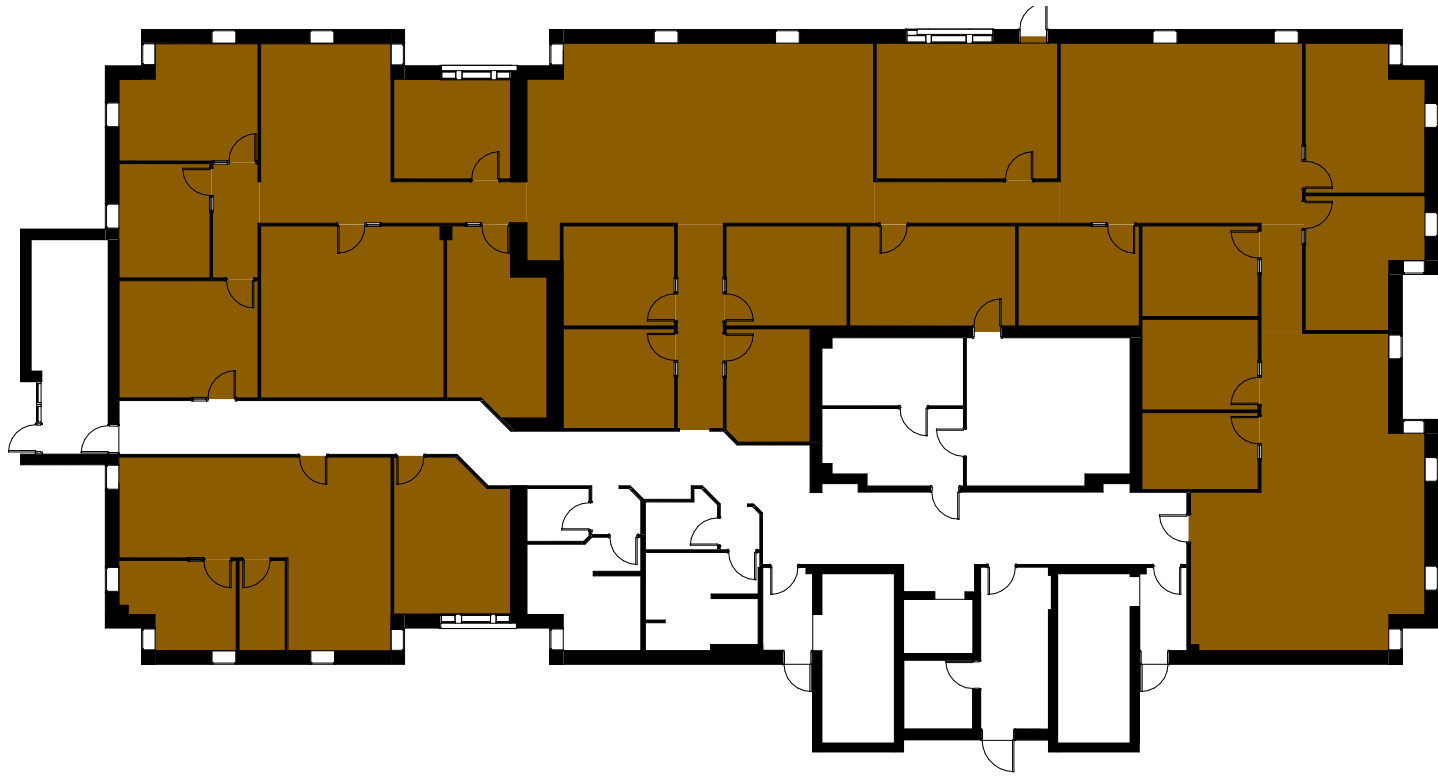
AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.

10.56%

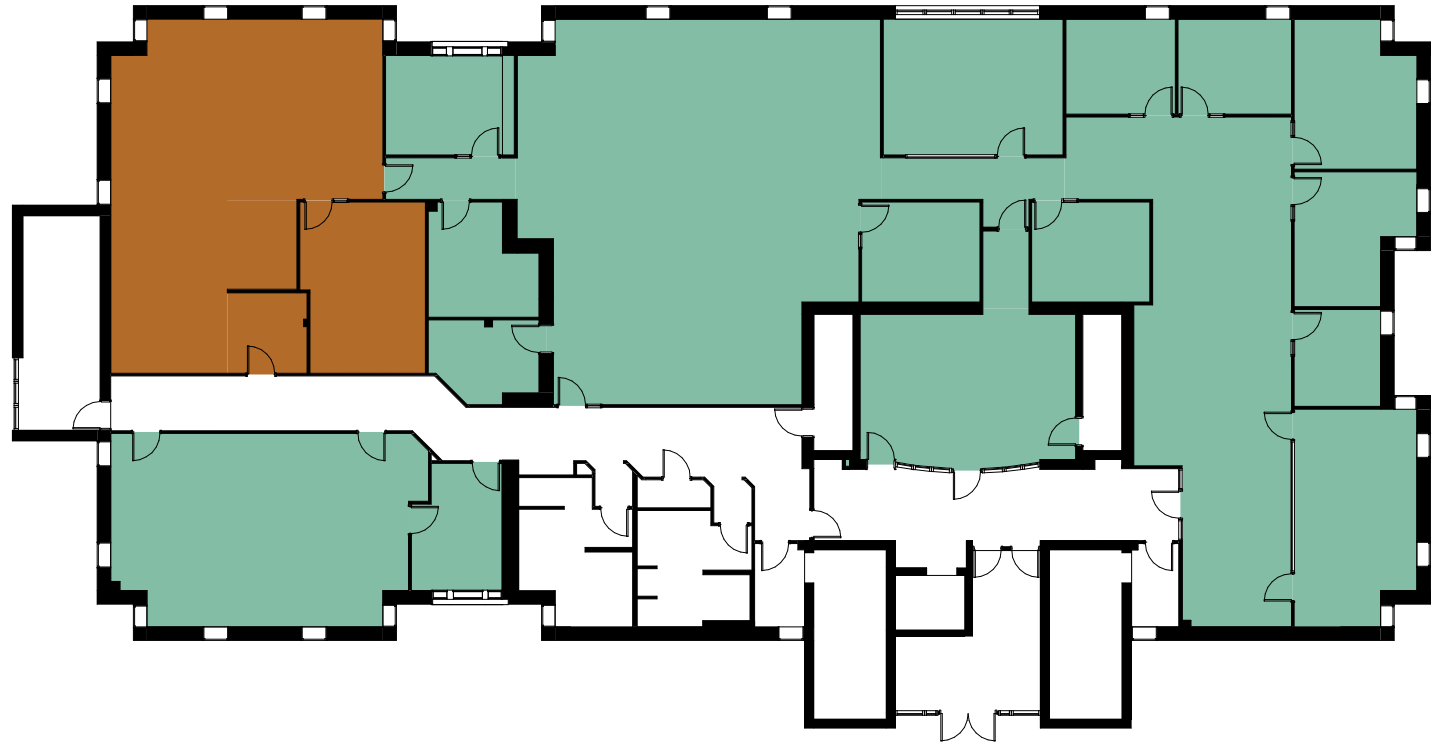


BUILDING OCCUPANCY (NET SF)





01 - FIRST FLOOR PLAN



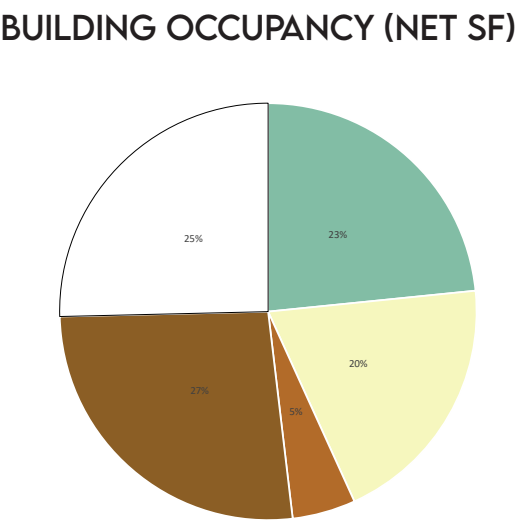
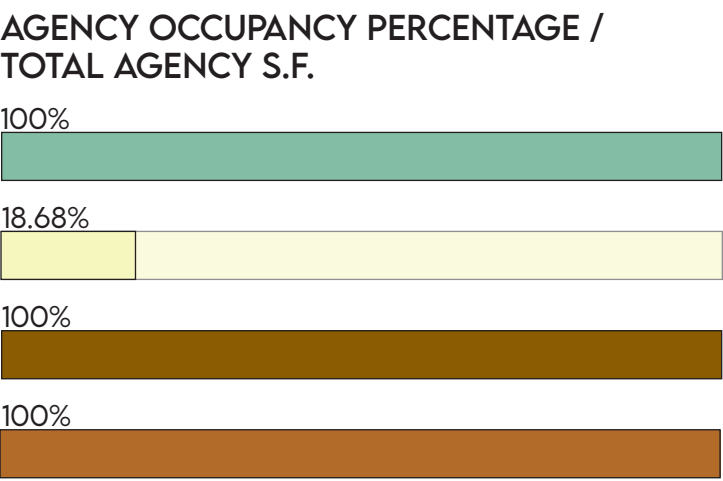
02 - SECOND FLOOR PLAN

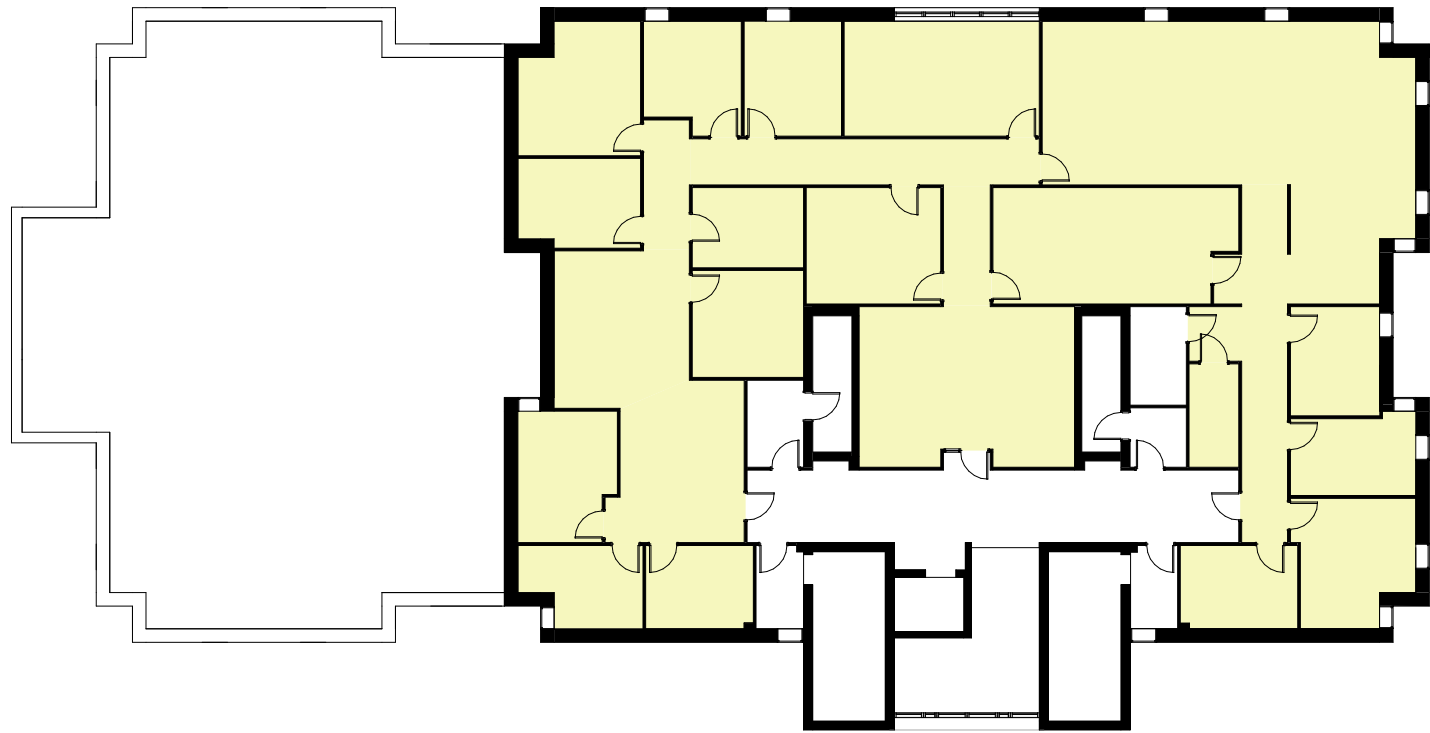
12. DOLLY-REED PLAZA



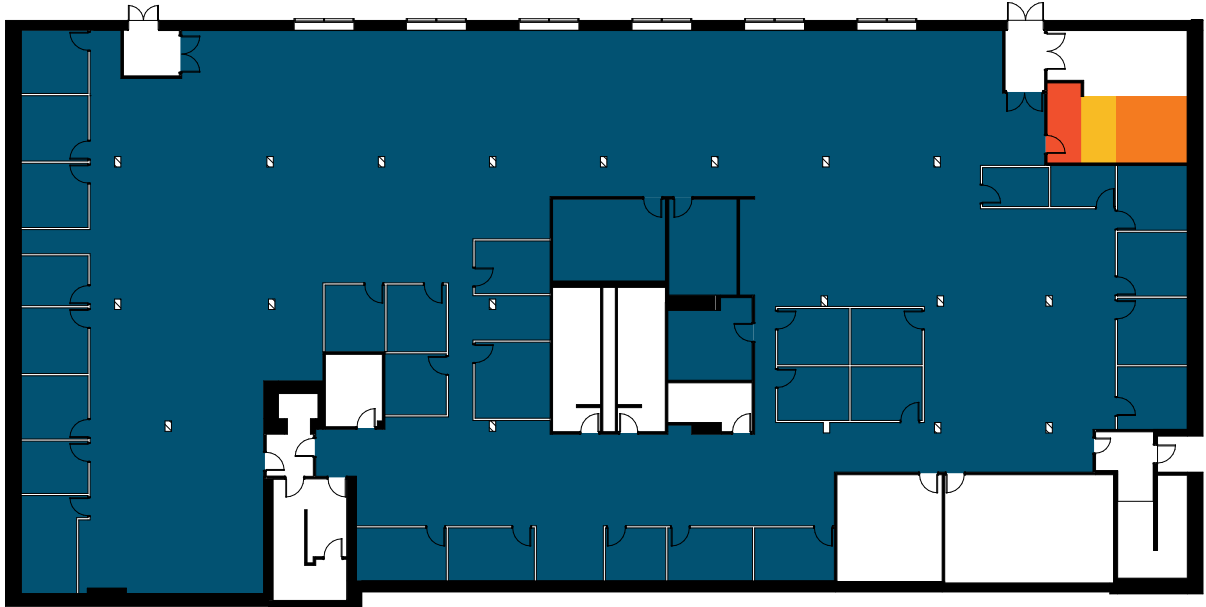
BUILDING NET AREA: 25,074 SF
CONSTRUCTED: 2008 -2009 (RENOVATED)
ACQUIRED: 2008
AGENCY TENANTS:

- GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT
- DEPARTMENT OF REVENUE
- DEPARTMENT OF TOURISM
- DEPARTMENT OF TRIBAL RELATIONS
- CAM / SHARED COST





03 - THIRD FLOOR PLAN



01 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN

JOE FOSS BUILDING & MATTHEWS TRAINING CENTER



BUILDING NET AREA: 58,209 SF

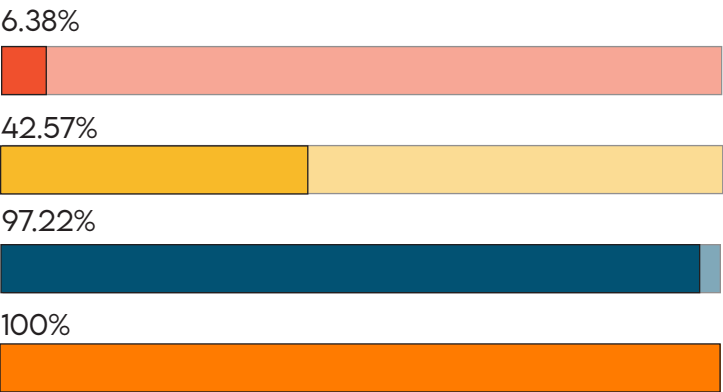
CONSTRUCTED: 1967 &1990

ACQUIRED: N/A

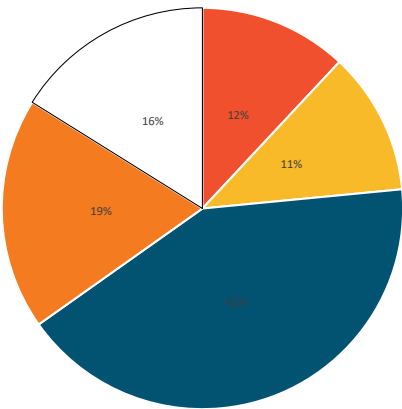
AGENCY TENANTS:

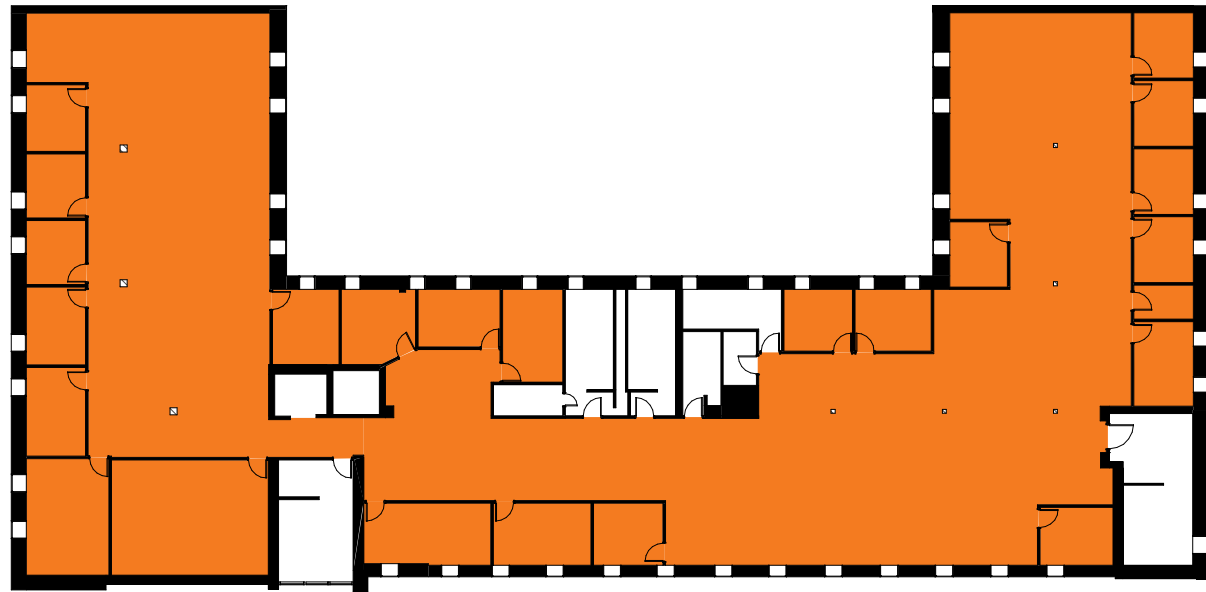
- BUREAU OF ADMINISTRATION
- DEPARTMENT OF AGRICULTURE
- DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
- DEPARTMENT OF GAME, FISH & PARKS
- CAM/SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

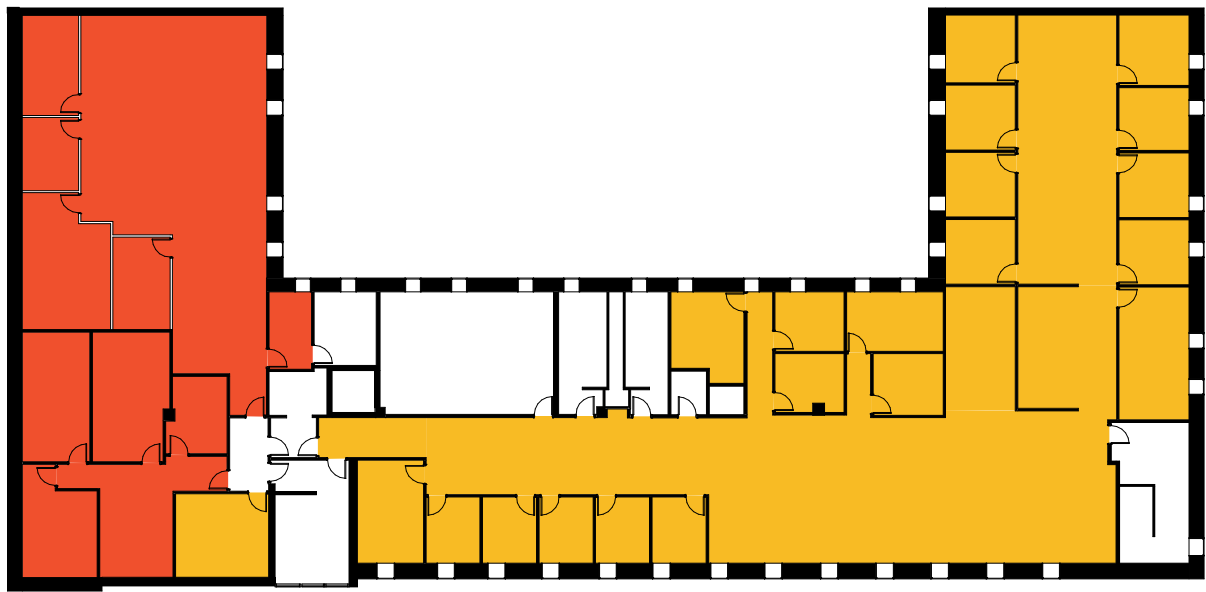


BUILDING OCCUPANCY (NET SF)

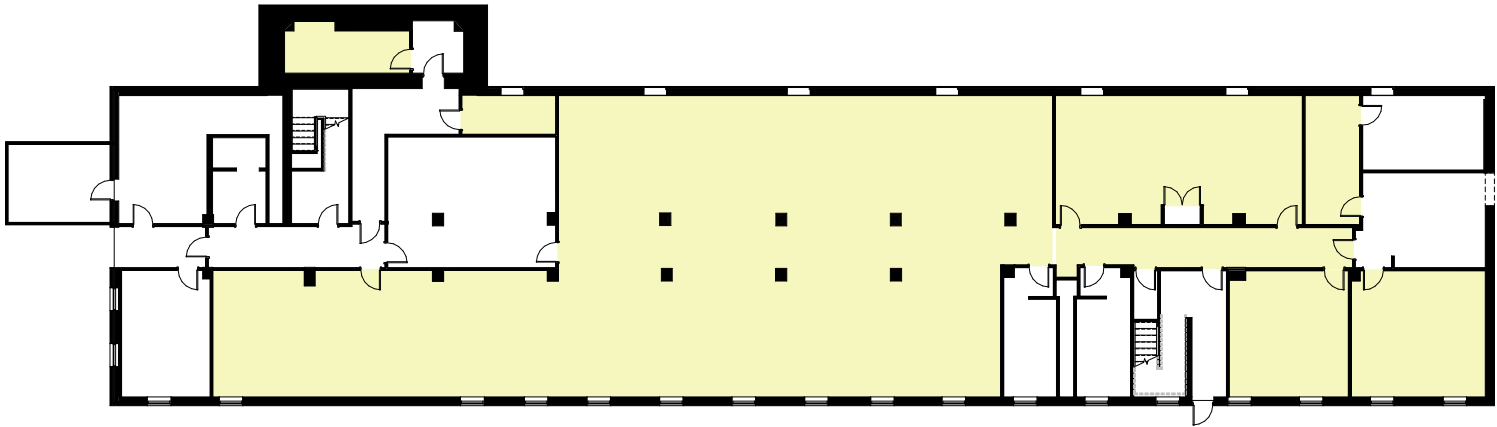




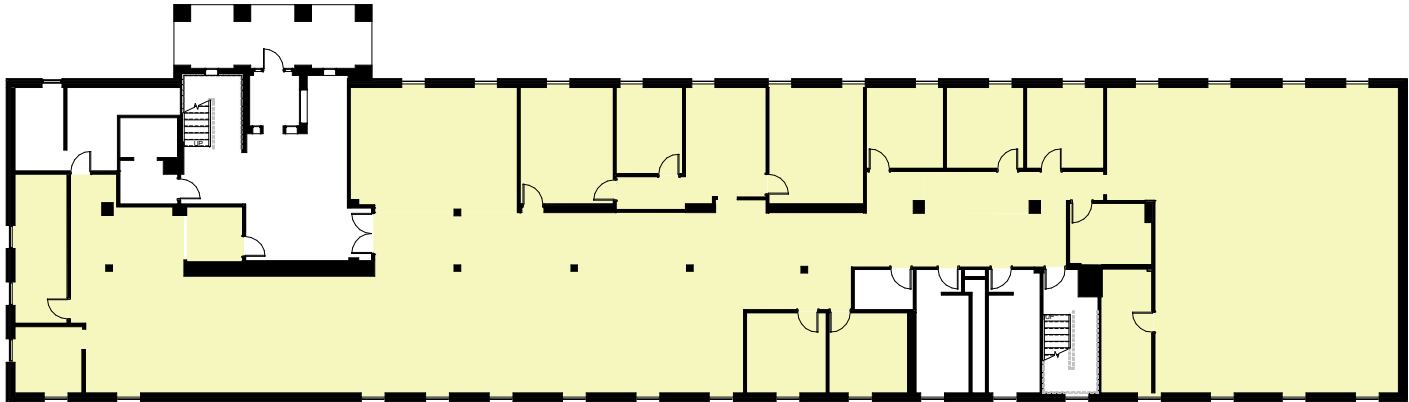
02 - SECOND FLOOR PLAN



03- THIRD FLOOR PLAN



00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN

SIGURD ANDERSON BUILDING



BUILDING NET AREA: 21,894 SF

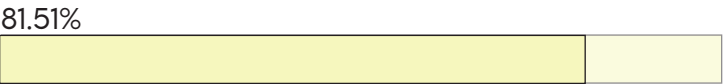
CONSTRUCTED: 1951

ACQUIRED: N/A

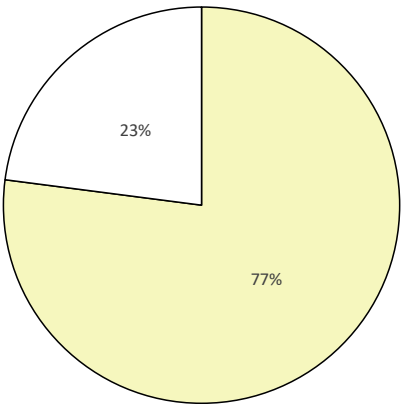
AGENCY TENANTS:

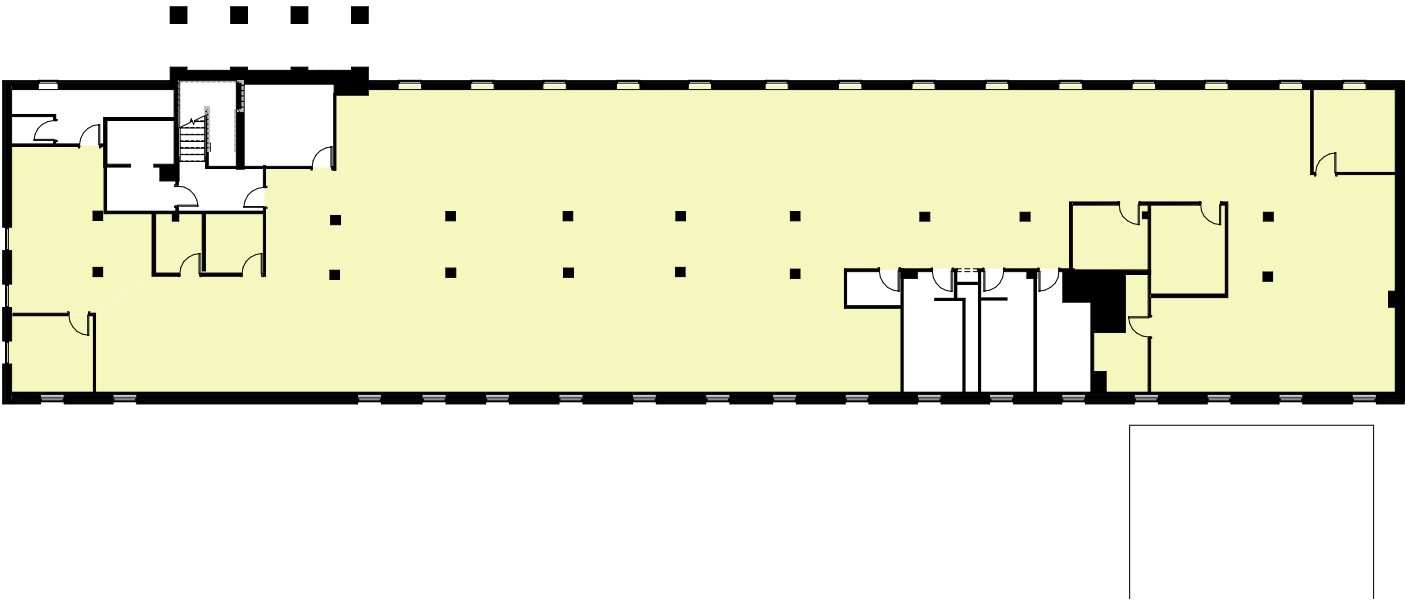
- DEPARTMENT OF REVENUE
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

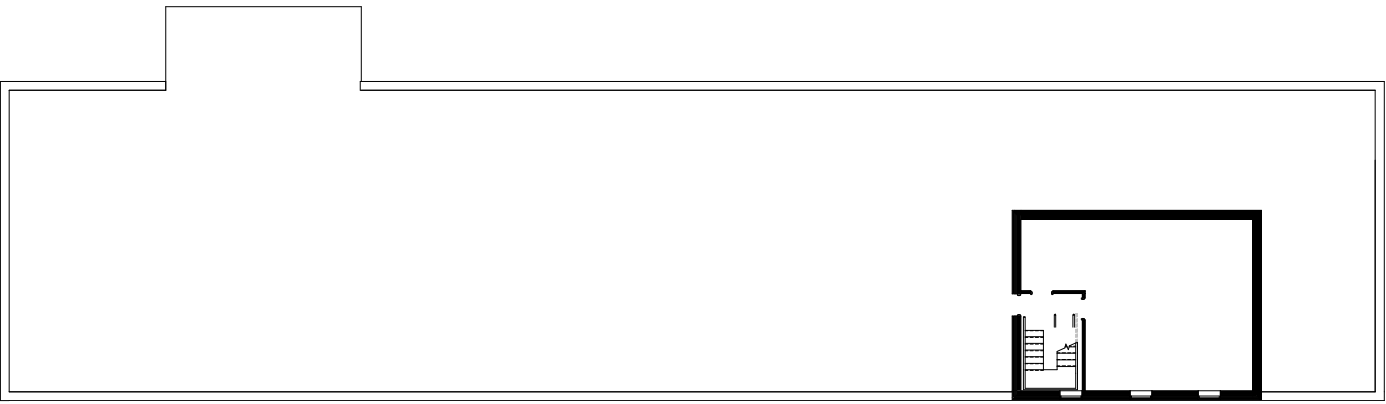


BUILDING OCCUPANCY (NET SF)

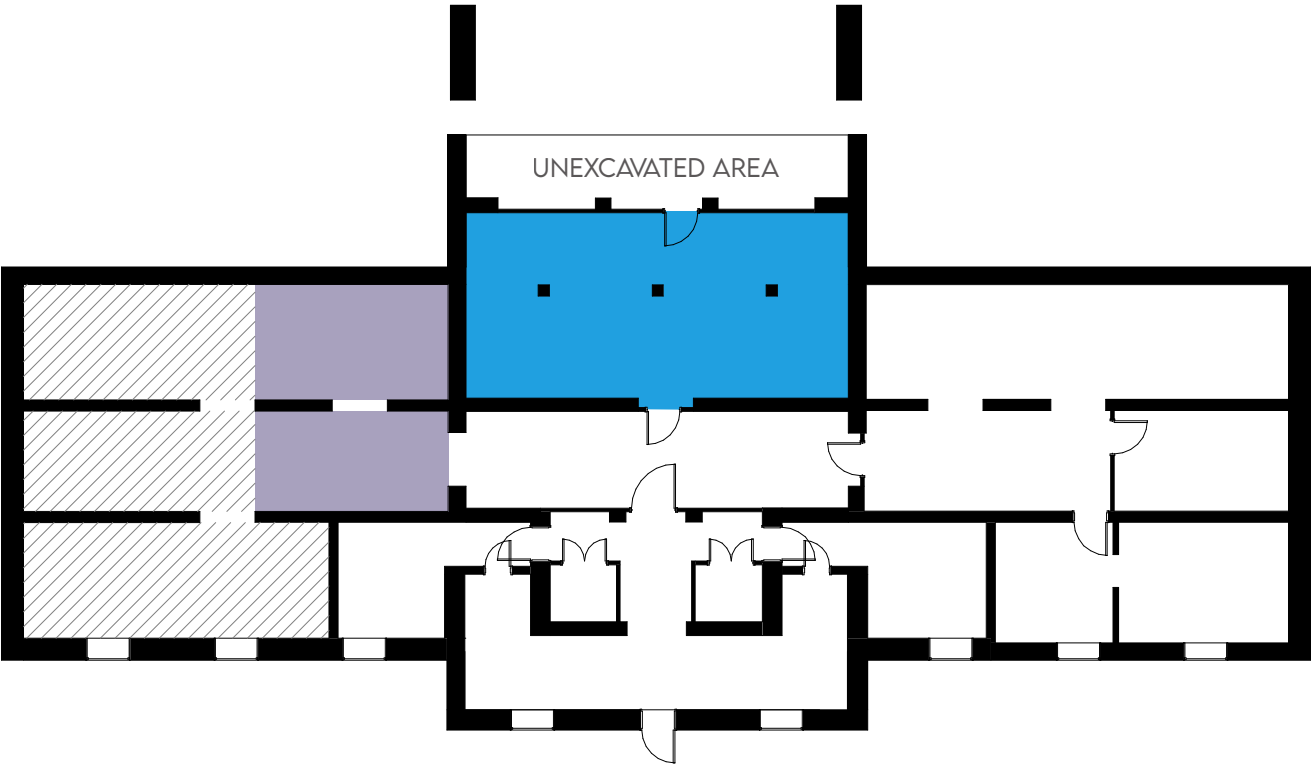




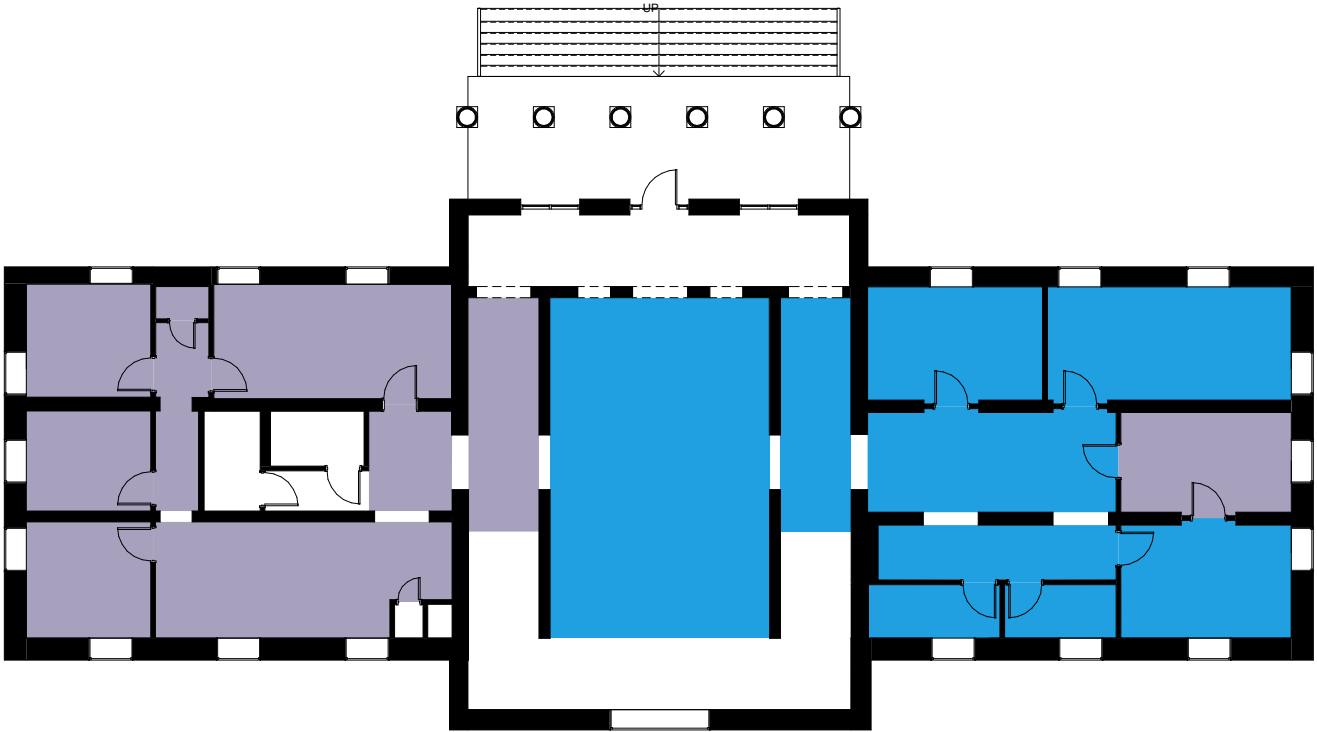
02 - SECOND FLOOR PLAN



03- THIRD FLOOR PLAN



00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN

SOLDIERS & SAILORS WORLD WAR MEMORIAL BUILDING



BUILDING NET AREA: 10,924 SF

CONSTRUCTED: 1919

ACQUIRED: N/A

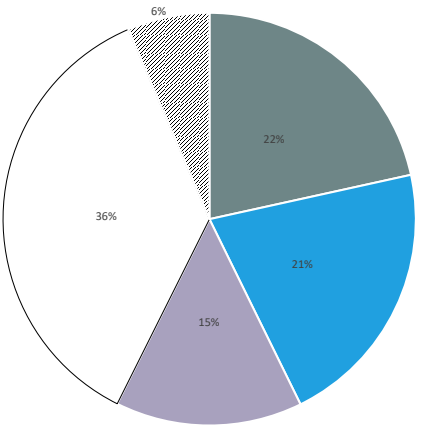
AGENCY TENANTS:

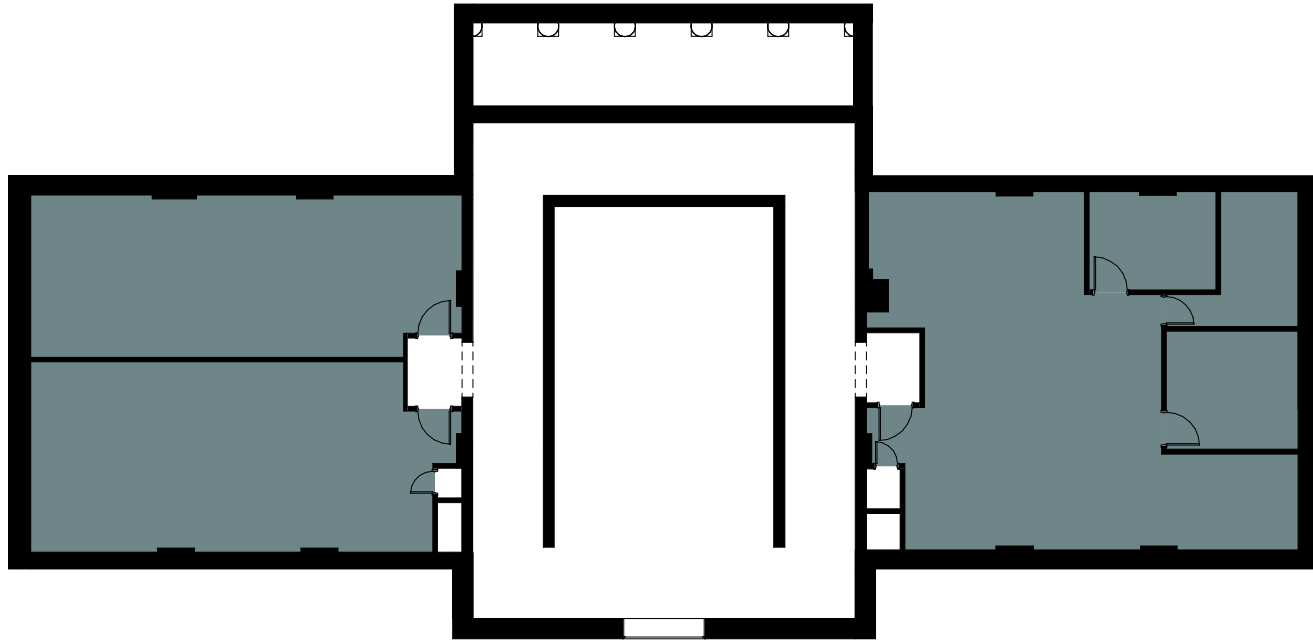
- BUREAU OF FINANCE & MANAGEMENT
- DEPARTMENT OF THE MILITARY
- DEPARTMENT OF VETERAN'S AFFAIRS
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.

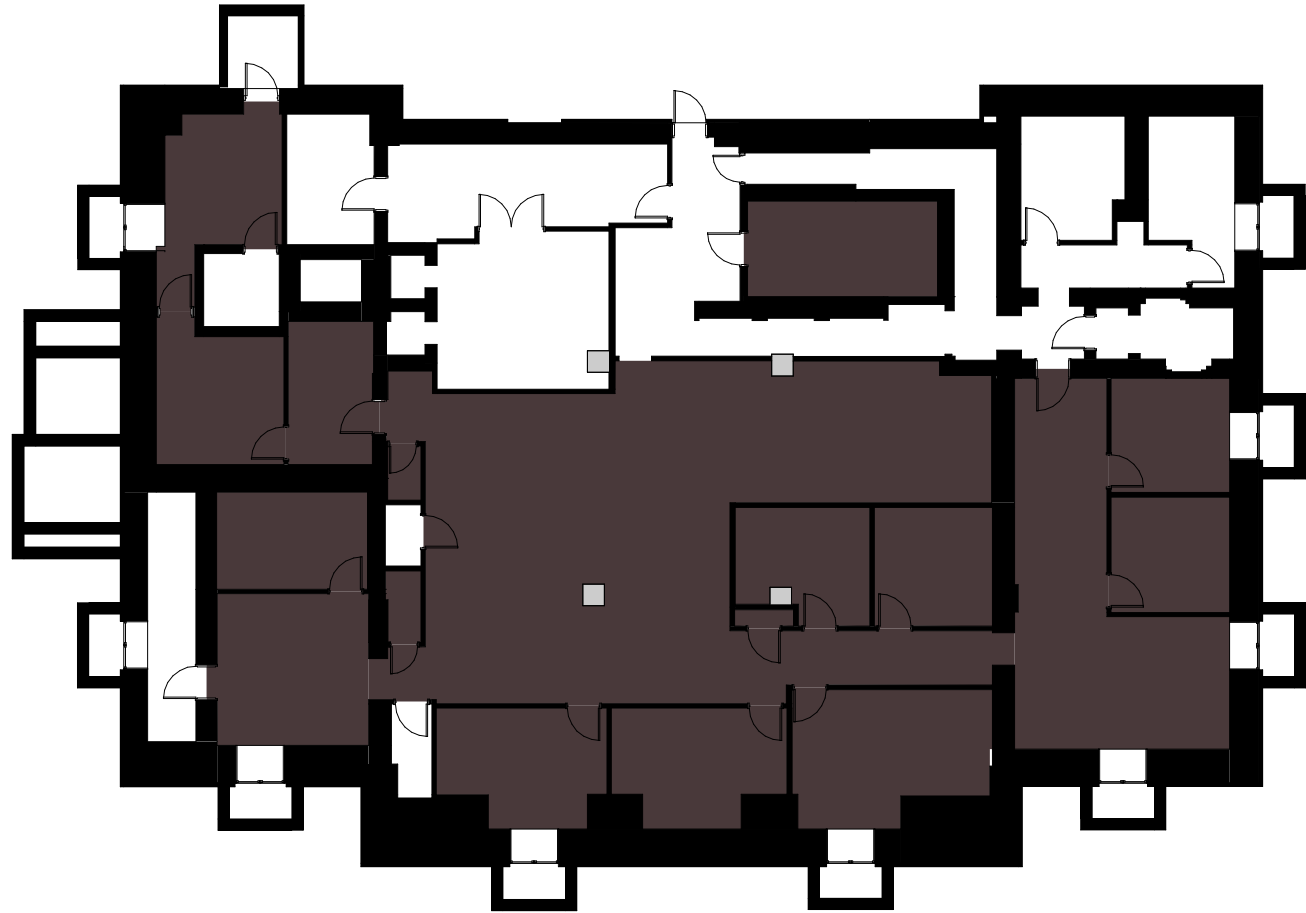


BUILDING OCCUPANCY (NET SF)

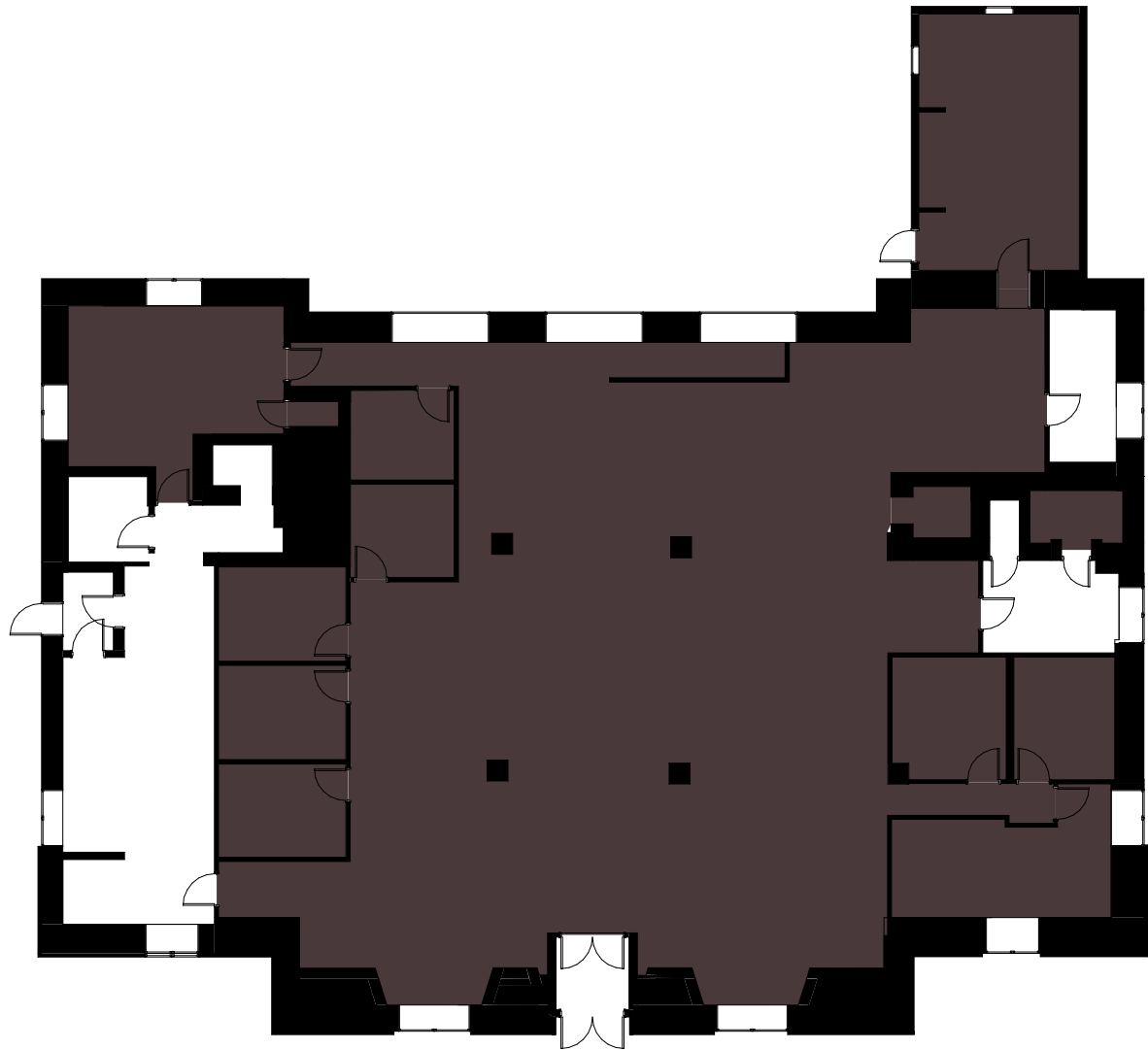




02 - SECOND FLOOR PLAN



00 - LOWER LEVEL FLOOR PLAN

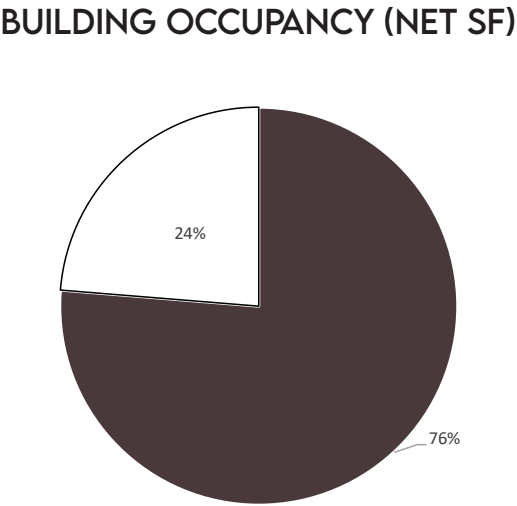


01 - FIRST FLOOR PLAN



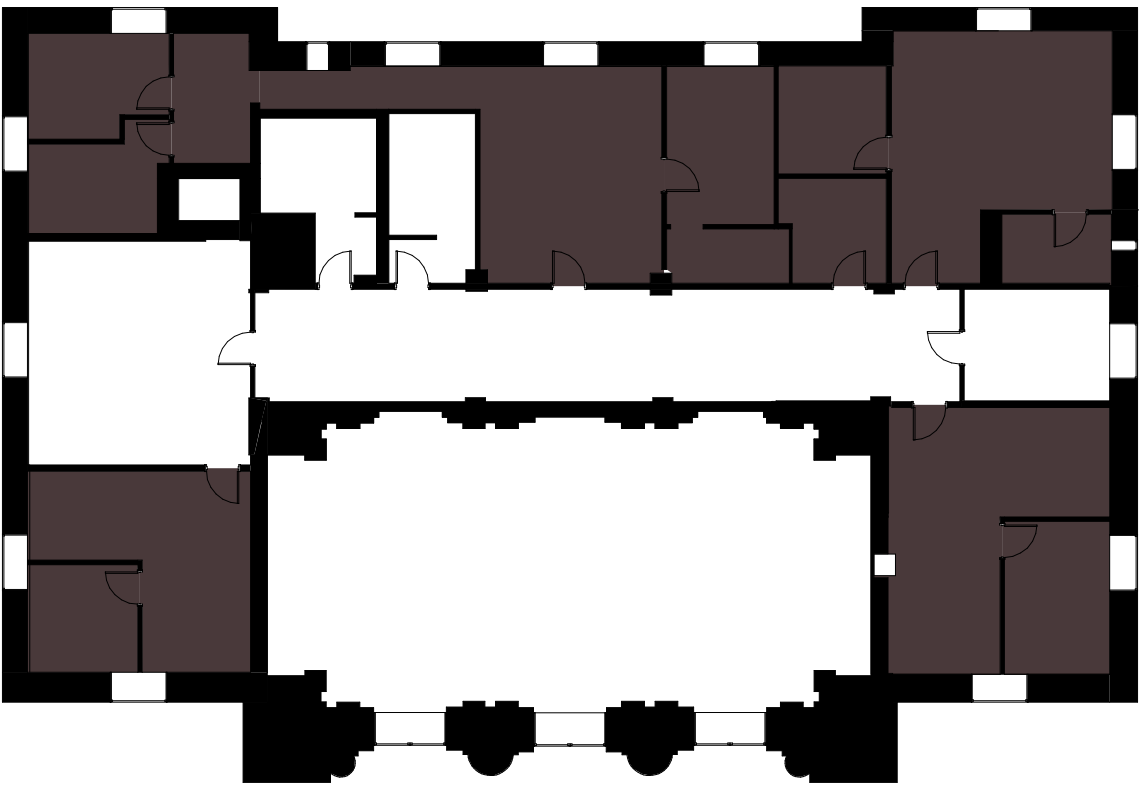
SUTHERLAND BUILDING

BUILDING NET AREA: 20,100 SF
CONSTRUCTED: 1906
ACQUIRED: N/A
AGENCY TENANTS:
● DEPARTMENT OF PUBLIC SAFETY
○ CAM / SHARED COST

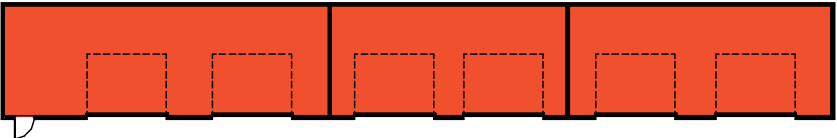
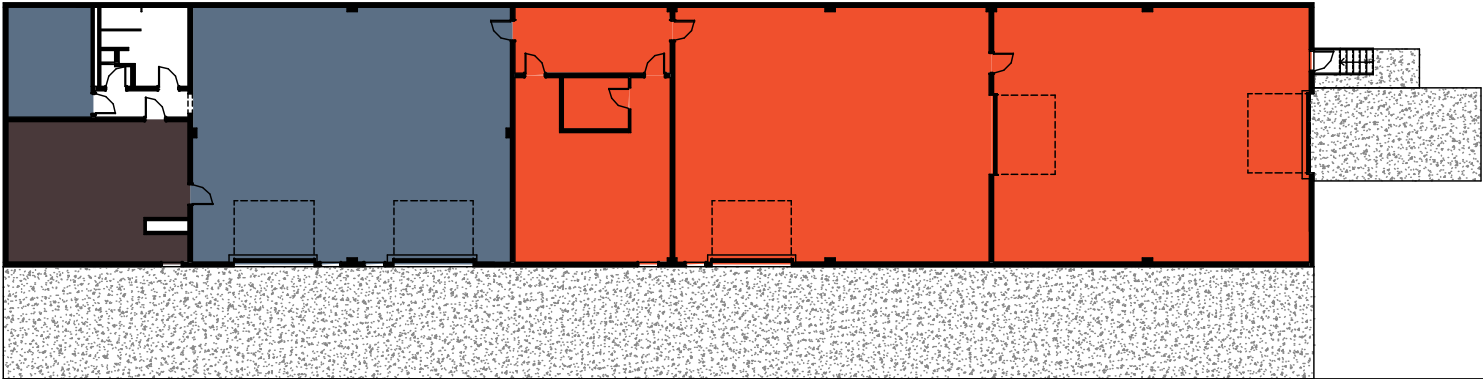




02 - SECOND FLOOR PLAN



03- THIRD FLOOR PLAN



01 - FIRST FLOOR PLAN

EAST BYPASS SHOP



BUILDING NET AREA: 9,460 SF

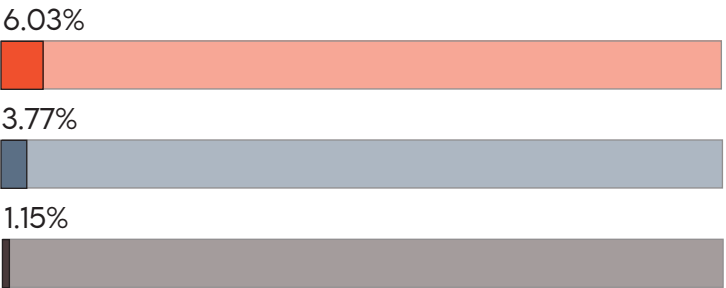
CONSTRUCTED: 1966

ACQUIRED: N/A

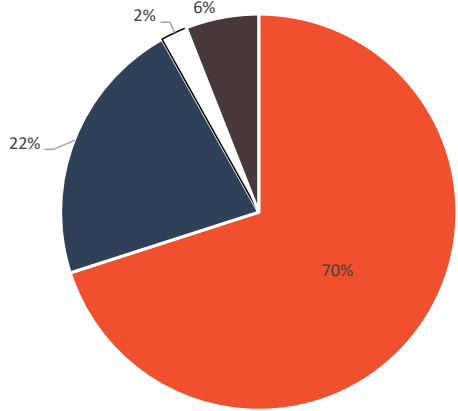
AGENCY TENANTS:

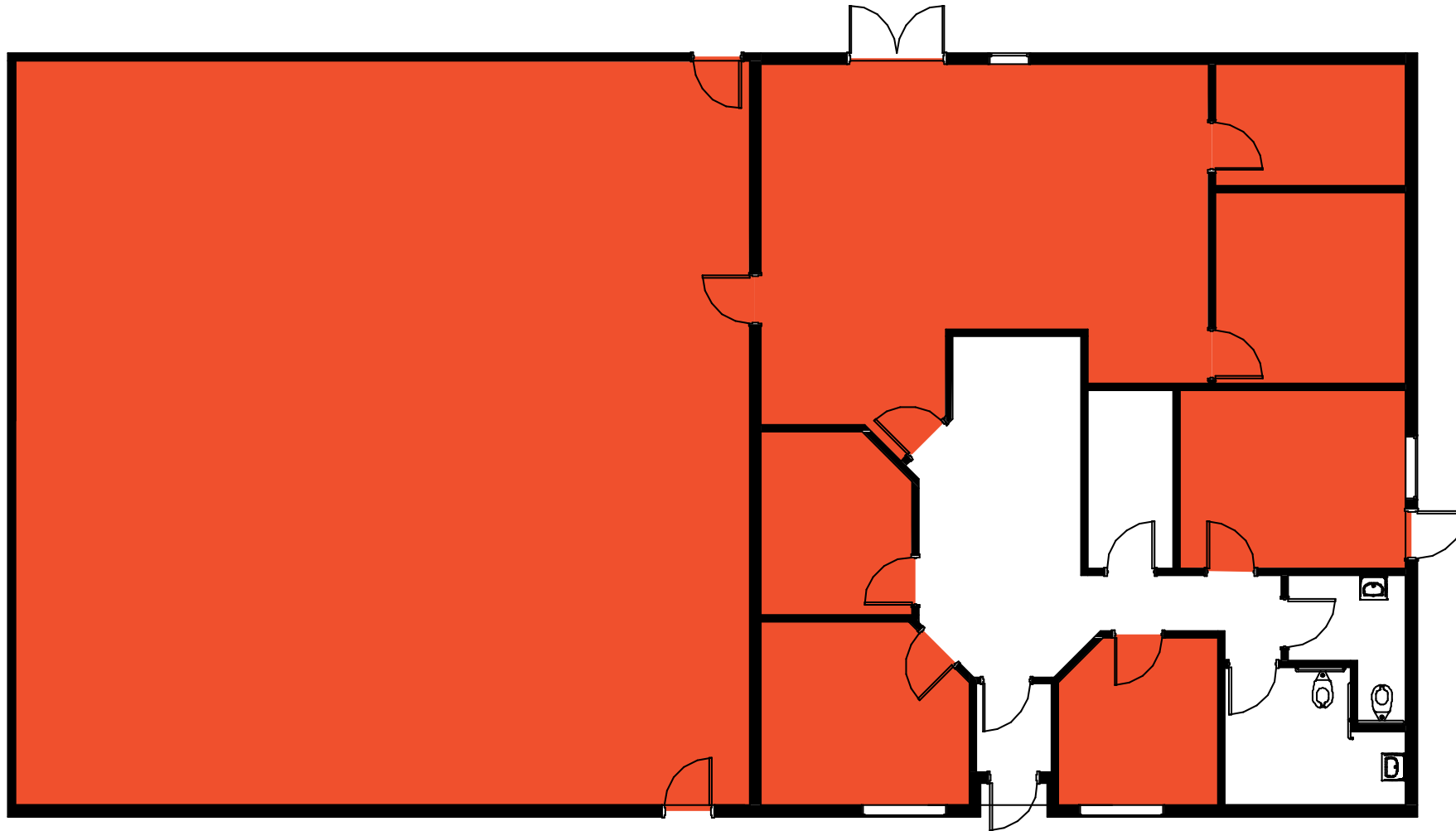
- BUREAU OF ADMINISTRATION
- DEPARTMENT OF TRANSPORTATION
- DEPARTMENT OF PUBLIC SAFETY
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.



BUILDING OCCUPANCY (NET SF)





01 - FIRST FLOOR PLAN

RISK MANAGEMENT



BUILDING NET AREA: 3,973 SF

CONSTRUCTED: 1988

ACQUIRED: N/A

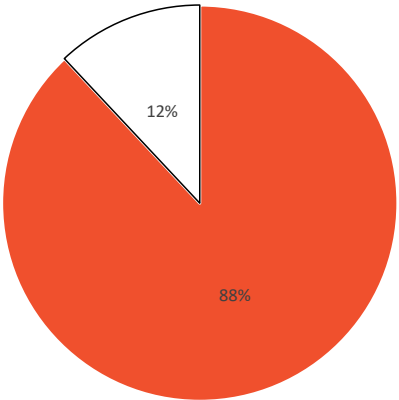
AGENCY TENANTS:

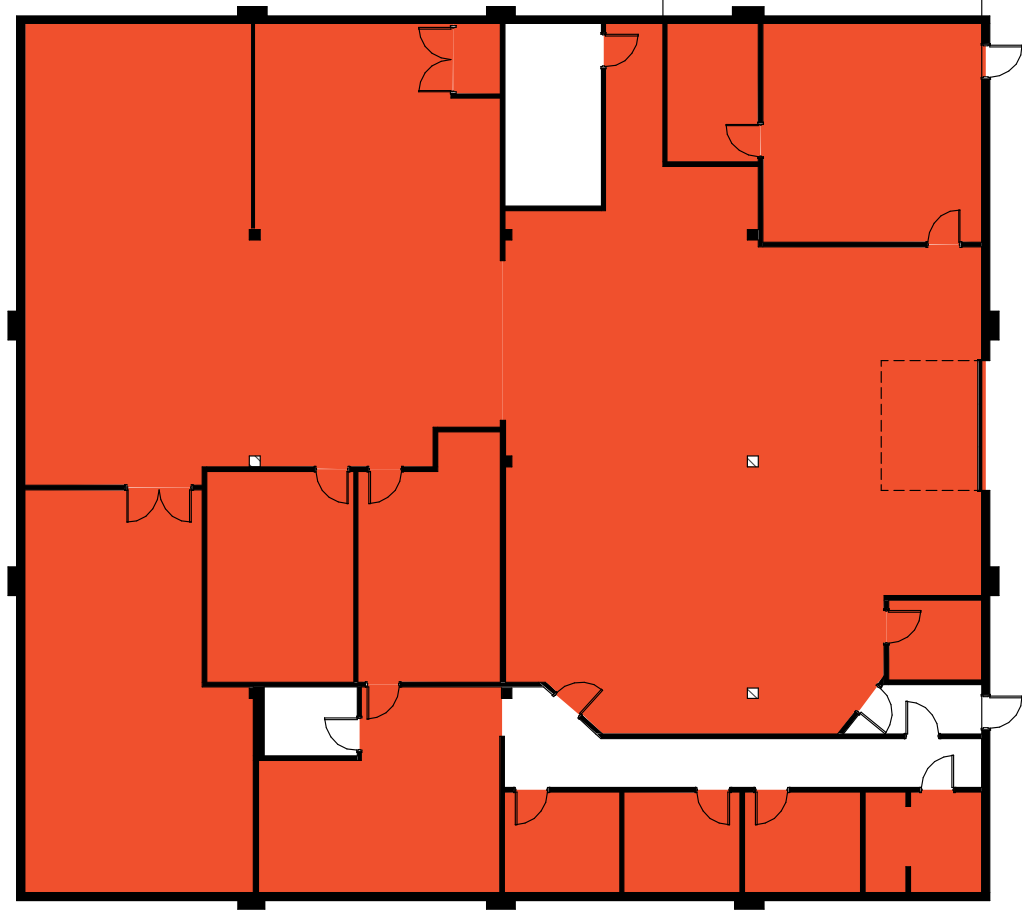
- BUREAU OF ADMINISTRATION
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.

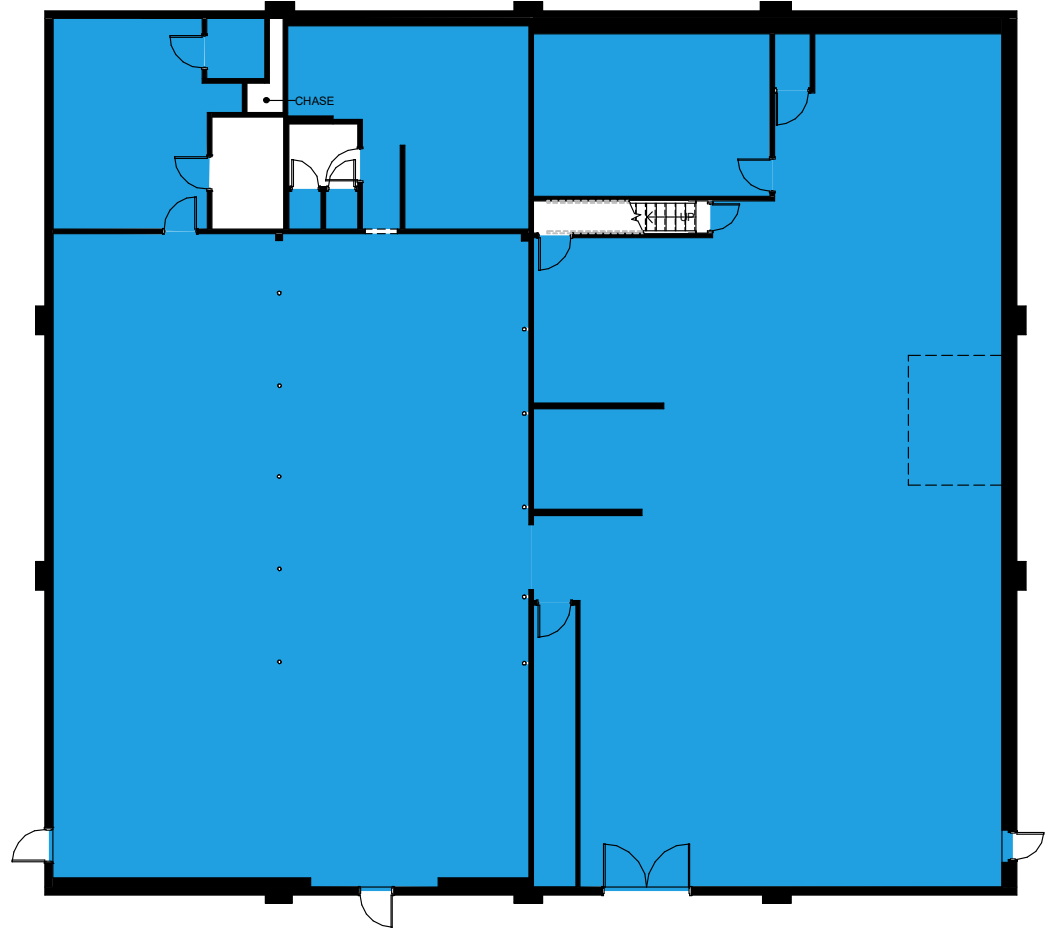


BUILDING OCCUPANCY (NET SF)





00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN

NATIONAL GUARD MUSEUM + CARPENTER SHOP



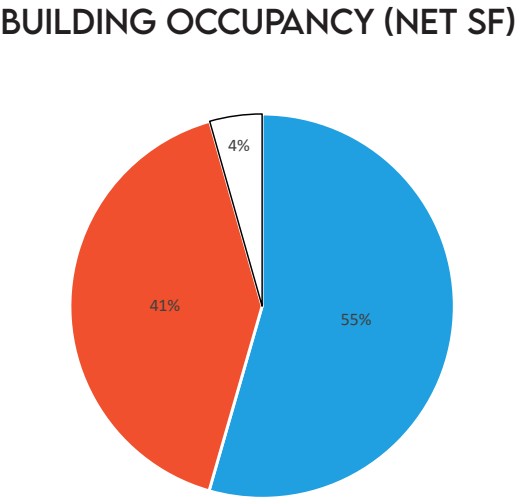
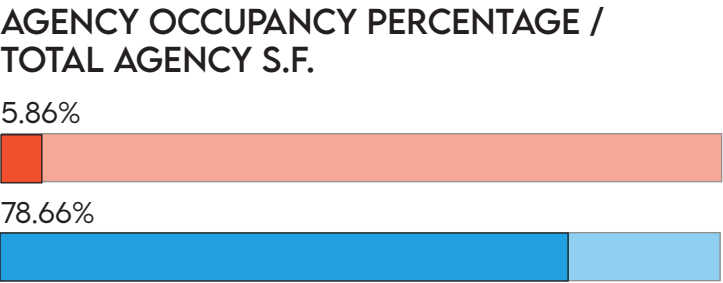
BUILDING NET AREA: 15,661

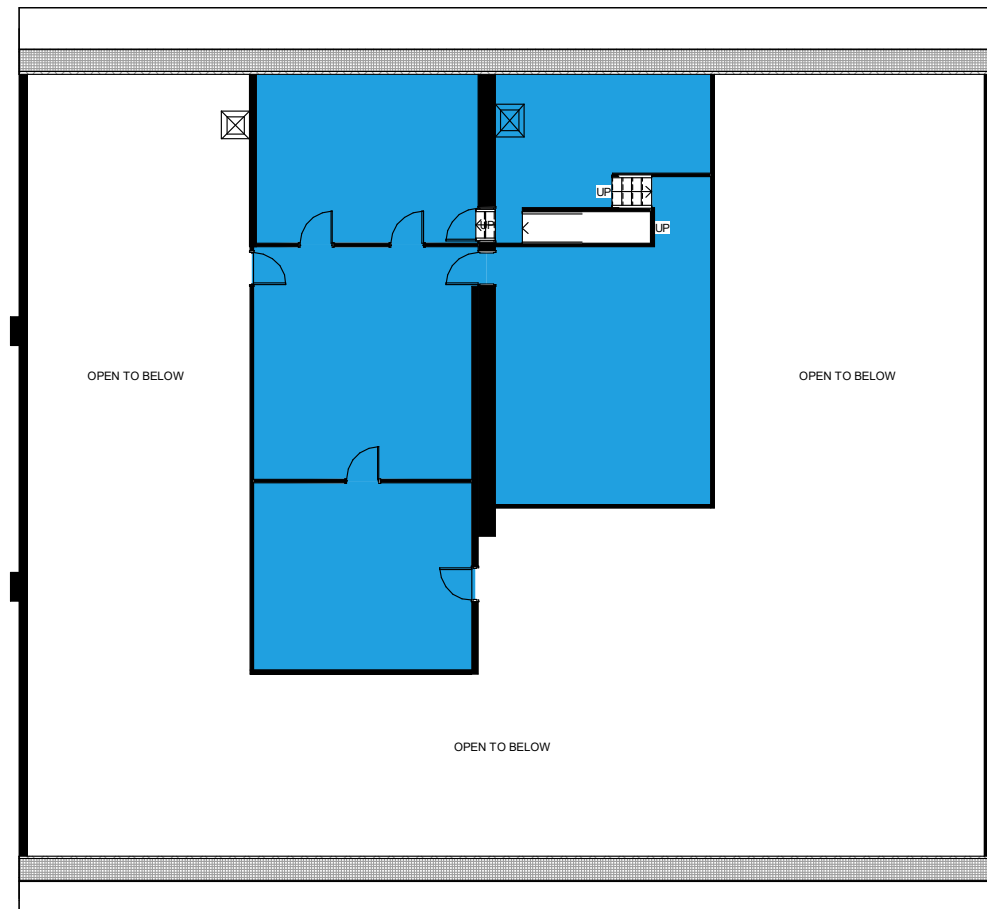
CONSTRUCTED: 1946

ACQUIRED: N/A

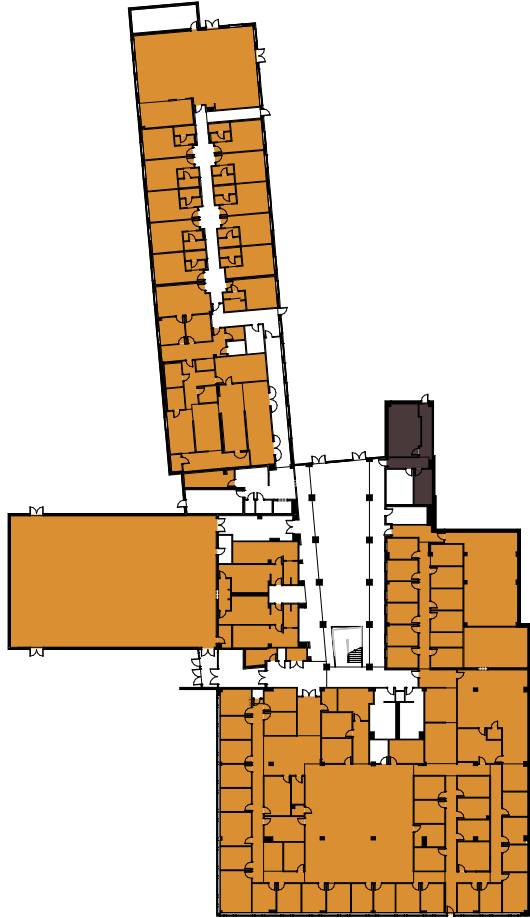
AGENCY TENANTS:

- BUREAU OF ADMINISTRATION
- DEPARTMENT OF THE MILITARY
- CAM / SHARED COST

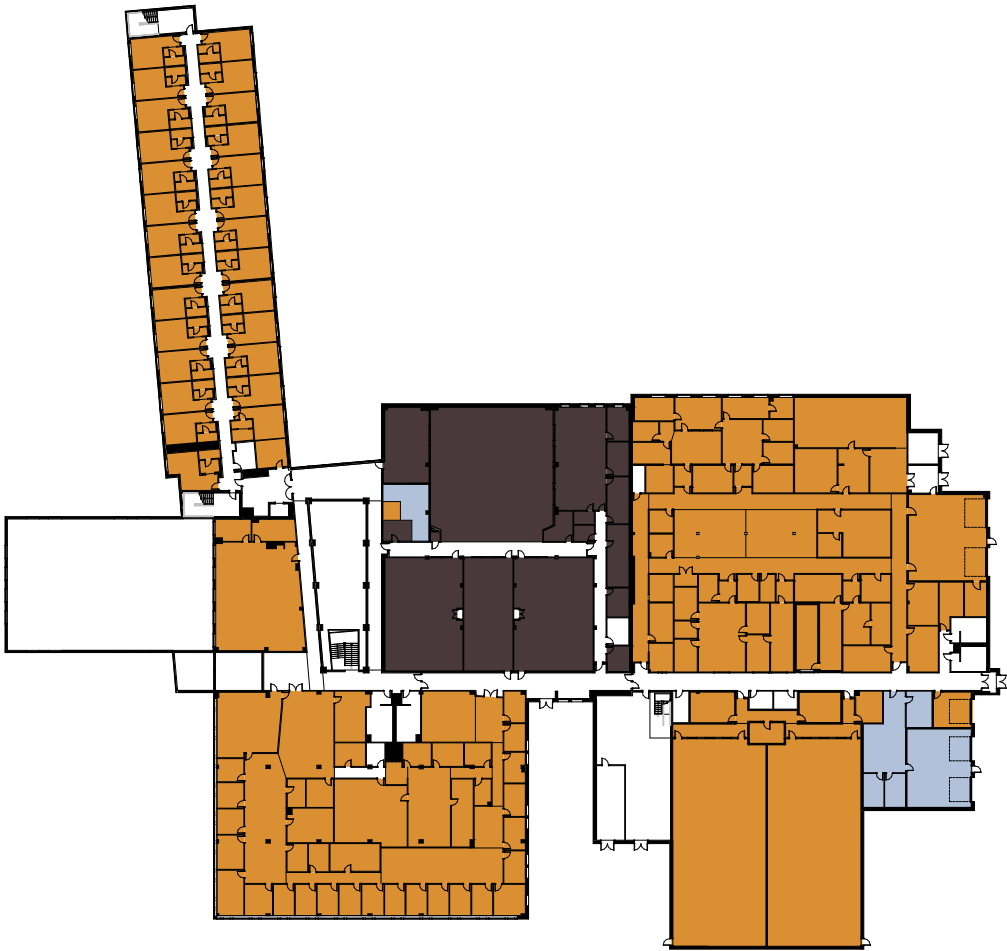




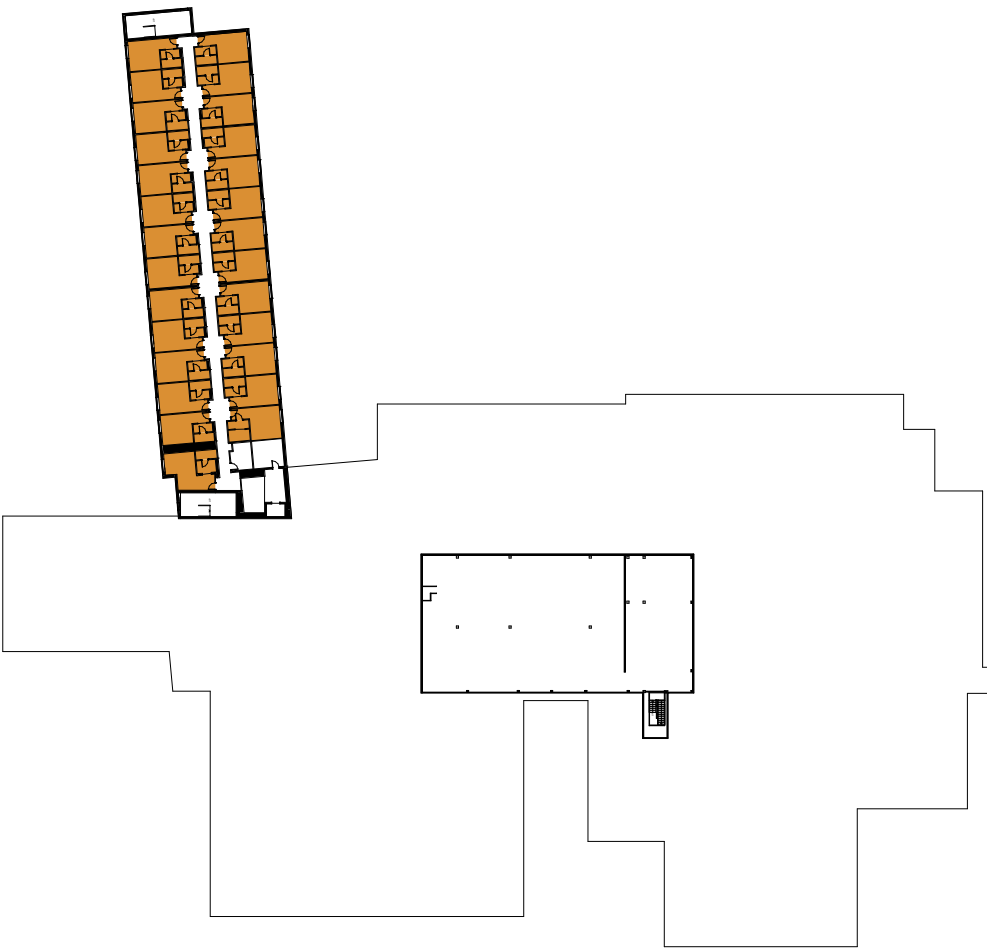
02 - SECOND FLOOR PLAN



00 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN

GEORGE S. MICKELSON BUILDING



BUILDING NET AREA: 139,770 SF

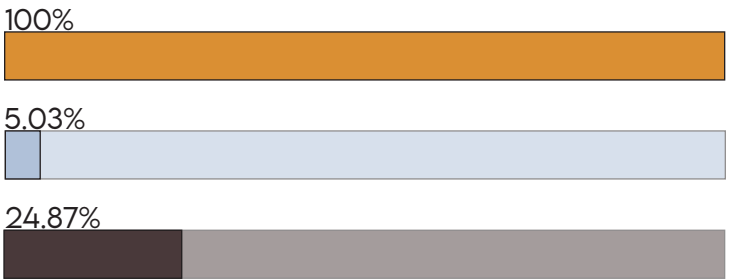
CONSTRUCTED: 2005

ACQUIRED: N/A

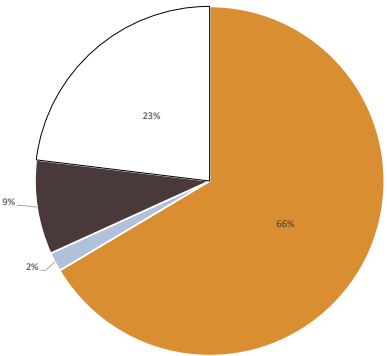
AGENCY TENANTS:

- SOUTH DAKOTA ATTORNEY GENERAL
- BUREAU OF INFO & TELECOM.
- DEPARTMENT OF PUBLIC SAFETY
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE / TOTAL AGENCY S.F.



BUILDING OCCUPANCY (NET SF)





01 - FIRST FLOOR PLAN

FLEET AND TRAVEL BUILDING



BUILDING NET AREA: 11,260 SF

CONSTRUCTED: 1968

ACQUIRED: N/A

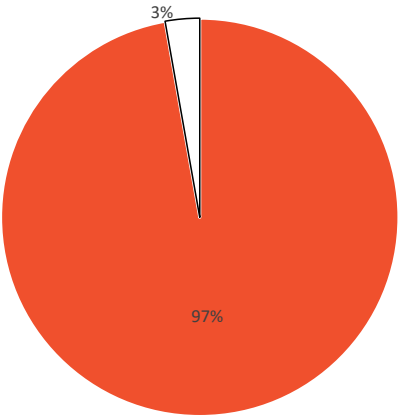
AGENCY TENANTS:

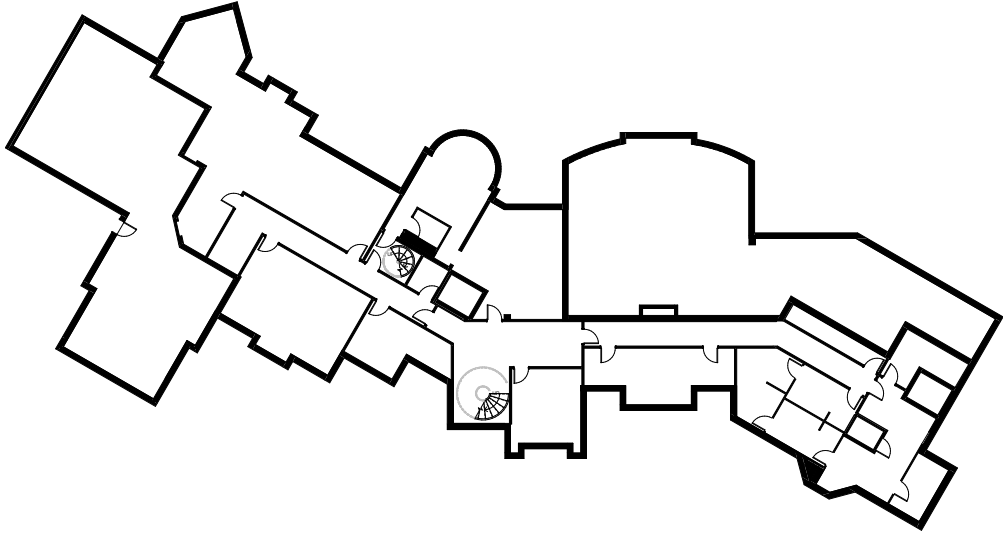
- BUREAU OF ADMINISTRATION
- CAM / SHARED COST

AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.

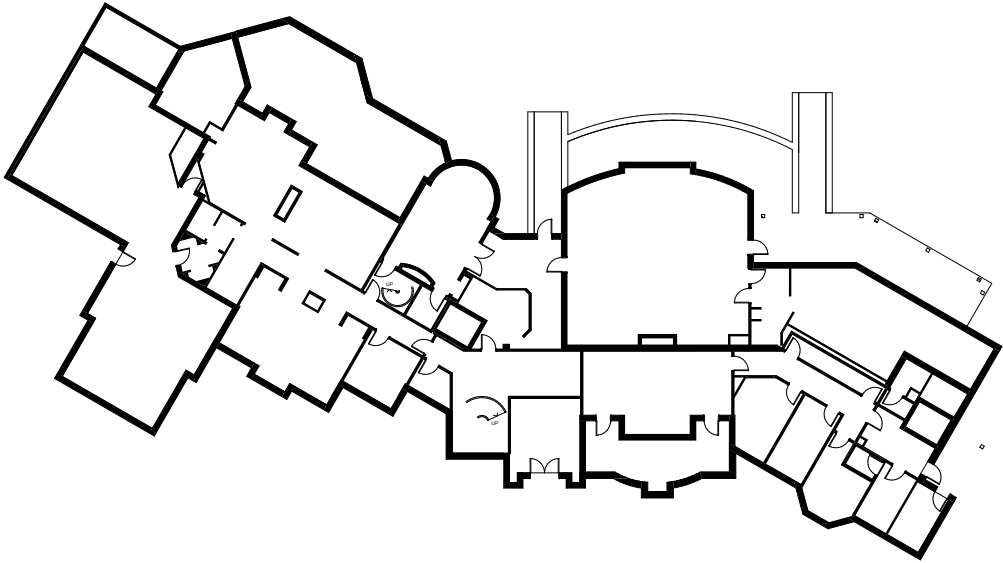


BUILDING OCCUPANCY (NET SF)

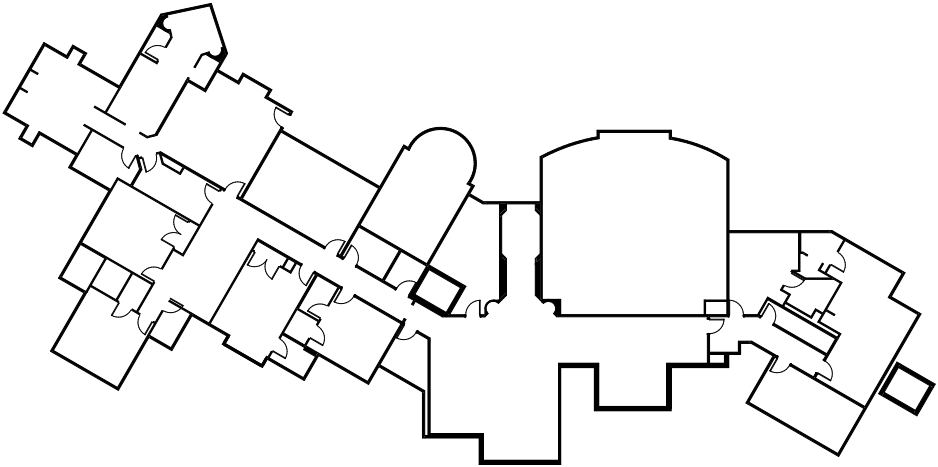




01 - LOWER LEVEL FLOOR PLAN



01 - FIRST FLOOR PLAN



02 - SECOND FLOOR PLAN

GOVERNOR'S RESIDENCE



BUILDING NET AREA: GSF

CONSTRUCTED:2004

ACQUIRED: N/A

AGENCY TENANTS:

- BUREAU OF ADMINISTRATION

AGENCY OCCUPANCY PERCENTAGE /
TOTAL AGENCY S.F.



BUILDING OCCUPANCY (NET SF)



2.2 DETAILED CAMPUS OVERVIEW

2.21 CAPITOL COMPLEX: LEASED BUILDINGS


1. 1503 East Sioux Avenue, Unit #2, Pierre, SD 57501

Lease Length: July 2018 - June 2023

Leased SF: 509

Rate Per SF: \$1.65

Monthly Lease Rate: \$70.00

Tenants: DOA - Storage 


2. 411 & 413 S Fort Street, Pierre, SD 57501

Lease Length: October 2018 - September 2023

Leased SF: 5,600

Rate Per SF: \$9.00

Monthly Lease Rate: \$4,200.00

Tenants: DOA - Animal Industry Board 


3. 209 W Dakota Avenue, Pierre, SD 57501

Lease Length: August 2018 - July 2023

Leased SF: 3,000

Rate Per SF: \$9.25

Monthly Lease Rate: \$2,312.50

Tenants: DOA - SD Brand Board 


4. 306-314 E. Capitol Avenue, Pierre, SD 57501

Lease Length: September 2014 - August 2024

Leased SF: 5,593

Rate Per SF: \$12.55

Monthly Lease Rate: \$5,980.00

Tenants: Board of Regents 

5. 1320 E. Sioux Avenue, Pierre, SD 57501

Lease Length: October 2010 - October 2025

Leased SF: 28,944

Rate Per SF: \$5.56

Monthly Lease Rate: \$13,410.72

Tenants: BOA 

6. 1414 E. Sioux Avenue - Warehouse #3, Pierre, SD 57501

Lease Length: August 2018 - July 2023

Leased SF: 5,200

Rate Per SF: \$1.65

Monthly Lease Rate: \$715.00

Tenants: BOA - Storage 

7. 2510 E. Irwin, Pierre, SD 57501

Lease Length: October 2012 - September 2022

Leased SF: 1,600

Rate Per SF: \$10.00

Monthly Lease Rate: \$1,333.33

Tenants: DOC 

8. 2800 Industrial Road, Ste 1, Pierre, SD 57501

Lease Length: September 2018 - August 2021

Leased SF: 2,150

Rate Per SF: \$5.16

Monthly Lease Rate: \$924.50

Tenants: DOE 


9. 925 E. Sioux Avenue, Pierre, SD 57501

Lease Length: March 2017 - January 2023

Leased SF: 2,600

Rate Per SF: \$3.69

Monthly Lease Rate: \$800.00

Tenants: DOE - Storage 


10. 2315 E. Dakota Avenue, Pierre, SD 57501

Lease Length: February 2015 - January 2025

Leased SF: 700

Rate Per SF: \$4.00

Monthly Lease Rate: \$233.34

Tenants: DENR - Storage 


11. 207 E. Missouri Avenue, Ste 1A, Pierre, SD 57501

Lease Length: July 2015 - June 2025

Leased SF: 1,527

Rate Per SF: \$10.00

Monthly Lease Rate: \$1,272.50

Tenants: DOH 

12. 740 E. Sioux Avenue, Pierre, SD 57501

Lease Length: July 2012 - July 2022

Leased SF: 3,240

Rate Per SF: \$12.76

Monthly Lease Rate: \$3,445.20

Tenants: DOH 

13. 3100 Airport Road, Pierre, SD 57501

Lease Length: November 2014 - October 2024

Leased SF: 15,200

Rate Per SF: \$9.50

Monthly Lease Rate: \$12,033.33

Tenants: DOH 


14. 2510 E. Irwin, Pierre, SD 57501

Lease Length: June 2020 - May 2022

Leased SF: 7,789

Rate Per SF: \$12.00

Monthly Lease Rate: \$7,789.00

Tenants: DOH 


15. 3317 Airport Road, Pierre, SD 57501

Lease Length: June 2020 - May 2021

Leased SF: 1,800

Rate Per SF: \$4.67

Monthly Lease Rate: \$701.00

Tenants: DOH - Storage 


16. 306 E. Capitol Avenue, Ste 310, Pierre, SD 57501

Lease Length: October 2017 - September 2022

Leased SF: 1,722

Rate Per SF: \$13.00

Monthly Lease Rate: \$1,865.50

Tenants: BHR 

17. 3800 E. Hwy 34, Ste 1, Pierre, SD 57501

Lease Length: October 2013 - September 2023

Leased SF: 13,720

Rate Per SF: \$7.77

Monthly Lease Rate: \$8,883.70

Tenants: DHS 


18. 3800 E. Hwy 34, Ste 1, Pierre, SD 57501

Lease Length: December 2016 - November 2021



Leased SF: 7,500

Rate Per SF: \$5.00

Monthly Lease Rate: \$3,125.00

Tenants: BIT - Storage 

19. 701 E. Sioux Avenue, Pierre, SD 57501

Lease Length: August 2015 - July 2025
Leased SF: 3,800
Rate Per SF: \$10.00
Monthly Lease Rate: \$3,166.66
Tenants: BIT (BHR Subleasing)  


20. 124 S. Euclid Avenue, Ste 201 & 202, Pierre, SD 57501

Lease Length: July 2014 - June 2024
Leased SF: 6,000
Rate Per SF: \$12.00
Monthly Lease Rate: \$6,000.00
Tenants: DLR 


21. 1601 N Harrison Avenue, Ste 1, Pierre, SD 57501

Lease Length: December 2012 - November 2022
Leased SF: 3,056
Rate Per SF: \$11.55
Monthly Lease Rate: \$2,941.40
Tenants: DLR 


22. 221 W. Capitol Avenue, Ste 101, Pierre, SD 57501

Lease Length: August 2015 - July 2025
Leased SF: 2,315
Rate Per SF: \$12.00
Monthly Lease Rate: \$2,315.00
Tenants: DLR 

23. 124 S. Euclid Avenue, Ste 104, Pierre, SD 57501

Lease Length: March 2015 - February 2025
Leased SF: 1,299
Rate Per SF: \$12.00
Monthly Lease Rate: \$1,299.00
Tenants: DLR 

24. 123 W. Missouri Avenue, Pierre, SD 57501

Lease Length: October 2016 - September 2025
Leased SF: 9,487
Rate Per SF: \$11.03
Monthly Lease Rate: \$8,720.00
Tenants: DLR 


25. 116 W. Missouri Avenue, Pierre, SD 57501

Lease Length: February 2017 - January 2022
Leased SF: 5,210
Rate Per SF: \$9.36
Monthly Lease Rate: \$4,063.80
Tenants: DLR 


26. 308 S. Pierre Street, Pierre, SD 57501

Lease Length: August 2018 - July 2023
Leased SF: 3,068
Rate Per SF: \$10.13
Monthly Lease Rate: \$2,590.77
Tenants: DLR 


27. 427 S. Chapelle Street, Pierre, SD 57501

Lease Length: December 2016 - November 2021
Leased SF: 6250
Rate Per SF: \$9.60
Monthly Lease Rate: \$5,000.00
Tenants: Legislative Audit 


28. 221 S. Central Avenue, Pierre, SD 57501

Lease Length: September 2016 - August 2026
Leased SF: 10,485
Rate Per SF: \$9.40
Monthly Lease Rate: \$8,213.25
Tenants: DPS - Emergency Management 


29. 20570 293rd Avenue, Pierre, SD 57501

Lease Length: February 2017 - January 2025
Leased SF: 3,600
Rate Per SF: \$2.66
Monthly Lease Rate: \$800.00
Tenants: DPS Highway Patrol 


30. 420 S Garfield Avenue, Ste 600, Pierre, SD 57501

Lease Length: October 2017 - September 2022
Leased SF: 1,469
Rate Per SF: \$11.67
Monthly Lease Rate: \$1,428.60
Tenants: DPS Driver's Licensing 


31. 3100 Airport Road, Units 3A & B, Pierre, SD 57501

Lease Length: September 2018 - August 2020
Leased SF: 3,600
Rate Per SF: \$4.60
Monthly Lease Rate: \$1,380.00
Tenants: DPS - Storage (EM and HS) 

32. 222 E. Capitol Avenue, Ste 8, Pierre, SD 57501

Lease Length: September 2012 - August 2022
Leased SF: 11,504
Rate Per SF: \$9.76
Monthly Lease Rate: \$9,356.58
Tenants: SD Retirement System 


33. 215 E. Prospect Avenue, Pierre, SD 57501

Lease Length: June 2016 - June 2021
Leased SF: 3,500
Rate Per SF: \$14.06
Monthly Lease Rate: \$4,100.00
Tenants: Secretary of State 

34. 910 & 912 E. Sioux Avenue, Pierre, SD 57501

Lease Length: December 2012 - November 2022
Leased SF: 17,002
Rate Per SF: \$7.95
Monthly Lease Rate: \$11,263.83
Tenants: DSS 

35. DOT Aeronautics, Airport Road

Lease Length: January 2015 - December 2025
Leased SF: 800
Rate Per SF: \$0.15
Monthly Lease Rate: \$10.00
Tenants: DOT - Aeronautics State Plane Hangar 

36. 302 E. Dakota Avenue, Pierre, SD 57501

Lease Length: August 2018 - July 2023
Leased SF: 1,800
Rate Per SF: \$9.10
Monthly Lease Rate: \$1,365.00
Tenants: DTR 

03 AGENCIES

3.1 METHODOLOGY

3.10 BUILDINGS OCCUPATION + APPROACH

The South Dakota Capitol Complex Long-Range Building Plan catalogs the data inventory collected during the master planning phases, including the compiling of existing building plans, billing documentation and agency questionnaires. Thereafter interviews were conducted with management leaders from each individual agency. Agency information was confirmed and recorded through this verification process.

Agency Interviews

The agency interviews were conducted with management leaders of the executive branch agencies, legislative branch leader, and the unified judiciary system as a follow-up method to the information questionnaires. Interviews were achieved during the dates of September 30, 2020 through October 2, 2020. The purpose of the interviews was to confirm agency FTE data, locations occupied, agency operations, and synergies. Below are the interview discussion topics:

- Understanding agency missions and operational functions.
- Current and future 5 year projections of agency FTE data.
- Frequent interaction with other departments that create necessary synergistic relationships, for close proximity.
- Adjacency requirements to be within the Capitol Building.
- Impact of remote work on present and future department operations and/or staffing needs.
- Deficiencies with current department space at each location.
- Any unique space type requirement to perform department duties.
- Any security or service concerns at any of the occupied locations.

The information gathered from the interviews provided both qualitative and quantitative knowledge. The qualitative perspective of agency synergies and how departments are functioning both operationally was insightful to the consultants conducting the study. The surveys and interviews provided analytical information of necessities required for future performance success. Agency questionnaires and supporting interview documents are provided in supporting documents. (see document title here.)

General Notes from the agency interviews related to the Capitol Complex Long-Range Building Plan are highlighted below:

- Office workspace is somewhat dictated by outdated floor plan layouts, and office furniture. Many agencies expressed the appeal to more flexible workspace with collaborative solutions.
- The term office hoteling was frequently discussed and held desirable for majority of agencies with the exclusion of a few agency outliers. This typology of workspace is becoming more recognizable due to the current conditions of the 2020 COVID-19 Pandemic, creating remote work to be an achievable solution for social distancing in the workplace.
- Current spaces for many agencies are spatially not meeting satisfactory needs, through inadequate workspace conditions, including room layouts, outdated office furniture. This environment contributes to lower quality workspace (low levels of daylighting, spatial flexibility, decrease in collaboration space, and less continuity), thus affecting department success and additionally morale of the staff.
- Various agencies have the desire to consolidate locations, specifically out of leased spaces and move into state-owned buildings.

- A large number of agencies want to have presence in the Capitol Building due to either public presence, close proximity to legislature during session, or working synergies with other governmental entities present in the building.
- Parking is an issue during legislative session.
- Security is being addressed in various locations around the Capitol Complex, although it still an on-going issue in some buildings.
- Conference rooms availability is an issue that has been brought up throughout the majority of the agency interviews.

State-Owned Buildings and Leased Buildings

The map to the right shows the South Dakota Pierre Capitol Complex and the surrounding Pierre area that encompass both state-owned and leased agency occupied buildings.

As the State of South Dakota considers alternative solutions and recommendations emphasized in this document, it is significant to consider the consequences of state-owned and leased space. Historically leased space has been characterized to be overflow space for agencies to occupy. This has also been labeled as swing space while state-owned buildings undergo renovations. This can be advantageous if appropriately considering the variables of length of lease, agency/department operations and staffing needs.

Currently the state has more leased spaces per building then state-owned. It would be advantageous for the State of South Dakota to acquire the long term goal of owning more buildings than leasing, with the exception of agencies deemed a necessity to occupy leased space due to their historical fluctuation.



Agency Occupied State-owned and Leased Buildings in Pierre, SD

3.2 AGENCY NEEDS

3.20 AGENCY SYNOPSIS

The South Dakota Capitol Complex Inventory Evaluation catalogs the data inventory collected during the ‘What We Found’ phase, including the compiling of existing building plans, billing data spreadsheets and agency questionnaires. Thereafter interviews were conducted with management leaders from each individual agencies. Agency information was confirmed and recorded through this verification process.

3.3 EXECUTIVE BRANCH

3.30 ELECTED OFFICIALS

OFFICE OF THE GOVERNOR, EXECUTIVE

GOVERNOR: Kristi Noem

TOTAL FTE: N/A

5 YR PROJECTED FTE: N/A

GOVERNOR’S OFFICE OF ECONOMIC DEVELOPMENT

COMMISSIONER: Steve Westra

TOTAL FTE: 22

5 YR PROJECTED FTE: 27 Minimum

SOUTH DAKOTA SECRETARY OF STATE

SECRETARY OF STATE: Steve Barnett

TOTAL FTE: 14

5 YR PROJECTED FTE: 15

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue		SD Governor's Office	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Dolly-Reed Plaza - 711 Wells Avenue	5,616	Governor's Office of Economic Development	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	2,000	Secretary of State	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
215 E Prospect Avenue	3,500	Business Services	\$14.06

● SOUTH DAKOTA STATE TREASURER

STATE TREASURER: Jason Williams

TOTAL FTE: 13

5 YR PROJECTED FTE: 13

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	1,125	Office of SD State Treasurer	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
124 E Dakota Avenue	4,800	Unclaimed Property	\$0.69

● SOUTH DAKOTA ATTORNEY GENERAL

ATTORNEY GENERAL: Jason Ravnsborg

CHIEF DEPUTY: Charles McGuigan

TOTAL FTE: 117

5 YR PROJECTED FTE: 117

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
George S. Mickelson Building	92,868	SD Attorney General	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

● PUBLIC UTILITIES COMMISSION

EXEC. DIRECTOR: Patty Van Gerpen

TOTAL FTE: 28

5 YR PROJECTED FTE: 28

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	3,963	Public Utilities Commission	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
1320 E Sioux Avenue	28,944	Public Utilities Commission -	\$5.56

● OFFICE OF SCHOOL & PUBLIC LANDS

COMMISSIONER: Ryan Brunner

TOTAL FTE: 6

5 YR PROJECTED FTE: 7

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	1,386	Office of School and Public Lands	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

3.3 EXECUTIVE BRANCH

3.31 BRANCH AGENCIES

● BOARD OF REGENTS

PRESIDENT: John W. Bastian

TOTAL FTE: 23

5 YR PROJECTED FTE: 23

● BUREAU OF ADMINISTRATION

COMMISSIONER: Scott Bollinger

TOTAL FTE: 139

5 YR PROJECTED FTE: 149-150

● BUREAU OF FINANCE & MANAGEMENT

COMMISSIONER: Liza Clark

TOTAL FTE: 39

5 YR PROJECTED FTE: 39

● BUREAU OF HUMAN RESOURCES

COMMISSIONER: Darin Seeley

TOTAL FTE: 41

5 YR PROJECTED FTE: 35

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
None			
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
306-314 E. Capitol Avenue	5,593	Board of Regents	\$12.55

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building	8,073	B & G	
Boiler / Visitor Center	3,349	B & G	
BOA Nicollet Building	2,650	BOA - Exec. Mgmt	
East Bypass Shop	6,668	B&G	
Trade/Carpenter Shop	6,441	B&G	
Fleet and Rec Mgmt	9,435	Records Mgmt	
Joe Foss Building	6,014	OSE , OHE	
Kniep (Mail Room)	196	B&G	
Governor's Mansion (New)	21,339	B&G	
Paul Kinsman Building	3,753	B&G	
Risk Management Building	3,497	Risk Management	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
1320 E. Sioux Avenue	28,944	Central Mail, Services & Duplicating	\$5.56
1414 E. Sioux Avenue - Warehouse #3	5,200	Central Services	\$1.65

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue		BFM	
BOA Nicollet Building		BFM	
Soldiers and Sailors Building	2,354	BFM	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	4,407	BHR	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
701 E. Sioux Avenue - (Subleasing from BIT)	3,800	Rehabilitation Services, Service to the Blind and Visually Impaired, Long Term Services and Supports	\$10.00
306 E. Capitol Avenue, Ste 310	1,722	BHR	\$13.00

BUREAU OF INFORMATION & TELECOMMUNICATIONS

COMMISSIONER: Jeffery Clines

TOTAL FTE: Approx. 400

5 YR PROJECTED FTE: Approx. 400

DEPARTMENT OF AGRICULTURE & NATURAL RESOURCES

SECRETARY: Hunter Roberts

TOTAL FTE: 35 (DOA); 134 (DENR)

5 YR PROJECTED FTE: TBD

DEPARTMENT OF EDUCATION

SECRETARY: Dr. Ben Jones

TOTAL FTE:165

5 YR PROJECTED FTE: 165

DEPARTMENT OF GAME, FISH, & PARKS

COMMISSIONER: Gary Jensen

TOTAL FTE: 100

5 YR PROJECTED FTE: 103

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Becker-Hansen Capitol Building - 500 E Capitol Avenue George S. Mickelson Bldg	11,008 2,470	BIT BIT BIT	
Kniep Building	23,616	BIT	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
3800 E. Hwy 34 Ste. 1 701 E. Sioux Ave	7,500 3,800	Storage Subleased to BHR	\$5.00 \$10.00

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Joe Foss Building & Matthews Training Center - 523 E Capitol Avenue	6,752 (DOA), 25,026 (DENR)	DOA DENR	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
1503 E Sioux Avenue Unit #2 (Storage)	509	DOA	\$1.65
411 & 413 S Fort Street	5,600	DOA - Animal Industry Board	\$9.00
209 W Dakota	3,000	DOA - Animal Industry Board	\$9.25

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Cultural Heritage Center	58,566	DOE - History	
MacKay Building	39,756	DOE	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
2800 Industrial Road, Ste 1	2,150	DOE	\$5.16
925 E. Sioux Avenue	2,600	DOE - Storage	\$3.69

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Joe Foss Building GFP - Wildlife Office (Fort Pierre, SD)	10,961	GFP GFP - Wildlife	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

● DEPARTMENT OF HEALTH
SECRETARY: Kim Malsam-Rysdon

TOTAL FTE: 160

5 YR PROJECTED FTE: 160

● DEPARTMENT OF HUMAN SERVICES

SECRETARY: Shawnie Rechtenbaugh

TOTAL FTE: 70

5 YR PROJECTED FTE: 70

● DEPARTMENT OF LABOR & REGULATIONS

SECRETARY: Marcia Hultman

TOTAL FTE: 107

5 YR PROJECTED FTE: 115 - 117

● DEPARTMENT OF THE MILITARY

ADJUTANT GENERAL: Major General Jeffrey P. Marlette

TOTAL FTE: 3

5 YR PROJECTED FTE: 3

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Health Administration	6,447	DOH	
Health Laboratory	25,027	DOH	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
207 Missouri Avenue, Ste 1A	1,527	DOH	\$10.00
740 E. Sioux Avenue	3,240	DOH	\$12.76
3100 Airport Road	15,200	DOH	\$9.50
2510 E. Erwin Avenue	7,789	DOH	\$12.00
3317 Airport Road	1,800	DOH	\$4.67

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
None			
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
912 E. Sioux Avenue - Sammons Building		DHS	
3800 E. Hwy 34, Ste 1	13,720	DHS	\$7.77

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
None			
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
124 S Euclid Ave, Ste 104, 201 & 202	6,000	DLR - Insurance	\$12.00
1601 N Harrison Ave, Ste 1	3,056	DLR - Banking	\$11.55
221 W Capitol Ave, Ste. 101	2,315	DLR - Real Estate Commission, Cosmetology Commission, Board of Barbers Examiners	\$12.00
123 W. Missouri Ave	9,487	DLR - Admin.	\$11.03
116 W Missouri Ave	5,210	DLR - Job Service	\$9.36
308 S Pierre St	3,068	DLR - E,P&A Certification	\$10.13

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
National Guard Museum	8,645	DOM - Museum	
Soldiers and Sailors Building	2,313	DOM	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

DEPARTMENT OF PUBLIC SAFETY

SECRETARY: Trevor Jones

TOTAL FTE: 107

5 YR PROJECTED FTE: 113

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
George S . Mickelson Building	12,193	DPS	
Sutherland Building	15,335	DPS	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
221 S. Central Ave	10,485	DPS - EM	\$9.40
20570 293rd Ave	3,600	DPS - HP	\$2.66
420 S Garfield Ave, Ste 600	1,469	DPS - Drivers Licensing	\$11.67
3100 Airport Road, 3A & B	3,600	DPS - EM & HS	\$4.60

DEPARTMENT OF REVENUE

SECRETARY: Jim Terwilliger

TOTAL FTE: 130

5 YR PROJECTED FTE: 130-180

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Sigurd Anderson Building	21,614	DOR	
Dolly-Reed Plaza	4,965	DOR - Lottery	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

DEPARTMENT OF SOCIAL SERVICES

SECRETARY: Steve Westra

TOTAL FTE: 270

5 YR PROJECTED FTE: 275 - 277

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Becker-Hansen Building	484	DSS	
Kniep Building	32,488	DSS	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
910 &912 E. Sioux Ave	17,002	DSS	\$7.95

DEPARTMENT OF TOURISM

SECRETARY: Jim Hagen

TOTAL FTE: 28

5 YR PROJECTED FTE: 30

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Dolly-Reed Plaza	6,547	Tourism	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

● DEPARTMENT OF TRANSPORTATION

SECRETARY: David Bergquist

TOTAL FTE: 287

5 YR PROJECTED FTE: 287

● DEPARTMENT OF TRIBAL RELATIONS

SECRETARY: Dave Flute

TOTAL FTE: 7

5 YR PROJECTED FTE: 7

● DEPARTMENT OF VETERANS AFFAIRS

SECRETARY: Greg Whitlock

TOTAL FTE: 8

5 YR PROJECTED FTE: 8

● SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY

EXECUTIVE DIRECTOR: Mark Lauseng

TOTAL FTE: 46

5 YR PROJECTED FTE: 48

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Becker-Hansen Building	52,032	DOT	
East Bypass Shop	2,066	DOT	
Fleet and Rec. Mgmt	1,511	DOT	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
Airport Road (State Plane Hangar)	800	Aeronautics	\$7.95

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Dolly-Reed Plaza	1,440	Department of Tribal Relations	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Soldiers and Sailors Building	1,600	DOVA	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
3060 East Elizabeth Street	N/A	SDHA	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

3.3 LEGISLATIVE BRANCH

3.32 LEGISLATIVE

● SOUTH DAKOTA RETIREMENT SYSTEM

SECRETARY:

TOTAL FTE: 33

5 YR PROJECTED FTE: 33

● LEGISLATURE & LEGISLATURE RESEARCH COUNCIL

DIRECTOR: Reed Holwegner

TOTAL FTE: 27 Full-Time Staff
105 Legislators
34 Session Staff
23 Interns/Aides
100 Pages

5 YR PROJECTED FTE: TBD

● SOUTH DAKOTA STATE AUDITOR

STATE AUDITOR: Rich L. Sattgast

TOTAL FTE: 16

5 YR PROJECTED FTE: 17

3.3 JUDICIAL BRANCH

3.33 JUDICIAL

● UNIFIED JUDICIAL SYSTEM

STATE COURT ADMINISTRATOR: Greg Sattizahn

TOTAL FTE: 47

5 YR PROJECTED FTE: 52

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
None			
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
222 E. Capitol Avenue, Ste 8	11,504	SD Retirement System	\$9.76

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	500	LEGISLATURE	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	1,582	State Auditor	
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
427 S Chapelle	6,250	Audit	\$9.60

STATE-OWNED LOCATIONS	CURRENT SF	DIVISIONS	
Capitol Building - 500 E Capitol Avenue	500	5,607	UJS
LEASED LOCATIONS	CURRENT SF	DIVISIONS	LEASE RATE/SF
None			

3.4 SUMMARY OF EXISTING SPACE UTILIZATION

Using data compiled during the beginning phases and agency questionnaires the consultant team prepared a database inventory of the existing allocation of department assigned space in both state-owned and leased spaces. The methods for calculating current occupancies is described in this section.

Workplace Space Standards

Space standards are defined in the South Dakota: Guidelines for the State Work Environment (Policy ES-09) issued by the South Dakota Bureau of Administration. The following recommendations were developed in a previous study “based on research provided by the Federal general Services Administration (GSA), several office furniture space consultants, and data within the Bureau of Administration.” Space standards provide an objective basis to identify uniform measurements of space expressed in square feet per personnel or use area. The following space standards are recommended for State agencies in state-owned and leased spaces as stated in the Workplace Standards Policy ES-09 **Table 3.40**.

Workplace space standards are required to:

- Make the most efficient use of state-owned and leased spaces;
- Establish uniformity and consistency among personnel in all state departments and agencies;
- Establish uniformity and consistency in the allocation of space for equipment;
- Provide a uniform basis for projecting space needs for personnel and equipment to logically plan for the acquisition of future state-owned and leased spaces and
- Determine the probable cost of needed space.

Building and Agency Net Space (NSF)

Estimating the amount of usable area or floor space needed to provide an appropriate environment capable of supporting a function involves the application of space allocations or space standards to the operational requirements of the functional component (i.e. office, restroom, conference room, etc.) These standards, guidelines, and specific space allocations are expressed as “net usable square feet” or NSF. The percentage of agency net square feet was determined in **Table 3.41A** and **Table 3.41B** in *Section 0A: Appendices*.

Department Gross Space (DGSF)

In a master space plan, the size of individual offices/ workstations is not as important as the total allocation of space for each staff position. The total “department gross square feet” (DGSF) is the sum of the various personnel, billed support spaces (i.e. corridors, conference rooms, copy rooms, etc.) and circulation space within the confines of that department including interior walls.

Table 3.40: South Dakota Guidelines for the State Work Environment (Policy ES-09)

South Dakota: Guidelines for the State Work Environment (Policy ES-09)		
Job Description	Maximum Space Allowed (Square Feet/SF)	Office Type
Constitutional Officer	200 SF	Private
Elected Official	200 SF	Private
Cabinet Secretary	200 SF	Private
Deputy Secretary	125 SF	Private
Division Director	125 SF	Private
Execuive Director	125 SF	Private
Program Director	80-100 SF	Private*/EWS
Program Administrator	80-100 SF	Private*/EWS
Legal Professional	80-100 SF	Private*/EWS
Professional	64-80 SF	WS/EWS*/Private*
Administrative/Clerical	56-64 SF	WS
Intern/Frequent Traveler	36-56 SF	WS

Private*: Private Office allowed **IF** building design and layouts permits
EWS: Executive Work Station **IF** building design and layouts permits
WS: Standard Work Station



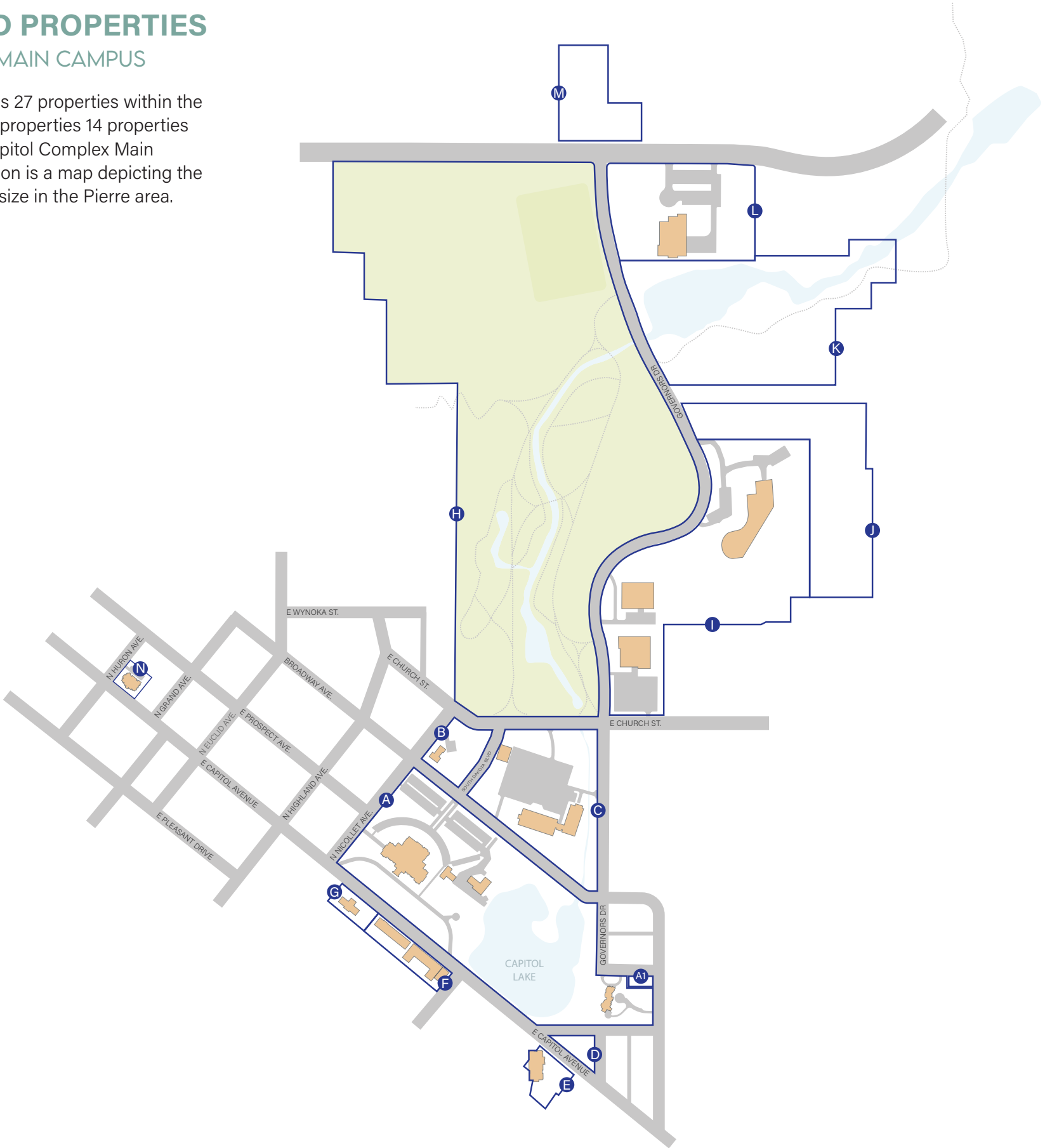
04

STATE PROPERTIES IN PIERRE

4.1 STATE-OWNED PROPERTIES

4.10 ADJACENT TO THE MAIN CAMPUS

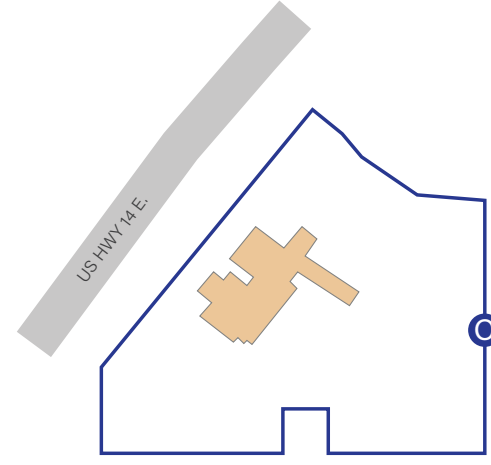
The State of South Dakota owns 27 properties within the Pierre/Ft. Pierre area. Of those properties 14 properties are in close proximity to the Capitol Complex Main Campus. Illustrated in this section is a map depicting the properties, their locations, and size in the Pierre area.



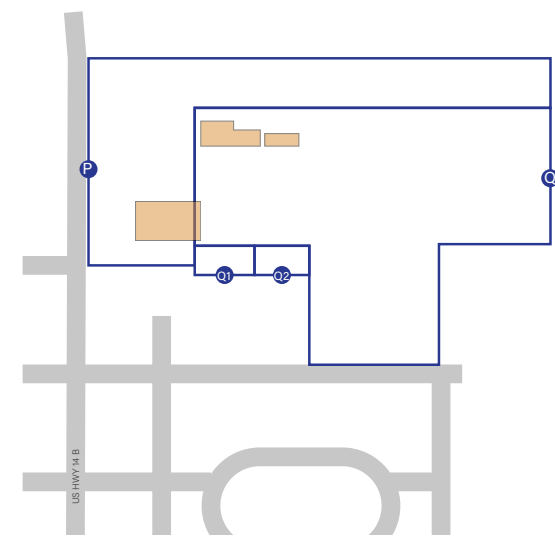
STATE - OWNED PROPERTIES

- A** Capitol Grounds, Capitol Lake, Governor's Residence, and A1 (small State Corner Lot)
Property Size (Acres): 33.4
- B** BOA Building Lot
Property Size (Acres): 2.45
- C** Becker-Hansen Building
Property Size (Acres): 13.27
- D** Civil War Memorial
Property Size (Acres): 0.65
- E** Dolly-Reed Plaza
Property Size (Acres): 1.5
- F** Sigurd Anderson and Joe Foss Building Lot
Property Size (Acres): 2.03
- G** Soldier and Sailors Building (Deed restriction for this purpose from the railroad)
Property Size (Acres): 1.1
- H** Hilger's Gulch and Hilger's City Lots
Property Size (Acres): 84.5
- I** Kniep Building and Historical Society
Property Size (Acres): 24.5
- J** Historical Society/Archives
Property Size (Acres): 10.8
- K** Hilger's Gulch to Mickelson Pond Trail
Property Size (Acres): 20.66
- L** State Health Laboratory
Property Size (Acres): 9.54
- M** Vacant Land North of 4th Street
Property Size (Acres): 4.5
- N** Sutherland Building
Property Size (Acres): 0.564

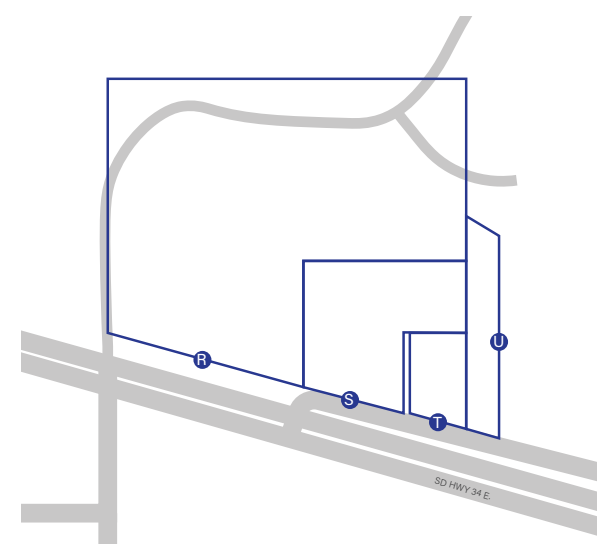
* DISCLAIMER: This illustration only depicts State-Owned Property in direct adjacencies to the Main Campus of the Capitol Complex.



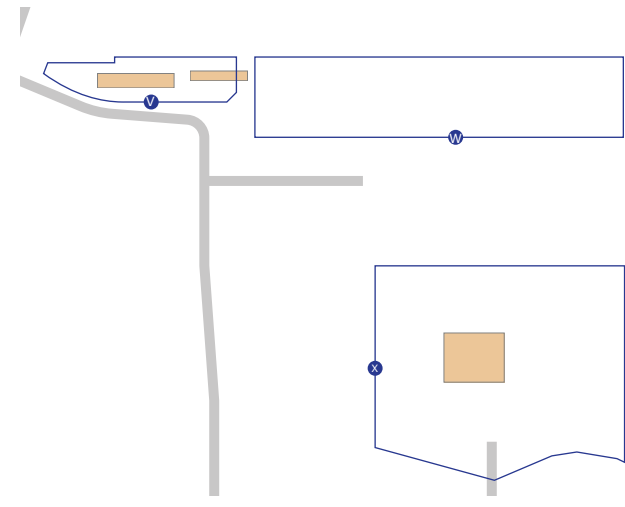
O Mickelson Criminal Justice Center
Property Size (Acres): 23.53



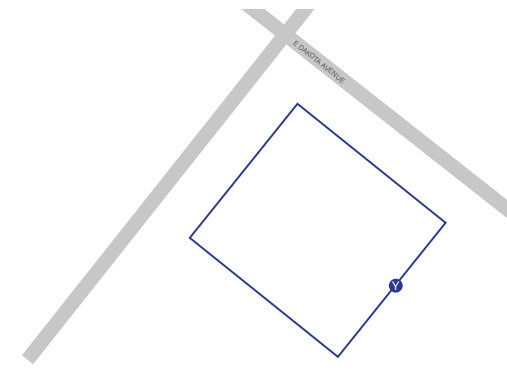
P DOT Motor Pool Lot
Property Size (Acres): 12.5
Q DOT Motor Pool Lot
Q1
Q2 Property Size (Acres): 21.17



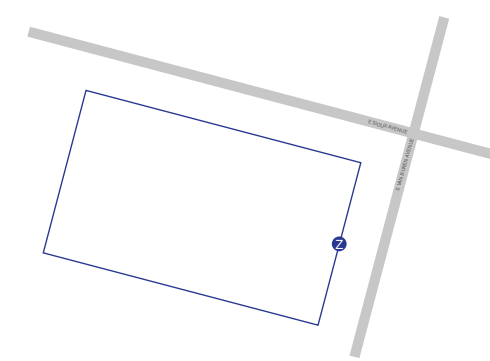
R Women's Prison
Property Size (Acres): 25.7
S National Guard
Property Size (Acres): 5.43
T Old DCI Building
Property Size (Acres): 1.63
U Vacant Land
Property Size (Acres): 2.125



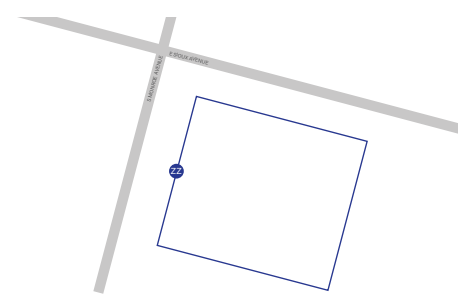
V Bureau of Administration Maintenance Building Lot
Property Size (Acres): 1.027
W Motor Vehicle Bullpen Lot
Property Size (Acres): 4.193
X SD Housing Development Authority Lot
Property Size (Acres): 7.0



Y SD National Guard Museum Lot
Property Size (Acres): 0.572



Z Building Lot at 1429 E. Sioux Avenue
Property Size (Acres): 0.656



ZZ Bureau of Administration Property 1305 E. Sioux Avenue
Property Size (Acres): 0.47

05

RECOMMENDATIONS

5.1 RECOMMENDATIONS

1. A Capitol Building Master Plan

- Identify who belongs in the Capitol Building
- Develop opportunities to maximize existing space, may include renovations
- Re-purpose, Reprogram non-essential spaces
- Remove/Re-purpose basement swing space from the Capitol Building

2. Maximize all Pierre Campus Building Space, Leased and Owned

- Consolidate appropriate leased agency locations back to the Capitol Complex
- Co-locate agencies where necessary and synergistically appropriate

3. Identify a New Swing Space During Construction

- Determine building location, financial feasibility and spatial functionality.
- Proximity to the Capitol Complex
- Ease of agency turn-over

4. Develop Statewide Remote Work Policy

- Determine evaluation standards within each agency
- Perform a trial study for long-term feasibility

5. Develop a Capitol Complex Land Use Study (including Green Spaces & Parking)

- Identify state-owned properties in adjacency to the Capitol Complex
- Identify additional adjacent properties for potential future long-term state proprietary



OA

APPENDICES

A.1 APPENDICES

A.10 AGENCIES INVOLVED IN SURVEYS + QUESTIONNAIRES

LEGISLATURE + LEGISLATIVE RESEARCH COUNCIL
OFFICE OF THE SOUTH DAKOTA STATE AUDITOR

UNIFIED JUDICIAL SYSTEM

SOUTH DAKOTA'S GOVERNOR'S OFFICE*
OFFICE OF SOUTH DAKOTA ATTORNEY GENERAL
GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT
OFFICE OF THE SOUTH DAKOTA SECRETARY OF STATE
OFFICE OF THE SOUTH DAKOTA STATE TREASURER
OFFICE OF SCHOOL AND PUBLIC LANDS
PUBLIC UTILITIES COMMISSION

BOARD OF REGENTS

BUREAU OF ADMINISTRATION
BUREAU OF FINANCE AND MANAGEMENT
BUREAU OF HUMAN RESOURCES
BUREAU OF INFORMATION AND TELECOMMUNICATIONS

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES (DOA & DENR)
DEPARTMENT OF EDUCATION
DEPARTMENT OF GAME, FISH, AND PARKS
DEPARTMENT OF HUMAN SERVICES
DEPARTMENT OF LABOR AND REGULATIONS
DEPARTMENT OF MILITARY
DEPARTMENT OF PUBLIC SAFETY
DEPARTMENT OF REVENUE
DEPARTMENT OF SOCIAL SERVICES
DEPARTMENT OF TOURISM
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF TRIBAL RELATIONS
DEPARTMENT OF VETERANS AFFAIRS

SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY*
SOUTH DAKOTA RETIREMENT SYSTEM*

*** DISCLAIMER:** *The above list is a complete catalog of the agencies that participated in responding to the agency questionnaires (provided in the Agency Questionnaires' document) provided by CO-OP Architecture. NOT all agencies within this list were interviewed. See the 'Agency Interviews' document for interview meeting minutes.*

PROJECT YEAR: 2020

CAPITOL COMPLEX, STATE OF SOUTH DAKOTA
MASTER PLAN:

CO-OP ARCHITECTURE

A.11 BUILDING AREA PER PERSON TABLES

Table 3.41A: Building Area Per Person: State-Owned Buildings

STATE-OWNED BUILDINGS	TOTAL NET AREA (SF)	AGENCY OCCUPANT	AGENCY NET AREA (SF)	CURRENT FTE	AREA (SF) PER FTE
Sigurd Anderson	28,332				
		Department of Revenue	21,894	110	199 SF
		CAM / Shared Cost	6,438		
Becker Hansen	84,459				
		Department of Transportation	51,886	250 + (27 Pierre Region Office)	208 SF
		Department of Social Services	482	0	TBD
		Bureau of Information and Telecommunications	10,966	N/A	TBD
		Bureau of Human Resources	983	0	TBD
		CAM / Shared Cost	20,142		
Boiler/Visitor Center	6,933				
		Bureau of Administration	6,438	0	
		CAM / Shared Cost	495		
Bureau of Admin. Nicollet	4,521				
		Bureau of Administration	2,235	5	447 SF
		Bureau of Finance and Management	1,032	8	129 SF
		CAM / Shared Cost	1,254		
Bypass Shop	9,460				
		Bureau of Administration	6,626	20	331 SF
		Department of Public Safety	565	0	TBD
		Department of Transportation	2,066	N/A	TBD
		CAM / Shared Cost	203		
Capitol Building	TBD				
		South Dakota Governor's Office	TBD	N/A	TBD
		Secretary of State	TBD	8	TBD
		State Treasurer	TBD	6	TBD
		Legislature and Legislative Research Council		27 Full-time Legislators	105
				Session Staff	34
				Interns/Aides	23
				Pages	100
		State Auditor	TBD	16	TBD
		Unified Judicial System	TBD	47	TBD
		Office of School and Public Lands	1,386	6	231 SF
		Public Utilities Commission	3,963	28	142 SF
		Bureau of Administration	TBD	19	TBD
		Bureau of Finance and Management	TBD	17	TBD
		Bureau of Human Resources	TBD	23	TBD
		Bureau of Information and Telecommunications	TBD	N/A	TBD
		CAM / Shared Cost	TBD		
Trade/Carp Shop	15,661				
		Department of Military	8,528	N/A	TBD
		Bureau of Administration	6,444	19	339 SF
		CAM /Shared Cost	689		
Cultural Heritage Center	69,026				
		Department of Education	58,346	34	1,716 SF
		CAM / Shared Cost	10,680		
George S. Mickelson Building/ DCI	139,770				
		South Dakota Attorney General	92,868	117	793 SF
		Bureau of Information and Telecommunication	2,470	0	TBD
		Department of Public Safety	12,193	N/A	TBD
		CAM / Shared Cost	32,239		
Dolly-Reed Plaza	25,074				
		Governor's Office of Economic Development	5,867	22	267 SF
		Department of Revenue	4,967	20	248 SF
		Department of Tribal Relations	1,231	7	176 SF
		Department of Tourism	6,647	28	237 SF
		CAM / Shared Cost	6,362		
Fleet and Rec Management	11,260				
		Bureau of Administration	10,946	13	842 SF
		CAM / Shared Cost	314		
Health Administration	8,742				
		Department of Health	6,447	44	147 SF
		Inactive Area	1,116		
		CAM / Shared Cost	1,179		
Health Lab	34,927				
		Department of Health	25,027	70	358 SF
		CAM / Shared Cost	9,899		
Joe Foss	58,209				
		Bureau of Administration	7,016	18	390 SF
		Department of Agriculture	6,752	35	193 SF
		Department of Environment and Natural Resources	24,474	134	183 SF
		Department of Game, Fish & Parks	10,961	32	343 SF
		CAM / Shared Cost			
Knip	75,253				
		Bureau of Administration	196	0	TBD
		Bureau of Information and Telecommunication	23,616	400	TBD
		Department of Social Services	33,769	210	161 SF
		CAM / Shared Cost	382		
MacKay	47,253				
		Department of Education	39,756	131	303 SF
		CAM /Shared Cost	7,430		
Governor's Residence	21,339				
		Bureau of Administration	21,339	0	TBD
Paul Kinsman	3,753				
		Bureau of Administration	3,753	19	198 SF
Sutherland Building	20,100				
		Department of Public Safety	15,335	74	207 SF
		CAM / Shared Cost	4,766		
Risk Management	2973				
		Bureau of Administration	3,497	8	437 SF
		CAM / Shared Cost	476		
Soldiers and Sailors	10,924				
		Bureau of Finance and Management	2,354	14	168 SF
		Department of the Military	2,313	3	771 SF
		Department of Veteran's Affairs	1,600	8	200 SF
		CAM / Shared Cost	3,953		
		Inactive Area	703		

Table 3.41B: Building Area Per Person: Leased Buildings

LEASED BUILDINGS (LOCATION)	TOTAL NET AREA (SF)	AGENCY OCCUPANT	AGENCY NET AREA (SF)	CURRENT FTE	AREA (SF) PER FTE
DOA - Pierre - 1503 East Sioux Unit #2 Storage	509	AGRICULTURE Storage	509	0	TBD
DOA - Animal Industry Board - Pierre - 411 & 413 S. Fort St	5600	ANIMAL INDUSTRY BOARD	5600	N/A	TBD
SD Brand Board - Pierre - 209 W Dakota	3000	ANIMAL INDUSTRY BOARD	3000	N/A	TBD
Board of Regents - Pierre - 306-314 E. Capitol Ave	5593	BOARD OF REGENTS	5593	23	243 SF
BOA - Pierre - 1320 E. Sioux Ave	28944	BUREAU OF ADMINISTRATION	28944	20	1,447 SF
BOA - Pierre - 1414 E Sioux Ave - Warehouse #3	5200	BUREAU OF ADMINISTRATION Storage	5200	N/A	TBD
DOC - Pierre - 2510 E. Irwin	1600	CORRECTIONS	1600	N/A	TBD
DOE - Pierre - 2800 Industrial Rd Ste 1	2150	EDUCATION	2150	0	0
DOE-BTE - Pierre - 925 E. Sioux Avenue	2600	EDUCATION Storage	2600	0	0
DENR - Pierre - 2315 E Dakota	700	ENVIRONMENT AND NATURAL RESOURCES Storage	700	0	0
DOH - Pierre - 207 E Missouri Ste 1A	1527	HEALTH	1527	9	170 SF
DOH WIC - Pierre - 740 E Sioux Ave	3240	HEALTH	3240	10	0
DOH Pierre 3100 Airport Road	15200	HEALTH	15200	0	0
DOH Pierre 2510 East Erwin	7,789	HEALTH	7,789	26	300 SF
DOH - Pierre - 3317 Airport Rd	1,800	HEALTH Storage R Center	1,800	1	1800 SF
BHR - Pierre - 306 E Capitol Ave, Suite 310	1722	HUMAN RESOURCES	1722	0	0
DHS - Pierre - 3800 E. Hwy 34, Ste. 1	13720	HUMAN SERVICES	13720	61	225 SF
DSS - Pierre - 910 & 912 E Sioux Ave	17002	HUMAN SERVICES	17002	9	1,889 SF
BIT - Pierre - 3800 E. Hwy 34, Ste. 1	7500	INFORMATION AND TELECOMMUNICATIONS Storage	7500	0	0
BIT - Pierre - 701 E Sioux Ave	3800	INFORMATION AND TELECOMMUNICATIONS Sub lease to BHR	3800	18	211 SF
DLR - Insurance - Pierre - 124 S Euclid Ste 201 & 202	6000	LABOR AND REGULATION	6000	26	231 SF
DLR - Banking - Pierre - 1601 N Harrison Ste 1	3056	LABOR AND REGULATION	3056	11	278 SF
DLR - Pierre - 221 W Capitol Ave, Ste. 101	2315	LABOR AND REGULATION	2315	7	331 SF
DLR - Securities - Pierre -124 S Euclid, Ste. 104	1299	LABOR AND REGULATION	1299	8	162 SF
DLR - Pierre - 123 W. Missouri	9487	LABOR AND REGULATION	9487	36	2634 SF
DLR - Pierre - 116 W Missouri	5210	LABOR AND REGULATION	5210	10	521 SF
DLR - Pierre - 308 S Pierre St	3068	LABOR AND REGULATION	3068	9	341 SF
Legislative Audit - Pierre - 427 S Chapelle	6250	LEGISLATIVE AUDIT	6250	0	0
DPS Emergency Management 221 South Central Pierre	10485	PUBLIC SAFETY	10485	29	362 SF
DPS - Highway Patrol - Pierre - 20570 293rd Ave	3600	PUBLIC SAFETY	3600	0	0
DPS Drivers Licensing - Pierre - 420 South Garfield Ste. 600	1469	PUBLIC SAFETY	1469	2	735 SF
DPS EM & HS Pierre 3100 Airport Rd 3A & B	3600	PUBLIC SAFETY Storage	3600	0	0
SD Retirement - Pierre - 222 E Capitol Ave Ste 8	11504	RETIREMENT SYSTEM	11504	32	360 SF
SOS - Pierre - 215 East Prospect	3500	SECRETARY OF STATE	3500	0	0
DSS - Pierre - 910 & 912 E Sioux Ave	17002	SOCIAL SERVICES	17002	60	283 SF
DOT Aeronautics - Pierre - Airport road	800	TRANSPORTATION Airport State Plane Hanger	800	0	0
Tribal Relations - Pierre - 302 E Dakota	1800	TRIBAL RELATIONS	1800	0	0
Treasurer - 124 E. Dakota Avenue	4,800	UNCLAIMED PROPERTY - STATE TREASURER	4,800	7	686 SF

* **DISCLAIMER:** *The above information charts are a reflection of the buildings net area categorized by agency occupancy and divided by the overall total agency personnel (FTE) occupying the net agency area.*

This square footage per person does NOT include the personnel job description define in the South Dakota: Guidelines for the State Work Environment (Policy ES-09) issued by the South Dakota Bureau of Administration.

To develop further evaluations of the square footage per person a detailed individual facilities assessment will need to be performed for each individual state occupied building (owned and leased). This facilities assessment would be conducted during Phase II.

