

BELTRAMI COUNTY

Existing Jail Facility



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Existing Jail Facility Concept Options

By

THE BELTRAMI COUNTY JAIL DESIGN AND OPERATIONS COMMITTEE
WITH KLEIN MCCARTHY ARCHITECTS, KRAUS-ANDERSON, AND CONTEGRITY GROUP

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BELTRAMI COUNTY

Existing Jail Facility Concept Options

Activities:

- Conducted Building Condition Assessment
- Engaged Architect for Concept Designs
- Engaged Construction Manager for Cost Estimates
- Worked Through D & O Committee

3 Concept Options:

Option 1: Full Remodel: Leave the whole building and remodel/adjust the existing Sallyport for inmate transport access to and from the Judicial Center and remodel the remaining space for other uses.

Option 2: Partial Removal & Remodel: Partially tear-down the existing jail and build a new Sallyport near the Judicial Center for inmate transport access.

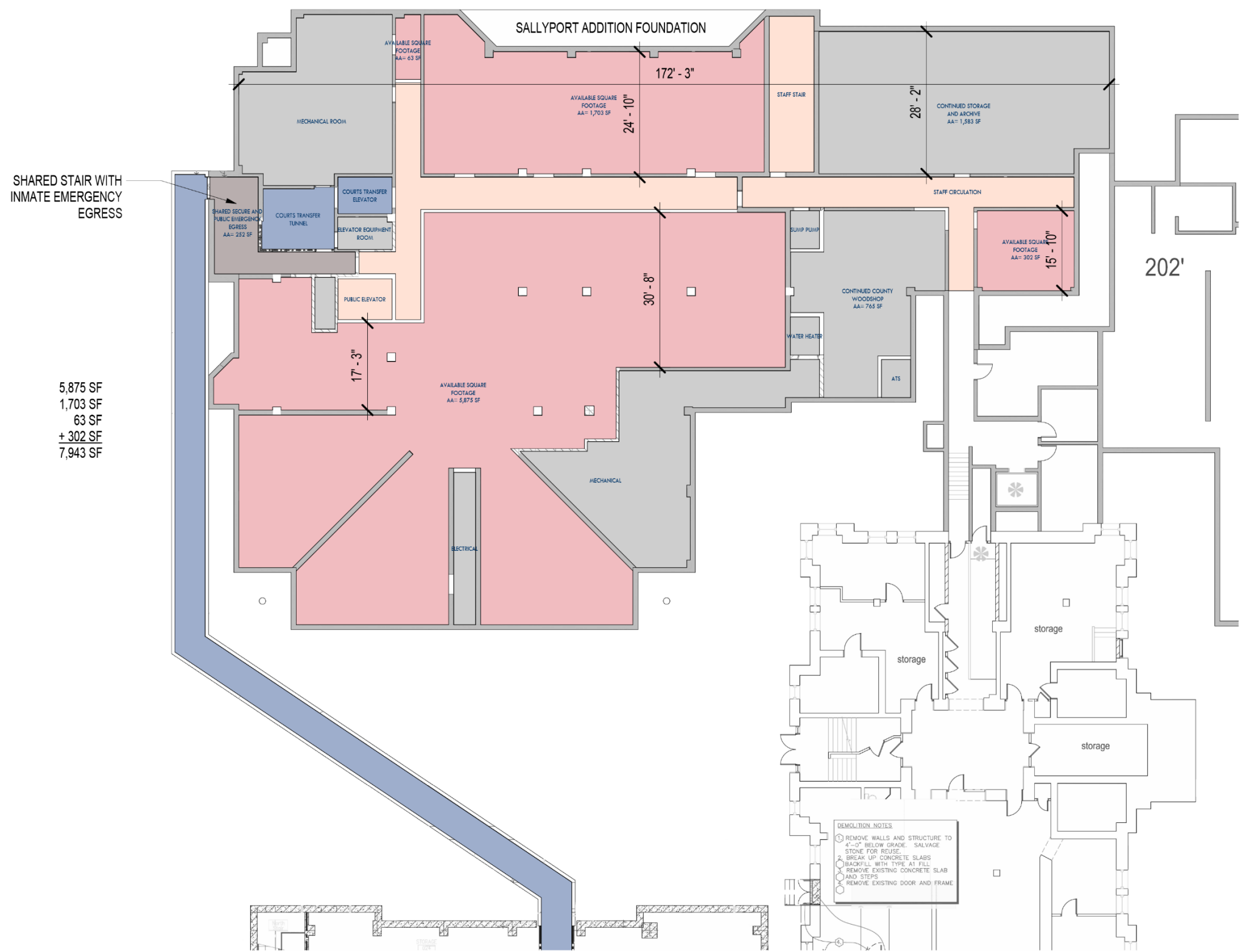
Option 3: Full Removal: Fully remove the existing jail and build a new Sallyport onto or near the existing Judicial Center for inmate transport access.

Total Available Square Footage:

26,754sf
(7,943sf + 10,781sf + 8,093sf)

Footprint of Existing Jail:

16,781sf



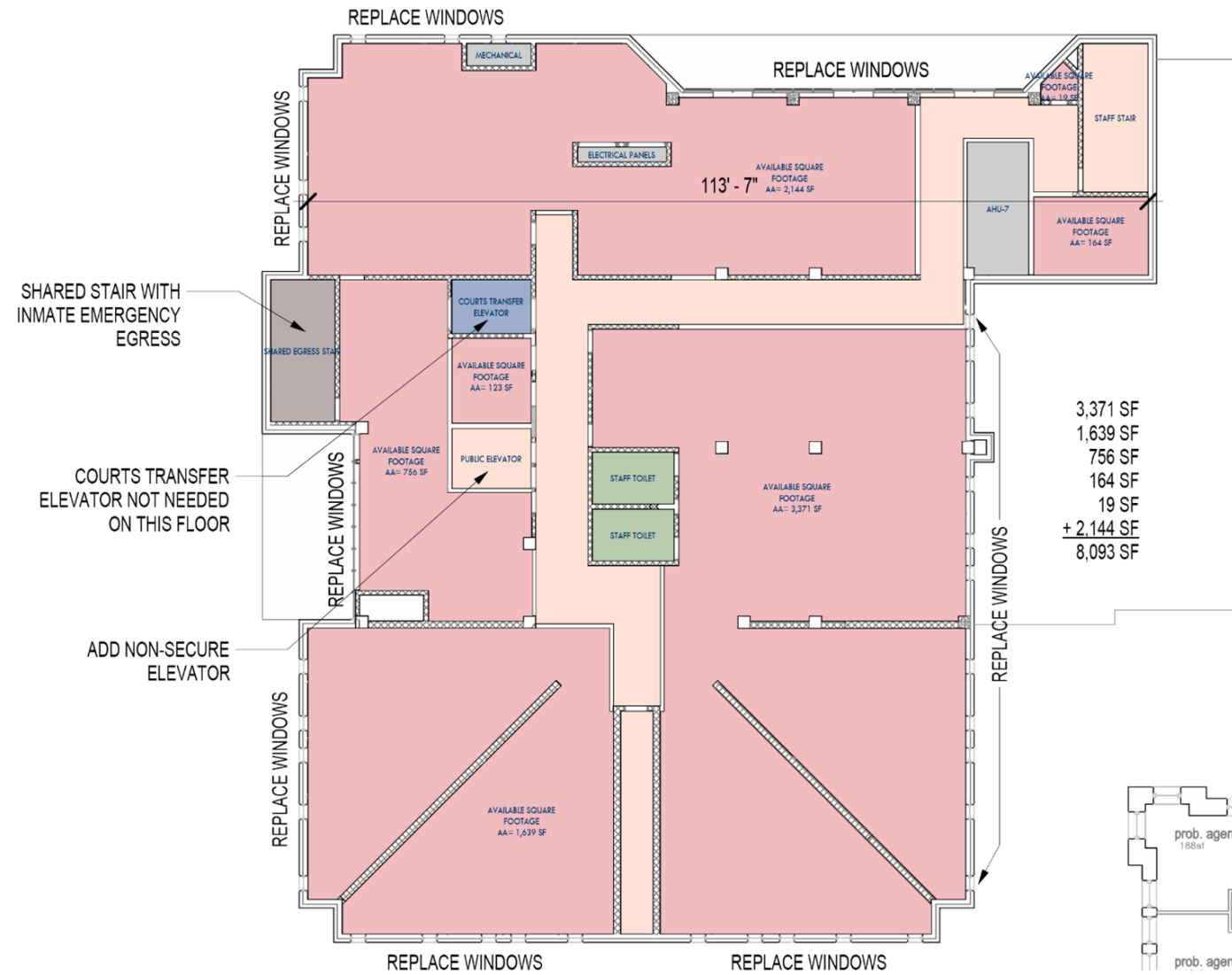
FIRST LEVEL – FLOOR PLAN

26,754sf
(7,943sf + 10,781sf + 8,093sf)

[illegible]

SECOND LEVEL – FLOOR PLAN

16,781sf

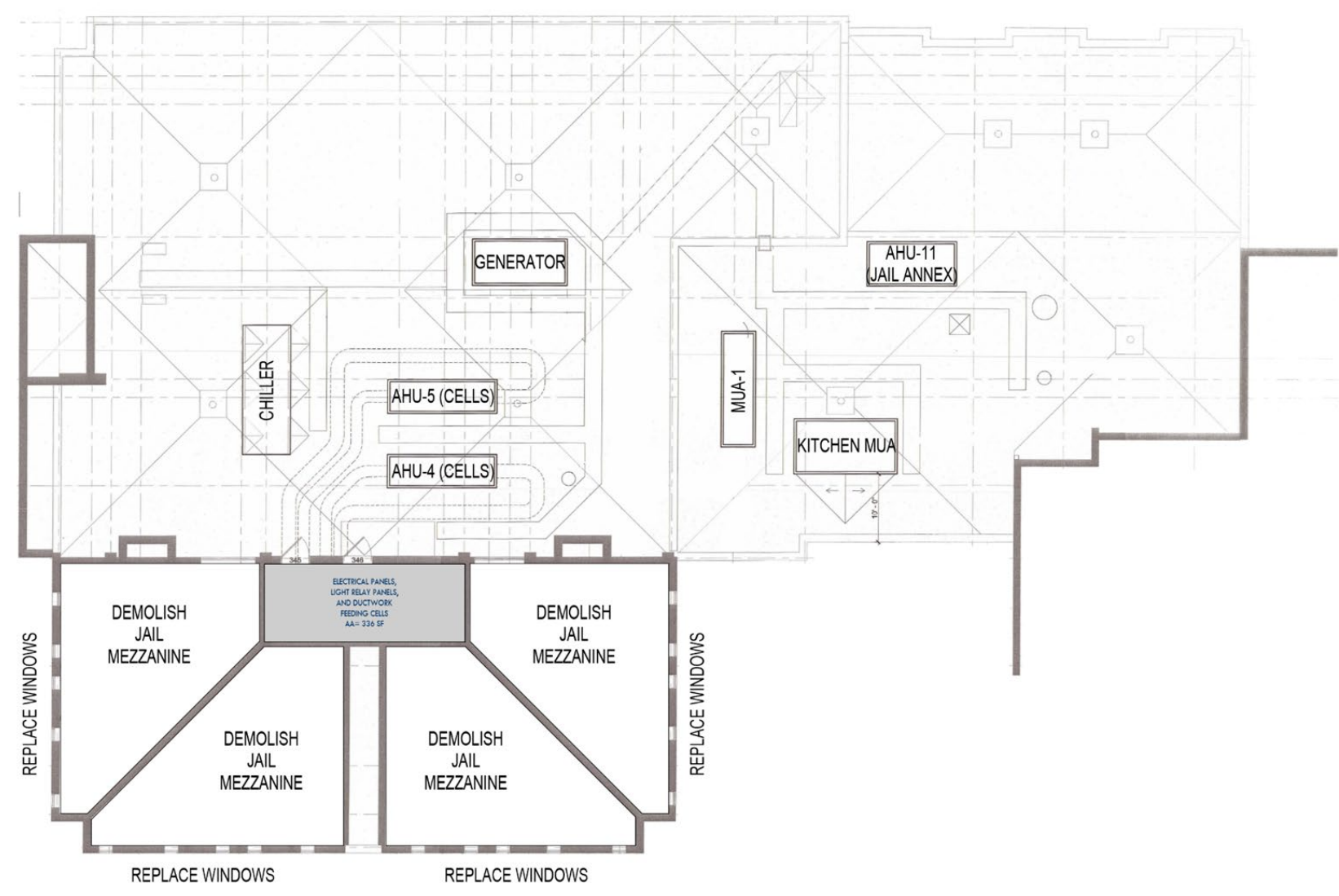


Total Available Square Footage:

26,754sf
(7,943sf + 10,781sf + 8,093sf)

Footprint of Existing Jail:

16,781sf



OPTION 2 – PARTIAL REMOVAL & REMODEL

BASEMENT LEVEL – FLOOR PLAN

Total Available Square Footage:

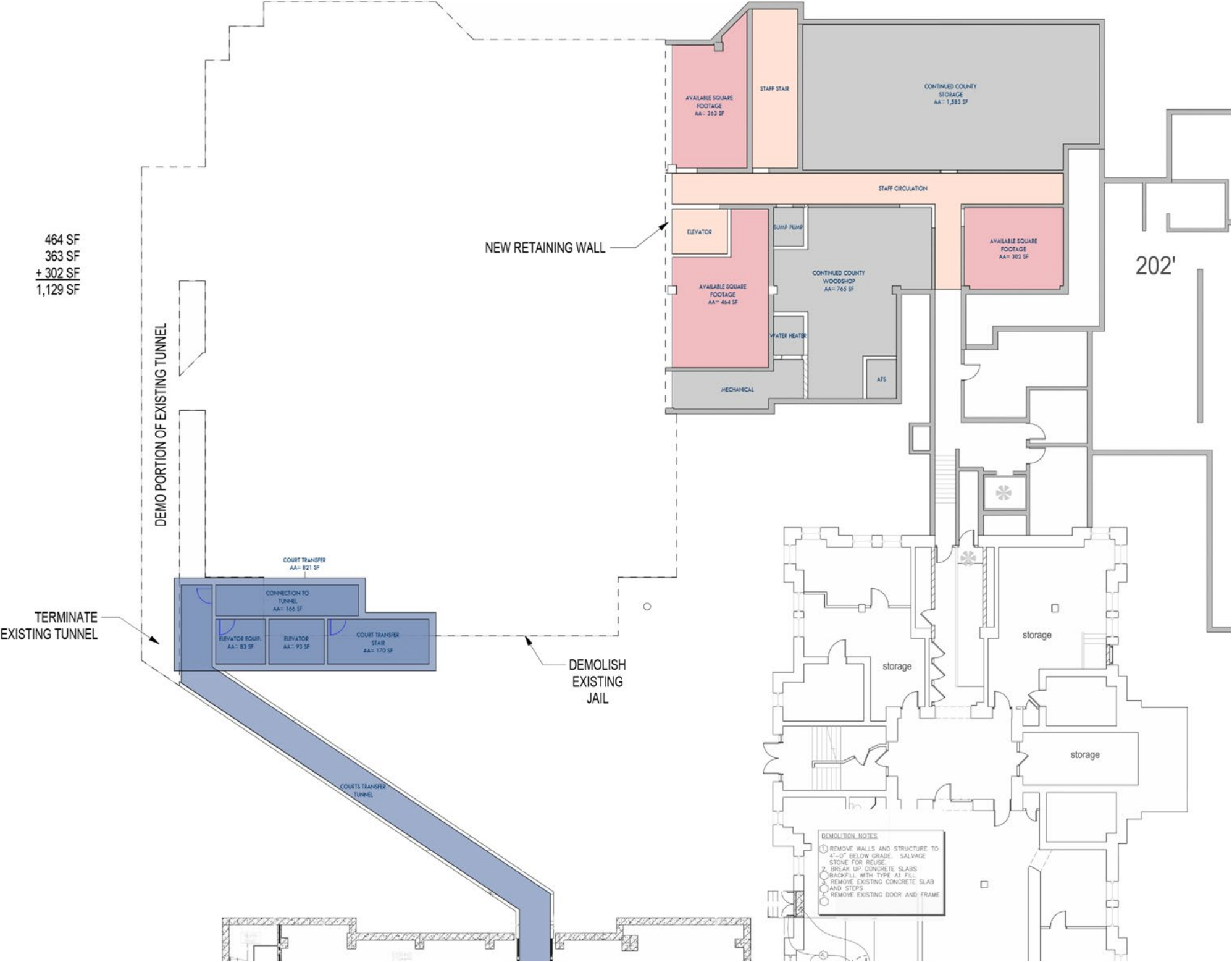
6,414 sf
(1,129 sf + 5,285 sf)

Possible Future Building Footprint:

7,144 sf
464 SF
363 SF
+ 302 SF
1,129 SF

Sallyport Addition:

2,296 sf



OPTION 2 – PARTIAL REMOVAL & REMODEL

FIRST LEVEL – FLOOR PLAN

Total Available Square Footage:

6,414 sf
(1,129 sf + 5,285 sf)

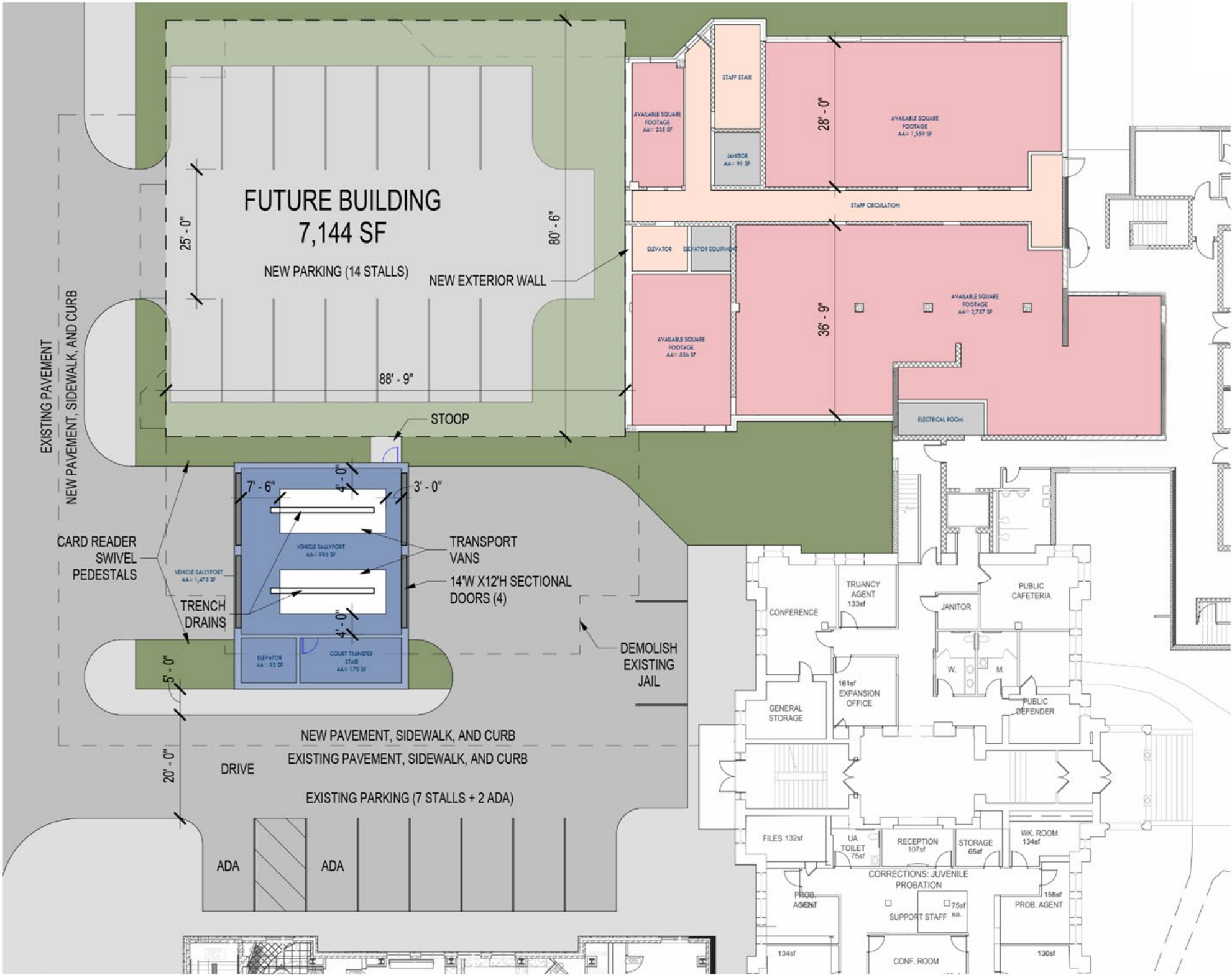
Possible Future Building Footprint:

7,144 sf

Sallyport Addition:

2,296 sf

235 SF
1,559 SF
556 SF
+ 2,757 SF
5,285 SF



Total Available Square Footage:

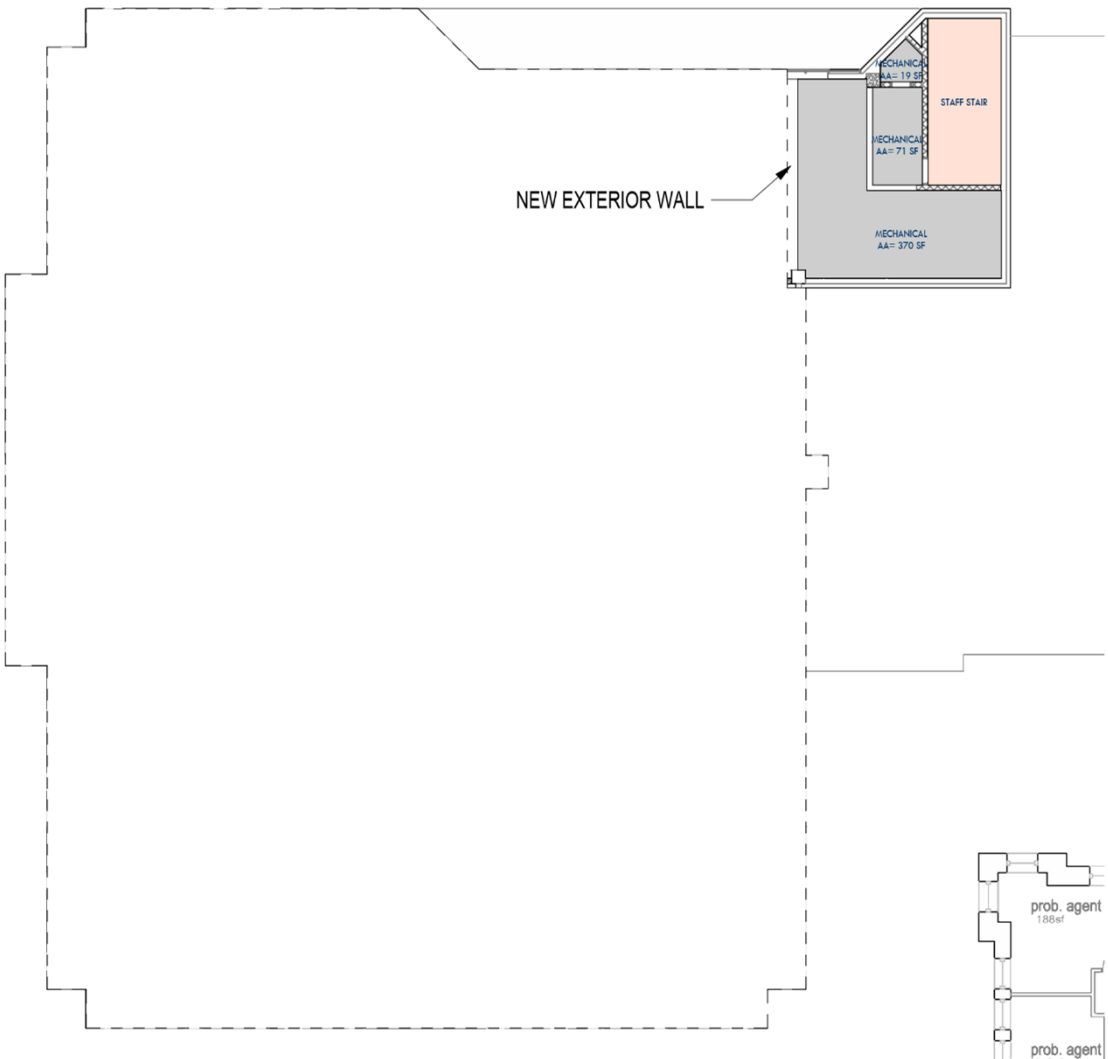
6,414 sf
(1,129 sf + 5,285 sf)

Possible Future Building Footprint:

7,144 sf

Sallyport Addition:

2,296 sf



Total Available Square Footage:

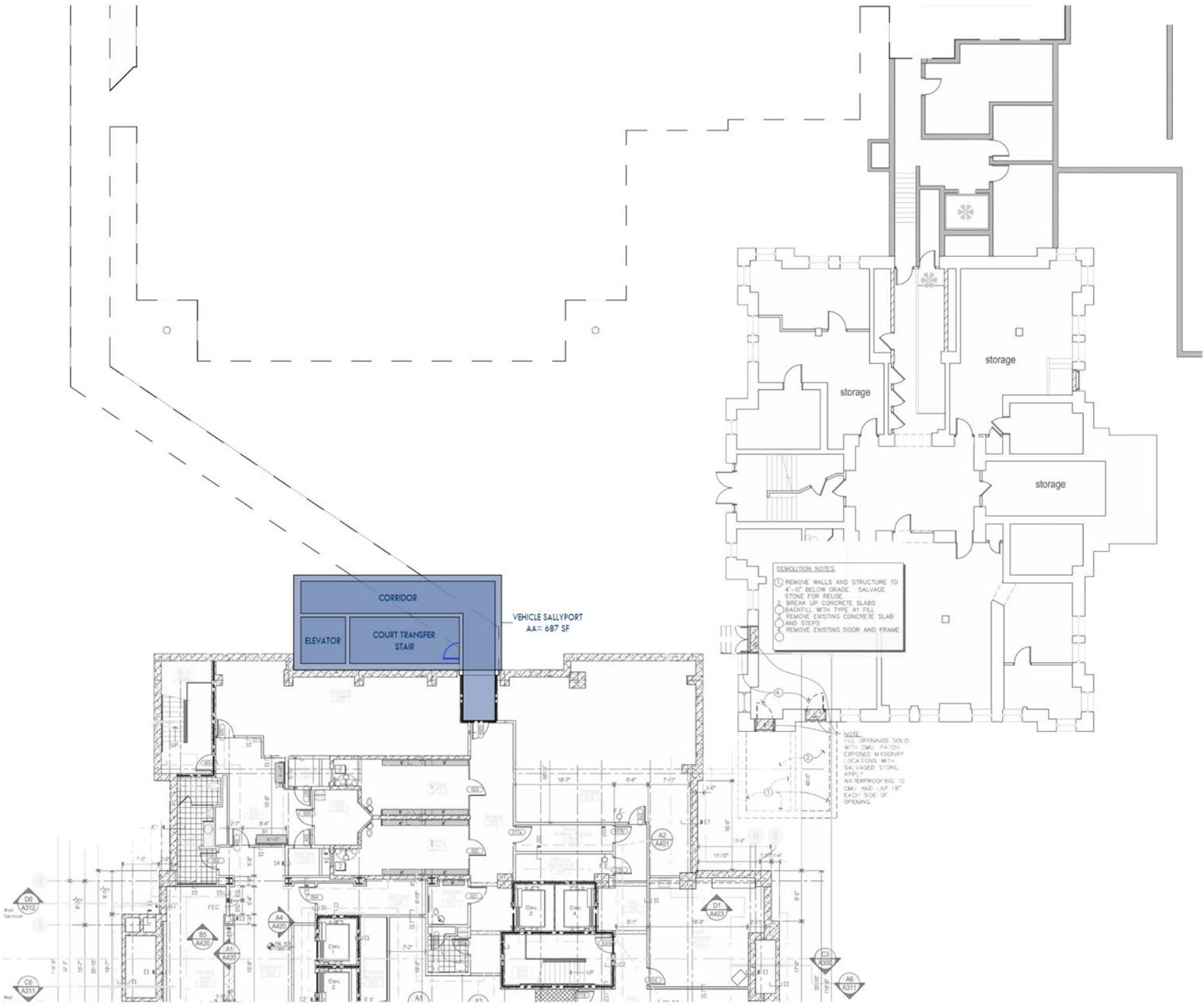
0 sf
(Remaining 890 square footage on first floor for demoed jail for relocating County Woodshop from demoed basement)

Possible Future Building Footprint:

13,297 sf
(10,426 sf + 2,871 sf)

Sallyport Addition:

2,650 sf



Total Available Square Footage:

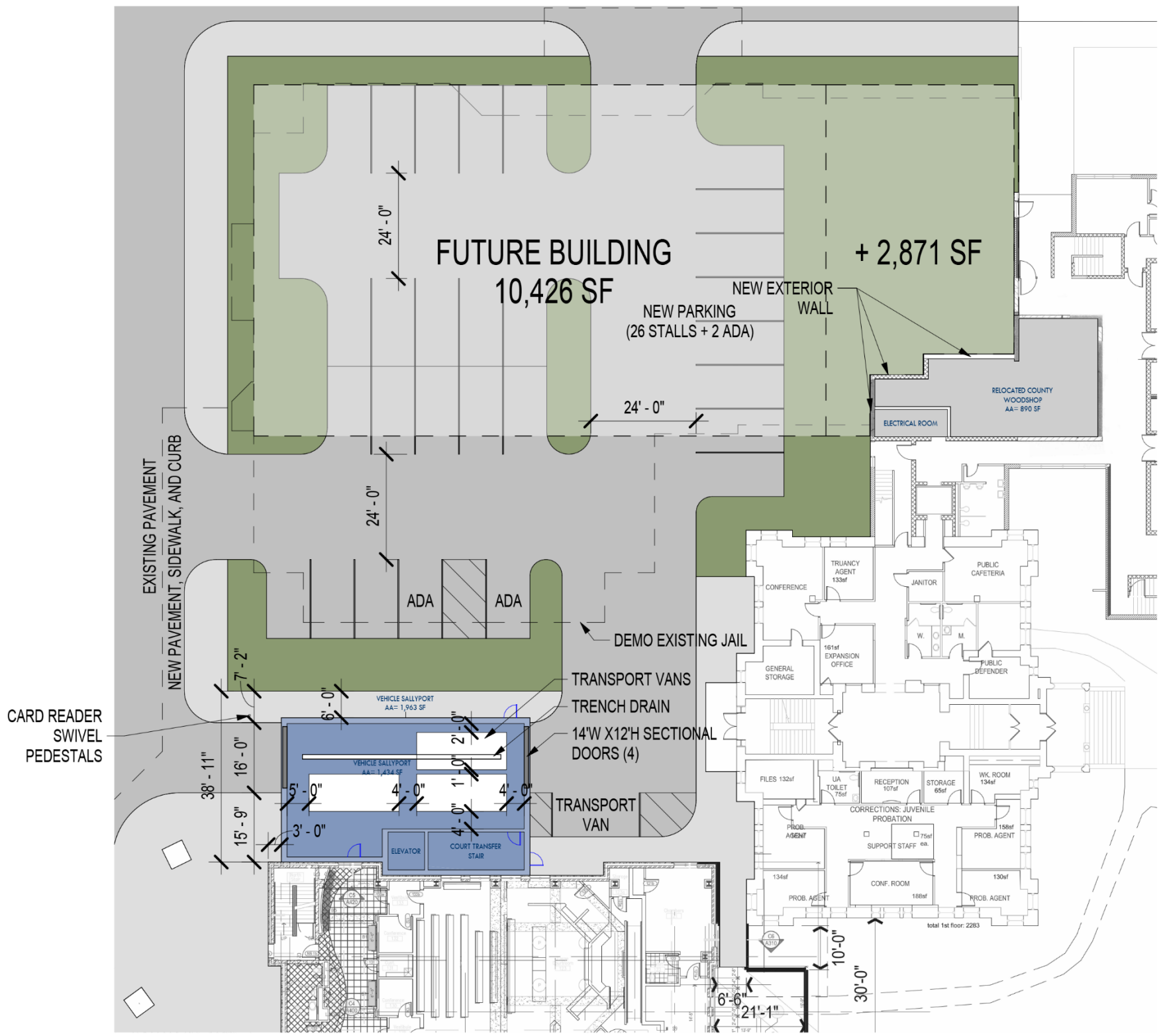
0 sf
(Remaining 890 square footage on first floor for demoed jail for relocating County Woodshop from demoed basement)

Possible Future Building Footprint:

13,297 sf
(10,426 sf + 2,871 sf)

Sallyport Addition:

2,650 sf



Existing Jail Inmate Court Transfer Study Cost Estimates

EXISTING JAIL FACILITY - SALLYPORT - COURTS TRANSPORT

Demolition - Re-construction - New Construction - Cost Options Recap

<u>Option - Description</u>		<u>8/11/25 Pricing</u>
Option-1	Retain existing Jail facility Modify existing Sallyport and retain tunnel access to Judicial Center Create "Class-A" leasable space throughout facility Upgrade mechanical and electrical services	\$9,975,424
Option-2	Demolish approximately 75% of existing Jail building Retain remaining portion and create "Class-A" leasable space Build new freestanding Sallyport and connect to existing tunnel to Judicial Center Upgrade remaining mechanical and electrical services	\$8,602,987
Option-3 (Preferred)	Demolish 100% of existing Jail building Build new freestanding Sallyport on grade and attached to Judicial Center 2 to 3 stall parallel transport vehicle layout Connect to basement level of Judicial Center for inmate transfers	\$6,006,061

Option 1: Full Remodel

Pros:

- Little to no sitework or modifications to the existing tunnel is required.
- Footprint of leasable square footage is larger than any other option.
- Minor procedural changes for bailiff staff.

Cons:

- Most Expensive Option.
- Creates a surplus of commercial lease space in an already saturated market.
- Obligates County to incur annual M & O expenses for large vacant space.
- Requires additional expense to change out door and camera system hardware to be operated and monitored by bailiffs in courthouse.
- Small addition required to make sallyport a long-term usable solution.

Cons (Continued):

- View of the Historic Courthouse will continue to be obstructed by existing jail.
- Third floor is entirely unusable and will become plenum or lofted space for second level.
- No additional parking available. Could exacerbate local area parking problem, especially if County were to lease the space.
- Mechanical equipment is of various ages that will have higher operating expenses and need to be replaced soon and over time.
- Size and configuration of the Sallyport is not viable in the long term.
- Can only back into the Sallyport.
- Longest escorted inmate distance from Sallyport to Court Holding.
- Longest emergency response time.
- No room to expand in the future.

Option 2: Partial Removal / Partial Remodel

Pros:

- Less Expensive than Option 1.
- Offers a Drive-Through Sallyport
- Side-by-Side Sallyport Stalls that transport vans can independently arrive and depart from.
- Option for an additional vehicle stall in the future.
- Footprint for a potential future building on the site, but smaller than Option 3.
- Offers additional parking over Option 1, but less than Option 3.
- Maintains Judge's Parking in its existing location.
- Improved view of the existing Historic Courthouse with existing jail removed.

Cons:

- More Expensive than Option 3.
- Addition of a third Sallyport stall in the future will have an impact on the footprint of a future building by lowering it by 1,000sf.
- Required to keep a portion of the second level jail or must demolish, ~~and~~ re-roof, and cap off one wall to make space usable.
- Three vehicle entrances off Minnesota Avenue may confuse the public, of which only one is for the Sallyport.
- Longer escorted inmate distance from Sallyport to Court Holding than Option 3, but shorter than Option 1.
- Longer emergency response time than Option 3, but shorter than Option 1.

Option 3: Full Removal

Pros:

- Least Expensive Option.
- Drive-Through Sallyport
- Offers option of a third Sallyport stall in the future with minimal impact to a future building footprint.
- Offers largest footprint for a potential future county building.
- Keeps new Sallyport and driveway 10½ Feet further South than Option 2.
- Option with most additional parking.
- Improved view of the ~~existing~~ Historic Courthouse with existing jail removed.
- Entrance to Sallyport is further away from the street and parking lot for added security and safety.
- Additional space to park longer stayed transport vans closer to the Southwest corner of Sallyport for easier pull-through of other transports.

Pros (Continued):

- Larger Sallyport than Option 2 and more open than both Options 1 and 2.
- Reduces annual building maintenance and operational costs for County.
- Shortest escorted inmate distance from Sallyport to Court Holding.
- Shortest emergency response time.

Cons:

- Requires loss of 4 courtroom windows, but these windows are not necessary according to bailiff staff.
- Front transport must be parked close to the wall to make way for other transports to leave easily.
- No dedicated drive for departing transport vans. Shared with new staff/public parking lot aisle.

DESIGN AND OPERATIONS COMMITTEE

RECOMMENDATION:

Option 3 – Full Removal: Fully remove the existing jail and build a new Sallyport onto or near the existing Judicial Center for inmate transport access.