

City and County of San Francisco Department of Public Works

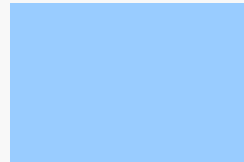
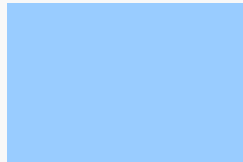
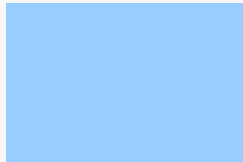
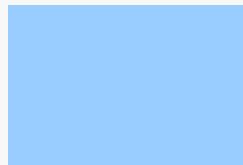
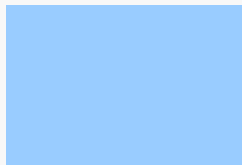
HOJ Replacement Jail

San Francisco Sheriff's Department
Presentation To Community Corrections Partnership

August 29, 2013

Agenda

- Hall of Justice Seismic Risks – DPW
- 10-Year Capital Plan – Capital Planning Program
- Jail Needs Assessment – Controller
- Features of Replacement Facility – DPW
- HOJ Replacement Jail – DPW
- SB1022 Grant Application – Mayor's Office



United States Geological Survey

- 63% chance of a 6.7 or greater magnitude earthquake striking the Bay Area by the year 2036

HOJ Seismic Deficiencies

- Seismic studies conducted in 1992 and 2012 assigned Seismic Hazard Rating 3 (SHR3); SHR4 indicates highest risk
- Among the City's top 10 buildings for peak daytime population (3,027)
- The 24/7 population (1,049) is the City's second highest, after SFGH Main Hospital (Building 5)
- Expected structural and non-structural damage would be very severe and pose appreciable life hazards to occupants
- Resumption of City operations at the HOJ is highly unlikely
- Interim jail facilities, while jail is repaired or replaced, would cost tens of millions of dollars

Department of Public Works

10-Year Capital Plan



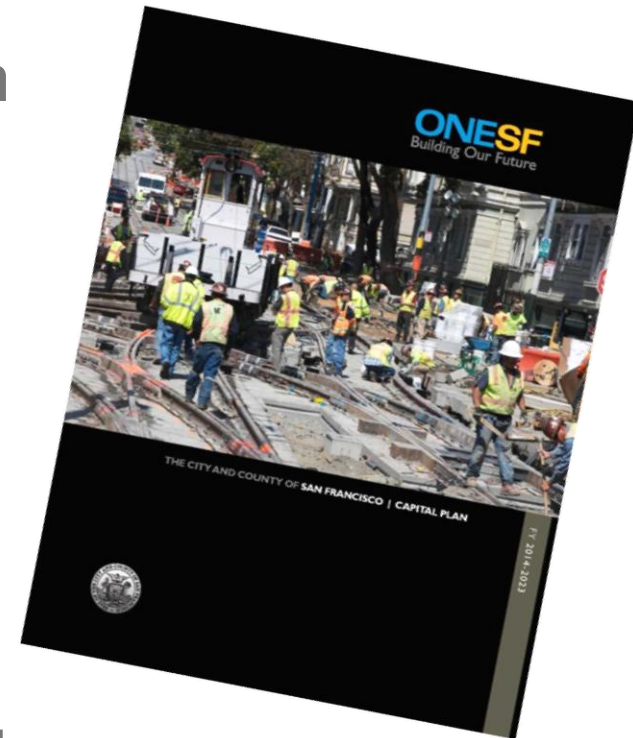
First published in 2006

A constrained long-term finance plan that prioritizes projects based on approved set of funding principals

- Updated every other year
- HOJ has been a high priority since 2006

Capital Planning Committee

- Public meetings chaired by the City Administrator
- Eleven Members include all capital-intensive department heads as well as the President of the Board of Supervisors, the Planning Director, the Controller, and the Mayor's Budget Director



10-Year Capital Plan

Sets City policies to address historic under-investment in capital

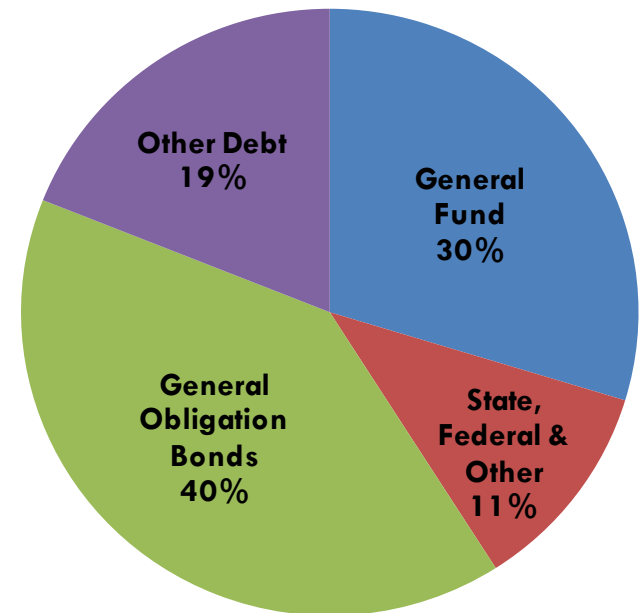
Goals: Improve safety and accessibility, and modernize public infrastructure and facilities

Capital projects are funded by debt programs and grants which cannot be used to fund annual operations

City relies on the General Fund Debt Program for jail construction

General Fund Debt Program is set at 3.25% of General Fund Discretionary Revenues

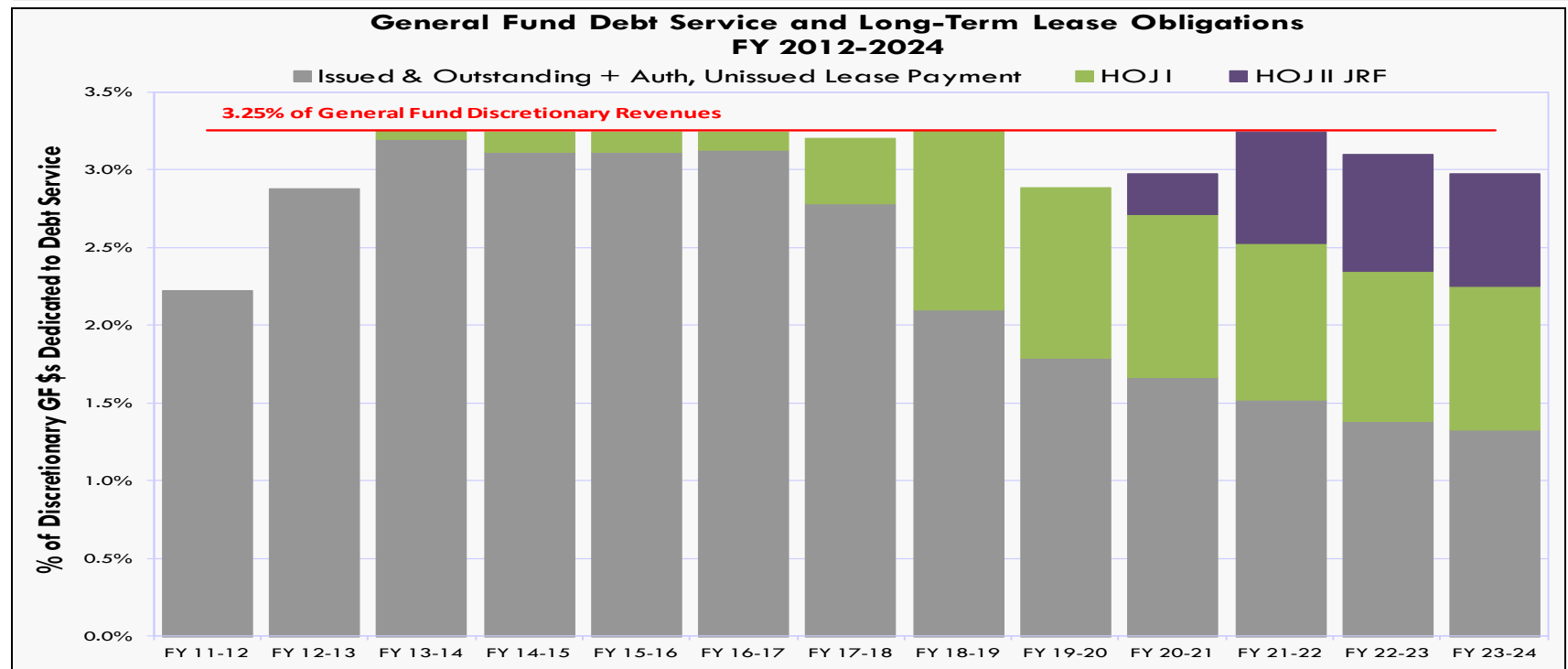
**Capital Projects
Funding Sources
General Fund Departments**



General Fund Debt Program

(dollars in Millions)

Month/yr	Proposed Debt Issuance	Total
FY 2014	HOJ Replacement Program 1: Jails 3 & 4	\$290
FY 2020	HOJ Replacement Program 2: District Attorney, Adult Probation	\$225
		\$515



A comprehensive planning effort to replace HOJ was started February 2006 and completed January 2009

Included all City departments and the Courts located at HOJ

Planning Principles included:

- Conformance to State regulations for functional spaces
- Conformance to industry standards for modern work environments
- Avoidance of costly interim facilities

Planned sequence of capital projects to replace HOJ:

- Earthquake Safety and Emergency Response Bond – ESER 1
\$412.3M **GO Bond** approved by voters June, 2010; JFIP projects:
 - SFPD Headquarters and Southern District Station – \$243M
- Earthquake Safety and Emergency Response Bond – ESER 2
\$400M **GO Bond** planned for June, 2014; JFIP projects:
 - SFPD Traffic Company and Forensic Services Division – \$165M
 - Office of Chief Medical Examiner – \$65M
- Replacement Jail – \$290M **GF Debt**
- Relocate District Attorney and Adult Probation – \$225M **GF Debt**
- Relocate SFPD Investigations Unit – \$133M **GF Debt***
- Demolish West Wing of HOJ to allow State to build a new Courts Building at 7th Street and Bryant Street – \$38M **GF Debt***

** Deferred from the 10-year Capital Plan*

Jail System Needs Assessment

Current Situation

- 828 rated jail beds on HOJ 6th and 7th floors
- Linear jail design presents safety liabilities for inmates and Sheriff's staff
- HOJ jails provide very little program space
- CJs #1, 2, 5, and 6 have little to no availability to ADD bed capacity

Forecast of Jail Population

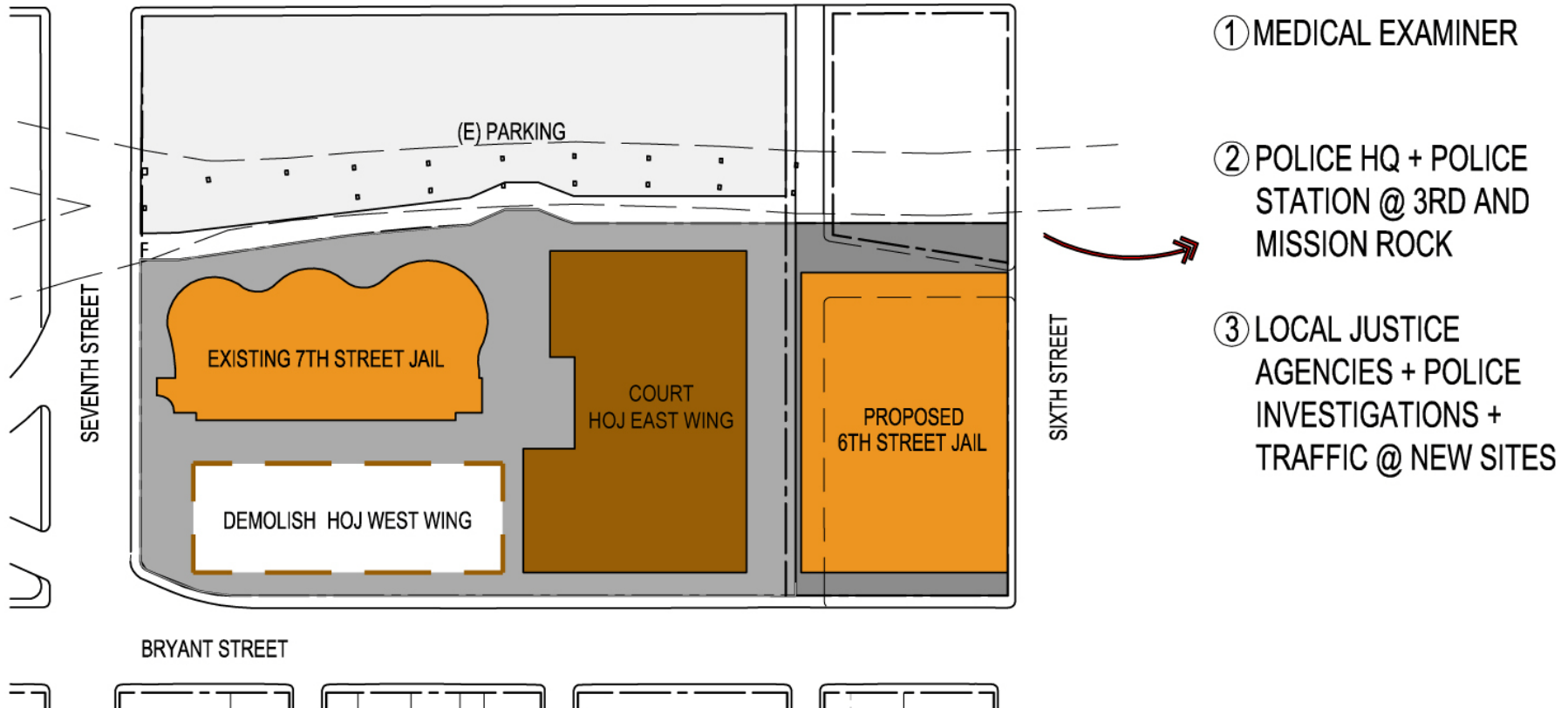
- Based on work by two jail population expert consultants
- Uses statistical methods to forecast future jail population based on past trends

Replacement Jail Recommendations

- Estimated need for Replacement Jail is 481–688 beds
- Modern jail design similar to County Jail #5
- Include adequate program space
- Design jail to efficiently house special populations

Benefits of site adjacent to HOJ compared to San Bruno property:

- Convenient visitation by families, community and court officers
- Secure tunnel to Courts Building vs. inmate transportation in buses and vans on streets and highways
- Annual Net savings of \$1.4M (first year) – \$12M (20th year) in avoided transportation costs
- Avoid potential court delays



PRIOR to New Courthouse

Characteristics of Replacement Facility

Safety and Security for Inmates and Staff

- Direct supervision housing pods
- No more than two beds per cell
- Some pods subdivided to separate populations with special needs

Avoid overcrowding; prudent number of 640 beds

- Intermittent peaks in population
- Classification of special populations
- Variability of 15-year forecasts

Enhanced Facilities for Rehabilitation

- Rehabilitation program spaces adjacent to housing pods
- Central rehabilitation program facilities

HOJ Replacement Jail

Building Size

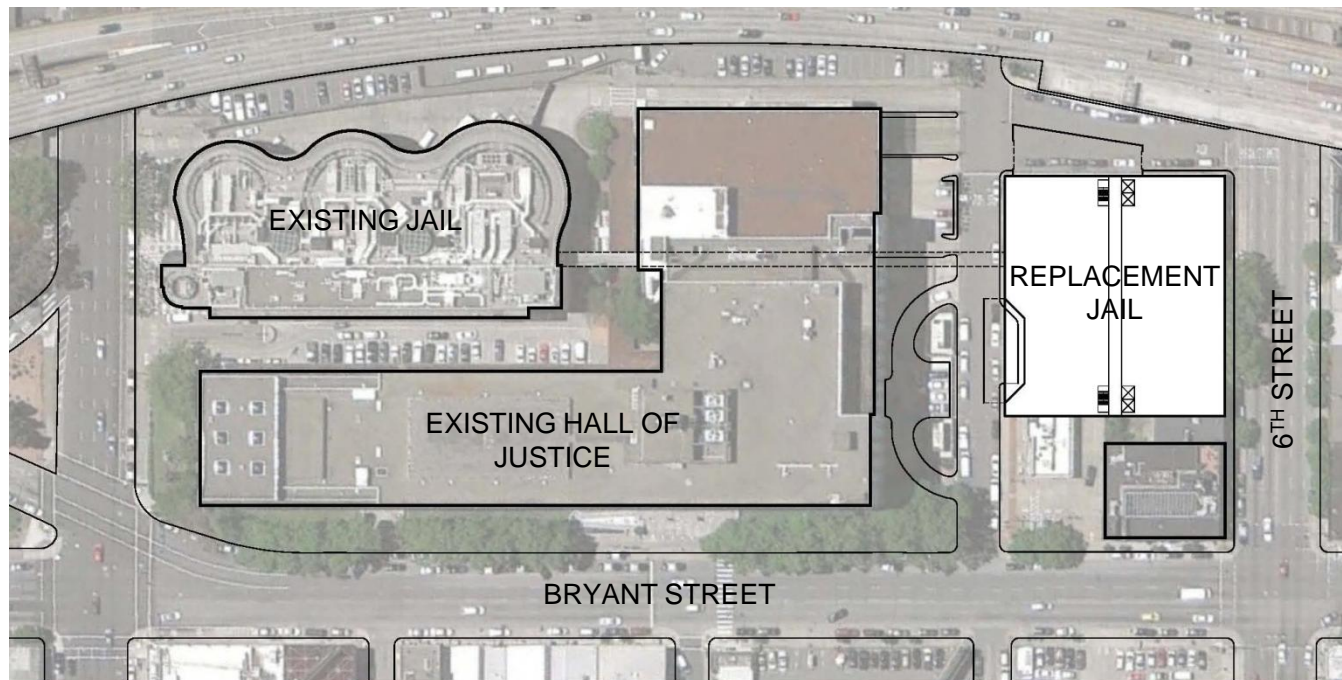
- 5 floors plus basement

Project Budget

- \$290M General Fund Debt: Site purchase, design, & construction

Schedule

- Construction Start January, 2017 – Completion December, 2019



SB1022 Construction Financing Program

- Competitive grant program to construct criminal justice facilities with improved rehabilitation program spaces
- Potential maximum grant to San Francisco: \$80M
- Total available statewide: \$500M

Benefits to San Francisco

- Award of SB1022 funds would allow reallocation of General Fund Debt Program to fund other high priority scheduled capital needs.

Key Dates

- Grant application due October 24th, 2013
- Conditional grant announcements – January, 2014

Questions / Discussion