HOJ Replacement Jail — Presentation to the Board of Supervisors

January 23, 2014
HOJ Replacement Jail

Agenda

- Background
- Rehabilitation/Program Space
- Controller’s Jail Forecast
- Scope
- Schedule
- Summary
Expected structural and non-structural damage to the HOJ from a large earthquake would be very severe and pose appreciable life hazards, likely require vacation of the building.

Could result in tens of millions of dollars for temporary relocation of inmates until repairs are complete or a replacement facility is constructed.

A top City Capital Plan priority since 2006.
## HOJ Replacement Jail Rehabilitation Programs

<table>
<thead>
<tr>
<th>Custody Alternatives</th>
<th>In Custody</th>
<th>Post-Custody</th>
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<tbody>
<tr>
<td>Own Recognizance</td>
<td>Resolve to Stop the Violence</td>
<td>No Violence Alliance</td>
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<td>Pretrial Diversion</td>
<td>Roads to Recovery</td>
<td>Post-Release Education Program</td>
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<td>Supervised Pretrial Release</td>
<td>Sisters in Sober Treatment Empowered in Recovery</td>
<td>Women’s Re-Entry Center</td>
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<td>Court Accountable Homeless Services</td>
<td>Community of Veterans Engaged in Restoration</td>
<td>Survivor Restoration Program</td>
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<td>Pre-Trial Electronic Monitoring</td>
<td>Re-Entry Housing Unit</td>
<td>Community Assessment and Services Center (APD)</td>
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<td>Sherriff’s Work Alternative Program</td>
<td>Psychologically Sheltered Living Unit</td>
<td>Jail Aftercare Services</td>
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<td>5 Keys Charter High School</td>
<td>5 Keys Charter High School</td>
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HOJ Replacement Jail

Housing Unit CJ#5

Direct Supervision
HOJ Replacement Jail

Classroom-CJ#3
HOJ Replacement Jail  Program/Education Space CJ#5
HOJ Replacement Jail  Program/Education Space CJ#5
HOJ Replacement Jail  Medical Facility CJ#3 & 4
HOJ Replacement Jail  Medical Facility CJ#5
HOJ Replacement Jail

5 Keys Graduation
2013 Controller Forecast

- 1,900 inmates in 2019
- 481-688 bed replacement jail needed
- 9 – 17 percent decrease in county jail beds

Additional information for the 2014 update

- 2 additional years of recent jail population data
- 2 years of state realignment
- Spoke with key stakeholders about programs and policies that may impact the jail population, including representatives from the District Attorney, Public Defender, Police, Sheriff, Adult Probation, and the Superior Court
2014 Controller Forecast Update

- 1,520 inmates in 2019
- 27 – 33 percent decrease in county jail beds
HOJ Replacement Jail  

2014 Forecast Update

- Question of County Jail 6
- Replacement Jail Scenarios
  - Scenario #1 (CJ6 open): 63-229 bed replacement jail needed
  - Scenario #2 (CJ6 closed): 435-601 bed replacement jail needed
- Forecast Assumes Present Trends Continue
HOJ Replacement Jail

CJ#6

**Current Design**
- Minimum security 372 beds – (system population is currently 6% minimum security which is about 90 inmates)

**Deficiencies**
- Open dormitory housing - no cells to segregate inmate population - no safety or holding cells
- Insufficient classrooms for inmate programs
- Insufficient non-contact visitation space for inmates
- Compromised fence line
- No kitchen or laundry space
HOJ Replacement Jail

Scope

- Construction of a new, single/dbl. cell security facility with 640 beds (30% smaller, from 905 to 640 beds) and a 10% reduction to overall system capacity

- New facility will be a modern direct supervision jail similar to County Jail #5 with increased program space and visibility
  - Program Space – classrooms, computers and vocational training
  - Podular Housing Units - increased safety and security for inmate & Staff
  - Medical and Mental Health Unit

- $290 million GF Debt total project cost, including purchase of property (east of the Hall of Justice)
HOJ Replacement Jail

Preferred Site - Site Plan

- **EXISTING JAILS #1 AND #2**
- **EXISTING HALL OF JUSTICE**
- **JAILS #3 AND #4**
- **EAST WING - COURTS**
- **PREFERRED REPLACEMENT SITE FOR JAILS #3 & #4**
- **BRYANT STREET**
- **6TH STREET**
- **SECURE TUNNEL TO COURT BUILDING**

**Preferred Site**

*Site Plan*
## HOJ Replacement Jail Schedule

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<tr>
<td>HOJ Replacement Jail - GF Debt - Design Build</td>
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<td>Hire Consultants; A/E Design Criteria; CM Services</td>
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<td>Hire Consultants; Complete CEQA Clearance</td>
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<td>BOS approve Gen. Fund Debt</td>
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<td>Hire DB Team; DB A/E Services</td>
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<td>DB Precon. Services; DB Trade Pkgs</td>
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<td>DB Construction &amp; Commissioning - 30 Mos.</td>
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<td>Move-in</td>
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### Important Milestones

- Obtain BOS approval of fiscal feasibility: February 2014
- Commence environmental review: March 2014
- Publish updated forecast: March 2014
- Complete environmental review: November 2015
- Obtain BOS approval of bed count: December 2015
- Obtain BOS approval of COP funding for program: December 2015
- Obtain BOS approval of land acquisition: February 2016
Increased safety and security for inmates and Staff - Direct supervision housing pods

Practical number of beds — intermittent peaks and classification of special population

Innovative rehabilitation program space — classroom, computer and vocational training

Fiscally prudent plan
Discussion/Questions
Appendix
Planned sequence of capital projects to replace HOJ:

- $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

Total: $1.094 Billion
Hall of Justice

- 63% chance of a 6.7 or greater magnitude earthquake striking the Bay Area by the year 2036 (United States Geological Survey)
- Seismic studies conducted in 1992 and 2012 assigned Seismic Hazard Rating 3 (SHR3); SHR4 indicates highest risk
- Constructed in 1958, it is second to SF General Hospital in total regular occupancy with over 3,000 individuals using the facility on a daily basis
Justice Facilities Improvement Program (JFIP): A comprehensive planning effort from 2006 to 2009 that resulted in a $1.5 billion capital program to replace the Hall of Justice (HOJ).

Planning Principles included:
- Conformance to State regulations for functional spaces
- Conformance to industry standards for modern work environments
- Avoidance of costly interim facilities
- Subsequent City’s Capital Plans and pre-development studies have moved the implementation strategy forward
- State Realignment and low jail population led to independent forecasts of future prison population reflected in current City’s Capital plan
HOJ Replacement Jail

Housing Unit CJ#3 & CJ#4

Linear Design
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 Spaces for Rehabilitation Programs

- Rehabilitation program spaces adjacent to housing pods
- Central specialized rehabilitation program spaces - Computer and vocational training
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
- Avoid potential court delays
HOJ Replacement Jail - Aerial view of San Bruno Site

Possible site for expansion

San Andreas Fault

CJ#5

CJ#6

Possible site for expansion

San Francisco County Jail #5 - San Bruno Complex
HOJ Replacement Jail - Getting to San Bruno Site

Google Map showing directions from 850 Bryant Street, San Francisco, CA to San Bruno County Jail #5 - San Bruno Courthouse. Suggested routes include:
- 1 hour 29 mins: Pittsburg/Bay Point - SFIA/Millbrae, 27, 9:40am - 11:09am
- 1 hour 27 mins: Pittsburg/Bay Point - SFIA/Millbrae, 12, 9:42am - 11:09am
- 1 hour 25 mins: Richmond - Daly City/Millbrae, 19, 10:18am - 11:43am
HOJ Replacement Jail  
San Bruno Site

Need two facilities to provide a total of required 640 beds, and
Alterations to the HOJ:

- Extensive remodel of CJ#6 for 256 maximum security beds and associated non-housing support and inmate program space

- New 3 floor facility for 384 maximum security beds and associated support and inmate program space.

- Improvements to HOJ and CJ1&2 to provide holding cells and sally port and Kitchen upgrades to house high security inmates at HOJ appearing in court.
## HOJ Replacement Jail  Site Comparison - Savings

<table>
<thead>
<tr>
<th>Alternatives (As numbered by BLA)</th>
<th>Capital Project Budget</th>
<th>Financing Costs</th>
<th>Subtotal</th>
<th>Transportation &amp; Holding Cells Staff Costs</th>
<th>Total</th>
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<tbody>
<tr>
<td>(#5) CJ6 remodel 256 beds &amp; new 384 bed jail</td>
<td>$229,100,000</td>
<td>$250,910,460</td>
<td>$480,010,460</td>
<td>$367,272,198</td>
<td>$847,282,658</td>
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<tr>
<td>(#6) HOJ replacement jail - 640 beds</td>
<td>$290,000,000</td>
<td>$339,610,125</td>
<td>$629,610,125</td>
<td>$0</td>
<td>$629,610,125</td>
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