



ONESF

Building Our Future

onesanfrancisco.org

There's only one San Francisco. Let's take care of it.



HOJ Replacement Jail – Presentation to the Board of Supervisors

January 23, 2014

HOJ Replacement Jail

Agenda

2

- ❑ Background
- ❑ Rehabilitation/Program Space
- ❑ Controller's Jail Forecast
- ❑ Scope
- ❑ Schedule
- ❑ Summary

HOJ Replacement Jail

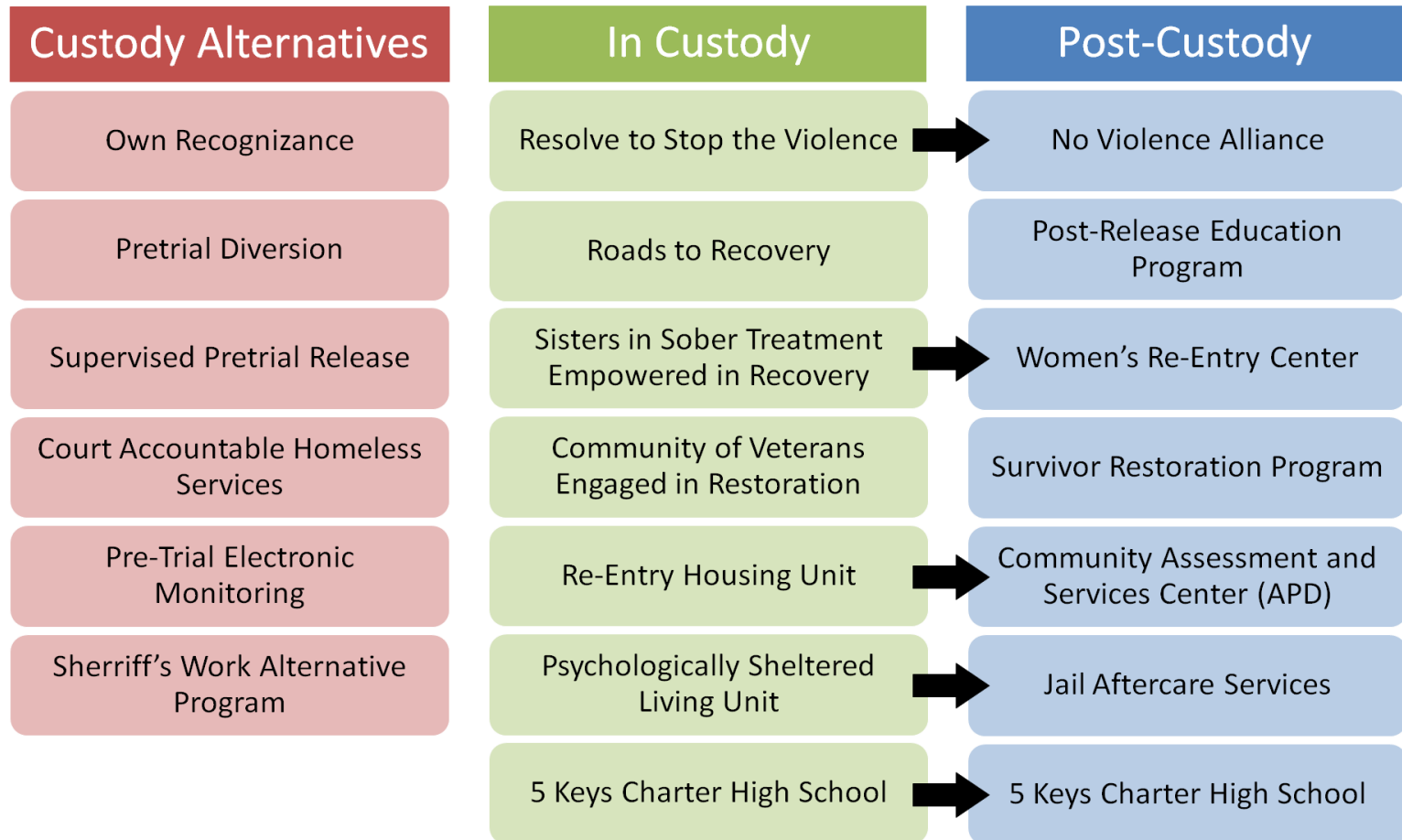
Background

3

- ❑ 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 million 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

4



HOJ Replacement Jail

Housing Unit CJ#5

5



Direct Supervision





HOJ Replacement Jail

Program Space CJ#4

7



HOJ Replacement Jail

Classroom-CJ#3

8



HOJ Replacement Jail

Child Visiting Room – CJ#4

9



HOJ Replacement Jail Program/Education Space CJ#5

10



HOJ Replacement Jail Program/Education Space CJ#5

11



HOJ Replacement Jail

Medical Facility CJ#3 &4

12



HOJ Replacement Jail

Medical Facility CJ#5

13



HOJ Replacement Jail

5 Keys Graduation

14



HOJ Replacement Jail

5 Keys Graduation

15



HOJ Replacement Jail

2013 Jail Forecast

16

- ▣ 2013 Controller Forecast
 - ▣ 1,900 inmates in 2019
 - ▣ 481-688 bed replacement jail needed
 - ▣ 9 – 17 percent decrease in county jail beds

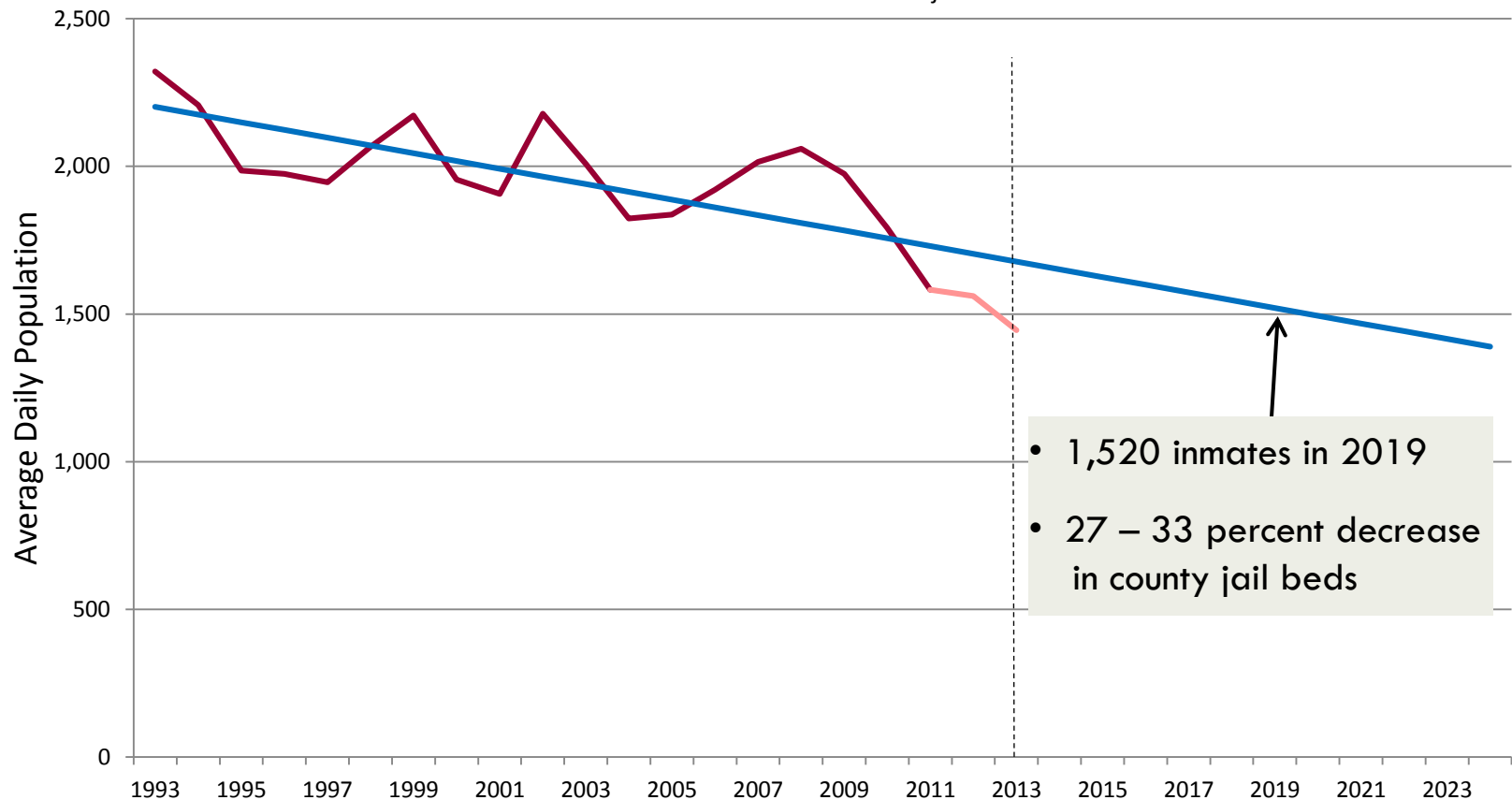
- ▣ Additional information for the 2014 update
 - ▣ 2 additional years of recent jail population data
 - ▣ 2 years of state realignment
 - ▣ Spoke with key stakeholders about programs and policies that may impact the jail population, including representatives from the District Attorney, Public Defender,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

HOJ Replacement Jail

2014 Forecast Update

2014 Controller Forecast Update

— Historic — Projected



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

HOJ Replacement Jail

2014 Forecast Update

18

- ▣ 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

19

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

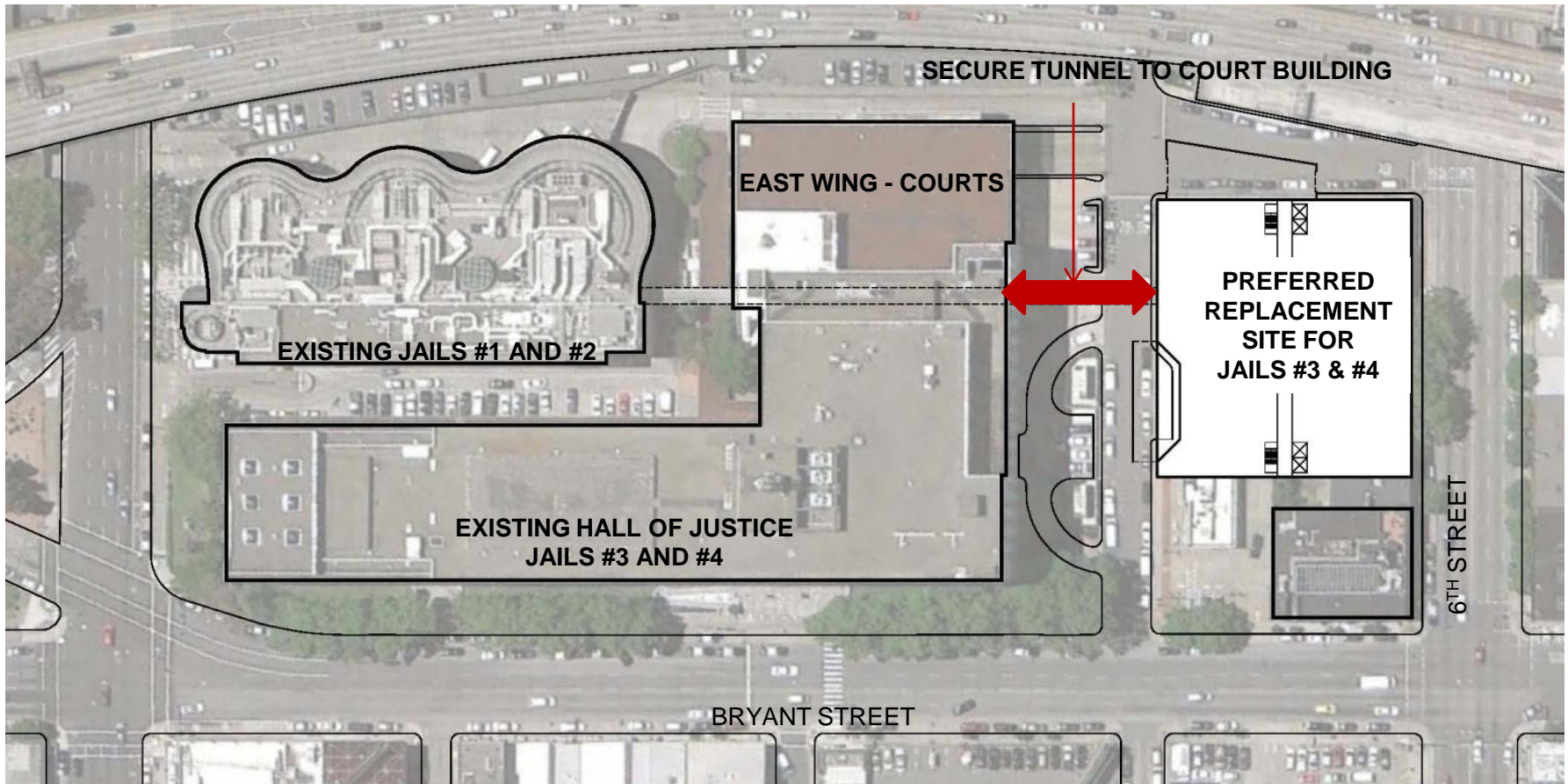
20

- ❑ 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

21



HOJ Replacement Jail

Schedule

22

Task	2013				2014				2015				2016				2017				2018				2019			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
HOJ Replacement Jail - GF Debt - Design Build																												
Hire Consultants; A/E Design Criteria; CM Services																												
Hire Consultants; Complete CEQA Clearance																												
BOS approve Gen. Fund Debt																												
Hire DB Team; DB A/E Services																												
DB Precon. Services; DB Trade Pkgs																												
DB Construction & Commissioning - 30 Mos.																												
Move-in																												

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

HOJ Replacement Jail

Summary

23

- ✓ 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

HOJ Replacement Jail

24

Discussion/Questions

HOJ Replacement Jail

25

Appendix

JFIP Budgets - \$1.5 Billion Capital Plan

26

Planned sequence of capital projects to replace HOJ:

<ul style="list-style-type: none"> ❑ \$412.3M GO Bond approved by voters June, 2010; JFIP projects: <ul style="list-style-type: none"> ❑ SFPD Headquarters and Southern District Station \$243M
<ul style="list-style-type: none"> ❑ Earthquake Safety and Emergency Response Bond - ESER 2 \$400M GO Bond planned for June, 2014; JFIP projects: <ul style="list-style-type: none"> ❑ SFPD Traffic Company and Forensic Services Division - \$165M ❑ Office of Chief Medical Examiner - \$65M
<ul style="list-style-type: none"> ❑ Replacement Jail - \$290M GF Debt
<ul style="list-style-type: none"> ❑ Relocate District Attorney and Adult Probation - \$225M GF Debt
<ul style="list-style-type: none"> ❑ Relocate SFPD Investigations Unit - \$133M GF Debt*
<ul style="list-style-type: none"> ❑ Demolish West Wing of HOJ to allow State to build a new Courts Building at 7th Street and Bryant Street - \$38M GF Debt*
<p style="margin-left: 40px;"><i>* Deferred from the 10-year Capital Plan</i></p>
<hr style="border: 0.5px solid black;"/> <p>\$1.094 Billion</p>

HOJ Replacement Jail

Background

27

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

HOJ Replacement Jail

Planning History

28

- ***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

29

Linear Design



HOJ Replacement Jail

Benefits

30

- ❑ **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**

HOJ Replacement Jail

Benefits of HOJ Site

31

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

32



HOJ Replacement Jail - Getting to San Bruno Site

33

Google 850 Bryant Street, San Francisco, CA

Get directions My places

Car Bus Walk Bicycle

A 850 Bryant Street, San Francisco, CA

B San Francisco County Jail #5 - San Bruno Co

Add Destination - Show options

Leave now 01/23/14 9:39am

GET DIRECTIONS

Suggested routes

- 1 hour 29 mins**
 Walk → Bus 27 → **Pittsburg/Bay Point - SFIA/Millbrae**
 9:40am - 11:09am
- 1 hour 27 mins**
 Walk → **Pittsburg/Bay Point - SFIA/Millbrae** → Bus 121
 9:42am - 11:09am
- 1 hour 25 mins**
 Walk → Bus 19 → **Richmond - Daly City/Millbrae** → Bus 68
 10:18am - 11:43am

HOJ Replacement Jail

San Bruno Site

34

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

35

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