Hall of Justice Replacement – Overview

• **Location** – existing Hall of Justice at 7th and Bryant
  - 607,000 ft², constructed in 1958, additions in 1979 & 1985
  - Shared by Superior Court (Criminal), Sheriff (Jail #1 and 2), District Attorney, Public Defender, Adult Probation, Police Headquarters & Investigations, and Medical Examiner

• **Scope** – retrofit and modernize key facility of criminal justice system
  - Criminal justice agency budgets represent about 25% of General Fund
  - $700M/yr = $21 Billion (2006 Dollars) over 30 years

• **Current Status** – Project Development and Programming

• **Cost** – $801m (preliminary)

• **Proposed Financing** – $600m G.O. Bond + $200m State funds
Health & Safety Concerns

- Seismic Hazard Rating 3
  - Expect significant damage in major earthquake
- Non conforming fire & life safety systems
- Poor accessibility for persons with disabilities
- Obsolete systems: HVAC, Data, Telecom
- Future abatement of hazardous materials

Functional Concerns

- HOJ is about half the size needed to meet current standards
- Obsolete layout limits functions and security
Project Accomplishments

• Defined Project Goals:
  • Provide safe, functional & adequately sized facilities
  • Co-locate departments to enhance services & contain costs
  • Support high quality justice system that San Francisco deserves

• Developed Program:
  • Identified current staff and space by dept./division
  • Developed staff and space forecasts to 2022
  • Evaluated potential operational & technological changes
  • Identified justice agency adjacencies that impact productivity
Project Accomplishments (continued)

• Developed Scenarios & Screened Sites
  • Developed alternative scenarios to replace HOJ
  • Identified & screened candidate sites
  • Developed 5 options for most promising scenario, reusing HOJ site
  • Compared feasibility and risk of options
  • Identified 3 most promising options and issues for further study
Justice Facilities Improvement Program

Hall of Justice Replacement

Needs Assessment - Staffing

Staffing Forecast for Future Justice Facilities

- SFPD HQ
- Medical Examiner
- Adult Probation
- Public Defender
- District Attorney
- Courts
- Sheriff

Approx. 14% total staff growth over 15 years

Note: Sheriff's staffing # is provided for information only. Future space need will be based on # of jail beds.
Justice Facilities Improvement Program

Hall of Justice Replacement

Space Forecast to Year 2022

**Jail #1 & 2 (HOJ)**
Existing = 140K

**Criminal Courts**
Existing = 152K

**DA** 54K
Total = 92K

**PD** 29K
Total = 47K

**APD** 27K
Total = 40K

**SFPD HQ**
Existing = 207K

**Legend**

- **“Right Sized” Growth**
- **Existing SF**
- **Court Related Social Services**
- **Med. Exam** 24K

*Note: Square Footage is Gross Building Area*
Justice Facilities Improvement Program

Hall of Justice Replacement

Physical Adjacencies

Direct Link
Remote Link

Neighborhood Locations

Medical Examiner

Police Investigation Unit & Evidence Storage

Courts

Courts Related Offices

Jail

Existing Jail

Adult Probation Field Ops

Southern Station (not in program)

Police HQ Administrative

Academy

3/1/2007

DPW
Justice Facilities Improvement Program

Hall of Justice Replacement

Existing HOJ
# Justice Facilities Improvement Program

## Hall of Justice Replacement - Options

### Comparison of Feasibility & Risk

<table>
<thead>
<tr>
<th>Focus on HOJ Area</th>
<th>HOJ Area + Court at Remote Site</th>
<th>2 Remote Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Court at Civic Center</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Court at Alternate Location TBD</td>
<td></td>
</tr>
<tr>
<td>C.1</td>
<td>Need PUC parcel?</td>
<td>Court must go first</td>
</tr>
<tr>
<td>C.2</td>
<td>Second site Court Related Offices</td>
<td>Height &amp; mass issues?</td>
</tr>
<tr>
<td>D</td>
<td>Extensive site acquisitions required</td>
<td></td>
</tr>
</tbody>
</table>

### Function
- Adjacency
- Capacity / Flexibility

### Control of Risk
- Timing & Delay
- Political Acceptance

### Site Assembly
- Land Acquisition
- Planning Approvals

### Initial Cost
- Initial Cost to City
- To Others (e.g. State)

### Time to Completion from Bond Approval (estimated 2011)

### Next Steps
- Feasibility / cost of interim jail?
- Cost of delay?
- Inflation cost?

### Superior in Control of Risk and Initial Cost

#### IDEAL
- Allows 7 yrs for Court to be funded
- Court must go first
- Must acquire adjacent site(s)

#### C.1
- Must acquire adjacent site(s)

#### C.2
- $$$ Interim court

#### Do Not Pursue
- Longest time to complete; C.1 is better
- No benefits to City
- More problems & no advantages

---

3/1/2007
Justice Facilities Improvement Program

Hall of Justice Replacement – 3 Options

HOJ Option B

1. NEW POLICE HEADQUARTERS & INVESTIGATIONS
2. NEW MEDICAL EXAMINER
3. NEW COURT RELATED OFFICES

1. TEMPORARILY RELOCATE INMATES

3/1/2007
Justice Facilities Improvement Program

Hall of Justice Replacement – 3 Options

HOJ Option A

EXISTING JAIL

NEW COURT
(Approx. 8 floors & basements @ 100,000 SF = 800,000 SF)

NEW COURT RELATED OFFICES & POLICE INVESTIGATIONS
(Approx. 9 floors @ 200,000 SF = 1,800,000 SF)

NEW JAIL
(Approx. 7 floors & basements @ 200,000 SF = 1,400,000 SF)

NEW PLAZA / FUTURE EXPANSION

AT NEW SITE(S)

a. NEW POLICE HEADQUARTERS
b. NEW MEDICAL EXAMINER
c. TEMPORARILY RELOCATE OFFICES & INVESTIGATIONS

3/1/2007
Justice Facilities Improvement Program

Hall of Justice Replacement – 3 Options

HOJ Option C1

1. NEW COURT
   - Approx. 8 floors & basement at 100 x 340 = 334,000 SF
2. NEW JAIL
   - Approx. 7 floors & basement at 200 x 230 = 47,000 SF
3b. NEW COURT RELATED OFFICES & POLICE INVESTIGATIONS
   - Approx. 12 floors & basement at 100 x 340 = 334,000 SF

NEW PLAZA / FUTURE EXPANSION

AT NEW SITE(S)

1. NEW POLICE HEADQUARTERS
2. NEW MEDICAL EXAMINER
3. TEMPORARILY RELOCATE COURT RELATED OFFICES & POLICE INVESTIGATIONS

DPW
3/1/2007
Justice Facilities Improvement Program

Hall of Justice Replacement

Milestone Schedule

2. Evaluate scenarios & define July 2007 – June 2008
   proposed capital program
3. Conduct environmental review July 2008 – June 2010
4. Vote on GO bond Nov 2010
6. Construct Phase 1 July 2012 – June 2014
8. Construct Phase 3 July 2016 – June 2018
## Justice Facilities Improvement Program
### Hall of Justice Replacement
#### Program Budget Issues & Risks

<table>
<thead>
<tr>
<th>Capital Plan 2007-2016</th>
<th>694,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-size Courts per master plan &amp; CA standards (^1)</td>
<td>72,000,000</td>
</tr>
<tr>
<td>Adjust unit prices to current year data</td>
<td>35,000,000</td>
</tr>
<tr>
<td><strong>Capital Plan 2008-2017 (Draft)</strong></td>
<td>801,000,000</td>
</tr>
<tr>
<td><strong>Rightsizing</strong></td>
<td></td>
</tr>
<tr>
<td>Right-size Jails 1 &amp; 2 per CA standards (^1)</td>
<td>70,000,000</td>
</tr>
<tr>
<td>Right-size OCME, CRO, &amp; SFPD per accreditation &amp; benchmarks (^1)</td>
<td>15,000,000</td>
</tr>
<tr>
<td><strong>Additional space risk:</strong></td>
<td></td>
</tr>
<tr>
<td>Projected staff growth to 2022</td>
<td>90,000,000</td>
</tr>
<tr>
<td>Court related social services - lease spaces</td>
<td>20,000,000</td>
</tr>
<tr>
<td>Fleet parking structures in lieu of leased lots</td>
<td>40,000,000</td>
</tr>
<tr>
<td><strong>Schedule impacts of reuse of HOJ site (^2)</strong></td>
<td></td>
</tr>
<tr>
<td>Escalation for phased construction at HOJ site</td>
<td>25,000,000</td>
</tr>
<tr>
<td>Temporary relocation, phased demo, &amp; interim remodels</td>
<td>70,000,000</td>
</tr>
<tr>
<td><strong>Escalation risk:</strong></td>
<td></td>
</tr>
<tr>
<td>Escalation @ 7% vs. 5%</td>
<td>170,000,000</td>
</tr>
<tr>
<td>Escalation @ 9% vs. 7%</td>
<td>190,000,000</td>
</tr>
<tr>
<td><strong>Delivery method risks/opportunities</strong></td>
<td></td>
</tr>
<tr>
<td>Program-wide delay or acceleration - 1 year @ 5%</td>
<td>+/- 55,000,000</td>
</tr>
<tr>
<td>Acquisition of offices in lieu of new construction</td>
<td>(40,000,000)</td>
</tr>
</tbody>
</table>

---

Foot Notes:

1. Right-size factor of 30% in original 1997 study is insufficient
2. Capital Plan assumes simultaneous construction at 2 new sites
City’s Next Steps: FY07-08

Evaluate:

- Feasibility & cost of site acquisitions
- Feasibility & cost of interim jail facilities
- Probable timing of State Court funding
- Acquisition of facilities vs. build new facilities
- Operations impacts of consolidated vs. separate sites
- Ratio of lifecycle costs to initial costs
- Alternative project delivery methods & schedules

Develop and endorse a preferred program for purposes of environmental review
Justice Facilities Improvement Program

Hall of Justice Replacement

Questions?