RDF HOJ Replacement Jail

- Purpose
- Summary
- Schedule
- Background
- Scope
- Site Plan, CJ#4, CJ#5
- Benefits
- Fiscal Feasibility
Fiscal Feasibility Resolution introduced by DPW on behalf of Sheriff’s department to the BOS

- Seek BOS determination that the project is fiscally feasible and responsible per SF Admin. Code Chapter 29 for:
  - City Project over $25 million
  - Required prior to submittal of Environmental Evaluation Application to Planning Department
- Enable eligibility for California State grant (SB1022)
Budget and Legislative Analyst recommends approval of proposed resolution:

- Proposed replacement jail project is fiscally feasible and responsible.
- Approval of the proposed resolution would allow for environmental review pursuant to CEQA.
- Approval of the proposed resolution does not commit the Board of Supervisors to final approval of the project.
- Future Board of Supervisors approval is required for:
  - Final bed count for the project.
  - Appeal to the environmental review findings.
  - Sale and appropriation of Certificates of Participation to fund the proposed replacement jail.
## Important Milestones

- Commence environmental review: May 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
Expected damage to the HOJ from a large earthquake would cause significant damage that would render it uninhabitable thereafter.

*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.
RDF Replacement Jail

Scope

- 2013 Controller Forecast
  - 1,900 inmates in 2019
  - 481-688 bed replacement jail needed

- 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

- 2014 Forecast update will be released late Spring 2014
Linear Design
Direct Supervision
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
Fiscal Feasibility Report
Direct and Indirect Financial Benefits

Building a new Facility **before** HOJ becomes inoperable results in:

- Cost savings from temporary housing for three to four years
- Cost savings of expedited construction
- Cost savings from annual 5% construction inflation
Estimated Capital Project Budget = $290,000,000

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<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Construction</td>
<td>$199,500,000</td>
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<tr>
<td>Project Control ¹ (27.5% of construction costs)</td>
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<td>Site Control ²</td>
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<td>Program Contingency ³ (2.2% of construction costs)</td>
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<td>City Services Audits ⁴ (0.2% of construction costs)</td>
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<td><strong>Capital Project Total Cost</strong></td>
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<td>Furniture, Fixtures &amp; Equipment</td>
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<td><strong>Total Project Cost</strong></td>
<td><strong>$299,500,000</strong></td>
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Available Funding
- Issuance of Certificate of Participation starting FY2016-2017
- Paid back over 23 years ending in FY 2038-39

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<thead>
<tr>
<th>Estimated Project Financing Costs</th>
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<tr>
<td>Estimated Project Capital Cost</td>
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<td>Interest, Reserve, and Other Financing Costs</td>
<td>339,610,125</td>
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<td>Total Debt Service</td>
<td>$629,610,125</td>
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<td>Annual Average</td>
<td>$27,374,353</td>
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Source: Controller’s Office of Public Finance
Debt Load

- Total debt service to General Fund in FY 2038-39 - $629,610,125
- Average annual debt service payment - $27,374,353
- Annual debt service will not exceed City’s 3.25% limit on percentage of discretionary revenue that can be used to fund annual debt service cost.
The replacement facility will be similar in design to CJ# 5.

Using current operation and maintenance cost for CJ#5 as a benchmark, operating cost for new facility is estimated at approximately $930,000/year.

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<td>Facilities Maintenance &amp; Materials</td>
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<td>b. Electricity</td>
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<td>c. Water/Discharge</td>
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<td>d. Garbage</td>
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<tr>
<td>Total</td>
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Questions/Discussion