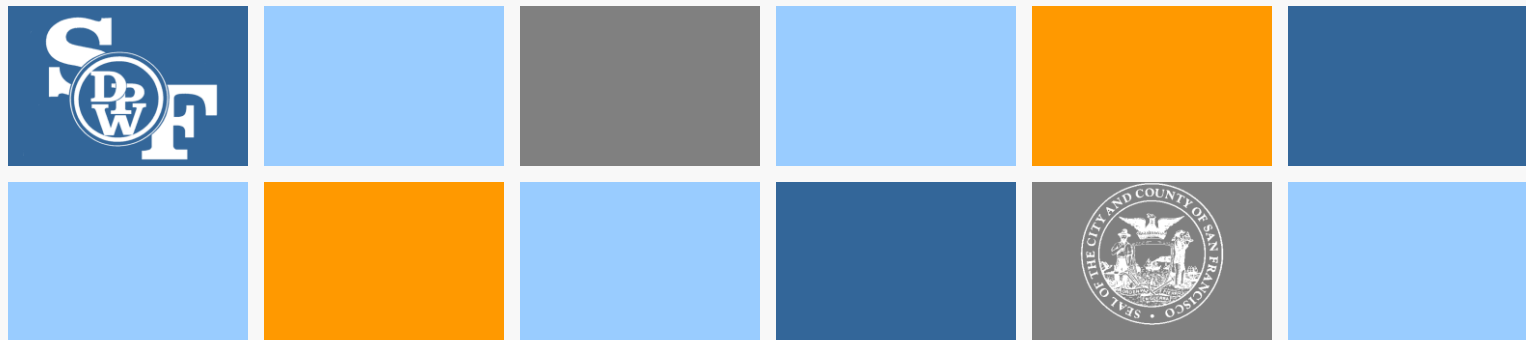


City and County of San Francisco Department of Public Works

Rehabilitation Detention Facility (RDF) Hall of Justice (HOJ) Replacement Jail

Presentation to the Board of Supervisors Budget and Finance Committee

April 23, 2014



- ❑ 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.

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

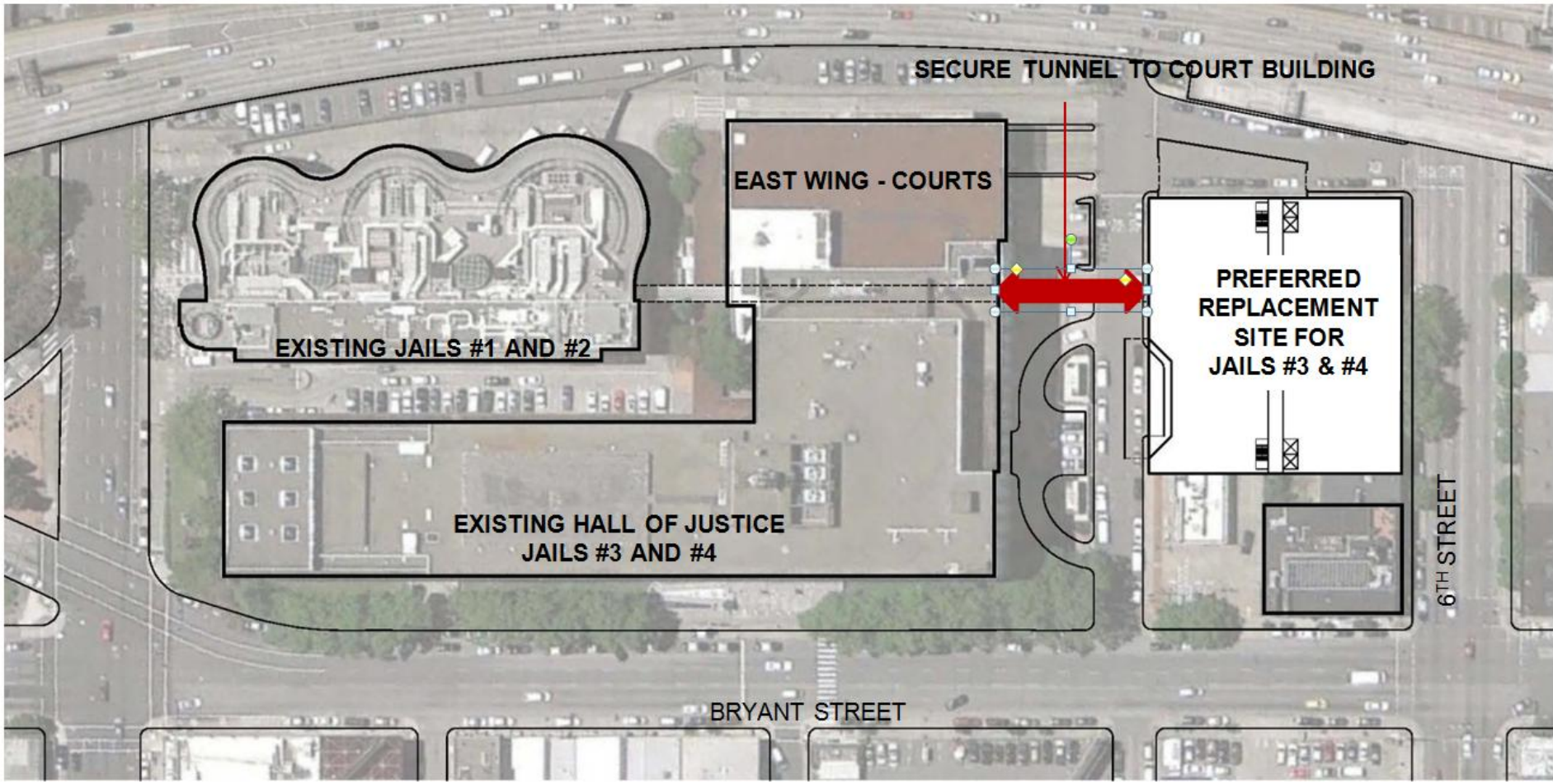
- Commence environmental review May 2014
- Complete environmental review November 2015
- Obtain BOS approval of bed count December 2015
- Obtain BOS approval of COP funding for program December 2015
- Obtain BOS approval of land acquisition February 2016

RDF HOJ Replacement Jail Background

- ❑ 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**



- ❑ 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

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

Estimated Jail Replacement Project Budget	
Category	Amount
Construction	\$199,500,000
Project Control ¹ (27.5% of construction costs)	\$54,900,000
Site Control ²	\$30,700,000
Program Contingency ³ (2.2% of construction costs)	\$4,300,000
City Services Audits ⁴ (0.2% of construction costs)	\$600,000
Capital Project Total Cost	\$290,000,000
Furniture, Fixtures & Equipment	\$9,500,000
Total Project Cost	\$299,500,000



Fiscal Feasibility Report

Available Funding

- Issuance of Certificate of Participation starting FY2016-2017
- Paid back over 23 years ending in FY 2038-39

Estimated Project Financing Costs	
Category	Amount
Estimated Project Capital Cost	\$290,000,000
Interest, Reserve, and Other Financing Costs	339,610,125
Total Debt Service	\$629,610,125
Annual Average	\$27,374,353

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.

Operating and Maintenance Costs

- ❑ 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

Estimated Non-Personnel Operations and Maintenance Costs for Proposed Replacement Jail	
Category	Amount
Facilities Maintenance Service Contract	\$190,000
Facilities Maintenance Non-Personnel Services	65,000
Facilities Maintenance & Materials	110,000
Utilities	565,000
<i>a. Natural Gas</i>	<i>100,000</i>
<i>b. Electricity</i>	<i>105,000</i>
<i>c. Water/Discharge</i>	<i>200,000</i>
<i>d. Garbage</i>	<i>160,000</i>
Total	\$930,000



Questions/Discussion