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

Construction Management Association of America
Breakfast Reception
August 20, 2015
RDF - HOJ Replacement Jail

Agenda

- Project Background
- San Francisco Sheriff Department - Custody Functions and Facilities
- Project Information
- Community Concerns
- RFQ for CMSS
RDF - HOJ Replacement Jail Organization Chart

Mohammed Nuru  
Director  
San Francisco Public Works

Edgar Lopez  
Deputy Director  
San Francisco Public Works

Charles Higuera  
Justice Facilities Improvement Program Manager  
San Francisco Public Works

Jumoke Akin-Taylor  
RDF – HOJ Replacement Jail Project Manager  
San Francisco Public Works

Project Liaison  
San Francisco Sheriff’s Department

City Staff/Consultants

AECOM  
Design Criteria Consultants

Construction Management Support Services

Design Build Entity
Project Background

- The existing county jails #3 & #4 are located on the 6<sup>th</sup> and 7<sup>th</sup> floors of the HOJ.
- The HOJ is over 50 years old and seismically deficient. In the event of a major earthquake, building is not expected to be operational.
- The impact to the functionality of the City’s justice system would be considerable and debilitating.
- This project is part of a larger strategy to replace the Hall of Justice.
- High priority in the City’s 10-Year Capital Plan since 2006.
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**Custody Alternatives**
- Own Recognizance
- Pretrial Diversion
- Supervised Pretrial Release
- Court Accountable Homeless Services
- Pre-Trial Electronic Monitoring
- Sherriff’s Work Alternative Program

**In Custody**
- Resolve to Stop the Violence
- Roads to Recovery
- Sisters in Sober Treatment Empowered in Recovery
- Community of Veterans Engaged in Restoration
- Re-Entry Housing Unit
- Psychologically Sheltered Living Unit
- 5 Keys Charter High School

**Post-Custody**
- No Violence Alliance
- Post-Release Education Program
- Women’s Re-Entry Center
- Survivor Restoration Program
- Community Assessment and Services Center (APD)
- Jail Aftercare Services
- 5 Keys Charter High School
Sheriff Programs – 3 Locations in San Francisco

- County Jails #1 and #2: 425 - 7th Street
  (adjacent to Hall of Justice)

- County Jails #3 and #4: 6th and 7th Floor Hall of Justice, 850 Bryant Street

- County Jails #5 and #6: located in San Bruno
  1 Moreland Drive
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County Jail #6

County Jail #5

About The SFSD
RDF - HOJ Replacement Jail

Classroom

Indirect Supervision

Medical

inadequate

unsafe

crammed
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County Jail #5

Classroom

Direct Supervision

Medical
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- County Jail #1 - 298 holding cells
  - intake and booking facility – not housing beds
- County Jail #2 - 392 rated beds
  - low/medium security housing for females, inmates with special health needs
- County Jail #3 - 426 rated beds - closed
- County Jail #4 - 402 rated beds - maximum security
- County Jail #5 - 768 rated beds - San Bruno – long term
- County Jail #6 - 372 rated beds - minimum security – closed

Total Number of current beds available - 1,562
RDF - HOJ Replacement Jail  Jail Population Statistics

- Total Booked: 1,680 (Daily Average: 54)
- Percentage in Alternative to Incarceration: 43%
- Percentage of inmates with NO BAIL status: 65%
- Percentage of Felony: 92%

Note: Percentage based on a snapshot of population for a given day.
Approximately 11% to 17% of prisoners in the county jail have a diagnosis of a serious mental illness.

Individuals with mental illness tend to have significantly longer periods of incarceration (125 to 140 days).

It is estimated that 80% of the jail population has a Substance Use Disorder.
A jail’s design must have health care in mind to appropriately treat prisoners with health concerns (both physical and behavioral health).

Appropriate treatment space includes interview space and rooms large enough for group, milieu, and rehabilitation treatment that are private and allow for confidentiality.

The safety of individuals with health needs and Staff safety must is of paramount importance.
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Project Information

- Design-Build Project Delivery; Stipulated Sum.
- A new, single/dbl. cell security facility with 384 beds (54% smaller, from 828 to 384 beds), located adjacent to CJ #1 & 2
- New facility will be a modern direct supervision jail similar to County Jail #5 with increased program space and visibility
  - Podular Housing Units
  - Program Space – classrooms, computers and vocational training
  - Medical and Mental Health Unit
- Estimated Total Project Budget = $240 M
**RDF - HOJ Replacement**

- Jail population has declined in recent years but evidence suggests it is leveling out.
- Even at ~30-year historic lows in the jail population, a replacement jail is likely still needed.
- Jail need depends on future use of County Jail #6.

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Forecasts</th>
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<tbody>
<tr>
<td>Replace County Jails 3 and 4</td>
<td>-252 to 21 beds</td>
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<tr>
<td>Replace County Jails 3, 4, and 6</td>
<td>120 to 393 beds</td>
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</tbody>
</table>
RDF - HOJ Replacement Jail  Select Performance Req’s

- Maximum jailer – incarcerated sight lines
- Compliance; Title 15, Title 24, and applicable Justice Facilities codes, standards and guidelines for maximum adult detention facilities
- Ease of Maintenance & low operating cost facility
- Shortest route for emergency response
- Categorization of criteria requirements
- Performance metrics
- Enhanced Commissioning
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Existing

Two buildings to remain
RDF - HOJ Replacement Jail

Proposed Site
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Site Plan
RDF - HOJ Replacement Jail

Historic Building
RDF - HOJ Replacement Jail

- Completed Environmental Review: July 21, 2015
- Submit Application for State Funding (SB 863): August 28, 2015
- Obtain BOS approval of COP funding: December 2015
- Obtain BOS approval of Land Acquisition: December 2015
- Criteria package development: Q3’15 – Q2’16
- DB Solicitation: Q2’16 – Q1’17
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Community Concerns

- Social Justice
  - Jail population disproportionate to SF demographics
  - Mentally ill
  - Bail reform

- Adequacy of CEQA – Mitigated Negative Dec v. EIR
  - Air quality and inmate exercise areas

- Cost of project v. investment in alternatives to Incarceration
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End of Part 1

Questions?
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Important Notice

Ineligibility to respond to subsequent solicitations for the RDF-HOJ replacement Jail Project.

The Construction Management Support Service Team includes direct participation in the development of the terms of the planned Design Build Entity” RFQ/RFP.

Therefore, the Construction Management Support Service Team will not be eligible to respond, or participate in a team that responds to the planned Design Build Entity RFQ/RFP for the construction and delivery of the RDF-HOJ Replacement Jail.
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Important Notice

Addenda

- Addendum 1 issued July 28, 2015
  - Revision to Section 4 – Scope of Services

- Addendum 2 issued July 31, 2015
  - Revision to Section 1 and Appendix C1

- Addendum 3 issued August 19, 2015
  - Revisions to Section 5 – Technical Qualification and Response to questions
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Part II – The RFQ

- Scope
- Qualifications
- Selection Process
- Tentative RFQ schedule
- Office of Labor Standards Enforcement
- First Source Hiring
- CMD
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- Two Part
  - Written Submittal Appendix C
    - Score weight 65%
  - Oral Interview Appendix C1
    - Score weight 35%

Selection Process
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Scope

Provide Construction Management Support Services from development of Design Guidelines and Performance Criteria development phases through Design-Build process of delivery and completion,

- Design Criteria (AECOM)
- SB 863
- Design Build Entity
- Cost estimating
- Budget and Schedule Review
- Peer Review DB Design
- Commissioning
RDF - HOJ Replacement Jail  Technical Qualifications

Project Experience Among Team Members

- Relevant experience within the last ten (10) years as CM, and on similar scope and size.
- Relevant experience with Design Build project delivery and application of BIM (Building Information Model) highly desired
- Relevant experience with Performance base requirements and in procurement and solicitation of Design Build Entity
- LEED Accredited Key Staff

Desirable Certification & Licensure

- DBIA
- CCM
- LEED
- PE
- AIA
- CCE/CCC
- PSP
- CPE
### RDF - HOJ Replacement Jail

#### RFQ Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Last Date to Submit Questions on RFQ (4:00 PM local time)</td>
<td>August 18, 2015</td>
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<tr>
<td>Last Day to Submit Proposals (4:00 PM local time)</td>
<td>September 1, 2015</td>
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<tr>
<td>30 Van Ness Avenue, Suite 4100</td>
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<tr>
<td>Proposals Reviewed, Score and References contacted</td>
<td>Week of September 1 to</td>
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<td>September 11, 2015</td>
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<tr>
<td>Invitation for Interview</td>
<td>Week of September 14</td>
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<tr>
<td>Oral Interviews and Proposer Presentations</td>
<td>September 23, 2015</td>
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<tr>
<td>Notification of Highest-ranked Proposers</td>
<td>TBD</td>
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<tr>
<td>Contract Negotiation Completed</td>
<td>TBD</td>
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Please review requirements for:

- First Source Hiring
- Health Care Accountability Ordinance
- Minimum Compensation Ordinance
- Contract Monitoring Division Requirements
Questions