

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

Construction Management
Association of America
Breakfast Reception
August 20, 2015



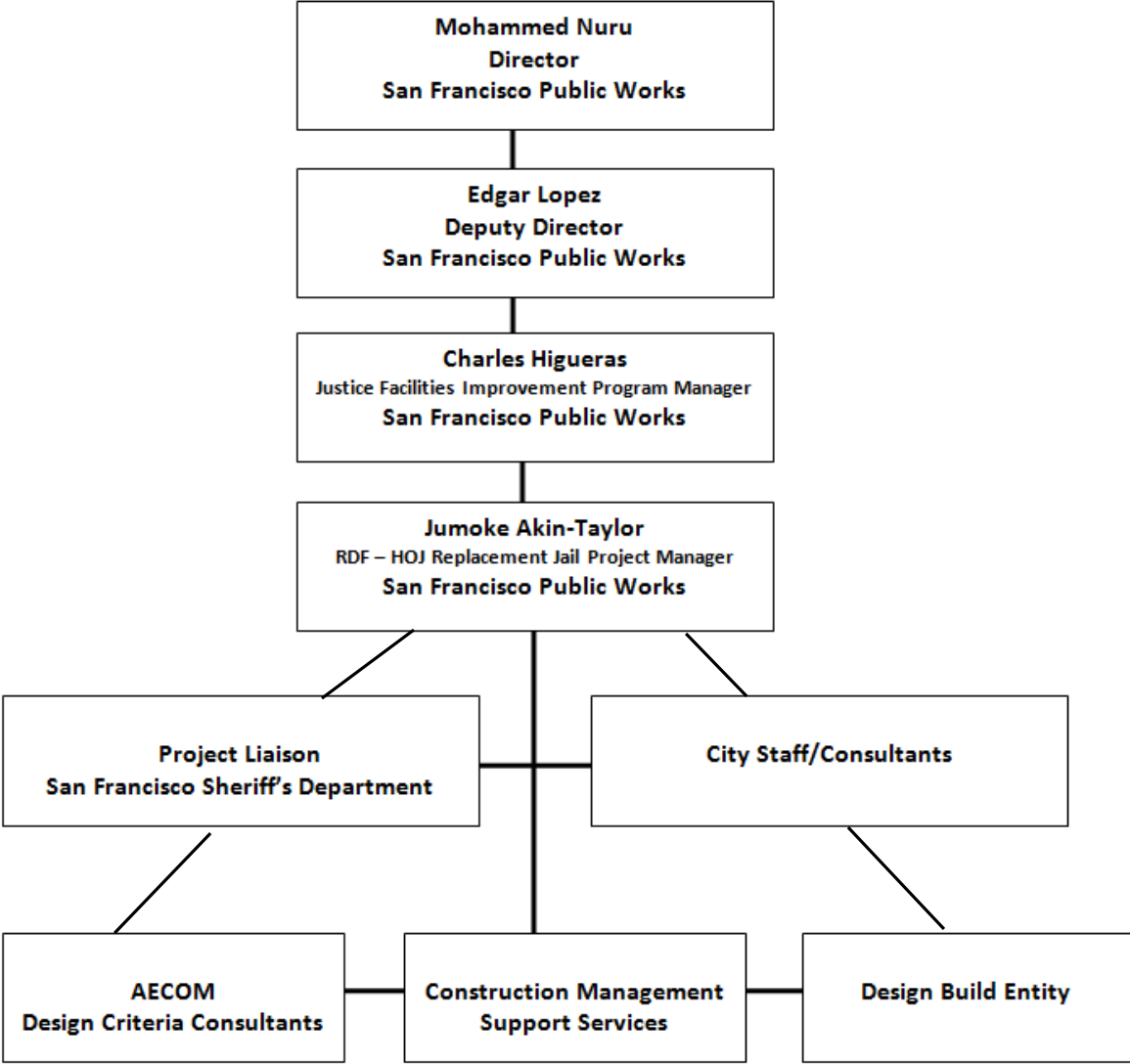
RDF - HOJ Replacement Jail

Agenda

- ❑ Project Background
- ❑ San Francisco Sheriff Department - Custody Functions and Facilities
- ❑ Project Information
- ❑ Community Concerns
- ❑ RFQ for CMSS

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Organization Chart



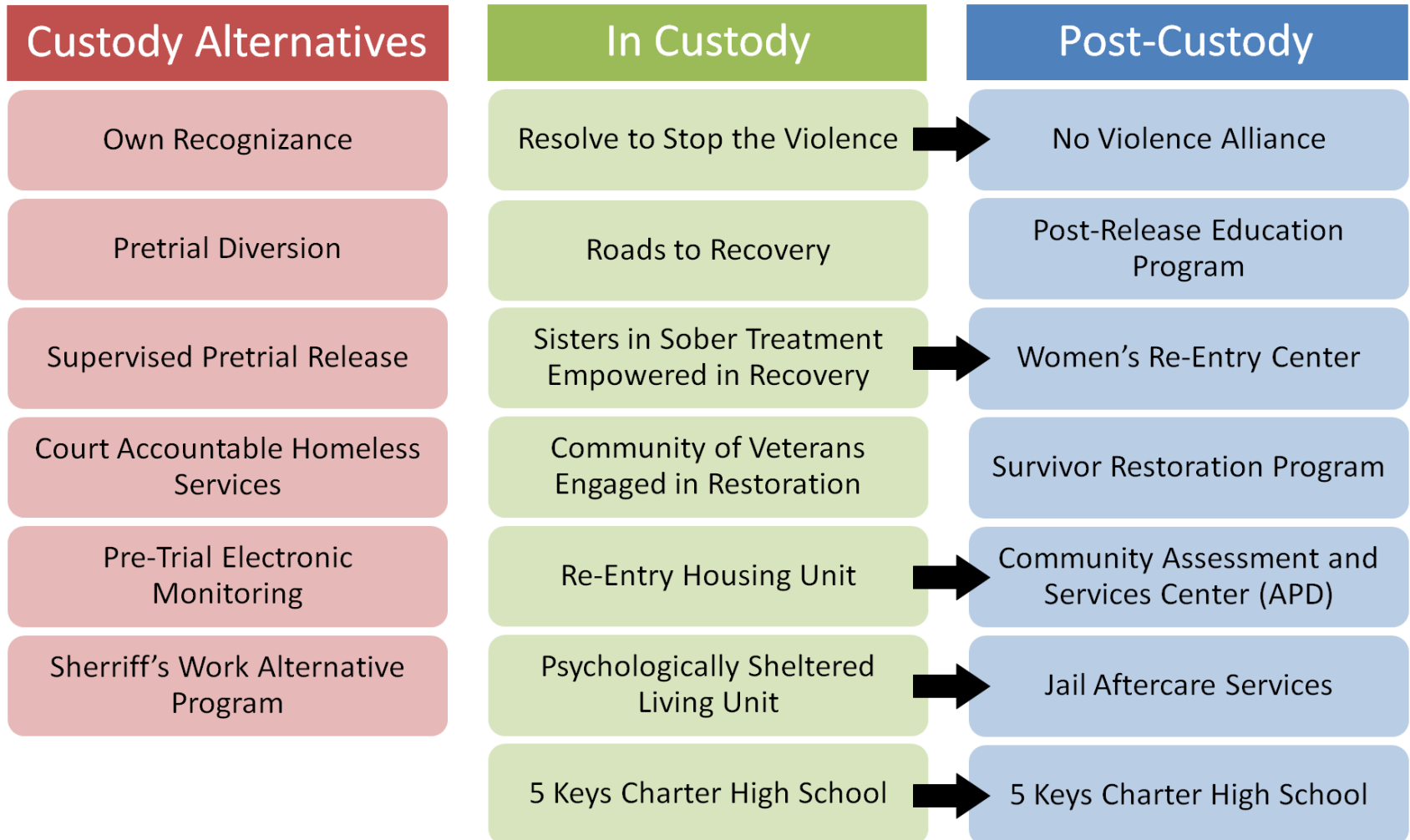
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Project Background

- ❑ The existing county jails #3 & #4 are located on the 6th and 7th 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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SFSD Programs



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About The SFSD

- ❑ 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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About The SFSD



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About The SFSD



County Jail #6

County Jail #5

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County Jail # 4

Classroom



inadequate

Indirect Supervision



unsafe

cramped

Medical



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County Jail #5

Classroom



Direct Supervision



Medical



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About The SFSD

- ❑ 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.

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Mental Illness in the County Jail

- ❑ 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.

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Treatment in Jail

- ❑ 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 be 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

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Controller's Forecast

- 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

	Forecasted Replacement Jail Bed Need
Scenario 1: Replace County Jails 3 and 4	-252 to 21 beds
Scenario 2: Replace County Jails 3, 4, and 6	120 to 393 beds

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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

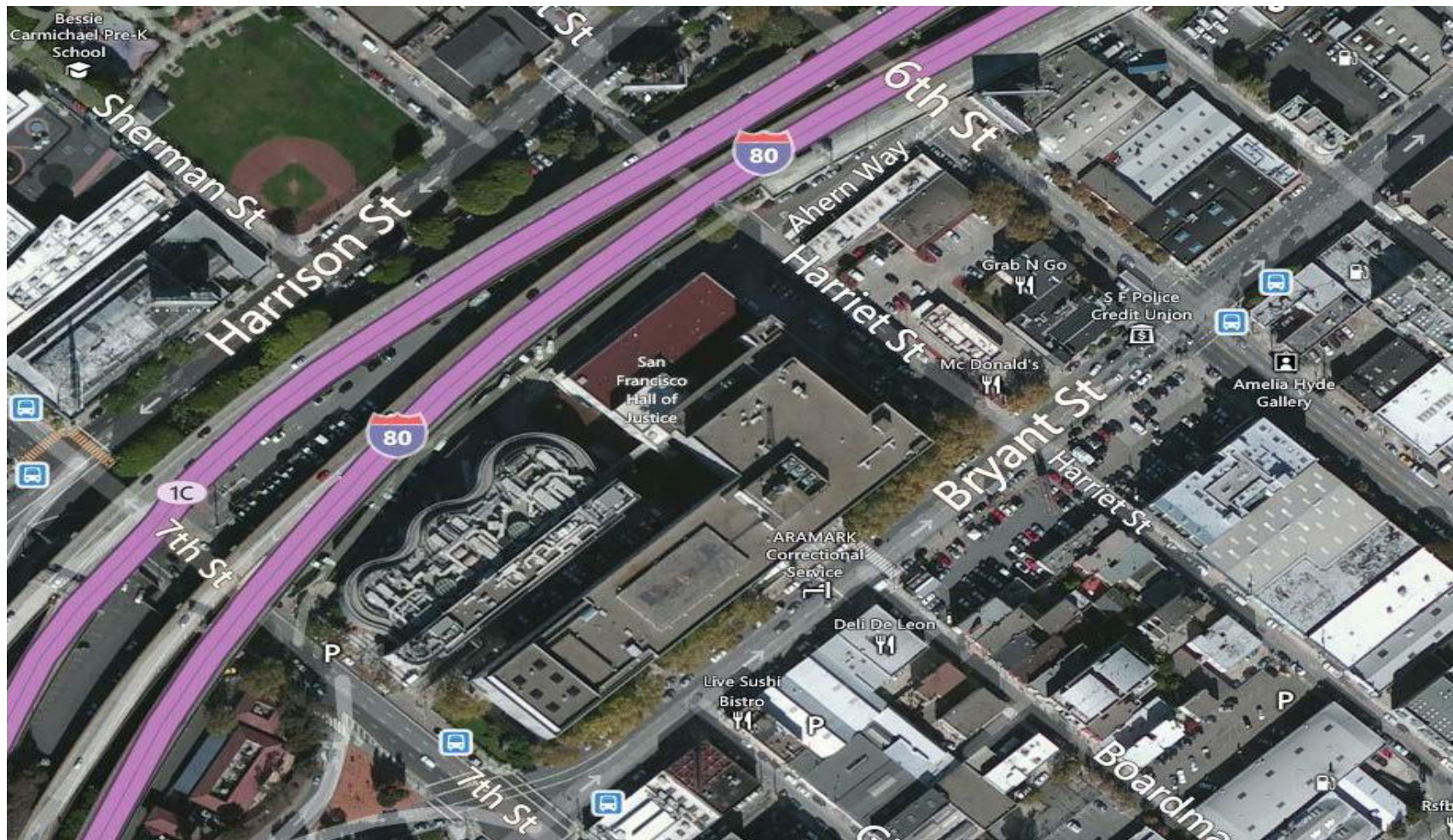
SAN FRANCISCO HALL OF JUSTICE REPLACEMENT JAIL STUDY

11 SEPTEMBER, 2013

MARK CAVAGNERO ASSOCIATES | CARY BERNSTEIN ARCHITECT JOINT VENTURE
WITH JAY FARBSTEIN & ASSOCIATES

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Site Aerial view



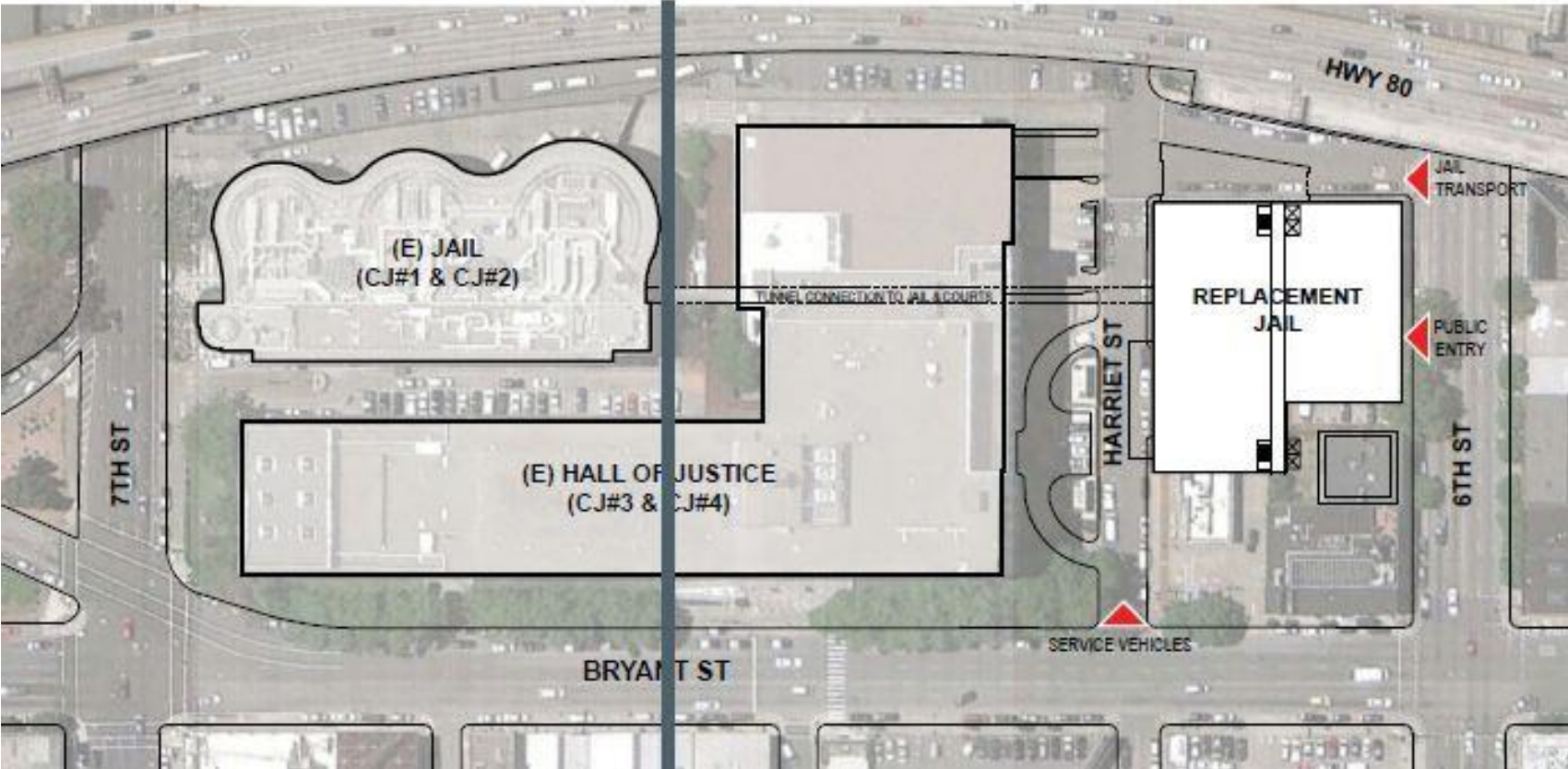
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Existing



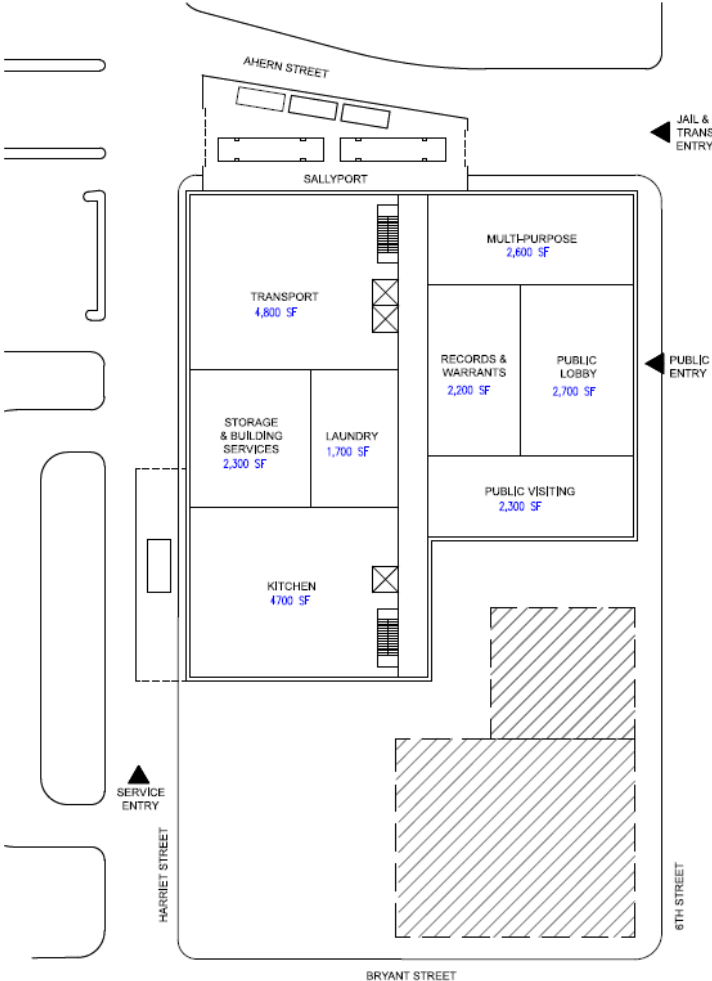
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Proposed Site



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Site Plan

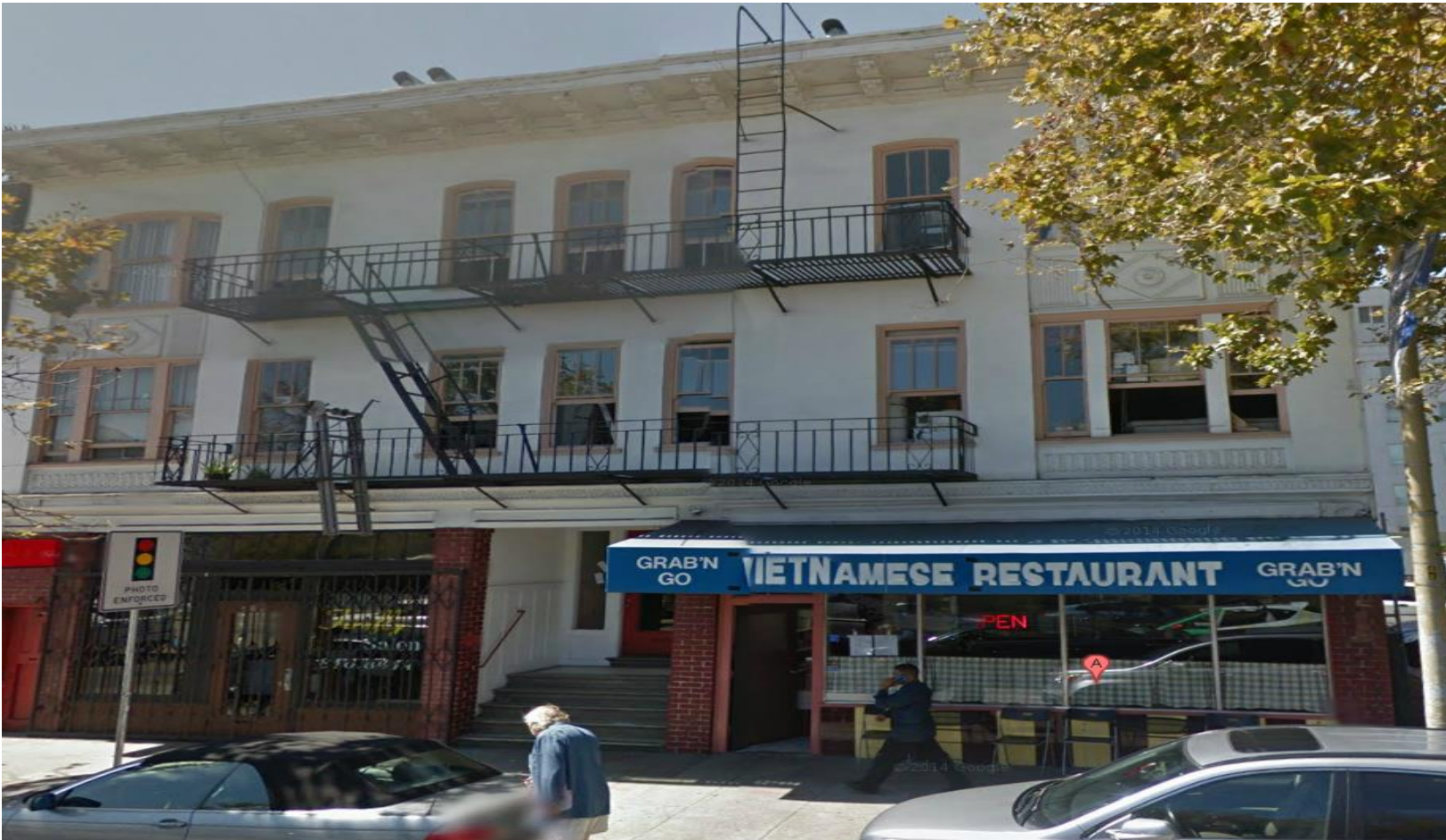


SAN FRANCISCO REHABILITATION DETENTION FACILITY
LAURA BLAKE ARCHITECT

SCENARIO D.2 - FIRST FLOOR
1/4" = 1'-0" 18 APRIL 2015

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Historic Building



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Police Credit Union



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Milestone Dates

- | | |
|---|-----------------|
| ❑ 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?

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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Selection Process

- Two Part

Written Submittal Appendix C

Score weight 65%

Oral Interview Appendix C1

Score weight 35%

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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

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RFQ Schedule

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

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Important Information

Please review requirements for:

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

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Questions