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## Hall of Justice Exit Appropriations Reserve Release

March 18, 2019

# AGENDA

2

- Review today's action: request release of funds on reserve
- Background
- Review exit plan
- Next steps

# FUNDING ON RESERVE

3

- ▣ \$13.0M in FY2019 Funds for Hall of Justice Admin Exit were placed on Budget and Finance Reserve spring 2018
  - ▣ \$7.9M Justice Facilities Improvement Program (JFIP, Capital Budget)
  - ▣ \$5.1M Furniture Fixtures & Equipment (FF&E)

# HALL OF JUSTICE (HOJ)

4

- ▣ Located at 850 Bryant Street
- ▣ Longstanding priority of the Capital Plan
- ▣ Uninhabitable after a major earthquake
- ▣ Unsustainable as an administrative site or jail
- ▣ Union complaints about work environment



# HOJ ADMIN EXIT APPROACH

5

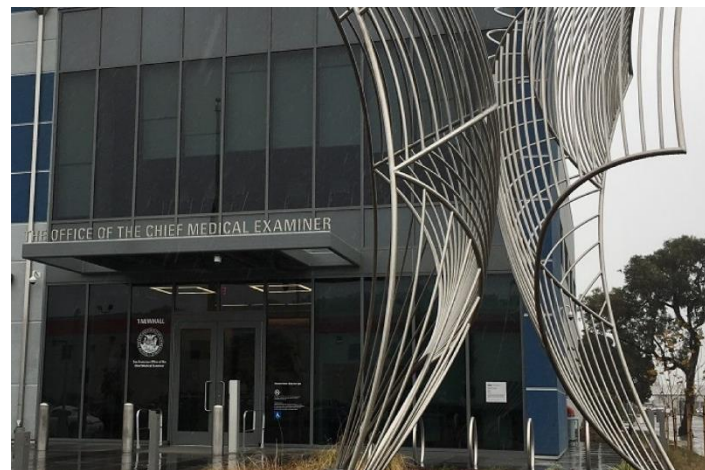
- Vacate the Bryant Street wing of the HOJ for demolition
- Stack the Courts wing to enable uninterrupted Courts operations
- Rebuild a consolidated justice campus around the Courts along Bryant Street and across Harriet Street
- Target move-out 2020
- Pursue LEED Gold at all sites



# MOVES ALREADY COMPLETED/IN PROGRESS

6

- Southern Police Station and Police Headquarters to the Public Safety Building (ESER 2010)
- Office of the Chief Medical Examiner to 1 Newhall (ESER 2014)
- Traffic Company to 1995 Evans (in progress, ESER 2014)

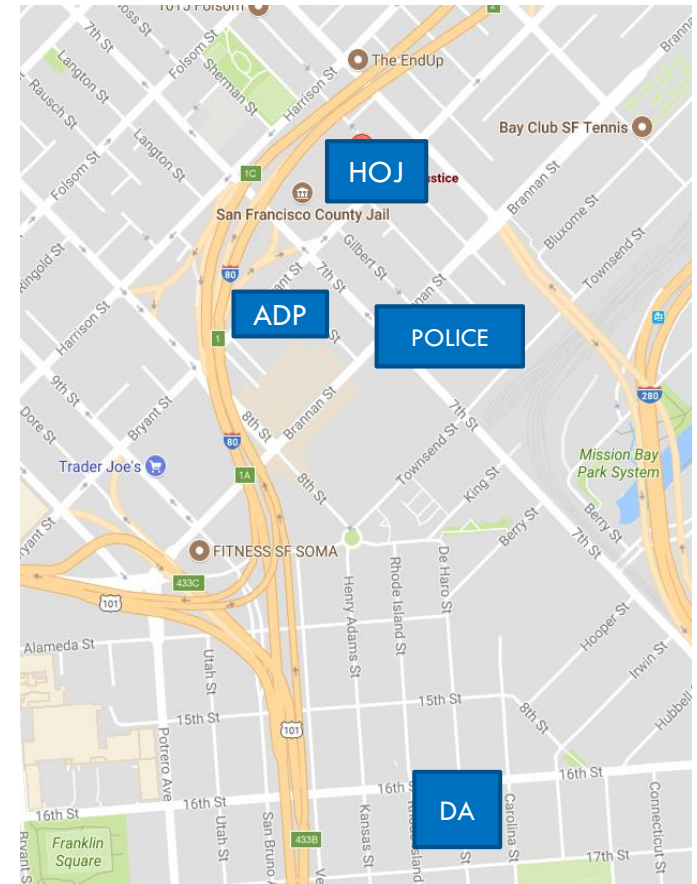




# EXISTING LEASES

7

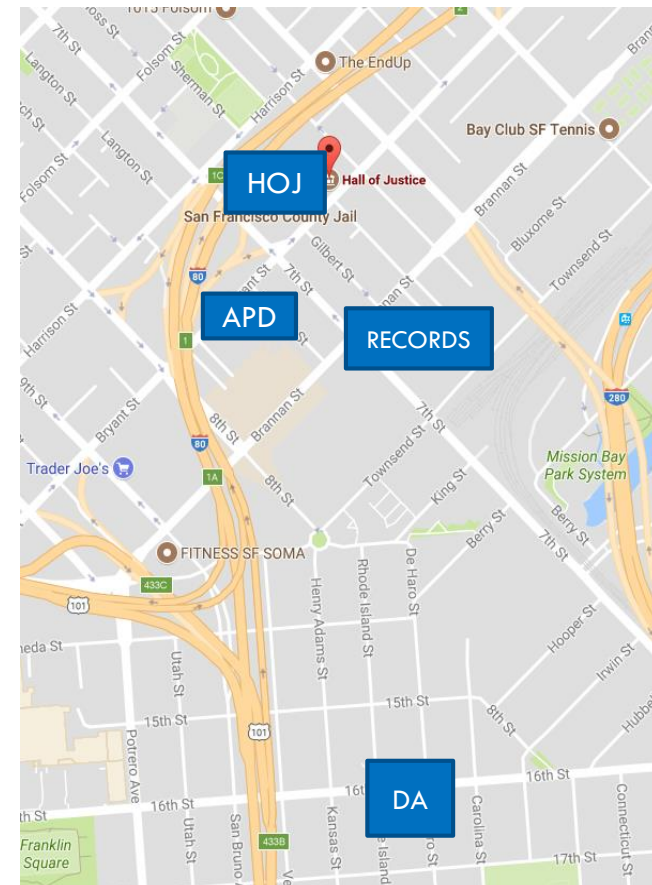
- ▣ **350 Rhode Island**
  - ▣ 125,000 rentable sqft. on 4 floors, of that 97,795 available for early phases
  - ▣ Move in as leases expire
- ▣ **945 Bryant**
  - ▣ 42,000 rentable sqft. on 3 floors
- ▣ **777 Brannan**
  - ▣ 29,000 rentable sqft. on 3 floors



# UPDATED PLAN FOR HOJ ADMIN EXIT SITES

8

- ▣ 350 Rhode Island
  - ▣ All DA staff, including those at 732 Brannan
- ▣ 945 Bryant
  - ▣ Adult Probation staff
- ▣ 777 Brannan
  - ▣ Police / related units from HOJ
- ▣ HOJ site improvements and restacking





# IN PROGRESS RELOCATION BUDGETS

9

HOJ Exit Component	Total \$M	Source	\$M
350 Rhode Island Relocation*	22.2*	Prior Year Capital Budget	8.0
		FY19 Capital Budget (reserve)	2.2
		Landlord contribution	7.8
		FF&E (reserve)	3.9
		COIT	0.3
945 Bryant Relocation	9.2	FY19 Capital Budget (reserve)	5.7
		FY20 Capital Budget	2.2
		FF&E (reserve)	1.2
		COIT	0.1

FY19 Justice Facilities Improvement Program on reserve: \$7.9M

FY19 FF&E on reserve: \$5.1M

\* For moves through FY20 – additional spaces not available until FY23

Lines in orange show where the funds on reserve will be applied.

# 350 RHODE ISLAND – District Attorney

10

Status	Tenant improvements underway, FF&E ordered	
# Employees	319	
Rentable Sqft.	97,795	
Expected Work Start	Underway	
Budget Total	\$22.2M	
	\$16.1M*	Tenant Improvements*
	\$3.9M	FF&E
	\$1.6M	IT
	\$0.6M	Move
Expected Move In Date	4 <sup>th</sup> floor: Spring 2019 2 <sup>nd</sup> & 3 <sup>rd</sup> floor: Summer 2019	

\* \$80/sqft tenant improvement allowance from landlord totals \$7.8M;  
City component is \$8.3M

# 945 BRYANT – Adult Probation

11

Status	Space planning nearly complete	
# Employees	158 APD staff	
Rentable Sqft	41,744	
Expected Work Start	Spring 2019	
Budget Total	\$9.2M	
	\$6.5M	Tenant Improvements
	\$1.2M	FF&E
	\$1.0M	IT
	\$0.2M	Move

# CASH FLOW

12

*\$ in Millions*

Prior Year Funds Not on Reserve	8,001,545
FY19 Capital Budget (JFIP) Funds on Reserve	7,934,310
FY19 Furniture Fixtures & Equipment Funds on Reserve	5,100,000

**TOTAL APPROPRIATED THRU FY19** **21,035,855**

	350 Rhode Island	945 Bryant	TOTAL
<b>FY2019</b>			
January	644,500	-	644,500
February	2,301,757	-	2,301,757
March	3,677,045	-	3,677,045
April	2,507,748	100,000	2,607,748
<b>THRU APR19</b>	<b>9,131,049</b>	<b>100,000</b>	<b>9,231,049</b>
May	2,424,748	1,200,000	3,624,748
June	3,350,641	1,530,826	4,881,467
<b>THRU FY19</b>	<b>14,906,438</b>	<b>2,830,826</b>	<b>17,737,264</b>
<b>FY2020</b>			
July	-	2,530,826	2,530,826
August	-	767,765	767,765
<b>THRU AUG19</b>	<b>14,906,438</b>	<b>6,129,417</b>	<b>21,035,855</b>

Cash flow need exceeds unreserved appropriation April 19.

Cells highlighted in yellow total \$13.0M.