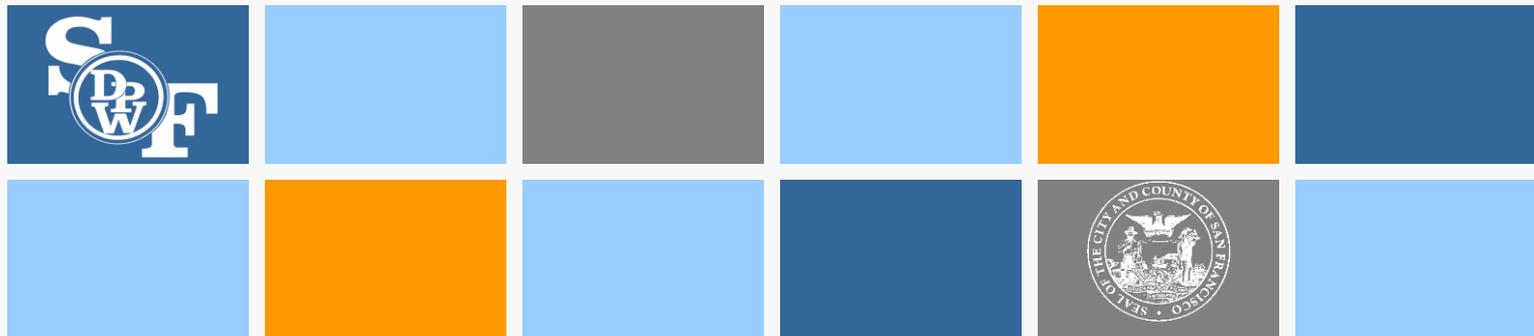


# City and County of San Francisco Department of Public Works

## 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

## RDF HOJ Replacement Jail Purpose

### **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.



## RDF HOJ Replacement Jail

## Schedule

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

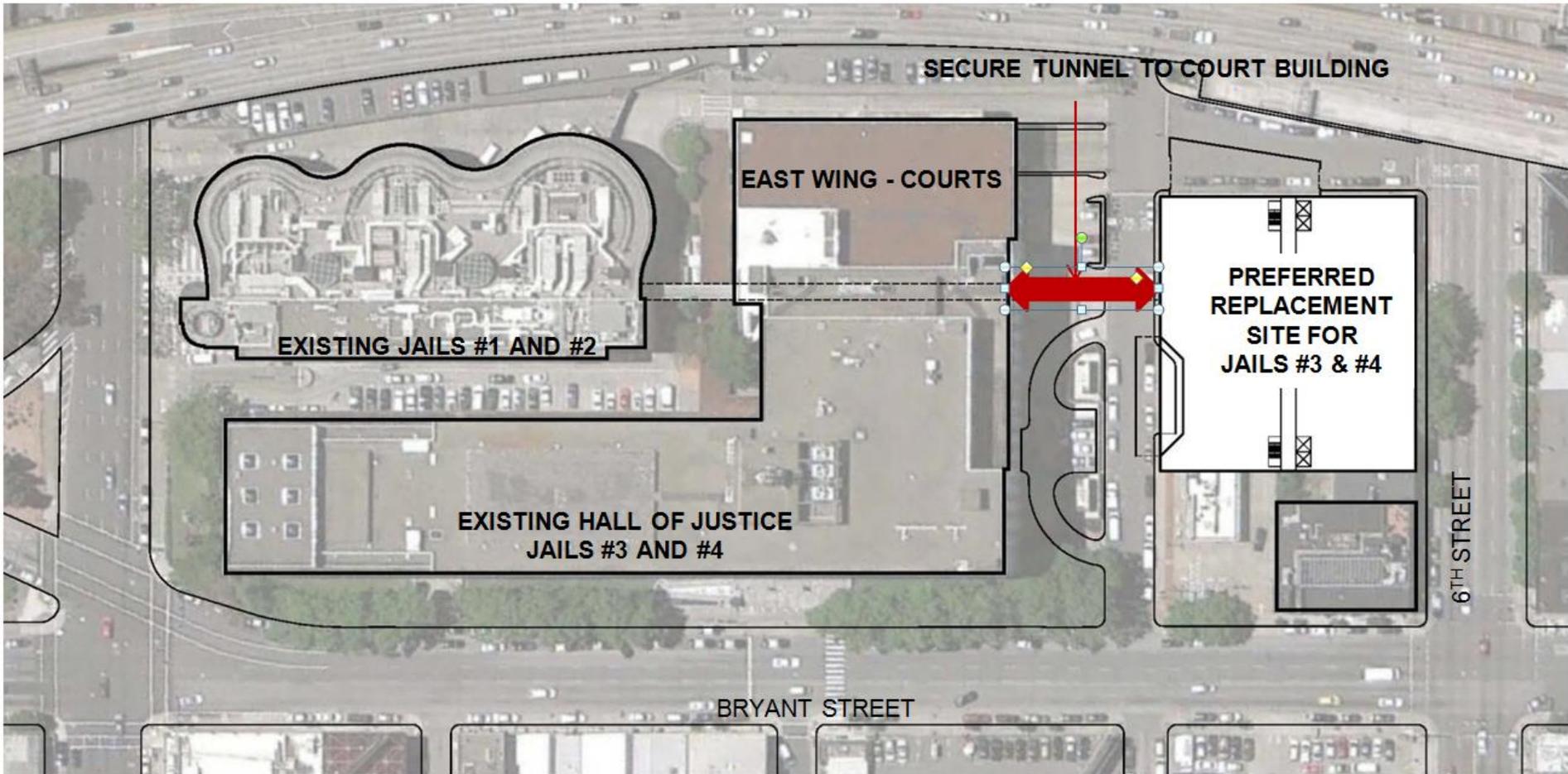
## RDF HOJ Replacement Jail Background

- ❑ 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

# Department of Public Works RDF HOJ Replacement Jail Plan





## Linear Design





## Direct Supervision



# RDF HOJ Replacement Jail Benefits

- ❑ **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



# Fiscal Feasibility Report

**Estimated Capital Project Budget = \$290,000,000**

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

# Fiscal Feasibility Report

## Available Funding

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

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

Source: Controller's Office of Public Finance

# Fiscal Feasibility Report

## 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>
<b>Total</b>	<b>\$930,000</b>

# RDF HOJ Replacement Jail

## Questions/Discussion