

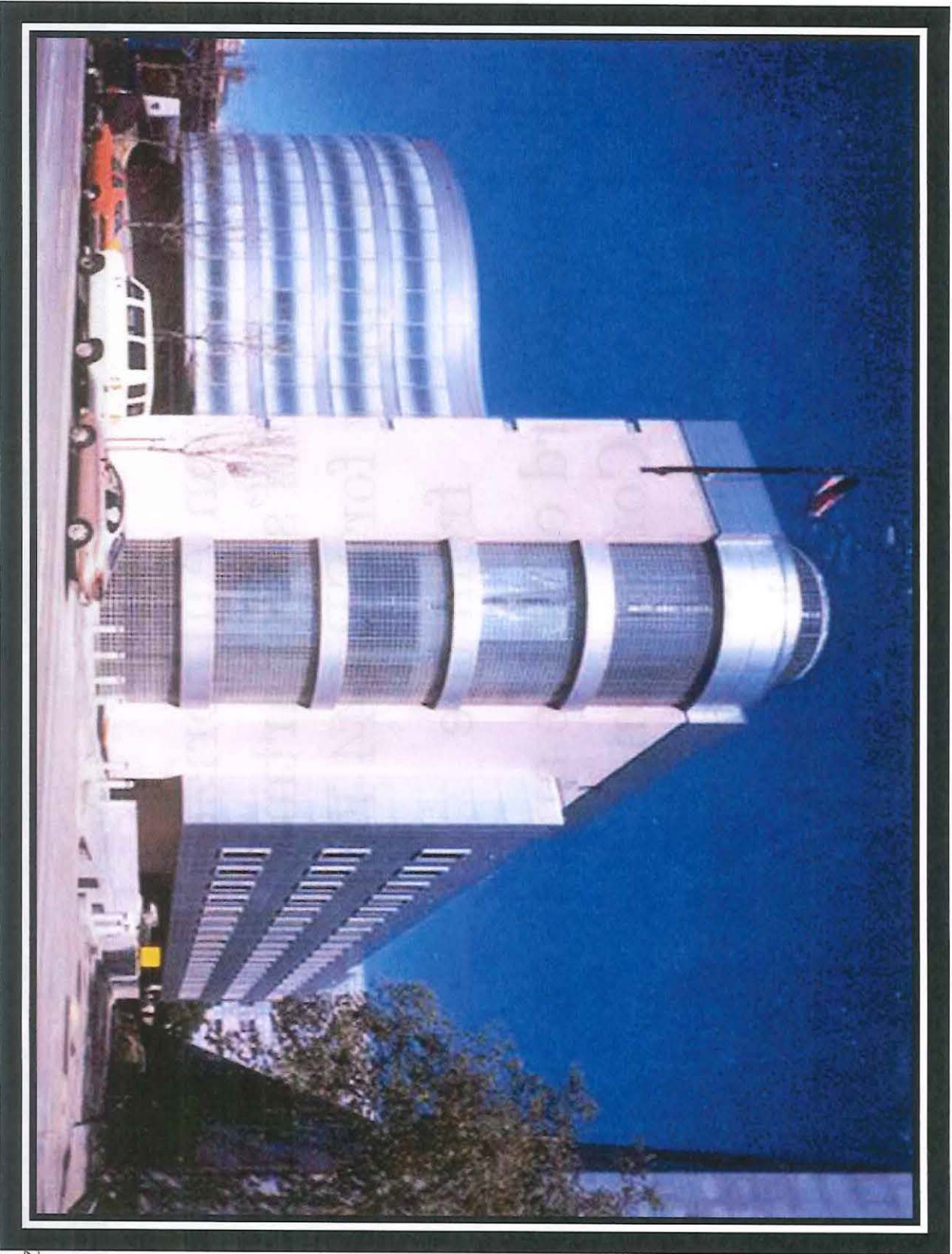


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Resolution Authorizing the
Sheriff's Department
to Apply for SB 844 Funding
from the
California Board of State and Community
Corrections
For Partial Renovation of
425 7th Street
County Jail #1 and County Jail #2



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425 7th Street

- Opened in 1994
- Contains two jail facilities:
 - County Jail #1 – Intake and release facility on first floor
 - County Jail #2 – Detention facility on floors two through six
 - Current inmate capacity: 392 beds
 - Post-Renovation inmate capacity: 392 beds
- Originally designed and constructed as minimum security work furlough facility.
- Operated as a medium to high security detention facility.
- Deferred maintenance has resulted in deterioration of roof and HVAC system, and failure of critical security systems.
- Requires significant improvement and upgrades in all areas

**Total project cost to repair and upgrade all sections
without adding beds
estimated at \$220M**



Board of State and Community Corrections Adult Local Criminal Justice Facilities Construction Grant (SB844)

- \$70 million available in Large Counties category
- San Francisco is in competition with Contra Costa, San Joaquin and San Mateo
- Award requires a 10% match; \$12 million has been identified in the General Fund Certificates of Participation program through the City's Capital Planning Program.
- **Eligibility Requirements:**
 - Project must be for acquisition, design, renovation or construction of an adult local correctional facility under the jurisdiction of the Sheriff
 - Project must include space to provide onsite, in-person visitation
 - Proposal must include a description of efforts to address sexual abuse in the facility to be renovated or constructed
 - Open only to counties who have not recently received an award
- **Acceptable projects may include:**
 - Improved housing with an emphasis on expanding programmatic and treatment space
 - Custodial housing, reentry program, mental health, or treatment space



Project Budget Estimate

▪ Total Construction Cost	\$45M
▪ Contingencies	\$20.3M
▪ Soft Costs	<u>\$16.7M</u>
TOTAL BUDGET	\$82M



Project Scope for Partial Upgrade & Improvement

Included within available budget of \$82,000,000:

Phase 1

- Upgrade housing pods A & D to safer standards to house and provide programs to high security inmates
 - Install 12 two-person rooms in upper mezzanine, replacing 12 double bunks in open dormitory area
 - Install safety and sound barriers on mezzanine level
 - Install flexible classification dividers
 - Add two two-person ADA cells in each upper mezzanine



Project Scope for Partial Upgrade & Improvement

Included within available budget of \$82,000,000:

Phase 1 - continued

- Infill one atrium to provide additional inmate program and visiting areas
- Renovate non-operational kitchen to serve CJ#1, CJ#2 and the Hall of Justice facilities
- Replace dilapidated and failing HVAC system and repair associated roof areas
- Perform targeted seismic structural strengthening



Not included in Phase 1 – Possible enhancements dependent on final cost of Phase 1

- Replace entire roof membrane = \$3.2M
- Bring entire facility up to ADA compliance = \$3M
- Install safety/sound barriers on mezzanine level of remaining pods B,D,E and F = \$3.7M
- Retrofit safety cells at County Jail 1 to meet current standards = \$0.63M
- Redesign and improve sightlines for mental health observation rooms and medical isolation rooms in C Pod = \$0.2M

Total \$10.73M



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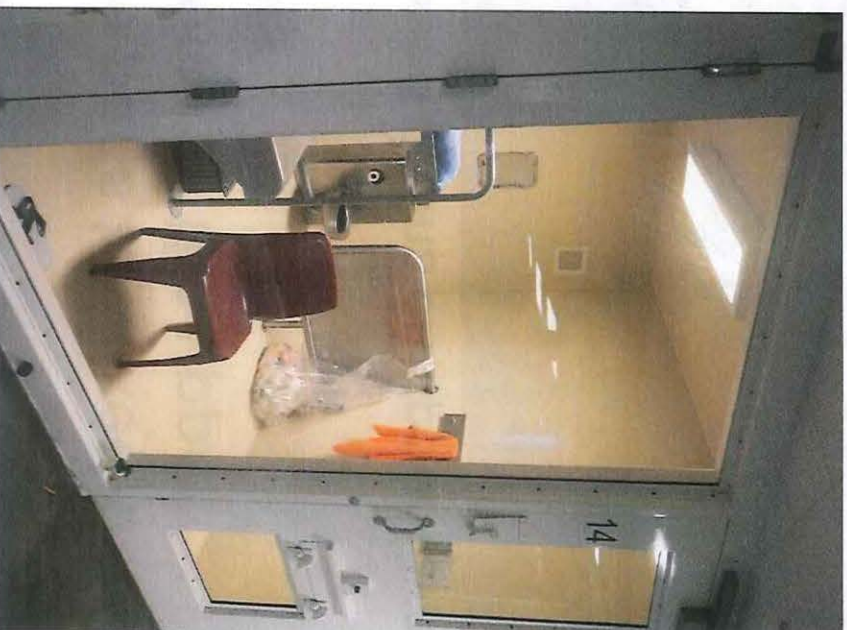
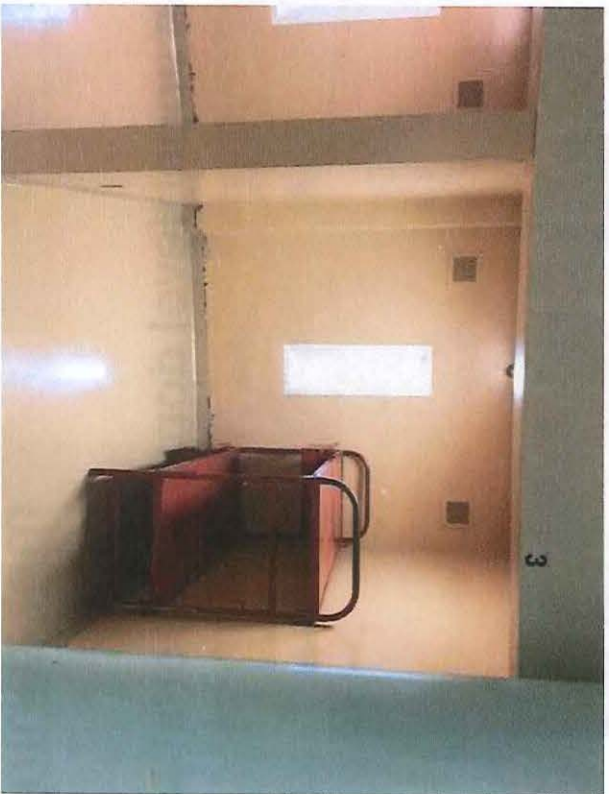
Upgrade two open dormitory-style pods to mixed-use pods by adding two-person rooms to the upper mezzanine levels

Open upper level dormitory pods → Enclosed rooms on upper level





From open dorm bed to secure room





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Install flexible classification dividers A and D Pods

Lack of housing area divisions



Can be left open or closed

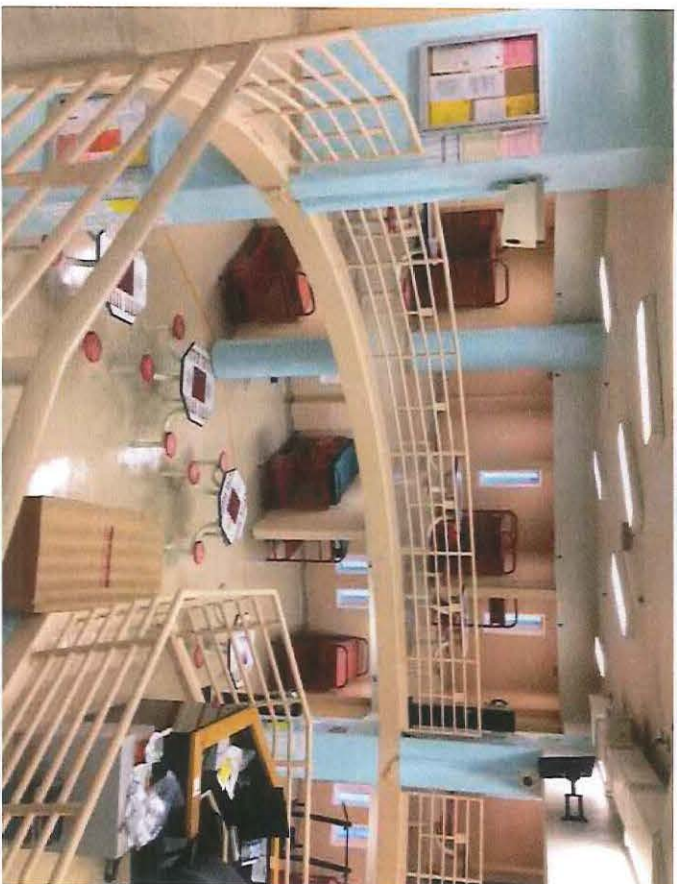




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Install safety barriers in Pods A and D

Open mezzanines on upper level →



Enclosed mezzanines – clear barriers for safety and noise abatement (CJ#5)





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Infill atrium to create additional program space

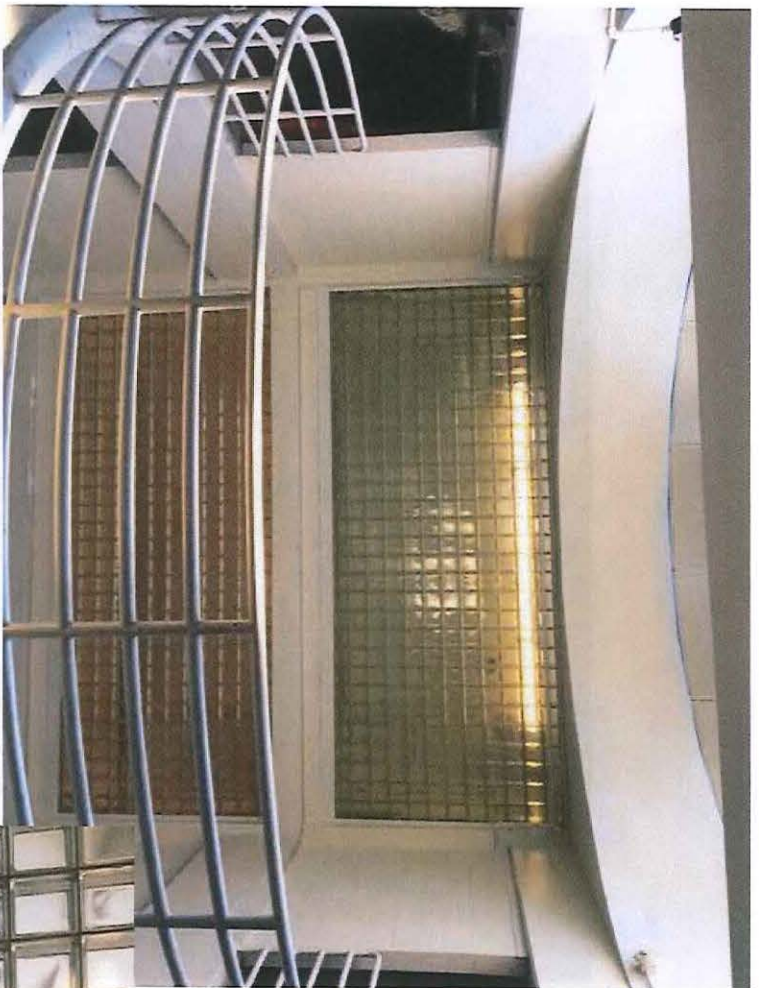
**Open atrium space from floor 2 to 6
as seen from roof**



**Create additional floors for
program space**



**Additional views of
CJ#2 atriums**





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Renovation of kitchen to replace kitchen at CJ#4 and serve Hall of Justice area facilities

Existing CJ#2 kitchen





Existing CJ#4 kitchen at Hall of Justice



Infrastructure Repair and Upgrades

- Replace dilapidated and failing HVAC system
- Perform targeted seismic structural strengthening
- Achieve partial code compliance for **ADA and Fire/Life Safety**
- Repair and replace portions of the roof due to serious water intrusion





BSCC renovation funding will result in:

- **Enhanced safe and secure housing**
- **More flexibility for housing some higher risk inmates outside of CJ#4 – Hall of Justice**
- **Additional program availability**
- **Increased opportunities for family visits**
- **Essential repairs to the roof and HVAC systems**
- **Renovation to the kitchen that will initiate the beginning of divestment of critical services from the Hall of Justice**



Considerations

- When this project begins in 2019, CJ #2 will need to be vacated for 18 to 24 months. Based on our current census, approximately 200 inmates will need to be moved to alternative housing.

Possibilities include:

- Prepare now-vacant CJ #3 at the Hall of Justice for re-population at an estimated cost of \$3M and move the prisoners to that jail.
- Rent space outside of San Francisco at an estimated cost of \$125 per prisoner per day, for a total of \$13.5 M for 18 months, not including transportation.



What This Project Does Not Do

- **Due to a limited budget, this project does not address many of the remaining deficiencies at County Jail #2, including but not limited to:**
 - **A complete repair of the facility roof**
 - **Replacement of failing showers throughout the facility**
 - **Replacement of bunks to current standards**
 - **Replacement of room doors with access slots**
 - **Movement of master control room to interior of facility**
 - **Installation of security sally port doors**



What This Project Does Not Do:

- **This project does not fully divest 425 7th Street from dependence on critical infrastructure and systems provided by the Hall of Justice.**
 - **Data Lines**
 - **Steam lines**
 - **Natural Gas Lines**
 - **Emergency Generator**
 - **Loading Dock**
 - **Storage Freezer**
 - **Loading Dock**
 - **Supply Storage**
 - **Inmate Court Transport Holding**



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What This Project Does Not Do:

- It does not permanently close County Jail 3 and 4





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Hall of Justice – County Jail #4





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Hall of Justice County Jail #4 Plumbing Deficiencies





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**County Jail #4 – Plumbing
Overflow
January 27, 2017**





Next Steps / Important Dates

- February 6 – Capital Planning Committee
- February 9 - Budget & Finance Hearing
- February 14 - Board of Supervisors Hearing
- February 28 - RFP submission deadline

