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Hall of Justice Exit Appropriations Reserve Release

April 3, 2019

AGENDA

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- Review today's action: request release of funds on reserve
- Background
- Review exit plan
- Review funding uses and need

FUNDING ON RESERVE

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- ▣ \$13.3M 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)
 - ▣ \$5.4M Furniture Fixtures & Equipment (FF&E)

HALL OF JUSTICE (HOJ)

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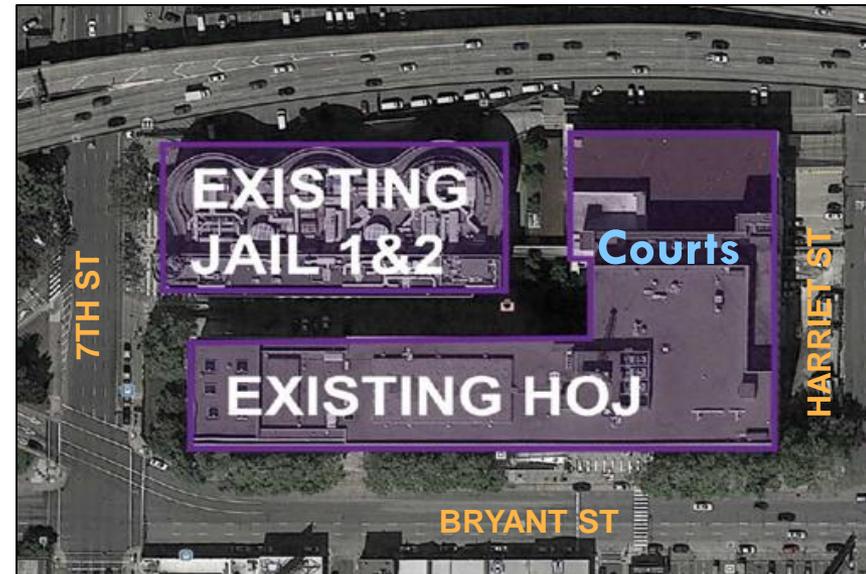
- Located at 850 Bryant Street
- Longstanding priority of the Capital Plan
- Uninhabitable after a major earthquake
- Unsustainable as an administrative site or jail
- Union complaints about work environment



HOJ ADMIN EXIT APPROACH

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- 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

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- 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

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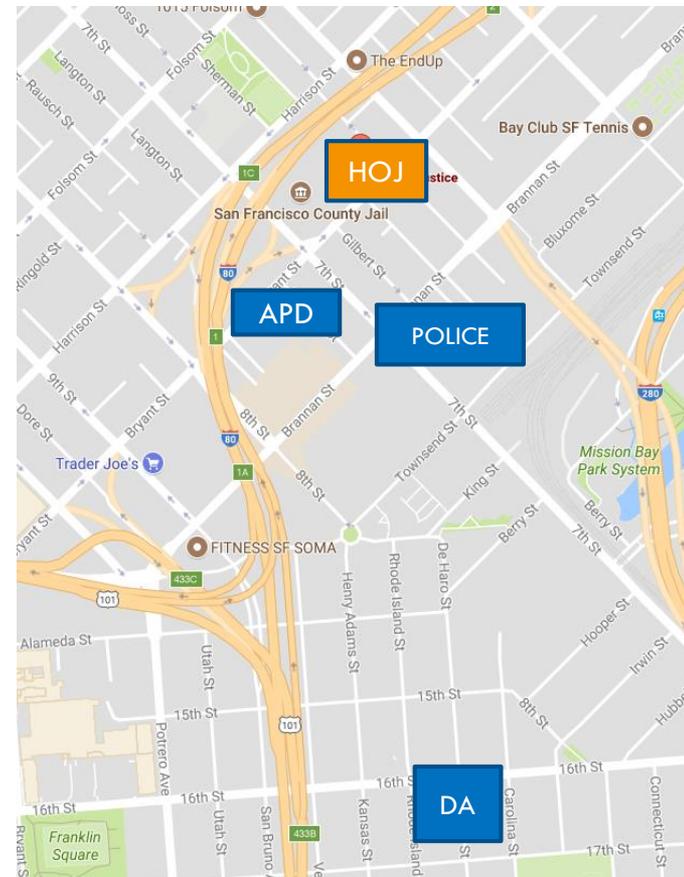
- ▣ **350 Rhode Island**
 - ▣ 125,000 rentable sqft. on 4 floors, of that 97,795 available for current phases
 - ▣ Move in as leases expire
- ▣ **945 Bryant**
 - ▣ 42,000 rentable sqft. on 3 floors
- ▣ **777 Brannan**
 - ▣ 29,000 rentable sqft. on 3 floors



UPDATED PLAN FOR HOJ ADMIN EXIT SITES

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- 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

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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)	6.0
		FY20 Capital Budget	1.9
		FF&E (reserve)	1.2
		COIT	0.1

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

FY19 FF&E on reserve: \$5.4M

* 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

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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 th floor: Spring 2019 2 nd & 3 rd floor: Summer 2019	

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

945 BRYANT – Adult Probation

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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

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<i>\$ in Millions</i>			
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			5,400,000
TOTAL APPROPRIATED THRU FY19			21,335,855
	350 Rhode Island	945 Bryant	TOTAL
FY2019			
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
THRU APR19	9,131,049	100,000	9,231,049
\$ NEEDED APR19	1,229,504	100,000	
May	2,424,748	1,200,000	3,624,748
June	3,350,641	1,530,826	4,881,467
THRU FY19	14,906,438	2,830,826	17,737,264
FY2020			
July	-	2,530,826	2,530,826
August	-	2,030,826	2,030,826
THRU AUG19	14,906,438	7,392,478	22,298,916

Cash flow need exceeds unreserved appropriation April '19.

Yellow cells total \$14,297,371, show when/where reserve funds will be applied.