



ONESF
Building Our Future
onesanfrancisco.org

There's only one San Francisco. Let's take care of it.



Rehabilitation Detention Facility
Hall of Justice Jail Replacement Project
Presentation to GAO - Scenarios Studied

December 3, 2015

Presented + Submitted
12/15/2015

FILE NO. 151200

Hall of Justice Jail Replacement Project

Overview

- ❑ HOJ is seismically deficient; uninhabitable after a major earthquake. There is a 63% chance of a 6.7 or greater magnitude earthquake striking the Bay Area by the year 2036 (United States Geological Survey)
- ❑ Current conditions of County Jail #3 &4, outdated facility, unsafe linear housing units, with minimal program, medical and mental health support space.
- ❑ City Administrator and Director of the Mayor's Budget office requested studies of scenarios addressing the functional and operational requirements of the Sheriff's department custody operations
- ❑ Scenarios must be fiscally prudent and responsible jail replacement; enabling the City to meet its obligation in relocating inmates out of the seismically deficient Hall as soon as possible.

SF County Jails Capacity and Classification

3

- ❑ County Jail #1 (SF) – (298 holding cells)
 - intake and booking facility (**no housing**)
- ❑ County Jail #2 (SF) – (392 rated beds)
 - housing for females, inmates with special health needs
- ❑ County Jail #3 (SF) (426 rated beds) - closed
- ❑ County Jail #4 (SF) (402 rated beds) maximum security
- ❑ County Jail #5 (SB) (768 rated beds)– long term
- ❑ County Jail #6 (SB) (372 rated beds) minimum security – closed

Bed counts are for rated beds only, unless otherwise stated.

Hall of Justice Jail Replacement Project

Due Diligence

4

- ❑ 2015 Controller Forecast
 - ❑ 120-393 bed replacement jail needed

Scenario Studied

- ❑ **D.1-** Build New Facility in San Francisco with 384 high security Beds, reduced scope
- ❑ **D.2 -** Build New Facility in San Francisco with 256 high security Beds, reduced scope
- ❑ **D1A-** Retrofit County Jail #6 and Build new facility in San Bruno for total of 384 high security beds
- ❑ **D2A-** Retrofit County Jail #6 for total of 256 high security beds
- ❑ **D3 -** Retrofit County Jails #2, County Jail 6 for a total number beds of 932 to replace County Jails 2, 3 & 4
- ❑ **D4 –** Delay Replacement Project by One year
- ❑ **D5 –** No replacement jail

Hall of Justice Jail Replacement Project

Proposed Scope – D1

5

- Construct a new maximum security facility with 384 beds (more than 57% smaller, from 828 to 384 beds)
- Facility will be a modern direct supervision jail similar to County Jail #5 with increased program and treatment space
 - **Program Space: classrooms, computers and vocational training**
 - **Podular Housing Units: increased safety and security for inmates and staff**
 - **Medical and Mental Health Unit**
- \$240 million general fund debt total project cost plus \$7.6 FF&E

Hall of Justice Jail Replacement Project

Scenario D.1 – Pros and Cons

6

Pros

- ❑ Received conditional State funding of \$80 Million
- ❑ Minimal safety risks during movement of inmates to Courts
- ❑ Ease of access to inmates by family and loved ones
- ❑ Increased safety of inmates and staff with new podular housing
- ❑ Second least expensive scenario studied with best value to City, protects against future population spikes and provides flexibility for inmate classification (Mental, gang, Sexually violent predators and Veterans, e.t.c.)

Cons

- ❑ \$14.5 Million cost in Real Estate Acquisition
- ❑ Possible future overcrowding
- ❑ Expose to Federal consent decrees
- ❑ No growth or expansion factor for San Francisco Population and Economic growth

Hall of Justice Jail Replacement Project

Build new Facility with 256 beds, in San Francisco – D2

7

Scope: Scenario D.2 Reduced to 256 beds.

Within current Controller's 2015 forecast range of 120 - 393

One building in San Francisco on the Harriet street block, adjacent to the Hall.

Estimated Project Cost \$231.1 Million

Hall of Justice Jail Replacement Project

Scenario D.2 – Pros and Cons

8

Pros

- ❑ Minimal safety risks during movement of inmates to Courts
- ❑ Ease of access to inmates by family and loved ones
- ❑ Increased safety of inmates and staff with new podular housing
- ❑ Least expensive scenario studied.

Cons

- ❑ May lose State conditional award for \$80 Million funding
- ❑ \$14.5 Million cost in Real Estate Acquisition
- ❑ Possible future overcrowding
- ❑ Expose to Federal consent decrees
- ❑ No growth or expansion factor for San Francisco Population and Economic growth

Hall of Justice Jail Replacement Project

Replacement Jail in San Bruno – D1A

9

Scenario D.1A Scope: retrofit CJ #6 to 256 beds and build new facility with 128 beds to for a total of 384 Beds.

Estimated Project Cost: \$305 Million plus

- **Inmate and Sheriff Staff Transportation cost**
 - \$ 1.8 Million (approx.) per year

- **Staff Travel Cost for District Attorney,
Department of Public Health, Public Defender and others**
 - \$ TBD

Hall of Justice Jail Replacement Project

Replacement Jail in San Bruno

10

Scenario D.2A Scope: Retrofit of existing CJ #6 to 256 beds.

Budget: \$148.1 Million

- ▣ **Inmate and Sheriff Staff Transportation cost**
 - ▣ \$ 1.8 Million (approx.) per year

- ▣ **Staff Travel Cost for District Attorney,
Department of Public Health, Public Defender and others**
 - ▣ \$ TBD

Hall of Justice Jail Replacement Project

Replacement Jail in San Bruno – Pros and Cons

11

Pros

- ❑ \$14 Million cost saving in Real Estate Acquisition

Cons

- ❑ Significantly more costly than building the same number of beds in San Francisco, due to escalation cost and unforeseen conditions
- ❑ No possibility of State Financing - of \$80 Million
- ❑ Reduced ease of access to Inmates by family and loved ones
- ❑ Increased safety risks during transportation for SFSD staff and Inmates
- ❑ Cost/delays of possible challenge from San Mateo County and Neighbors regarding expansion of San Bruno Jail

Hall of Justice Jail Replacement Project

Scenario D3 - Retrofit of County Jail #2 – in SF and San Bruno

12

Scope: Retrofit of County Jail #2 (SF) and County Jail #6 (SB), and New Building (SB) will result in a total replacement of 1246 beds from (CJ2, CJ4 and CJ6) Total new beds = 932 beds.

- ❑ Relocate Women and Medical Unit located in Pods A, B, C, D, E out of County Jail 2 to CJ #6
- ❑ Pod F – 104 beds/56 low security and 48 higher security - remain in CJ #2

Budget \$512.6 Million

- ❑ Retrofit of Existing County Jail #2 for Higher Security (128 beds)
- ❑ Retrofit of CJ #6 for Women and Medical Unit
- ❑ New facility for higher security (384 beds)
- ❑ Improvements @ CJ #5 Kitchen and Laundry Equipment
- ❑ **Transportation cost**
 - ❑ \$ TBD
- ❑ **Staff Travel Cost for District Attorney, Department of Public Health, Public Defender and others**
 - ❑ \$ TBD

Hall of Justice Jail Replacement Project

Scenario D3

13

PROs

- ❑ \$14.5 Million cost saving in Real Estate

CONs

- ❑ May incur prolonged delays due to infeasibility of plan
- ❑ Relocation of Female inmates to San Bruno – reduced ease of access to family and Friends
- ❑ Relocation of Mental health Unit to San Bruno – reduced ease of access to Department of Public Health and other care/program providers.
- ❑ Currently commercial grade building – Require extensive and costly retrofit to comply with current Regulations and Standards

Hall of Justice Jail Replacement Project

Delay Project by 1 year

14

Estimated Project Budget \$252 Million

- \$252 Million** (\$240 Million + \$12 million escalation)

Pros

- None

Cons

- \$80 Million loss in State Financing
- Additional cost of up to \$12 Million in 5% construction escalation cost
- Inmates remain in deplorable living and unsafe conditions
- Continued lack of program and treatment space to inmates in County Jail #4

Hall of Justice Jail Replacement Project

No Replacement Jail

15

No replacement means only 1100 beds within SF County Jail system.

Will not allow for necessary classification consideration. SFSD will not be able to safely and securely separate the disparate inmate population group.

Risk exposure

- ❑ **Overcrowding (*1100 is less than average daily population and less than Controller's forecast*)**
- ❑ Exposure to Federal Fines for overcrowding and Consent Decrees
- ❑ Safety of Staff and Inmates
 - Increased likelihood of incidents of inmates on inmates violence
 - Increased threat to Staff Safety

Hall of Justice Jail Replacement Project

No Replacement Jail

16

No replacement means only 1100 beds within SF County Jail system.

Cost and safety factors

- ❑ Transporting inmates from Alameda to San Francisco (*Safety risk to inmates and Staff during transportation*)
- ❑ Retrofit of CJ 1 holding cells (to hold inmate imports appearing in Court in San Francisco)
- ❑ Temporary housing (Cost of leasing beds from Alameda \$ 135 per inmate per day)

Hall of Justice Jail Replacement Project

Building in San Francisco – Pros and Cons

17

Pros

- ❑ Possibility of State Financing of up to \$80 Million*
- ❑ Minimal safety risks during movement of inmates to Courts
- ❑ Ease of access to inmates by family and loved ones
- ❑ Increased safety of inmates and staff with new podular housing

Cons

- ❑ 10-15% high construction cost (*urban versus suburban*)
- ❑ \$14 Million cost in Real Estate Acquisition

*State Financing Senate Bill 863 – Up to \$80 Million available to large counties seeking to replace or renovate old detention facilities to add program space and medical and mental treatment

Hall of Justice Jail Replacement Project

18

Questions