

San Francisco Sheriff's Department

California Board of State and Community Corrections SB 844 RFP

Proposal for Phase 1 Improvements to
425 7th Street



Request Approval to submit proposal - SB 844 RFP

Not to exceed Project Estimate of \$82 Million (Up to \$70 Million State Award + \$12 CCSF matching funds in COPs):

- CPC approval required for the resolution of public interest and necessity to proceed with application
- Affords partial repairs for MUCH needed upgrade and improvements to San Francisco County Jail #2



Background

- Built in 1994, 425 7th Street is over 20 years old.
- It was originally designed and constructed as work furlough facility.
- With original Building systems over 20 years old
- Aging facility – requires significant improvement and upgrades
- Continued housing of inmates at CJ #4 necessitates improvement and upgrades to CJ#2 for a detention standard facility that better serve the population.

Total estimated need at CJ#2: \$220 Million

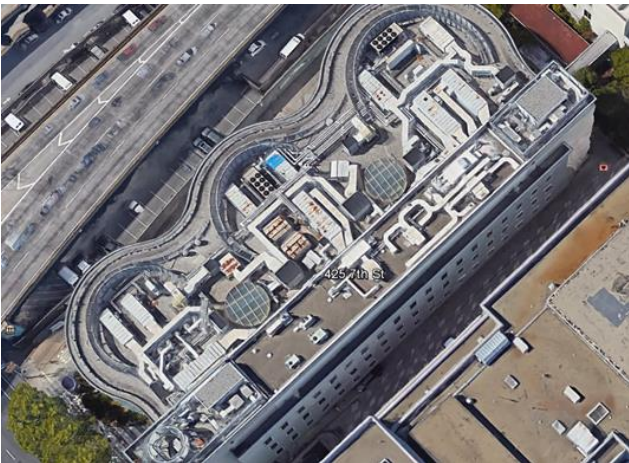
Phase 1 project budget: \$82 Million



Project Scope

Includes:

- Replace dilapidated and dysfunctional HVAC system
- Selective structural strengthening
- Localized code compliance – **ADA, Fire/Life Safety, Building Code**
- Repair/Replace roof





Project Scope (continued)

Includes:

- Upgrades to Pods A & D to safer detention standards to improve safety and afford programs to higher security inmates:
 - Replace Open Bay Beds with Double Occupancy Cells
 - Suicide Barriers (mezzanine level)
 - Classification Separators (sliders)
 - ADA Cells





Project Scope (continued)

Includes:

- Infill one Atrium to create Program Space
 - Education
 - Vocational
 - Self Help
 - Recreation

- Improvements to Kitchen to serve downtown population





Enhancements (Budget Permitting)

May Include:

- Improvements to Safety Cells and Isolation Cells in C-Pod
- Improvements to Safety Cells in County Jail #1
- Suicide Barriers (Mezzanine Level) & Classification Separators in Pods B, E & F
- Infill Second Atrium





SB 844 Request for Proposal

- \$270 million available state-wide in lease revenue bond financing. (\$20 million set aside for Napa Co.)
- Acquire, design, renovate, or construct Adult Local Correctional Facilities. **(Must be under the jurisdiction of the Sheriff)**
- Improved housing with an emphasis on expanding program and treatment space.
- CCSF in large county category (Potential \$70 million dollar award Only four large Counties qualify to submit proposal)

Proposals due February 28th, 2017 at 17:00 hours



Project Budget

Construction Contract Cost:	\$67,600,000
Project Controls (soft cost):	\$14,400,000
Estimated Total Project Cost:	\$82,000,000



Funding Sources

- State Award: Potential \$70 Million
- CCSF Match: \$12 Million in COPs



Funding Affords

- Safer and secure inmate housing
- Creates capacity for higher risk inmates
- Increased opportunity for inmate program participation
- Increased inmate / family visitation
- Much needed repairs to roof and HVAC systems
- Begins the divestment process from the HOJ



Challenges

- Requires repairs to CJ#3 (6th floor of the HOJ)
- Re-population of CJ#3 for construction period
- Does not address most of the deficiencies in the facility
- Does not address the need to close CJ#4





Next Steps / Important Dates

- February 06 - Capital Planning Committee
- February 09 - Budget & Finance Hearing
- February 14 - Board of Supervisors Hearing
- February 28 - RFP submission deadline



Questions?

