



# ONESF

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## San Francisco Rehabilitation and Detention Facility

### SB 863 Award Acceptance

Capital Planning Committee

November 16, 2015

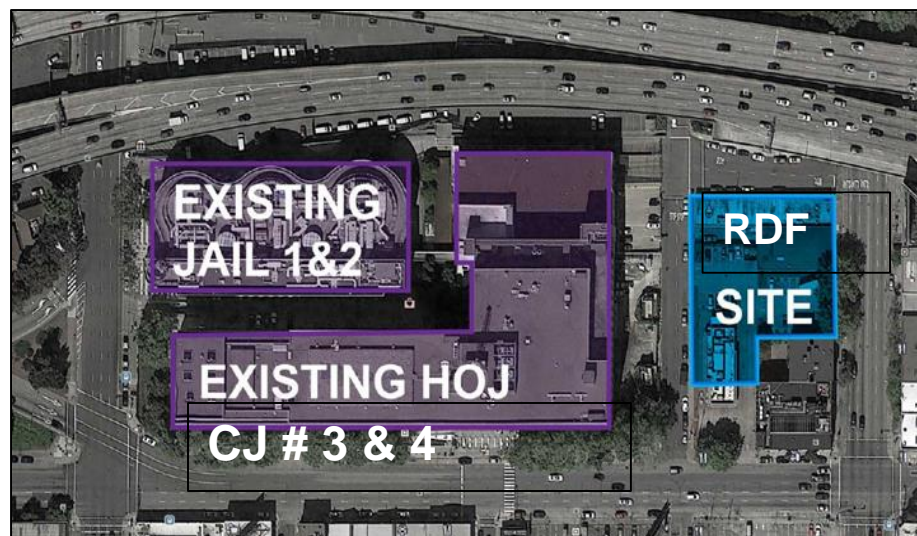
# Rehabilitation & Detention Facility

## SB 863 Award

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### State Funded Construction Financing Program

- ❑ Competitive grant program to construct criminal justice facilities with improved rehabilitation program spaces
- ❑ San Francisco received the highest score in the State and was **awarded the maximum possible grant of \$80M on November 12, 2015** for the Rehabilitation and Detention Facility (RDF) Project
- ❑ \$24M local match is required: San Francisco has allocated \$12.7M and is requesting \$11.3M in Commercial Paper
- ❑ Requires land purchase within 90 days of conditional award



# Rehabilitation & Detention Facility

## SB 863 Award

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### Legislation Related to the Award

- Capital Planning Committee Action Items to the Board of Supervisors
  - Amendment to the 10-Year Capital Plan to recognize award and adjust the General Fund Debt Program
  - Authorization to execute and deliver a not to exceed amount of \$215M in Certificates of Participation (COPs)
  - Appropriation of the COP proceeds for the \$160M RDF project cost
  - Re-appropriation of \$1.483M in DPH funds for construction of new Psychiatric Respite Program
- Board of Supervisors will also consider (introduced Nov 17)
  - Accept & Expend for \$80M in SB 863 Financing Award
  - Purchase & Sale Agreement for Rehabilitation and Detention Facility site
  - Authorization to issue \$11.3M in Commercial Paper (CP) to purchase property to meet State funding requirements and related appropriation

# Rehabilitation & Detention Facility

## SB 863 Award

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### Background on Need for a Replacement Jail

- ❑ HOJ is seismically deficient (uninhabitable after a major earthquake)
- ❑ Project has been part of City's Capital Plan since 2006
  - ❑ Strategy is to relocate all current occupants out of the HOJ (Justice Facility Improvement Program)
- ❑ Unsuitable conditions at County Jails #3 & #4 (HOJ)
  - ❑ Outdated facility (designed circa 1950)
    - ❑ Unsafe linear housing units
    - ❑ Substandard space for programs and mental health treatment
- ❑ Experts have verified both the need for a replacement jail and the proposed location on Harriet Street
- ❑ Reduces number of replacement beds by 57% from 900 at the Hall of Justice to 384; reduces system-wide beds by 19%

# Rehabilitation & Detention Facility

## SB 863 Award

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### Capital Plan Amendment

- ❑ Award of SB 863 funds allows reallocation of General Fund Debt Program for other high priority needs
- ❑ Frees up resources to ***relocate all City departments out of the Hall of Justice by end of FY20-21***

#### General Fund Debt Program

(Dollars in Millions)

	<i>Proposed Debt Issuance</i>	<i>Current</i>	<i>As Amended</i>
FY 2016	SHF Rehabilitation and Detention Facility*	278.0	160.0
FY 2016	HOJ Site Acquisition	7.5	7.5
FY <del>2019</del> 2018	Adult Probation Relocation from HOJ	59.3	59.3
FY 2019	DPH Admin Building Relocation	59.5	59.5
FY <del>2021</del> 2018	DA and SFPD Relocation from HOJ	227.0	227.0
FY 2022	HOJ Land Purchase, Demolition & Enclosure	48.0	48.0
FY 2024	JUV Admin Building Replacement	106.6	106.6
FY 2025	Yard Consolidation	100.0	100.0
<b>General Fund Debt Total</b>		<b>\$886</b>	<b>\$768</b>

\* Note the RDF budget was reduced by \$38M prior to submission of the SB 863 application.

# Rehabilitation & Detention Facility

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### Enables New Psychiatric Respite Program

- ❑ DPH to invest \$1.483M to assist with development of a new voluntary Psychiatric Respite Program
- ❑ The Psychiatric Respite Program will provide transitional housing and comprehensive mental health and substance abuse services for individuals being discharged from jail and collaborative court programs
- ❑ Program projected to be operational by FY 17-18

# Rehabilitation & Detention Facility

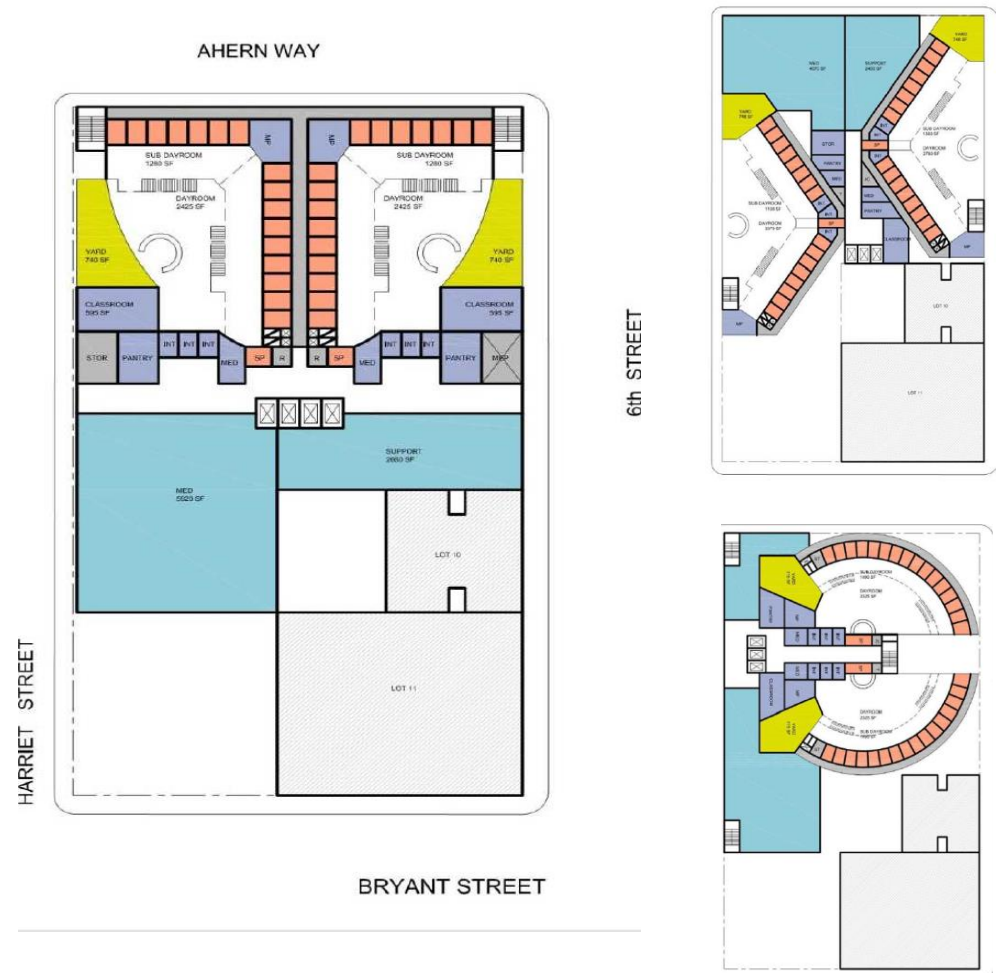
## SB 863 Award

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### Project Update

- Design-Criteria – Initial completion of Building Program, Concept Design and Cost verification in November
- Construction Management Support Service and Enhanced Commissioning Agent selected in October 2015

*Planning Diagram Alternatives*



# Rehabilitation Detention Facility

## SB 863 Award

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### Comparison of Key Building Areas (square feet)

Space Type	CJ #3, #4	RDF	RDF Percentage Increase or Decrease re. CJs 3 & 4
Beds	900	384	(-) 57%
Housing	41,300	15,000	(-) 64%
Dayroom	22,200	50,000	(+) 125%
Classrooms - Program Areas	680	9,000	(+) 1224%
Exercise Yard	5,900	5,100	(-) 14%
Medical/Health Services	1,200	7,000	(+) 483%



# Questions & Comments

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Brian Strong, Capital Planning Program

Chief Deputy Sheriff Matt Freeman and Kevin Lyons, Sheriff's Office

Barbara Garcia and Jo Robinson, Public Health

Jessie Rubin and Kyle Patterson, Controller's Office

Jumoke Akin-Taylor and Charles Higuera, Public Works

David Takashima, City Administrator's Office

John Updike, Real Estate