San Francisco Rehabilitation and Detention Facility
SB 863 Award Acceptance
Capital Planning Committee

November 16, 2015
Rehabilitation & Detention Facility
SB 863 Award

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
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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
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  - Outdated facility (designed circa 1950)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%
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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

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

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

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
## Rehabilitation Detention Facility
### SB 863 Award

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

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

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 Higueras, Public Works
David Takashima, City Administrator’s Office
John Updike, Real Estate