



SAN FRANCISCO JUVENILE PROBATION DEPARTMENT

Facility Options
For an Alternative Juvenile Residential Facility

Juvenile Commission Meeting

Wednesday, March 13



kmd+

CHINN
PLANNING

KMD Architects Juvenile Justice Experience

- Nationally recognized juvenile justice planning and design firm with over **60 juvenile projects**
- Leading edge designers of **normative (therapeutic) environments within secure campus settings**
- Provided professional services for juvenile projects in the States of Arizona, Arkansas, California, Colorado, Illinois, Kansas, Michigan, Nevada, New York, Oklahoma, Oregon, Pennsylvania, Washington and Virginia.
- **28 juvenile projects included in the AIA Annual Justice Facilities Review** with 5 receiving special Certificates of Merit or Citation Awards

61 years
Established in 1963

28
Projects selected for inclusion in the American Institute of Architects Annual Justice Facilities Review

35+
Years of Justice Experience

60+
Juvenile Justice Projects completed since 1990

5
Special Certificates of Merit or Citation Awards

Chinn Planning Juvenile Justice Experience

Author: “Tool Kit for Reducing the Use of Isolation in Juvenile Correctional Facilities” - Council of Juvenile Justice Administrators (CJJA),

“Operational and Architectural Programming of Juvenile Facilities” -American Correctional Association (ACA) Planning & Design Guide

Member: Office of Juvenile Justice & Delinquency Prevention (OJJDP) Federal Advisory Committee on Juvenile Justice

South Carolina Juvenile Justice State Advisory Group (SAG) American Correctional Association

Council of Juvenile Justice Administrators (CJJA)

Participant/Presenter: MacArthur Foundation & Annie E. Casey Foundation, National Juvenile Justice Initiatives

National & State Juvenile Justice Conferences on National Trends in Master Planning & Programming of Juvenile Detention & Correctional Facilities

Juvenile Justice System Master Plans and Facility Programs

Statewide

- Arizona
- Arkansas
- California
- Colorado
- Georgia
- Idaho
- Illinois
- Nebraska
- North Carolina
- New Hampshire
- New Jersey
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- Virginia
- Washington

Country Wide (Numerous jurisdictions)

- Philadelphia
- Cleveland
- Nashville
- Wichita
- Omaha
- Seattle
- Los Angeles
- Denver
- Monterey CA
- Baltimore
- Des Moines
- Reno NV
- Tulsa OK
- Lincoln NE
- San Francisco
- Nashville

Site Plan | Existing Woodside Campus



- **Juvenile Residential Treatment Facility Programming and Operational Planning**
- **Juvenile Residential Facility Concept Recommendations and Development**
- **Final San Francisco Juvenile Residential Facility Concept Report**

Evidence Based Approaches

Nine components outlined by the Coalition of Juvenile Justice that are critical to the effective treatment for juvenile offenders. These factors will be used in assessing current operations, service, and facilities and guide planning efforts for this project.

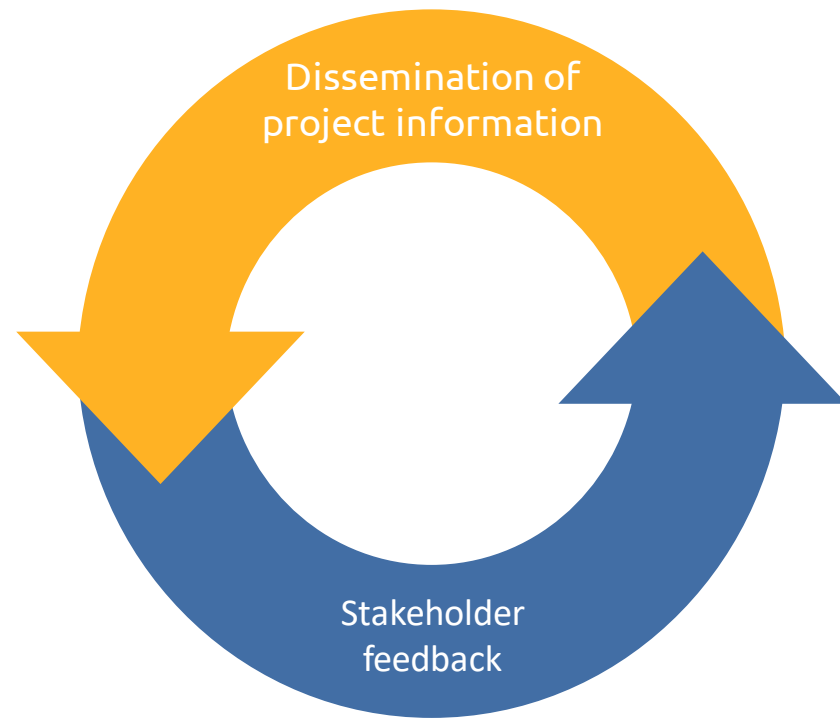
Treatment for Juvenile Offenders

The Coalition of Juvenile Justice outlines nine components that are critical to effective treatment for juvenile offenders. These include:

1. **Highly structured, intensive programs** focusing on changing specific behaviors;
2. Development of **basic social skills**;
3. Individual counseling that directly addresses behavior, attitudes, and perceptions;
4. **Sensitivity to a youth's** race, culture, gender, and sexual orientation;
5. **Family member involvement** in the treatment and rehabilitation of children;
6. **Community based**, rather than institution-based treatment;
7. Services, support and supervision that **“wrap around”** a child and family in an individualized way;
8. Recognition that **youth think and feel differently** than adults, especially under stress; and,
9. **Strong aftercare** treatment.

- Placement Based on Individualized Assessment
- Structured Decision Making for Placement & Classification
- Identify Behavior Characteristics, Service Needs, & Requirements for Separation
- Programming Responsive to Individual Risks & Needs
- Provide Programming Responsive to “Special Needs Population”
- **Extensive Program Opportunities** (Education, Vocational, Recreation, & Visiting)
- **Structured Daily Routine**
- **Normative Environmental Character**
- Behavior Management is the Basis of Safety & Security
- Maximize Staff Supervision of Youthful Offenders
- **Small Facilities that are Not Institutional in Character**
- **Small Housing Units** (8-16 Residents) Results in Improved Classification, Safety, & Management
- Primarily **Single Occupancy Sleeping Rooms**
- Housing Units Arranged in Groups for Shared Services & Staffing Efficiency
- **Access to Natural Light**
- Open Dayroom with Contiguous Sleeping Rooms (Improved Supervision)
- Single User Showers/Toilet Rooms (1 per 8 Residents)
- **On-Unit Housing Activities** (Counseling, Homework, Passive Recreation for Program Flexibility)
- **Access to Outdoor Space** (Centralized & at Housing)
- **Central Dining** (No Dining in Living Units)
- Temporary Holding/Segregation Rooms (Limited & Monitored use of Isolation)
- Minimum Direct Supervision Staffing Ratio of 1:8 Day & 1:16 night base on PREA
- Flexibility – Changing Program & Service Needs
- **Incorporate ACA Standards & Performance Based Standards (PBS)**
- Design to Accommodate Future Expansion if Needed

Throughout the project's lifecycle, stakeholder engagement has been fundamental in fostering transparency, alignment, and inclusive participation.



Information Dissemination: Consistent meetings helped gather input and receive feedback from the collective experience of the participants, ensuring a shared understanding of project objectives and progress.



Feedback Solicitation: A survey was generated for stakeholders to provide input, suggestions, and concerns, enabling their perspectives to directly influence project planning and decision-making processes.



Collaborative Decision-Making: To facilitate collaboration and foster mutual ownership and commitment to project success, the committed youth were involved in presenting their vision of an ideal facility to the design team, which was then incorporated into the final design.

Meeting Schedule

- 08-23-2023 / 08-23-2023 Meeting with Juvenile Probation Department
- 09-25-2023 / 09-26-2023 Stakeholder and Community Meeting
- 11-13-2023 / 11-14-2023 Stakeholder and Community Meeting
- 11-14-2023 Youth Presentations

Conceptual Space Program for a Secure Youth Facility

SAN FRANCISCO JUVENILE PROBATION DEPARTMENT CONCEPTUAL PROGRAM FOR ALTERNATIVE RESIDENTIAL FACILITY				
Comp. #	Facility Component	Total NSF Component	Grossing Factor	Total DGSF
1.000	<u>Public Lobby/Administration</u>			
1.100	Public Lobby	2,310	30%	3,003
1.200	Administration	1,900	35%	2,565
	Subtotal - Public Lobby/Administration			5,568
2.000	<u>Security/Staff Services</u>			
2.100	Security Staff Areas	2,830	30%	3,679
2.200	Central Control	320	30%	416
2.300	Intake, Transfer, and Release (Vehicle Sallyport)	2,270	35%	3,065
2.400	Hearing Room	2,882	35%	3,891
	Subtotal - Security/Staff Services			11,050
3.000	<u>Programs</u>			
3.100	Education	4,448	35%	6,005
3.200	Vocational/Career Programs	4,110	30%	5,343
3.300	Multipurpose/Enrichment Programs	3,020	35%	4,077
3.400	Visitation	3,240	30%	4,212
3.500	Gym/Recreation/Wellness	8,540	10%	9,394
	Subtotal - Programs			29,031
4.000	<u>Services</u>			
4.100	Food Service and Dining	3,720	30%	4,836
4.200	Health Services	2,927	40%	4,098
4.300	Laundry	600	15%	690
4.400	Facility Support	2,034	15%	2,339
	Subtotal - Services			11,963
5.000	<u>Resident Housing - 48 Capacity</u>			
5.100	(6) 8 Single Room Living Units -Total Capacity 48	12,900	70%	21,930
5.200	(3) Housing Support Areas (shared by (2) Living Units)	6,240	65%	10,296
	Subtotal - Resident Housing			32,226
	TOTAL - FACILITY COMPONENTS DGSF			89,838
	Building Grossing Factor 22% (Includes: Mechanical/Electrical/Major Circulation Corridors/Walls/Wall Thickness)			19,764
	TOTAL - FACILITY COMPONENTS BGSF			109,602

Exterior Areas

EXTERIOR AREAS	
	<u>Outdoor Recreation</u>
	> Basketball Court
	> Tennis/ Soccer/Other
	> Outdoor Leisure Area/Walking Track/Green Space
	> Toilets, Drinking Fountains, Storage
	> Covered Outdoor Recreation/Leisure Area
	> Outdoor Recreation at Living Units
	<u>Other Outdoor Areas</u>
	Animal/Pet Therapy Area
	Greenhouse/Garden
	Outdoor Kitchen
	Outdoor Area Adjacent to Visitation
	Parking - Staff and Visitor
	Service Yards
	Loading Dock
	Outdoor Storage for Vocational Program/Building Trades Program
	Perimeter Security/Access Road





- 1. Housing Units for the Committed Youth**
- 2. Vocational/Career Readiness & Enrichment Programs**
- 3. New Kitchen and Dining Room**
- 4. Hearing Room inside the Secure Perimeter**



Overall Site Plan | Committed Housing Units, Vocational Programs, Dining, Kitchen and more





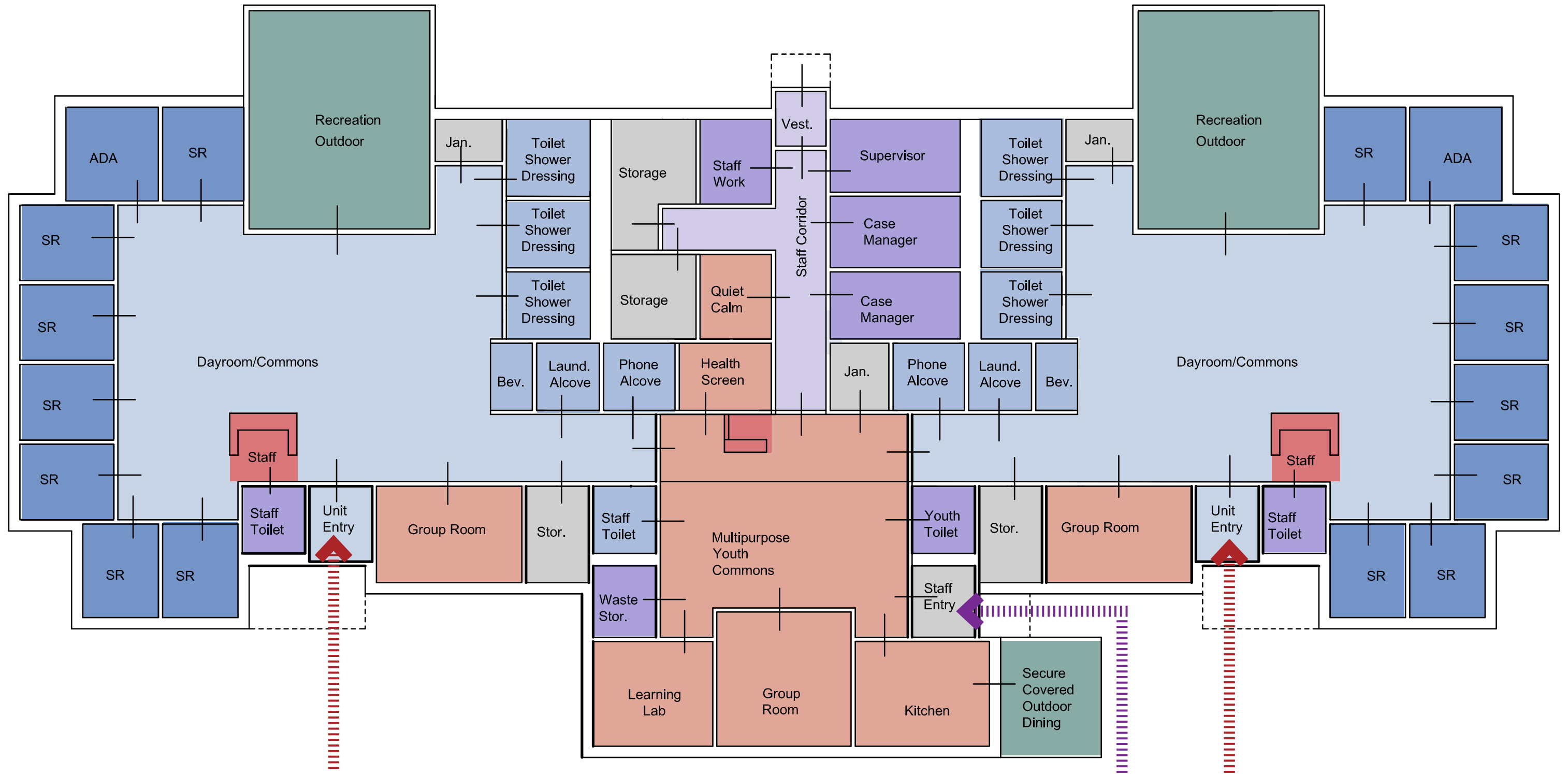




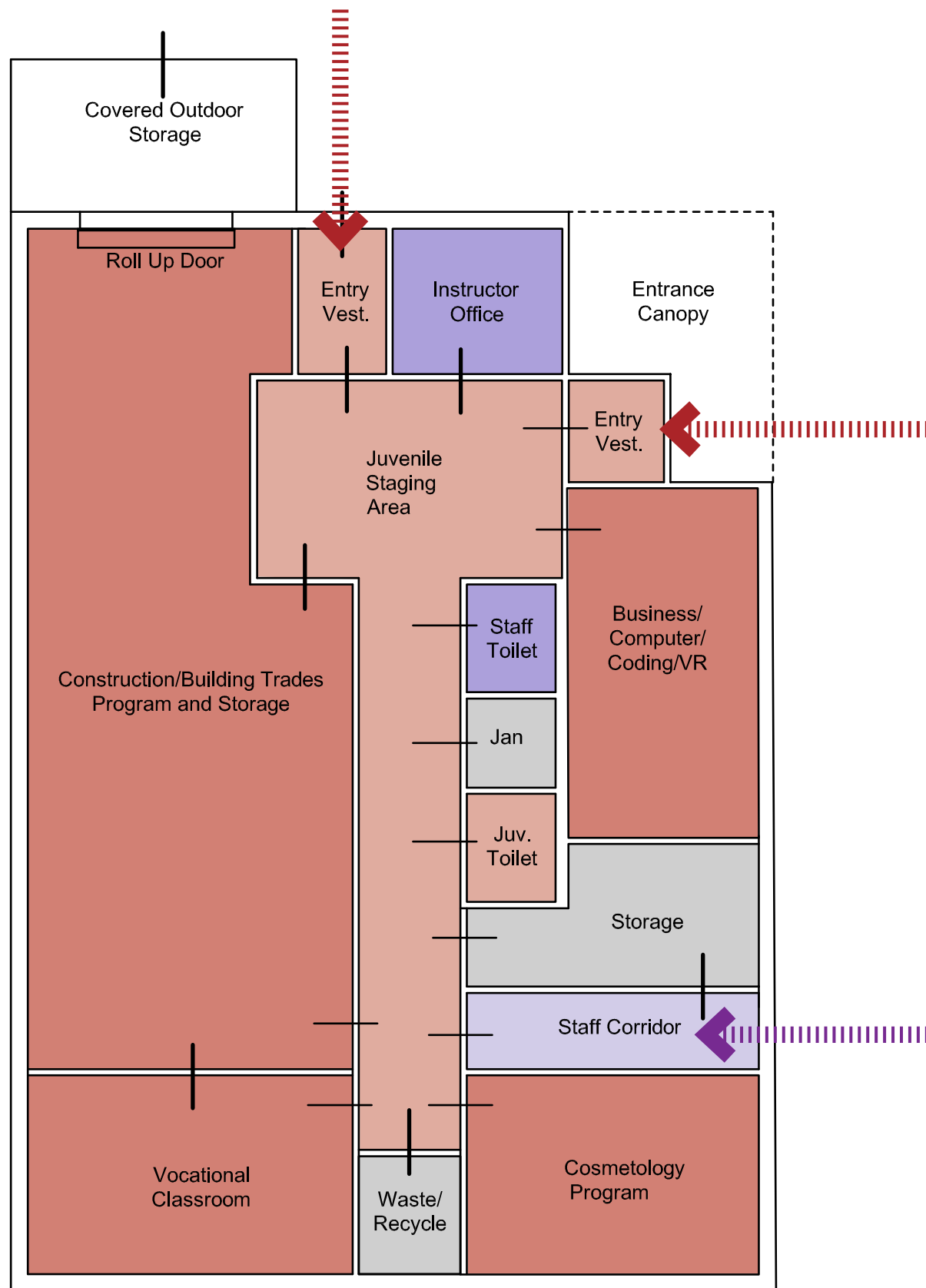
Site | Campus view looking at Quad, Housing Units & Vocational Program Building



Floor Plan | Housing Unit (Program Components #5.000)



Floor Plan | Vocational/ Career Readiness Programs (Program Component #3.200)



Barbering



Culinary Arts

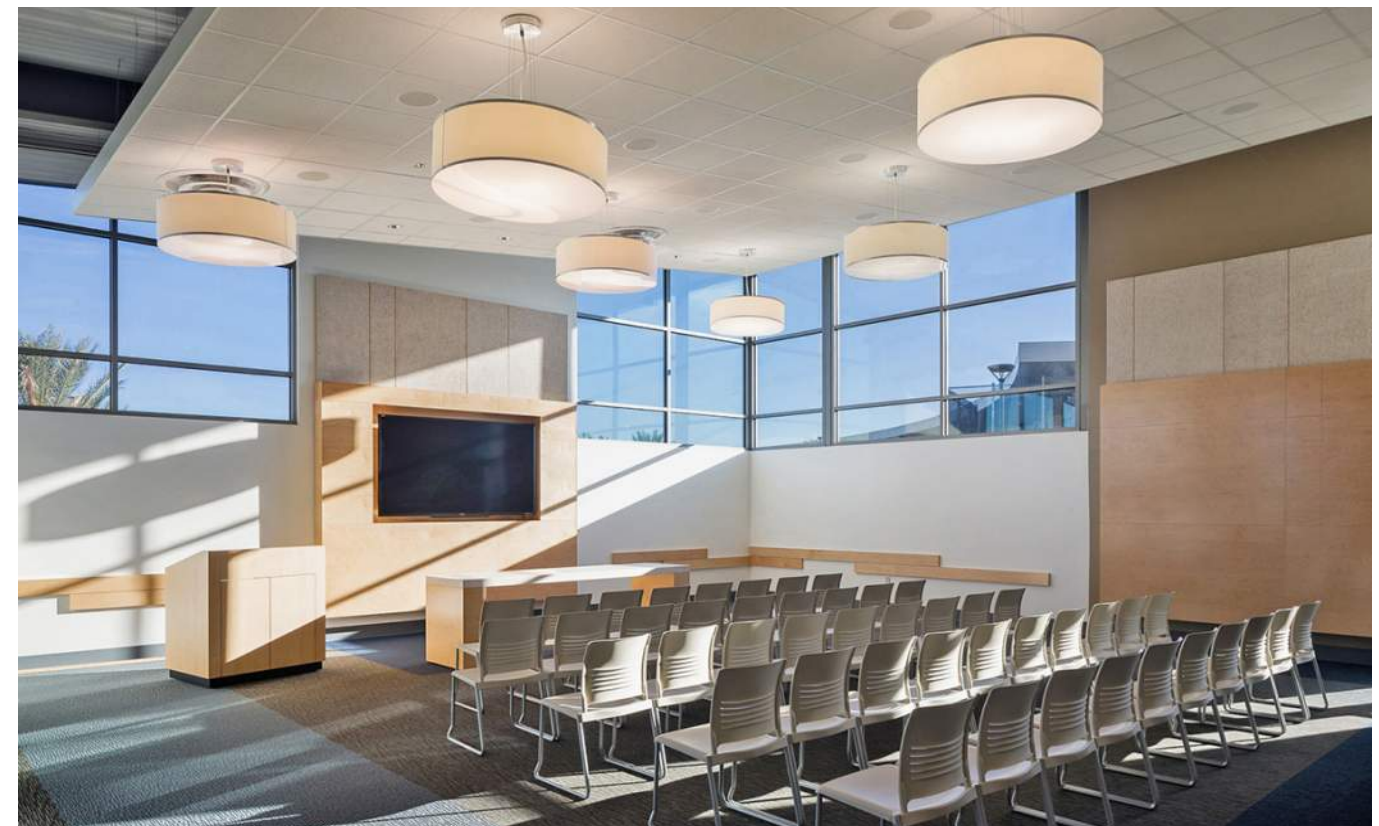
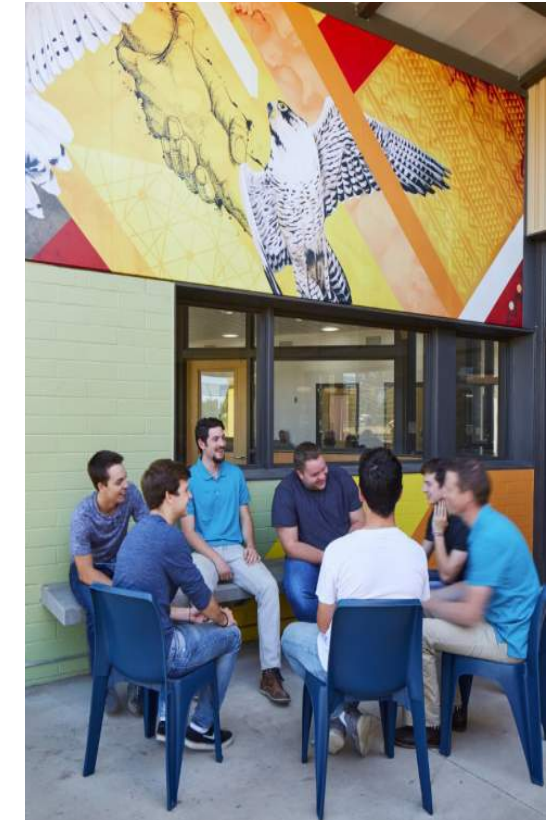
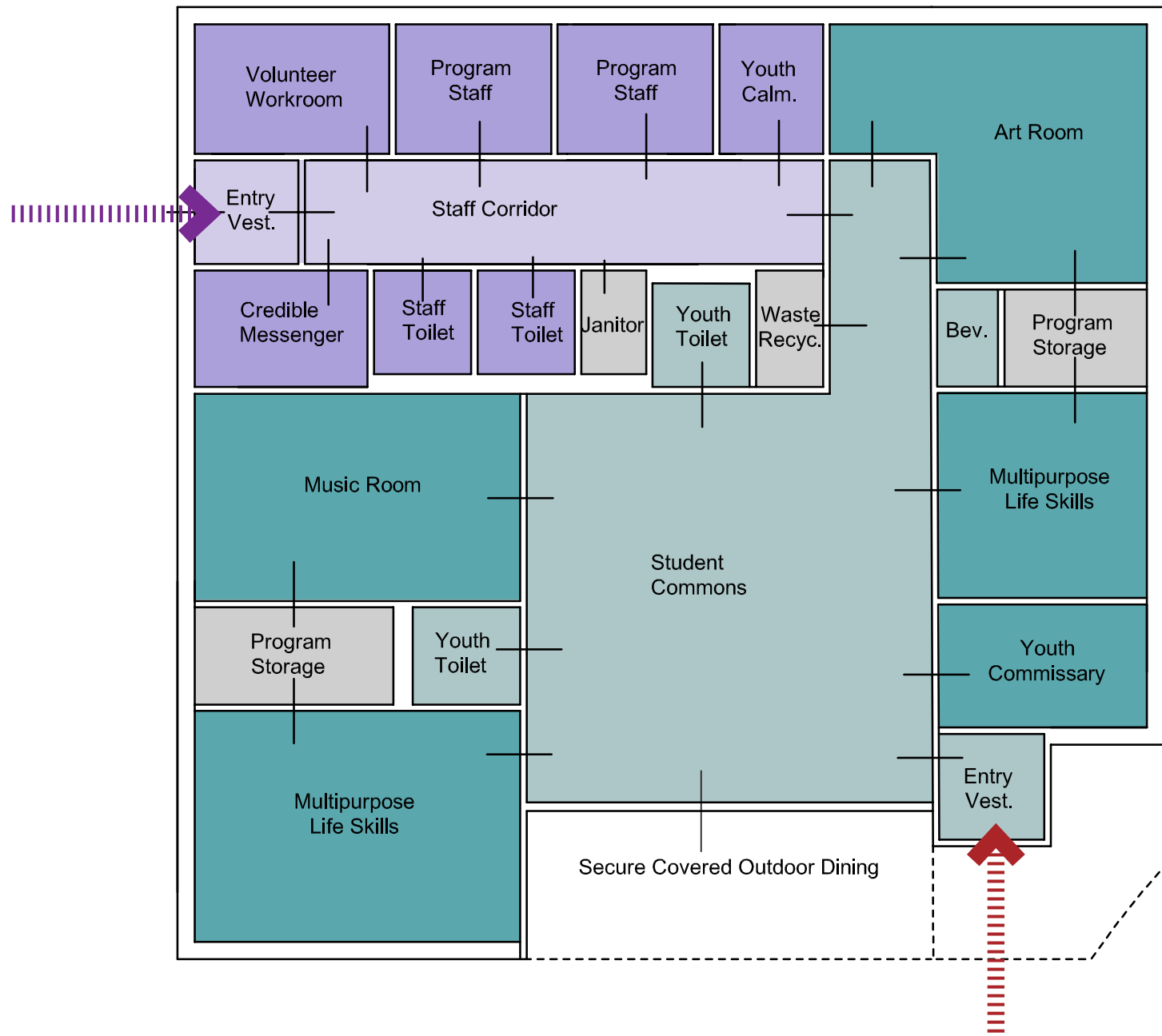


Building Trades



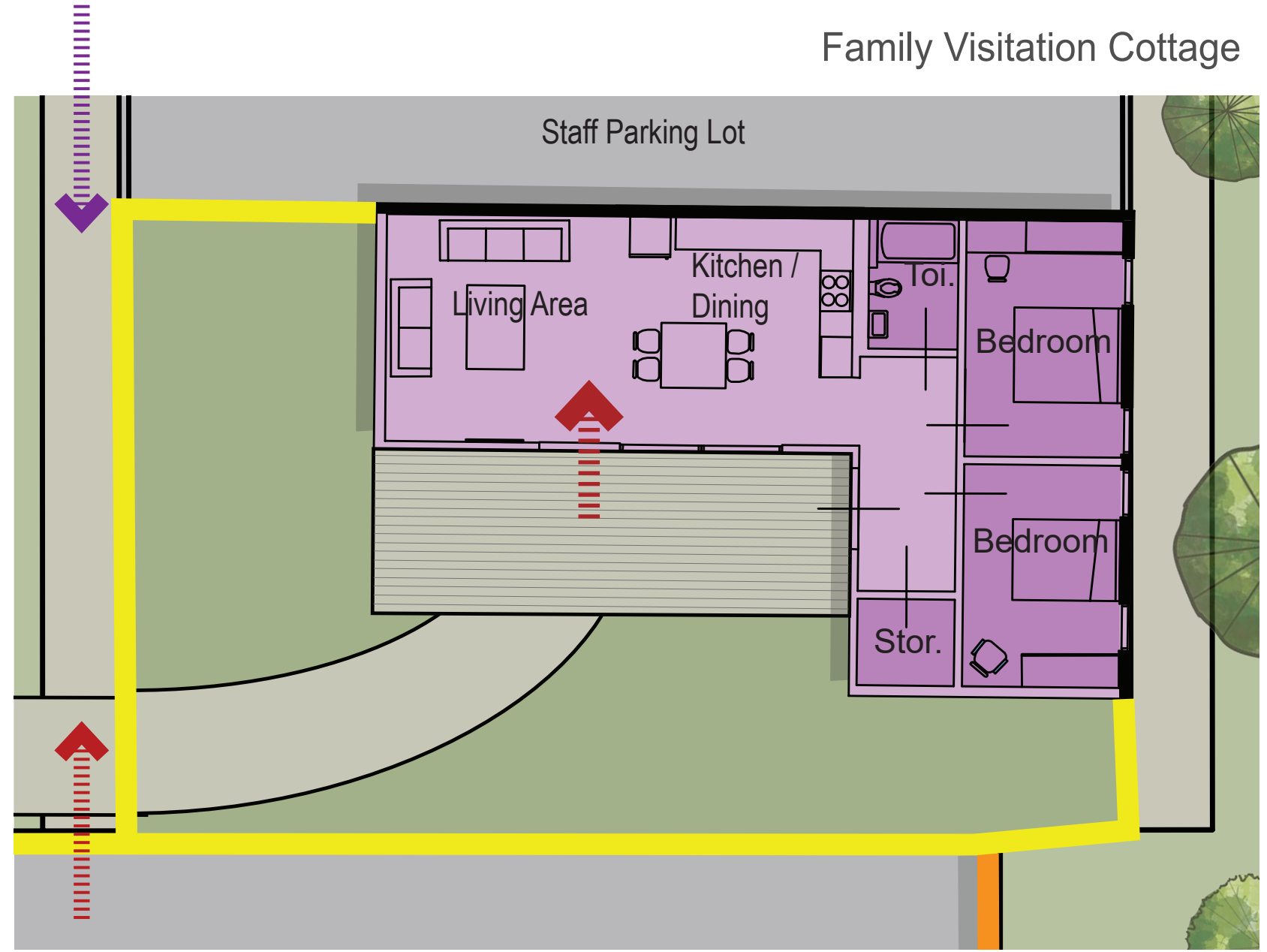
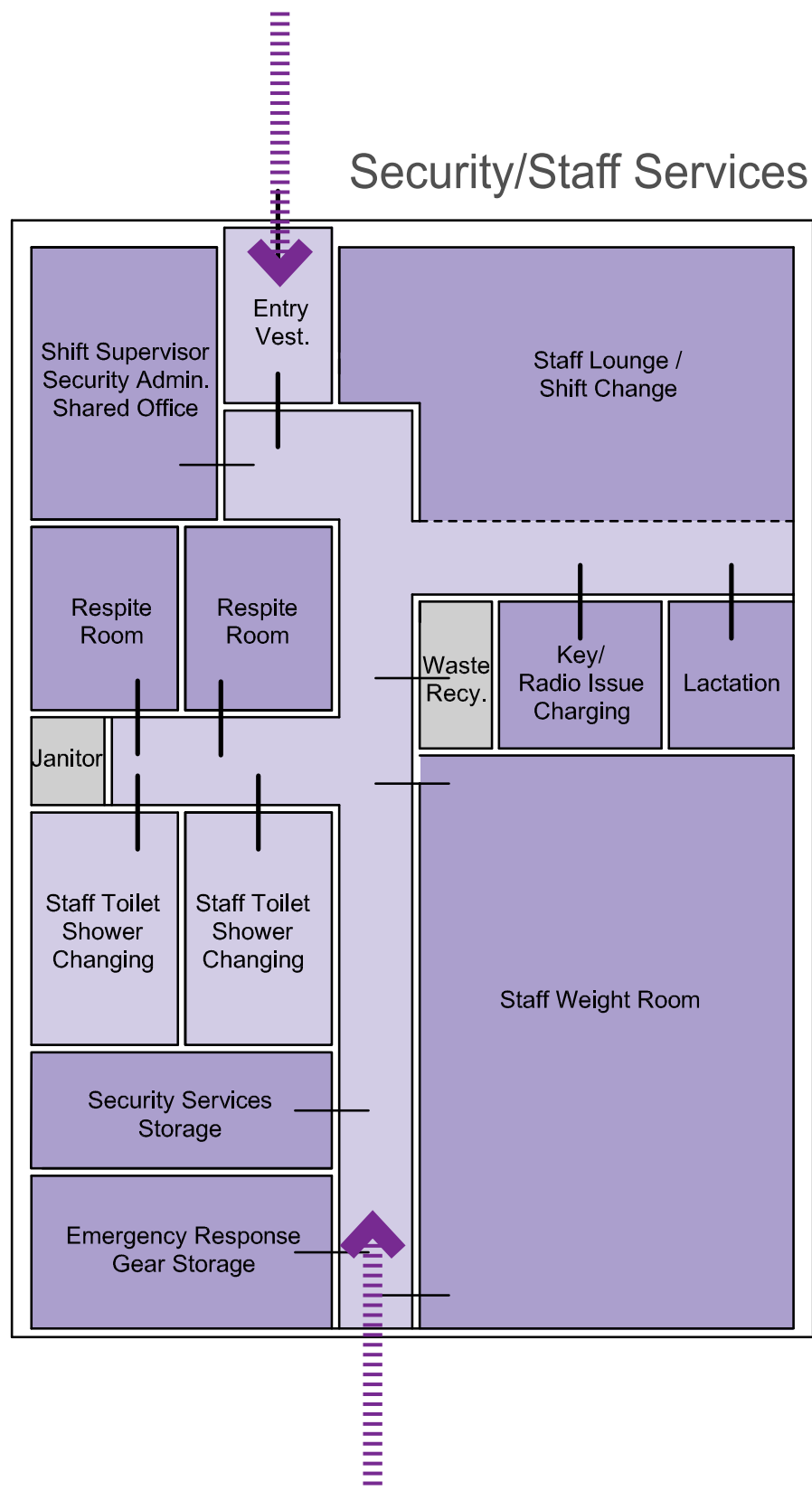
Horticulture

Floor Plan | Multipurpose/ Enrichment Programs (Program Component #3.300)

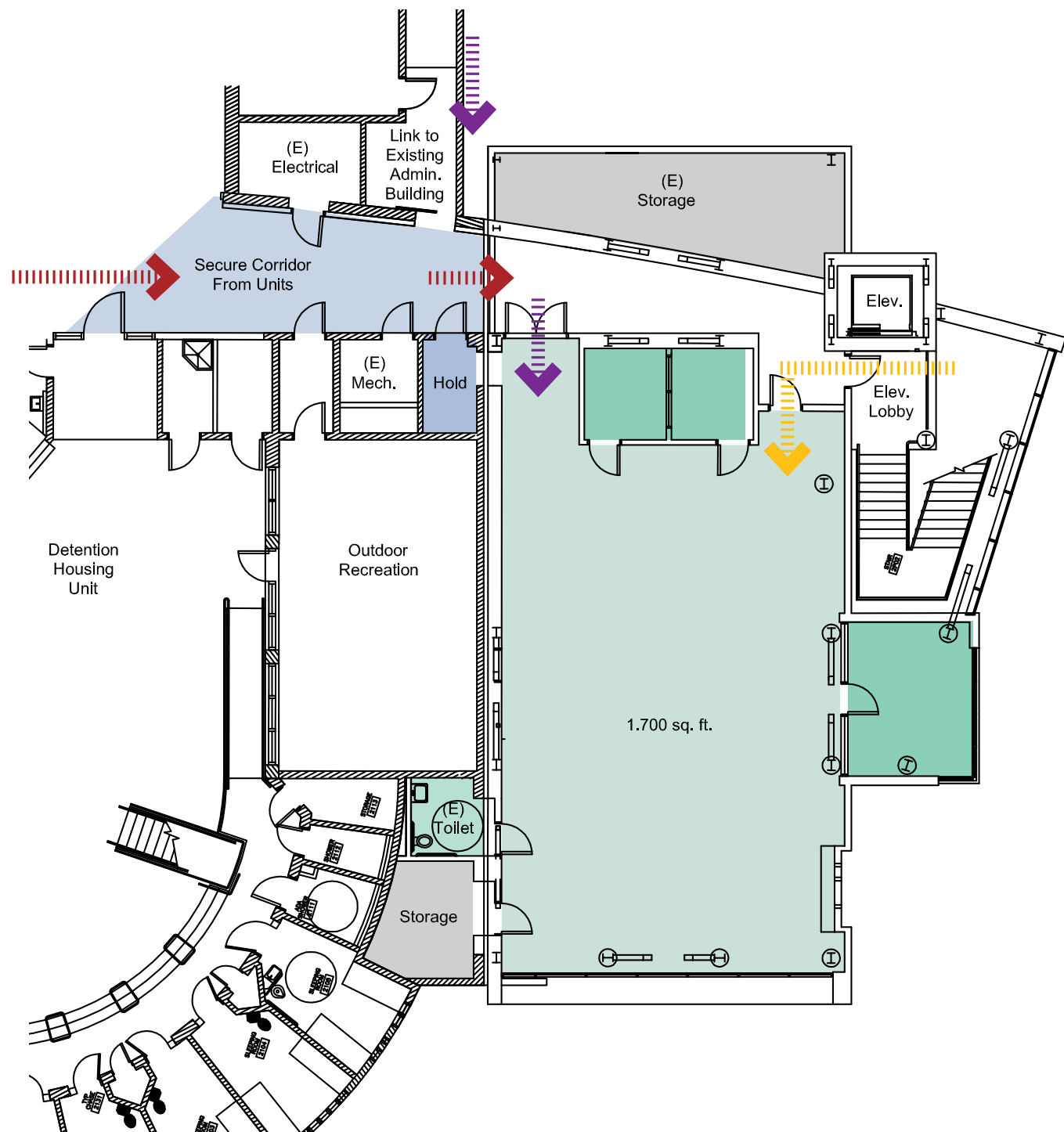


Floor Plan | Visitation (Program Component #3.400) / Food Service & Dining (Program Component # 4.100)

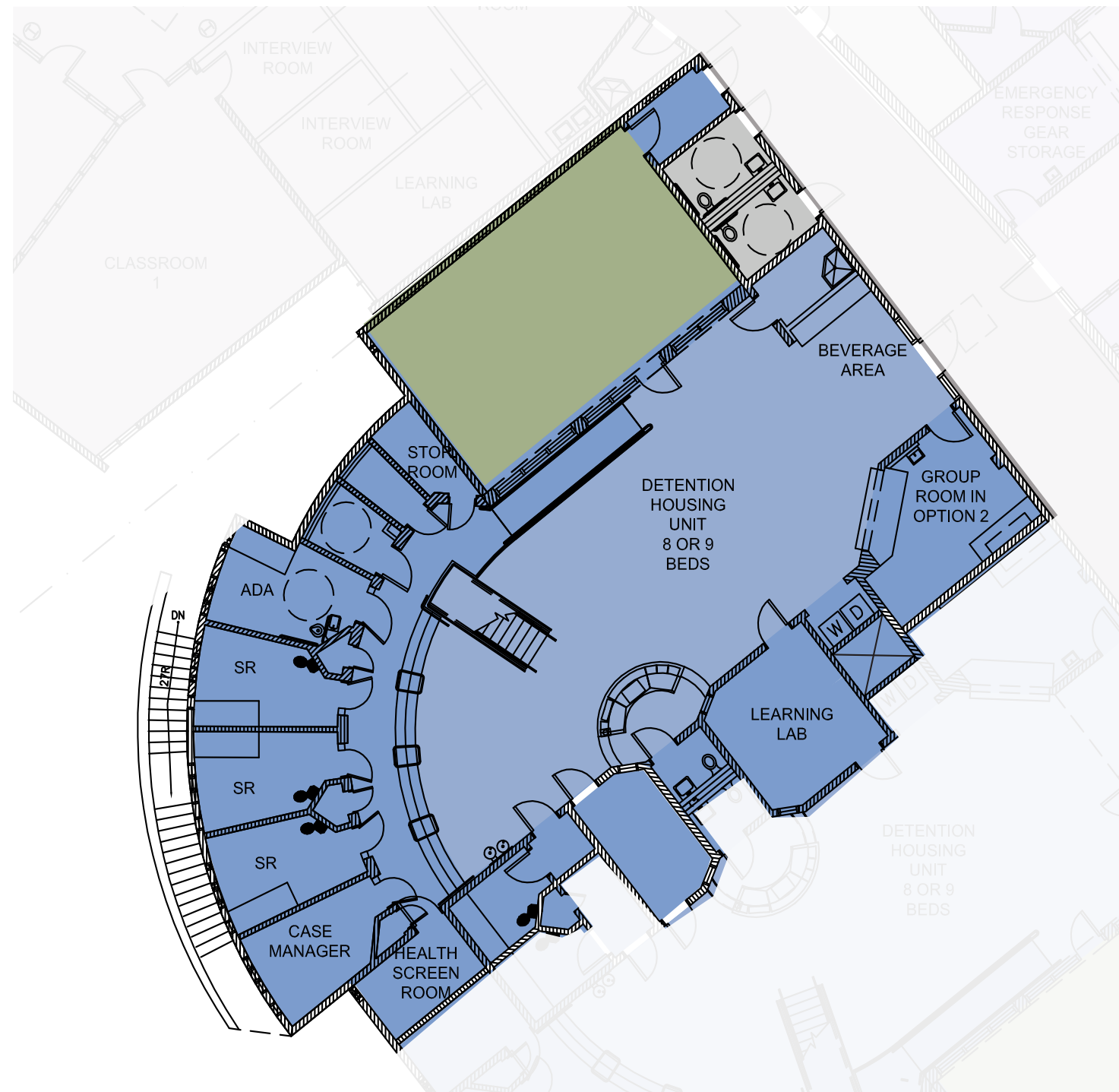




Floor Plan | Hearing Room (Program Comp. #2.400), Reconfigured (E) Housing (Program Comp. #5.000)



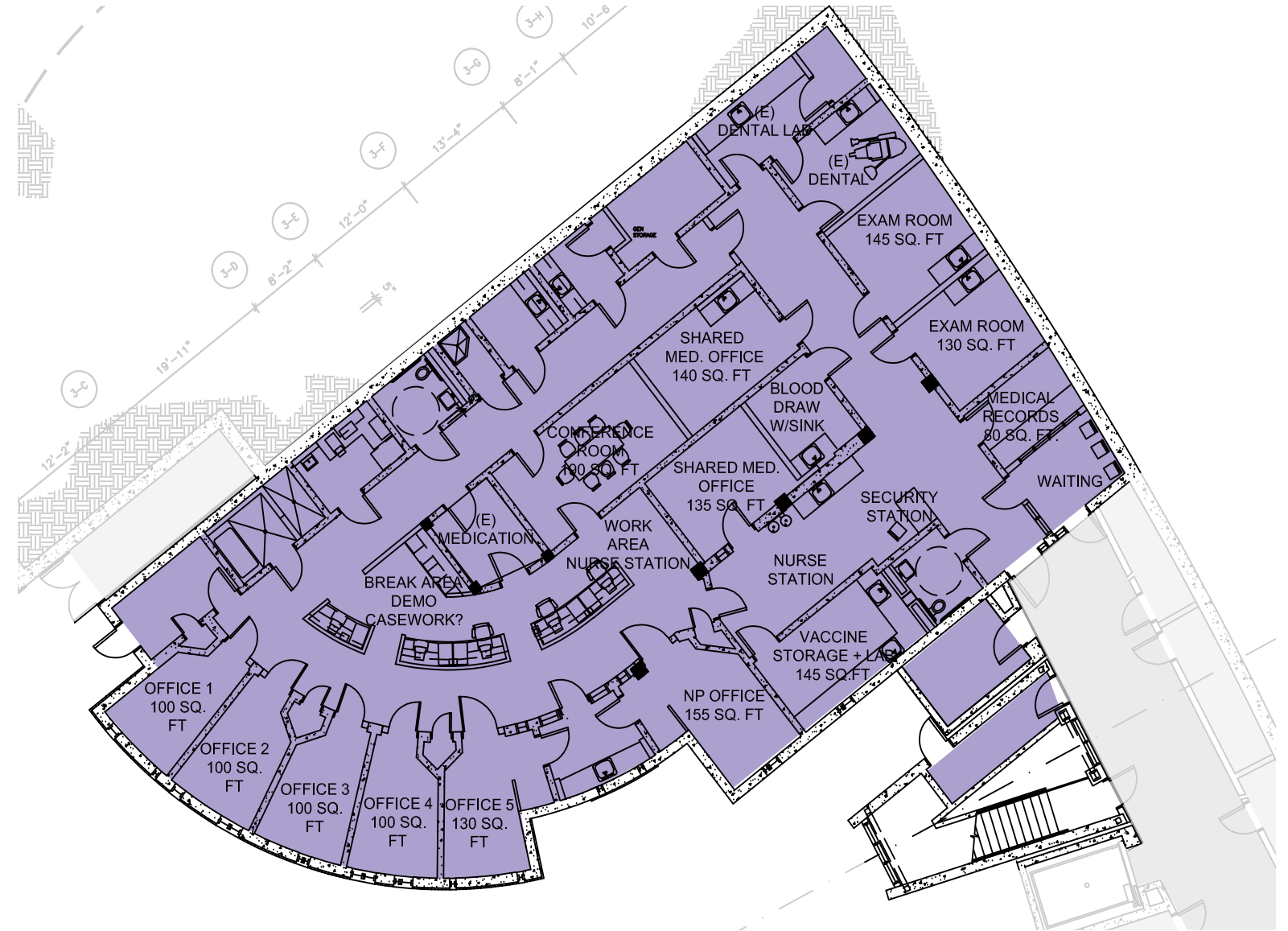
LVL 2 - Visitation Reconfigured



LVL 2 - Existing Housing Unit Reconfigured



LVL 2 - Existing Education Reconfigured



LVL 1 - Existing Health Services Reconfigured

Partial Demolition Option | Summary



- New Vocational Program, Committed Housing Units, Enrichment Program, Dining, Kitchen & Visitation will be built
- Existing units will be reconfigured to accommodate Detention Housing
- New Detention Bed Count: 4 Existing, 9 Bed Units = 36 Beds
- New Commitment Bed Count: 16 Beds



• Contracted Cost Estimator



- Estimation services are provided by **MicroEstimating Inc.**
- Certified professional estimators with over 850 projects completed, in business for 19 years.

• Scope

Estimate is based on:

- **Demolition** of four (E) Housing Units
- **New Construction** of:
 - » Vocational Program Building,
 - » Committed Housing Units,
 - » Enrichment Program Building ,
 - » Dining, Kitchen & Visitation Building,
 - » Family Visitation/Family Center
- **Reconfiguration / Remodel** of:
 - » (E) Housing Units
 - » (E) Health Services Program
 - » (E) Education Program
 - » (E) Visitation into Hearing Room
- **New Site Work & Landscaping**

• Exclusions

The estimate does not include the following:

- Furniture Fitting and Equipment (FFE)
- Various Fees associated with: (Engg. /Arch. Design, Legal Fees, Permitting ,Testing & Inspection)
- Owner's Project Administration & Supervision
- Cost of Escalation Beyond the Assumed Construction Schedule
- Owner's Relocation Costs
- Quality Control Costs

Preliminary Project Costs

Partial Demolition Option

3/13/2024

Conceptual Cost Estimate	\$100-\$120 Million
Project Controls	\$40-\$50 Million
Contingencies	\$20-\$30 Million
Fixtures, Furnishings and Equipment	\$15-\$20 Million

TOTAL PRELIMINARY **\$175-\$220 million**



Thank you!

New Hampshire Sununu Youth Services Center



Exterior



Life Skills



Bathroom



Dayroom



Dining



Library



Gym



Youth Commons

New Beginnings Youth Center, Washington DC



Mural at Student Commons



Youth Sleeping Room



Youth Sleeping Room



School



Housing Dayroom

Oregon Youth Authority - MacLaren Campus Housing



Housing Unit Exterior



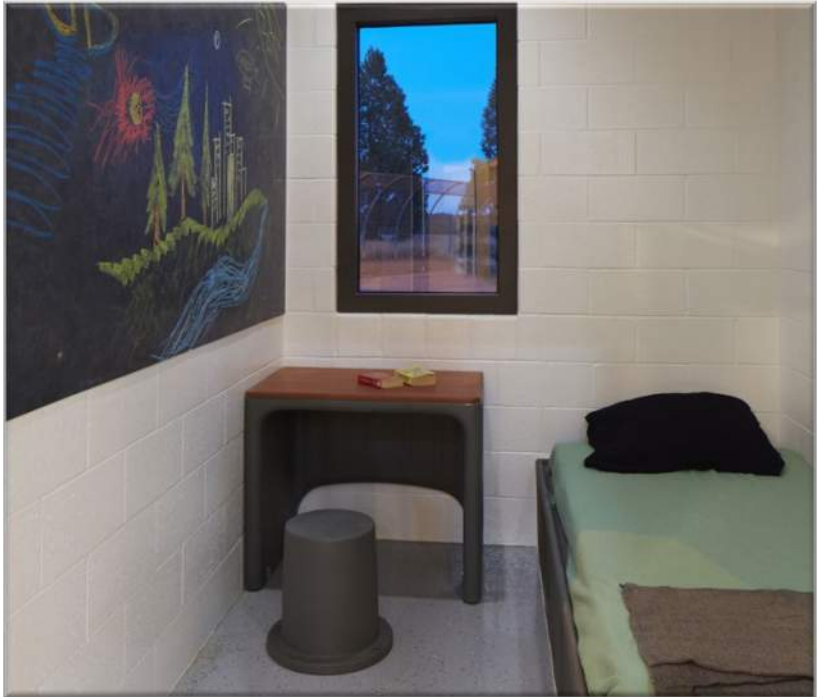
Housing Entrance



Kitchen



Sleeping Room



Oregon Youth Authority | MacLaren Campus