CERTIFICATES OF PARTICIPATION - HOJ

November 2, 2026

HOJ Exit - Project Orientation



HOJ Exit – Moves Completed and Remaining

HOJ Exit Moves Completed/In Progress

New Construction

Southern Station > Public Safety Building
Crime Lab > 1995 Evans
Traffic Company > 1995 Evans
Muni Division > 1995 Evans
Medical Examiner > 1 Newhall

Permanently Closed

6th and 7th floor jails

Leased Exits

District Attorney > 350 Rhode Island
Adult Probation > 945 Bryant

In Progress

Police Property Control Phase 1

HOJ Exit Moves Remaining

Police Investigations (includes RTIC)	60-100,000 SF
Police ID and Fingerprinting	15,000 SF
Sheriff Warrants & Records	5,800 SF
Sheriff Prisoner Legal Services	1,400 SF
District Attorney Hoteling	8,200 SF
Multi-Tenant Room 125 (*approach TBD)	5,000 SF
Space Need for Current HOJ Tenants	**135,400 SF**
+District Attorney (currently at 350 Rhode Island, prefers nearer courthouse)	119,000 SF
Approx. All-in HOJ Exit Space Need	**254,400 SF**

HOJ Exit – Courts Partnership Update

RED is partnering with the Judicial Council of CA and the SF Superior Courts to plan for the replacement courthouse. Acquisition and design funding for SF is expected FY28.

JCC's Feasibility Study was completed spring 2024 and found the 820 Block suitable for a 24-room courthouse. Site selection will begin once State funds are appropriated.



Site Option 3

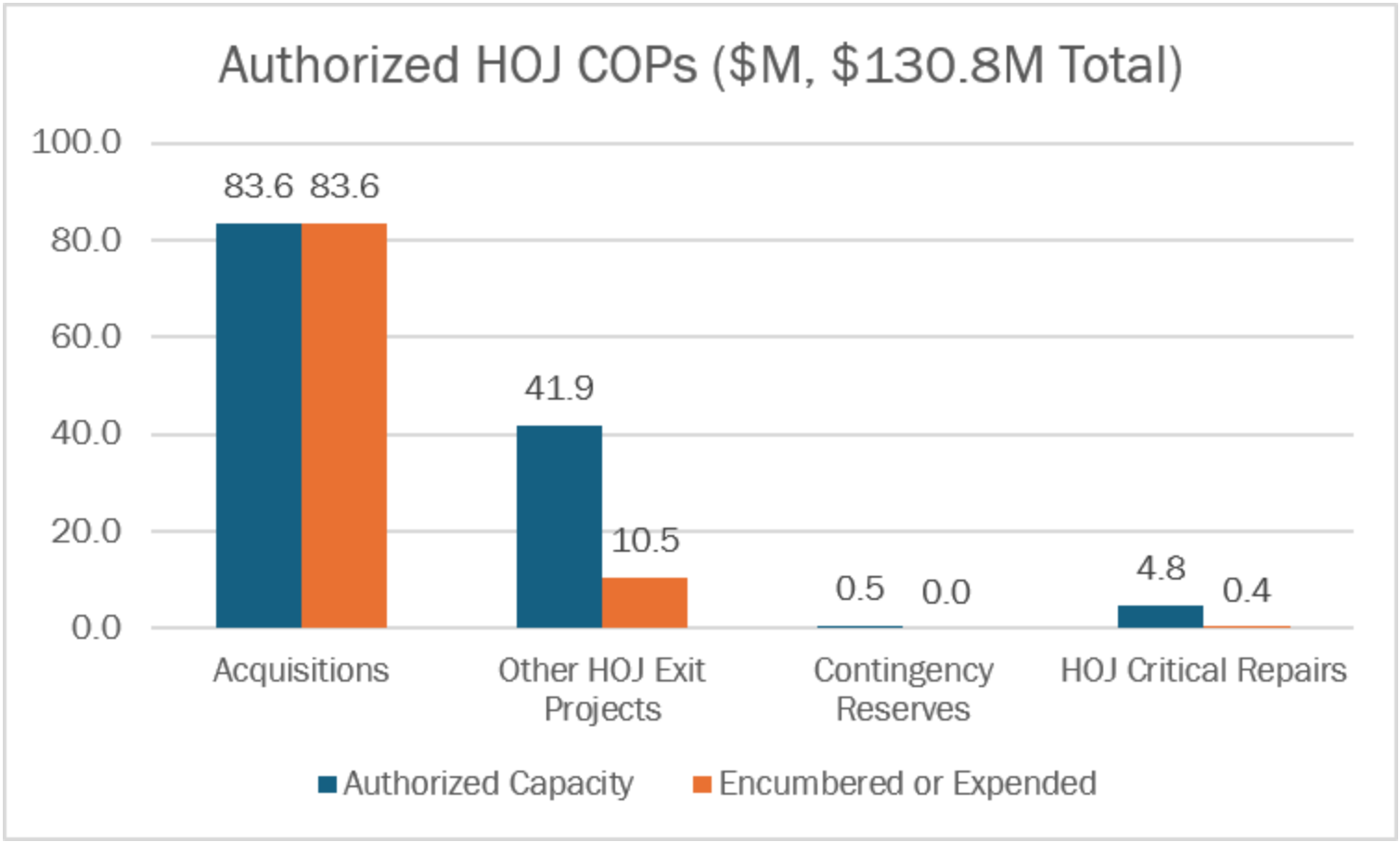
- Site area = 1.67 acres
- Maximum buildable footprint = 49,000 sf
- 9-Story with Secure Basement Parking Only; 9-Story without Basement

Estimated Replacement Courthouse Timeline*

**Depends on site option pursued and funding appropriations*

FY28	• State funding for acquisition and design ($67M)
FY28-29	• Site selection (Public Works Board approval) and acquisition
FY29-31	• Design (assumes standard courthouse design)
FY31-32	• HazMat abatement, site prep, demolition, utilities relocation
FY32-35	• Sitework and construction
2035	• Courthouse completion

Authorized HOJ COPs



Authorized and Planned Project COPs Overview

1 – Keep HOJ Operational until the Courts Relocate	2 – Decouple Dependent Systems and Spaces	3 – Exit Remaining Tenants
Critical Repairs FY22: $4.8M $3.6M: Boilers $1.2M: Chillers *$5M approved capacity for roof repair deappropriated* **HOJ Exit 2019: $4M** $4M: Elevators	**HOJ Exit 2019: $21.4M** Boilers Decoupling Holding Capacity Storage and Stores ***Future COPs (Expected Need)*** Custody Hardening Secure Transport Passage	**HOJ Exit 2019 COPs: $17.0M** $9.5M: Property Control TIs $7.0M: Exit Relocation* (smaller footprint tenants) $510K: Contingency ***Future COPs (Expected Need)*** Exit Relocations

Planned COPs:

FY2027: $157M – Site acquisition for near-term Police Investigations Exit need, decoupling projects
FY2030: $180M – Enables tenant improvements and/or permanent relocation for the District Attorney
FY2032: $30M – Enables secure transport passage design and construction

Active and Planned Project COPs Status

1 – Keep HOJ Operational Critical Repairs FY22 COPs: $4.8M HOJ Exit 2019 COPs: $4M			
Project Budget & Component	**Status**	**COPs Encumbered + Spent as of 09/2026**	**Expected Completion**
$3.6M: Boilers	Scope refined for best-value approach. Retube and refractory for 1 of 3 boilers with potential for retube on an additional boiler (approach recently revised to updated Code). Next: RFB development and issuance.	-	Spring 2028
$1.2M: Chillers	BDC working on the permit (in final review) and developing RFB scope. Next: RFB issuance and project delivery.	$352K $352K spent	12/2027
$4M: Elevators	Completion expected by the end of December.	$2.7M $2.1M spent $0.6M encumbered	12/2026

Active and Planned Project COPs Status

2 – Decoupling HOJ Exit 2019 COPs: $21.4M Budgeted			
Project Budget & Component	**Status**	**COPs Encumbered + Spent as of 09/2026**	**Expected Completion**
$TBD: Independent Boilers	Pre-planning analysis from DPW Engineering complete (09/2026). **Gas equipment infeasible in spaces available, will need electrical units, new switchgear and increased capacity (PG&E)** **In progress: Feasibility study and cost estimation scope from DPW.**	-	04/2027 for cost estimate deliverable
$TBD: Holding	Pre-planning analysis from DPW Architecture complete (10/2026). Next: Discussion with SHF to greenlight options for cost estimating for best-value approach.	$13K spent	12/2026 for preferred approach confirmation
$TBD: Storage and Stores	Not yet begun, waiting to see project budgets for Boilers and Holding decoupling.	-	TBD

Active and Planned Project COPs Status

3 – Remaining Tenants Exit HOJ Exit 2019 COPs: $17.0M Budgeted			
Project Budget & Component	**Status**	**Encumbered + Spent as of 09/2026**	**Expected Completion**
$9.5M: TIs Phase 1 Property Control	NTP to Clark 02/2026 for Phase 1 (Supplies from HOJ and Property from Bldg 606). Phase 2 will begin when Ingleside Station is complete, expected end of CY2029.	$7.8M $1.7M spent $6.1M encumbered	Spring 2027 (Phase 1)
$7.0M: Relocations	RED currently searching in the market for spaces that can work for remaining tenants.	-	Will depend on site(s) found.
$510K: Contingency	Not yet needed.	-	N/A

HOJ Exit – Considerations

- For the renewals:
  - System failure could trigger emergency needs
- For the tenant improvement and construction projects:
  - Unknowns at project sites, esp. underground work
  - Costs for scope on jail decoupling projects still TBD
- For the relocations:
  - RED staffing capacity to be able to deliver
  - Site identification
  - Rapidly changing market conditions
- All:
  - Grid limitations and status

Thank you

Questions?