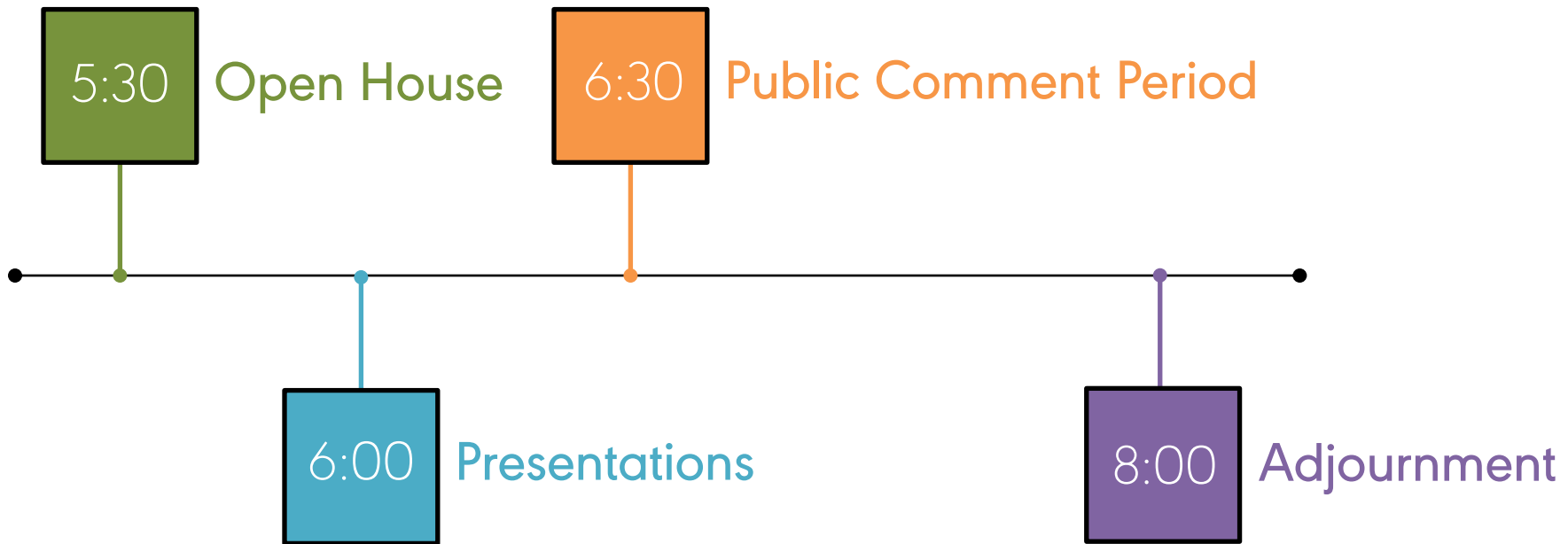
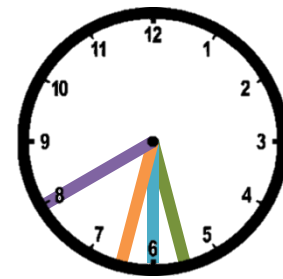




PLANNING FOR THE FUTURE OF THE OAHU COMMUNITY CORRECTIONAL CENTER

Town Hall Meeting
April 24, 2017



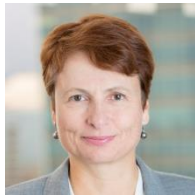




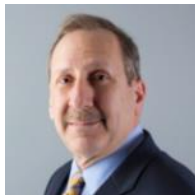
Nolan Espinda, Director
Department of Public Safety



Roderick Becker, Comptroller
Department of Accounting & General Services



Bettina Mehnert, Chief Executive Officer
AHL



Robert J. Nardi, Senior Vice President
Louis Berger



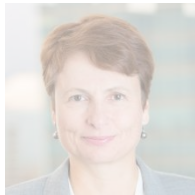
Preston Potratz, Principal
Integrus Architecture



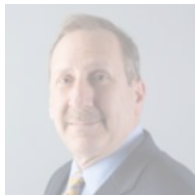
Nolan Espinda, Director
Department of Public Safety



Roderick Becker, Comptroller
Department of Accounting & General Services



Bettina Mehnert, Chief Executive Officer
AHL



Robert J. Nardi, Senior Vice President
Louis Berger



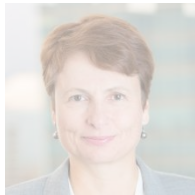
Preston Potratz, Principal
Integrus Architecture



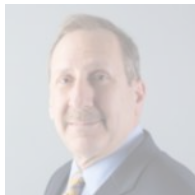
Nolan Espinda, Director
Department of Public Safety



Roderick Becker, Comptroller
Department of Accounting & General Services



Bettina Mehnert, Chief Executive Officer
AHL



Robert J. Nardi, Senior Vice President
Louis Berger



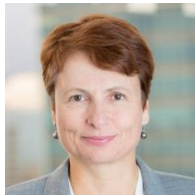
Preston Potratz, Principal
Integrus Architecture



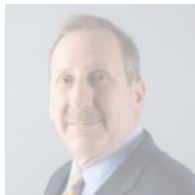
Nolan Espinda, Director
Department of Public Safety



Roderick Becker, Comptroller
Department of Accounting & General Services



Bettina Mehnert, Chief Executive Officer
AHL



Robert J. Nardi, Senior Vice President
Louis Berger



Preston Potratz, Principal
Integrus Architecture

AHL

Louis Berger

Integrus Architecture

PBR Hawaii

CommPac

Wilson Okamoto Corp.

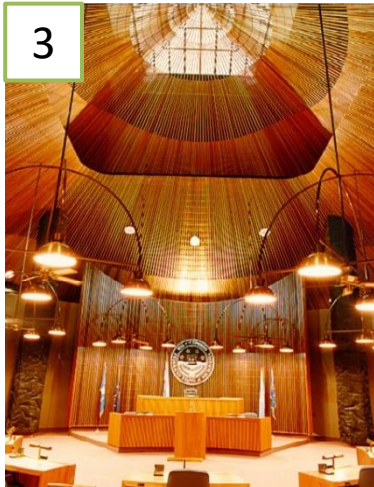
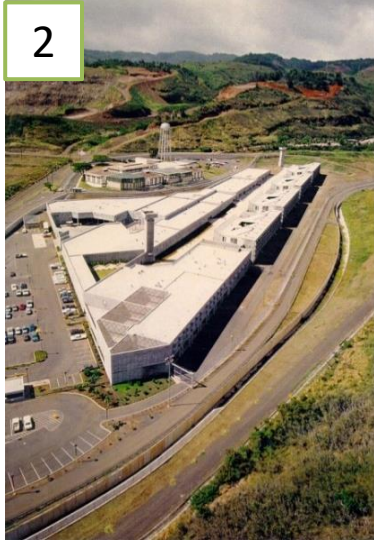
ECS, Inc.

Cumming Corp.

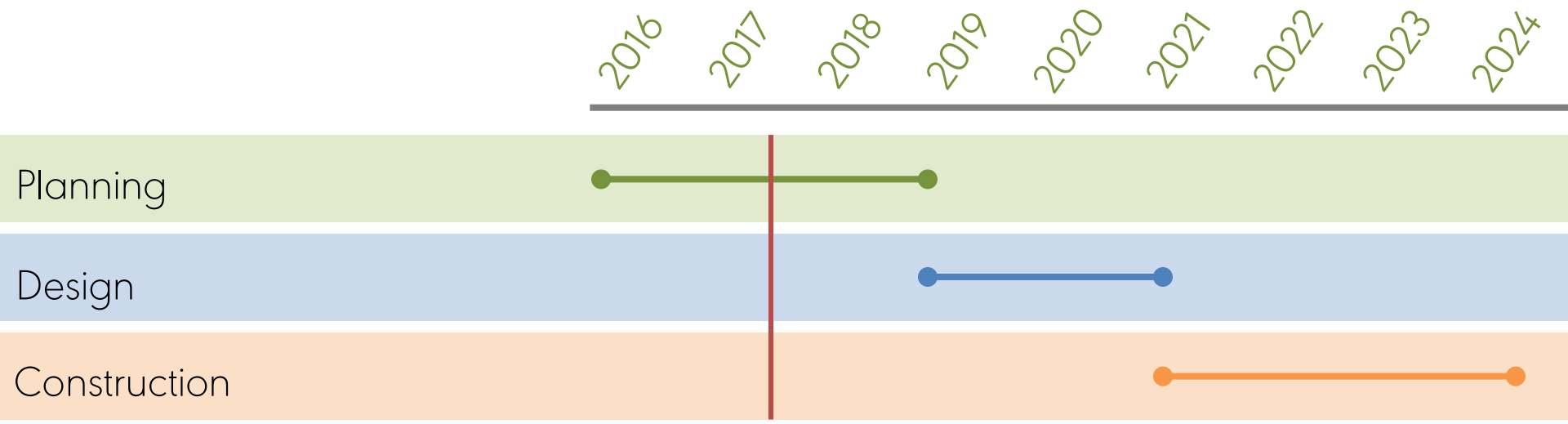
Newmark Grubb, Inc.

AHL Projects

1. 1977 - Prince Jonah Kuhio Federal Building
2. 1987 - Halawa Medium Security Correctional Facility
3. 1989 - Federated States of Micronesia Capitol Complex
4. 1997 - Women's Community Correctional Center
5. 2000 - Kapolei Regional Police Station
6. 2001 - Kauai Main Police Facility
7. 2006 - Republic of Palau Capitol
8. 2009 - Kapolei Judiciary Complex
9. 2016 - Wai'anae Police Station



Overall Project Timeline

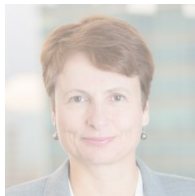




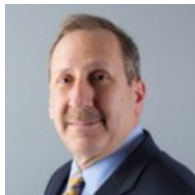
Nolan Espinda, Director
Department of Public Safety



Roderick Becker, Comptroller
Department of Accounting & General Services



Bettina Mehnert, Chief Executive Officer
AHL



Robert J. Nardi, Senior Vice President
Louis Berger



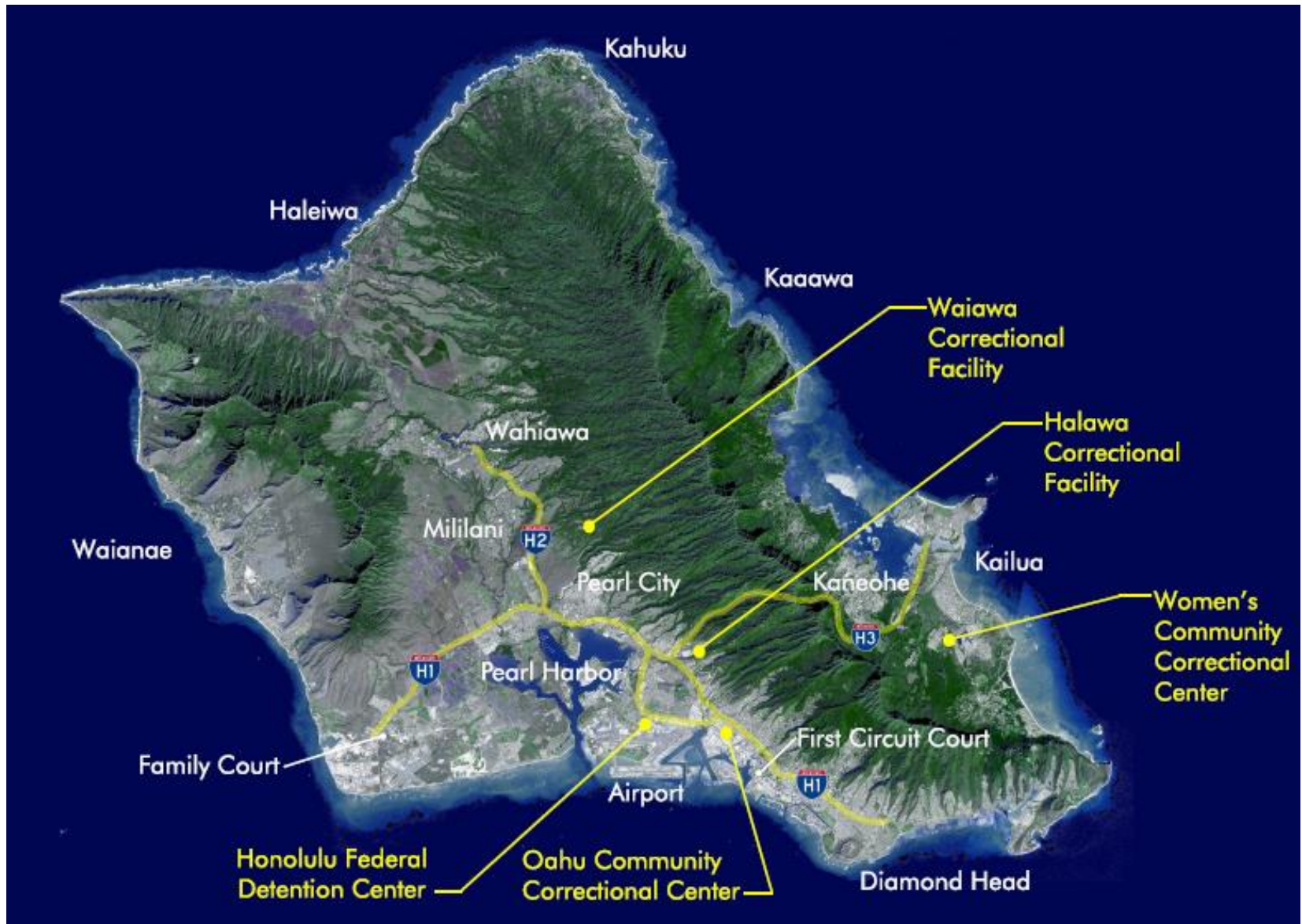
Preston Potratz, Principal
Integrus Architecture

Louis Berger Projects

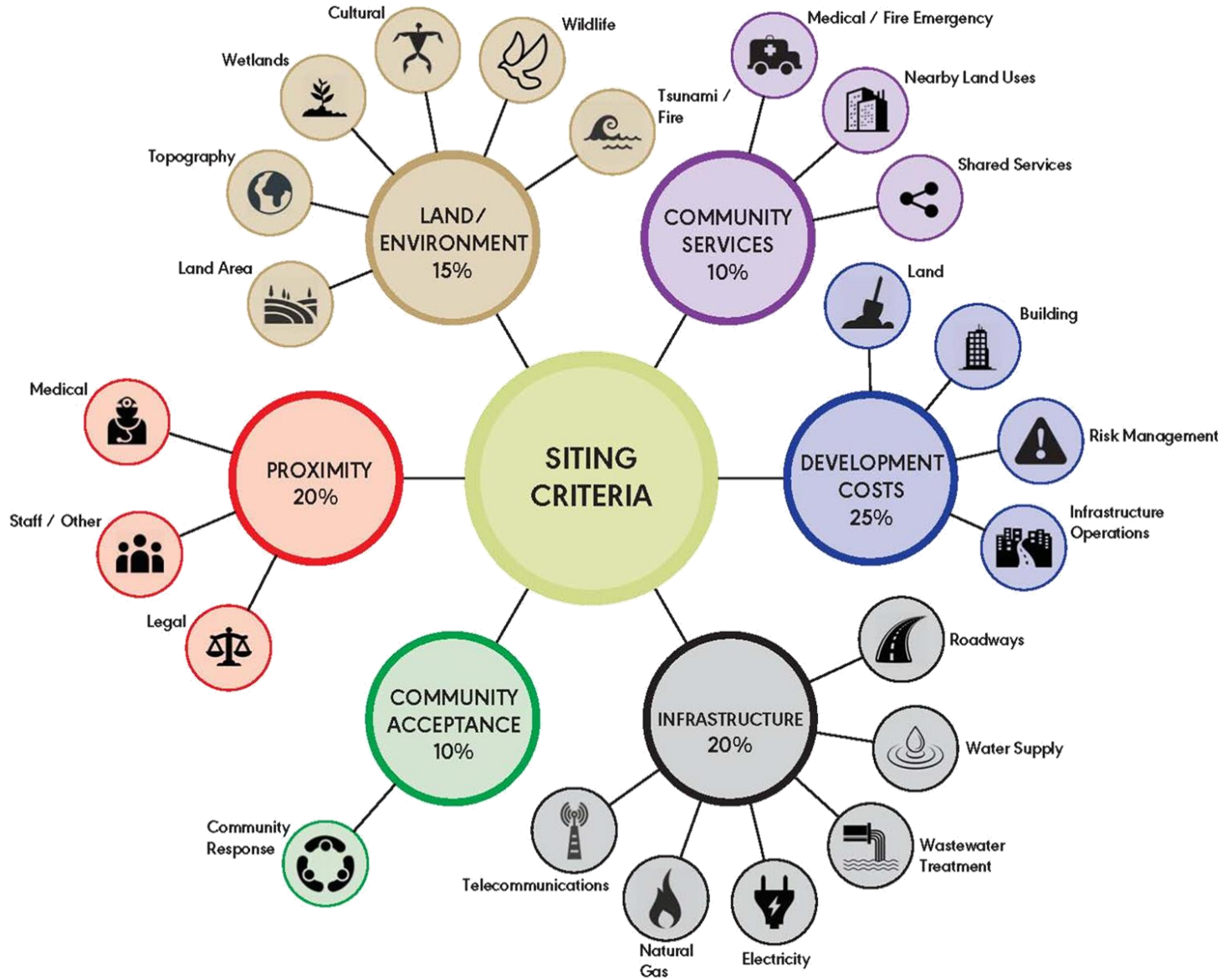
1. 1995 - Federal Detention Center
Miami, FL
2. 1997 - Federal Detention Center
SeaTac, WA
3. 1999 - Metropolitan Detention Center
Houston, TX
4. 2001 - Federal Detention Center
Honolulu, HI
5. 2001 - Federal Detention Center
Philadelphia, PA



Conduct Island-wide Search for Sites




Establish Siting Criteria



Develop Inventory of Prospective Sites





Future of the Oahu Community Correctional Center - 2017

The Hawaii Department of Public Safety is planning to replace the Oahu Community Correctional Center and continues to seek building sites for consideration.

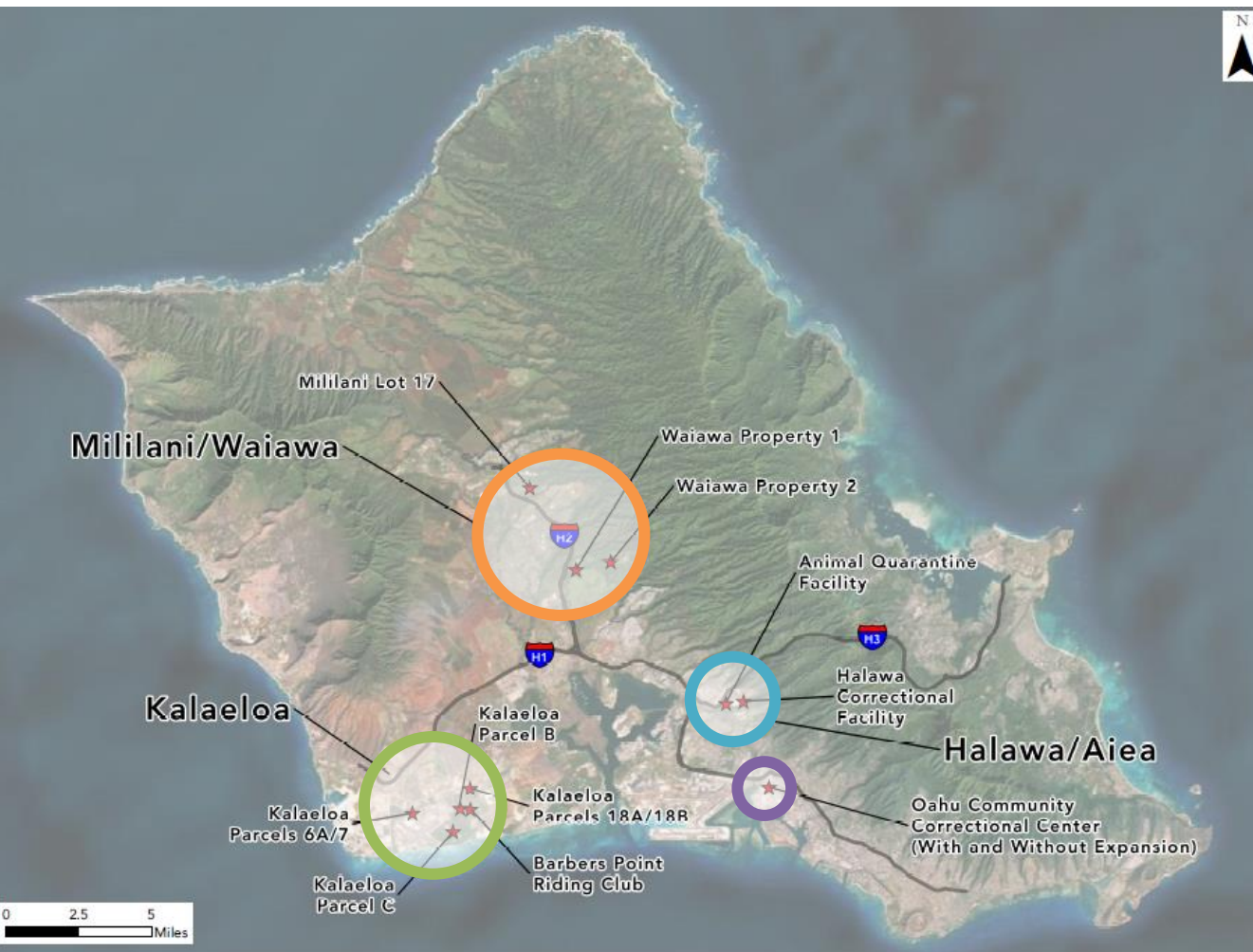
Site Features	Requirements
Land Area	Parcels of developable land greater than 1 acre in size shall be considered
Search Area	Anywhere on Oahu
Site Conditions	Minimal development and environmental constraints (e.g., wetlands, steep topography, floodplains, etc.)
Past/Present Land Uses	Absent current or past land uses that could pose a risk of contamination
Water Supply Service	Reasonable access to publicly-owned/operated water supply system
Wastewater Treatment Service	Reasonable access to a publicly-owned/operated wastewater treatment facility
Electric Power Service	Ability to access the electric distribution system
Natural Gas and Tele-Communications Services	To be determined based on institution needs and availability
Access	Access to network of federal, state, or local designated roadways

If you have property that meets these basic requirements or require additional information, please fill out and submit the form that immediately follows.

For information contact:

rnardi@louisberger.com

Initial 11 Prospective Sites



1. Current OCCC
2. Halawa Correctional Facility
3. Animal Quarantine Facility
4. Kalaeloa Parcel B
5. Kalaeloa Parcel C
6. Kalaeloa Parcels 6A/7
7. Kalaeloa Parcels 18A/18B
8. Barbers Point Riding Club
9. Mililani Tech Park Lot 17
10. Waiawa Property 1
11. Waiawa Property 2

Goal

- Provide reasonable number of potentially viable sites for consideration

Challenge

- In-depth evaluation of all sites is unnecessarily costly and time consuming

Solution

- Use Screening Tool to efficiently and cost-effectively screen sites

Screening Process Results: Scoring Matrix

Category	Criteria	Indicators	Notes	Score
Proximity (20 points)	Proximity to Court (20 points)	Average drive time (minutes) to arrive at First Circuit Court at 8:00 a.m.	Closest among all site alternatives to First Circuit Courthouse; approximately 18 minutes average travel time	20
		Proximity Total Score:		
Land & Environment (15 points)	Land Area (3 points)	Buildable land area	Buildable land area totals approximately 8 acres (50% of site)	1
	Topography (2 points)		Elevation range: 9–25 feet amsl (average)	

Category	Criteria	Indicators	Notes	Score		
Land & Environment (15 points)	Cultural, Historic, Native Hawaiian Resources (2 points)	Electric Power (3 points)	Proximity to service connection	Connected to existing system; likely adequate	3	
	Wetlands (2 points)	Natural Gas/Telecom (1 point)	Proximity to service connection	Connected to existing systems; likely adequate	1	
Infrastructure Total Score:				20		
Infrastructure (20 points)	Access (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 0.8 mile to Kalihi Kai Fire Station	3	
		Development Costs (25 points)	Ability to Share Services (3 points)	Ability to share services with other PSD facilities	Approximately 8.5 miles to Halawa CF; no opportunities to share services	0
			Land Use Considerations (4 points)	Land use compatibility	Potential conflicts with surrounding land uses (current and future): Puuale Elementary School	2
			Community Services / Other Total Score:			5
Infrastructure (20 points)	Water Supply (3 points)	Development Costs (25 points)	Land acquisition process relative to other sites (5 points)	State of Hawaii Government-owned (currently in use by PSD; location of OCCC)	5	
			Building costs relative to other sites (5 points)	Mid-rise development with at-grade parking	3	
			Infrastructure and operational costs relative to other sites (5 points)	Major access improvements likely unnecessary; other major infrastructure improvements likely unnecessary; mid-rise development likely necessary with higher staffing costs	3	
			Complexity/risk relative to other sites (10 points)	Implementation somewhat complex with low risk of failure	8	
Development Costs Total Score:				19		
Infrastructure (20 points)	Wastewater Treatment (3 points)	Community Acceptance (10 points)	Community Acceptance (10 points)	Strongly positive (10 points); mostly positive (7 points); neutral (neither positive nor negative; 5 points); mostly negative (3 points); strongly negative (0 points)	Mostly negative	3
			Community Acceptance Total Score:			3
Total Score (out of 100 points)				76		

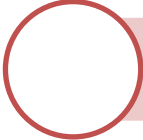

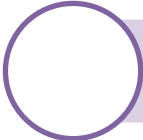
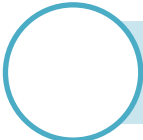
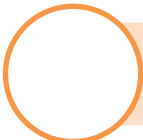
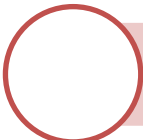

Screening Process Results: Shortlist of Four Sites



Site Location	Site Name	Score	Rank
Halawa	Animal Quarantine Facility	79	1
Kalihi	Oahu Community Correctional Center	76	2
Halawa	Halawa Correctional Facility	58.5	3
Mililani	Mililani Technology Park Lot 17	57	4
Kalaeloa	Kalaeloa Parcels 18A/18B	51.5	5
Waiawa	Waiawa Property 1	50.5	6
Waiawa	Waiawa Property 2	46.5	7
Kalaeloa	Kalaeloa Area Parcel B	41.5	8
Kalaeloa	Kalaeloa Parcels 6A/7	37	9
Kalaeloa	Kalaeloa Barbers Point Riding Club	36	10
Kalaeloa	Kalaeloa Area Parcel C	31.5	11



4 Shortlisted Sites: Draft EIS Process

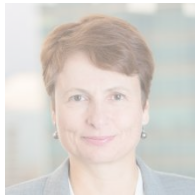
-  Purpose and Need for Project
-  Documentation of alternatives
-  Baseline environmental studies
-  Assessment of potential environmental impacts
-  Identification of mitigation measures for potential adverse impacts
-  Status reports on project milestones
-  Continued opportunities for public input



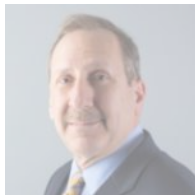
Nolan Espinda, Director
Department of Public Safety



Roderick Becker, Comptroller
Department of Accounting & General Services



Bettina Mehnert, Chief Executive Officer
AHL



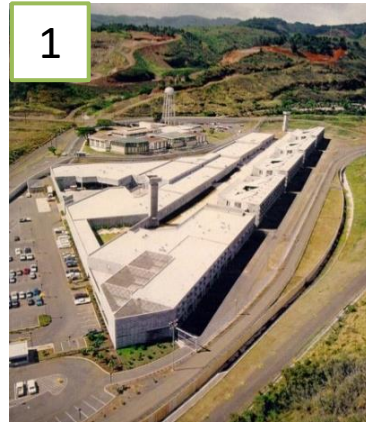
Robert J. Nardi, Senior Vice President
Louis Berger



Preston Potratz, Principal
Integrus Architecture

Integrus Projects

1. 1987 - Halawa Medium Security Facility
2. 1990 - University of Hawaii Hamilton Library Phase III
3. 1993 - Hawaii Youth Correctional Facility
4. 1997 - Women's Community Correctional Center
5. 2000 - Kapolei Regional Police Station
6. 2001 - Kauai Main Police Facility
7. 2001 - Laumaka Work Furlough Center
8. 2009 - Kapolei Judiciary Complex
9. 2016 - Wai'anāe Police Station

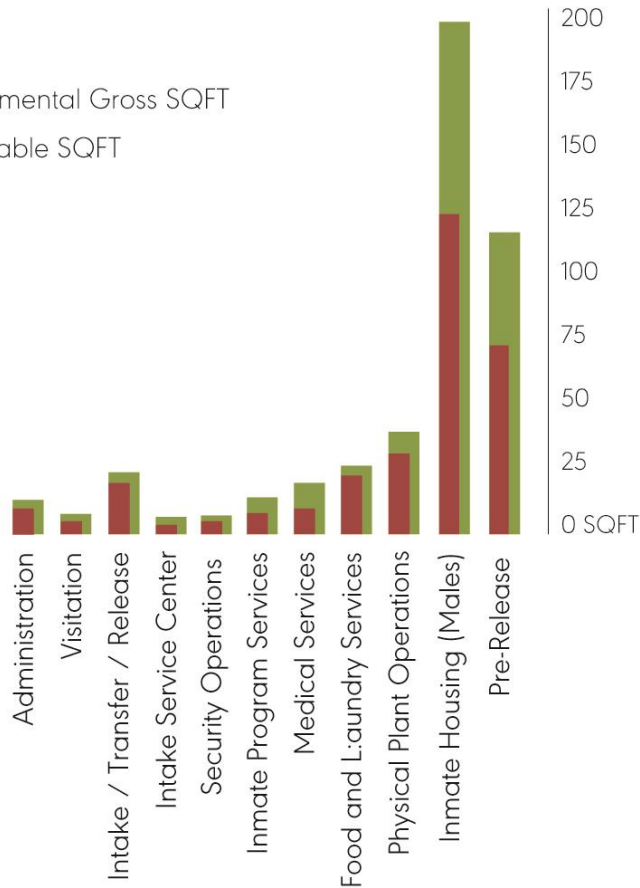


OCCC Space Requirements

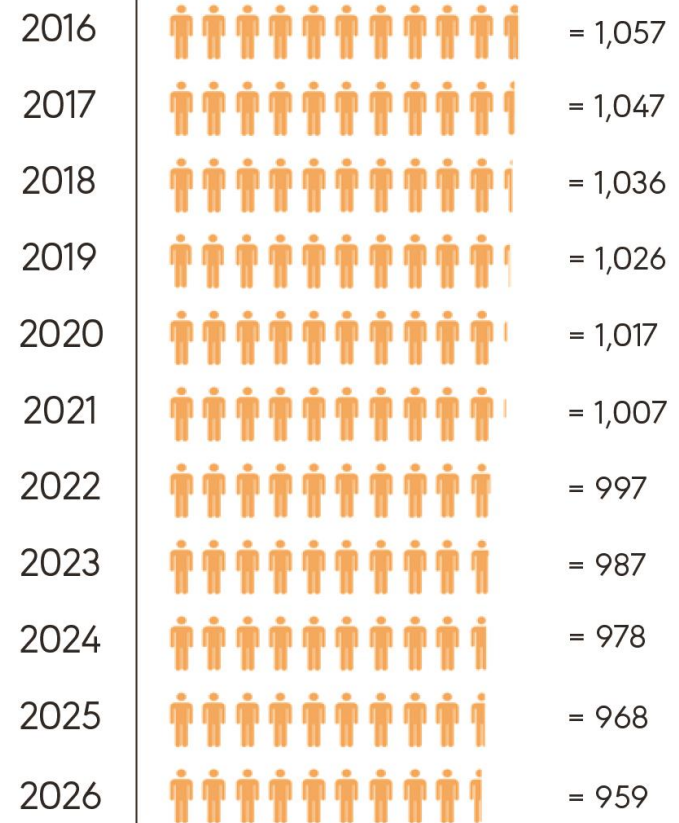
Thousand SQFT.

LEGEND

- Departmental Gross SQFT
- Net Usable SQFT



OCCC Male 10-Year Detention Forecast



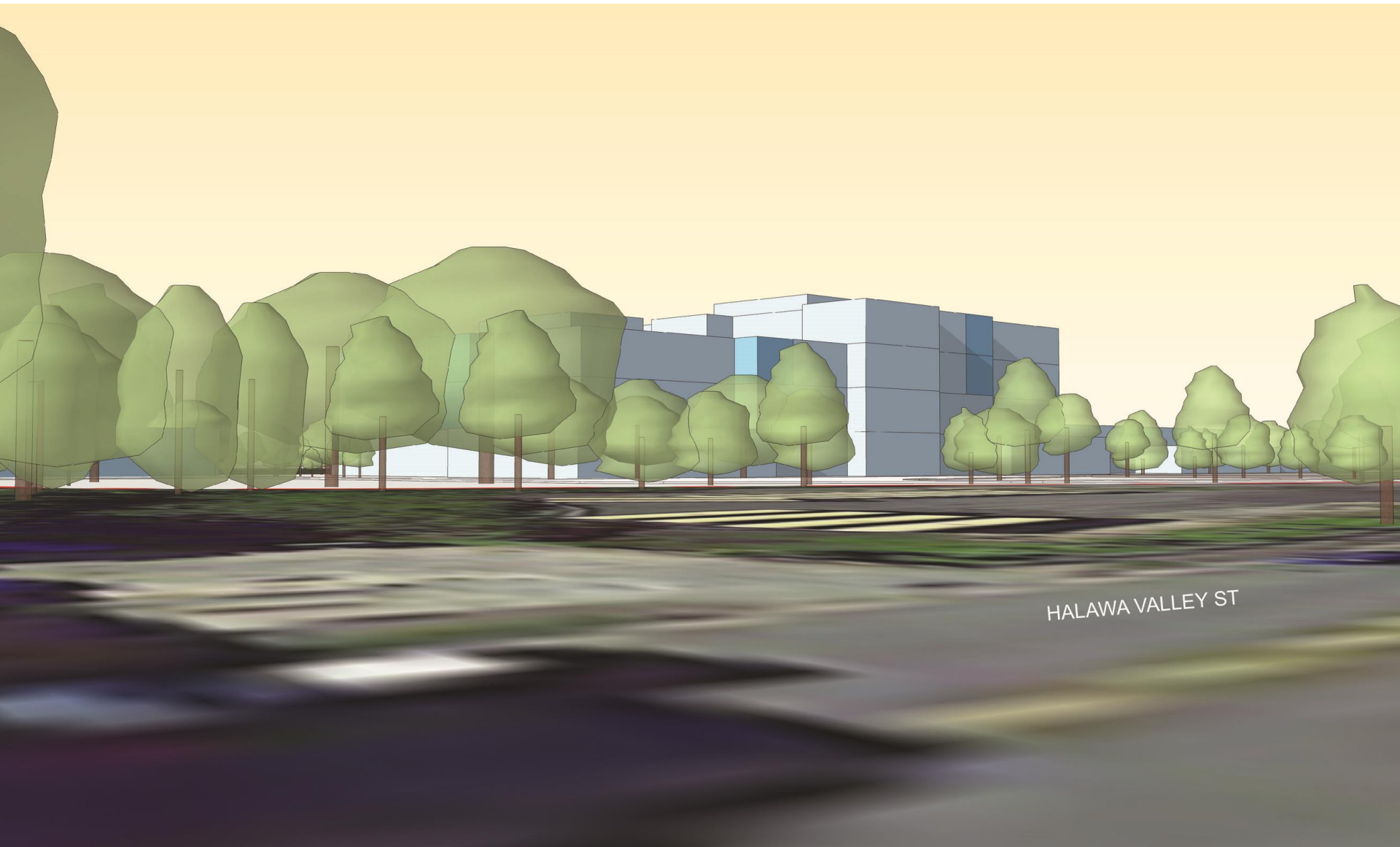
Modern Jail Design



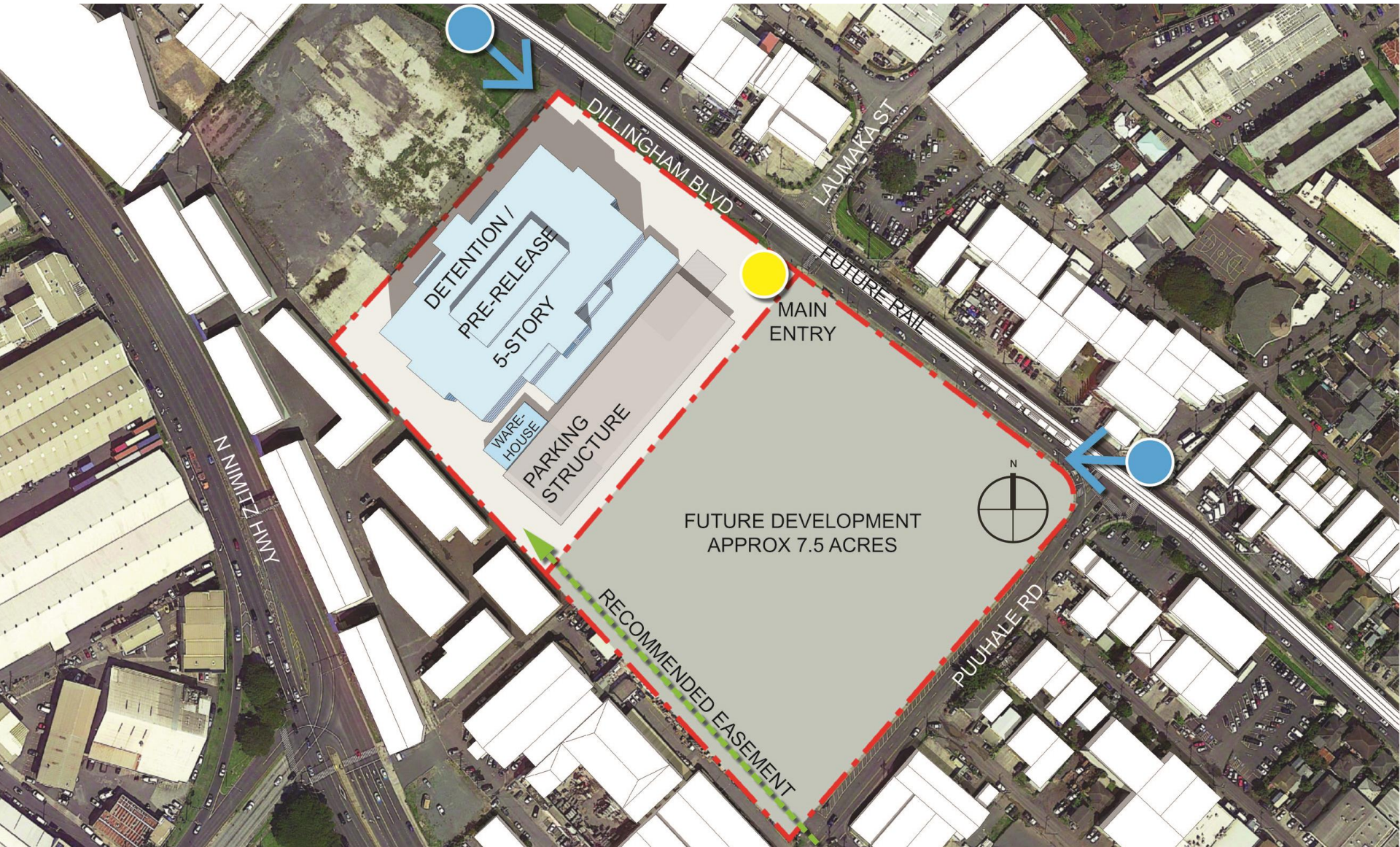
Preliminary Layout: Animal Quarantine Site



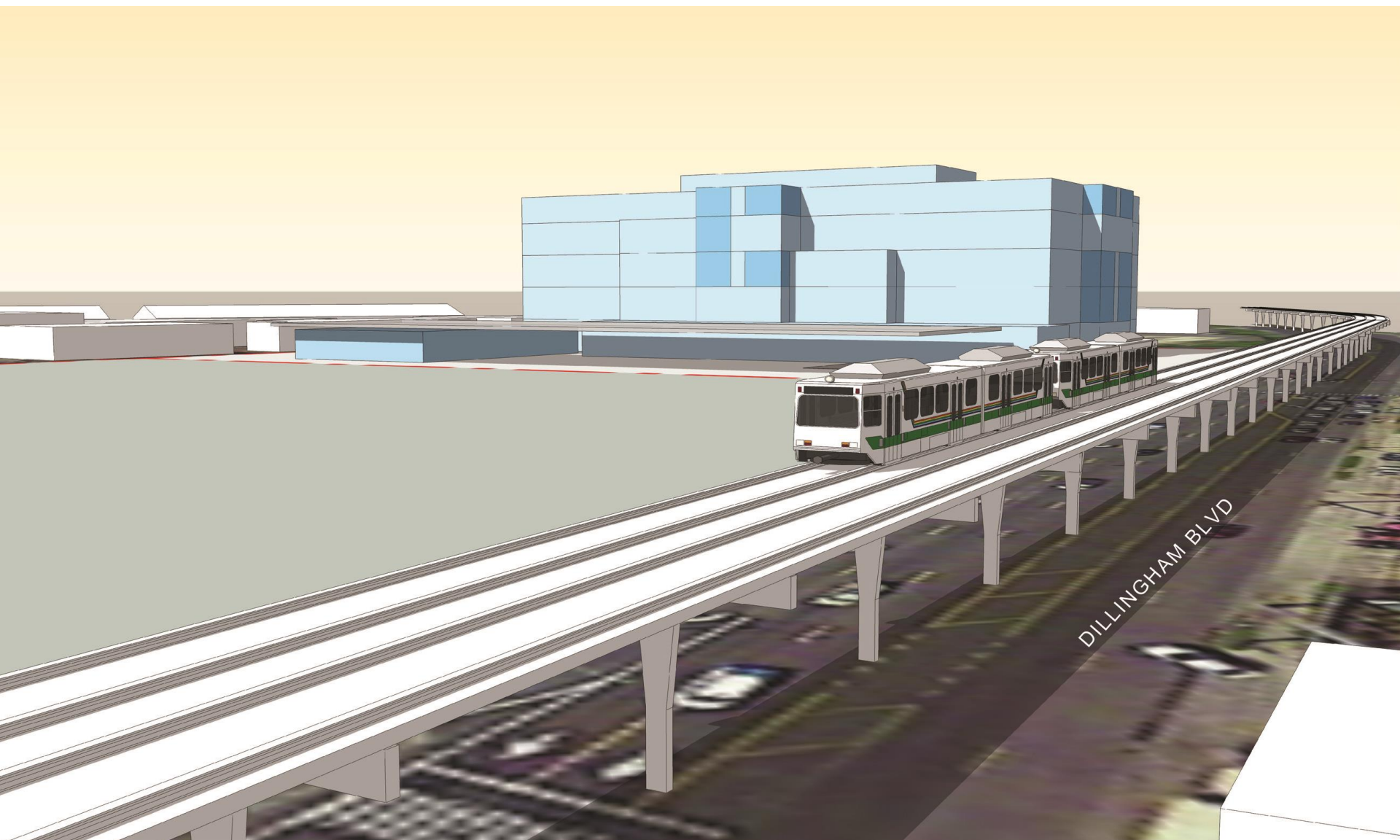
Preliminary Layout: Animal Quarantine Site



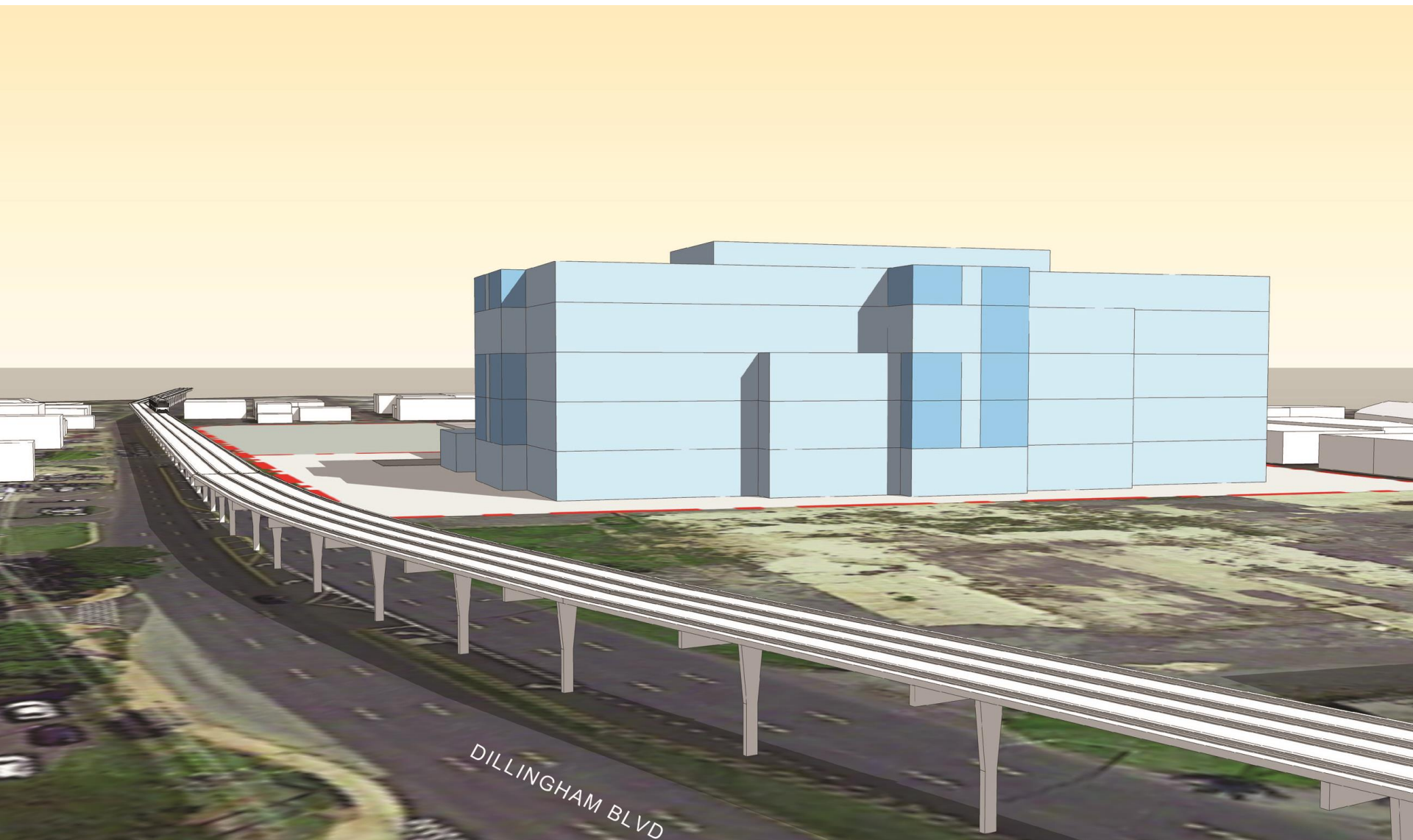
Preliminary Layout: Existing OCCC Site

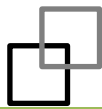


Preliminary Layout: Existing OCCC Site



Preliminary Layout: Existing OCCC Site

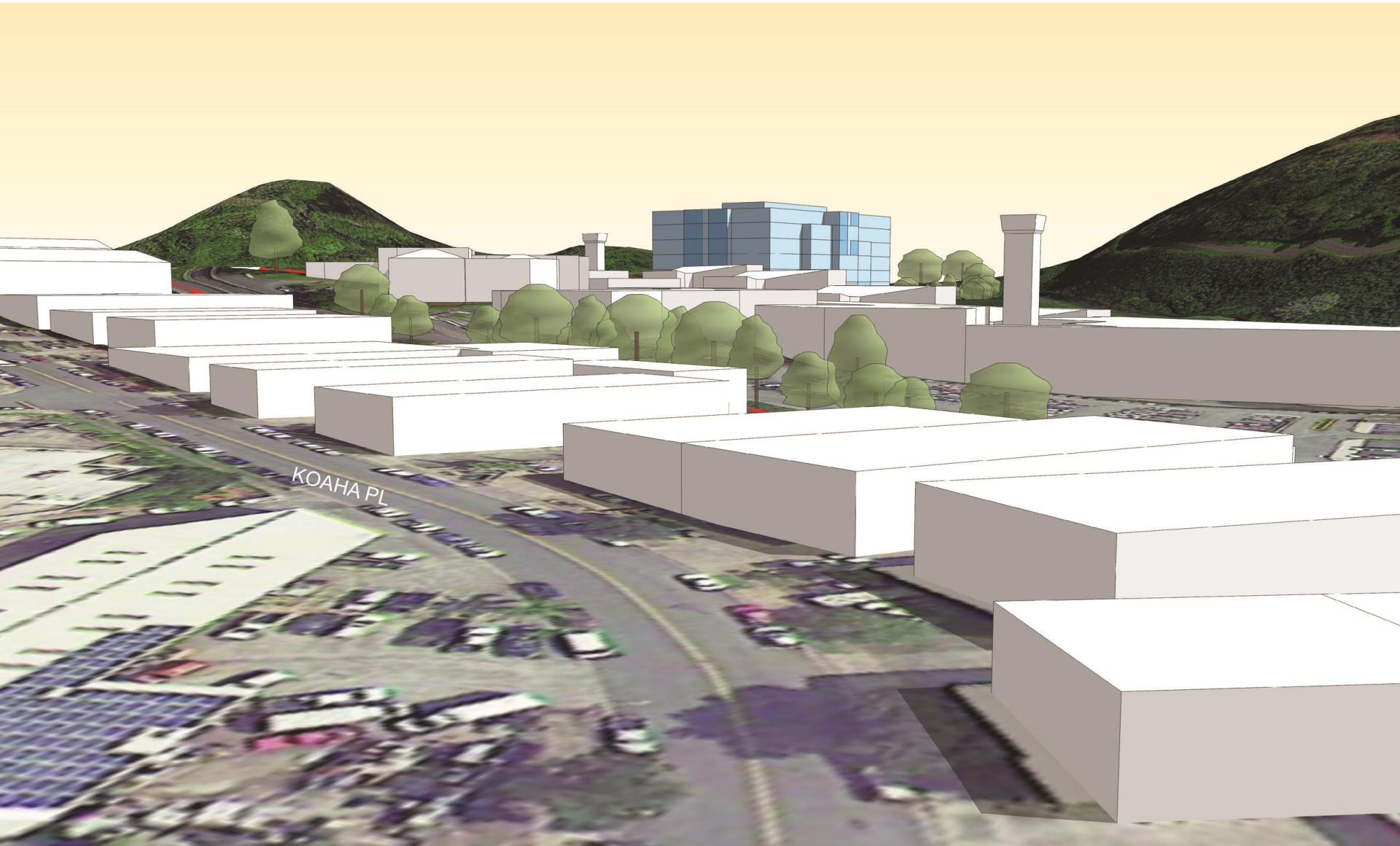




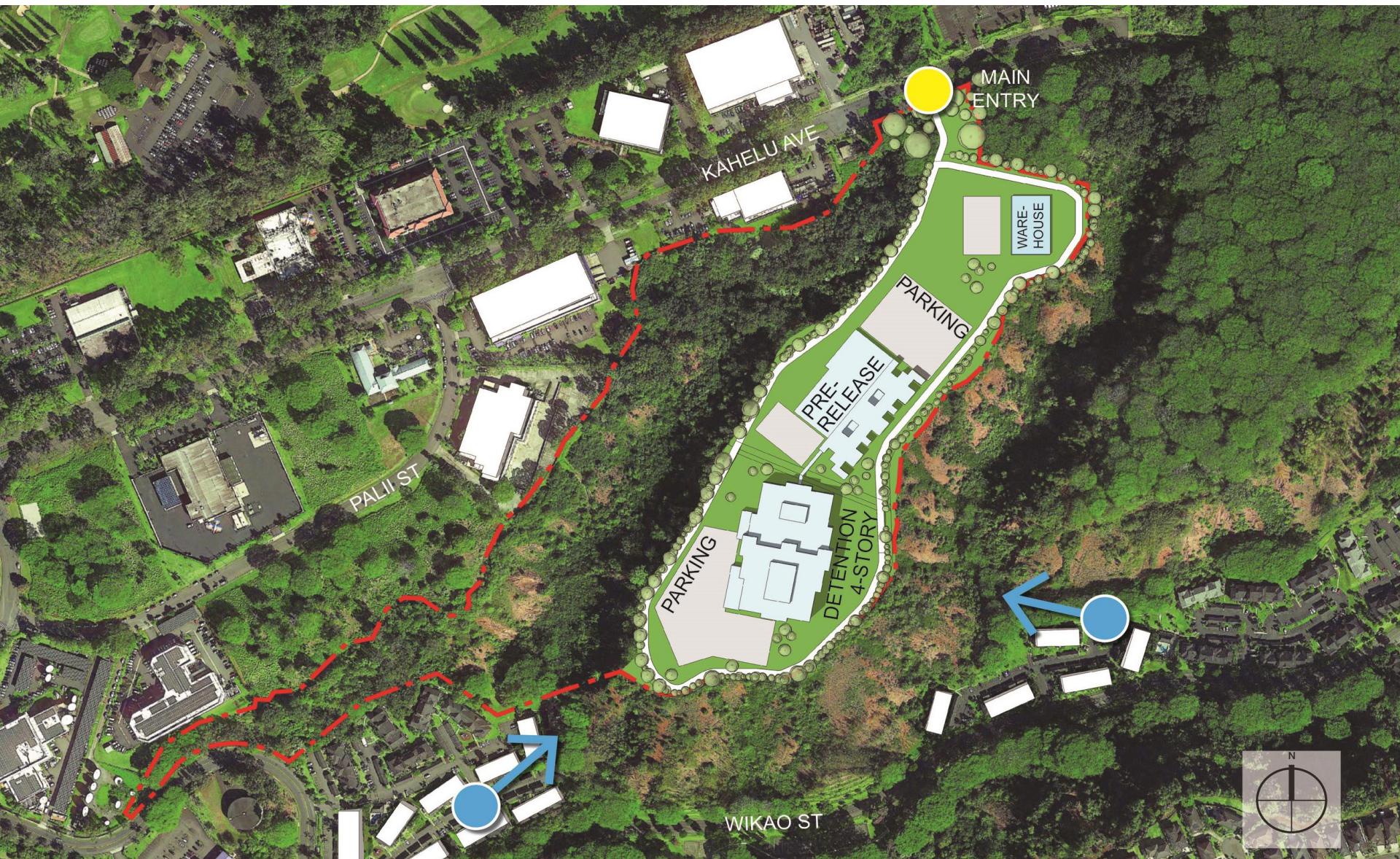
Preliminary Layout: Halawa Correctional Facility Site

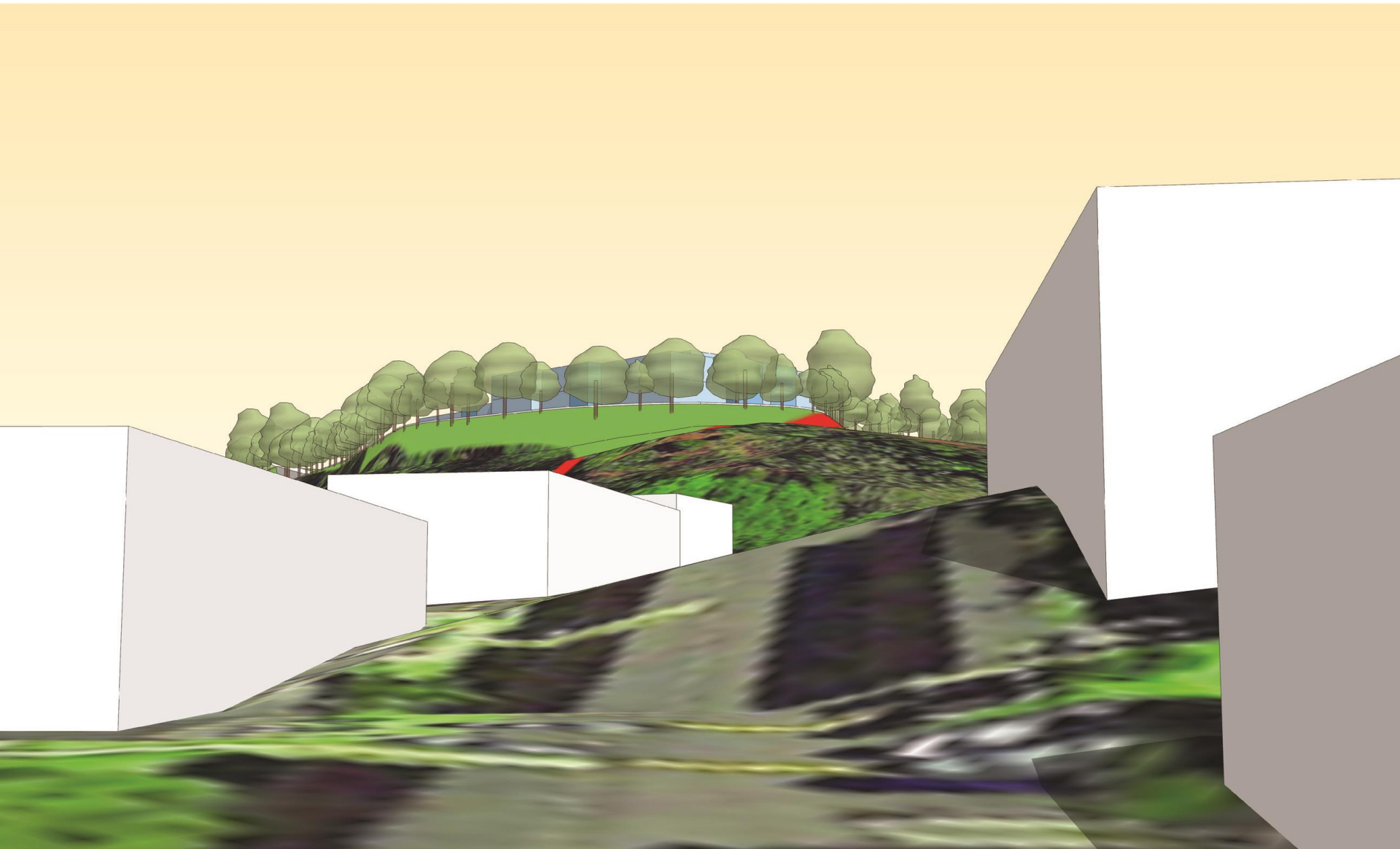


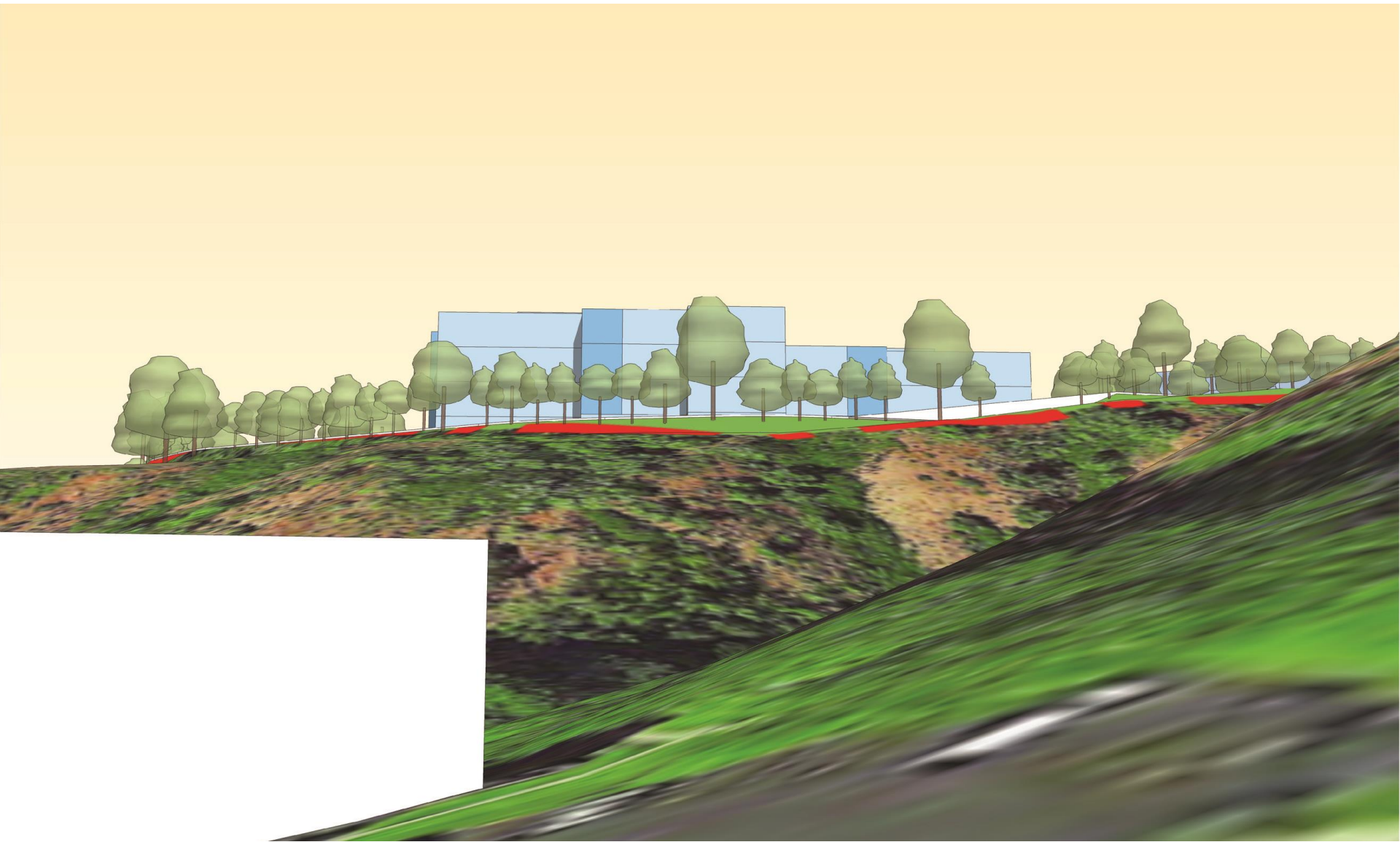
Preliminary Layout: Halawa Correctional Facility Site

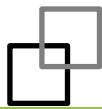


Preliminary Layout: Mililani Tech Park Lot 17 Site

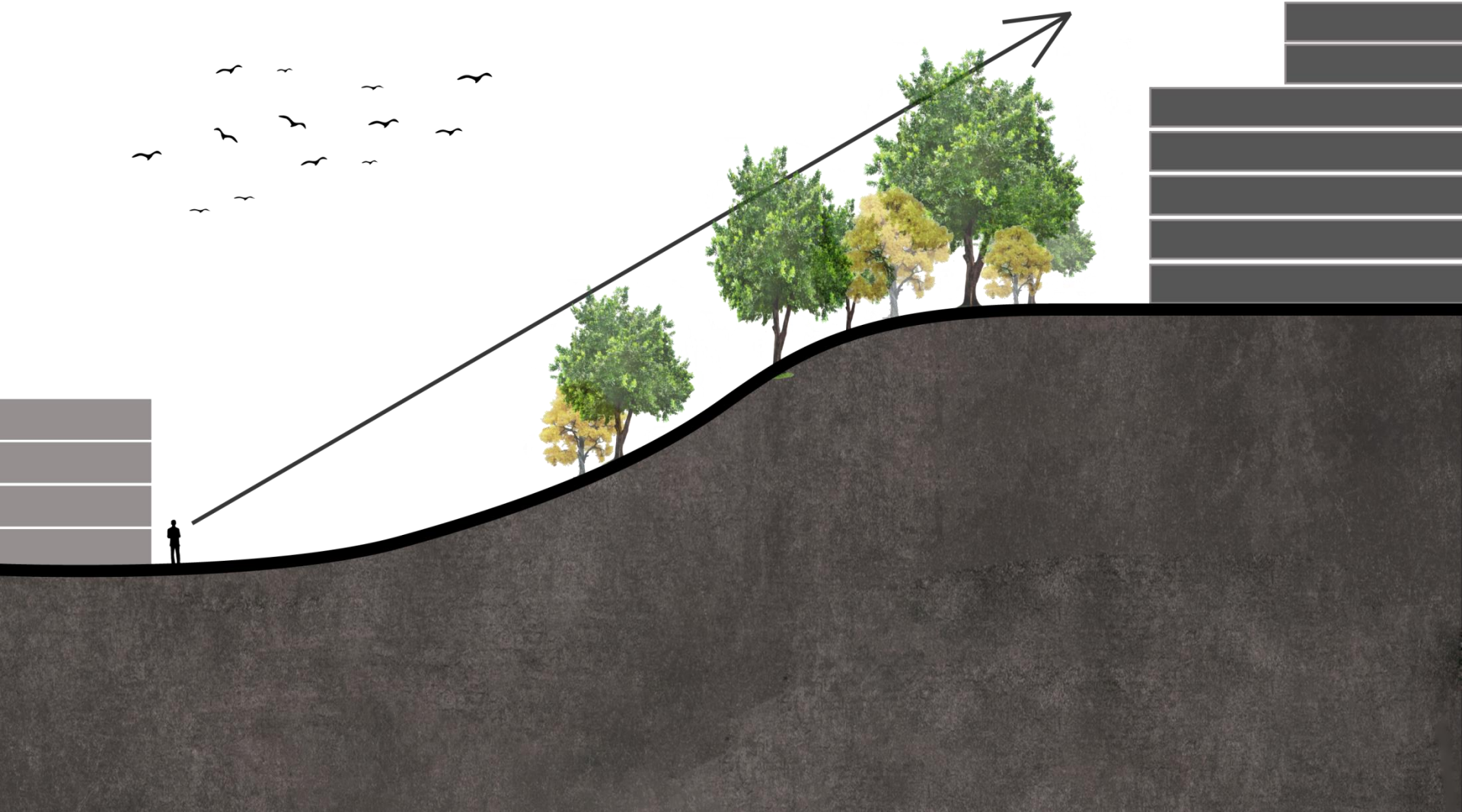




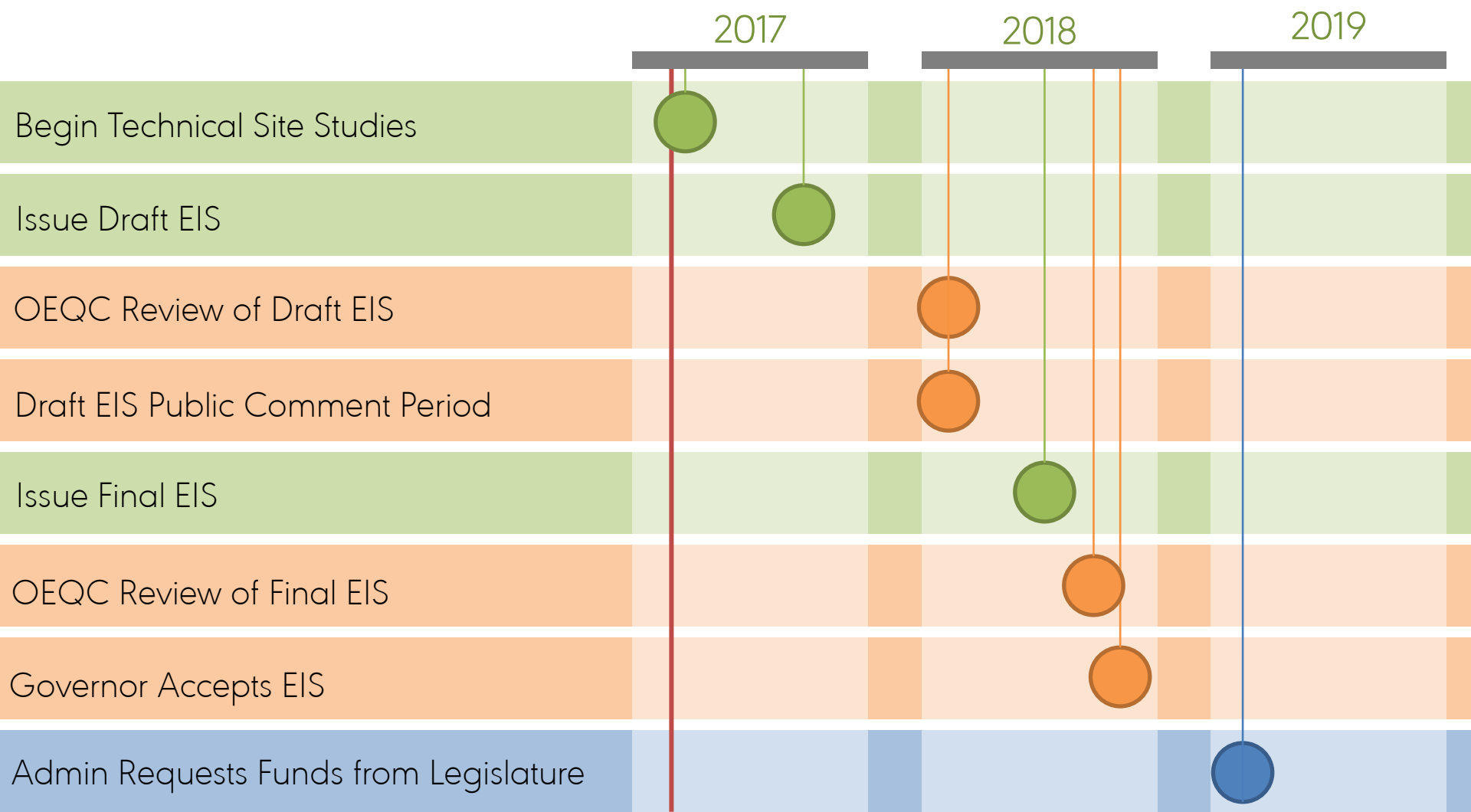




Preliminary Layout: Mililani Tech Park Lot 17 Site



Next Steps





PUBLIC COMMENT PERIOD

Town Hall Meeting
April 24, 2017



2 minutes allotted per person



Speakers will be called in the order their name appears on the sign-up sheet



Green light = Begin speaking



Yellow light = 30 seconds remaining



Red light = Time is up

Thank you for your attendance!

For more information, please visit:

<http://dps.hawaii.gov/occc-future-plans>.



ahl.
Louis Berger
integrus
ARCHITECTURE



PLANNING FOR THE FUTURE OF THE OAHU COMMUNITY CORRECTIONAL CENTER

Town Hall Meeting
April 24, 2017

ahl.
Louis Berger
integrus
ARCHITECTURE