

Future of the Oahu Community Correctional Center

Volume 11 - Town Hall Meeting a Success

May 2017

Hawaii Department of Public Safety

The Hawaii Department of Public Safety (PSD) operates the Oahu Community Correctional Center (OCCC) which acts as the local detention center for the First Circuit Court. Located within an approximately 16-acre property at 2109 Kamehameha Highway in Honolulu, OCCC is currently the largest jail facility in the Hawaii system. From its beginning in 1975 as a part of the county-based community corrections system concept with 456 beds, the facility has been expanded to its current design capacity of 628 beds and an operational capacity of 954 beds and consistently operates above these capacities.

OCCC provides the customary jail function of managing both pre-trial detainees and locally-sentenced misdemeanor offenders and others with a sentence of one year or less as well as providing a pre-release preparation/transition function for prison system inmates when they reach less than a year until their scheduled release. It's important to note that the inmates housed at OCCC are under the jurisdiction of the Judiciary (courts) and not PSD. Detainees in jail can only be released, placed in outside programs or assigned to other alternatives to incarceration by the Judiciary (courts).

With increasingly aged and obsolete correctional facilities, PSD is proposing to improve its corrections infrastructure through modernization of existing facilities and construction of new institutions to replace others. Among its priority projects is the replacement of OCCC which, when constructed, will take advantage of the newest cost-savings technologies and improve correctional services and safety for inmates, staff and the public.

Large Turnout for OCCC Town Hall Meeting

On April 24, 2017, over 100 individuals representing neighborhoods from throughout Oahu participated at a Town Hall meeting at the Aloha Stadium Hospitality Room. The meeting was held to highlight the need for a new OCCC to replace the current outmoded, inefficient and obsolete facility located in Kalihi; envision the best facility for the residents of Oahu; report progress on plans for a new OCCC; and provide a forum for public comments, insight and input to the OCCC team comprising representatives of PSD, the Department of Accounting and General Services (DAGS) and the Consultants assisting with the project.



Overseeing the Town Hall meeting was Tracey S. Witgen who acted as an impartial moderator for the evening's activities. Ms. Witgen currently administers daily operations and programs for the Mediation Center of the Pacific, a not-for-profit corporation that serves approximately 5,000 individuals annually. As Moderator, Tracey ensured that all persons who wished to offer comments and input were provided with the opportunity to do so.



Moderator Tracey S. Witgen

communities with professionalism, integrity and fairness. He added that given its age and current condition, OCCC is in need of immediate replacement. Overcrowding and ad hoc additions make operation of the facility challenging in terms of safety, security, support services, and access to programs. This also puts the facility at immediate risk of federal oversight. Overcrowding and the adaptive use of available capacity has resulted in relatively high staffing patterns and associated operating costs.



PSD Director Nolan Espinda

Following her opening remarks, Ms. Witgen introduced the OCCC project leadership team who presented information about the proposed project from differing perspectives. The team was comprised of the following individuals:

- Nolan P. Espinda, Director of the Department of Public Safety
- Roderick Becker, Comptroller for the Department of Accounting and General Services
- Bettina Mehnert, Chief Executive Officer of AHL which is leading the Consultant team
- Bob Nardi, Senior Vice President with Louis Berger U.S. and a member of the Consultant team
- Preston Potratz, Principal with Integrus Architecture, also a member of the Consultant team

OCCC was originally built as a prison for a long-term stable inmate population. Today, it functions as a jail with a population of inmates serving sentences with less than a year before release and for individuals awaiting trial. A new OCCC would better meet the current and future needs of Hawaii, while ensuring the safety of inmates, correctional staff, and the general public. Additionally, a new jail customized for efficiency can reduce costs and liabilities to the state. The plan for the new OCCC includes the relocation of all female inmates currently held at OCCC to the Women's Community Correctional Center in Kailua, where their needs can be better met. Overall, PSD's vision for the future is to improve the operations and conditions of the facilities it manages to better accommodate and meet the needs of Hawaii's criminal justice system.

Hawaii to plan this important new facility. "This meeting is part of the process to replace the overcrowded, aging and outdated OCCC," said Mr. Becker adding that "while informative, the Town Hall meeting more importantly brings together the Oahu community, providing an opportunity to express their concerns and attitudes concerning efforts to replace OCCC."



Hawaii Comptroller Roderick Becker

Ms. Bettina Mehnert, CEO of Architects Hawaii Ltd. (known as AHL), is leading a team of consultants who are supporting DAGS and PSD. AHL has brought together a cross-section of the best firms working in Hawaii with those from the mainland. In addition to AHL, other participants include Louis Berger U.S., Integrus Architecture, PBR Hawaii, CommPac, Wilson Okamoto Corp., ECS, Inc., Cumming Corp., and Newmark Grubb, Inc. All of AHL's team members have long-standing relationships resulting in highly successful projects.

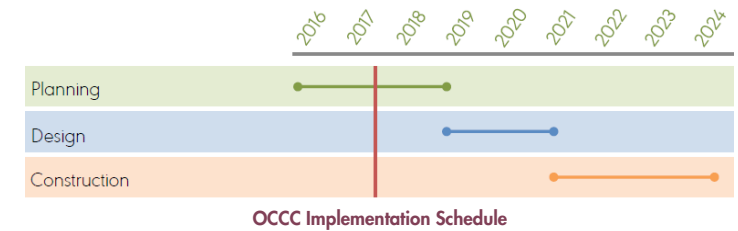


Bettina Mehnert addresses the Town Hall meeting

Ms. Mehnert reminded all that "how we care for our inmates is a reflection of who we are as a society." Furthermore, "we see a new OCCC as catalyst for change in Hawaii – replacing OCCC will have a ripple effect because it means the facility can be designed to support programs tailored for Hawaii's local and cultural context."

The Consultant team's role in the project includes: architectural space programming; site selection study; utility analysis; Environmental Impact Statement (EIS) preparation; public information and outreach (evidenced by the Town Hall meeting and the many individual and group meetings conducted since 2016); and development of a master plan for the selected site, among other tasks. Ms. Mehnert stressed that the Consultant team is entirely focused on the planning process and will play no role in the later design and construction phases.

In discussing the schedule ahead, Ms. Mehnert noted that the planning phase, which began in 2016, is expected to continue for two more years (2019) to be followed by project design, taking an additional two years (2021), with construction beginning after that and spanning a period of approximately three years (2024).



Presenting next was Bob Nardi, Senior VP with Louis Berger U.S., which is playing a key role in identifying possible locations for the new OCCC. With experience in the planning, siting and development of the Federal Detention Center at Honolulu International Airport and six other Federal Detention Centers around the nation, Mr. Nardi focused his initial efforts to define a preferred site search area on Oahu and the principal siting criteria used to assess prospective sites.



Bob Nardi describes the OCCC siting process

Mr. Nardi described the multi-phase OCCC siting process as comprising site identification, site screening, and detailed site evaluation. With each step, a rigorous set of criteria is applied to guide analysis and decision-making. By applying these criteria, less suitable sites can be identified and eliminated from further consideration, allowing more suitable sites to move forward to the next phase. The review and analysis process continues until it has been determined that suitable sites for building and operating a modern, new OCCC have been identified. To determine initial viability of any prospective OCCC development site, the team relied upon six principal siting criteria.



OCCC project leadership team

Leadership Team Shares Project Status with Public

Director Nolan P. Espinda welcomed the Town Hall meeting attendees, reminding everyone that PSD is responsible for operation and maintenance of all State of Hawaii prisons and jails. Its mission is to uphold justice and public safety by providing correctional and law enforcement services to Hawaii's



OCCC no longer meets the needs of Hawaii and is to be replaced

Roderick Becker also welcomed those assembled. As the State's Comptroller and Director of the Department of Accounting and General Services (DAGS), he described the role of DAGS as collaborating with PSD to oversee the planning process for the new OCCC and to support PSD's efforts to accomplish their mission. Improving Hawaii's jail facilities is an important step towards achieving this goal. DAGS and PSD have established a strong working relationship with DAGS overseeing administration of the Consultant team who has partnered with the State of

To avoid the time and effort of conducting in-depth evaluations of all potential OCCC sites (of which 11 were considered), the Consultant team used a site screening tool to quickly and efficiently compare and assess site conditions and characteristics against the siting criteria with the goal of identifying sites that most closely adhere to the criteria. The results of the analysis for each site was summarized on a Site Screening Scoring Matrix. Scores were totaled for each site and used to compare against other sites and eventually all prospective sites were ranked.

Category	Criteria	Indicators	Notes	Score
Community Services/Other (10 points)	Emergency Response Services (3 points)	Distance to nearest fire company/station	Approximately 0.8 miles to Kalihi Kai Fire Station	3
	Ability to Share Services (3 points)	Ability to share services with other PSD facilities	Approximately 6.5 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): Puuole Elementary School	2
Community Services / Other Total Score:				5
Development Costs (25 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)	Highrise development with at-grade parking	2
		Infrastructure and operational costs relative to other sites (5 points)	Major access improvements likely unnecessary; other major infrastructure improvements likely unnecessary; high-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:				18
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:		
Total Score (out of 100 points)				75

Example of a completed Site Scoring Matrix

As a result of the siting process, four sites are undergoing in-depth evaluations:

- Animal Quarantine Site
- Existing OCCC Site
- Halawa Correctional Facility Site
- Mililani Technology Park Lot 17 Site

Efforts are currently being directed towards preparation of a Draft EIS which will focus on:

- Establishing the purpose and need for the proposed OCCC facility
- Documenting alternatives that have been considered including the no-action alternative
- Establishing baseline environmental conditions (both natural and man-made) at the alternative sites
- Assessing potential impacts due to construction and operation of the proposed OCCC facility at each site
- Identifying measures to mitigate adverse impacts resulting from the proposed facility

Through the EIS process, a preferred location/solution for the new OCCC will be identified.

Preston Potratz of Integrus Architecture used the evening's final presentation to describe advancements in jail design that have occurred in the years since OCCC was constructed. Modern jail design, including concepts for the new OCCC, bear little resemblance to the existing facility in Kalihi. Recent jail developments on the mainland studied by the team resemble museums, office

buildings, hotels and similar structures. With careful attention to building design, orientation and the materials to be used, the new OCCC can be a benefit to the community in which it's sited.

Mr. Potratz provided preliminary design concepts to illustrate how the new OCCC could appear at each of the four prospective sites relative to the surrounding environments. How the proposed OCCC facility can be accommodated within the alternative sites will be a consideration as the EIS is prepared as each site requires a unique siting and development solution.



Preston Potratz of Integrus Architecture



Animal Quarantine Facility Site showing OCCC conceptual development plan



Animal Quarantine Facility Site massing diagram

Mr. Potratz summarized the efforts to be accomplished over the next 12 to 18 months as follows:

Late 2017	Draft EIS issued
Early 2018	Office of Environmental Quality Control (OEQC) reviews Draft EIS Draft EIS Public Comment Period
Mid 2018	Final EIS Issued
Late 2018	OEQC reviews Final EIS Governor accepts EIS
Early 2019	Administration requests funding from Legislature

Once the site has been selected and the EIS, permitting processes, and facility design are accomplished, groundbreaking can occur assuming funds have been approved by the legislature.

Public Comments and Input Welcomed

The majority of the evening was dedicated to receiving public comments and input. The goal was to provide members of the island-wide community an opportunity to make their voices heard by the OCCC team and to share ideas and suggestions concerning the proposed project. Such input was intended to ensure that topics of importance are not overlooked and would be incorporated into the development of the Draft EIS.

Some of the issues and concerns voiced by community members included the capacity of area roads and water and sewer systems as well as social and economic impacts to the potential host community. The community dialogue also included legislative policy recommendations which advocate for long-term job and skills development programs to ease inmate transition into the community and to reduce rates of recidivism.

This broader discussion about the many issues facing the State of Hawaii and PSD, such as returning prison inmates currently housed in Arizona to Hawaii, highlights the serious challenges the state faces with respect to criminal justice reform. While that discussion is critically important, the task of planning for the replacement of OCCC is urgent and immediate.

The OCCC team appreciates all those who took the time out of their busy schedules to attend and participate at the Town Hall meeting. The constructive comments and questions received will help as progress continues towards a new OCCC. While there were many points of view and the comments addressed a broad range of topics and issues, it is critical to work together to plan for a new OCCC. Replacing OCCC is not something that can be put off any longer and PSD will need everyone's support for a better OCCC.

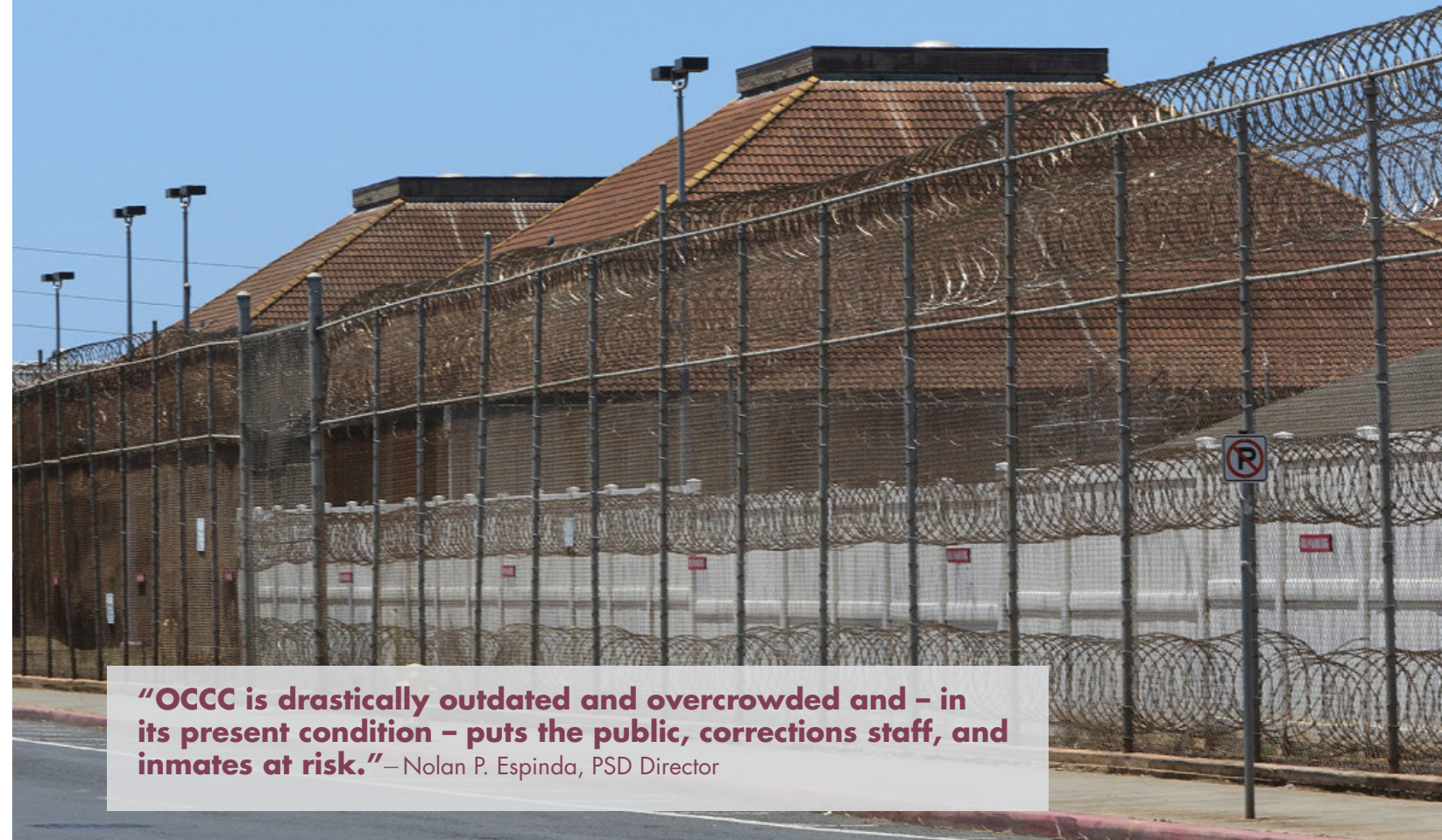
As has been demonstrated since the effort began in mid-2016, the commitment to ensuring that the process of planning, siting and eventually developing a new OCCC be open and transparent and benefit from the input and involvement of interested groups and individuals remains strong. Plans are to continue with public outreach and involvement activities through 2017 and beyond.





PSD Director Espinda discussing OCCC project with Senator Clarence Nishihara

“On behalf of myself and the employees of the Department of Public Safety, thank you to all who attended the April 24th Town Hall meeting concerning the future of the Oahu Community Correctional Center. We appreciated your participation and the interest shown for the Department’s efforts to plan, site, and develop this important new facility. The need to develop a new OCCC remains urgent and while our efforts over the past several months have achieved meaningful progress and results, we still have a long road and many challenges ahead to complete the planning, environmental impact studies, permits and approvals, and eventually the design and construction of a new OCCC facility. Attending the Town Hall meeting and offering your input and advice will benefit our efforts moving forward.” Nolan P. Espinda, PSD Director



“OCCC is drastically outdated and overcrowded and – in its present condition – puts the public, corrections staff, and inmates at risk.” – Nolan P. Espinda, PSD Director

Community Partnering Activities Planned

To address the unique aspects of developing or expanding in-state correctional facilities, the Hawaii State Legislature enacted HRS 353-16.37 to provide for Community Partnering. Enacted in 1998, the statute is intended to involve potential host communities early in the planning process. The statute also requires a community partnering process that includes a community hearing to solicit input as well as a community benefit and enhancement package, in concert with the potential host community, to mitigate the potential impacts of developing a new correctional facility such as the proposed OCCC.

The proposed OCCC will be the first PSD project subject to HRS 353-16.37 requirements and over the coming months a plan will be developed for complying with HRS 353-16.37. The plan will address the range of potential community impacts that may arise from OCCC development. At this time a selected site and host community will be identified and will form the basis for determining applicable and appropriate benefit and enhancement measures to be considered during the partnering process.

As provided in HRS 353-16.37, a wide range of possible measures will be considered including economic, cultural, social and environmental benefits. The eventual community benefit and enhancement package may include infrastructure improvements, job training programs, improvements to schools and health care facilities, social programs, or other governmental functions. The goal is to offer measures that are legally justifiable, implementable, and affordable while providing the host community with the benefits necessary to offset potential impacts.

Community partnering will build upon the overall public outreach efforts currently underway. Under consideration are periodic in-person meetings with key community leaders and the public to establish a dialogue about community partnering, gain feedback concerning the range of potential benefits and enhancement measures, while building relationships that will continue throughout the planning, permitting, design and construction processes. The need to provide a community hearing within potentially affected community(s) will also be accommodated to ensure that the requirements of HRS 353-16.37 are met.



Halawa Correctional Facility, an OCCC site alternative.

Upcoming Activities

The OCCC planning process is moving forward with these activities in the months ahead:

June 2017	<p>Continue detailed studies of four alternative OCCC sites and WCCC via the Environmental Impact Statement process.</p> <p>Continue public outreach, education, and engagement process.</p> <p>Publish OCCC Newsletter Vol. 12.</p>
July 2017	<p>Continue detailed studies of four alternative OCCC sites and WCCC via the Environmental Impact Statement process.</p> <p>Continue public outreach, education, and engagement process.</p> <p>Publish OCCC Newsletter Vol. 13.</p>
August 2017	<p>Continue detailed studies of four alternative OCCC sites and WCCC via the Environmental Impact Statement process.</p> <p>Continue public outreach, education, and engagement process.</p> <p>Publish OCCC Newsletter Vol. 14.</p>

Interested in Learning More?

For additional information visit <http://dps.hawaii.gov/occc-future-plans> or contact:

Toni Schwartz, Public Information Officer

Hawaii Department of Public Safety

Tel. 808.587.1358

Email: Toni.E.Schwartz@hawaii.gov

Robert J. Nardi, Principal Associate

Louis Berger U.S.

Tel: 973.407.1681

Mobile: 973.809.7495

Email: rnardi@louisberger.com