OAHU COMMUNITY CORRECTIONAL CENTER

MASTER PLAN REPORT

VOLUME II: APPENDICES A-H

Prepared For:
Department of Public Safety (PSD)
Department of Accounting and General Services (DAGS)

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APPENDIX A

10-YEAR INMATE FORECAST: PLANNING FOR RELOCATION AND EXPANSION

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

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SUMMARY

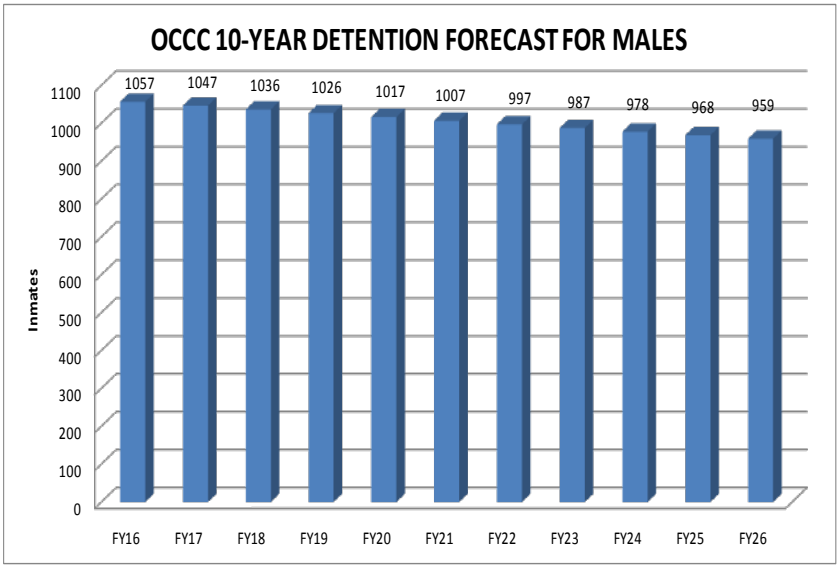
A population forecast for OCCC was prepared in order to assist planners in estimating the size of the replacement facility. OCCC inmates are a combination of two groups of people who have quite different housing and programming needs. Detention inmates are people who have been charged with a crime(s) and are still going through the court process. The detention group also includes people who have been found guilty of a crime(s) and received a sentence of up to one year. Pre-release inmates are near the end of a lengthier sentence and are transitioning from prison back to the community.

Initially, a 30-year forecast was considered, but this proved to be unfeasible for a number of reasons. The number of males has been declining slightly and it is unlikely this will continue for the long-term absent major policy changes. Furthermore, building a replacement facility on a 30 year decline would mean not having enough beds by the time the facility opens in about ten years. For example, if a 700 bed facility is forecast in 30 years and there will still be 1,000 inmates remaining in ten years, the facility will be short 300 beds when it opens. Conversely, the number of females has been increasing and continuing this increase over thirty years would drive the forecast three or four fold over today's population. This also seemed quite unlikely. The Project Team advised a 10-year forecast as well as a conservative growth rate in the number of females in order to estimate an adequate number of beds by the time the replacement facility opens.

The forecast is provided according to gender, custody classification and legal status. It offers opportunity and flexibility for deciding how to use the new housing modules.

Males

The forecasted number of detention males at OCCC in Fiscal Year 26 is 959 (from the current 1,057). Approximately one-third are sentenced. This number is based on the declining trend over the past few years, slight anticipated growth in the City and County of Honolulu population and a peaking factor to account for fluctuations in the number of inmates.



Contrary to the detention population for males, the pre-release population has not been declining. In fact, pre-release (also known as re-entry) is recognized throughout the country as a best practice in corrections that reduces crime and is cost beneficial.[1] As a result, many correctional systems are investing in expanding pre-release programs; likewise, PSD is also planning an increase in this area. PSD reported about 300 males on Oahu Island are ready for pre-release at any given time, so this number was used as the base for the forecast with a 2 percent growth rate.[2] The forecast predicts 392 pre-release males.

PRE-RELEASE BED FORECAST FOR MALES			
FORECAST YEAR	PREVIOUS YEAR	INMATE + HONOLULU GROWTH	TOTAL FORECAST
FY16	300	7	307
FY17	307	8	315
FY18	315	8	323
FY19	323	8	331
FY20	331	8	339
FY21	339	8	347
FY22	347	9	356
FY23	356	9	365
FY24	365	9	374
FY25	374	9	383
FY26	**383**	**9**	**392**

It is assumed the 96-bed Laumaka Work Furlough Center is not being relocated and will remain operational. This brings the net need to 296 pre-release beds (392 – 96 = 296). In summary, the total number of new rated beds required for detention and pre-release males is 1,255 (959 + 296 = 1,255).[3]

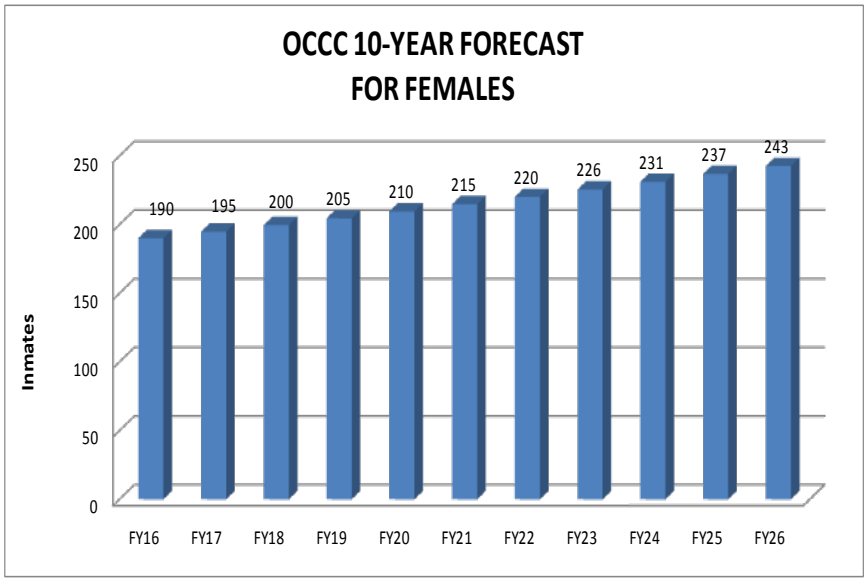
Females

Although it is planned for female inmates to only receive intake services at OCCC, females were included in the forecast in order to understand the system-wide impacts. The number of females in detention is expected to increase to 243 (from the current 190). Approximately one-quarter are sentenced.

[1] Aos, S. & Drake, E. (2013). Prison, Police and Programs: Evidence-based options that reduce crime and save money. (DOC. No. 13-11 -1901) Washington State Institute for Public Policy, Olympia, Washington.

[2] Per advice by the Project Team. A peaking factor is not included because when pre-release centers are full no inmates are added.

[3] Rated beds do not include temporary housing such as segregation, infirmary and specials needs such as mental health. These numbers are discussed in the Interim Architectural Space Program.



The methodology used to forecast pre-release beds for females follows the same as the general forecast for females. The growth rate is two percent plus .47 percent for growth in the City and County of Honolulu population. A peaking factor is not added because when pre-release centers become full, no inmates are added. PSD reports about 60 females are qualified at any given time, so this number was used as the base of the forecast.

PRE-RELEASE BED FORECAST FOR FEMALES				
FORECAST YEAR	PREVIOUS YEAR	INMATE + HONOLULU GROWTH	TOTAL FORECAST	FORECAST YEAR
FY16	60	1	61	FY16
FY17	61	2	63	FY17
FY18	63	2	65	FY18
FY19	65	2	66	FY19
FY20	66	2	68	FY20
FY21	68	2	69	FY21
FY22	69	2	71	FY22
FY23	71	2	73	FY23
FY24	73	2	75	FY24
FY25	75	2	77	FY25
FY26	77	2	78	FY26

Female inmates participate in pre-release at WCCC. Currently, there are 40 beds for females (25 at the YWCA program and 15 at the Bridge program). Since there are 40 existing beds, the number of additional beds needed is 38 (78 – 40 = 38). Fortunately, the Ho'okipa Unit adjacent to WCCC is slated for renovation and is adequate to address the forecast once it is refurbished.

The total number of rated beds needed for females in FY26 is 281 (243 detention + 38 pre-release = 281 beds).

Overall Comments

Two other forecasts were completed over the past decade. In 2008, the DLR Group used a forecast provided by PSD to plan an OCCC replacement facility. The forecast was for 2,371 male inmates and 537 female inmates for a total of 2,908 inmates by 2013.[4] In contrast, a March 2014 forecast by the Criminal Justice Institute predicted OCCC would have 1,304 males and 188 females in 2025.[5] Given the two previous forecasts, the numbers contained in this forecast for OCCC are the most conservative.

The 2016 forecast has been through a rigorous review process. It has been reviewed by PSD, the Consultant Team, and an independent consultant that specializes in quality control of evaluations of governmental operations. Additionally, the forecast was presented to the Corrections Population Management Commission in October 2016. All corrections forecasts tend to spur conversations about whether there are too many or too few beds. Regardless of opinion, forecasts are most accurate in the near years versus the far years because they are highly subject to changes in arrest policies, laws, agency policies, urban population growth or decline, and the overall capacity of the courts.[6] As a result, even the best forecasts are quickly outdated.

A regular update of the forecast will assist PSD in capital and operational planning. For example, the ideal site for the replacement facility will allow for an additional housing unit or two if the forecast proves to be too conservative and not enough beds are available. Conversely, if policies are implemented that produce excess capacity through the further reduction of the inmate population, either the construction of a housing unit can be delayed or the excess capacity can be used to relieve crowding elsewhere. Therefore, it is recommended the forecast be updated at least annually so that trends are monitored and planning can be adjusted accordingly.

4 OCCC Project Development Report and Site Identification Selection Study, DLR Group, 2008.

5 Holmes, Lynette, Projections of PSD Inmate Populations by Custody Level, Gender, Legal Status and Island. Criminal Justice Institute, Hagerstown, Maryland, March 11, 2014.

6 Examples of 2016 changes in law include the potential early release of certain misdemeanants and a change in the felony threshold for Theft 2.

INTRODUCTION

The consultant was asked to project future OCCC population levels using previous studies as a starting point. The 2014 PSD inmate forecast estimates an 8.6 percent decline in population spread over thirty years (.3 percent annually). As noted several times in the 2014 forecast document, long-term forecasts are generally considered less reliable than short-term forecasts because of changes in laws, policies and operational practices that impact the correctional population. The report recommends updating the forecast at least twice annually to capture these trends.[7] Washington State updates their forecast three times per year.[8]

The 2016 forecast picks up where the 2014 forecast leaves off. The 2016 forecast uses data from FY13–15.[9] The recent 3-year trend at OCCC demonstrates just how dynamic the corrections population is and the need to update the forecast frequently. The overall OCCC inmate population has recently been declining by .7 percent annually, not by .3 percent as forecasted in 2014. Some of the reasons may pertain to turnover in the parole board (discretionary decisions) and the increased use of pre-release which is known to be a cost-beneficial use of correctional capacity.[10] Additionally, continuing the decrease for thirty years runs the risk of under-sizing the replacement facility. Even if the population was to continue declining for thirty years, the facility will be opened prior to that time and will not have enough capacity. Thus, a 30-year forecast is not defensible.

A practical forecast will provide a best estimate to facility planners about the proper mix of beds needed by the time the OCCC replacement facility opens. The optimal site will allow for growth in the event the inmate population grows faster than predicted. The 2016 OCCC forecast has been revised for a ten-year period by gender, classification and legal status. The forecast includes pre-trial and sentenced inmates, and general population versus higher risk inmates that require additional security.

It is recommended the forecast be revised at least every year because more changes are already on the horizon. For example, early release legislation that went into effect on July 1, 2016 allows the PSD director to release certain misdemeanants.[11] An additional law that also went into effect on July 1, 2016 changes the felony threshold of Theft in the Second Degree.[12] Since 1986, second degree theft was when the value against property or services was $300 or more. Under the new legislation the threshold is $750 or more. Although the full impact is not yet known, the first month of implementation showed an impact of about 35 inmates. This changes the blend of pretrial misdemeanants and felons. It could also change the number of sentenced inmates in jail versus prison. Further information is required prior to being able to account for the effects of this new legislation in the forecast, but it speaks to the need for periodic updates.

7 Holmes, Lynette, Projections of PSD Inmate Populations by Custody Level, Gender, Legal Status and Island. Criminal Justice Institute, Hagerstown, Maryland, March 11, 2014. Note: Data used in the report goes through the first six months of Fiscal Year 12.

8 Washington State Caseload Forecast Council, http://www.cfc.wa.gov/

9 Not all datasets for FY16 were available when this forecast study began.

10 Aos, S. & Drake, E. (2013). Prison, Police and Programs: Evidence-based options that reduce crime and save money. (DOC. No. 13-11 -1901) Washington State Institute for Public Policy, Olympia, Washington.

11 House Bill 2391 of the 2016 legislative session

12 Senate Bill 2964 of the 2016 legislative session, Section 37, 1a and 1b.

It is important to note that the average daily population for each gender is strikingly different. The number of males is declining by 1.2 percent annually while the number of females is increasing by 7.1 percent annually.[13] The decline for males is close to the reported overall decline throughout PSD of between 1.5 and 2.0 percent annually. Men represent 88 percent of the inmate population and women represent 12 percent. Although PSD's planning for the replacement of OCCC calls for women to be assigned to other facilities once they receive intake services at OCCC, they are still included in this forecast. This is intended to inform decision-makers about the system-wide impact of women being placed at other facilities, particularly the Women's Community Corrections Center (WCCC).

The major steps used to develop the updated forecast include:

1. Calculate the 3-year inmate trend of the assigned count at OCCC.[14] The assigned count versus the in-residence head count includes OCCC inmates at the federal detention center who would be at OCCC when there is adequate capacity. The assigned count also includes pre-release beds at Laumaka and inmates who are assigned to OCCC, but are temporarily not at the facility (such as a court order or escape).
2. Separate the detention population from the pre-release population because it is assumed the Laumaka facility will remain open after OCCC is replaced.
3. Calculate the forecasted population growth in the City and County of Honolulu.
4. Add a peaking factor (2.5 percent) to account for fluctuations in population. This reduces the likelihood of inmates sleeping on the floor and allows for fluctuations between the various security levels.[15]
5. Calculate the potential effect of the new early release legislation as of July 1, 2016 for information purposes only because the extent and duration of implementation are unknown. (-92 average daily population per year: 81 males and 11 females.) The year-by-year potential impact of the legislation has been included in the electronic Excel file submitted with this report.

[13] Although the cause was not specifically analyzed, the previous forecast noted a decrease in the average length of stay (ALOS) of male parole violators and an increase in the ALOS of female parole violators.

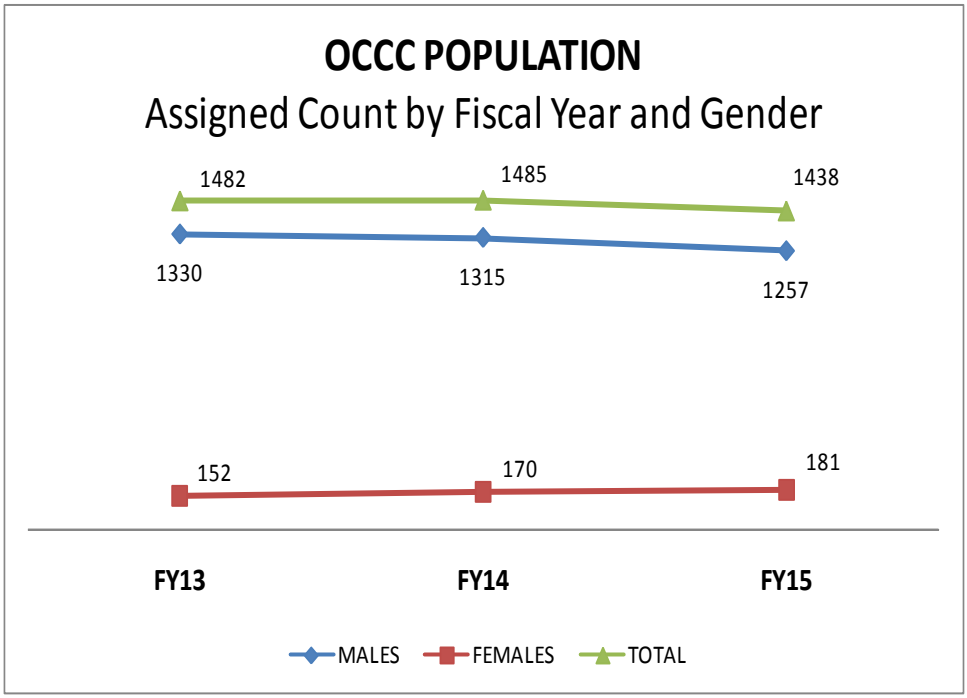
[14] A five year trend was considered, but the number of males in the early years was quite a bit higher and the average would have driven a steeper decline than in recent years.

[15] Peaking factors of between 2.5 and 5 percent are fairly standard throughout the industry. Since most OCCC inmates are classified between medium and community custody, the more conservative number was chosen because there is likely to be minimal fluctuation.

CURRENT TRENDS

1. Number of Inmates

The following graph shows the total OCCC inmate population by gender for the past three fiscal years.



The average change in OCCC's population over the past 3 years was –.7 percent.

OCCC AVERAGE CHANGE-ALL INMATES			
FISCAL YEAR	INMATES	CHANGE	PERCENT
FY13	1482	22	1.5%
FY14	1485	-3	-0.2%
FY15	1438	-47	-3.3%
3-year average			**-0.7%**

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The number of males decreased by 1.2 percent annually.

OCCC AVERAGE CHANGE IN NUMBER OF MALES			
FISCAL YEAR	INMATES	CHANGE	PERCENT
FY13	1330	29	2.2%
FY14	1315	-15	-1.1%
FY15	1257	-58	-4.6%
3-year average			**-1.2%**

The number of females increased by 7.1 percent annually.

OCCC AVERAGE CHANGE IN NUMBER OF FEMALES			
FISCAL YEAR	INMATES	CHANGE	PERCENT
FY13	152	7	4.6%
FY14	170	18	10.6%
FY15	181	11	6.1%
3-year average			**7.1%**

Detention Population

As mentioned, it was necessary to establish separate detention and pre-release forecasts for males due to the split location of the existing 216 pre-release beds. The table below indicates the decline in the detention population is slightly larger than for the total male population. This is because there was no decline in the pre-release population, so all of the change is absorbed by the detention population.

Males

YEAR	ASSIGNED COUNT	PRE-RELEASE ADP	DETENTION ADP	CHANGE FROM PREVIOUS YEAR	PERCENT
FY12	1301	216	1085		
FY13	1330	216	1114	29	2.6%
FY14	1315	216	1099	-15	-1.4%
FY15	1257	216	1041	-58	-5.6%
FY13-15 AVG	1301	216	1085	-15	**-1.4%**

2. Custody Classification and Legal Status

   Knowing the custody classification and legal status of inmates helps planners determine the required security mix of beds.[16] PSD has five categories of classification which are defined as follows:

   - Maximum for inmates who are chronically disruptive, violent, predatory or are a threat to the safe operation of a facility.
   - Close for inmates with minimum sentences of 21 years of more, are serious escape risks or have chronic behavioral/management problems;
   - Medium for inmates who have more than 48 months to their parole eligibility date; their institutional conduct and adjustment require frequent supervision;

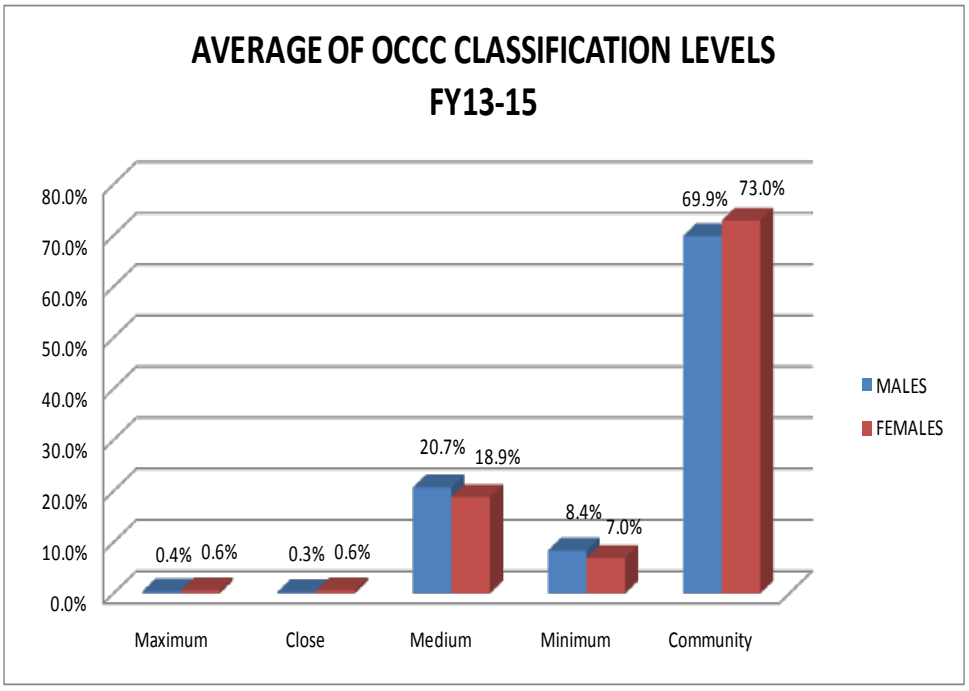
[16] Custody is a designated classification for inmates. It is not the security level of the building. Some inmates may be housed at a higher security level of housing than their custody classification. This may be due to mental health issues requiring more secure housing or other temporary behavior issues. Inmates may not be housed in a security level that is lower than their assigned custody. For example, a medium custody inmate cannot reside in minimum security.

- Minimum for inmates with less than 48 months until their parole eligibility date; they must have demonstrated through institutional conduct that they can function with minimal supervision in a correctional setting, or in the community under direct supervision.
- Community for inmates who have 24 months or less to serve on their sentence and are eligible to participate in community release programs such as work furlough, extended furlough, or residential transitional living centers.

As shown in the table and graph below, the overwhelming majority of inmates are classified as community. This is merely the lowest custody level indicating the inmate is eligible to participate in community release programs. It does not mean the inmates are living in the community.

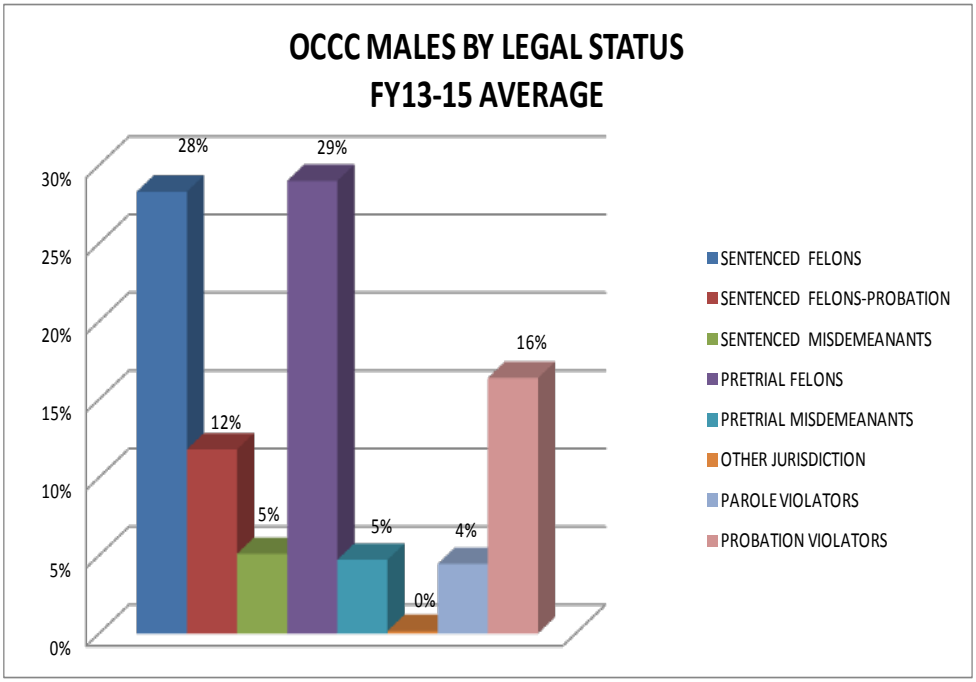
SUMMARY OF OCCC INMATE CLASSIFICATION LEVELS FY13-15 AVERAGE		
CLASSIFICATION	**MALES**	**FEMALES**
Maximum	0.4%	0.6%
Close	0.3%	0.6%
Medium	20.7%	18.9%
Minimum	8.4%	7.0%
Community	69.9%	73.0%
TOTAL	**99.7%**	**100.0%**

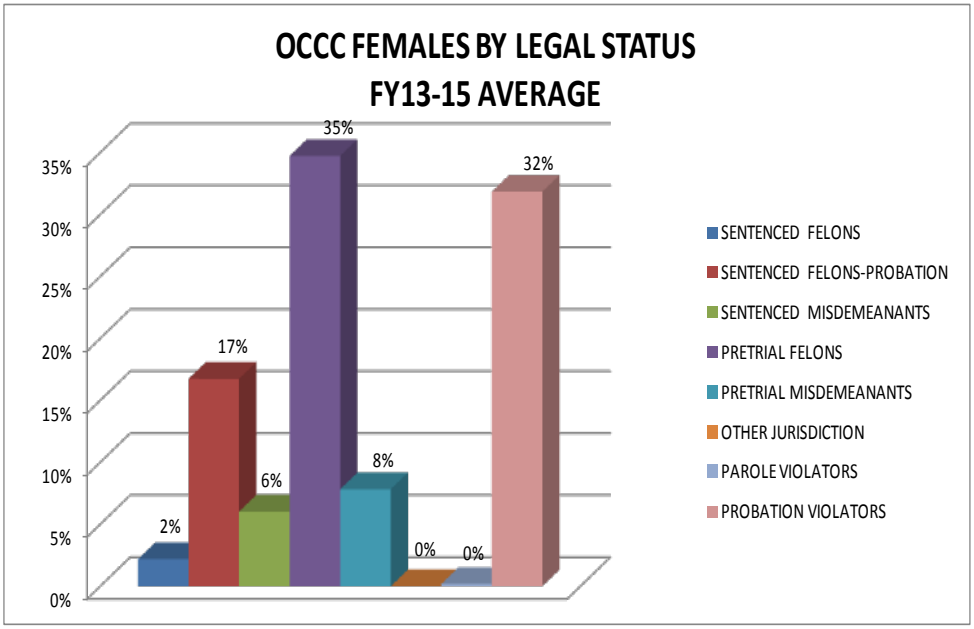
Numbers may not total 100 percent due to rounding.



The following table and graph show males and females by legal status.

OCCC INMATES BY LEGAL STATUS FY13-15 AVERAGE		
LEGAL STATUS	**MALES**	**FEMALES**
SENTENCED FELONS	28%	2%
SENTENCED FELONS-PROBATION	12%	17%
SENTENCED MISDEMEANANTS	5%	6%
PRETRIAL FELONS	29%	35%
PRETRIAL MISDEMEANANTS	5%	8%
OTHER JURISDICTION	0%	0%
PAROLE VIOLATORS	4%	0%
PROBATION VIOLATORS	16%	32%
TOTAL	**100%**	**100%**





Pre-Release

The functions at LWFC and Module 20 are partial confinement pre-release programs for males including community corrections, day reporting and work furlough.[17] Laumaka has 96 beds approximately one block from OCCC. Module 20 has 120 beds and is located on the grounds of OCCC. Female offenders participate in these programs at WCCC where there are 44 pre-release beds. PSD reports these beds stay full.

THE OCCC FORECAST

The 10-year forecast uses the trends above as the basis for the population projection. As previously mentioned, the projection also includes an annual growth rate for the City and County of Honolulu at .47 percent annually and a peaking factor of 2.5 percent.[18] The forecast for males is split between detention beds and pre-release beds.

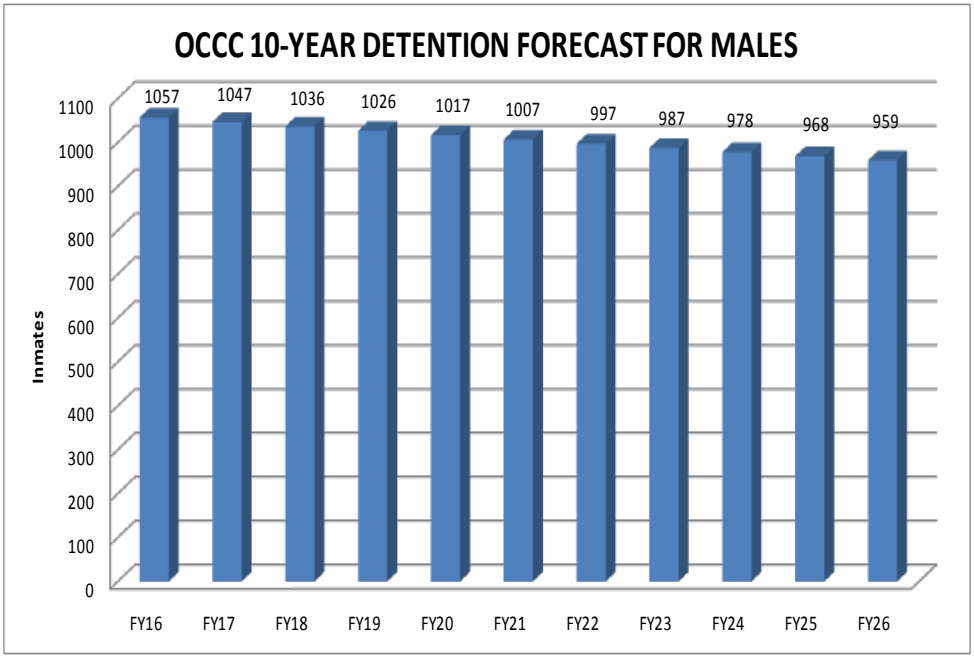
[17] The scope of this forecast does not extend to community corrections.

[18] Numbers by classification and legal status may vary slightly from the total forecast due to rounding.

FORECAST FOR MALES

1. Detention beds

The detention forecast for males in FY26 is 959 inmates or 98 fewer than in FY16.[19]

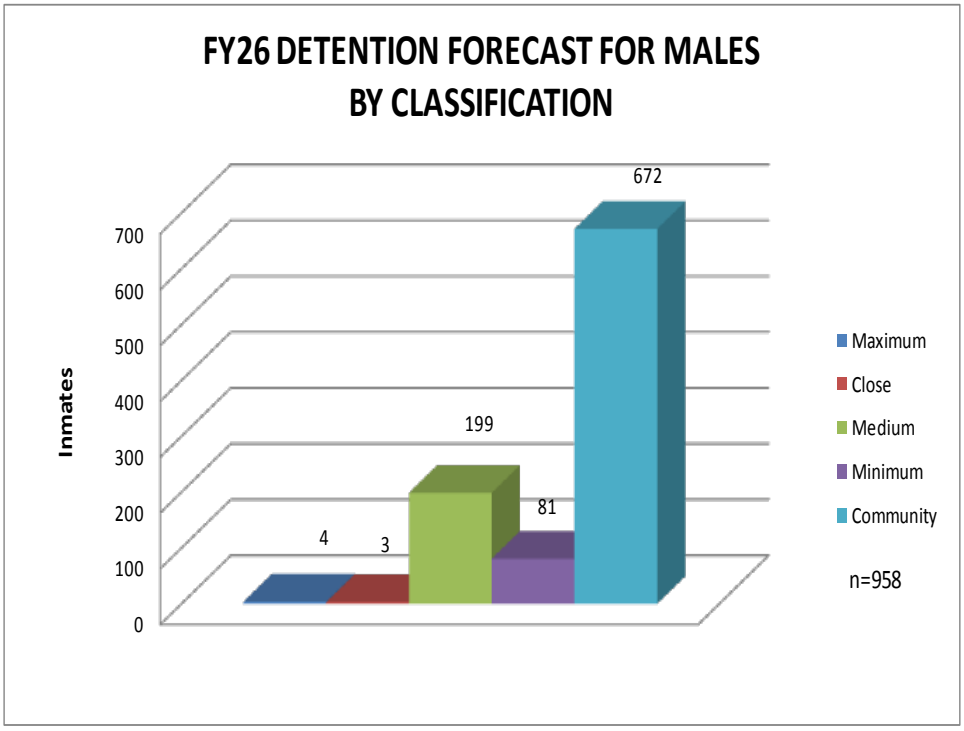


2. The following information shows detention males by classification by year.

OCCC DETENTION FORECAST FOR MALES BY CLASSIFICATION						
Year	MAXIMUM	CLOSE	MEDIUM	MINIMUM	COMMUNITY	TOTAL
	0.4%	0.3%	20.7%	8.4%	70.0%	100%
2016	4	3	219	89	740	1056
2017	4	3	217	88	733	1045
2018	4	3	215	87	726	1035
2019	4	3	213	87	719	1025
2020	4	3	211	86	712	1016
2021	4	3	209	85	705	1006
2022	4	3	207	84	698	996
2023	4	3	205	83	691	986
2024	4	3	203	82	685	977
2025	4	3	201	82	678	967
2026	4	3	199	81	672	958

The total may not match the overall forecast due to rounding.

[19] The forecast for FY16 is slightly higher than the FY15 actual of 1257 due to anticipated population growth and the peaking factor.



3. The table below estimates the detention forecast for males by legal status and custody classification. It provides opportunity and flexibility for deciding how to use the new housing modules at the replacement facility. For example, it may desirable to house pretrial felons separate from misdemeanants and to divide the sentenced population. It also may be desirable to house segments of the community custody population together.[20]

OCCC FY26 DETENTION FORECAST FOR MALES BY LEGAL STATUS AND CUSTODY CLASSIFICATION							
	MAXIMUM	CLOSE	MEDIUM	MINIMUM	COMMUNITY	TOTAL	PERCENT
Sentenced Felons	0.0	1.7	11.1	4.2	75.1	**92.1**	**9.6%**
Sentenced Felons-Probationers	0.2	0.7	26.7	16.6	107.9	**152.2**	**15.9%**
Sentenced Misdemeanants	0.2	0.0	6.9	2.2	62.1	**71.4**	**7.5%**
Parole Violators	0.0	0.5	4.4	1.2	0.0	**6.1**	**0.6%**
Probation Violators	0.5	0.0	45.8	20.7	141.2	**208.1**	**21.7%**
Pretrial Felons	3.0	0.0	100.3	34.0	221.0	**358.2**	**37.4%**
Pretrial Misdemeanants	0.0	0.0	3.9	1.7	62.2	**67.8**	**7.1%**
Other Jurisdiction	0.0	0.0	0.0	0.3	2.0	**2.2**	**0.2%**
TOTAL	**4**	**3**	**199**	**81**	**671**	**958**	**100.0%**
PERCENT	**0.4%**	**0.3%**	**20.8%**	**8.4%**	**70.1%**	**100.0%**	

4. Pre-Release for Males

PSD reports about 300 males are ready for pre-release at any given time, but only 216 beds are available. The forecast assumes the pre-release population will follow similar trends around the country of expanding re-entry services. Rather than applying the declining detention trend to pre-release, a

[20] Legal statuses for the detention pop are different than the total assigned count because some of the community custody inmates are at pre-release. Legal status percentages in this table will not match the total assigned count because adjustments were made when the pre-release population was subtracted from the total. Details are provided in the electronic file submitted with the report.

2 percent annual growth rate has been applied. Growth for the City and County of Honolulu has also been added. A peaking factor has not been applied because when pre-release is full, no more inmates are added.

The in-residence portion of PSD's pre-release program for males takes place at Module 20 of OCCC (120 beds) and at LWFC located one block from OCCC (96 beds). Planning for pre-release capacity is complicated by the fact that Module 20 needs to be replaced and LWFC does not.

The following table shows the pre-release forecast for males.

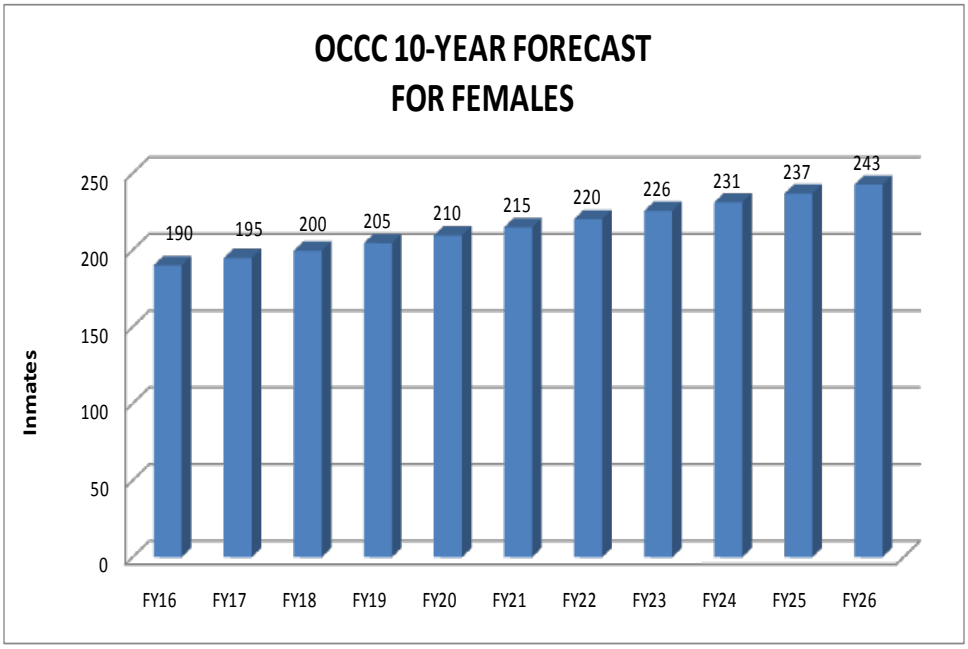
PRE-RELEASE BED FORECAST FOR MALES			
FORECAST YEAR	**PREVIOUS YEAR**	**INMATE + HONOLULU GROWTH**	**TOTAL FORECAST**
FY16	300	7	307
FY17	307	8	315
FY18	315	8	323
FY19	323	8	331
FY20	331	8	339
FY21	339	8	347
FY22	347	9	356
FY23	356	9	365
FY24	365	9	374
FY25	374	9	383
FY26	**383**	**9**	**392**

When subtracting the 96 beds that will remain online at LWFC, there is a need for 296 additional beds (392 – 96 = 296).

FORECAST FOR FEMALES

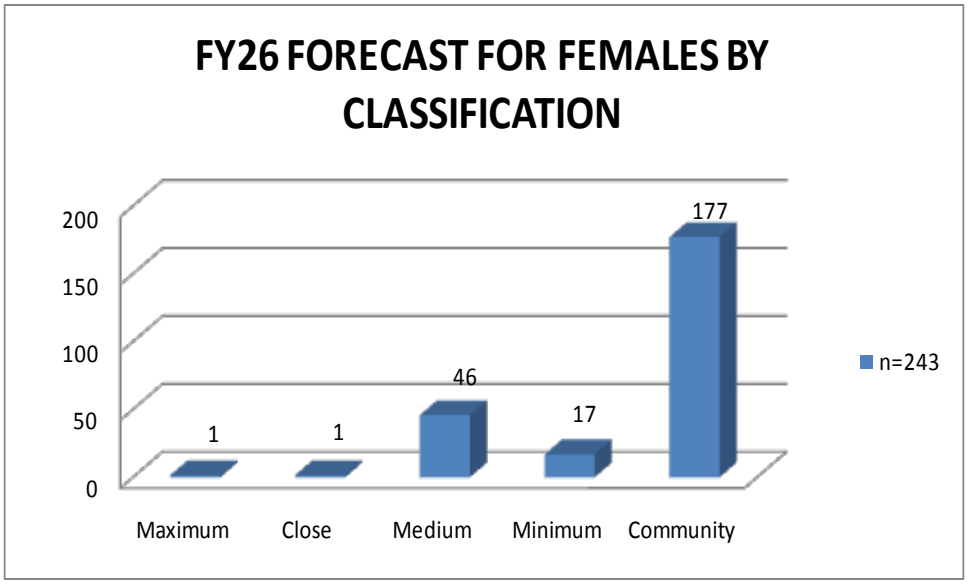
When the forecast for females is calculated at an annual *increase* of 7.1 percent for thirty years, the number of beds far exceeds what is plausible (well over 1,000). In discussion with PSD's statistician and the Project Team, it was agreed the number of females cannot be rationally projected based on the current trend. Therefore, a number of scenarios for women were calculated at annual increases of between one and three percent. The scenario used for the forecast uses a two percent growth factor which represents the average of the three scenarios.

1. Like the forecast for males, the annual City and County of Honolulu growth rate of .47 percent and a peaking factor of 2.5 percent are added to the inmate growth rate. The forecast predicts 53 additional inmates on average by FY26.



2. Female Population Forecast by Classification

OCCC YEARLY FORECAST FOR FEMALES BY CLASSIFICATION						
YEAR	MAXIMUM	CLOSE	MEDIUM	MINIMUM	COMMUNITY	TOTAL
	0.6%	0.6%	18.9%	7.0%	73.0%	100%
2016	1	1	36	13	139	190
2017	1	1	37	14	142	195
2018	1	1	38	14	146	200
2019	1	1	39	14	149	205
2020	1	1	40	15	153	210
2021	1	1	41	15	157	215
2022	1	1	42	15	161	220
2023	1	1	43	16	165	226
2024	1	1	44	16	169	231
2025	1	1	45	16	173	237
2026	1	1	46	17	177	243



3. The following table shows females by classification and legal status. Similar to the forecast for males, it provides opportunity and flexibility for deciding how to use the new housing modules at the replacement facility. For example, it may desirable to house pretrial felons separate from misdemeanants and to divide the sentenced population. It also may be desirable to house segments of the community custody population together.

OCCC FY26 FORECAST FOR FEMALES BY LEGAL STATUS AND CUSTODY CLASSIFICATION							
LEGAL STATUS	**MAXIMUM**	**CLOSE**	**MEDIUM**	**MINIMUM**	**COMMUNITY**	**TOTAL**	**PERCENT**
Sentenced Felons	0	0	1	4	0	5	**2%**
Sentenced Felons-Probationers	0	1	9	1	29	41	**17%**
Sentenced Misdemeanants	0	0	1	0	13	15	**6%**
Parole Violators	0	0	0	0	0	0	**0%**
Probation Violators	0	0	16	8	53	77	**32%**
Pretrial Felons	1	0	19	4	61	84	**35%**
Pretrial Misdemeanants	0	0	0	0	19	19	**8%**
Other Jursidiction	0	0	0	0	0	0	**0%**
TOTAL	**1**	**1**	**46**	**17**	**176**	**242**	**100%**
PERCENT	**0.6%**	**0.6%**	**18.9%**	**7.0%**	**72.9%**	**100.0%**	

Numbers may vary slightly from the overall forecast due to rounding.

4. Pre-Release for Females

Female inmates participate in pre-release via WCCC. Currently, there are 40 beds for females (25 at the YWCA program and 15 at the Bridge program). PSD reports about 60 females are qualified for work furlough. This means there is an immediate need for 20 additional beds.

The methodology used to forecast pre-release beds for females follows the same as the general forecast for females.[21] The growth rate is two percent plus 0.47 percent for growth in the City and County of

[21] It is not necessary to remove existing pre-release females from OCCC's assigned count because they are part of WCCC's count, not OCCC.

Honolulu population. A peaking factor is not added because when pre-release centers become full, no inmates are added.

PRE-RELEASE BED FORECAST FOR FEMALES				
FORECAST YEAR	PREVIOUS YEAR	INMATE + HONOLULU GROWTH	TOTAL FORECAST	FORECAST YEAR
FY16	60	1	61	FY16
FY17	61	2	63	FY17
FY18	63	2	65	FY18
FY19	65	2	66	FY19
FY20	66	2	68	FY20
FY21	68	2	69	FY21
FY22	69	2	71	FY22
FY23	71	2	73	FY23
FY24	73	2	75	FY24
FY25	75	2	77	FY25
FY26	77	2	78	FY26

Since there are 40 existing beds, the number of additional beds needed is 38 (78 – 40 = 38). Fortunately, the previously mentioned Ho'okipa Unit adjacent to WCCC is adequate to address the forecast once it is refurbished.

CLOSING STATEMENTS

PSD does not decide how many people are admitted to OCCC or how long they stay. This forecast is intended to help planners determine the quantity and security levels of beds needed for the OCCC relocation and replacement. The forecast has been through a rigorous review process. It has been reviewed by PSD, the Consultant Team, and an independent consultant that specializes in quality control of evaluations of governmental operations. Additionally, the forecast was presented to the Corrections Population Management Commission in October 2016. All corrections forecasts tend to spur conversations about whether there are too many or too few beds. Regardless of opinion, forecasts are most accurate in the near years versus the far years because they are highly subject to changes in arrest policies, laws, agency policies, urban population growth or decline, and the overall capacity of the courts. As a result, even the best forecasts are quickly outdated.

A regular update of the forecast will assist PSD in capital and operational planning. For example, the ideal site for the replacement facility will allow for an additional housing unit or two if the forecast proves to be too conservative and not enough beds are available. Conversely, if policies are implemented that produce excess capacity through the further reduction of the inmate population, either the construction of a housing unit can be delayed or the excess capacity can be used to relieve crowding elsewhere. Therefore, it is recommended the forecast be updated at least annually so that trends are monitored and planning can be adjusted accordingly.

APPENDIX B

ANIMAL QUARANTINE STATION: POSSIBLE PLAN FOR RELOCATION

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

June, 2019
Reprinted from October 27, 2017

Prepared By:

ahl. Louis Berger

INTRODUCTION

Among the many roles and responsibilities of the Hawaii Department of Agriculture (HDOA) is protecting and enhancing the vitality of Hawaii's agriculture and aquaculture resources. The HDOA carries out its responsibilities by focusing on preventing the introduction and establishment of certain plants, animals, and diseases that would be harmful to Hawaii's environment while working to create and maximize opportunities for exporting and facilitating growth of existing and new agricultural commodities and by-products.

Hawaii is the only state in the nation that is rabies-free. Rabies is a fatal neurologic disease that affects all mammals, including humans. It is important for the HDOA to maintain that status in order to protect the public's health and Hawaii's unique ecosystem. All animals traveling to Hawaii are required to have specific documentation of vaccinations against rabies and other diseases and are subject to quarantine if they fail to meet certain necessary requirements. Integral to Hawaii's success protecting public health and the environment is HDOA's Animal Quarantine Station (AQS), located in Halawa (as shown in Figure 1).

FIGURE 1 - Location Map, Oahu

The AQS was established in 1968 and for much of that time the AQS provided facilities to confine hundreds of animals–primarily household pets (cats and dogs)–during their quarantine periods. With advances in rabies science and subsequent changes in policies over the past several decades, the need to confine animals at AQS has declined considerably such that the current AQS is no longer meeting the needs of the HDOA. This document addresses the need for a new facility and provides information on existing conditions, along with estimated space requirements for a new AQS based upon its current and future mission. It is also intended to initiate more formal planning and other studies of the role, mission, and requirements of a new AQS; however, is not intended to serve as a guiding principle for the new AQS. The OCCC Planning Team wishes to acknowledge the contributions by HDOA's Dr. Isaac Maeda and Dr. Raquel Wong to the information and recommendations provided in this document.

FIGURE 2 - Vicinity Map (site boundary had been adjusted)

EXISTING CONDITIONS

The HDOA Animal Quarantine Station is located at 99-951 Halawa Valley Street in Aiea, Hawaii. The approximately 35-acre property (as shown in Figure 2) is owned by the State of Hawaii, which acquired it in 1968 from the U.S. Navy. Records show that the U.S. Navy first owned the property in 1941 and the earliest owner was the Emma Kaleleonalani Estate. Historical aerial photos taken in 1944 and 1952 show various structures on the property including in the vicinity of the present-day parking lot. The buildings were subsequently demolished and the Animal Quarantine Facility was constructed in 1968.

FIGURE 3 - Outdoor Dog Kennels

FIGURE 4 - Outdoor Dog Kennel

The AQS comprises approximately 50 percent of the property and at one time included an estimated 1,600-1,700 dog kennels (most are currently not in use), 9 cat buildings, a livestock corral/ loading facility, a pasture, a maintenance facility, a caretaker's residence, and various employee and visitor parking areas. The property also contains the administrative building for the Animal Industry Division, the State Veterinary Laboratory, the U.S. Army Morale, Welfare, and Recreation (MWR) Kennel Facility, and the AQS, along with various other government agency tenants which have agreements to use small portions of the overall property. Figure 5 (on subsequent page) shows the present site layout and approximate locations of current tenants.

The existing AQS building has a gross floor area of approximately 9,450 square feet (SF). The building includes administrative office space, veterinary offices, a dispensary, staff lockers and toilets, public toilets, dry storage, walk-in refrigerators, food preparation, dishwashing, and equipment storage. For all AQS animals, there are currently 35± staff members for a 7 day/week operation, with a maximum of 26± staff on-site at any time.

There are currently four sizes of dog kennels to accommodate different sized dogs:

- Small: 6′ wide x 14′ long
- Medium: 6′ wide x 20′ long
- Large: 6′ wide x 26′ long
- X-Large: 6′ wide x 36′ long

Kennel roof heights are consistent: low roof area at 6′-8″ to 7′4″ high, high roof area at 7′-8″ to 8′-4″ high (shown in Figure 3 and Figure 4). All kennels are separated to prevent contact that could spread disease.

Each cat is currently housed in a kennel that is 5′ wide x 10′ long, arranged under a single roof, on both sides of a double-loaded corridor. There is a service area located at the midpoint of the cages, which includes dry supply storage, refrigerators, a sink, etc. AQS staff members reported that the current cat housing works well and could generally be replicated in the new facility.

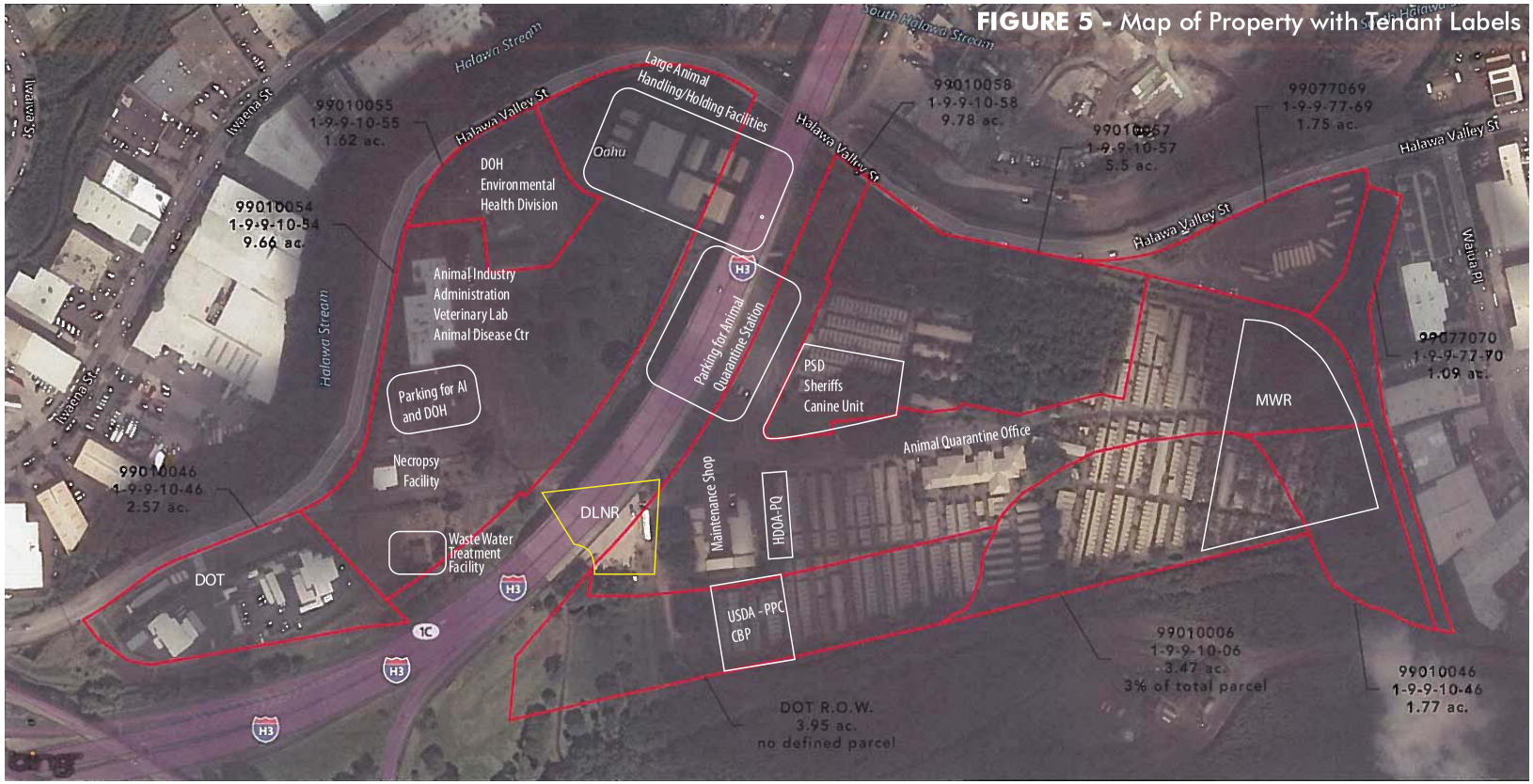


FIGURE 5 - Map of Property with Tenant Labels

Animal Quarantine Facilities - Halawa Property

Animal Industry Division

Veterinary Laboratory
Administration
Animal Disease Control Office
Necropsy Facility

Non- Animal Use

DOH Environmental Health Services Division
DLNR
DOT

Animal Housing Units

Animal Quarantine Station
Animal Disease Control (ADC) Large Animal Handling/Holding Facilities
USDA PPQ Dog Detection
US Customs and Border Patrol Dog Detection
HDOA - Plant Quarantine Dog Detection
PSD - Sheriffs Canine Unit
US Military MWR Boarding Kennels

AQS staff members provided data for FY 2013-2016 that divided the dog and cat population into the following categories:

- 120-Day Quarantine
- Early 5-Day or Less Quarantine: animals that arrive before the start date of their 5-Day Release Program fall into this category; the average stay is 40 days
- 5-Day or Less Quarantine
- DAR (Direct Airport Release, released at airport after inspection)

Approximately 90% of the animals that arrived during the 2013-2016 period were released on the day of arrival.

FIGURE 6 - Large Animal Stall

FIGURE 7 - Team 1 Building

Also present on the AQS site are HDOA Plant Quarantine dogs, USDA dogs, Customs and Border Protection dogs, Sheriff's Canine unit dogs, and US Army MWR boarding kennels. The Plant Quarantine Branch currently houses 5 dogs at the site, the USDA houses 5-6 dogs, and U.S. Customs and Border Protection houses 5-6 dogs (these dogs are not included in the FY 2013-2016 population data).

A section of the AQS is dedicated to accommodating large animals (see Figure 6). Livestock or large animal inspections usually occur on two Wednesdays per month, but this can vary. The majority of large animals received for inspection are horses – usually a maximum of 30 horses per shipment. Occasionally, cattle are received – usually a maximum of 15 cattle per shipment. Other large animals include llamas, sheep, goats, and swine; however, they are received infrequently.

All large animals are inspected at the large animal facility, located partially under the elevated H-3 highway which bisects the property. Pasture requirements for these animals are minimal. Drs. Maeda and Wong indicated that an area comprising approximately one acre would be more than adequate. Most large animals are not held at the facility after inspection unless a disease or disease vector is identified.

DESIGN CRITERIA

The following projected animal populations were derived from historical data provided by the HDOA for dogs and cats, gathered over a period of five years:

Administrative rule changes are expected to further increase the number of animals released on the day of arrival. Planned program modifications will allow dogs and cats that arrive with proper documentation over a thirty day period (as opposed to the 120 day waiting period currently required after passing a FAVN rabies serology test) to qualify for direct airport release. Drs. Maeda and Wong of HDOA are confident that the administrative rule changes will result in the need to house a combined total of approximately 100 animals (67% dogs, 33% cats). Staffing requirements for the new 100-animal facility have yet to be determined, however, it is assumed that the current AQS staffing levels will not change significantly.

Kennel Sizes and Facilities

Physical design criteria need to be established in order to provide appropriate care for each species. Key design criteria will include kennel sizes, exercise facilities, accommodation of visiting owners, isolation capability, etc. The criteria should reflect the current and projected needs of the local facility and take into account both code requirements and nationally-established best practices. Dr. Maeda and Dr. Wong agree that the new facility will only require kennels equivalent to the current medium and large sizes.

FIGURE 8 - Typical Kennel

To accommodate the anticipated future dog population, 72 kennels (36 medium, 36 large) will be needed. The medium kennels will be 6' wide x 20' long x 8' high, divided into two areas, similar to the existing facility. The large kennels will be 6' wide x 26' long x 8' high, divided into two areas, similar to the existing facility. Kennels will be arranged in small clusters and they will be adjacent, with solid dividing walls to prevent contact, but not isolated as in the current facility. The solid dividing walls will improve environmental conditions by increasing solar sharing and channeling breezes. This layout also preserves open space for exercise yards and grooming stations. Secure outdoor areas will be provided adjacent to the kennels to allow owners to exercise their pets and spend time with them. The pathways between the kennels and the outdoor exercise areas must be secure so that dogs cannot escape. Grooming stations are to be located near the kennels.

To accommodate the anticipated future cat population, 36 cages will be needed. These cages are to be 5' wide x 10' long x 8' high, similar to the existing cages. The cages will be laid out in a double-loaded corridor arrangement with a central service area, similar to the existing model.

Large animal receiving and holding sheds will need to be reconstructed, with a portion of them located under H-3. The overall area can be reduced to about half of the current area. The existing vehicle access to the receiving/ holding pens, off Halawa Valley Street, is unsatisfactory due to limited sight distances. The proposed future design would provide vehicle access to the receiving/ holding pens from the main site access road and would accommodate the turning radii and overhead height clearance requirements of the animal transport vehicles. A pasture area totaling approximately one acre will be more than sufficient because it will be utilized less frequently.

It is expected that the current number of owners and visitors (up to 131 per day on weekends) will be fewer as a result of the reduced number of dogs and cats housed at the AQS. Projections for visiting owners based on the projected animal confinement capacity have yet to be developed. In addition, requirements for accommodating visitors while they are waiting and during their visits also need to be established, with visitor parking demand to be included in parking projections. The current surface parking area under and adjacent to H-3 is a viable option and is expected to be more than sufficient for future staff and visitor needs. Additional research is needed concerning isolation capability, medical requirements, and storage requirements for the new AQS.

Code Requirements and Nationally Established Best Practices

A preliminary search yielded considerable information related to the design of animal shelters. However, that same search yielded little information on the design of animal shelters specifically intended for quarantine purposes. At the outset of the formal planning process it will be critical to establish the extent to which the design criteria for an animal quarantine facility varies from the criteria for a typical animal shelter. A key task at the outset of the planning process will be to develop a list of relevant code requirements and best practices.

Section 304 of the Honolulu Building Code (International Building Code, 2006 Edition as amended) classifies the animal quarantine facility as a Group B Business Occupancy. Subject to confirmation, the following requirements and best practices found during the preliminary search may also apply:

- Animal Welfare Act – USC Title 7, Sections 2131-2159
- CRF – Title 9 Animals and Animal Products
- Guidelines for Standards of Care in Animal Shelter, Association of Shelter Veterinarians, 2010

Necessary Facilities

Environmental factors can affect the health, behavior, and comfort of animal residents. It is important that requirements for ventilation, air-conditioning, sanitation, noise control, natural light, light levels, and other environmental factors be established and controlled in order to maintain the health and well-being of the animal residents.

A decision will have to be made by HDOA officials regarding the number of animal residents that require an indoor kennel (as shown in Figure 9). Indoor, air-conditioned kennels must be provided for animals that are either ill, medically distressed by the heat and humidity conditions, or that need medical treatment for other reasons. Hot weather (greater than 85°F) combined with high humidity are challenging for some dogs, especially brachycephalic breeds with short noses. Open-air kennels should be acceptable for most dog breeds, as long as shading and natural ventilation are provided.

FIGURE 9 - Indoor Kennel

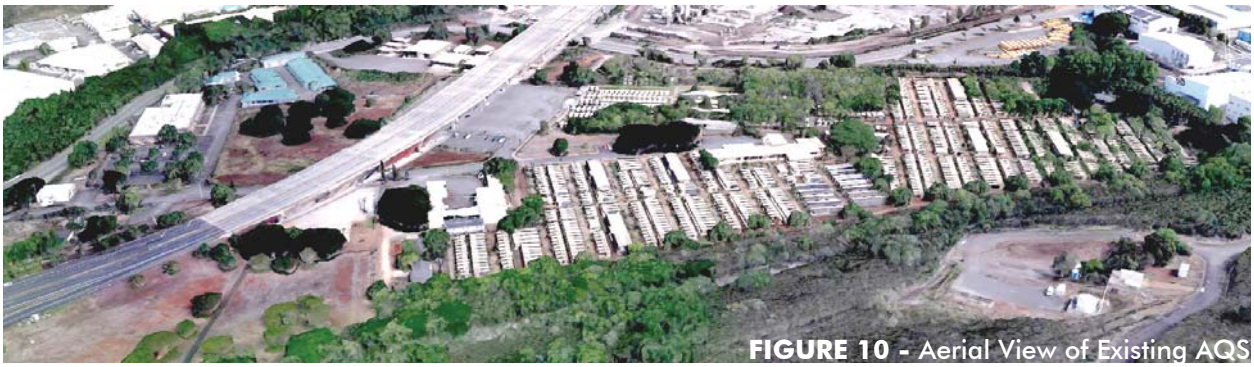


FIGURE 10 - Aerial View of Existing AQS

CONCEPTUAL DEVELOPMENT PLANS

An initial concept site plan has been prepared to test whether a new AQS can be developed within the western-most portion of the property, and to show how the offices, employee and visitor parking, and required number of kennels for cats, dogs, and larger animals can be accommodated (Figure 11). The conceptual site plan confirms that there is adequate space available to relocate the AQS, and that the relocated AQS is a workable conceptual plan. The gross floor area of the existing AQS building, approximately 9,450 square feet (SF), is assumed to remain the same for the proposed AQS building development. A preliminary rendering of the proposed AQS is provided as Figure 12 on page 10.

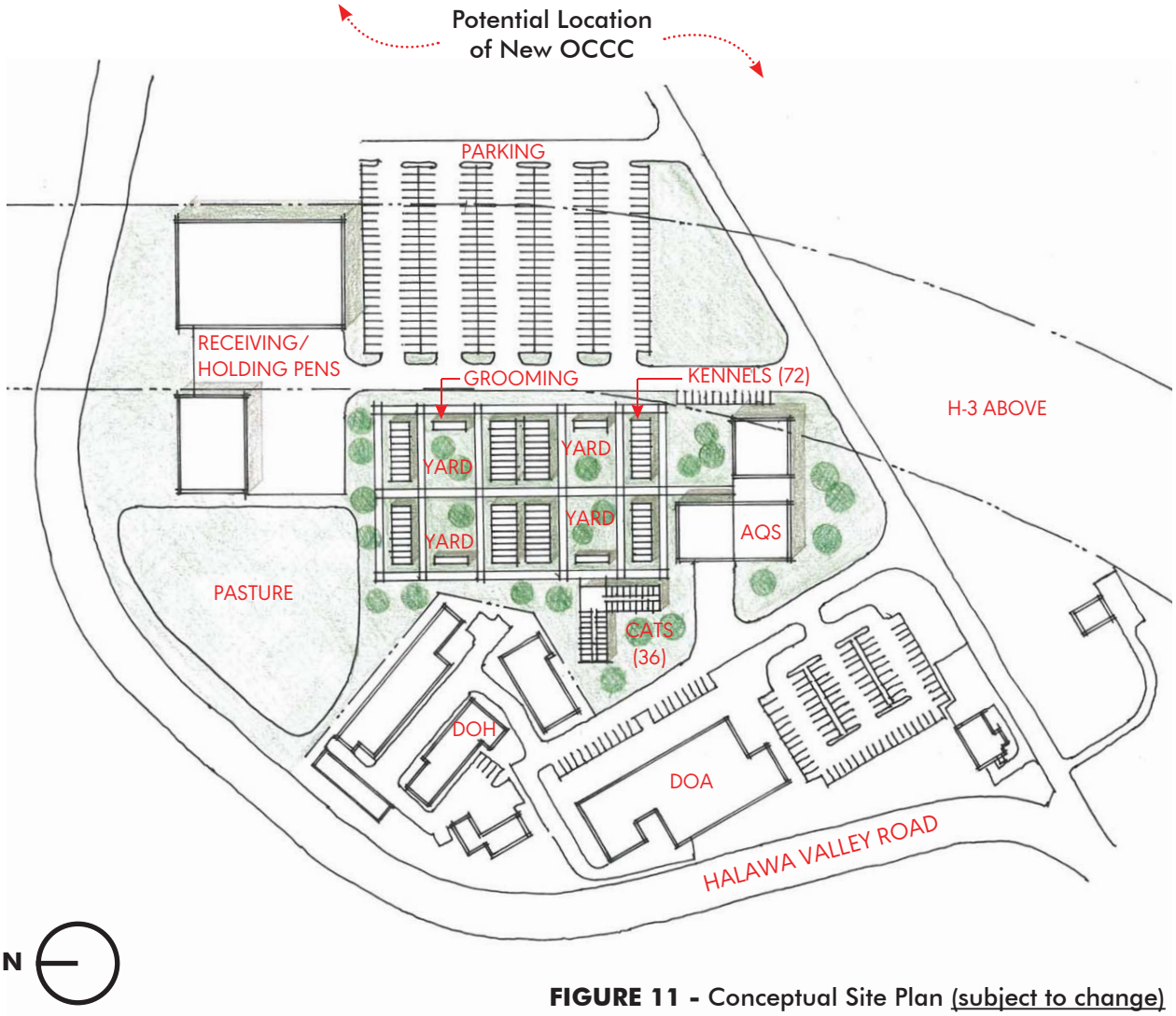


FIGURE 11 - Conceptual Site Plan <u>(subject to change)</u>

FIGURE 12 - Rendering of Proposed AQS (subject to change)

APPENDIX C

CONSTRUCTION COST ESTIMATES FOR THE ANIMAL QUARANTINE STATION SITE

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

June, 2019
Reprinted from April 26, 2018

Prepared By:

CUMMING
Building Value Through Expertise

CUMMING

Building Value Through Expertise

OCCC - Animal Quarantine Station Site

Oahu, HI

Probable Cost Estimate for the
Programmatic Design Phase - Final
April 26, 2018

Prepared for AHL

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EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between AHL and Cumming Corporation, for the purpose of establishing a probable cost of construction at the Programmatic Budgeting design stage.

The project scope encompasses construction of a new jail facility to replace the Oahu Community Correctional Center in Kalihi, Honolulu. This estimate was prepared using documents provided by AHL on April 16, 2018. These documents consist of a 50% master plan architectural program, revised site plans and verbal direction from the architect.

1.2 Project Schedule

	Start	Finish	Duration
Design, Engineering & Permitting	Jun-19	Jun-21	24 months
Construction	Jun-21	Jun-23	24 months

1.3 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 3 which outline assumptions, project understanding, approach, and cost management methodology.

TOTAL PROJECT COST DETAIL

Item Description	Detention Facility	Pre-Release Facility	Sitework	Off-Site Improvements	Sub Total	Group Total
BUILDING PERMITS						
Permit Fee Allowance	$4,301,483	$894,560	$288,368	$114,071	**$5,598,482**	
	$4,301,483	**$894,560**	**$288,368**	**$114,071**		**$5,598,482**
CONSTRUCTION COST						
Detention Facility	$ 286,765,519				**$286,765,519**	
Pre-Release Facility		$59,637,353			**$59,637,353**	
Sitework			$28,836,841		**$28,836,841**	
Off-Site Improvements				$ 11,407,095	**$11,407,095**	
	$286,765,519	**$59,637,353**	**$28,836,841**	**$11,407,095**		**$386,646,807**
NEW ANIMAL QUARANTINE STATION FACILITY						
Cost to rebuild Animal Quarantine Station west of current facility				Excluded	**$0**	
	$0	**$0**	**$0**	**$0**		**$0**
CONSTRUCTION PHASING						
Allowance for phasing and interim swing space cost	$200,000	$200,000			**$400,000**	
	$200,000	**$200,000**	**$0**	**$0**		**$400,000**
FF&E COSTS						
Allowance	$5,000,000	w/ main bldg.			**$5,000,000**	
	$5,000,000	**$0**	**$0**	**$0**		**$5,000,000**
EXTERIOR SIGNAGE						
Entry sign	$20,000				**$20,000**	
Misc. exterior signage	$15,000				**$15,000**	
	$35,000	**$0**	**$0**	**$0**		**$35,000**
SUPPORT EQUIPMENT						
Kitchen equipment					**Included**	
Laundry equipment					**Included**	
Departmental equipment					**Excluded**	
	$0	**$0**	**$0**	**$0**		**$0**
SYSTEMS						
Computer system					**Excluded**	
Security system software					**Excluded**	
Telephone system	$ 150,000	$75,000			**$225,000**	
Security system					**Included**	
	$150,000	**$75,000**	**$0**	**$0**		**$225,000**
COMMUNITY PARTNERING						
Partnering with host community					**TBD**	
	$0	**$0**	**$0**	**$0**		**$0**
INVENTORY (CONSUMABLES)						
Administrative supplies					**Excluded**	
	$0	**$0**	**$0**	**$0**		**$0**
DESIGN & PM COSTS						
Design Costs						
Allow 7% of construction, FF&E & equipment costs	$20,423,586	$4,174,615		$0	**$24,598,201**	
Allow 4% of construction costs			$1,153,474	$456,284	**$1,609,757**	
Reimbursable expenses	$2,042,359	$417,461	$115,347	$45,628	**$2,620,796**	
Sub Total Design Costs	**$22,465,945**	**$4,592,076**	**$1,268,821**	**$501,912**	**$28,828,754**	
Project Management						
Allow 4% of construction, FF&E & equipment costs	$11,670,621	$2,385,494	$1,153,474	$456,284	**$15,665,872**	
Reimbursable expenses	$1,167,062	$238,549	$115,347	$45,628	**$1,566,587**	
Sub Total PM Costs	**$12,837,683**	**$2,624,044**	**$1,268,821**	**$501,912**	**$17,232,460**	
Total Design and PM Costs	**$35,303,628**	**$7,216,120**	**$2,537,642**	**$1,003,824**		**$46,061,214**
WORKING CAPITAL/FINANCING						
Working capital					**Excluded**	
	$0	**$0**	**$0**	**$0**		**$0**
FINANCIAL, TAXES & LEGAL						
Legal					**Excluded**	
OCIP					**Excluded**	
Property taxes					**Excluded**	
	$0	**$0**	**$0**	**$0**		**$0**
CAPITALIZED INTEREST						
Capitalized Interest					**Excluded**	
	$0	**$0**	**$0**	**$0**		**$0**
CONTINGENCY						
Contingency on construction @ 10%	$28,676,552	$5,963,735	$2,883,684	$1,140,709	**$38,664,681**	
Contingency on soft costs @ 5%	$2,239,506	$409,284	$141,301	$55,895	**$2,845,985**	
	$30,916,057	**$6,373,019**	**$3,024,985**	**$1,196,604**		**$41,510,666**
LAND COSTS						
Cost of land					**Excluded**	
	$0	**$0**	**$0**	**$0**		**$0**
TOTAL PROJECT COSTS	**$362,671,687**	**$74,396,053**	**$34,687,836**	**$13,721,594**		**$485,477,169**

SUMMARY MATRIX

Element			Detention Facility 375,987 SF Total	Detention Facility 375,987 SF Cost/SF	Pre-Release Facility 97,981 SF Total	Pre-Release Facility 97,981 SF Cost/SF	Sitework 1,089,000 SF Total	Off-Site Improvements 1 LS Total	Overall Totals 473,968 SF Total	Overall Totals 473,968 SF Cost/SF
A) Shell (1-5)			**$62,422,272**	**$166.02**	**$12,936,921**	**$132.04**			**$75,359,193**	**$159.00**
1 Foundations			$9,093,058	$24.18	$2,016,449	$20.58			$11,109,507	
2 Vertical Structure			$8,064,921	$21.45	$1,080,241	$11.03			$9,145,162	
3 Floor & Roof Structures			$23,329,993	$62.05	$3,887,886	$39.68			$27,217,879	
4 Exterior Cladding			$17,313,419	$46.05	$3,821,259	$39.00			$21,134,678	
5 Roofing and Waterproofing			$4,620,880	$12.29	$2,131,087	$21.75			$6,751,967	
B) Interiors (6-7)			**$43,227,225**	**$114.97**	**$7,667,013**	**$78.25**			**$50,894,239**	**$107.38**
6 Interior Partitions, Doors and Glazing			$30,067,680	$79.97	$5,095,012	$52.00			$35,162,692	
7 Floor, Wall and Ceiling Finishes			$13,159,545	$35.00	$2,572,001	$26.25			$15,731,546	
C) Equipment and Vertical Transportation (8-9)			**$13,949,118**	**$37.10**	**$2,523,011**	**$25.75**			**$16,472,128**	**$34.75**
8 Function Equipment and Specialties			$12,031,584	$32.00	$1,837,144	$18.75			$13,868,728	
9 Stairs and Vertical Transportation			$1,917,534	$5.10	$685,867	$7.00			$2,603,401	
D) Mechanical and Electrical (10-13)			**$63,694,842**	**$169.41**	**$14,991,782**	**$153.01**			**$78,686,625**	**$166.02**
10 Plumbing Systems			$13,027,950	$34.65	$2,743,468	$28.00			$15,771,418	
11 Heating, Ventilation and Air Conditioning			$21,713,249	$57.75	$4,703,088	$48.00			$26,416,337	
12 Electrical Lighting, Power and Communications			$26,319,090	$70.00	$6,858,670	$70.00			$33,177,760	
13 Fire Protection Systems			$2,634,554	$7.01	$686,556	$7.01			$3,321,110	
E) Site Construction (14-16)							**$18,431,798**	**$7,740,873**	**$26,172,671**	**$24.03**
14 Site Preparation and Demolition							$5,200,750	incl. below	$5,200,750	
15 Site Paving, Structures & Landscaping							$5,015,984	$1,000,000	$6,015,984	
16 Utilities							$8,215,064	$6,740,873	$14,955,937	
Subtotal Cost			**$183,293,457**	**$487.50**	**$38,118,728**	**$389.04**	**$18,431,798**	**$7,740,873**	**$247,584,856**	**$522.37**
		Off-Site								
General Conditions/Requirements	10.0%	5%	$18,329,346	$48.75	$3,811,873	$38.90	$1,843,180	$387,044	$24,371,442	$51.42
General Liability, Subguard, & GC Bonds	3.0%	3%	$5,498,804	$14.62	$1,143,562	$11.67	$552,954	$232,226	$7,427,546	$15.67
Contractor's Fee	3.5%	2%	$7,249,256	$19.28	$1,507,596	$15.39	$728,978	$167,203	$9,653,032	$20.37
Design Contingency	10.0%	10%	$21,437,086	$57.02	$4,458,176	$45.50	$2,155,691	$852,735	$28,903,688	$60.98
Escalation to MOC, 06/15/22	18.6%	18.6%	$43,963,289	$116.93	$9,142,850	$93.31	$4,420,902	$1,748,793	$59,275,834	$125.06
GET	2.5%	2.5%	$6,994,281	$18.60	$1,454,570	$14.85	$703,338	$278,222	$9,430,410	$19.90
Total Estimated Construction Cost			**$286,765,519**	**$762.70**	**$59,637,353**	**$608.66**	**$28,836,841**	**$11,407,095**	**$386,646,807**	**$815.77**

Sitework

SUMMARY - SITEWORK

Element		Subtotal	Total
E) Site Construction (14-16)			**$18,431,798**
14	Site Preparation and Demolition	$5,200,750	
15	Site Paving, Structures & Landscaping	$5,015,984	
16	Utilities on Site	$8,215,064	
	Subtotal		$18,431,798
	General Conditions/Requirements	10.00%	$1,843,180
	Subtotal		$20,274,978
	General Liability, Subguard, & GC Bonds	3.00%	$552,954
	Subtotal		$20,827,932
	Contractor's Fee	3.50%	$728,978
	Subtotal		$21,556,910
	Design Contingency	10.00%	$2,155,691
	Subtotal		$23,712,601
	Escalation to MOC, 06/15/22	18.64%	$4,420,902
	Subtotal		$28,133,503
	GET	2.50%	$703,338
TOTAL ESTIMATED CONSTRUCTION COST			**$28,836,841**

Total Area: 1,089,000 SF

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Other	Unit Cost	Total
14 Site Preparation and Demolition					
Site Clearance / Demolition					
HazMat Investigation - allowance	1	ls		$295,000	$295,000
Site preparation/stabilization - allowance	1	ls		$1,000,000	$1,000,000
Demolition with off-site disposal - allowance	1	ls		$2,000,000	$2,000,000
Earthwork					
Cut/fill based on a balanced site - allowance	1,089,000	ls		$1.00	$1,089,000
Fine grading	1,089,000	sf		$0.50	$544,500
Erosion control	1,089,000	sf		$0.25	$272,250
Total - Site Preparation and Demolition					**$5,200,750**
15 Site Paving, Structures & Landscaping					
Site Development, Finished Site Area					
Hardscape					
AC paving w/ subgrade at parking, yard, and service roads	80,000	sf		$5.00	$400,000
New seal coat to existing parking lot	85,500	sf		$2.25	$192,375
Concrete paving/sidewalks - allowance	10,000	sf		$20.00	$200,000
Landscape					
Landscape area - allowance	647,460	sf		$0.75	$485,595
Site Specialties					
Misc curbs, parking striping, signage - allowance	1	all		$250,000.00	$250,000
Site Structures					
Physical Plant/Warehouse - allowance	34,880	sf		$100.00	$3,488,014
Total - Site Paving, Structures & Landscaping					**$5,015,984**

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Other	Unit Cost	Total
16 Utilities on Site					
Fire water improvements - allowance					
Fire water service	3,202	lf		$450.00	$1,440,720
Reduced pressure backflow preventer assembly	1	ea		$40,000.00	$40,000
Miscellaneous specialties (hydrants, etc.)	1	ls		$300,000.00	$300,000
Water system improvements - allowance					
Domestic water service	3,202	lf		$540.00	$1,728,864
Water meter	1	ea		$20,000.00	$20,000
Reduced pressure backflow preventer assembly	1	ea		$40,000.00	$40,000
Miscellaneous specialties	1	ls		$360,000.00	$360,000
Wastewater system improvements/rehabilitations - allowance					
Sanitary sewer service	1,101	lf		$430.00	$473,430
Sewage grinder, allowance	1	ls		$100,000.00	$100,000
Precast concrete vault	1	ls		$35,000.00	$35,000
Miscellaneous specialties (manholes, etc.)	1	ls		$130,000.00	$130,000
Gas distribution improvements - allowance					
Gas service	1	ls		$100,000.00	$100,000
Storm water conveyance - allowance					
Storm drain service	80	lf		$292.50	$23,400
Retention Basin and other BMP measures	1	ls		$445,000.00	$445,000
Miscellaneous specialties (manholes, etc.)	1	ls		$100,000.00	$100,000
Electrical system improvements - allowance	1	ls		$1,550,250.00	$1,550,250
Site lighting - allowance	1	ls		$1,328,400.00	$1,328,400
Total - Utilities on Site					**$8,215,064**

Off-Site Improvements

SUMMARY - OFF-SITE IMPROVEMENTS

Element	Subtotal	Total
E) Site Construction (14-16)		**$7,740,873**
14 Site Preparation and Demolition		
15 Site Paving, Structures & Landscaping	$1,000,000	
16 Utilities	$6,740,873	
Subtotal		$7,740,873
General Conditions/Requirements	5.00%	$387,044
Subtotal		$8,127,917
General Liability, Subguard, & GC Bonds	3.00%	$232,226
Subtotal		$8,360,143
Contractor's Fee	2.00%	$167,203
Subtotal		$8,527,346
Design Contingency	10.00%	$852,735
Subtotal		$9,380,080
Escalation to MOC, 06/15/22	18.64%	$1,748,793
Subtotal		$11,128,873
GET	2.50%	$278,222
TOTAL ESTIMATED CONSTRUCTION COST		**$11,407,095**

DETAIL ELEMENTS - OFF-SITE IMPROVEMENTS

Element	Quantity	Unit	Unit Cost	Total
14 Site Preparation and Demolition				
Included below				
Total - Site Preparation and Demolition				
15 Site Paving, Structures & Landscaping				
Roadway improvements - allowance	1	ls	$1,000,000.00	$1,000,000
Total - Site Paving, Structures & Landscaping				**$1,000,000**
16 Utilities				
Water system evaluation - allowance	1	ls	250,000	$250,000
Water system improvements - allowance	1	ls	780,000	$780,000
Water facility charge - allowance	1	ls	2,540,000	$2,540,000
Wastewater system investigation - allowance	1	ls	250,000	$250,000
Wastewater system improvements/rehabilitation - allowance	1	ls	1,848,000	$1,848,000
Wastewater facility charge - allowance	1	ls	460,000	$460,000
Electrical system improvements - allowance				
Connect to existing systems	1	ls	$20,000.00	$20,000
Transformer pad	1	ea	$2,785.00	$2,785
Switch pad	1	ea	$2,100.00	$2,100
Concrete manholes	6	ea	$5,748.00	$34,488
Underground primary conduits	1,000	lf	$54.00	$54,000
Trenching and backfill	2,500	lf	$60.00	$150,000
Concrete encasement	200	cy	$210.00	$42,000
Low voltage conduits w/fiber	1,500	lf	$120.00	$180,000
Low voltage conduits w/paired copper	1,500	lf	$85.00	$127,500
Total - Utilities				**$6,740,873**

APPENDIX 1 - SCOPE ASSUMPTIONS

Description	Assumed Scope
General Project Info	- Escalation included through Q2 / 2022. - All sub trades to be competitively bid. - Labor pool from the State of Hawaii.
Detailed Assumptions	
1. Substructure / Foundations	- No basement - Premiums included for deep foundations. - Elevator pits.
2. Structure	- Concrete slab on grade. - Structural steel framing including buckling restrained braced frames. - Cementitious fireproofing. - Cellular metal deck with lightweight concrete fill. - Miscellaneous concrete and metals.
3. Envelope / Roofing	- Metal stud framing, sheathing, waterproofing, and drywall to interior face of exterior wall at, parapets, and precast concrete panels. - 80% of exterior wall as precast concrete panels. - Allowance for exterior doors, canopies, and soffits. - Single ply or built up roof, typical.
4. Interiors	- Concrete masonry unit walls to 60% of interior partitions. - A mix detention steel wall panels and metal stud framed partitions to remaining areas. - Miscellaneous security and aluminum-framed glazing. - Security hollow metal doors and standard commercial doors. - Walls: paint, epoxy paint, epoxy, ceramic tile. - Floors: urethane, epoxy, sealed concrete, polished concrete, ceramic tile, carpet tile, and vapor membrane barrier. - Ceilings: detention hollow metal, acoustic ceiling tile, gypsum board, security plaster. - Restroom and building specialties, and casework. - Detention equipment and sealants. - Kitchen and Laundry equipment (AV, video visitation, medical, and surgery equipment are excluded).

APPENDIX 1 - SCOPE ASSUMPTIONS

Description	Assumed Scope
5. Vert. Transportation	- Metal pan / concrete filled stair units. - Mezzanine stairs. - MRL Elevators.
6. Plumbing	- General plumbing equipment, fixtures, and waste / vent piping. - Domestic water piping. - Roof Drainage.
7. HVAC	- Chillers, boilers, cooling towers, pumps, etc. - Chilled water piping. - Air handling units. - Air distribution ductwork and specialties. - Automatic Temperature Controls. - Test / balance / firestopping / seismic.
8. Electrical	- Emergency and Normal Service and Distribution - LED light fixtures. - Fire Alarm Systems. - Telephone Data Systems. - A/V Systems. - Security Systems ACS, CCTV, IC, wireless, duress, master controls. - Master Clock System.
9. Fire Protection	- Wet pipe sprinklers throughout.

Assumptions for New Animal Quarantine Facility Included in Soft Cost

1. Office Building	- New 9,500 sf office building
2. Outdoor Dog Kennels	- 72 outdoor kennels similar to existing kennels
3. Outdoor Cat Kennels	- 36 outdoor kennels similar to existing kennels
4. Pasture Area	- Approx. 40,000 sf of pasture area
5. Holding Pens for Large Animals	- Approx. 30,000 sf of holding pens
6. Moving Cost	- Allowance of $200,000 for moving cost

APPENDIX 2 - RISK CONSIDERATIONS

Section	Description
Labor Availability	Hawaii's unemployment rate remains below 3.0%, the lowest rate since October of 2007. Demand for skilled workers are still expected in the following trades: carpenters, iron workers, plumbers, pipefitters, glaziers, sheet metal workers, welders, and electricians.
Material Costs	For domestic construction material costs, concrete, lumber, and particle board continue to see price increases. Steel tariffs have also increase cost for structural steel, reinforcing steel and cold-formed metal stud framing.
Productivity	Productivity impacts of construction trade workers is not anticipated.
Sub-Contractor Mark Up	CCMI cost managers continue to track subcontractor markups in the range of 15% - 20%.
Project Access	The project site is easily accessed from local roads.
Bidding Market	Honolulu construction projects have slowed, but the industry has remained very active. Prospects look good for continued growth but at a slower pace than in recent years. This may be favorable for the projects construction schedule.
Escalation	Escalation has been included in this estimate at a rate of 18.6% taken through the midpoint of construction.

APPENDIX 3 - APPROACH & METHODOLOGY

Basis of Estimate	This estimate was prepared using documents provided by AHL on April 16, 2018. These documents consist of a 50% master plan architectural program, and revised site plans.
Estimate Format	A component cost classification format has been used for the preparation of this estimate. Cost are classified by building system / element.
Cost Mark Ups	The following % mark ups have been included in each design option: - General Conditions / Requirements (10.00% on direct costs) - GC Fee (3.50% compound) - Insurance and Subguard (3.00% compound) - Design Contingency (10.00% compound) - Escalation (18.6% compound)
Escalation	All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.
Design Contingency	An allowance of 10.00% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.
Construction Contingency	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. A 10% construction contingency is currently included in the soft cost.
Construction Schedule	Costs included herein have been based upon a construction period of 24 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.
Method of Procurement	The estimate is based on a design-bid-build delivery method for the building and associated site work.
Bid Conditions	This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.
Basis For Quantities	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature. We relied on prior estimates developed for the off-site and utility costs, these cost need to be validated especially for site number 3 which was not part of the prior study.
Sources for Pricing	This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for Honolulu County construction.

APPENDIX 3 - APPROACH & METHODOLOGY

Key Exclusions

The following items have been excluded from our estimate:
- Site acquisition.
- Relocation cost.
- Medical and surgical equipment.
- Security / detention glazing to exterior curtain walls.
- Skylights.
- Reclaimed water system.
- Medical gases.

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:
- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

APPENDIX D

FINANCING PLAN OPTIONS

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

June, 2019
Reprinted from January 5, 2017
Revised on May 30, 2018

Prepared By:

Louis Berger

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1.0 INTRODUCTION

The Hawaii Department of Public Safety (PSD) operates community correctional centers (CCCs) on the islands of Oahu, Maui, Hawaii, and Kauai. Each CCC houses short-term sentenced (felons, probation, and misdemeanor), pretrial (felon and misdemeanor), other jurisdiction, and probation/parole violators. CCCs provide the customary county jail function of managing both pre-trial detainees and locally-sentenced misdemeanant offenders and others with a sentence of one year or less. CCCs also provide an important pre-release preparation/transition function for prison system inmates who are transferred back to their county of origin when they reach less than a year until their scheduled release. Most of these former prison inmates are transferred to a dedicated work furlough unit where they are able to begin working in the community on supervised work crews or in individual placements as determined by needs and classification assessments and individualized pre-release plans.

With increasingly aged and obsolete correctional facilities, PSD has proposed improving its corrections infrastructure through modernization of its existing facilities and construction of new institutions to replace others. Among its priority projects is the replacement of the Oahu CCC (OCCC).

Developing new correctional facilities are time-consuming, complex, and expensive undertakings. For purposes of this analysis it has been recognized that the State of Hawaii will require substantial investments to its correctional facilities to accommodate future inmate populations and meet state and national standards. Therefore, it is appropriate that the state evaluate financing plan options available for financing construction of a new OCCC, recognizing that the investments needed now and in the future could have a major impact on future budgeting cycles.

The purpose of this document is to identify and describe the range of financing plan options available to finance new OCCC construction. Under each of these options, it is assumed that PSD continues to operate all current and future jail and prison facilities in Hawaii.

2.0 FINANCING PLAN OPTIONS FOR DEVELOPING A NEW OAHU COMMUNITY CORRECTIONAL CENTER

The decision on whether to obtain public or private financing for a public works project such as a new correctional facility is driven by various legal, financial, and political factors including the nature and scale of the project and the fiscal health of the public entity sponsoring its construction and operation. Public financing of a large capital project could be constrained by legal limits on the degree to which municipal, county or state governments can incur debt and/or if development of the project will adversely affect its ability to fund additional public facilities and infrastructure improvements, on-going operations and other obligations. Government jurisdictions incurring too much debt or are having difficulty meeting current obligations can be subjected to a credit rating downgrade which increases the cost of borrowing and can limit its capacity to finance future public works and infrastructure investments.

Public financing can also be constrained by political factors. Correctional facilities are often viewed by the public as low priorities for public financing and convincing an electorate to approve a bond to fund such projects can be far from guaranteed in light of pressing needs for financing of new schools, health care facilities,

transportation systems, and other public facilities. With the advent of public private partnerships (PPPs or P3), along with a slow-growth national economy, city, county and state governments across the U.S. have become increasingly amenable to leveraging private sector capital and expertise in designing, building, and financing new public facilities and infrastructure. Although private sector partnering has been most frequently used to finance transportation projects, where the developer can recoup its investment through tolls and user fees, PPPs for other types of public infrastructure has become possible using innovative partnership arrangements.

Under PPPs, when the upfront investment is associated with social infrastructures, such as schools, health care, libraries or government buildings, the public agency typically repays the private investor directly through leasing fees, or "availability payments" (with payment made on the basis of continued availability of the services). It should be noted that private sector partnering, including the use of private financing, can be useful not just when a public agency faces debt limits, but also when it creates the potential for spreading project risks and for structuring incentives to expedite the construction timeframe.

Government policies and preferences for providing public services can also influence decisions as to which financing plan option to employ. These policies can guide the government in establishing the most appropriate criteria. This means that the community objectives and priorities, the economic development plans and long-term strategies can serve as tools in the decision-making process. Applicable policies include:

- Long-term objectives
- Taxation framework
- Legislative framework
- Financial resources and status

Other economic development, land use, and employment objectives are also relevant because they could determine when private financing should be considered. Usually governments establish the conditions under which private or public financing would be used. A jurisdiction's residents and employees will also influence policies affecting the attractiveness of private financing with resistance to private participation arising from concerns over loss of control, higher financing costs and other considerations.

The taxing framework could also be an important factor in attracting private sector investment. If for example, private firms are exempt from local taxes because of the public use of the facility or if the revenue associated with maintaining or operating the facility is tax deductible, private investors might well be attracted to forming a PPP. Finally, the existing legal framework will also influence the potential for using PPPs. Some jurisdictions have restrictions or outright prohibitions on the use of such arrangements, rendering private sector participation infeasible until and unless the government entity alters it legal framework regarding private sector participation in public sector projects.

A review of various Hawaii State government documents and annual financial reports did not identify any legal or financial impediments to pursuing public or private sector financing for jail improvements or expansions. During the third quarter of 2015,[1] Hawaii's economic indicators for the tourism industry, tax revenues, the

[1] Fiscal Year 15 ended June 30, 2015, and the Comprehensive Annual Financial Report (CAFR) of the State of Hawaii was submitted on December 30, 2015. Therefore, the FY2016 report should be available in December 2016.

construction industry, and unemployment were mostly positive.[2] Hawaii's economy depends on conditions in the U.S. economy and key international economies, especially Japan. According to the latest Department of Business, Economic Development and Tourism (DBEDT) forecast, Hawaii's economy will continue positive growth in the near future. DBEDT projects Hawaii's inflation, as measured in terms of changes in the Honolulu CPI, to increase 2.3 percent in 2016. The State GDP deflator is forecast to grow by 1.6 percent in 2016.

The following sections describe the primary financial instruments and approaches currently being used by state, county, and city governments for construction of various forms of public facilities and infrastructure.

3.0 CONVENTIONAL PUBLIC FINANCING OPTIONS

Jails, courthouses and similar public safety facilities, like other public infrastructure, have historically been funded by either "pay as you go" or by issuing a bond. "Pay as you go" involves the appropriation of public monies necessary to complete the proposed project within a single fiscal year. If project construction spans more than a year, then additional funds must be appropriated for each year of construction activity. Under the "pay as you go" approach a project is explicitly funded as a line item in a government's annual budget. This funding method is commonly used for small capital projects that can be accommodated within the jurisdiction's typical annual budget. This approach is not effective when the investment required for a large capital project is of such magnitude that to fund it as a line item would likely force cutbacks in other projects or require additional means for raising tax revenues. Both options are particularly challenging for projects which have few constituents.

"Pay as you go" is the least costly financing plan option over the life cycle of a project because it would involve incurring no debt and the associated accrued interest payment. An additional benefit is that future revenues are not encumbered and actual expenditures can be handled more efficiently when the revenues are appropriated from the current budget. However, given the finite resources available to any entity, whether private or public, the "pay as you go" option requires less spending on other projects or services or increasing taxes and fees to accommodate the increase in spending. These are also opportunity costs that must be considered.

For larger capital projects, including those which require large investments and multiple years to construct, governments typically finance construction costs by issuing bonds. Schools, parks and recreational facilities, cultural institutions, and health care facilities are among the most common public improvement projects funded through the issuance of bonds.

A bond is a security instrument which acknowledges that the issuer has borrowed money and must repay it to the bondholder at a specified rate of interest at periodic intervals. A bondholder also receives the amount lent (the principal) when the bond reaches its maturity. Bonds are known as debt securities and are different from loans because as a security they can be publicly traded and have values that can fluctuate. Debt securities with a maturity of 13 months or less are known as *notes*; however, bond maturity can last up to 30 years.

Different types of bonds can be issued by a government and each type has ramifications for the level of interest rates paid by the issuer, a jurisdiction's credit rating, and impact on debt ceilings. For example, most, but not all,

[2] State of Hawaii Comprehensive Annual Financial Report (CAFR). Fiscal year ended June 30, 2015. Accessed at: http://ags.hawaii.gov/accounting/annual-financial-reports/.

government-issued bonds are tax-exempt. For these types of bonds, buyers are willing to accept a lower return than for a taxable bond because they will not have to give up some of their return paying taxes.

3.1 State of Hawaii Financial and Regulatory Environment

The ability of governments to use bonds to finance public facilities and infrastructure projects is often limited by legal restrictions on the uses of public debt and the total amount that can be issued. As of June 30, 2015, the State of Hawaii had total bonded debt outstanding of $8.4 billion. Of this amount, $6.5 billion comprises debt backed by the full faith and credit of the State and $1.9 billion (i.e. revenue bonds) is revenue bonded debt that is payable from and secured solely by the specified revenue sources. Hawaii's legal debt limit percentage is 18.5 percent of the total assessed valuation. The State's average general fund revenues of the three preceding fiscal years amounted to $6.3 billion. The state's total long-term debt increased by $911.6 million, or 12.1 percent, to $7.2 billion compared to FY14. The State Constitution limits the amount of general obligation bonds that may be issued. The legal debt margin at June 30, 2015, was $470.6 million, which the Director of Finance confirmed by law was within its legal debt limit.

The state's capacity to repay its bonds is based on the overall health of its economy. By most measures Hawaii's economy has recovered from the 2008 recession and is considered to be on solid financial ground with housing prices increasing in recent years. The statewide seasonally adjusted unemployment rate as of November 2015 was 3.2 percent, compared to 5 percent nationally. This is an increase in employment from the previous year when the State's seasonally adjusted unemployment rate stood at 4 percent (compared to 5.8 percent nationally). The Council of Revenues (Department of Taxation) in September 2015 revised the State's General Fund tax revenue growth rate for FY16 from 2.7 percent to 6 percent and also adjusted the revenue growth rate for FY17 to 5.5 percent. Cumulative general fund tax revenues for the first five months of FY15 were $2.5 billion, an increase of $213.7 million from the same period last fiscal year. General excise and use tax collections, which are the largest source of state revenue and a good measure of economic growth, increased 4.9 percent. While optimistic about Hawaii's economic recovery the State imposed a 10 percent spending restriction on discretionary operating expenses of general funds for all departments and agencies for the Executive Branch for FY16.

As of June 30, 2015, the State of Hawaii's underlying general obligation bond ratings were Moody's Investors Service (Aa2), Standard and Poor's Corporation (AA) and Fitch Ratings (AA) based on the credit of the state. Bonded debt activity for FY15 included issuance of $6.5 billion of general obligation bonds and $666.2 million in revenue bonds.[3]

[3] CAFR, 2015.

4.0 ALTERNATIVE BOND AND REVENUE GENERATION INSTRUMENTS

4.1 General Obligation Bonds

Until the 1980s, General Obligation Bonds (GOs) were the most frequently used form of public financing for correctional facility construction. However, the use of obligation bonds has declined as states and counties faced higher budget deficits and fiscal challenges, including limits on accrued debt as well as competing priorities for the use of bond financing. Other forms of public financing for correctional facility construction includes a mixture of GOs and revenue bonds or certificates of participation (CoPs). Revenue bonds are commonly characterized as "limited obligations" or "special obligations" and as such the debt does not count towards a state's debt limit. Revenue bonds typically finance public projects such as toll roads, bridges, airports, water and sewage treatment facilities, hospitals and subsidized housing.[4]

By 1997, revenue bonds accounted for at least 50 percent of all publicly-issued debt. While the national market for CoPs is less developed than the markets for GOs and revenue bonds, in states such as California, where the restrictions on GO debt are quite severed, a strong market has developed for CoPs. However, the sale of CoPs backed by a pledge of appropriates generally requires higher interest coupons than general obligation bonds or revenue bonds.[5]

Build America Bonds are a taxable municipal bond created under the American Recovery and Reinvestment Act of 2009 that carry special tax credits and federal subsidies for either the bond holder or the bond issuer. Many issuers have taken advantage of the Build America Bond provision to secure financing at a lower cost than issuing traditional tax-exempt bonds. The Build America Bond provision, which expired on January 1, 2011, was open to governmental agencies issuing bonds to fund capital expenditures.[6]

GOs are secured either by a pledge of the full faith and credit of the issuer or by a promise to levy taxes in an amount as necessary to pay debt service, or both. With very few exceptions, local agencies are not authorized to issue "full faith and credit" bonds. The GOs of such agencies are typically payable only from ad valorem (in proportion to the value) property taxes, which are required to be levied in an amount sufficient to pay interest and principal on the bonds coming due in each year. To secure a GO, the jurisdiction must seek voter approval.

GOs are still a relatively low cost method for obtaining capital for large public infrastructure projects. This is because GOs are fully backed by a pledge of the issuer to collect sufficient revenue (e.g., tax revenue) to repay the principal and interest. Because they are backed by the "full faith and credit" of the local government, financial markets consider GOs among the most secure investments. Accordingly, the low risk of GOs translates into reduced interest rates paid to investors and a lower overall project cost.

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4 Municipal Bond Wikipedia website. Available at: https://en.wikipedia.org/wiki/Municipal_bond#cite_note-9; accessed December 5, 2016.

5 Association of State Correctional Administrators. Alternatives for Financing Prison Facilities. Prepared by Brown & Wood LLP, 1999. Available at: http://www.asca.net/system/assets/attachments/2085/Alternatives_for_Financing_Prison_Facilities-3.pdf?1296161869, accessed December 5, 2016.

6 Municipal Bond Wikipedia website.

By the end of the 1990s, approximately one-third of all publicly-issued debt was GO debt. These bonds were used for a broad variety of public works projects including roads, airports, parks and correctional facilities. The monies obtained from the sale of the bonds are restricted to financing infrastructure construction only. Operating costs for any infrastructure financed using GOs must be recovered through other means including but not limited to user fees and taxes.

All bonds of the State other than special purpose revenue bonds must be authorized by a majority vote of the members to which each house of the Legislature is entitled. Special purpose revenue bonds of the State must be authorized by two-thirds vote of the members to which each house of the Legislature is entitled.[7]

4.2 Revenue Generation Alternatives

Other revenue generating options are available to finance important public works and infrastructure projects.

4.2.1 Revenue Bonds

Revenue bonds differ from GOs in that repayment is not directly secured through the taxing power of the government jurisdiction but rather through a pledge of a specific stream of revenues. Because of this difference, revenue bonds are referred to as "limited obligation" or "special obligation" bonds. The ultimate source of the funds to repay the debt could derive from a variety of sources, including fees, tolls, special district taxes, or general tax revenue that must be re-appropriated on an annual basis.

To issue a revenue bond, the government creates a separate non-profit organization to issue lease revenue bonds. This non-profit organization, usually a state or county development authority, uses the bond revenue to build the facility and then leases it to the government at a rate that will allow full repayment to the investors (principle and interest) by the end of the lease period. The title of the facility reverts to the government agency when the bond or the lease has been paid in full.

These bonds are not counted towards the jurisdiction's debt limit, and therefore, do not require voter approval. However, the fact that the pledged revenue stream is not directly supported by state or county funds, but by lease payments subject to appropriation, translates into a higher interest rate paid to the bond investors. County and state governments tend to use revenue bonds when the debt ceiling has been reached or when it is very difficult to obtain voter approval for obligation bonds. Exhibit 1 depicts how a revenue bond is issued and used to finance capital projects, while Exhibit 2 depicts the process and checklist for this financing plan option.

[7] State of Hawaii, Department of Budget and Finance website. Available at: http://budget.hawaii.gov/budget/about-budget/state-debt/.

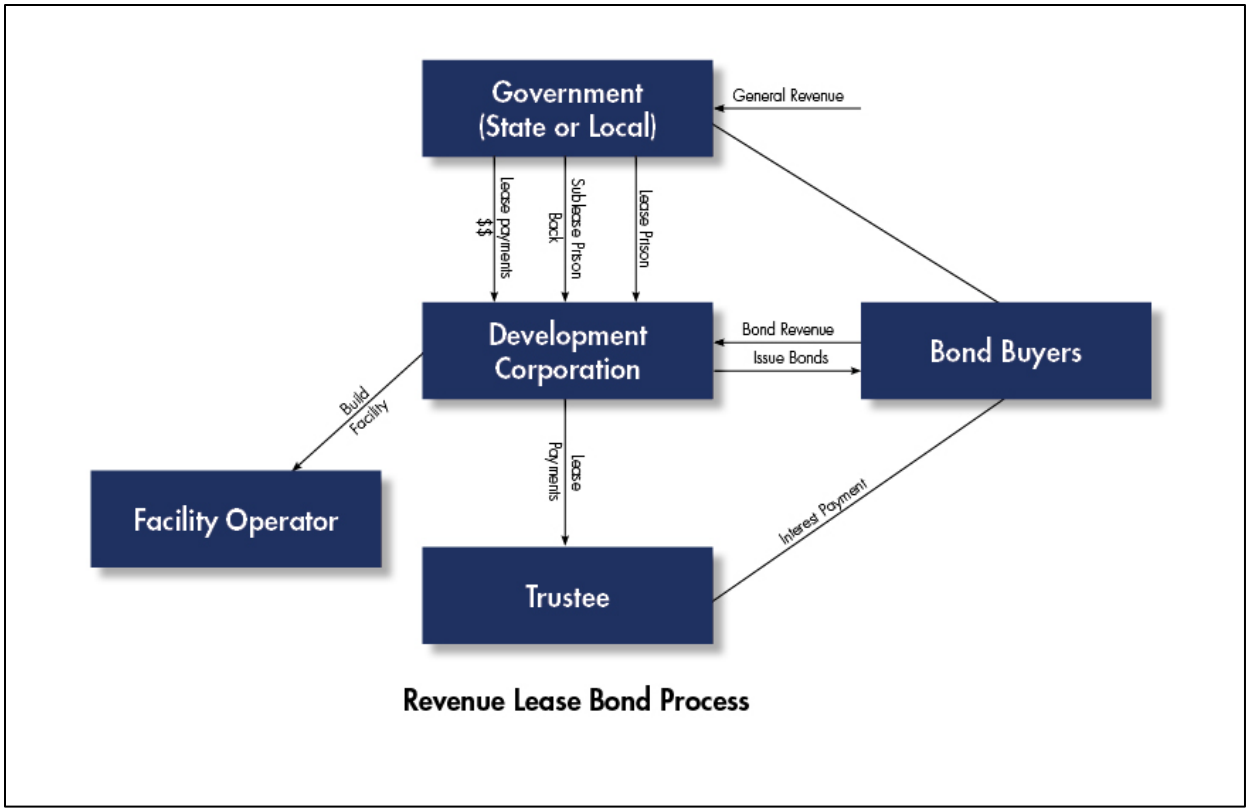

Exhibit 1: Revenue Bond Financing

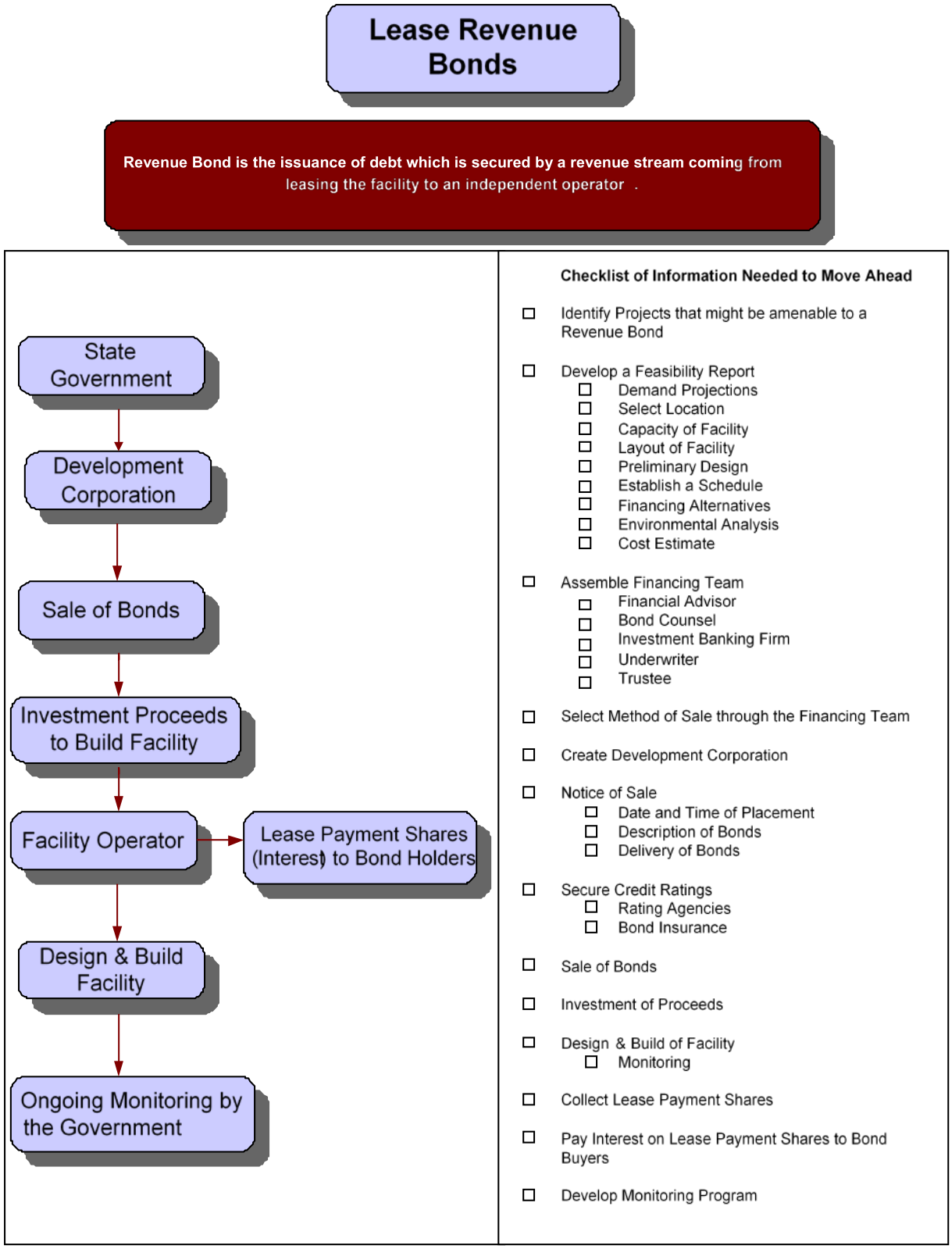

Exhibit 2: Revenue Bond Financing Checklist

4.2.2 Sales Tax Revenues

One mechanism for generating a regular revenue stream would be the imposition of a special sales tax that could be directed exclusively for OCCC construction. Under this approach, an additional levy would be added to the current tax rate that is collected at the point of sales by retail establishments operating in the state.

Hawaii does not impose a sales tax, but it does have a gross receipts tax called the General Excise Tax (GET). The GET applies to nearly every conceivable type of transaction and is technically charged to the business rather than the consumer. Hawaii allows businesses and vendors to pass the gross receipts tax on to the consumer, similar to a sales tax, but unlike a sales tax they cannot list it as a separate charge on the receipt. The gross receipts tax is applicable to almost every type of transaction, including goods and services, and transactions for goods and services such as groceries, medical services, and rent are subject to the tax (while they are exempt from the sales tax completely in many other states). Tax-exempt non-profits, which are exempt from sales tax in many states, are not exempt from the Hawaii gross receipts tax.

The GET is 4 percent throughout most of Hawaii, and 4.5 percent on Oahu, but the state allows a business to charge their customers a maximum of 4.712 percent to help recoup some of the total GET.[8] The State General Fund tax revenues increased by 10.8 percent, during the first nine months of 2015 compared to the same period in 2014. Among its components, net individual income tax collections increased by 17.8 percent, general excise and use tax (GET) collections increased by 6.5 percent, transient accommodations tax (TAT) collections were up by 6.7 percent, and net corporate income tax revenues increased by 45.1 percent.[9]

4.2.3 Sale of State Assets

Another approach for potentially generating significant funds, although on a one-time basis, would be to designate selected state property and assets as surplus and put them up for sale. Before such property or an asset can be sold, however, the state must declare it to be surplus. In addition, the sale of any state lands would be subject to Section 171-64.7, Hawaii Revised Statutes (Legislative approval of sale or gift of lands). Prior, ~~prior~~ to taking any such action, it would be prudent to conduct a comprehensive review of its current and future needs for the property and the financial impact of selling assets to finance a large capital project of this nature as once state assets are sold to private investors those assets are forever lost for public purposes.

4.3 Certificates of Participation

In recent years, governments have begun using a specialized type of revenue bonds to finance capital projects, referred to as Certificates of Participation (CoPs). CoPs are lease financing agreements in the form of securities that can be issued and marketed to investors in a manner similar to tax-exempt debt. By entering into a tax-exempt lease financing agreement, a public agency is using its authority to acquire or dispose of property, rather than its authority to incur debt. Public agencies may enter into a leasing agreement with a non-profit organization to directly lease the asset they wish to acquire, construct, or improve. CoPs are sold through an underwriter and the proceeds of the sale of the CoPs are used to pay the cost of acquiring or constructing improvements.

8 Sales taxes in the United States Wikipedia website. Available at: https://en.wikipedia.org/wiki/Sales_taxes_in_the_United_States#Hawaii.

9 CAFR, 2015.

The concept behind a CoP is that instead of receiving interest payments, the owner of the bond receives a share of the lease payments on a specified periodic basis until the bond reaches maturity. The bond maturity is reached when the lease period ends. Under this approach the lessor assigns the payments to a trustee, who then distributes the payments to the CoPs holders. CoPs, like other types of bonds, can be resold to another entity prior to its maturation date.

CoPs, like revenue bonds, are more costly to issue than obligation bonds because they require a higher interest rate to attract buyers. Also, like revenue bonds, repayment is not directly supported by tax revenue but by lease payments subject to annual appropriations. Some of these bonds require insurance, which in turn, increases their cost. It should also be noted that revenue bonds and CoPs can be directly negotiated with private entities or individuals which can reduce the competitive bidding for their purchase. Exhibit 3 depicts the procedure for the accessing the Revenue Bonds/CoP option. The process and checklist for this financing plan option is presented in Exhibit 4.

5.0 PUBLIC PRIVATE PARTNERSHIPS

Public Private Partnerships (PPPs) are collaborations between governments and private entities to provide public infrastructures, facilities, or services for long-term periods through the sharing of risks, responsibilities and rewards. These partnerships are formed to optimize the advantages that the private sector can offer in building and/or operating public facilities and infrastructure. As noted earlier, this document focuses on the potential to use private entities for financing and constructing a new OCCC facility, with jail operation remaining the sole responsibility of PSD.

The roles of the private sector can vary depending on a project, but it is ultimately the government's responsibility to ensure the integrity of the facility. Private corrections firms, for example, operate under various types of contractual arrangements with federal, state and local governments. Such arrangements and partnerships clearly delineate the physical ownership of the facility, what role a private firm is going to fill in the development and operation of the facility as well as the contractual obligations of the private corrections firm. This analysis, while not excluding the participation of private corrections firms, does preclude the role of such firms in providing services devoted to inmate supervision.

In contracting with private firms, governments must balance their obligations to protect the public and provide for the social welfare with the private firms' need to run its operations in an efficient and effective manner. If a government imposes too few regulations or oversight, the firm may have an incentive to act contrary to the government's interest; if it imposes too many regulations, it may be too costly for the firm to operate. There are several different types of PPP contracts depending on the extent of the private sector's involvement (Table 1).

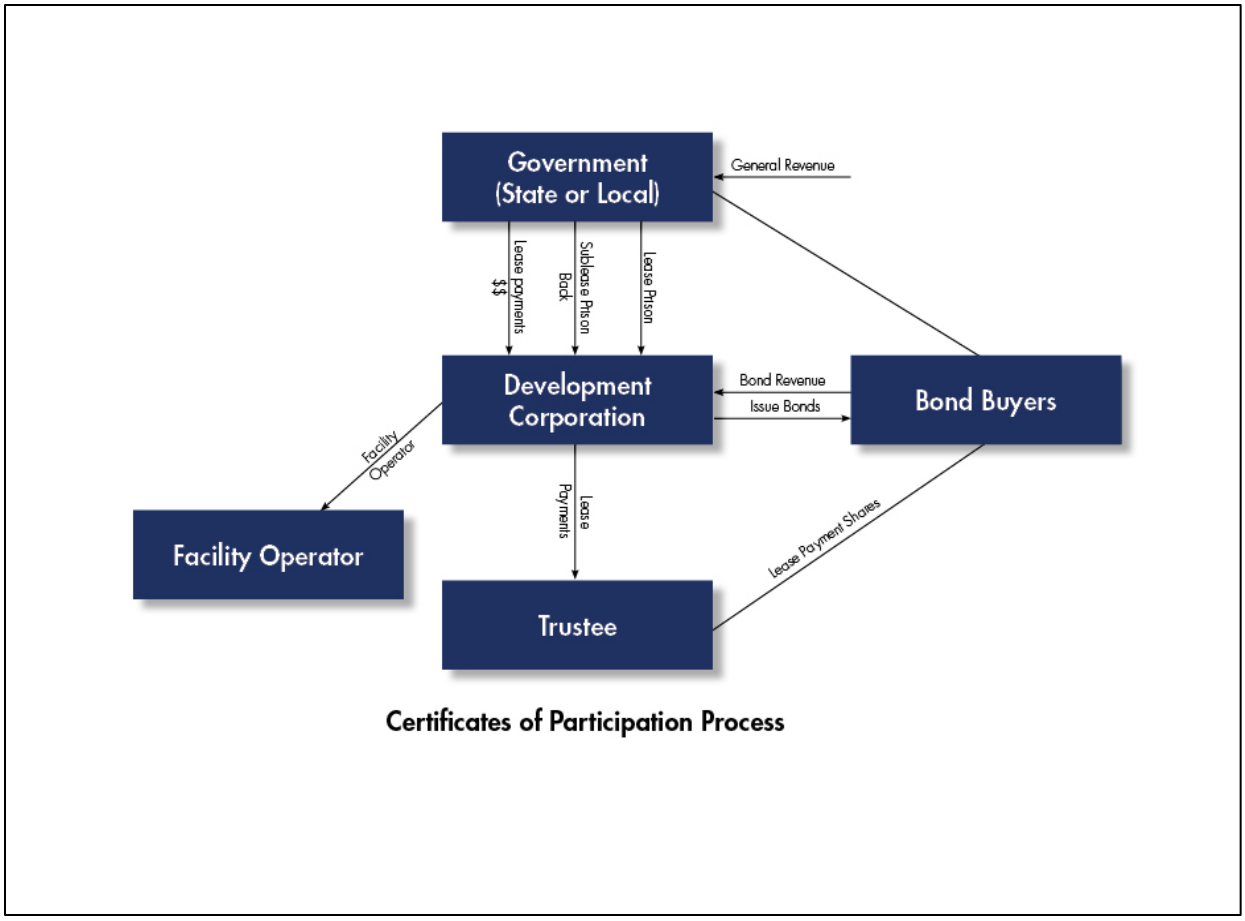

Exhibit 3: Certificates of Participation Financing

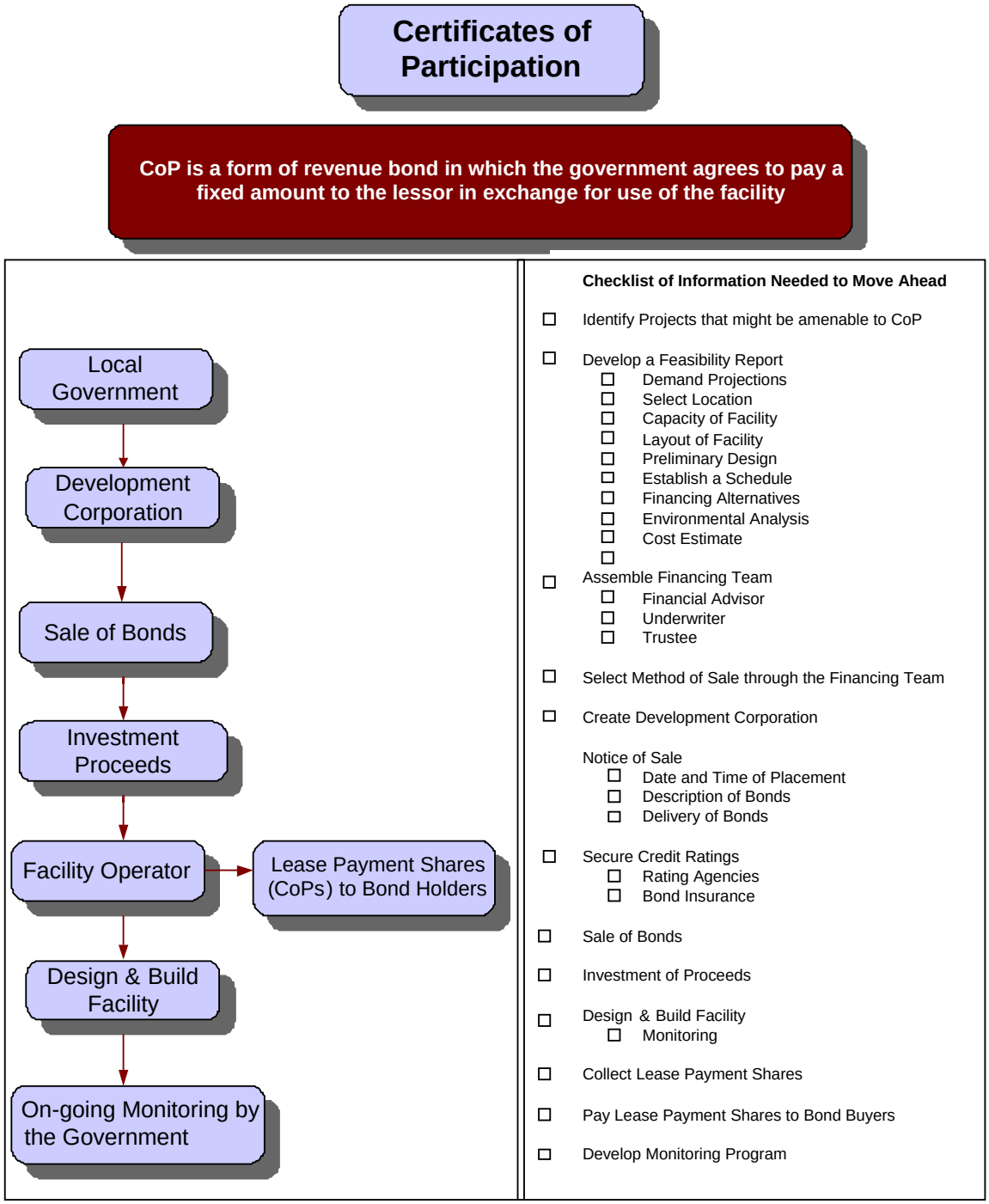

Exhibit 4: Certificates of Participation Financing Checklist

Table 1: Public Private Partnership Types

Type of Public Private Partnerships	Description
Private-finance-build-transfer	Private partner finances and provides for design and construction of the facility and transfers it to the public entity
Design-build-finance	Private partner provides the financing, design and construction
Performance-based infrastructure	Responsibilities for designing, building, financing, and maintaining are bundled together and transferred to private sector partners. Lease payments to private entity contingent on performance.
Developer finance	Private partner finances the construction of the facility in exchange for the right to build residential housing, commercial or industrial developments
Lease/purchase	Private partner finances and builds the facility which it then leases to a public entity

5.1 Private-Finance-Build-Transfer

The Private-Finance-Build-Transfer (PFBT) plan option is a type of PPP organized to build a new facility. Under a PFBT arrangement for example, the State of Hawaii would contract a private firm to finance and build the facility and would pay the private firm lease payments for a pre-determined period. These lease payments would cover the capital costs incurred by the private firm and provide them with a negotiated rate of return on that investment. At the end of the lease period, the private firm would transfer ownership of the facility to the state.

While the private firm would build and retain ownership of the facility throughout the lease term, the state would provide the manpower to perform all of the activities associated with housing and supervising the inmates. Regardless of whether those staff would be employees of PSD or by subcontractors, those functions would not be performed by the PPP firm and therefore would not be accountable for the quality of those operations. Under this arrangement, the private firm bears the financing and construction risk while the state would retain the operational risk. The following example shows that PFBTs can be arranged in various ways.

In 2008, Mohave County, Arizona used the PFBT method when it sought financing for its jail facility project where under Arizona law, the County must lease its land by a competitive bidding process. The debt financing also required voter approval and approval to debt finance the jail project was unlikely. The County dealt with the lease impediment by issuing a carefully crafted Request for Proposal ("RFP") which solicited competitive bids to lease County land, with the successful proposer having to agree to many conditions, such as:

- Execute a ground lease for a period of time not to exceed the term of the financial instrument—in this case, CoPs
- Design, construct, and furnish the jail facility to meet County standards and specifications set forth in the RFP
- Make the entire jail facility and the leased land available to the County at a rental rate meeting the requirements of the RFP

- Execute a lease with the County for the jail facility that gives the County the option to purchase the facility at the redemption cost of any outstanding financing
- Release any leasehold interest to the County with respect to the facility and the leased land at the termination of the lease for no further consideration

The County dealt with the debt financing and voter approval impediments by partnering with Faulkner USA, Inc., a nationwide design-builder. Faulkner formed the Mohave Jail Facility Finance Corporation ("Corporation"), a non-profit corporation under the laws of the State of Arizona, which issued $46 million in CoPs ("2008 CoPs") to finance the construction of the new jail facility. The Corporation then contracted with Faulkner to build the 688-bed facility for Mojave County.

To avoid a conflict of interest between Faulkner and the Corporation (e.g., Falkner contracting with itself), County officials assumed positions on the Corporation's Board. According to the County's Finance Director, a significant advantage to this type of structure was the level of County control it provides over the project. In discussions with the authors, he also said that this was the second time the County has used this type of financing, and it has worked so well that the County is planning to use it on another upcoming project.

The 2008 CoPs were not considered debt in the County budget. The County made the lease payments from monies in its capital improvement fund, appropriated for such purpose by the Board of Supervisors in the County's annual budget. The following outlines the specific ownership and responsibilities of a facility financed and constructed by a private builder:

- Financing: Private firm finances the facility
- Construction: Private firm builds the facility
- Ownership: Private firm owns the facility and transfers it back to the public agency after a pre-determined period; the public agency may need to transfer the land to the private entity before the start of construction
- Maintenance: Public agency performs any required routine maintenance and the private firm performs the major maintenance
- Operations: Public agency operates the facility
- Payments: Public agency pays the private firm lease payments for the construction of the facility

Private-Finance-Build-Transfer is the main variant of the PPP model that is limited to construction of a public facility. However, it can be extended and encompass activities that continue into the operational phase of the facility although the private entity would not actually operate the facility. The following PPP options describe facility maintenance and support activities that can outsourced while the core operations of the new OCCC is retained by the public entity; in this case PSD. The process and checklist for this financing plan option is presented in Exhibit 5.

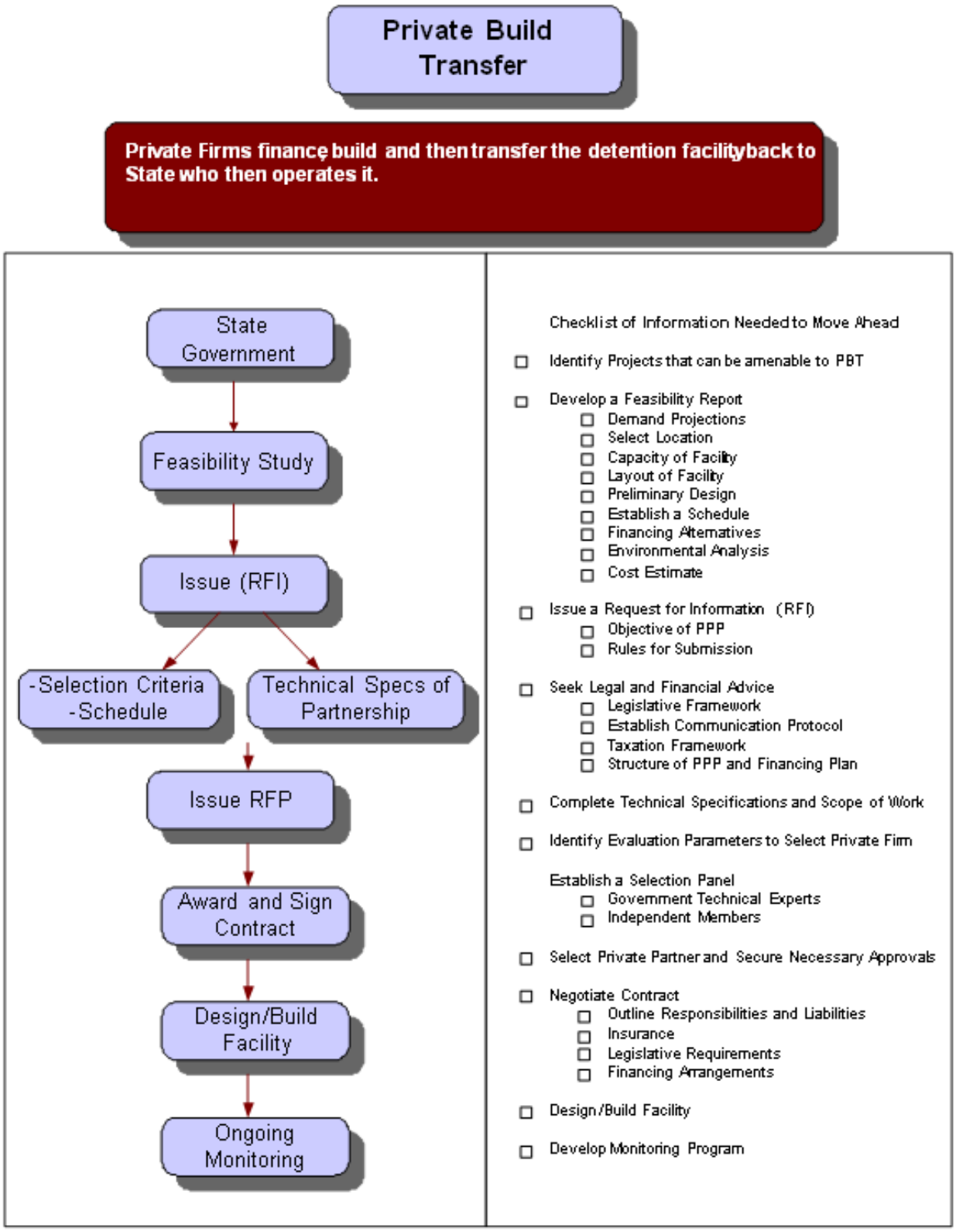

Exhibit 5: Private-Finance-Build-Transfer Financing Checklist

5.2 Design-Build-Finance

Under a Design Build Finance (DBF) arrangement, the private partner provides both design and construction of a project to the public agency in addition to the financing. This type of partnership can reduce time, save money, provide stronger guarantees and allocate additional project risk to the private sector. It also reduces conflict by having a single entity responsible to the public owner for the design and construction. The public sector partner owns the assets and has the responsibility for the operation and maintenance. The structure of DBF has some variations that are developed according to the needs of each project sponsor. Presented below are several that may be applicable to Santa Clara County.

A Design-Build-Finance-Maintain (DBFM) model is similar to a DBF except the maintenance of the facility for a set period of time becomes the responsibility of the private sector partner. The benefits are similar to the DBF with maintenance risk being allocated to the private sector partner and the guarantee expanded to include maintenance. The public sector partner owns and operates the assets.

While the potential exists to reap substantial rewards by utilizing this integrated approach, states and counties that are not accustomed to or experienced in this approach must take great care to specify all standards to which they want their facilities designed, constructed, and maintained. With DBF procurement, owners relinquish much of the control they typically possess with more traditional project financing and delivery.

This type of financing is also known as Performance Based Infrastructure (PBI). PBI is a partnership between the public sector owner and a private project company that finances, designs, and builds the facility (and then is responsible for maintenance). The PBI approach was first used in the United States to build the Long Beach Courthouse (completed in 2013).

Performance-based financing can be defined as a mechanism by which private entities are, at least partially, repaid on the basis on their performance. PBI partnerships capitalize on the development expertise of the private entity while ensuring that projects meet their objective of providing high-quality infrastructure for the public.

There is a great deal of variety in PBI arrangements in the United States, and especially the degree to which financial responsibilities are actually transferred to the private sector. One commonality that cuts across all PBI projects is that they are either partly or wholly financed by debt leveraging revenue streams dedicated to the project. Future revenues are leveraged to issue bonds or other debt that provide funds for capital and project development costs. They are also often supplemented by public sector grants in the form of money or contributions in kind. In certain cases, private partners may be required to make equity investments as well. Value for money can be attained through life-cycle costing.

A public agency may use PBI procurements for two primary reasons: cash flow constraints and a desire to defer payments. In cases where a public agency has cash flow constraints, it will identify the level of funding that it has available for the project at the time the procurement is released and require the design-build entity to finance any development costs in excess of that amount over a specified period of time. In other cases, the public agency may specify the maximum amount that it can pay a design-builder each year for a project. That specified amount and the overall cost of the project would, in turn, drive the length of the repayment period.

Other PBI procurements may be motivated by the public agency's desire to defer payment for the project. This motivation could be due to lack of current funding or the desire to use the deferred payment to incentivize the design-builder to accelerate construction of the project.

Under the PBI approach, the public agency would issue a procurement request asking bidders to provide the cost for developing the project today, with the payment of that amount promised at a later time. By accepting a deferred payment, a PBI partner assumes additional risks beyond those of a traditional DBF contract, including the risk associated with future appropriations expected to make project funding available.

5.3 Developer Finance

Under this approach, the private party contributes capital and finances the construction or expansion of a public facility in exchange for the right to develop residential, commercial and/or industrial facilities at or near the site. This financing plan option is unlikely unless a new facility was built on a site sufficiently large to accommodate a jail development and other commercial or residential land uses.

5.4 Lease/Purchase

A lease/purchase is an installment-purchase contract. Under this approach, the private sector finances and builds a new facility, which it then leases to a public agency. The public agency makes scheduled lease payments to the private party. The public agency accrues equity in the facility with each payment. At the end of the lease term, the public agency owns the facility or purchases it at the cost of any remaining unpaid balance in the lease. Lease/purchase arrangements have been used by the U.S. General Services Administration for developing federal office buildings and by a number of states (e.g. California, Arizona, and Ohio) [10] to construct new correctional facilities.

6.0 ADVANTAGES AND DISADVANTAGES OF ALTERNATIVE FINANCING PLAN OPTIONS

The advantages and disadvantages to alternative financing methods for jail construction are summarized in Table 2. It should be noted that some of the disadvantages to the general obligation bond alternative are of less relevance to entities such as the State of Hawaii as a result of its high credit rating and where the debt capacity is limited by law or a majority vote of the members of the legislature is needed for bonding authority. Hawaii's is currently within the 18.5 percent legal limit; the primary issue would be the legislature's approval of a bond for new OCCC construction.

[10] See California: http://www.dca.ca.gov/publications/legal_guides/s-10.shtml; Ohio: http://codes.ohio.gov/orc/1351; Arizona: https://www.aaronline.com/2012/03/leasepurchase-and-leaseoption-agreements-2/.

Table 2: Advantages and Disadvantages of Financing Plan Options

Financing Plan Option	Advantages	Disadvantages
General obligation bonds	• Low interest rate on the bond; public agency maintains ownership throughout the life of the facility • Bond and interest payments backed by property tax revenues instead of appropriations or other funding sources • Public agency maintains full control of jail operations • Public agency may implement the project using any delivery method	• Voter or legislature approval may be required to issue bonds for jail construction. • Interest rate and available bondholders subject to conditions in the financial markets • Public agency's debt ceiling may have been reached • Advice should be sought from public sector market-makers to assess the financial viability of new bond issuance
Revenue bonds	• Bondholder assumes financial risk of the investment • Voter approval of bond issuance not required • Public agency maintains full control of jail operations • Public agency may implement the project using any delivery method	• Higher risk due to the lack of guaranteed availability of funding sources throughout the life of the project • Government regulations may apply as to the limits of specific types of funding sources
Special sales taxes	• Project can be funded without incurring additional debt while retaining full ownership	• In place of sales tax, Hawaii has a gross receipts tax levied on businesses which is, in many ways, stricter than a standard sales tax
Sale of state land and other assets	• If sold parcels and assets are sufficiently large, project could be funded in part though one time sale while incurring a lessor amount of debt	• Sale to private sector removes valuable asset(s) from the state's resource inventory
Private public partnerships	• Privatization of the construction will not impact the government's capital budget • Public agency will not have to acquire capital from the financial markets nor work with public sector market-makers • Public agency does not bear the financing or construction risk of the new facility	• Public agency may not have control of project delivery method • Operational responsibility is retained by the public agency

Private sector participation in construction, maintenance, and operation of public facilities and infrastructure increased significantly over the last decade, but its appropriateness in terms of benefitting the public sector varies depending on the specific project under consideration. A PPP could be appropriate if one of more of the following criteria is met:

- Budget and/or debt limitations constrain public sector financing.
- Project is complex and public sector seeks to spread some risk to private sector.
- Quality of the project or the service (operator) would benefit.
- Private partner can be incentivized to complete the project on a faster timeframe.
- Legal framework is in place that is conducive to private sector involvement (in particular no prohibitions of private involvement).
- Completed project is able to generate lease payments and/or user fees to provide investor with sufficient return on investment.
- Electorate is amenable to private sector involvement.
- Taxation framework confers advantages for private sector partners.

A project would have to meet multiple criteria for the conditions to be conducive for a successful PPP. As seen from the criteria, the factors favoring or disfavoring private participation are legal, economic, financial, and political. In some localities there is strong constituency for retaining public sector control over all aspects of traditional public facilities and operations. States such as Hawaii are resident to public sector unions who may be skeptical to any role by the private sector in building and owning a jail facility. From the onset of a proposed PPP project, the state would need to make it unambiguously clear that jail operations would remain within the domain of PSD and at most the PPP would be charged only with the maintenance of the physical facility under a performance-based infrastructure delivery model.

If the State of Hawaii was to consider a PPP plan option, a thorough analysis would be necessary to compare the life cycle costs of a PPP plan option to a conventional public financed and owned option. The analysis would need to take into account how project construction and operation risks would be apportioned under the different scenarios. The lowest cost alternative might not be the optimal choice if the risks are higher compared to other alternatives. Risk allocations will also have an impact on how any PPP is configured. The higher the risk allocated to the private sector partner, the higher the return on investment that will be expected by the partner to make the investment attractive.

7.0 EXAMPLES OF INNOVATIVE AND CONVENTIONAL FINANCING OF PUBLIC FACILITIES

Example 1: Performance-Based Infrastructure: Long Beach Courthouse, California

The Long Beach Courthouse, located in downtown Long Beach, California, is the Court's main facility for its South District. The courthouse was originally built in 1959 and handles a variety of civil litigation and all criminal matters for the cities of Long Beach, Signal Hill, San Pedro, Wilmington, Harbor City, and a portion of the City of Los Angeles. The courthouse averages 385 felony and 3,327 misdemeanor filings per month. On average, the courthouse moves 225 in-custody defendants through its corridors each day and 109,000 people enter the building per month. The courthouse was deemed inadequate to continue to be used as it suffered from fundamental flaws, overcrowding, and a failure to meet accessibility requirements, making it incapable of meeting the growing demand for court services in the Long Beach area.

In 2007, the California Administrative Office of the Courts (AOC) evaluated the feasibility of a courthouse replacement project during which the Council reviewed the option of renovating and expanding the existing facility. This option was not considered viable, due to age, physical condition, and functional issues and a new building would be needed.

Funds were appropriated for a new courthouse with construction to occur from January 2011 to September 2013. The finished 545,000 square foot, five-story building, houses 31 courtrooms as well as administrative offices, Los Angeles County lease space, and retail space. The total contract value was $364 million of which approximately $339 million was for construction.

Delivered through a public-private partnership (PPP) agreement between Long Beach Judicial Partners LLC (LBJP) and the Judicial Council of California, the Governor Deukmejian Courthouse was the first social infrastructure project in the U.S. procured under the principles of Performance-Based Infrastructure contracting. Under a turnkey PPP, the cost and risk of the courthouse, including development, design, construction, operations, and maintenance were transferred from the public sector to the private-sector team.

The developer, Meridiam Infrastructure, paid $49 million in equity at financial close. The rest of the money was arranged in loans with a seven-year floating rate to cover a three-year construction period. The lenders include several large international banks including BNP Paribas, Credit Agricole and Deutsche Bank. The payment for the first year of occupancy was set at $53 million assuming no deductions for poor performance.

The decision to use PBI financing was supported by analysis on the financing and project delivery method that would provide best value to the state. The Judicial Council retained Ernst & Young Advisory, Inc. and David Langdon & Seah International consultants who determined that PBI delivery for the courthouse project was the best approach to address the public's need for a safe and accessible courthouse and the best value financing method for the residents of California.

Compared to the traditional state project delivery, PBI enables a project to proceed without state financing and can produce a more innovative and better-performing facility with significantly speedier project delivery by

leveraging the private development by allowing the state to transfer certain risks to the private sector. It also provides for the on-going maintenance and performance of the facility.

Under the PBI agreement, AOC owns the building and is leasing a six-acre parcel of land to the private sector for 50 years. The Superior Court of Los Angeles County occupies the building space with the AOC paying an annual availability payment for 35 years. Under the terms of the agreement, the AOC can deduct a specific amount from the availability payment if components of the building do not function properly (e.g. a $5,000 deduction for every two hours that certain elevators are inoperable).

The service fee of $53 million encompasses a fixed capital charge component and an operating charge component (increased by inflation). There is also a revenue stream for the County from the parking structure, guaranteed at 1.5 percent of total revenue and a retail fee of 0.5 percent of total revenue.

If the project agreement expires as scheduled in 35 years, and everyone has performed satisfactorily, the lease will terminate and control of the property will revert to the State. If the State fails to abide by the agreement, the private partner has the right to evict it, convert the property to a profitable use, and operate it for the final 15 years of the agreement.

Execution of the project required a commitment to scheduling while maintaining the price-certain contract with stakeholder input. Under this delivery method, the project met the goals of the client and the expertise of the private-sector team was integrated into the development and design-build process. Additionally, the courthouse was delivered 11 days ahead of schedule.

Example 2: Public Private Partnership: Green Rock and Pocahontas Correctional Centers, Virginia[11]

Green Rock and Pocahontas Correctional Centers were the first two correctional facilities to be built under the 2002 Public-Private Education Facility and Infrastructure Act (PPEA) standards. Balfour Beatty Construction, the project's private-sector partner, delivered two facilities in a short period of time while minimizing costs to and time commitment from the Virginia Department of Corrections (VDOC).

During state procurement processes, VDOC took on considerable risk spending time and resources acquiring land, hiring a design team and procuring construction services. Due to funding limitations, the correctional facilities had to be built quickly and at the lowest cost possible. VDOC decided that the design-build process would effectively meet its service goals and a PPP financing structure, partnered with Balfour Beatty Construction, would transfer risk and provide the additional funding needed.

The Green Rock Correctional Center ($66.2 million) and the Pocahontas Correction Center ($61.4 million) were both opened in 2007. By constructing the two facilities simultaneously, Balfour Beatty Construction established economies of scale and project efficiencies. The two facilities are now valued at $140 million.

Originally, both Green Rock and Pocahontas were contracted for $125 million and were about $2.6 million over budget. Though the facilities are not operating at full capacity, they were built to supplement the increased prison population in Virginia. The increased need for additional prison bed space influenced Balfour Beatty to

[11] See http://www.ncppp.org/resources/case-studies/real-estate-and-economic-development/green-rock-and-pocahontas-correctional-centers/.

design a facility that had a greater capacity for expansion. Each new facility includes 1,024 beds, though the average daily population at the Pocahontas facility is about 910 and at the Green Rock facility it is about 987. At present, the facilities can accommodate between 30 and 110 additional inmates, based on daily averages.

The general contract scope for the two projects included site design and development, design-build and construction services while not exceeding the negotiated price of the facilities. Both were completed in 943 days from the issuance of the Notice to Proceed to the VDOC's final acceptance.

Example 3: Public-Private Partnership: Calgary Courts Center, Alberta, Canada[12]

The Calgary Courts Center, located in downtown Calgary, houses the Calgary Court of Appeals, the Court of Queen's Bench and four divisions of the Provincial Court. For over 20 years, the City of Calgary and the Province of Alberta had planned to consolidate three court systems and five court buildings to create an accessible and efficient justice system on one large campus.

The Court Center includes two towers of 20 and 24 floors; walking connector bridges; office space for 600 staff, including 75 justices/judges, 180 security staff and 360 agency personnel; and underground parking accommodating 200 vehicles. The subsequent demolition of the Court of Queen's Bench facility provided an additional underground parking garage with 450 spaces below 1.46 acres of public park space.

Alberta's goals included financing a facility with a long life cycle that could be delivered quickly and innovatively. Therefore, a PPP offered a solution as an integrated approach for competition and the transfer of risk. The private sector partner for this project was HDR, Inc.; an architectural, engineering and consulting firm.

The Province of Alberta contributed $320 million for the project ($300 million for construction and $20 for furnishings), while a consortium of development and architectural firms participated in the design-build delivery process including GWL Realty Architecture, Inc. (development manager); CANA Management Ltd. (builder); Kasian Architecture Interior Design and Planning (architect); SNC-Lavalin ProFac Inc. (building operator).

The Province of Alberta contracted with HDR, Inc. for consulting and project management services for a consolidated and sustainable large-scale design-build project. HDR acted as a consultant and advisor throughout the process, providing project management, planning and programming for the facility. The role of HDR was to provide oversight and PPP advisory services to provincial government throughout the planning and implementation process. A four-phase approach was employed that allowed the government to develop four bridging documents providing conceptual conditions for the facility, performance requirements, agreement terms and evaluation criteria. These provisions created a 73 percent building efficiency rate and the design build approach allowed the Court Center to be completed within five years.

12 See http://www.ncppp.org/resources/case-studies/real-estate-and-economic-development/calgary-courts-centre/.

Example 4: Public-Private Partnership: UCSF Sandler Neurosciences Center, California[13]

The Sandler Neurosciences Center is one of the largest neuroscience complexes in the world. The development company Clark, Inc. provided design-build services for the facility located on UCSF's Mission Bay Campus. The 237,000 square-foot, five-story center houses approximately 100 principal investigators and more than 500 additional researchers and staff. The building follows an efficient and flexible design that allows for cutting-edge research.

The project financing mechanism was contracted under a PPP arrangement between Edgemoor/McCarthy Cook Partners, L.P., and UCSF. Edgemoore/McCarthy Cook Partners, L.P. were responsible to coordinate all the development undertakings, including permits, design and asset management and supervision. The design team simulated the construction schedule and logistics to visually communicate and analyze project activities, thereby helping to reduce potential delays and sequencing problems.

Edgemoor arranged pre-development financing with a commercial bank based in California to cover initial costs of architecture and engineering. Permanent funding was provided through a lease-leaseback structure involving UCSF, Edgemoor/McCarthy Cook, and a newly formed corporation. Edgemoor/McCarthy Cook will own the building for the 38-year term of the lease.

The project costs were funded by Build America Bonds issued by the non-profit. The credit for the bond repayment is a lease between UCSF and Edgemoor/McCarthy Cook. The lease payments cover capital (building delivery costs) repayment along with guaranteed operations and routine maintenance throughout the lease term.

The building was built under a fast-track method with a 24-month design and construction period. The center building was delivered for a fixed price, schedule, and lease rate, and the PPP arrangement will operate and maintain the facility for 30 years. The contract value was $166,291,000 and at the end of the lease term, the building's ownership will transfer to UCSF. The project was completed in 2012.

Example 5: Lease Purchase: Natomas Unified School District, California[14]

The Natomas Unified School district employed a PPP to address overcrowding in its high school facilities. Using a lease-leaseback model, the district leased part of its land to a private developer that financed and built a new school on the land. The school district will make lease payments to the developer until the end of the lease period, at which time ownership of the school will be transferred to the school district.

A lease purchase is an installment-purchase contract, under which the private partner finances and builds a new facility, which is then leased to a public agency. The public agency accrues ownership to the facility over time. At the end of the lease term, the public agency owns the facility or purchases it at the cost of any remaining unpaid balance in the lease. Under this arrangement, the facility may be operated by either the public agency or

13 See http://www.clarkconstruction.com/our-work/projects/ucsf-sandler-neurosciences-center.

14 California Debt & Investment Advisory Commission. Issue Brief: Privatization vs. Public-private Partnerships: A comparative analysis. Issue Brief, CDIAC #07-05. August 2007.

the private developer during the term of the lease. Lease/purchase arrangements have been used by the General Services Administration for building federal office buildings and by a number of states to build prisons and other correctional facilities.

When the Natomas area recently experienced unprecedented growth, it led to overcrowding in the only high school in the District. A newly renovated high school would relieve the area of overcrowding and provide the community with a regional center for education and community activities. However, the District was challenged by inadequate funding while trying to complete necessary capital programs for existing schools renovation and expansion. Thus, the district structured a non-profit leasing and development arrangement with Turner Construction Company. This arrangement allowed the developer to fund, construct and own the school facilities to be built upon land leased to the developer by the District.

This partnership led to construction of the state-of-the-art 2,000-student Inderkum High School located in a 200-acre community, which was completed one month ahead of schedule and $2 million under budget, at a total construction cost of $80 million. The new school has 72 classrooms, sports stadium, regulation football field and track, 2 baseball fields, gymnasium, theaters and much more. It is an energy efficient building with a 465 kW solar system and underground geothermal system, which helped the school district cut its energy consumption and earn rebates from the local utility.

Natomas Unified School District structured a non-profit leasing and development arrangement whereby underwriters, bond counsel and District count were directed to accomplish the benefits while allowing the issuance of tax exempt certificates of participation (a form of lease revenue bonds) to fund the project's construction. Given that the District had credit concerns, it was a challenge to sell the bonds at triple-A rate. Overall, the arrangement was successful in getting a large financial institution to guarantee the bonds and on May 8, 2003, $66 million in bonds were successfully sold bearing an interest rate of 1.6 percent. The project was completed under budget and ahead of schedule.[15]

Example 6: Ontario Ministry of Community Safety and Correctional Services, Canada

The project involved the construction of 18 new Ontario Provincial Police detachments, regional headquarters and forensic identification services in 16 communities across Ontario. The new facilities, which in many cases are replacing buildings that have exceeded their useful life, feature up-to-date amenities to better support the demands of modern police operations and meet the needs of the community. It developed into a Performance Based Infrastructure project assigned to Shield Infrastructure Partnership, comprising various firms. The contract was valued at $293 million and under the terms of the project agreement, Shield Infrastructure Partnership performed the following functions:

- Design and build the facilities
- Finance the construction and capital costs over the term of the project
- Obtain a third-party independent certification
- Provide facility management and life-cycle maintenance for the 30-year service period under pre-established maintenance performance standards

[15] See http://www.brookhurstcorp.com/projects.html.

- Ensure that, at the end of the contract term, the facilities meet the conditions specified in the project agreement

The private entity receives incremental payments from the local government and a final lump sum substantial completion payment when the final site was delivered. This payment is followed by monthly service payments over a 30-year period for construction of the facility, building maintenance, life-cycle repair and renewal and project financing.

Example 7: Goose Creek Correctional Center, Alaska[16]

In 2008, the Matanuska-Susitna Borough, a municipal corporation of the State of Alaska, issued approximately $244 million in lease revenue bonds (the "2008 Bonds") to finance the construction of the Goose Creek Correctional Center.[17]

The issue of the 24-year, 2008 Bonds sold for an average interest rate of 5.4 percent. The Borough used the proceeds to develop, design, construct and equip the correctional center. Initially, under a lease purchase agreement, the Borough will lease the correctional center to the Alaska State Department of Administration. The Goose Creek Correctional Center is a 1,536-bed, medium-security prison for male felony offenders, located on a 150-acre site owned by the Borough, and contains approximately 450,000 square feet of floor space.

The State operates the correctional center, and will eventually own it when the 2008 Bonds are repaid. The 2008 Bonds are limited obligations of the Borough payable solely from lease payments received from the State under the lease purchase agreement. The obligation of the State to make lease payments is subject to legislative appropriation in its regular fiscal budgets. The State has never failed to appropriate funds for any outstanding lease obligation.

The Bonds are not general obligations of the Borough or the State or any departments, agencies, or instruments of the State. And neither the full faith and credit nor the taxing power of the Borough, the State or any political subdivision of the State is pledged to the payment of the principal and interest on the Bonds.

Example 8: University of California, Merced 2020 Project[18]

The goal of the UC Merced 2020 Project is to expand the physical capacity of the campus to support projected enrollment growth from 6,700 current students to 10,000 students within 5 to 7 years. The scope of construction is 790,000 assigned square feet to be developed on the 219-acre university-owned site. In July 2016, the UC Regents approved a budget of $1.3 billion for the Merced 2020 Project. Of that total, $600 million will come from UC external financing; the developer, Plenary Properties Merced, will contribute $590.35 million; and campus funds will account for $148.13 million.

The expanded UC Merced will deliver the following facilities: academic and research space; 1,700 student residential beds; 1,500 parking spaces; NCAA-II competition pool; conference center; wellness center; competition recreation field; early childhood education center expansion; dining facility; and student life facilities.

16 See http://emma.msrb.org/MS275692-1.pdf

17 The 2008 Bonds are authorized to be issued under Bond Ordinance Serial No. 08-139, adopted by the Borough Assembly.

18 See http://merced2020.ucmerced.edu/. Accessed on December 2, 2016.

The project agreement is for a 39-year term, commencing on the date of contract execution (four-year construction period and 35-year operating period).

The Merced 2020 Project funding is a public-private partnership known as an "availability-payment concession," in which a single private development team designs, builds, operates and maintains major building systems and partially finances the entire project under a single contract known as the project agreement. During construction, the university will make predetermined progress payments to the developer. Once the buildings become available for use, the university will make performance-based "availability payments" that cover remaining capital costs, as well as the operations and maintenance of major building systems. This hybrid model has the same time and cost advantages of a "design-build" approach and adds a preventative capital-maintenance program and capital-renewal program. It does not transfer the university's property rights, nor does it assign revenue streams and is not a lease.

APPENDIX E

ESTIMATED STAFFING AND OPERATING COSTS

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

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Prepared By:
Criminal Justice Planning Services
Olympia, Washington

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SUMMARY

The report predicts staffing efficiencies and operational savings will be achieved through modern jail design, technology and best practices in staffing. It begins by providing a national perspective on modern jail design and approaches to staffing for low-rise and multilevel facilities. As explained, modern jails include the use of contemporary technology to augment staffing while increasing public safety. Examples include video visiting, video surveillance, electronic records and limited video court. Today's housing units are generally larger than at OCCC and supervisory sergeants are assigned to broad areas of the facility versus each housing unit. Single officers work in general population housing units with an open work station. The officers are supported with the aforementioned technology as wells as a cadre of roving officers that respond when needed. In contrast to modern jails, the layout of OCCC forces the facility to operate like a state prison. Walking from building to building via sidewalks lined with recreation yards not connected to the housing units creates the need for additional staffing, as do separate program and visiting buildings. Additionally, it is highly unusual to see guard towers at today's jails.

In a separate report, the Interim Architectural (IA) Space Program estimates the spaces needed to meet the 10-year OCCC population forecast for males.[1] It serves as the source document of the housing unit requirements for the replacement facility. The detention forecast is almost flat while the pre-release forecast applies a two percent growth rate to the eligible pool of candidates.[2] Thus, the growth is entirely pre-release which is known throughout the corrections industry to be cost beneficial and reduce crime via reduced recidivism. The IA Space Program assumes the facility will be in a single location including pre-trial, sentenced and pre-release inmates. Changing that dynamic such as separating the pre-trial population by any significant amount of geography will likely require a duplication of services in areas such as administration, food service and health care.

OCCC's current staffing represents 87.5 percent of its operating cost. Therefore staffing immediately becomes the focus of the operating cost analysis. Security staffing represents 82.2 percent of all staffing and within security staffing, correctional sergeants and officers represent 94.2 percent. Since the IA Space Program defines the housing units, the heart of the analysis focuses on estimating security staffing for housing units as well as rover staffing and then comparing it to OCCC's current staffing. Other factors such as the location and floor plans of the replacement facility are unknown at this time, so it is not possible to adjust all of the remaining staffing. In order to develop a general staffing scenario for the replacement facility, the revised security staffing is added to OCCC's current non-security staffing.

A comparison of OCCC's current security staffing to those estimated for the IA Space Program conservatively estimates an annual savings of up to 51.2 full-time equivalencies (FTEs) for a single level facility and 39.6 FTEs for a multilevel facility. For a low-rise replacement facility, this translates to savings of $4.8 million annually or $143 million over a 30-year life cycle of the facility compared to the existing OCCC facility. A multilevel facility reduces the staff savings to $3.8 million annually or $115 million over 30 years comparatively.

In addition to saving FTEs and dollars, the replacement facility serves more people. In FY16, OCCC had 1,004 beds. The number of beds provided in the IA Space Program is 1,522.[3] This provides 518 additional beds,

1 Females will receive in-take services at the new OCCC, but will not reside there.

2 PSD reports there are currently 216 pre-release beds with about 300 inmates eligible at any given time.

3 See the Interim Architectural Space Program Housing Configuration section on page 12 for details.

most of which are low cost pre-release beds. The reason why pre-release beds cost less to operate is because the inmates are in minimum security which requires less staffing. This changes the adjusted operating cost per bed from $65,626 to $ 40,153 (-39 percent) for a low-rise facility and from $65,626 to about $40,770 (-38 percent) for a multilevel facility.[4] The current ratio of inmates to housing unit security staffing will change from 4.6 to 8.6. These results are similar to those in the 2009 DLR Group study referenced in the full report. There are likely to be other efficiencies once the layout of the facility and buildings are fully designed. For example, it is assumed there will be no guard towers at the replacement facility which currently represents ten positions at OCCC. However, at least some of these efficiencies will be off-set by non-staffing costs of the additional population.[5] Further study is required after a site is selected and after the buildings are designed for that site.

OCCC is Hawaii's largest and oldest community correction center. Failing to replace it will mean a lost opportunity to increase safety as well as take advantage of efficiencies gained through modern jail design and electronics that produce operational savings. It will also mean the continued maintenance of a facility that appears to be past its useful life cycle.

4 Parking and elevator maintenance costs are additional and may be significant. They cannot be estimated at this time.

5 Non-staffing costs represent 12.5 percent of the per capita cost.

1.0 INTRODUCTION

1.1 Scope

The consultant was asked to estimate future OCCC staffing and operating costs based on the space designs contained within the draft Interim Architectural (IA) Space Program.[6] The program addresses all spaces required for detention and pre-release beds. Examples include housing units, administration, health care, intake services, food service and maintenance.

It should be noted that females will receive intake services, but will not reside at the new OCCC. Furthermore, the program provides space proximities, but does not include the actual building design. This report is intended to inform decision-makers about various staffing and operating cost options of a replacement facility as compared to current OCCC operations. It is not intended to be a final staffing plan for future budget allocations.

1.2 Project Approach

Applying OCCC's current staffing patterns to the IA Space Program would not reflect the advantages of modern jail design and advances in technology. Therefore, the consultant worked with materials and professionals from the National Institute of Corrections to document best practices and apply them to the IA Space Program. Two individual jail managers were also contacted to provide examples of best practices.

Next data were gathered from PSD representatives regarding current staffing and operating costs of OCCC. The data were analyzed for determining the order of magnitude in terms of which items represent the greatest expenses. This served as a baseline for comparing two staffing and operating cost scenarios. The first option is a low-rise replacement facility and the second option is a multilevel replacement facility.

2.0 NATIONAL PERSPECTIVE ON JAIL STAFFING

2.1 National Institute of Corrections

The National Institute of Corrections (NIC) library provides many resources about types of jails, how to plan jails and how to staff them. The following information summarizes some of the information that is pertinent to the replacement of OCCC.

2.1.1 Three Primary Types of Jails

In a video available for downloading, NIC explains the three primary designs of jail housing units in the United States as:

1. Linear Intermittent Surveillance- Cells are lined up in rows at right angles to a staff corridor (similar to the segregation unit at OCCC.) Staff cannot see into the cell fronts without walking by. Staff observe inmates only at intervals, usually every 30 minutes, or so.
2. Podular Remote Supervision- Cells are arranged in a semi-circle so that officers can see into them, but the officers are in a locked control booth. The primary form of contact is via an intercom system. If there is a fight or other form of distress, officers usually find out about it after the fact.

[6] Draft Interim Architectural Program, Integrus Architecture, and August 31, 2016.

3. Podular Direct Supervision- Staff continuously interacts with inmates who are usually in a common day room versus locked cells. The officer can see into the cells from the day room and there is no physical barrier between the officer and the day room.[7] (This is similar to the general population modules at OCCC.)

Podular direct supervision works well for general population housing units because the officer can often intervene in behavior problems prior to their escalation. Exclusive podular direct supervision does not work well in maximum security housing units where inmates need more physical control.

2.1.2 Jail Design Guide

The Jail Design Guide provides extensive information on needs assessments, site selection, staffing considerations and more.[8] Key discussions on staffing include:

- Facility Location—When the jail is located some distance from the courts, full-time positions are often required to transport inmates to and from court. If the new OCCC is not collocated with the courts, use of video appearances and/or on-site courtrooms will mitigate the need for transport officers. Similarly, a facility located away from community medical services will require transport officers. [9]
- Single Level versus Multilevel Design—Moving people and services (food service and laundry, for example) becomes more time consuming and complicated in a multilevel facility. Required stairways and elevators present additional surveillance problems and security risks during the course of normal operations and during emergencies. Maintenance of elevators also drives staffing and costs. Finally, multilevel facilities reduce the ability to create direct sightlines between posts unless there is some sort of vertical connection such as a caged stairway. Direct sightlines allow staff from one unit to observe and at times support staff from another unit.
- Inmate Separation—The extent to which inmates are separated in the facility (gender, classification, legal status and special needs, for example) and the manner in which separation is achieved can translate into staffing requirements. Generally, the greater the number of distinct housing units a facility has driven up the number of staff positions needed to supervise the units.
- Surveillance/Supervision Methods—Remote observation and direct supervision methods require constant staffing and clear sightlines from established staff positions. It is not necessarily true that remote observation requires fewer staff positions than direct supervision because the officer in an enclosed booth cannot leave the booth. If the goal is to manage the behavior of inmates, there is still a need to provide sufficient staff to make continuous and frequent contact with the inmates. Remote observation adds a layer of surveillance, but it does not take the place of managing inmate behavior. On the other hand, video surveillance can allow for low risk inmates to move between designated areas without staff escort.

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7 Jails in America: A Report on Podular Direct Supervision, National Institute of Corrections, 2015.http://nicic.gov/library/030135

8 Jail Design Guide, Third Edition, NIC, Kimme, Bowker and Deichman, March 2011.

9 It may also be possible to use tele-medicine to reduce outside transports.

- Circulation and Movement—The design of the facility can either enhance or inhibit effective movement control and will influence the number of staff positions needed. Given the number of modules and the campus style layout of the current OCCC, staffing efficiencies can be gained through modern jail design that is more compact. Circulation patterns will be simple, corridors will be at least eight feet wide, adjacencies will be well planned to minimize travel distances within the jail, and routine services will be provided in housing units to minimize inmates having to travel to other buildings. Examples include food service, some health care, recreation, video visiting and offender change programs.
- Emergency Response—A constant minimal level of staffing is required to accomplish three key activities during an emergency:
  - Respond to the scene and implement intervention and/or suppression procedures (e.g. break up a disturbance or put out fire).
  - Possibly evacuate the housing area or the entire facility promptly and safely.
  - Provide containment and inmate supervision after suppression/evacuation.

2.1.3 Staffing Analysis Workbook for Jails

The Staffing Analysis Workbook for jails is in its third edition and provides a methodology for jail planners to achieve staffing that is based on the design of the facility and supervision requirements of inmates at various security levels. It provides a method for developing relief factors to fill-in for staff during their absences.[10]

Some elements of the workbook are used in this study including listing required housing and rover posts by shift and translating posts to full-time equivalencies based on PSD's relief factors. It is not possible to conduct a full staffing analysis until the facility is designed and its operating procedures for that design are known. A staffing analysis will require a team of people who document the various inmate supervision requirements throughout the facility.

The consultant contacted the author of the Staffing Analysis Workbook who agreed that best practices for staffing of new jails requires one officer per podular housing unit of approximately 72 general population inmates. This officer is supported by rovers who assist with inmate movement within the facility and respond to the units when needed. Sergeants are posted in zones throughout the facility, not in individual housing units.

The Staffing Analysis Workbook also addresses why staffing by ratio is generally considered poor practice among jail planners. Reasons include differences in facility mission, local practices, housing unit size and overall design. For example, a single story jail with ten general population housing units of 72 inmates each will require fewer officers than a multi-story jail with the same population. A more detailed discussion of the problems with staffing by ratio is included in this report as Appendix A.[11]

[10] Staffing Analysis Workbook for Jails. First two editions published by the National Institute for Corrections. Third edition published by Community Resource Services in June, 2016. Rod Miller is an author of all three editions.

[11] Ratios can be useful when comparing the efficiency of current staffing to future staffing, but should not be the basis of determining how many positions are required.

2.2 The Role of Staffing in Operating Costs

It is well known throughout the corrections industry that roughly three-fourths of the total operating budget can be attributed to staffing. As explained by the National Institute of Corrections, "Staff are the most costly and important resource in operating a jail. In many jails, staffing costs make up 70 to 80 percent of the annual budget. Without adequate staffing, jail security and the safety of staff, inmates, and the community are directly threatened and the possibility of costly litigation against the jail increases significantly."[12]Therefore, the efficiency of operating costs is highly dependent on staffing. Since the largest component of jail staffing is custody staffing, the focus of staffing efficiency centers on housing units and rovers that support the units and internal movement.

2.3 Specific Examples

The consultant contacted the following two jails in order to provide a couple of examples of security staffing of modern jails.

2.3.1 Scott County Jail in Davenport, Iowa

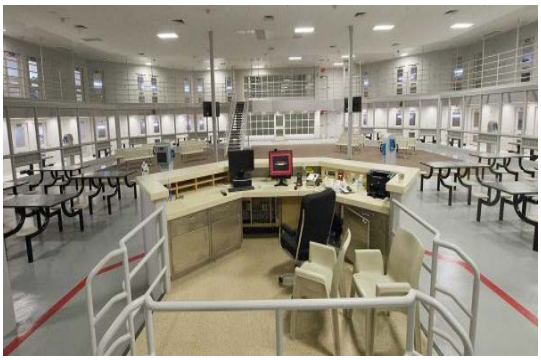
The Scott County Jail is featured in the aforementioned NIC video and in a number of other NIC publications. This mid-sized direct supervision jail (about 350 beds) opened in 2007 and is known for its efficiency with podular direct supervision housing units that range from 64 to 76 beds each.

The units are staffed with one officer on each shift. There are no sergeants assigned to housing units. This facility is an example of how the cost per inmate is less in the larger housing unit because the staffing patterns are the same for each. For example, if the officer costs per year for one unit are roughly $500,000 the housing security cost per inmate in the 64-bed unit is $7,813 annually ($500,000÷64=$7,813). Adding 12 inmates brings the housing unit security cost per inmate down to $6,579 annually ($500,000÷76=$6,579) which is a 19 percent less. The rule of thumb for any staffing scenario is: The larger the housing unit with one officer, the lower the cost per inmate.

[12] http://nicic.gov/training/nicwbt26, e-Training Module-Staffing Analysis for Jails, June 9, 2016.

2.3.2 Regional Justice Center, Kent, Washington

Although the Regional Justice Center (RJC) opened almost 20 years ago, it achieved many of the goals still considered to be best practices of modern jails. This includes 64-bed general population podular housing units with direct supervision by one officer.[13] The RJC does not publish interior photos. The photo below is of a similar housing unit.



There are no sergeants assigned to the units. Additionally, the 896-bed capacity jail has an open booking station, video visiting and sophisticated electronics that show the exact location of every officer in the facility at all times. The open booking station is similar to the photos below.

[13] The Federal Detention Center in Honolulu also has this housing unit staffing pattern.

The RJC is low-rise, so there is no need for elevators. It is commanded by a captain with two sergeants on day and swing shifts, and one sergeant on graveyard. Including relief officers to fill in when absences occur, sergeants assigned to the housing unit zone totals 10 FTEs. There are also four day shift sergeants assigned to booking, administration, maintenance/supply and court transportation detail. The total number of sergeants for the facility is 14. There are 152 officers for housing and booking with 16 more for court transportation detail.

3.0 CURRENT OCCC OPERATING COSTS AND STAFFING

It is the consultant's opinion that the layout of OCCC forces the facility to operate more like a state prison than a modern jail. Walking from building to building via sidewalks lined with recreation yards not connected to the housing units creates the need for additional staffing. Additionally, it is highly unusual to see guard towers at a jail. The following section starts with the big picture of OCCC and goes through several steps to determine where the focus should be in terms of efficient staffing and operating costs of the replacement facility.

3.1 Total Facility

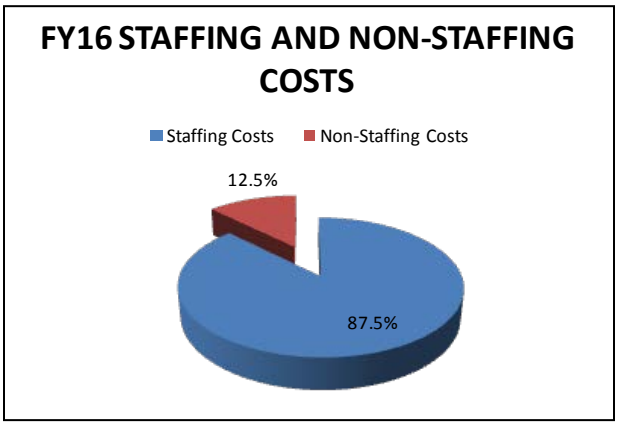
The estimated operating cost for OCCC in FY16 was $67.3 million.[14] The following table shows the amounts by division.

The first item is the direct expenditure from the Institutions Division. The remaining four items are proportioned from statewide allocations that can be attributed to OCCC based on average daily population.

FY16 OCCC OPERATING COSTS	
Institutions- OCCC	$46,216,391
Corrections Prog Svcs	$3,460,359
Food Service	$3,894,037
Health Care	$8,933,553
Administration	$4,751,150
TOTAL	**$67,255,489**

The PSD budget office reports an end of month average of 1,199 inmates for FY16. The daily per capita cost is $153.68 ($67,255,489 ÷ 1,199 inmates ÷ 365 days = $153.68 per day).

Staffing represents 87.5 percent of the cost with 12.5 percent being non-staffing costs.[15]



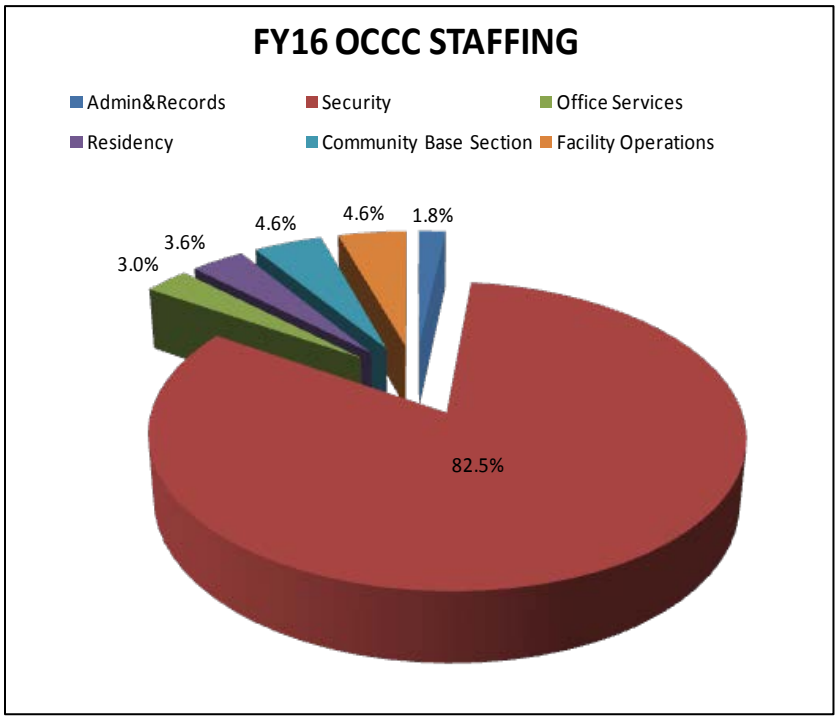
[14] The estimate is based on OCCC direct expenditures from the Institutions Division and per capita rates for CPS, Food Service, Health Care and Administration. Total per capita cost is $56,077.

[15] PSD Budget Office

This reinforces the notion that if efficiencies are to be gained, the focus should be on staffing. As shown in the table below, OCCC currently has 503 approved positions spread over six sections.

FY16 OCCC STAFFING	
SECTION	**POSITIONS**
Admin&Records	9
Security	415
Office Services	15
Residency	18
Community Base Section	23
Facility Operations	23
TOTAL	**503**

The pie chart shows the percentage each section represents.



A list of all positions is shown in Appendix B. By far, the majority of the staffing is security staffing, representing 82.5 percent of all staffing (415 ÷ 503 = 82.5 percent).

3.2 Security Staffing

The following table summarizes all security staffing positions. Of the 415 security positions, 391 or 94.2 percent of the total are sergeants and officers.

FY16 OCCC SECURITY STAFFING		
JOB CLASS	**POSITIONS**	**PERCENTAGE**
Adult Corrections Officer (ACO)VII (Chief of Security)	1	0.2%
Secretary 1	1	0.2%
OA III	2	0.5%
ACO VI-Captain	6	1.4%
ACO V- Lieutenant	14	3.4%
ACO IV- Sergeant	68	16.4%
ACO III- Officer	323	77.8%
Subtotal	**415**	**100%**

3.3 Housing Units and Rovers

To refine it further, a total of 59.4 sergeants (87 percent of all sergeants) and 163.4 officers (51 percent of all officers) are posted in housing units and rovers that support internal movement of inmates. These equals222.8positions.The specific assignments are shown below.

DETENTION BEDS			SERGEANTS (ACO IV)				OFFICERS (ACO III)				TOTAL FTEs
			POSTS			FTEs	POSTS			FTEs	
Module	Type	Capacity*	Shift 1	Shift 2	Shift 3		Shift 1	Shift 2	Shift 3		
1	Ment Hlth	42	1.0	1.0	1.0	5.0	1.0	1.0	1.0	5.0	9.9
2	Ment Hlth/Me	48	0.0	1.0	1.0	3.3	1.0	1.0	1.0	5.0	8.3
3	General	59	0.0	1.0	1.0	3.3	1.0	2.0	2.0	8.3	11.6
4	General	60	0.0	1.0	1.0	3.3	1.0	2.0	2.0	8.3	11.6
7	General	24	0.0	0.0	0.0	0.0	1.0	2.0	2.0	8.3	8.3
8	Ment Hlth	24	0.0	1.0	1.0	3.3	1.0	1.0	1.0	5.0	8.3
11	General	48	0.0	1.0	1.0	3.3	1.0	1.0	1.0	5.0	8.3
13	General	48	0.0	1.0	1.0	3.3	1.0	1.0	1.0	5.0	8.3
17	General	48	0.0	1.0	1.0	3.3	1.0	1.0	1.0	5.0	8.3
18	General	72	0.0	1.0	1.0	3.3	2.0	2.0	2.0	9.9	13.2
19	General	72	0.0	1.0	1.0	3.3	2.0	2.0	2.0	9.9	13.2
Annex-1	General	84	1.0	1.0	1.0	5.0	1.0	2.0	2.0	8.3	13.2
Mauka	General	36	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
Makai	General	36	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
Annex-2	General	84	1.0	1.0	1.0	5.0	2.0	3.0	3.0	13.2	18.2
Max/Holding	Short-term	36	1.0	1.0	1.0	5.0	2.0	3.0	3.0	13.2	18.2
Infirmary	Short-term	3	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
Rovers	Multi-purpos	0	0.0	0.0	0.0	0.0	3.0	4.0	3.0	16.5	16.5
	Subtotal	824	4.0	13.0	13.0	49.5	24.0	31.0	30.0	140.3	189.8
PRE-RELEASE BEDS											
Laumaka	Pre-Release	96	1.0	1.0	1.0	5.0	1.0	2.0	2.0	8.3	13.2
20	Pre-Release	84	1.0	1.0	1.0	5.0	3.0	3.0	3.0	14.9	19.8
	Subtotal	180	2.0	2.0	2.0	9.9	4.0	5.0	5.0	23.1	33.0
GRAND TOTAL		**1004**	**6.0**	**15.0**	**15.0**	**59.4**	**28.0**	**36.0**	**35.0**	**163.4**	**222.8**

* The total design capacity is 964 beds as stated by the Corrections Population Management Commission. The above total includes 40 temporary assignment beds for the infirmary and maximum security segregation cells.

3.4 Cost of Housing Unit and Rover Security Staffing

As shown in the table below, the cost of these positions is $18.9 million. This translates to a per bed cost of $18,863 annually for this portion of staffing ($18.9 million ÷ 1,004 beds = $18,863).[16] Also, a total of 222.8 uniformed positions with a capacity of 1,004 beds yields a ratio of 4.5 beds per custody officer (1,004 ÷ 222.8 = 4.5). These numbers become important when comparing the staffing efficiency of OCCC replacement facility options.[17]

ESTIMATED COST OF CURRENT OCCC HOUSING UNIT AND ROVER STAFFING			
TITLE	**PER FTE**	**FTEs**	**COST**
Sergeants	$95,154	59.4	$ 5,652,153
Officers	$81,336	163.4	$ 13,286,201
TOTAL		**222.8**	**$ 18,938,354**

Lieutenants typically serve in the role of assisting a captain and supervising sergeants. Although they are not attached to specific housing units, the number of lieutenants required is related to the number of sergeants being supervised. This also becomes important when comparing current OCCC costs to those of the replacement facility options. When adding the cost of the lieutenants, the above costs change to the following:

ESTIMATED SECURITY STAFFING COST OF CURRENT OCCC HOUSING UNITS, ROVERS AND LIEUTENANTS			
TITLE	**PER FTE**	**FTEs**	**COST**
Lieutenants	$107,770	14	$ 1,508,773
Sergeants	$95,154	59.4	$ 5,652,153
Officers	$81,336	163.4	$ 13,286,201
TOTAL	**N/A**	**236.8**	**$ 20,447,127**

16 Per bed costs are shown rather than per capita costs because all beds must be staffed and represent a cost. Per capita costs are shown later in the analysis.

17 FTE costs are estimates based on salary plus a fringe benefit rate of 49.54 percent as approved by the Department of Budget and Finance (B&F).

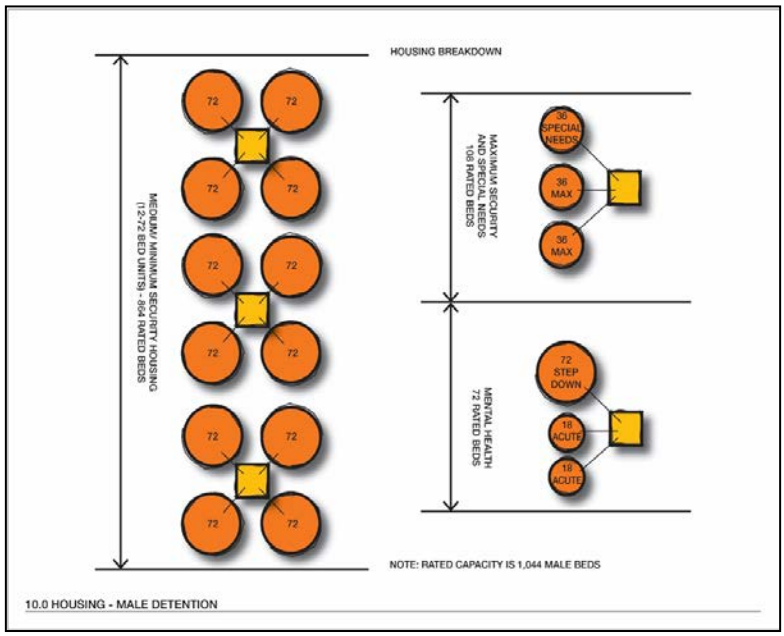
4.0 INTERIM ARCHITECTURAL SPACE PROGRAM HOUSING CONFIGURATION

The replacement facility is slated to have 1,044 rated detention beds. In addition to this, there are 46 non-capacity beds for temporary housing assignments that include infirmary, acute mental health, and segregation; although not rated beds, these require supervision therefore they are factored into the staffing estimate.[18] There are also 432 pre-release beds (96 existing pre-release beds at LWFC plus 336 new beds); this brings the total number of beds to be staffed to 1,522 (1,044 + 46 + 432).

4.1 Detention Housing

As shown in the diagram below, there will be three clusters of general population housing pods. Each cluster will have four 72-bed pods. Each pod will include a dayroom, outdoor recreation yard, and program spaces. In most cases meals will be prepared in the kitchen, transported to the units in carts, and served in dayrooms. The option of eating in the cell will be possible, if necessary. Other spaces will include showers, staff toilet, an officer's station, unit team offices, and storage. Medical screening and medication distribution will occur in a dedicated room adjacent to the dayroom. If more detailed medical services are required, the inmate will be moved to the Clinic. Library and video visitation will occur in the dayroom; video visitation will be the primary means of visiting. The squares shown below that adjoin the four pods will share a common control room, security electronics, staff toilet, and storage area.

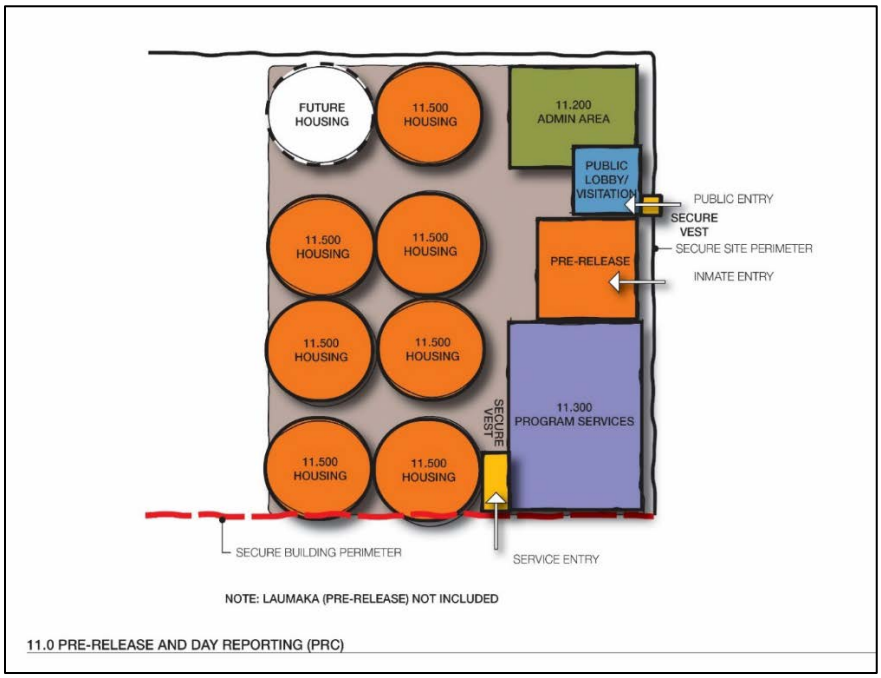
Specialized housing will include two clusters of units. The first will have a 36-bed Special Needs Unit and two 36-bed maximum security units. The second will have two 18-bed acute mental health care units and one mental health step-down unit. Each of the two clusters will have a shared common control room, security electronics, staff toilet and storage area.



[18] Non-capacity beds are temporary housing assignments for inmates needing specialized treatment and/or increased security.

4.2 Pre-Release Housing

The space program calls for seven 48-bed pre-release units for a total 336 new pre-release beds. There is also a placeholder for an additional unit, as shown in the following diagram.



As mentioned, the existing 96 pre-release beds at LWFC will continue to function. The total pre-release capacity will be 432 beds.

5.0 REPLACEMENT FACILITY STAFFING AND OPERATING COSTS

As the planning progresses for the replacement of OCCC, there are a number of alternatives to be considered for the site or sites. The three basic populations of OCCC include pre-trial, short-term sentenced and pre-release inmates. If all three are collocated on the same site, they would share basic support functions. Conversely, if the three are separated, each will require support functions which could lead to internal operational inefficiencies and duplication such as administration, food service and health care. The IA Space Program assumes collocation.[19]

[19] The Laumaka pre-release facility may be the exception.

A major difference between OCCC's current staffing and the best practices of staffing a modern jail pertains to the use of sergeants. OCCC currently posts sergeants alongside of a single officer for two shifts in general population housing units. It is reasonable to have two staff positions in an old facility where the housing units are physically separated and do not have the benefits of increased surveillance and control through the use of modern electronics. However, a modern jail with clustered housing units and programming space within those housing units is typically staffed with one officer and a sergeant that supports multiple units or in some cases, all units. The Scott County Jail and RJC facilities described above are two examples of the many throughout the country.

5.1 Comparative Analysis

Placing facilities in close relationship allows for efficiency in some program areas such as food service and health care. If they are distant from one another, travel distance could lead to two kitchens or two clinics. Construction and staffing are likely to cost more. The following options assume all services are in close enough proximity to function as a single facility. In this case, it can be assumed there will be one administration and shared services throughout.

The following analysis compares current OCCC staffing and operating costs to a low-rise replacement facility and a multilevel replacement facility according to the housing unit configuration contained in the IA Space Program. It should be noted that without a specific site and detailed building designs, the numbers below are estimates that are likely to change as buildings become further defined.

5.1.1 Option 1—Low-Rise Replacement Facility

A low-rise jail functions on a single level and the secure perimeter is typically the building exterior. The most efficient low-rise jails are a single building which limits travel time between housing units and the number of times staff and visitors pass through a secure perimeter. The use of fencing is limited to enclosing vehicle sally ports and exterior recreation areas. There is no fence surrounding the entire building and there are no guard towers.

The following table estimates required security staffing for housing and rovers according to the IA Space Program and best practices described above.

DETENTION BEDS			SERGEANT POSTS (ACO IV)				OFFICERS (ACO III)				TOTAL FTEs
			POSTS			FTEs	POSTS			FTEs	
Module	Type	Capacity	Shift 1	Shift 2	Shift 3		Shift 1	Shift 2	Shift 3		
1	Special Needs	36	1.0	1.0	1.0	5.0	1.0	1.0	1.0	5.0	9.9
2	Max	36	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
3	Max	36	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
4	Step-Down	72	1.0	1.0	1.0	5.0	1.0	1.0	1.0	5.0	9.9
5	Acute	18	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
6	Acute	18	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
7	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
8	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
9	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
10	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
11	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
12	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
13	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
14	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
15	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
16	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
17	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
18	General	72	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
	Infirmary	10	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
	Rovers		0.0	0.0	0.0	0.0	6.0	8.0	6.0	33.0	33.0
	Shift Sgt		1.0	1.0	1.0	5.0					5.0
	Subtotal	1090	3.0	3.0	3.0	14.9	25.0	27.0	25.0	127.1	141.9
PRE-RELEASE BEDS											
19	Laumaka	96	1.0	1.0	1.0	5.0	1.0	2.0	2.0	8.3	13.2
20	P R	48	1.0	1.0	1.0	5.0	1.0	1.0	1.0	5.0	9.9
21	P R	48	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
22	P R	48	0.0	0.0	0.0	0.0	0.0	1.0	1.0	3.3	3.3
23	P R	48	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
24	P R	48	0.0	0.0	0.0	0.0	1.0	1.0	1.0	5.0	5.0
25	P R	48	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
26	P R	48	0.0	0.0	0.0	0.0	0.0	1.0	1.0	3.3	3.3
	Subtotal	432	2.0	2.0	2.0	9.9	3.0	6.0	6.0	24.8	34.7
GRAND TOTAL		**1,522**	**5.0**	**5.0**	**5.0**	**24.8**	**28.0**	**33.0**	**31.0**	**151.8**	**176.6**

For the detention population, sergeants are assigned to three zones: each of the two high security unit clusters and the general population units. The number of sergeants for detention would be 14.9 as opposed to the current 49.5. Rovers have been doubled from existing staffing to provide additional support to housing units and account for the increase in population. The number of rovers changes from 16.5 FTEs to 33 FTEs.[20]

Since the location of the replacement facility may be at a separate location from the existing Laumaka facility, shift sergeants are provided at Laumaka and the new pre-release compound at the replacement facility. In this case the number of sergeants is the same as the current number for OCCC pre-release at 9.9 FTEs. However, if all pre-release beds are at a single location, the required number of sergeant FTEs would be 5.0.

20 Video surveillance will also provide additional support to housing units.

Translating the above positions into costs, shows the following:[21]

ESTIMATED COST OF LOW-RISE HOUSING UNIT AND ROVER SECURITY STAFFING			
TITLE	**COST PER FTE**	**FTEs**	**COST**
Sergeants	$95,154	24.8	$2,355,064
Officers	$81,336	151.8	$12,346,773
TOTAL		**176.6**	**$14,701,836**

Staffing Efficiency

The 176.6 uniformed staff working as housing unit and rover officers with a total of 1,522 beds produces a ratio of 8.6 beds per custody officer (1522/176.6=8.6), almost double the current housing unit efficiency of 4.5 noted earlier.[22] Finding a comparison on a national level is difficult due to differences in design, population mix, crowding, operating procedures and reporting of numbers. The Federal Bureau of Prisons reports its detention facility ratio of 6.5 to one correctional officer.[23] It does not account for the above factors, and it should be assumed that a new facility will be more efficient than the combination of existing facilities.

Cost Efficiency

The current cost for these positions at OCCC was previously noted as $18,863 annually per bed. The cost for these positions at a low-rise replacement facility of 1,522 beds is $9,660 per bed annually ($14.7 million ÷1,522= $9,660), which is roughly 50 percent more efficient.

Potential Savings

There is also the likelihood of needing fewer lieutenants since there will be fewer sergeants for them to supervise. At an annual cost of roughly $108,000 per lieutenant and the need for five positions to cover one post on a 24/7 basis, potential savings are close to a million dollars annually when lieutenants are reduced by one 24/7 post. The following table includes the cost of lieutenants when one 24/7 post has been eliminated. The lieutenant FTEs change from the current 14 to 9.

ESTIMATED SECURITY STAFFING COST OF LOW-RISE REPLACEMENT FOR HOUSING UNITS, ROVERS AND LIEUTENANTS			
TITLE	**COST PER FTE**	**FTEs**	**COST**
Lieutenants	$107,770	9	$969,926
Sergeants	$95,154	24.8	$2,355,064
Officers	$81,336	151.8	$12,346,773
TOTAL	**N/A**	**185.6**	**$15,671,762**

21 Sergeant costs would be about $500,000 less annually if pre-release units were at a single location.

22 The Project Development Report and Site Selection Study for OCCC, AHL and DLR Group, June 2009 also showed a doubling of the inmate to officer ratio.

23 Census of Jails: Population Changes, 1999-2013, Todd Minton and colleagues, U.S. Department of Justice, December 2015, NCJ 248627.

When comparing this sub-set of staffing to OCCC's current staffing, the low-rise replacement facility shows significant potential savings while staffing an additional 518 beds most of which are pre-release beds. The following table shows annual savings of $4.8 million or $143.3 million over a 30-year life cycle.[24]

COMPARISON OF CURRENT AND LOW-RISE HOUSING UNIT AND ROVER SECURITY STAFFING		
FACILITY	**PER YEAR**	**30 YEARS**
Current OCCC	$20,447,127	$613,413,824
Low-Rise	$15,671,762	$470,152,866
Difference	**-$4,775,365**	**-$143,260,958**

Total Staffing of a Low-rise Replacement Facility

Security Staffing: The revised security staffing changes the FY16 security FTEs from 415 to 363.8.

LOW-RISE SECURITY STAFFING	
JOB CLASS	**POSITIONS**
Adult Corrections Officer (ACO)VII (Chief of Security)	1
Secretary 1	1
OA III	2
ACO VI-Captain	6
ACO V- Lieutenant	9
ACO IV- Sergeant	33.4
ACO III- Officer	311.5
Total	**363.8**

The net savings are 51.2 FTEs (415 – 363.8 = 51.2).

COMPARISON OF SECURITY STAFFING FTEs	
Current OCCC (FY16)	415
Low-Rise Replacement	363.8
Difference	**51.2**

Total Staffing: When applying the staffing above to the total facility staffing, the FTEs change from 503 to 452. (503 – 51 = 452) A list of all positions is shown in Appendix C.

There are likely to be additional staffing efficiencies in a modern jail simply because it will have electronics that off-set staffing through enhanced surveillance, electronic records systems throughout the facility, video visiting and to some extent video court hearings. Additionally, services brought to the inmates will not only save on internal movement of inmates, it will save on officer posts that are currently needed in separate buildings at OCCC. However, quantifying those savings is not possible without a specific facility design. A specific facility design

[24] Life cycle costs/savings are expressed in 2016 dollars and do not account for inflation and other financial considerations. A 30-year life cycle is referenced in the NIC Jail Design Guide.

cannot be developed without a specific site. A conservative approach is to under-estimate savings rather than over-estimate them. It can be assumed that the increased population may off-set further staffing efficiencies.

5.1.2 Option 2—Multilevel Replacement Facility

The primary difference between a single level and multilevel jail is the need for elevators. Once elevators are added, additional staff are needed operate and observe them.[25] Elevators need to be operational 24/7. It is estimated there would be an additional officer in central control on shifts 2 and 3. (Day and swing shifts) Similarly, there would also need to be one additional officer on shift 1 (graveyard) and two additional officers on shifts 2 and 3 to accommodate vertical inmate movement. This is a total of seven posts. Using a shift relief factor of 1.65 (for covering weekends and personal time off), the addition of seven posts requires 11.6 FTEs (1.65 x 7 = 11.6)

STAFFING IMPACT OF ELEVATORS					
Officers (AO III)	Shift 1	Shift 2	Shift 3	Total Posts	FTE's
Central Control	0	1	1	2	3.3
Escort	1	2	2	5	8.3
				7	**11.6**

At a cost of $81,336 per officer the total annual cost in 2016 dollars is an additional $939,438 (11.6*$81,336 = $939,438). The annual amount multiplied over a 30-year life cycle of the building equals $28.2 million without accounting for inflation and other financial factors.

Total Staffing of a Multilevel Replacement Facility

Security Staffing: The addition of 11.6 FTEs shown above changes the security staffing to the following configuration.

MULTILEVEL SECURITY STAFFING	
JOB CLASS	**POSITIONS**
Adult Corrections Officer (ACO)VII	1
Secretary 1	1
OA III	2
ACO VI-Captain	6
ACO V- Lieutenant	9
ACO IV- Sergeant	33.4
ACO III- Officer	323.0
Total	**375.4**

Total Staffing: When applying this to the total facility staffing of the low-rise replacement facility, the FTEs change from 452 to 463.4. A list of all positions is shown in Appendix D.

[25] City of Seattle, Comparative Study of the Cost of Low and High-Rise Jails, Carter Goble Lee, August 2008.

6.0 TOTAL OPERATING COST COMPARISON

It is important to develop apples to apples comparisons when comparing current costs to future costs. In order to do so, per bed cost comparisons must be made rather than by average daily population. There are several reasons.

1. The average daily population within any facility varies from year to year and it is unknown for the replacement facility.
2. Over the life cycle of the building, the jail may be crowded some years and under-filled other years. Unless the jail has enough empty beds to close one or more housing units, there is a cost to operating the beds. Because of this, a lower ADP does not necessarily equal fewer staff.
3. Crowding creates a built-in economy of scale particularly if no staff positions are added to a housing unit. Comparing a crowded facility to an un-crowded facility would not be an even comparison.

Therefore, the comparison of current costs to replacement facility costs is based on beds in operation, not ADP.

6.1 Cost per Bed at OCCC

As mentioned in Section 3.1, the budget office reports an end of month average of 1,199 inmates for FY16 which equates to a daily cost per inmate of $153.68 ($67,255,489 total OCCC cost ÷ 1,199 inmates ÷ 365 days = $153.68).

In order to achieve apples to apples comparisons to the new facility, the current operating cost must be adjusted to account for crowding. OCCC's capacity is 1,004 beds. This means it was crowded by 195 inmates (1,199 – 1,004 = 195). As noted earlier, the non-staffing costs at OCCC represent 12.5 percent of the total cost. The following table removes the cost of crowding from the FY16 cost which provides an estimated per bed cost when the facility is at capacity.

FY16 OCCC COST PER BED WITHOUT CROWDING	
FY16 per Capita Cost	$56,077
Non-Staffing Percentage	12.5%
Non-Staffing Cost per Inmate	$7,010
Inmates Over Capacity	195
FY16 Cost of Crowding	$1,366,887
FY16 OCCC Operating Cost	$67,255,489
Cost without Crowding	$65,888,603
Capacity	1004
Annual per Bed Cost	**$65,626**
Daily per Bed Cost	**$179.80**

6.2 Future Operating costs

This section applies the potential savings in security staffing calculated previously to the adjusted operating cost at OCCC. As mentioned, there are likely to be additional savings once a site is selected and the specific facility floor plan is designed. To avoid over-stating savings, it is best to be conservative at this point in time.

6.2.1 Low-Rise Facility

ESTIMATED LOW-RISE OPERATING COSTS	
Adjusted FY16 OCCC Operating Cost	$65,888,603
Estimated Staff Savings of Replacement Facility	-$4,775,365
Estimated Low-Rise Operating Cost	$61,113,238
Beds at Replacement Facility	1522
Annual Cost per Bed	$40,153
Daily per Bed	$110.01

6.2.2 Comparison of Current to Future costs

The following table compares OCCC's current costs to the annual and daily costs shown in the table for low-rise facility operating costs. This is a 39 percent reduction.[26]

DIFFERENCE BETWEEN CURRENT OCCC AND LOW-RISE FACILITY	
Annual Cost per Bed	**Dollars**
Adjusted FY16 Annual per Bed at OCCC	$65,626
Estimated Low-Rise Annual Cost per Bed	$40,153
Change in Annual Cost per Bed	**-$25,473**
Daily Cost per Bed	**Dollars**
Adjusted FY16 Daily Cost per Bed at OCCC	$179.80
Estimated Low-Rise Daily Cost per Bed	$110.01
Change in Daily Cost per Bed	**-$69.79**

[26] The Project Development Report and Site Selection Study for OCCC, AHL and DLR Group, June 2009 showed similar results at a 35 percent reduction.

6.2.3 Multilevel Facility

The following table shows the staffing cost impact of adding elevators to the replacement facility. In addition to staffing, there would be some additional inspection and maintenance costs that cannot be quantified at this time.

ESTIMATED MULTILEVEL OPERATING COSTS	
Operating Cost of Low-Rise	$61,113,238
Staffing Impact of Multilevel	$939,428
Operating Cost of Multilevel	$62,052,666
Beds at Replacement Facility	1,522
Annual Cost per Bed	**$40,770**
Daily per Bed	**$111.70**

When comparing the cost of the current OCCC to a multilevel replacement facility, savings are $3.8 million annually or $115 million over 30 years.

COST DIFFERENCE BETWEEN CURRENT OCCC AND MULTILEVEL REPLACEMENT FACILITY	
Adjusted FY16 OCCC Operating Cost	$65,888,603
Operating Cost of Multilevel	$62,052,666
Annual Cost Difference	-$3,835,937
30-Year Life Cycle	-$115,078,107

As shown in the following table, the multilevel replacement facility has a small impact on the overall percentage of cost. However, depending on the selected site, there are likely to be additional financial impacts such as increased land, site development and parking costs.

DIFFERENCE BETWEEN LOW-RISE AND MULTILEVEL REPLACEMENT FACILITY		
Annual Cost per Bed	**Dollars**	**% Change**
Low-Rise	$40,153	N/A
Multilevel	$40,770	N/A
Change in Annual Cost per Bed	**$617**	**1.5%**
Daily Cost per Bed		
Low-Rise	$110.01	N/A
Multilevel	$111.70	N/A
Change in Daily Cost per Bed	**$1.69**	**1.5%**

7.0 CONCLUSION

OCCC is Hawaii's largest and oldest community correction center. It is staffing and cost inefficient compared to today's newly designed jails. A replacement facility, as described above, will increase safety of staff, inmates and the public while producing significant savings in operating costs. It is not possible to calculate the full savings until the location is determined and the building design is complete. However, since most of the operating costs are in security staffing, and most of the security staffing is related to the housing module configuration, savings of at least between $3.8 million and $4.8 million annually are very likely. This translates to between $115 million and $143 million over a 30-year facility life cycle.

Failing to replace OCCC will mean a lost opportunity to increase safety as well as take advantage of modern jail design and electronics that produce operational savings. It will also mean the continued maintenance of a facility that appears to be past its useful life cycle.

Appendix A: The Myth of Staff to Inmate Ratios[27]

[27] Staffing Analysis Workbook for Jails, National Institute of Corrections, 2nd Edition, Liebert and Miller, March 2003.

Using a staffing ratio to compare one facility with another or to determine a staffing level for a facility produces inaccurate results. Many factors differ and cannot be accurately compared:

- Is the number of inmates used for the calculation the actual number, or the rated capacity of the facility?
- Which positions go into the calculation—security only, or all positions?
- Are contractual employees considered?
- Are hours worked by part-time employees considered?
- Are hours worked by full-time staff as overtime considered?
- Are some staff (such as maintenance or nursing) supplied by other county agencies (such as public works or public health)?

In addition to these factors, the characteristics of each jail need to be considered before applying figures from one facility to another:

- Type of inmates housed (level of security, gender, age, etc.).
- Design capacity versus actual population.
- Activities and programs, such as work release, work programs, education.
- Facility design.
- Facility condition.
- Staff qualifications and experience.

Staffing is based on operational philosophy and facility design. The most efficient staffing is possible when a facility is designed based on an operational philosophy. A facility with a program-oriented philosophy will have counselors, program, and recreation staff, in addition to custody and security staff. A facility with a philosophy of "warehousing" inmates may have only custody and security staff. If a facility's design is inadequate for its philosophy, staff may be used to compensate for facility shortcomings. Many design and operational factors will affect staffing, including:

- Whether the facility is designed for direct supervision, indirect supervision, or intermittent supervision.
- The types and size of housing units (cells versus dormitories).
- Facility sightlines.
- The types of security control systems and security perimeter.
- Whether inmates are escorted through the corridors.
- Whether programs and services are centralized or decentralized.
- Whether the facility is single-story or high-rise.
- Whether acceptable backup is available.

If people say they can build a 250-bed facility and already know how many staff it will take to operate it, do not believe them. Until a facility is adapted to the unique population and practices of a locality, staffing cannot be accurately determined. Forget the words "staff-to-inmate ratios"; they only confuse the issues.

Appendix B: FY16 OCCC Staffing

APPROVED STAFFING FOR OCCC-2016			
	SECTION	**POSITION TITLE**	**POSITION**
1	N/A	Corrections Manager(CM) IV (Warden)	1
		Secretary III	1
		Subtotal	**2**
2	N/A	CM II (Deputy Warden)	1
		Secretary III	1
		Office Assistant (OA) IIII	1
	Inmate Records	Clerical Supv II	1
		OA IV	3
		Subtotal	**7**
3	Security	Adult Corrections Officer (ACO)VII (Chief of Security-Major)	1
		Secretary 1	1
		OA III	2
		ACO VI-Captain	6
		ACO V- Lieutenant	14
		ACO IV- Sergeant	68
		ACO III- Officer	323
		Subtotal	**415**
4	Office Services	Business Manager V	1
		Receptionist	1
		Accountant III	1
		Account Clerk IV	2
		Account Clerk III	3
		Purchasing Technician I	1
		Human Resources(HR) Specialist IV	1
		HR Assistant IV	1
		OA V	1
		OA IV	3
		Subtotal	**15**
5	Residency	Corrections Supervisor (CS) II	1
		Secretary 1	1
		OA III	2
		CS I	2
		Human Services Professional (HSP)/So	9
		Social Services Assistant (SSA) V	1
		Corrections Recreation (CR) Specialist IV	1
		CR Specialist III	1
		Subtotal	**18**
6	Community Base Section	CS II	1
		Secretary II	1
		OA III	3
		CS II	2
		HSP/SW IV	9
		SSA V	6
		Substance Abuse Specialist III	1
		Subtotal	**23**
7	Facility Operations	Institution Facilities Supt II	1
		OA III	1
		General Constr & Maint Supv II	1
		Bldg Maint (BM) Supv I	1
		BM Worker II	3
		BM Helper	2
		A/C Mechanic II	1
		Automotive Mechanic II	1
		Maint Mechanic II	1
		Groundskeeper II	1
		Janitor Supervisor (JS) II	1
		JS I	4
		Laundry Manager	1
		Laundry Worker II	2
		Property & Services Supv	1
		Storekeeper I	1
		Subtotal	**23**
		GRAND TOTAL	**503**

Appendix C: Low-rise Replacement Facility Staffing

LOW-RISE REPLACEMENT FACILITY STAFFING			
	SECTION	**POSITION TITLE**	**POSITIONS**
1	N/A	Corrections Manager(CM) IV (Warden	1
		Secretary III	1
		Subtotal	**2**
2	N/A	CM II (Deputy Warden)	1
		Secretary III	1
		Office Assistant (OA) IIII	1
	Inmate Records	Clerical Supv II	1
		OA IV	3
		Subtotal	**7**
3	Security	Adult Corrections Officer (ACO)VII	1
		Secretary 1	1
		OA III	2
		ACO VI-Captain	6
		ACO V- Lieutenant	9
		ACO IV- Sergeant	33
		ACO III- Officer	311
		Subtotal	**364**
4	Office Services	Business Manager V	1
		Receptionist	1
		Accountant III	1
		Account Clerk IV	2
		Account Clerk III	3
		Purchasing Technician I	1
		Human Resources(HR) Specialist IV	1
		HR Assistant IV	1
		OA V	1
		OA IV	3
		Subtotal	**15**
5	Residency	Corrections Supervisor (CS) II	1
		Secretary 1	1
		OA III	2
		CS I	2
		Human Services Professional (HSP)	9
		Social Services Assistant (SSA) V	1
		Corrections Recreation (CR) Specialis	1
		CR Specialist III	1
		Subtotal	**18**
6	Community Base Section	CS II	1
		Secretary II	1
		OA III	3
		CS II	2
		HSP/SW IV	9
		SSA V	6
		Substance Abuse Specialist III	1
		Subtotal	**23**
7	Facility Operations	Institution Facilities Supt II	1
		OA III	1
		General Constr & Maint Supv II	1
		Bldg Maint (BM) Supv I	1
		BM Worker II	3
		BM Helper	2
		A/C Mechanic II	1
		Automotive Mechanic II	1
		Maint Mechanic II	1
		Groundskeeper II	1
		Janitor Supervisor (JS) II	1
		JS I	4
		Laundry Manager	1
		Laundry Worker II	2
		Property & Services Supv	1
		Storekeeper I	1
		Subtotal	**23**
		GRAND TOTAL	**452**

Appendix D: Multilevel Replacement Facility Staffing

MULTILEVEL REPLACEMENT FACILITY STAFFING			
	SECTION	**POSITION TITLE**	**POSITIONS**
1	N/A	Corrections Manager(CM) IV (Warden	1
		Secretary III	1
		Subtotal	**2**
2	N/A	CM II (Deputy Warden)	1
		Secretary III	1
		Office Assistant (OA) IIII	1
	Inmate Records	Clerical Supv II	1
		OA IV	3
		Subtotal	**7**
3	Security	Adult Corrections Officer (ACO)VII	1
		Secretary 1	1
		OA III	2
		ACO VI-Captain	6
		ACO V- Lieutenant	9
		ACO IV- Sergeant	33.4
		ACO III- Officer	323.0
		Subtotal	**375.4**
4	Office Services	Business Manager V	1
		Receptionist	1
		Accountant III	1
		Account Clerk IV	2
		Account Clerk III	3
		Purchasing Technician I	1
		Human Resources(HR) Specialist IV	1
		HR Assistant IV	1
		OA V	1
		OA IV	3
		Subtotal	**15**
5	Residency	Corrections Supervisor (CS) II	1
		Secretary 1	1
		OA III	2
		CS I	2
		Human Services Professional (HSP)	9
		Social Services Assistant (SSA) V	1
		Corrections Recreation (CR) Specialis	1
		CR Specialist III	1
		Subtotal	**18**
6	Community Base Section	CS II	1
		Secretary II	1
		OA III	3
		CS II	2
		HSP/SW IV	9
		SSA V	6
		Substance Abuse Specialist III	1
		Subtotal	**23**
7	Facility Operations	Institution Facilities Supt II	1
		OA III	1
		General Constr & Maint Supv II	1
		Bldg Maint (BM) Supv I	1
		BM Worker II	3
		BM Helper	2
		A/C Mechanic II	1
		Automotive Mechanic II	1
		Maint Mechanic II	1
		Groundskeeper II	1
		Janitor Supervisor (JS) II	1
		JS I	4
		Laundry Manager	1
		Laundry Worker II	2
		Property & Services Supv	1
		Storekeeper I	1
		Subtotal	**23**
		GRAND TOTAL	**463.4**

APPENDIX F

ELECTRICAL AND TELECOMMUNICATIONS UTILITY SYSTEMS

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

June, 2019
Reprinted from October 24, 2017
Revised on May 30, 2018

Prepared By:

ECS, Inc.

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ELECTRICAL AND TELECOMMUNICATIONS UTILITY SYSTEMS

BACKGROUND

The scope of work for the electrical and telecommunications utility systems involves the off-site commercial electrical utility systems and potential modifications required to support the proposed Oahu Community Correctional Center (OCCC) at each of the four candidate sites and expansion of the Women's Community Correctional Center (WCCC). Electrical utility systems include but are not limited to electrical (power) and telecommunications (telephone, cable television and internet) utilities.

The utility companies are typically responsible for the construction of overhead utility pole lines (poles, overhead conductors, pole-mounted transformers, etc.), underground distribution cables and pad-mounted equipment. The project will be responsible for the underground utility infrastructure (ductlines, handholes/manholes, and equipment pads).

ANIMAL QUARANTINE STATION SITE

Electrical (Power) System

Electrical (power) service to customers in the project area is provided by the Hawaiian Electric Company (HECo) and distributed overhead on joint use utility poles. All existing joint use poles are located within road right-of-ways or utility easements.

HECo overhead facilities run along Halawa Valley Street and consist of sub-transmission (46 kV), distribution (12 kV) and secondary lines. Pole mounted transformers are provided to step the 12 kV distribution voltage down to utilization voltages. The joint use poles also support the overhead secondary circuits which distribute the power from the pole mounted transformers. Many customers are served from these pole mounted transformers. For larger customers (which includes the Animal Quarantine Station Office Building), a primary 12 kV feeder is extended underground to the property for use with a HECo pad-mounted transformer.

The 46 sub-transmission lines terminate at the HECo Halawa substation, located along Halawa Valley Street, west of the H-3 Freeway. There are two 12 kV circuits along the Halawa Valley Street poleline. These 12 kV circuits riser down to where the H-3 Freeway crosses Halawa Valley Street and are routed underground. The 12 kV circuits then continue overhead on joint use poles, along Halawa Valley Street, east of the H-3 Freeway.

Proposed Electrical (Power) Improvements

A request for information letter, to verify the available capacity of HECo's existing facilities, was sent to HECo on April 8, 2017. The initial information request was based on a 432,100 square foot facility. HECo responded via email on June 14, 2017, and a follow up email on June 19, 2017, stating that the existing 12 kV circuits in the project area should have sufficient capacity to meet the anticipated demands for the proposed OCCC facility. Refer to Appendix A for copies of HECo correspondence. HECo will perform a detailed evaluation of existing circuit capacity will be performed when/if a service request for the facility is submitted to HECo during the design phase.

New underground infrastructure, consisting of ductlines, manholes and/or handholes, will be provided from the existing HECo 12 kV overhead circuits along Halawa Valley Street Street to the OCCC site. The underground infrastructure will extend from a riser pole adjacent to the project site to new HECo pad mounted transformer(s), located on the OCCC site, to support the project loads associated with the various buildings/facilities proposed for the development. HECo may also require a pad-mounted primary switch for the transformers. Locations of the transformers and primary switch can be determined if the site development plan is further refined.

Telecommunications Utility Systems

Telephone, cable television and related telecommunications services are provided to customers in the project area by Hawaiian Telcom (HT) and Spectrum (formerly Oceanic Time Warner Cable). Customers have the option to contract with HT, Spectrum or both for their telecommunications services. Both HT and Spectrum are capable of providing voice, internet and other telecommunications services to their customers. Based on preliminary planning discussions with PSD, the proposed OCCC will utilize telephone (voice) service by HT and fiber (data)/coaxial (cable television) service by Spectrum.

The existing HT and Spectrum telecommunications cables are generally run overhead and follow the path of the HECo electrical lines along Halawa Valley Street. The HT overhead distribution system consists of a combination of fiber optic and copper cables along the Halawa Valley Street joint pole line, and the Spectrum overhead distribution system consists of fiber optic and coaxial cables.

The existing customers within the project area have a combination of overhead and underground services from HT and Spectrum. Telecommunications services to the Animal Quarantine Station are routed along a joint use pole line, which runs parallel with the existing access road within the facility, between Halawa Valley Street and H-3 Freeway. The HT and Spectrum cables are then routed underground, along the existing access road, to the remaining quarantine station facilities to the east of the H-3 Freeway.

Proposed Telecommunications Utility Improvements

A request for information letter, to verify the available capacity of HT's existing facilities, was sent to HT on April 8, 2017. HT responded via email on June 16, 2017, and a follow up email on July 5, 2017, stating that existing HT copper and fiber optic facilities along Halawa Valley Street should have sufficient capacity to support the proposed OCCC. Refer to Appendix B for copies of HT correspondence.

Similarly, a request for information letter, to confirm available capacity of Spectrum's existing facilities, was sent to Spectrum on April 8, 2017. Spectrum responded via email on May 5, 2017 stating that the existing coaxial and fiber optic facilities along Halawa Valley Street should have sufficient capacity to support the proposed OCCC. Refer to Appendix C for copies of Spectrum correspondence.

New underground infrastructure, consisting of ductlines, manholes and/or handholes, will be extended from the existing joint use poleline along Halawa Valley Street to support telecommunications services to the facility.

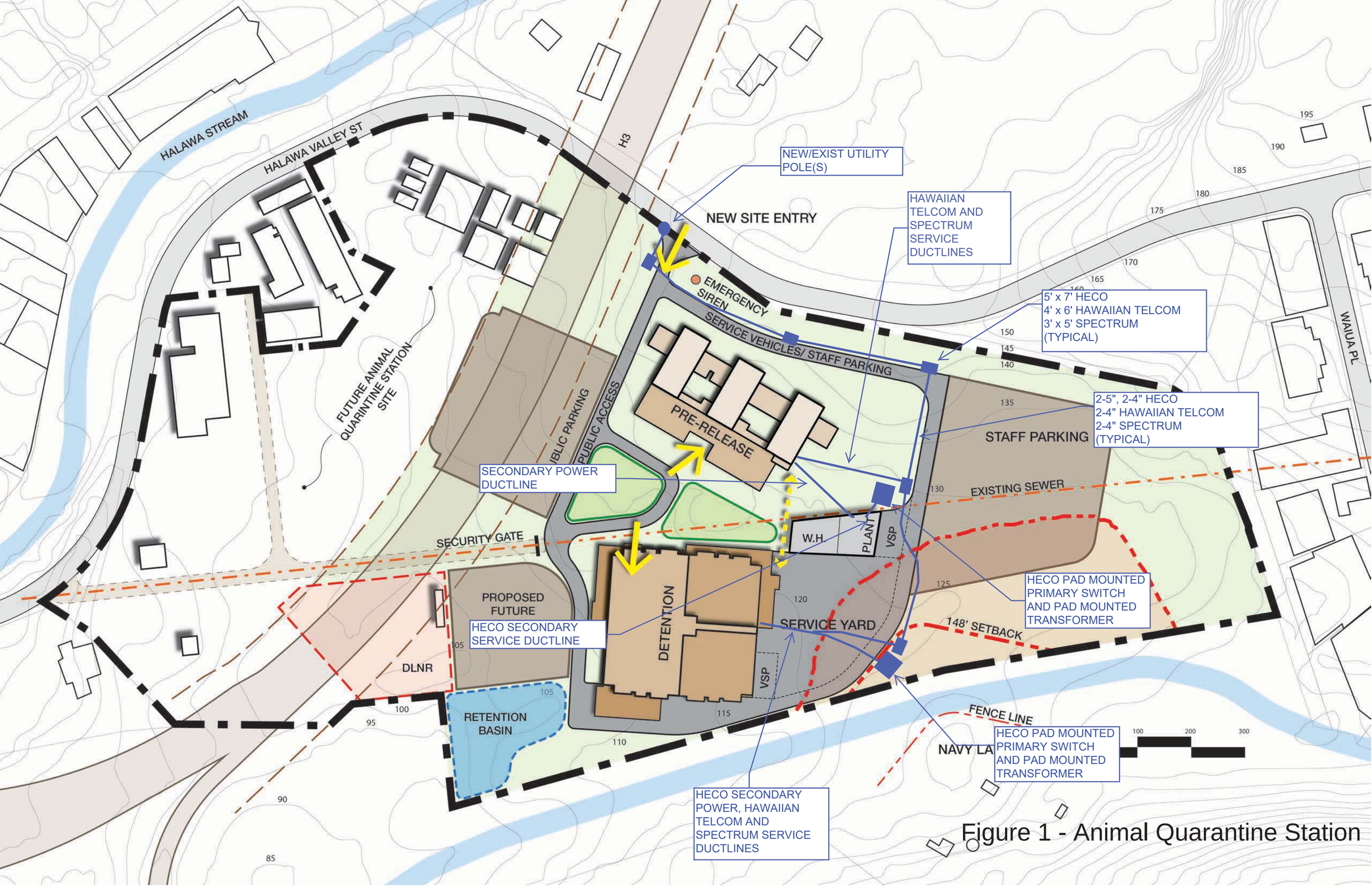


Figure 1 - Animal Quarantine Station

APPENDIX A
HECO CORRESPONDENCE

Consulting
Electrical
Engineers

ECS, Inc.

April 8, 2017

Mr. Erik Kusunoki
Hawaiian Electric
Customer Installations Department
820 Ward Avenue
Honolulu, Hawaii 96814

Project: Planning for the Future of the Oahu Community Correctional Center (ECS No. 014.132)

Subject: HECo Infrastructure and Facility Planning

Dear Mr. Kusunoki:

ECS, Inc. is part of the project team tasked with preliminary planning and site selection for replacement of the Oahu Community Correctional Center (OCCC). This planning effort is being undertaken on behalf of the Hawaii Department of Public Safety (PSD) and Department of Accounting and General Services (DAGS).

Eleven sites were initially evaluated as potential development sites. Four of the eleven prospective sites have since been selected to undergo detailed engineering and environmental evaluations as part of the Environmental Impact Statement process.

The four candidate sites are as follows:

- Hawaii Department of Agriculture, Animal Quarantine Facility, Aiea (TMK: 9-9-010:006, 046, 054, 057, 057)
- OCCC (current location), Kalihi (TMK: 1-2-013:002)
- Halawa Correctional Facility, Halawa (TMK: 9-9-010:030)
- Mililani Technology Park, Lot 17, Mililani (TMK: 9-5-046:042)

Enclosed are aerial maps and descriptions of the 4 candidate sites for your reference.

615 Piikoi Street, Suite 207 • Honolulu, Hawaii 96814 • Phone: (808) 591-8181 • Fax: (808) 591-9098

Also enclosed are planning-level load calculations for the proposed OCCC facility based on preliminary architectural space programming. The space program will be updated, reviewed and refined once the final site and building concept is selected.

We are requesting HECo assistance to confirm existing HECo facilities and available system capacity for each of the candidate sites, and to identify potential upgrades to HECo facilities in support of the development.

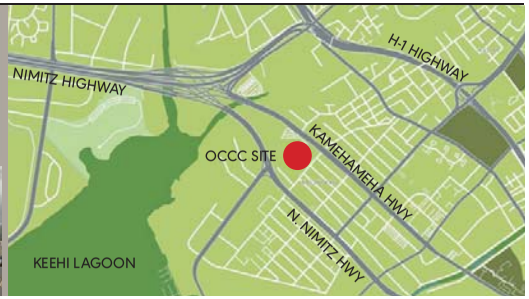
Feel free to call or email me at madolpho@ecshawaii.com should you have questions or require additional information.

Regards,

Michele Adolpho, P.E.
Project Engineer

Enclosures

Oahu Community Correctional Center



Oahu Community Correctional Center Site

Proximity to First Circuit Court
- Approximately 18 minutes average travel time to First Circuit Court; closest among site alternatives

Land and Environment
- Buildable land area totals approximately 8 acres (50% of site)
- Virtually level topography across site
- Largely developed and heavily disturbed; low likelihood of encountering intact cultural, historic, Native Hawaiian resources
- No wetlands on site
- Largely developed and heavily disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Partially located within flood hazard zone
- Partially located within evacuation area for extreme tsunami events only

Infrastructure
- Excellent access to regional road network
- Closest bus stop less than 200 feet from site
- Planned Middle Street Transit Center approximately 0.2 miles from site
- Connected to water supply system
- Connected to wastewater collection system
- Connected to electric power system
- Connected to natural gas and telecommunications systems

Community Services/Other
- Approximately 0.8 miles to Kalihi Fire Station
- No opportunities to share services with other PSD facilities
- Potential conflicts with surrounding land uses (Puuhale Elementary School)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by PSD)
- Building cost: Mid-rise development with at-grade parking
- Operational costs: Mid-rise development with higher staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Mostly negative

Halawa Correctional Facility

Halawa Correctional Facility Site

Proximity to First Circuit Court
- Approximately 37 minutes average travel time to First Circuit Court; among closest site alternatives

Land and Environment
- Smallest buildable land area (approximately 5 acres or 16% of site)
- Virtually level topography in building zone
- Largely developed and heavily disturbed; low likelihood of encountering intact cultural, historic, Native Hawaiian resources
- No wetlands on site
- Largely developed and heavily disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Located within undetermind flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

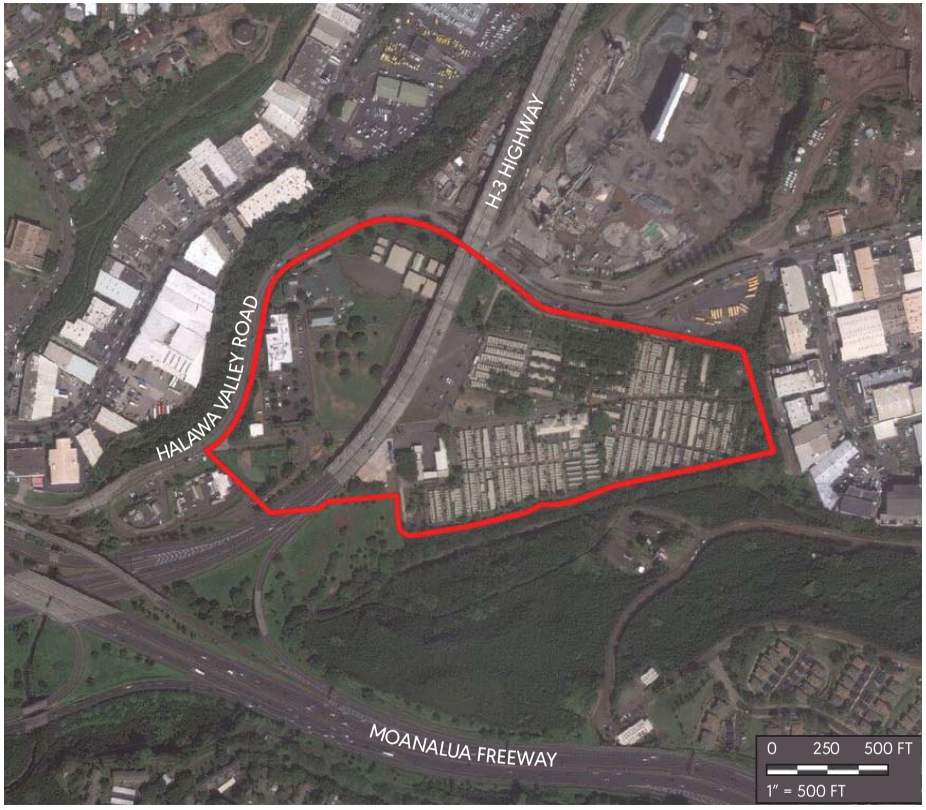
Infrastructure
- Excellent access to regional road network
- Closest bus stop approximately 1.5 miles from site
- Planned Aloha Stadium Transit Station approximately 3 miles from site
- Connected to water suuply system
- Connected to wastewater collection system; likely requires significant upgrades
- Connected to electric power system; likely requires significant upgrades
- Connected to telecommunications systems; likely adequate

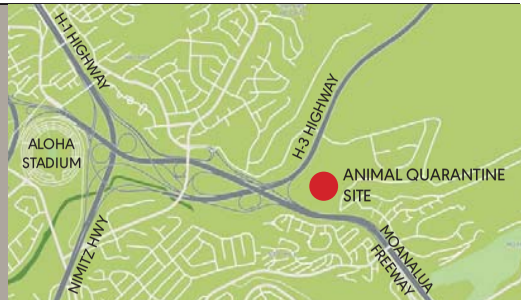
Community Services/Other
- Approximately 2.8 miles to Aiea Fire Station
- Opportunities for OCCC to share services with Halawa Correctional Facility
- Potential conflicts with surrounding land uses (mining operation)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by PSD)
- Building cost: High-rise development with structured parking
- Operational costs: High-rise development with higher staffing costs
- Complexity/risk: Implementation highly complex with moderate risk of failure

Community Acceptance
- Neutral; neither positive nor negative

Animal Quarantine Facility





Animal Quarantine Facility

Proximity to First Circuit Court
- Approximately 36 minutes average travel time to First Circuit Court; among closest site alternatives

Land and Environment
- Buildable land area totals approximately 25 acres (or 16% of site)
- Virtually level topography in building zone
- Partially developed and heavily disturbed; likelihood of encountering intact cultural, historic, Native Hawaiian resources undetermined
- No wetlands on site
- Partially developed and disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Located outside flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

Infrastructure
- Excellent access to regional road network
- Closest bus stop 0.5 miles from site
- Planned Aloha Stadium Transit Station approximately 2 miles from site
- Connected to water supply system; condition to be determined
- Connected to wastewater collection system; condition to be determined
- Connected to electric power system; condition to be determined
- Connected to telecommunications systems; likely adequate

Community Services/Other
- Approximately 1.8 miles to Aiea Fire Station
- High potential for OCCC to share services with Halawa Correctional Facility
- Likely compatible with surrounding land uses (vacant, industrial, research)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by Department of Agriculture)
- Building cost: Low-rise development with at-grade parking
- Operational costs: Low-rise development with lower staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Mostly positive

Mililani Technology Park Lot 17

Mililani Technology Park, Lot 17 Site

Proximity to First Circuit Court
- Approximately 55 minutes average travel time to First Circuit Court

Land and Environment
- Buildable land area totals approximately 19 acres
- Relatively level topography in building zone
- Undeveloped; likelihood of encountering intact cultural, historic, Native Hawaiian resources undetermined
- No wetlands on site
- Undeveloped; low likelihood for encountering threatened/endangered species and/or habitats
- Located within undetermined flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

Infrastructure
- Excellent access to regional road network
- Closest bus stop approximately 0.7 miles from site
- Planned Pearl Highlands Transit Station approximately 9.5 miles from site
- Water system serves business park; condition to be determined
- Wastewater system serves business park; condition to be determined
- Electric power system serves business park; condition to be determined
- Telecommunications systems serve business park; likelly available

Community Services/Other
- Approximately 3 miles to Mililani Mauka Fire Station
- No potential for OCCC to share services with Halawa or Waiawa Correctional Facilities
- Likely compatible with surrounding land uses (light industrial, business park)

Development Costs
- Land acquisition: Private ownership
- Building cost: Low-rise development with at-grade parking
- Operational costs: Low-rise development with lower staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Neutral; neither positive nor negative

OCCC Planning For Relocation/Expansion
4/8/2017

Planning Load Calculation

	SF	VA/SF	KVA
Administration	14,800	10	148
Visitation	4,900	8	39
Intake/Transfer/Release	23,300	10	233
Intake Service Center	4,500	10	45
Security Operations	4,800	10	48
Inmate Program Services	8,800	10	88
Medical Services	16,200	12	194
Food/Laundry Services	23,200	8	186
Kitchen/Laundry			300
Physical Plant Operations	31,400	8	251
Inmate Housing	197,000	8	1,576
Pre-Release Center	118,000	10	1,180
	432,100		4,288
Demand Factor			0.7
Subtotal			3,002
Spare 20%			600
Total			**3,602**

Michele Adolpho

From: Shimono, Eric <eric.shimono@hawaiianelectric.com>
Sent: Wednesday, June 14, 2017 7:47 AM
To: Michele Adolpho
Subject: RE: OCCC Site Study

Follow Up Flag: Follow up
Flag Status: Completed

Hi Michele,

Below is our response regarding the proposed sites:

1. Oahu Community Correctional Center
   Unable to serve projected load from the existing circuits. New substation transformers will be needed at existing Waikamilo and Kapalama substations along with new circuits extended underground along Kalihi Street and Homerule Street from substations.

2. Animal Quarantine Facility
   There is existing capacity to serve the projected load. A line extension will be required to tap existing circuits within the nearby area.

3. Halawa Correctional Facility
   Similar to Animal Quarantine Facility due to close proximity. Only exception would be a longer line extension.

4. Mililani Tech Park
   Currently under review. Hope to get a response soon.

Please note that the above may change depending on future projects and load additions. Let me know if you have any questions.

Thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Tuesday, June 13, 2017 7:52 AM
To: Shimono, Eric
Subject: RE: OCCC Site Study

Hi Eric,

Checking up on whether we can meet soon. We have a draft report due at the end of the month so I'm hoping to be able to include some preliminary information for the report. At minimum, would I be able to obtain information on the existing facilities in the areas?

Is it possible to meet this week? I"ll be out of town next week.

Michele Adolpho

From: Shimono, Eric <eric.shimono@hawaiianelectric.com>
Sent: Monday, June 19, 2017 12:30 PM
To: Michele Adolpho
Subject: RE: OCCC Site Study

Follow Up Flag: Follow up
Flag Status: Completed

Hi Michele,

Please see our response below.

Thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Thursday, June 15, 2017 7:58 AM
To: Shimono, Eric
Cc: Thomas Rudary (TRudary@ahl.design)
Subject: RE: OCCC Site Study

Eric,

Thanks for your initial input. Can you provide more information based on follow up questions below (in red)? I know you may not be able to provide responses to all of my questions right now. Would still like to meet when you have more information on the Mililani site.

Michele

From: Shimono, Eric [mailto:eric.shimono@hawaiianelectric.com]
Sent: Wednesday, June 14, 2017 7:47 AM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: RE: OCCC Site Study

Hi Michele,

Below is our response regarding the proposed sites:

1. Oahu Community Correctional Center
   Unable to serve projected load from the existing circuits. New substation transformers will be needed at existing Waikamilo and Kapalama substations along with new circuits extended underground along Kalihi Street and Homerule Street from substations.
   - Please confirm whether the available capacity of the existing circuits are based on the existing OCCC load plus the projected new OCCC loads. The intent is for the existing OCCC to remain in operation until the new OCCC is constructed. The existing OCCC will then be demolished. There will be a short timeframe when the new OCCC service would be energized and the existing OCCC remains

occupied. However on a permanent basis, only one of the facilities would be occupied and operational at a time. (analysis was based on the difference between the existing and new loads)

- Does the projected load for the new OCCC (on it's own) exceed the available capacity of the existing circuits. (yes)
- Would the plan be to extend one 12 kV circuit from the Kapalama Sub and one 12 kV circuit from the Waikamilo Sub? (yes)
- As part of our report, we will need to describe the approximate limits of off-site work needed to support the development. Is the Kapalama Sub on the corner of Kalihi and Homerule Street? Since the OCCC site is a couple of blocks from Kalihi Street, would the underground circuits along Kailhi and Homerule Streets transition to an existing poleline at some point? (Most likely circuits will have to be underground due to existing conditions. However, HECO cannot make a definitive decision at this time)
- Please confirm the approximate location of the Waikamilo Sub. Would the circuit(s) from the Waikamilo Sub be extended in existing ductlines or overhead? Is there a contemplated route for the extensions from the Waikamilo Sub? (corner of Kalihi Street & Ashford Street. HECO has not determined a proposed routing at this time)

2. Animal Quarantine Facility

   There is existing capacity to serve the projected load. A line extension will be required to tap existing circuits within the nearby area.

   - We are thinking that the new service would be extended from Halawa Valley Street, mauka of the project site. There seem to be 2 – 12 kV overhead circuits on the Halawa Valley Street poleline. Would a third circuit be needed? (the existing circuits on Halawa Valley Road are adequate. A third circuit will not be required)
   - There is a substation next to the Hawaiian Cement facility. Is this a HECo sub? If so, what substation is this (Halawa Sub)? (That is a HECO system substation)
   - Would the line extension be from this substation? Again, we need to provide a description of the approximate extent of off site work. (Line extension will not come from the substation. A tap will be made to the existing circuits along Halawa Valley Road. The point of interconnection will depend on where the proposed entrance to the site is located)
   - I'm unable to find documentation on how the existing Quarantine Facility (Diamond Head side of H-3) is served. Is the building on the Diamond Head side of H-3 served from the poleline (secondary cables) on the Ewa side of H-3? (HECO service is from the Ewa side of H3 coming from Halawa Valley Road)

3. Halawa Correctional Facility

   Similar to Animal Quarantine Facility due to close proximity. Only exception would be a longer line extension.

   - Would the line extension involve replacing/upgrading a portion of the existing 12 kV overhead circuit(s) along Halawa Valley Street or extending new circuit(s)? (Existing primary circuits are adequate along Halawa Valley Road. Line extension would tap into the existing circuit to the proposed service location)
   - Can the existing poleline be used for the line extension or would a new poleline be needed? (see above)
   - Any idea how long the line extension will be? Again, we need to provide a description of the approximate extent of off site work. (line extension will depend on service location)

4. Mililani Tech Park

   Currently under review. Hope to get a response soon.

Please note that the above may change depending on future projects and load additions. Let me know if you have any questions.

Thanks

Eric

From: Michele Adolpho
To: Shimono, Eric
Subject: RE: OCCC Site Study
Date: Wednesday, July 5, 2017 8:07:00 AM
Attachments: WCCC Site.pdf

Hi Eric,

I have an additional request. As part of the OCCC Site Study, the existing OCCC houses some female inmates. For OCCC relocation/expansion, the State plans to move all female inmate housing to the existing Women's Community Correctional Center in Kailua. Attached is an aerial map of the existing WCCC site (with address and TMK information). This will require approximately 100,000 additional square feet of inmate housing and support spaces that would be added to the site. The estimated additional demand would be around 800 kVA.

Would appreciate if you could provide information on the following:

- I believe the existing HECO services to WCCC are from the overhead poleline on Kalanianaole Highway. Please confirm.
- Can you confirm the quantity and transformer kVA ratings/meters at the site?
- Does the existing HECO distribution system along Kalanianaole Highway have capacity to support the expansion.
- Believe there is a HECO substation next to the WCCC site. Please confirm. Can you also provide the name of the substation?

Also, has planning provided an update on the Mililani Tech Park site?

Thanks,
Michele

From: Shimono, Eric [mailto:eric.shimono@hawaiianelectric.com]
Sent: Monday, June 19, 2017 12:30 PM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: RE: OCCC Site Study

Hi Michele,

Please see our response below.

Thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Thursday, June 15, 2017 7:58 AM
To: Shimono, Eric

Google Earth

feet 3000
km 1

City & County of Honolulu
Department of Planning & Permitting (DPP)

Property Information

42-477 KALANIANAOLE HWY

Wednesday, July 5, 2017 | 7:47:49 AM

General Information

TMK:	42003004:0000
Building Value:	$1,548,000.00
Building Exemption:	$1,548,000.00
Land Value:	$12,015,000.00
Land Exempt:	$12,015,000.00
Acres:	80
Square Feet	0
Property Tax Class:	Residential
City:	Kailua
Zip Code:	96734
Realtor Neighborhood:	Government/Agriculture

Nearest Park: Pohakupu Mini Park show route

show all addresses >>

Tax Bill Owner Information

Name	Type	Address	Address 2	City State Zip
STATE OF HAWAII	Fee Owner			

2010 Census Information

Tract Number:	011103
Block Number:	1002
Population (block):	628

Voting Information

City Council Member:	Ikaika Anderson
Polling Place:	Kailua High Sch
Address:	451 Ulumanu Dr
Neighborhood Board:	KAILUA

School and Transit Information

Elementary School:	Maunawili	show route
High School:	KAILUA	show route
Near Transit Route:		Yes
Near Bus Routes:		

Zoning and Flood Information

Zoning (LUO) Designation:	AG-2 / R-5 / P-1
Ohana Zoning Designation:	Ineligible
FEMA Flood Designation:	X
Tsunami Evacuation Zone:	No

more public safety info >>

Page Tools: PRINT | BOOKMARK | EMAIL | STREET/BIRD'S EYE

More info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX

2010 Assessed Values as of October 1, 2009.

Department of Planning & Permitting
650 S. King St, Ste 8, Honolulu, HI 96813
gis@honolulu.gov
Property Info Page FAQ

Michele Adolpho

From: Shimono, Eric <eric.shimono@hawaiianelectric.com>
Sent: Tuesday, July 25, 2017 5:55 AM
To: Michele Adolpho
Subject: RE: OCCC Site Study

Hi Michele,

See my response in "red."

Thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Monday, July 24, 2017 1:45 PM
To: Shimono, Eric
Subject: RE: OCCC Site Study

Hi Eric,

Following up for the sites below:

- Mililani Tech Park – You were waiting for input from Planning for this site. Any update? OCCC loads can be fed from existing circuits in the area. Existing circuits will need to be extended to the point of interconnection.
- Women's Correctional Center – Responses to questions from July 5. See below

Also, I was asked to clarify the potential line extensions and substation upgrades for the OCCC site. If the proposed new facility will be approximately double the square footage of the existing facility, could we use the existing demand as a gauge for the projected demand of the new facility? The demand information I have for 2016/2017 indicates a high of 811 kW (about 900 kVa at 0.9 power factor). Assuming the new facility doubles in size, could we assume that the new facility would have a 2 MVA demand? Would that change the need to upgrade HECO facilities?

Thanks,
Michele

From: Michele Adolpho
Sent: Monday, July 10, 2017 12:24 PM
To: 'Shimono, Eric' <eric.shimono@hawaiianelectric.com>
Subject: RE: OCCC Site Study

Eric,

Sorry for the delay in getting back to you. See attached for a preliminary site plan – the approximate location of the new building is shown on the plan.

The approximate total square footage of all of existing buildings at WCCC is about 80,000 SF.

Let me know if you need more information.

Thanks,
Michele

From: Shimono, Eric [mailto:eric.shimono@hawaiianelectric.com]
Sent: Thursday, July 6, 2017 9:34 AM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: RE: OCCC Site Study

Hi Michele,

Would you happen to know what the square footage is of the existing facility?

Thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Wednesday, July 05, 2017 8:07 AM
To: Shimono, Eric
Subject: RE: OCCC Site Study

Hi Eric,

I have an additional request. As part of the OCCC Site Study, the existing OCCC houses some female inmates. For OCCC relocation/expansion, the State plans to move all female inmate housing to the existing Women's Community Correctional Center in Kailua. Attached is an aerial map of the existing WCCC site (with address and TMK information). This will require approximately 100,000 additional square feet of inmate housing and support spaces that would be added to the site. The estimated additional demand would be around 800 kVA.

Would appreciate if you could provide information on the following:

- I believe the existing HECO services to WCCC are from the overhead poleline on Kalanianaole Highway. Please confirm. Yes
- Can you confirm the quantity and transformer kVA ratings/meters at the site? 5000kvva
- Does the existing HECO distribution system along Kalanianaole Highway have capacity to support the expansion. Currently under review
- Believe there is a HECO substation next to the WCCC site. Please confirm. Can you also provide the name of the substation? Yes , Pohakapu sub

Also, has planning provided an update on the Mililani Tech Park site?

Thanks,
Michele

From: Shimono, Eric [mailto:eric.shimono@hawaiianelectric.com]
Sent: Monday, June 19, 2017 12:30 PM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: RE: OCCC Site Study

Hi Michele,

Michele Adolpho

From: Shimono, Eric <eric.shimono@hawaiianelectric.com>
Sent: Monday, August 21, 2017 12:05 PM
To: Michele Adolpho
Subject: RE: OCCC Site Study

Hi Michele,

The existing circuit has adequate capacity to feed the proposed WCCC load. Please note that this is a snapshot and may change depending on projects that may be added to the system prior to a firm service request.

thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Tuesday, August 15, 2017 4:02 PM
To: Shimono, Eric
Subject: RE: OCCC Site Study

Eric,

Following up on distribution system capacity at the existing WCCC. Will also be forwarding another message regarding follow up for the existing OCCC.

Thanks,
Michele

From: Shimono, Eric [mailto:eric.shimono@hawaiianelectric.com]
Sent: Wednesday, July 26, 2017 1:06 PM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: RE: OCCC Site Study

Sorry. Typo error. It's a 500kva transformer.

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Wednesday, July 26, 2017 7:20 AM
To: Shimono, Eric
Subject: RE: OCCC Site Study

Eric,

Thanks – I know we're asking for a lot of information at multiple sites.

Just to confirm, is the existing transformer at the WCCC site, a 5,000 kVA?

Michele

From: Shimono, Eric [mailto:eric.shimono@hawaiianelectric.com]
Sent: Tuesday, July 25, 2017 5:55 AM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: RE: OCCC Site Study

Hi Michele,

See my response in "red."

Thanks

Eric

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Monday, July 24, 2017 1:45 PM
To: Shimono, Eric
Subject: RE: OCCC Site Study

Hi Eric,

Following up for the sites below:

- Mililani Tech Park – You were waiting for input from Planning for this site. Any update? OCCC loads can be fed from existing circuits in the area. Existing circuits will need to be extended to the point of interconnection.
- Women's Correctional Center – Responses to questions from July 5. See below

Also, I was asked to clarify the potential line extensions and substation upgrades for the OCCC site. If the proposed new facility will be approximately double the square footage of the existing facility, could we use the existing demand as a gauge for the projected demand of the new facility? The demand information I have for 2016/2017 indicates a high of 811 kW (about 900 kVa at 0.9 power factor). Assuming the new facility doubles in size, could we assume that the new facility would have a 2 MVA demand? Would that change the need to upgrade HECO facilities?

Thanks,
Michele

From: Michele Adolpho
Sent: Monday, July 10, 2017 12:24 PM
To: 'Shimono, Eric' <eric.shimono@hawaiianelectric.com>
Subject: RE: OCCC Site Study

Eric,

Sorry for the delay in getting back to you. See attached for a preliminary site plan – the approximate location of the new building is shown on the plan.

The approximate total square footage of all of existing buildings at WCCC is about 80,000 SF.

Let me know if you need more information.

Thanks,

APPENDIX B
HAWAIIAN TELCOM CORRESPOSNDENCE

Consulting
Electrical
Engineers

ECS, Inc.

April 8, 2017

Ms. Gina Uyema
Hawaiian Telcom
Network Administration
P. O. Box 2200
Honolulu, Hawaii 96841

Project: Planning for the Future of the Oahu Community Correctional Center (ECS No. 014.132)

Subject: Hawaiian Telcom Infrastructure and Facility Planning

Dear Ms. Uyema:

ECS, Inc. is part of the project team tasked with preliminary planning and site selection for replacement of the Oahu Community Correctional Center (OCCC). This planning effort is being undertaken on behalf of the Hawaii Department of Public Safety (PSD) and Department of Accounting and General Services (DAGS).

Eleven sites were initially evaluated as potential development sites. Four of the eleven prospective sites have since been selected to undergo detailed engineering and environmental evaluations as part of the Environmental Impact Statement process.

The four candidate sites are as follows:

- Hawaii Department of Agriculture, Animal Quarantine Facility, Aiea (TMK: 9-9-010:006, 046, 054, 057, 057)
- OCCC (current location), Kalihi (TMK: 1-2-013:002)
- Halawa Correctional Facility, Halawa (TMK: 9-9-010:030)
- Mililani Technology Park, Lot 17, Mililani (TMK: 9-5-046:042)

Enclosed are aerial maps and descriptions of the 4 candidate sites for your reference.

615 Piikoi Street, Suite 207 • Honolulu, Hawaii 96814 • Phone: (808) 591-8181 • Fax: (808) 591-9098

Also enclosed is preliminary space programming information for the proposed OCCC facility. The space program will be updated, reviewed and refined once the final site and building concept is selected.

We are requesting Hawaiian Telcom assistance to confirm existing Hawaiian Telcom facilities and available system capacity for each of the candidate sites, and to identify potential upgrades to Hawaiian Telcom facilities in support of the development.

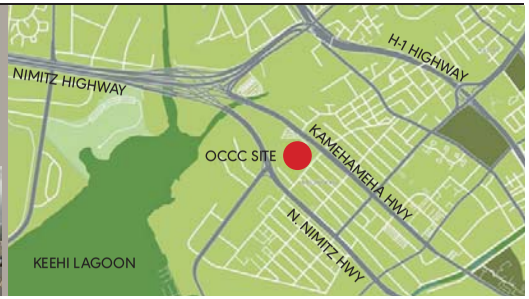
Feel free to call or email me at madolpho@ecshawaii.com should you have questions or require additional information.

Regards,

Michele Adolpho, P.E.
Project Engineer

Enclosures

Oahu Community Correctional Center



Oahu Community Correctional Center Site

Proximity to First Circuit Court
- Approximately 18 minutes average travel time to First Circuit Court; closest among site alternatives

Land and Environment
- Buildable land area totals approximately 8 acres (50% of site)
- Virtually level topography across site
- Largely developed and heavily disturbed; low likelihood of encountering intact cultural, historic, Native Hawaiian resources
- No wetlands on site
- Largely developed and heavily disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Partially located within flood hazard zone
- Partially located within evacuation area for extreme tsunami events only

Infrastructure
- Excellent access to regional road network
- Closest bus stop less than 200 feet from site
- Planned Middle Street Transit Center approximately 0.2 miles from site
- Connected to water supply system
- Connected to wastewater collection system
- Connected to electric power system
- Connected to natural gas and telecommunications systems

Community Services/Other
- Approximately 0.8 miles to Kalihi Fire Station
- No opportunities to share services with other PSD facilities
- Potential conflicts with surrounding land uses (Puuhale Elementary School)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by PSD)
- Building cost: Mid-rise development with at-grade parking
- Operational costs: Mid-rise development with higher staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Mostly negative

Halawa Correctional Facility

Halawa Correctional Facility Site

Proximity to First Circuit Court
- Approximately 37 minutes average travel time to First Circuit Court; among closest site alternatives

Land and Environment
- Smallest buildable land area (approximately 5 acres or 16% of site)
- Virtually level topography in building zone
- Largely developed and heavily disturbed; low likelihood of encountering intact cultural, historic, Native Hawaiian resources
- No wetlands on site
- Largely developed and heavily disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Located within undetermind flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

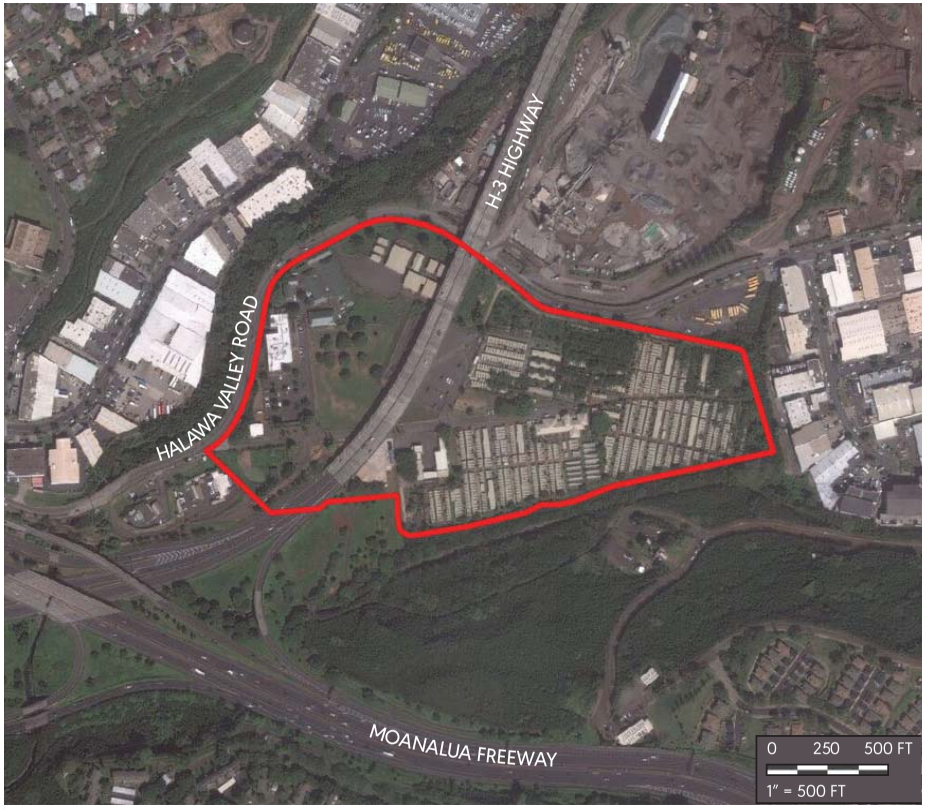
Infrastructure
- Excellent access to regional road network
- Closest bus stop approximately 1.5 miles from site
- Planned Aloha Stadium Transit Station approximately 3 miles from site
- Connected to water suuply system
- Connected to wastewater collection system; likely requires significant upgrades
- Connected to electric power system; likely requires significant upgrades
- Connected to telecommunications systems; likely adequate

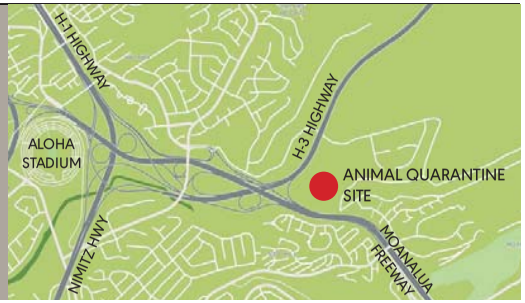
Community Services/Other
- Approximately 2.8 miles to Aiea Fire Station
- Opportunities for OCCC to share services with Halawa Correctional Facility
- Potential conflicts with surrounding land uses (mining operation)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by PSD)
- Building cost: High-rise development with structured parking
- Operational costs: High-rise development with higher staffing costs
- Complexity/risk: Implementation highly complex with moderate risk of failure

Community Acceptance
- Neutral; neither positive nor negative

Animal Quarantine Facility





Proximity to First Circuit Court
- Approximately 36 minutes average travel time to First Circuit Court; among closest site alternatives

Land and Environment
- Buildable land area totals approximately 25 acres (or 16% of site)
- Virtually level topography in building zone
- Partially developed and heavily disturbed; likelihood of encountering intact cultural, historic, Native Hawaiian resources undetermined
- No wetlands on site
- Partially developed and disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Located outside flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

Infrastructure
- Excellent access to regional road network
- Closest bus stop 0.5 miles from site
- Planned Aloha Stadium Transit Station approximately 2 miles from site
- Connected to water supply system; condition to be determined
- Connected to wastewater collection system; condition to be determined
- Connected to electric power system; condition to be determined
- Connected to telecommunications systems; likely adequate

Community Services/Other
- Approximately 1.8 miles to Aiea Fire Station
- High potential for OCCC to share services with Halawa Correctional Facility
- Likely compatible with surrounding land uses (vacant, industrial, research)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by Department of Agriculture)
- Building cost: Low-rise development with at-grade parking
- Operational costs: Low-rise development with lower staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Mostly positive

Mililani Technology Park Lot 17

Mililani Technology Park, Lot 17 Site

Proximity to First Circuit Court
- Approximately 55 minutes average travel time to First Circuit Court

Land and Environment
- Buildable land area totals approximately 19 acres
- Relatively level topography in building zone
- Undeveloped; likelihood of encountering intact cultural, historic, Native Hawaiian resources undetermined
- No wetlands on site
- Undeveloped; low likelihood for encountering threatened/endangered species and/or habitats
- Located within undetermined flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

Infrastructure
- Excellent access to regional road network
- Closest bus stop approximately 0.7 miles from site
- Planned Pearl Highlands Transit Station approximately 9.5 miles from site
- Water system serves business park; condition to be determined
- Wastewater system serves business park; condition to be determined
- Electric power system serves business park; condition to be determined
- Telecommunications systems serve business park; likelly available

Community Services/Other
- Approximately 3 miles to Mililani Mauka Fire Station
- No potential for OCCC to share services with Halawa or Waiawa Correctional Facilities
- Likely compatible with surrounding land uses (light industrial, business park)

Development Costs
- Land acquisition: Private ownership
- Building cost: Low-rise development with at-grade parking
- Operational costs: Low-rise development with lower staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Neutral; neither positive nor negative

OCCC Planning For Relocation/Expansion
4/8/2017

Preliminary Space Progrmming

	SF
Administration	14,800
Visitation	4,900
Intake/Transfer/Release	23,300
Intake Service Center	4,500
Security Operations	4,800
Inmate Program Services	8,800
Medical Services	16,200
Food/Laundry Services	23,200
Physical Plant Operations	31,400
Inmate Housing	197,000
Pre-Release Center	118,000
TOTAL	**432,100**

Michele Adolpho

From: Cassandra Yamamoto <Cassandra.Yamamoto@hawaiiantel.com>
Sent: Friday, June 16, 2017 11:04 AM
To: Michele Adolpho
Cc: Ann Nagel
Subject: RE: OCCC Planning for Relocation/Expansion

Sorry for the delay Michele. I had one of my planners take a look at the four sites and this is what we found:
I took a look at the four sites and here is what I found as far as HT facilities:

- Hawaii Department of Agriculture, Animal Quarantine Facility, Aiea (TMK: 9-9-010:006, 046, 056, 057)
  - Existing fiber and copper cables to buildings: 99-951 Halawa Valley St, Ste. C and 99-945 Halawa Valley St.
  - Existing Copper cables to other existing buildings on the property

- OCCC (current location, Kalihi (TMK: 1-2-013:002)
  - Existing copper to various buildings on the property
  - No fiber on the property but is available nearby.

- Halawa Correctional Facility, Halawa (TMK: 9-9-010:030)
  - Existing copper to various buildings on the property
  - No fiber on the property but is available nearby.

- Mililani Technology Park, Lot 17, Mililani (TMK: 9-5-046:042)
  - No existing support structure or facilities on the property.
  - Existing copper and fiber facilities on the streets outside the property.

Please let me know if you need any additional information.
Thanks, Cassandra

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Thursday, June 15, 2017 8:09 AM
To: Cassandra Yamamoto <Cassandra.Yamamoto@hawaiiantel.com>; Ann Nagel <Ann.Nagel@hawaiiantel.com>
Subject: RE: OCCC Planning for Relocation/Expansion

Ann/Cassandra,

We really need Hawaiian Telcom's input regarding this planning project. Would appreciate any assistance you can provide.

Thanks,
Michele

From: Cassandra Yamamoto [mailto:Cassandra.Yamamoto@hawaiiantel.com]
Sent: Wednesday, June 07, 2017 11:49 PM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: Re: OCCC Planning for Relocation/Expansion

Michele Adolpho

From: Tracy Hiyane <Tracy.Hiyane@hawaiiantel.com>
Sent: Wednesday, July 5, 2017 1:38 PM
To: Michele Adolpho
Cc: Cassandra Yamamoto; Ann Nagel; TRudary@ahl.design
Subject: RE: OCCC Planning for Relocation/Expansion

Hi Michele,

Please see our responses below in green.

thanks,
tracy

Tracy Hiyane
Access Planner
Network Planning
Hawaiian Telcom
Phone: (808) 546-7816
Email: tracy.hiyane@hawaiiantel.com

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Sunday, June 18, 2017 8:23 AM
To: Cassandra Yamamoto <Cassandra.Yamamoto@hawaiiantel.com>
Cc: Ann Nagel <Ann.Nagel@hawaiiantel.com>; Thomas Rudary (TRudary@ahl.design) <TRudary@ahl.design>
Subject: RE: OCCC Planning for Relocation/Expansion

Cassandra,

Thank you for the input. I do have a few follow up questions and would appreciate whatever information you can provide. Part of our task is to identify the off-site improvements necessary to support the new OCCC facility at each of the candidate sites. See questions below in RED.

Would it be possible to meet with your planner(s)?

Thanks,
Michele

From: Cassandra Yamamoto [mailto:Cassandra.Yamamoto@hawaiiantel.com]
Sent: Friday, June 16, 2017 11:04 AM

To: Michele Adolpho <MAdolpho@ecshawaii.com>
Cc: Ann Nagel <Ann.Nagel@hawaiiantel.com>
Subject: RE: OCCC Planning for Relocation/Expansion

Sorry for the delay Michele. I had one of my planners take a look at the four sites and this is what we found:

We took a look at the four sites and here is what was found as far as HT facilities:

- Hawaii Department of Agriculture, Animal Quarantine Facility, Aiea (TMK: 9-9-010:006, 046, 056, 057)
  - Existing fiber and copper cables to buildings: 99-951 Halawa Valley St, Ste. C and 99-945 Halawa Valley St.
  - Existing Copper cables to other existing buildings on the property

  1. Believe HT has overhead facilities only along Halawa Valley Street, except for the crossing at H-3. Please confirm.
     HT Answer: Correct, HT has overhead facilities along Halawa Valley Street and then underground facilities crossing the H-3 and to the Animal Quarantine Building.

  2. Do the existing copper and fiber facilities along Halawa Valley Street have sufficient capacity to support the new OCCC? If not, is it possible to identify the extent of upgrade/extension?
     HT Answer: Depending on the services ordered, we should have capacity to support the new OCCC.

- OCCC (current location, Kalihi (TMK: 1-2-013:002)
  - Existing copper to various buildings on the property. Believe HT has a combination of overhead and underground facilities along Dillingham Blvd. and Puuhale Street. Please confirm.
    HT Answer: Correct, HT has a mixture of overhead and underground facilities along Dillingham and Puuhale Street.

  - No fiber on the property but is available nearby. Is it possible to identify the extent of the fiber extension needed to bring fiber to the new OCCC. Can the fiber be extended overhead? If not, will next underground infrastructure need to be constructed?
    HT Answer: There is existing fiber on the poleline on Puuhale Road. The fiber would need to be extended into the buildings via existing conduits.

- Halawa Correctional Facility, Halawa (TMK: 9-9-010:030)
  - Existing copper to various buildings on the property Believe existing HT facilities are overhead only along Halawa Valley Street. Please confirm.
    HT Answer: Correct, HT has overhead facilities along Halawa Valley Street and then underground facilities into the buildings.

  - No fiber on the property but is available nearby. Is it possible to identify the extent of the fiber extension needed to bring fiber to the new OCCC. Can the fiber be extended overhead? If not, will next underground infrastructure need to be constructed?
    HT Answer: Depending on the services ordered, we should have capacity to support the new OCCC. There is existing fiber on the poleline on Halawa Valley Street. The fiber would need to be extended into the buildings.

- Mililani Technology Park, Lot 17, Mililani (TMK: 9-5-046:042)
  - No existing support structure or facilities on the property.

- Existing copper and fiber facilities on the streets outside the property. Assume copper/fiber services can be extended from the closest handhole adjacent to the property. No off-site extension or upgrades will be required. Please confirm.
  HT Answer: Assuming that OCC builds their support structure to HT's nearest handhole adjacent to the property, no off-site extension or upgrades will be required by HT.

Please let me know if you need any additional information.
Thanks, Cassandra

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Thursday, June 15, 2017 8:09 AM
To: Cassandra Yamamoto <Cassandra.Yamamoto@hawaiiantel.com>; Ann Nagel <Ann.Nagel@hawaiiantel.com>
Subject: RE: OCCC Planning for Relocation/Expansion

Ann/Cassandra,

We really need Hawaiian Telcom's input regarding this planning project. Would appreciate any assistance you can provide.

Thanks,
Michele

From: Cassandra Yamamoto [mailto:Cassandra.Yamamoto@hawaiiantel.com]
Sent: Wednesday, June 07, 2017 11:49 PM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Subject: Re: OCCC Planning for Relocation/Expansion

Ann,
Do you have this one in your queue?
Thanks Cassandra

On Jun 7, 2017, at 7:18 AM, Michele Adolpho <MAdolpho@ecshawaii.com> wrote:

> Cassandra,
>
> Following up on one more project. We have an engineering report due at the end of June, so I'm hoping we can obtain much needed input from Hawaiian Telcom.
>
> Thanks,
> Michele
>
> ---
>
> **From:** Michele Adolpho
> **Sent:** Monday, May 22, 2017 6:35 AM
> **To:** Cassandra Yamamoto (Cassandra.Yamamoto@hawaiiantel.com)
> <Cassandra.Yamamoto@hawaiiantel.com>
> **Subject:** FW: OCCC Planning for Relocation/Expansion
>
> Hi Cassandra,

From: Michele Adolpho
To: Cassandra Yamamoto
Cc: Ann Nagel
Subject: RE: OCCC Planning for Relocation/Expansion
Date: Wednesday, July 5, 2017 8:12:00 AM
Attachments: WCCC Site.pdf

Cassandra,

I'm following up on the questions below.

Also, I have an additional request. As part of the OCCC Site Study, the existing OCCC houses some female inmates. For OCCC relocation/expansion, the State plans to move all female inmate housing to the existing Women's Community Correctional Center in Kailua. Attached is an aerial map of the existing WCCC site (with address and TMK information). This will require approximately 100,000 additional square feet of inmate housing and support spaces that would be added to the site. Would appreciate if you could provide information on the following:

- I believe the existing HT services to WCCC are from the overhead poleline on Kalanianaole Highway. Please confirm.
- Can you confirm whether the existing site has copper, fiber or both types of services?
- Does the existing HT distribution system along Kalanianaole Highway have capacity to support additional copper and fiber services?

Thanks,
Michele

From: Michele Adolpho
Sent: Sunday, June 18, 2017 8:23 AM
To: 'Cassandra Yamamoto' <Cassandra.Yamamoto@hawaiiantel.com>
Cc: Ann Nagel <Ann.Nagel@hawaiiantel.com>; Thomas Rudary (TRudary@ahl.design) <TRudary@ahl.design>
Subject: RE: OCCC Planning for Relocation/Expansion

Cassandra,

Thank you for the input. I do have a few follow up questions and would appreciate whatever information you can provide. Part of our task is to identify the off-site improvements necessary to support the new OCCC facility at each of the candidate sites. See questions below in RED.

Would it be possible to meet with your planner(s)?

Thanks,
Michele

Google Earth

feet 3000
km 1

City & County of Honolulu
Department of Planning & Permitting (DPP)

Property Information

42-477 KALANIANAOLE HWY

Wednesday, July 5, 2017 | 7:47:49 AM

General Information

TMK:	42003004:0000
Building Value:	$1,548,000.00
Building Exemption:	$1,548,000.00
Land Value:	$12,015,000.00
Land Exempt:	$12,015,000.00
Acres:	80
Square Feet	0
Property Tax Class:	Residential
City:	Kailua
Zip Code:	96734
Realtor Neighborhood:	Government/Agriculture

Nearest Park: Pohakupu Mini Park show route

show all addresses >>

Tax Bill Owner Information

Name	Type	Address	Address 2	City State Zip
STATE OF HAWAII	Fee Owner			

2010 Census Information

Tract Number:	011103
Block Number:	1002
Population (block):	628

Voting Information

City Council Member:	Ikaika Anderson
Polling Place:	Kailua High Sch
Address:	451 Ulumanu Dr
Neighborhood Board:	KAILUA

School and Transit Information

Elementary School:	Maunawili	show route
High School:	KAILUA	show route
Near Transit Route:		Yes
Near Bus Routes:		

Zoning and Flood Information

Zoning (LUO) Designation:	AG-2 / R-5 / P-1
Ohana Zoning Designation:	Ineligible
FEMA Flood Designation:	X
Tsunami Evacuation Zone:	No

more public safety info >>

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More info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX

2010 Assessed Values as of October 1, 2009.

Department of Planning & Permitting
650 S. King St, Ste 8, Honolulu, HI 96813
gis@honolulu.gov
Property Info Page FAQ

From: Tracy Hiyane
To: Michele Adolpho
Cc: Cassandra Yamamoto; Ann Nagel
Subject: RE: OCCC Planning for Relocation/Expansion
Date: Thursday, July 6, 2017 4:16:03 PM

Hi Michelle,

Please see our responses below in red.

thanks,
tracy

Tracy Hiyane
Access Planner
Network Planning
Hawaiian Telcom
Phone: (808) 546-7816
Email: tracy.hiyane@hawaiiantel.com

From: Cassandra Yamamoto
Sent: Thursday, July 06, 2017 3:23 PM
To: Tracy Hiyane <Tracy.Hiyane@hawaiiantel.com>
Subject: FW: OCCC Planning for Relocation/Expansion

Tracy,
Here is the women's correctional facility review for Michelle.
Thanks, Cassandra

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Wednesday, July 05, 2017 8:12 AM
To: Cassandra Yamamoto <Cassandra.Yamamoto@hawaiiantel.com>
Cc: Ann Nagel <Ann.Nagel@hawaiiantel.com>
Subject: RE: OCCC Planning for Relocation/Expansion

Cassandra,

Also, I have an additional request. As part of the OCCC Site Study, the existing OCCC houses some female inmates. For OCCC relocation/expansion, the State plans to move all female inmate housing to the existing Women's Community Correctional Center in Kailua. Attached is an aerial map of the existing WCCC site (with address and TMK information). This will require approximately 100,000 additional square feet of inmate housing and support spaces that would be added to the site.

Would appreciate if you could provide information on the following:

- I believe the existing HT services to WCCC are from the overhead poleline on Kalanianaole Highway. Please confirm.
  HT: Yes, HT services are from the overhead poleline on Kalanianaole Hwy.

- Can you confirm whether the existing site has copper, fiber or both types of services?
  HT: There are both copper and fiber facilities on the poleline.

- Does the existing HT distribution system along Kalanianaole Highway have capacity to support additional copper and fiber services?
  HT: Depending on the services ordered, there is capacity to support additional copper and fiber services.

Thanks,
Michele

Michele Adolpho, P.E.
ECS, Inc.
615 Piikoi Street, Suite 207
Honolulu, HI 96814
Phone: (808) 591-8181
Fax: (808) 591-9098

APPENDIX C
SPECTRUM CORRESPONDENCE

Consulting
Electrical
Engineers

ECS, Inc.

April 8, 2017

Ms. Allyson Kaai
Oceanic Time Warner Cable (Charter Communications)
Outside Plant Engineering
200 Akamainui Street
Mililani, Hawaii 96789

Project: Planning for the Future of the Oahu Community Correctional Center (ECS No. 014.132)

Subject: Oceanic Cable Infrastructure and Facility Planning

Dear Ms. Kaai:

ECS, Inc. is part of the project team tasked with preliminary planning and site selection for replacement of the Oahu Community Correctional Center (OCCC). This planning effort is being undertaken on behalf of the Hawaii Department of Public Safety (PSD) and Department of Accounting and General Services (DAGS).

Eleven sites were initially evaluated as potential development sites. Four of the eleven prospective sites have since been selected to undergo detailed engineering and environmental evaluations as part of the Environmental Impact Statement process.

The four candidate sites are as follows:

- Hawaii Department of Agriculture, Animal Quarantine Facility, Aiea (TMK: 9-9-010:006, 046, 054, 057, 057)
- OCCC (current location), Kalihi (TMK: 1-2-013:002)
- Halawa Correctional Facility, Halawa (TMK: 9-9-010:030)
- Mililani Technology Park, Lot 17, Mililani (TMK: 9-5-046:042)

Enclosed are aerial maps and descriptions of the 4 candidate sites for your reference.

615 Piikoi Street, Suite 207 • Honolulu, Hawaii 96814 • Phone: (808) 591-8181 • Fax: (808) 591-9098

Also enclosed is preliminary space programming information for the proposed OCCC facility. The space program will be updated, reviewed and refined once the final site and building concept is selected.

We are requesting OTWC assistance to confirm existing OTWC facilities and available system capacity for each of the candidate sites, and to identify potential upgrades to OTWC facilities in support of the development.

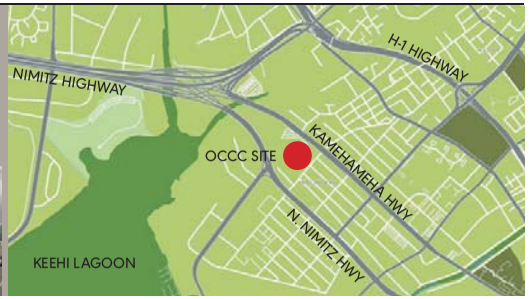
Feel free to call or email me at madolpho@ecshawaii.com should you have questions or require additional information.

Regards,

Michele Adolpho, P.E.
Project Engineer

Enclosures

Oahu Community Correctional Center



Oahu Community Correctional Center Site

Proximity to First Circuit Court
- Approximately 18 minutes average travel time to First Circuit Court; closest among site alternatives

Land and Environment
- Buildable land area totals approximately 8 acres (50% of site)
- Virtually level topography across site
- Largely developed and heavily disturbed; low likelihood of encountering intact cultural, historic, Native Hawaiian resources
- No wetlands on site
- Largely developed and heavily disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Partially located within flood hazard zone
- Partially located within evacuation area for extreme tsunami events only

Infrastructure
- Excellent access to regional road network
- Closest bus stop less than 200 feet from site
- Planned Middle Street Transit Center approximately 0.2 miles from site
- Connected to water supply system
- Connected to wastewater collection system
- Connected to electric power system
- Connected to natural gas and telecommunications systems

Community Services/Other
- Approximately 0.8 miles to Kalihi Fire Station
- No opportunities to share services with other PSD facilities
- Potential conflicts with surrounding land uses (Puuhale Elementary School)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by PSD)
- Building cost: Mid-rise development with at-grade parking
- Operational costs: Mid-rise development with higher staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Mostly negative

Halawa Correctional Facility

Halawa Correctional Facility Site

Proximity to First Circuit Court
- Approximately 37 minutes average travel time to First Circuit Court; among closest site alternatives

Land and Environment
- Smallest buildable land area (approximately 5 acres or 16% of site)
- Virtually level topography in building zone
- Largely developed and heavily disturbed; low likelihood of encountering intact cultural, historic, Native Hawaiian resources
- No wetlands on site
- Largely developed and heavily disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Located within undetermind flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

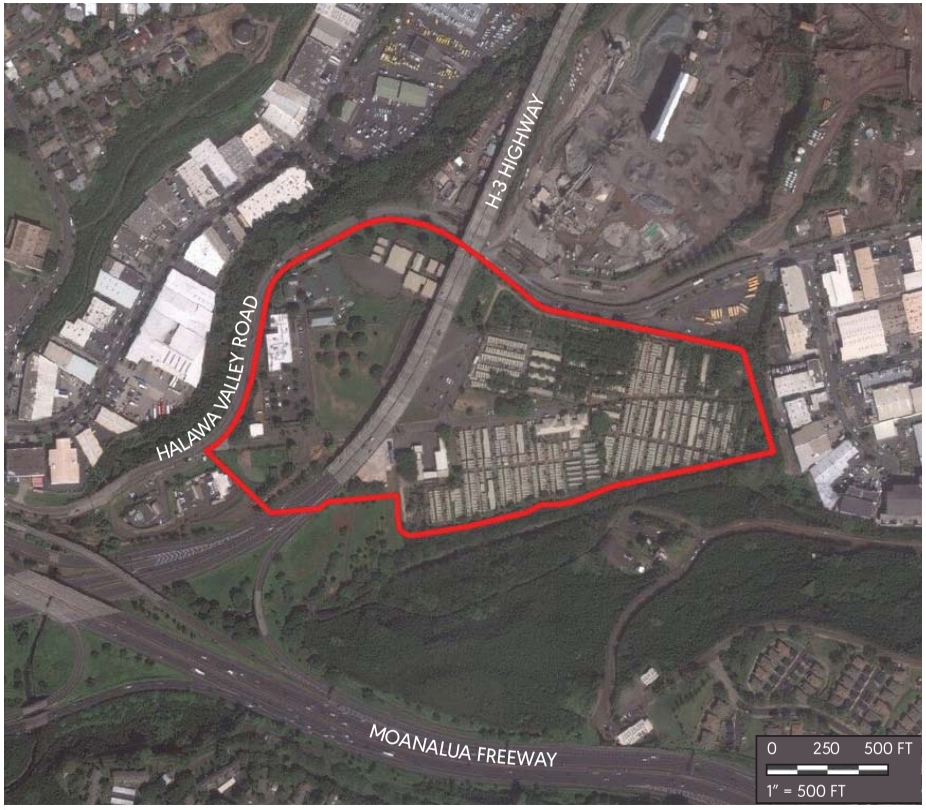
Infrastructure
- Excellent access to regional road network
- Closest bus stop approximately 1.5 miles from site
- Planned Aloha Stadium Transit Station approximately 3 miles from site
- Connected to water suuply system
- Connected to wastewater collection system; likely requires significant upgrades
- Connected to electric power system; likely requires significant upgrades
- Connected to telecommunications systems; likely adequate

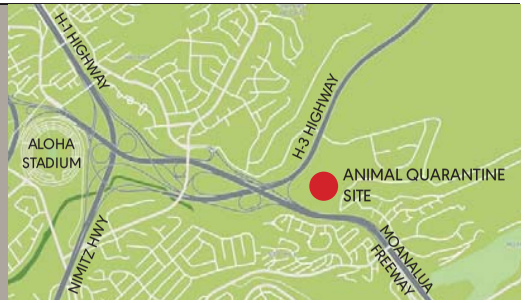
Community Services/Other
- Approximately 2.8 miles to Aiea Fire Station
- Opportunities for OCCC to share services with Halawa Correctional Facility
- Potential conflicts with surrounding land uses (mining operation)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by PSD)
- Building cost: High-rise development with structured parking
- Operational costs: High-rise development with higher staffing costs
- Complexity/risk: Implementation highly complex with moderate risk of failure

Community Acceptance
- Neutral; neither positive nor negative

Animal Quarantine Facility





Proximity to First Circuit Court
- Approximately 36 minutes average travel time to First Circuit Court; among closest site alternatives

Land and Environment
- Buildable land area totals approximately 25 acres (or 16% of site)
- Virtually level topography in building zone
- Partially developed and heavily disturbed; likelihood of encountering intact cultural, historic, Native Hawaiian resources undetermined
- No wetlands on site
- Partially developed and disturbed; low likelihood for encountering threatened/endangered species and/or habitats
- Located outside flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

Infrastructure
- Excellent access to regional road network
- Closest bus stop 0.5 miles from site
- Planned Aloha Stadium Transit Station approximately 2 miles from site
- Connected to water supply system; condition to be determined
- Connected to wastewater collection system; condition to be determined
- Connected to electric power system; condition to be determined
- Connected to telecommunications systems; likely adequate

Community Services/Other
- Approximately 1.8 miles to Aiea Fire Station
- High potential for OCCC to share services with Halawa Correctional Facility
- Likely compatible with surrounding land uses (vacant, industrial, research)

Development Costs
- Land acquisition: State of Hawaii-owned lands (in use by Department of Agriculture)
- Building cost: Low-rise development with at-grade parking
- Operational costs: Low-rise development with lower staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Mostly positive

Mililani Technology Park Lot 17

Mililani Technology Park, Lot 17 Site

Proximity to First Circuit Court
- Approximately 55 minutes average travel time to First Circuit Court

Land and Environment
- Buildable land area totals approximately 19 acres
- Relatively level topography in building zone
- Undeveloped; likelihood of encountering intact cultural, historic, Native Hawaiian resources undetermined
- No wetlands on site
- Undeveloped; low likelihood for encountering threatened/endangered species and/or habitats
- Located within undetermined flood hazard zone
- Outside evacuation areas for tsunami events and extreme tsunami events

Infrastructure
- Excellent access to regional road network
- Closest bus stop approximately 0.7 miles from site
- Planned Pearl Highlands Transit Station approximately 9.5 miles from site
- Water system serves business park; condition to be determined
- Wastewater system serves business park; condition to be determined
- Electric power system serves business park; condition to be determined
- Telecommunications systems serve business park; likelly available

Community Services/Other
- Approximately 3 miles to Mililani Mauka Fire Station
- No potential for OCCC to share services with Halawa or Waiawa Correctional Facilities
- Likely compatible with surrounding land uses (light industrial, business park)

Development Costs
- Land acquisition: Private ownership
- Building cost: Low-rise development with at-grade parking
- Operational costs: Low-rise development with lower staffing costs
- Complexity/risk: Implementation somewhat complex with low risk of failure

Community Acceptance
- Neutral; neither positive nor negative

OCCC Planning For Relocation/Expansion
4/8/2017

Preliminary Space Progrmming

	SF
Administration	14,800
Visitation	4,900
Intake/Transfer/Release	23,300
Intake Service Center	4,500
Security Operations	4,800
Inmate Program Services	8,800
Medical Services	16,200
Food/Laundry Services	23,200
Physical Plant Operations	31,400
Inmate Housing	197,000
Pre-Release Center	118,000
TOTAL	**432,100**

Michele Adolpho

From: Yonezawa, Dean <Dean.Yonezawa@charter.com>
Sent: Tuesday, April 18, 2017 1:46 PM
To: Michele Adolpho; Kaai, Allyson K
Cc: Miyata, Darrick I
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *

Michele-
You were out when I called so sending you this email.

Regarding the Mililani Technology Park location for the Replacement of the Oahu Community Correctional Center (OCCC), it appears the nearest tie in would be off of Kahelu St.

Oceanic has (1) TV conduit along the Kahelu Av which is congested in certain portions. CATV underground infrastructure would need to be installed from the Kahelu Av / Wikao St intersection to the OCCC Mililani Location in order to support the project. A CATV power supply may also be required.

Let me know if you need additional information.

Thank-you,
Dean Yonezawa
OSP Engineer
Oceanic Cable
200 Akamainui St, Mililani, Hawaii 96789
(808) 625-8456
dean.yonezawa@charter.com

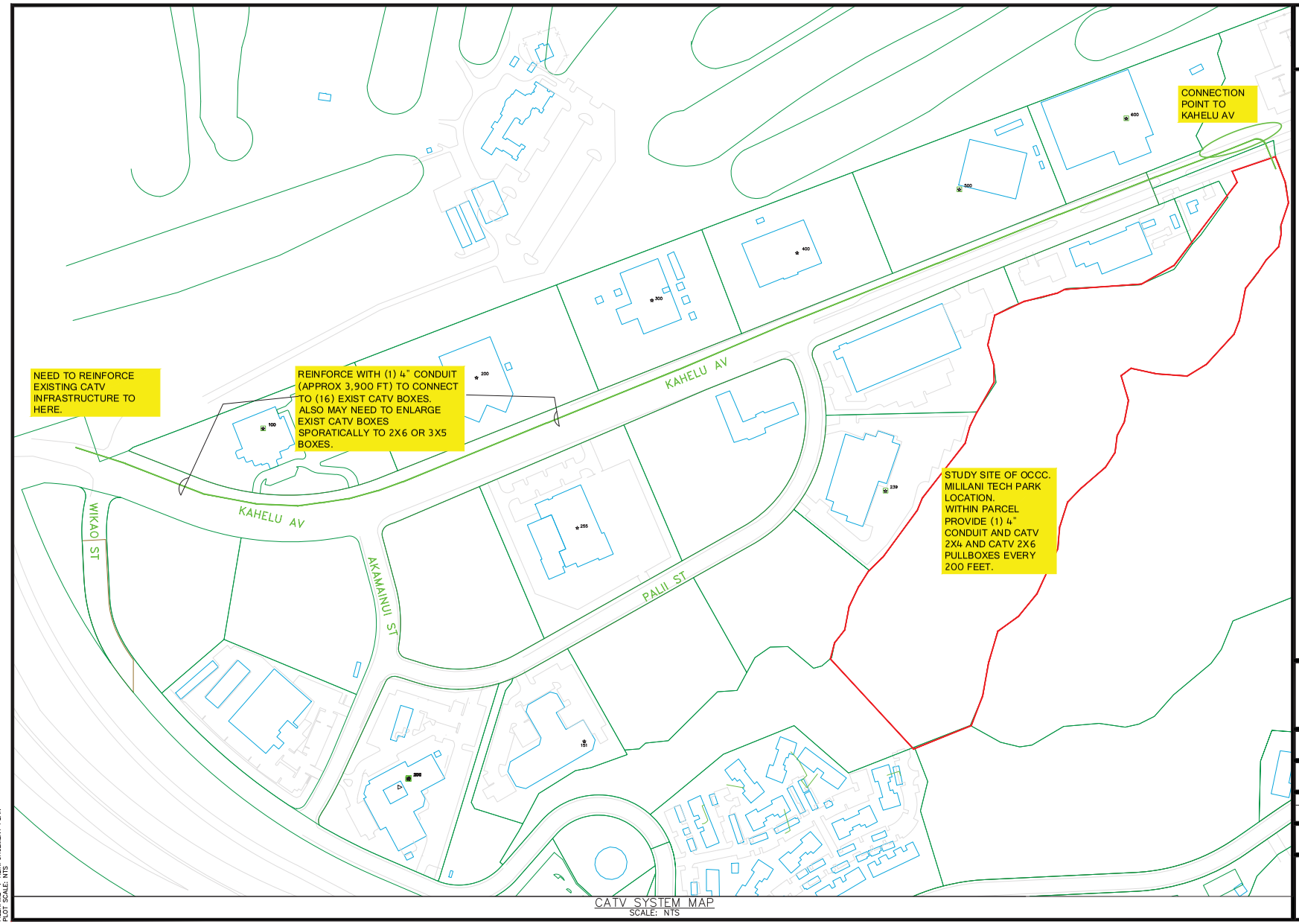
From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Thursday, April 13, 2017 7:21 AM
To: Kaai, Allyson K <Allyson.Kaai@charter.com>
Cc: Miyata, Darrick I <Darrick.Miyata@charter.com>; Yonezawa, Dean <Dean.Yonezawa@charter.com>
Subject: RE: OCCC Planning for Relocation/Expansion

Thanks Allyson.

Dean, Darrick,
Can you give me a call after you have a chance to review the information?

Thanks,
Michele

Michele Adolpho, P.E.
ECS, Inc.
615 Piikoi Street, Suite 207
Honolulu, HI 96814
Phone: (808) 591-8181



CATV SYSTEM MAP
SCALE: NTS

OCEANIC TIME WARNER CABLE
200 AKAMAINUI STREET
MILILANI, HI 96789-3999
PHONE # (808) 625-8100

MILILANI TECH PARK, LOT 17

STUDY FOR OCCC
CATV SITE MAP

TITLE: CATV SITE MAP

DATE: 5/2/17

SCALE: NTS

DES. BY	DR. BY	CHK. BY
	DY	

PROJECT NO:

SHEET NO: 1

1 OF 1 SHEETS

FILENAME: ; REINFORCEMENT PLAN
PLOT SCALE: NTS

From: Yonezawa, Dean
To: Michele Adolpho
Cc: Miyata, Darrick I; Kaai, Allyson K
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *
Date: Friday, May 19, 2017 7:37:51 AM

Hi Michele-

Yes same fiber would be for all types of CATV service.

Dean
Oceanic

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Wednesday, May 17, 2017 5:44 PM
To: Yonezawa, Dean <Dean.Yonezawa@charter.com>
Cc: Miyata, Darrick I <Darrick.Miyata@charter.com>; Kaai, Allyson K <Allyson.Kaai@charter.com>
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *

Dean,

Sorry for not asking earlier, but your cost is for CATV cabling. Would the same fiber also be used if OCCC needs fiber for NGN or other telecom/data connectivity?

Thanks,
Michele

From: Yonezawa, Dean [mailto:Dean.Yonezawa@charter.com]
Sent: Tuesday, May 02, 2017 10:32 AM
To: Michele Adolpho <MAdolpho@ecshawaii.com>
Cc: Miyata, Darrick I <Darrick.Miyata@charter.com>; Kaai, Allyson K <Allyson.Kaai@charter.com>
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *

Michele-
Per your request for a rough cost to provide CATV cabling into the area. The rough ballpark cost is $42,200.00 to provide an approximate 8,000 feet fiber extension from the Oceanic bldg to OCCC study location.

Thank-you,

Dean
Oceanic

From: Yonezawa, Dean
Sent: Tuesday, May 02, 2017 9:36 AM

From: Miyata, Darrick I
To: Michele Adolpho; Yonezawa, Dean
Cc: Kaai, Allyson K
Subject: Re: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *
Date: Friday, May 5, 2017 4:58:51 PM

Michele,

For the other 3 locations (OCCC, Halawa, State Animal Quarantine) Oceanic already has coax and fiber cables going to these locations. We should be able to get them any type of service they may need without any major costs. Let me know if you have any questions or need anything else.

Darrick

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Michele Adolpho <MAdolpho@ecshawaii.com>
Date: 5/2/17 10:34 AM (GMT-10:00)
To: "Yonezawa, Dean" <Dean.Yonezawa@charter.com>
Cc: "Miyata, Darrick I" <Darrick.Miyata@charter.com>, "Kaai, Allyson K" <Allyson.Kaai@charter.com>
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *

Thanks Dean. Appreciate the quick follow up.

Michele

From: Yonezawa, Dean [mailto:Dean.Yonezawa@charter.com]
Sent: Tuesday, May 02, 2017 10:32 AM
To: Michele Adolpho
Cc: Miyata, Darrick I; Kaai, Allyson K
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *

Michele-
Per your request for a rough cost to provide CATV cabling into the area. The rough ballpark cost is $42,200.00 to provide an approximate 8,000 feet fiber extension from the Oceanic bldg to OCCC study location.

Thank-you,

Dean
Oceanic

From: Michele Adolpho
To: Miyata, Darrick I; Yonezawa, Dean
Cc: Kaai, Allyson K
Subject: RE: OCCC Planning for Relocation/Expansion
Date: Wednesday, July 5, 2017 8:14:00 AM
Attachments: WCCC Site.pdf

Darrick, Dean, Allyson,

I'm not sure who will take this, but I have an additional request for this project.

As part of the OCCC Site Study, the existing OCCC houses some female inmates. For OCCC relocation/expansion, the State plans to move all female inmate housing to the existing Women's Community Correctional Center in Kailua. Attached is an aerial map of the existing WCCC site (with address and TMK information). This will require approximately 100,000 additional square feet of inmate housing and support spaces that would be added to the site.

Would appreciate if you could provide information on the following:

- I believe the existing OTWC services to WCCC are from the overhead poleline on Kalanianaole Highway. Please confirm.
- Can you confirm whether the existing site has coax, fiber or both types of services?
- Does the existing OTWC distribution system along Kalanianaole Highway have capacity to support additional coax and fiber services?

Thanks,
Michele

From: Miyata, Darrick I [mailto:Darrick.Miyata@charter.com]
Sent: Tuesday, May 09, 2017 8:43 AM
To: Michele Adolpho <MAdolpho@ecshawaii.com>; Yonezawa, Dean <Dean.Yonezawa@charter.com>
Cc: Kaai, Allyson K <Allyson.Kaai@charter.com>
Subject: RE: OCCC Planning for Relocation/Expansion *MILILANI TECH PARK LOCATION *

Michele,

Attached are Oceanic's maps for the 3 locations. Let me know if you have any questions,

Darrick

From: Michele Adolpho [mailto:MAdolpho@ecshawaii.com]
Sent: Friday, May 05, 2017 5:28 PM
To: Miyata, Darrick I <Darrick.Miyata@charter.com>; Yonezawa, Dean <Dean.Yonezawa@charter.com>

Google Earth

feet 3000
km 1

City & County of Honolulu
Department of Planning & Permitting (DPP)

Property Information

42-477 KALANIANAOLE HWY

Wednesday, July 5, 2017 | 7:47:49 AM

General Information

TMK:	42003004:0000
Building Value:	$1,548,000.00
Building Exemption:	$1,548,000.00
Land Value:	$12,015,000.00
Land Exempt:	$12,015,000.00
Acres:	80
Square Feet	0
Property Tax Class:	Residential
City:	Kailua
Zip Code:	96734
Realtor Neighborhood:	Government/Agriculture

Nearest Park: Pohakupu Mini Park show route

show all addresses >>

Tax Bill Owner Information

Name	Type	Address	Address 2	City State Zip
STATE OF HAWAII	Fee Owner			

2010 Census Information

Tract Number:	011103
Block Number:	1002
Population (block):	628

Voting Information

City Council Member:	Ikaika Anderson
Polling Place:	Kailua High Sch
Address:	451 Ulumanu Dr
Neighborhood Board:	KAILUA

School and Transit Information

Elementary School:	Maunawili	show route
High School:	KAILUA	show route
Near Transit Route:		Yes
Near Bus Routes:		

Zoning and Flood Information

Zoning (LUO) Designation:	AG-2 / R-5 / P-1
Ohana Zoning Designation:	Ineligible
FEMA Flood Designation:	X
Tsunami Evacuation Zone:	No

more public safety info >>

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More info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX

2010 Assessed Values as of October 1, 2009.

Department of Planning & Permitting
650 S. King St, Ste 8, Honolulu, HI 96813
gis@honolulu.gov
Property Info Page FAQ

Michele Adolpho

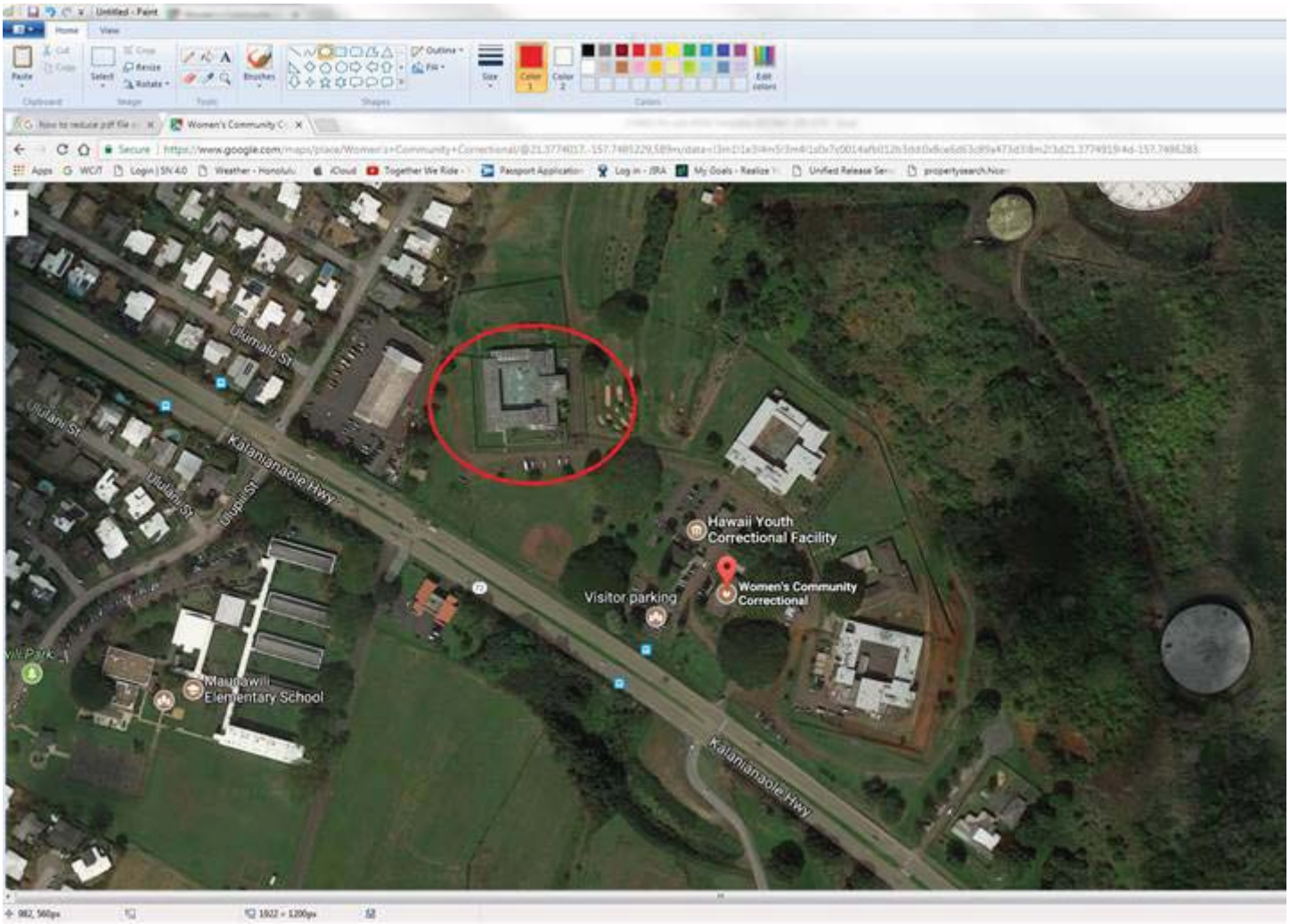
From: Tercino, Stephen P <Stephen.Tercino@charter.com>
Sent: Tuesday, July 11, 2017 3:37 PM
To: Michele Adolpho
Cc: Kaai, Allyson K; Lam, Raymond K; Tammarine, Lana S
Subject: RE: OCCC Planning for Relocation/Expansion

Michele,

Will you tell us where the exact location of the proposed new building will be?

To answer your questions:

Spectrum (Previously OTWC) has existing services to WCCC from overhead poleline on KAL HY.
This site has both fiber and coax



Our system, along KAL HY, has capacity to support additional fiber and coax

Stephen Tercino
OSP Engineer
Charter Communications

APPENDIX G

PRELIMINARY ENGINEERING REPORT

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

June, 2019
Reprinted from May 30, 2018

Prepared By:

WILSON OKAMOTO CORPORATION

Preliminary Engineering Report

Civil Infrastructure

Replacement of Oahu Community Correctional Center

Halawa, Oahu, Hawaii
DAGS Job No. 12-27-5670

Prepared for:

AHL
733 Bishop Street, Suite 3100
Honolulu Hawai‘i 96813

Prepared by:

Wilson Okamoto Corporation
Engineers and Planners
1907 South Beretania Street, Suite 400
Honolulu, Hawai‘i 96826
WOC Job No. 10136-01

May 2018

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Water Demand Calculations
Water System Information
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EXECUTIVE SUMMARY

The State of Hawaii Department of Public Safety (PSD) is responsible to provide a safe, secure, and humane environment for the care and custody of adult male and female offenders originating from the Island of Oahu. The current Oahu Community Correctional Center (OCCC) is out of date, inefficient and no longer meets the needs of PSD. On behalf of PSD, the State of Hawaii Department of Accounting and General Services (DAGS) is proposing to develop a replacement facility for the existing OCCC facility which is located in Kalihi, Oahu, Hawaii. The Animal Quarantine Station (AQS) in Halawa has been selected as the preferred site for the replacement of the existing OCCC. Relocation of the female inmates currently housed at OCCC to the existing Women's Community Correctional Center (WCCC) in Kailua is also planned as part of the OCCC replacement.

This preliminary engineering assessment was conducted to provide a detailed evaluation of AQS site related to the civil infrastructure and utility systems for the replacement of the OCCC. The objective of the report is to review the existing site infrastructure improvements, determine the project requirements related to the roadway and parking facilities, site grading, storm drainage system, sanitary sewer system and water system, and, based on the project requirements, determine required improvements, and identify possible opportunities and constraints for the OCCC replacement facility.

1 INTRODUCTION

1.1 Background

The State of Hawaii Department of Public Safety (PSD) is responsible to provide a safe, secure, and humane environment for the care and custody of adult male and female offenders originating from the Island of Oahu. The current Oahu Community Correctional Center (OCCC) is out of date, inefficient and no longer meets the needs of PSD. On behalf of PSD, the State of Hawaii Department of Accounting and General Services (DAGS) is proposing to develop a replacement for the existing OCCC facility on Oahu.

The Animal Quarantine Station has been selected as the preferred site for the replacement of the existing OCCC facility which includes relocating female inmates currently housed at OCCC to the existing Women's Community Correctional Center (WCCC) in Kailua.

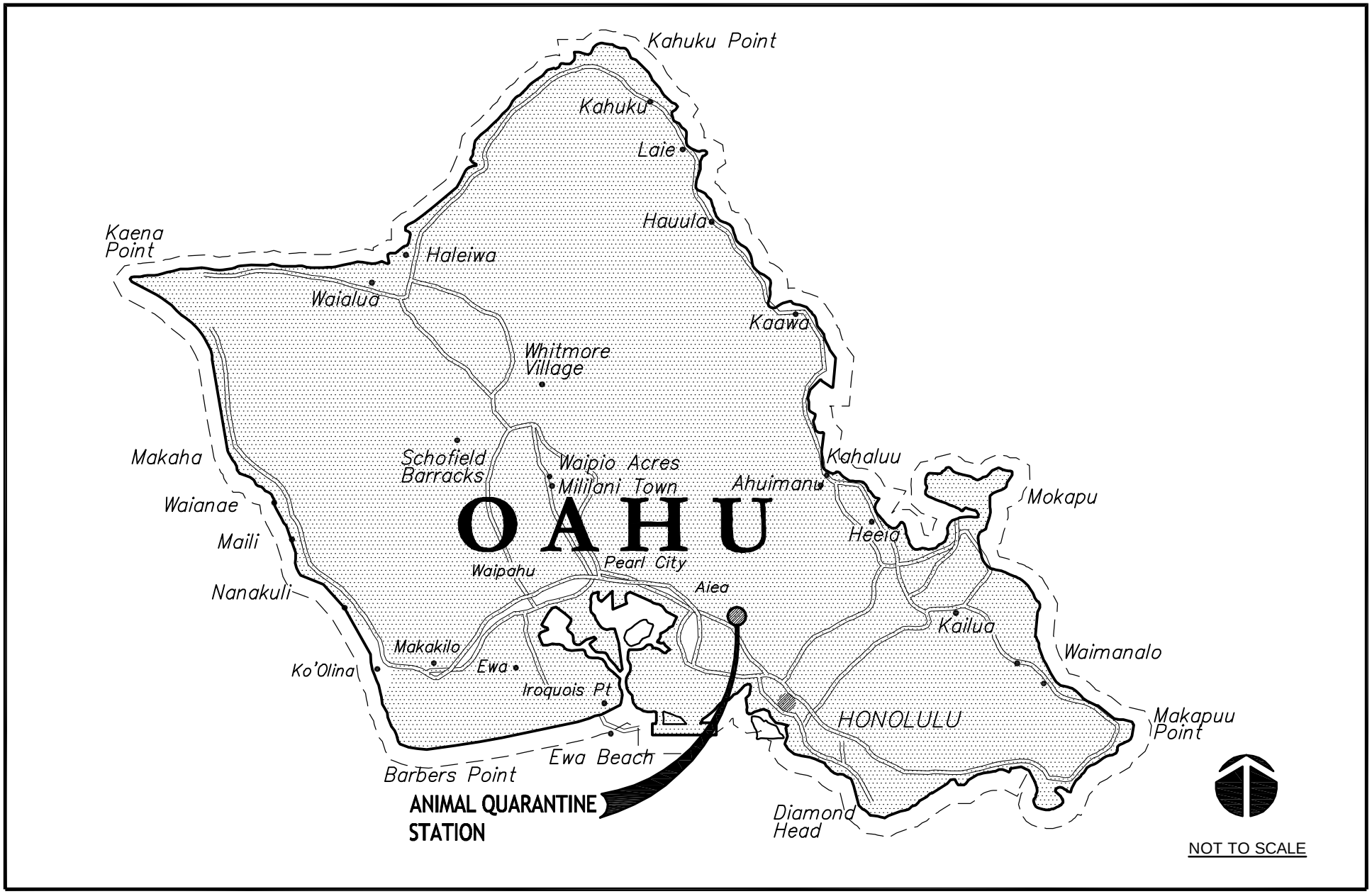
As part of the planning for this replacement site, AHL, Ltd., the DAGS prime contractor, provided the following information:

1. Approximate location/site for the replacement facility;
2. Approximate area for a pre-release and detention structure;
3. Approximate area for a parking structure or for an at-grade parking lot for the support staff and visitors;
4. Number of inmates to be accommodated, and
5. Number of required facilities at the Animal Quarantine Station.

The Animal Quarantine Station (AQS) is located at 99-951 Halawa Valley Street in Halawa on 29.88-acres distributed across TMK's 9-9-010: 006, 046, 054, 057 and 058 (See Figure 1-1 and 1-2). The AQS site is bounded by Halawa Valley Street to the north, the Interstate H-3 Freeway to the west, and industrial uses to the south and east. The AQS site contains approximately 1,600 kennels, many of which are no longer used. The AQS is staffed by 35 employees.

This proposed improvement would use an area east of the H-3 Freeway for the OCCC replacement facility to house approximately 1,380 inmates and support staff of 650 employees. Use of this site will require relocating the existing AQS to an area west of the H-3 Freeway to accommodate 200 kennels and the support staff of 35 employees.

Path: W:\10136-01\Civil\Reports-Calcs\F Filename: Figure 1-1 Vicinity Map Plot date: Apr 23, 2018-02:47:21pm CAD User: msuga. Xref Filename: | bdr11x8.5 |



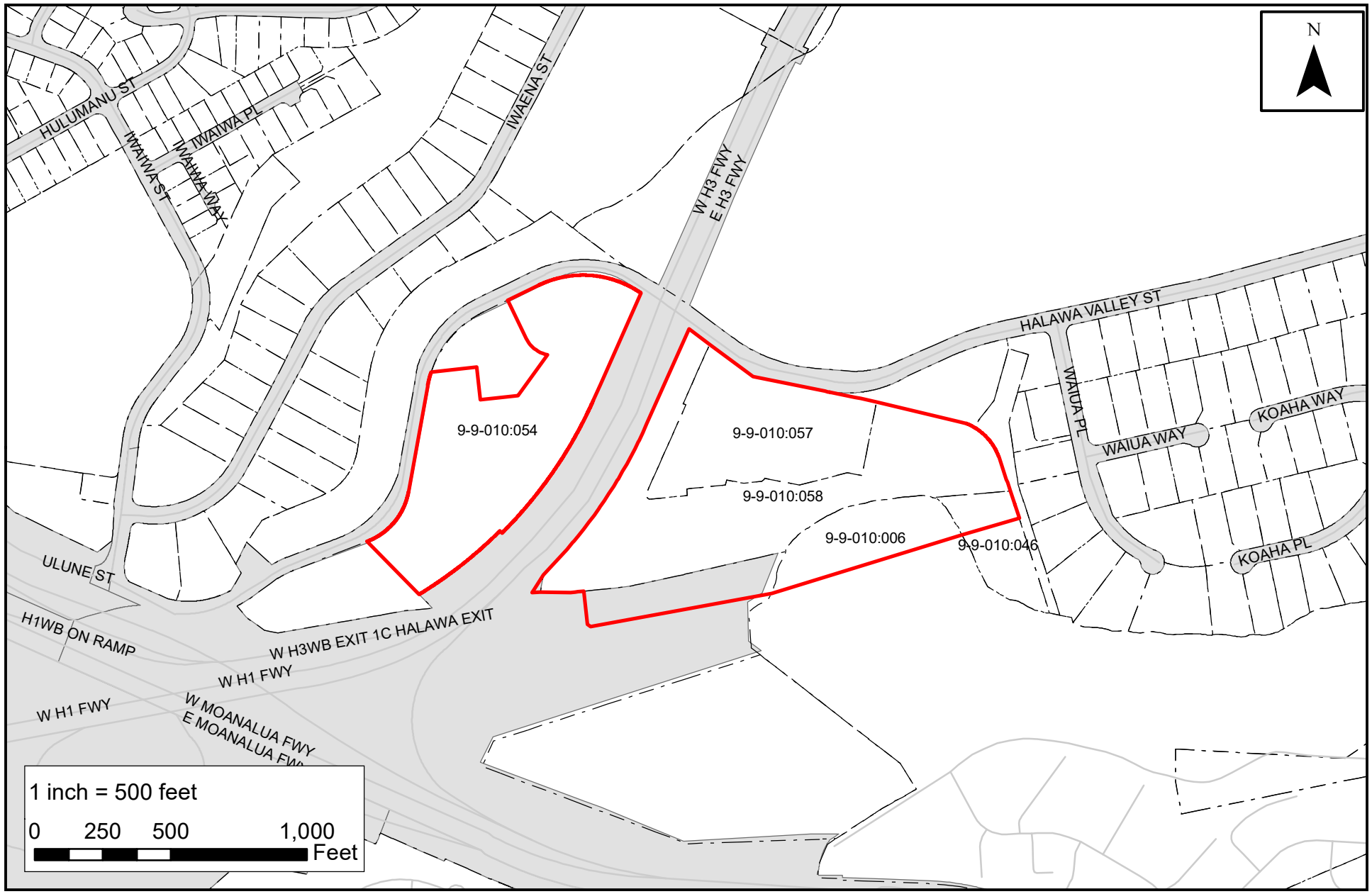
WILSON OKAMOTO CORPORATION

FIGURE 1-1

VICINITY MAP

HALAWA, OAHU, HAWAII

REPLACEMENT OF THE OAHU COMMUNITY CORRECTIONAL CENTER
OAHU, HAWAII



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REPLACEMENT OF THE OAHU COMMUNITY CORRECTIONAL CENTER - OAHU, HAWAII

ANIMAL QUARANTINE STATION - TMK MAP

Figure No.
1-2

1.2 Purpose

This Preliminary Engineering Report presents a detailed evaluation of Animal Quarantine Station (AQS) site related to the civil infrastructure and utility systems for the OCCC replacement. The objective of the report is to review the existing site infrastructure improvements, determine the project requirements, and, based on the project requirements, determine required improvements, and identify possible opportunities and constraints for the following:

- Roadway, parking, and access;
- Site/slope grading and flood hazard;
- Storm drainage system;
- Water supply system;
- Wastewater collection system, and
- Natural gas.

The assessment of the site characteristics and utilities for each project site is based on available data obtained from the City's Honolulu Land Information System (HoLIS) database, record information, as-built plans, and a combination of aerial and street level photography obtained from the Google Earth database. In addition, on March 13, 2017 a site visit to the AQS was conducted to gather information, verify conditions, and analyze development opportunities and constrains. Further, letters were sent to appropriate City agencies and other service agencies with the project requirements for the project site to determine capacities and the agency's ability to serve the OCCC projected demands.

The proposed improvements are conceptual and subject to change based on further development of plans and availability of additional information.

2 ROADWAY, PARKING, AND ACCESS

2.1 Existing Conditions

The existing Animal Quarantine Station (AQS) site occupies five tax map key parcels with the H-3 Highway viaduct straddling the site. The administrative office and veterinarian facilities are located between the H-3 Highway viaduct and Halawa Valley Street. The animal kennels are located east of the viaduct structure. The existing parking located is located under and adjacent to the viaduct.

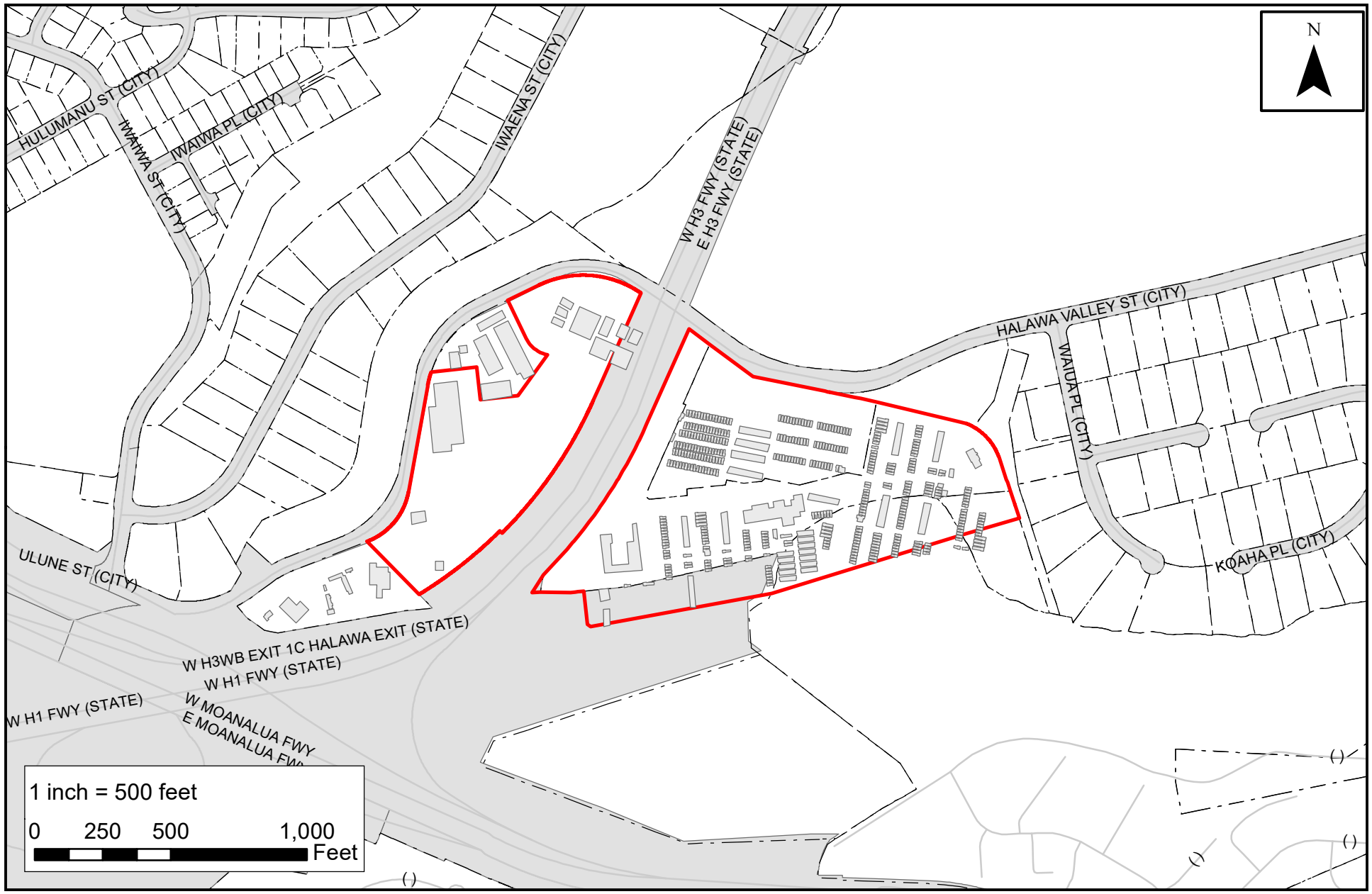
Vehicular access to the AQS is provided at Halawa Valley Street which is a two-way, two-lane collector street with concrete curbs, gutters and sidewalks. Halawa Valley Street is owned and maintained by the City (See Figure 2-1). A concrete driveway apron and AC pavement access road provides access to the existing site from the City street. On-site AC pavement access roads and parking lots support vehicular access within the facility.

City bus routes do not service Halawa Valley Street. Pedestrian walkways are in-place along both sides of the existing roadway. Concrete walkways are available throughout the existing AQS, but do not extend to Halawa Valley Street.

2.2 Proposed Improvements

Vehicular access to the project site will be provided via a new driveway connection to Halawa Valley Street north of the project site. A new at-grade parking lot will be constructed to the east of the proposed OCCC facility for staff and visitor parking. New driveways, internal access roads, walk ways and parking lot layouts for the proposed project will be designed to meet applicable State and or City requirements. Geometrics and pavement structure for proposed driveways, fire lanes and parking lots will need to be designed based on the appropriate design vehicles. Proposed pavement structures will follow the Soils Engineer's recommendations. Circulation walkways and parking lot layout dimensions will be laid out and installed in compliance with Americans with Disabilities Act (ADA) Accessibility Guidelines to the maximum extent practicable.

As the initial development phase progresses and site plans further developed, consultation with the appropriate jurisdictions will be needed to coordinate and determine vehicular driveway and crosswalk locations, pedestrian sidewalk requirements, bicycle facilities, and emergency vehicle access lanes.



WILSON OKAMOTO CORPORATION

REPLACEMENT OF THE OAHU COMMUNITY CORRECTIONAL CENTER - OAHU, HAWAII

ANIMAL QUARANTINE STATION - EXISTING ROADWAY SYSTEM

Figure No.

2-1

3 SITE GRADING AND FLOOD HAZARD

3.1 Existing Conditions

The site generally slopes toward the southwest with elevations ranging from 150 feet mean sea level (MSL), where the kennels are located, to 90 feet MSL at the west side of the open field under the viaduct. The project site is built up with existing structures such as office buildings, storage facilities, and kennels. Storm runoff within the site sheet flows to onsite drain inlets which discharge to South Halawa Stream along the southern border of the site.

Flood hazard assessment was based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No: 15003C0332H dated November 5, 2014 (See Figure 3-1). The FEMA FIRM map indicates that project site is located within Zone X which is designated as an area determined to be outside the 500-year floodplain, or an area that has a 0.2 percent chance of a flood in a year. As a result, no base flood elevations or depths are established for this zone.

The parcel is not located in the tsunami evacuation zone as established by the Oahu Civil Defense.

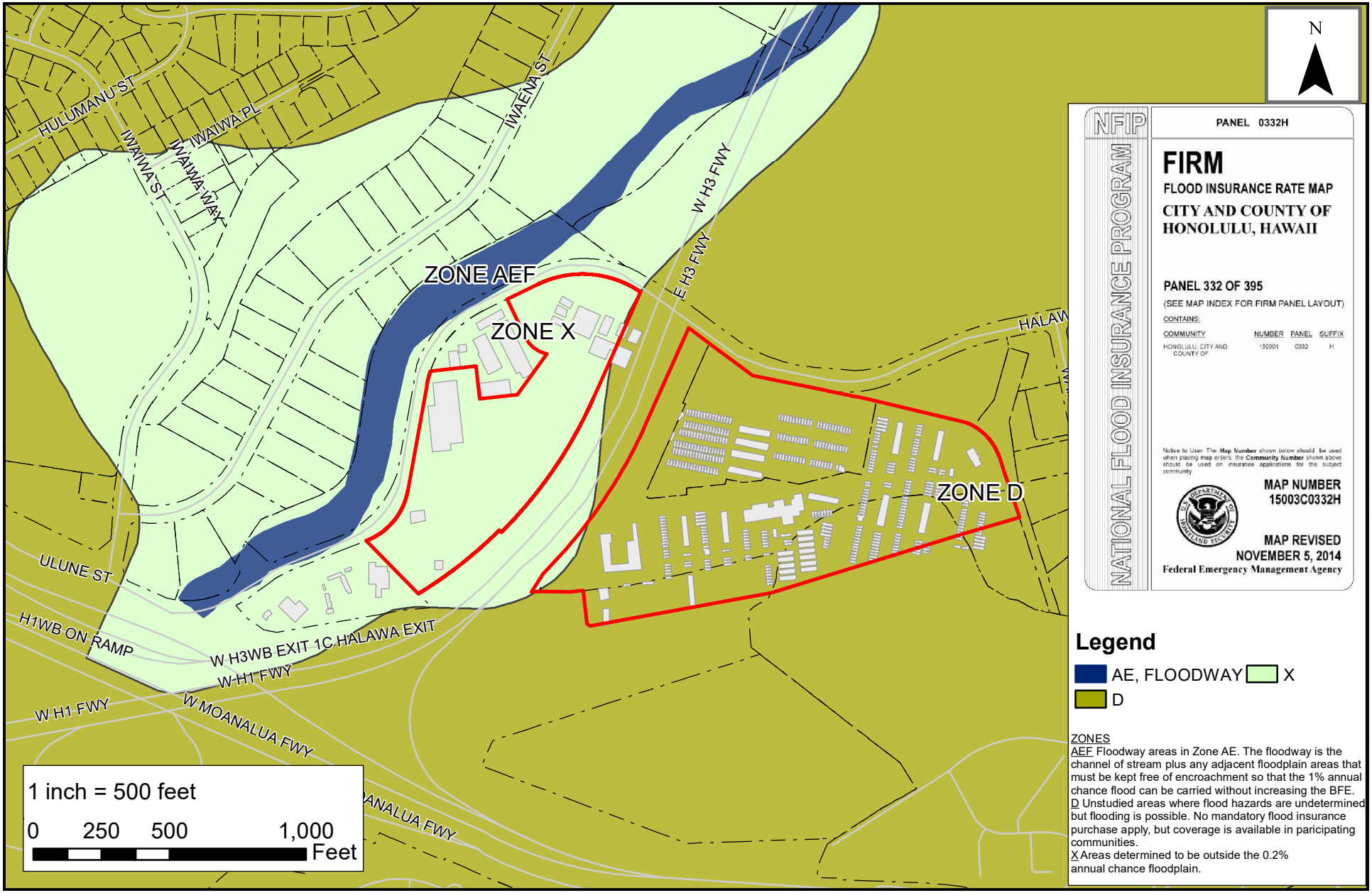
3.2 Proposed Improvements

The project site will be graded to provide positive drainage for storm water runoff to be directed away from the proposed buildings. On-site grading and new building finish floor elevations will need to consider the storm drainage patterns with reference to the existing drainage system. Storm water in excess of existing condition will need to be retained, reused, or disposed by percolation on site.

Site grading will follow and conform to the intent of the development and recommendations from the Soils Engineer, and Chapter 14, Public Works Infrastructure Requirements, Article 15 related to Grading, Grubbing, and Stockpiling, of the Revised Ordinances of Honolulu as amended. After demolition and removal of the existing improvements, site grading and earthwork, including possibly importing suitable material, will be required to prepare the site to an elevation to accommodate the improvements. These improvements will follow the recommendations of the Soils Engineer's report.

All grading and construction work will comply with Rules Relating to Water Quality, Department of Planning and Permitting, City and County of Honolulu, dated August 2016, to control soil erosion and ensure that the discharge of pollutants from the construction site will be reduced to the maximum extent practicable.

Temporary erosion control measures including structural BMP's will be installed prior to any demolition and/or construction activities. Structural BMPs will include silt fences, filter socks, stabilized construction ingress/egress points, concrete wash-out areas, and sediment control filters at drain inlets and catch basins.



WILSON OKAMOTO CORPORATION

REPLACEMENT OF THE OAHU COMMUNITY CORRECTIONAL CENTER - OAHU, HAWAII

ANIMAL QUARANTINE STATION - FLOOD INSURANCE RATE MAP

Figure No.
3-1

4 UTILITY ANALYSIS

4.1 Storm Drainage System

4.1.1 Existing Conditions

Grated inlets and catch basins are located along the Halawa Valley Street frontage of the site. Rainfall runoff collected by these inlets and catch basins are diverted into the storm drain lines in Halawa Valley Street.

The on-site storm drainage system in the area of the office buildings and kennels consists of a network of grated drain inlets and storm drain manholes which are connected by underground drain lines ranging in size from 12- to 30-inches. At-grade inlets are located at the downstream end of vegetated swales running through the facility. The on-site drainage system discharges to South Halawa Stream at the southeast corner of the site.

This drainage system along Halawa Valley Street is owned and maintained by the City and County of Honolulu and consists of a network of drain lines, catch basins, and drain manholes. The City system discharges into North Halawa Stream, which runs on the north side of Halawa Valley Street.

4.1.2 Project Requirements

Drainage improvements and runoff flow rates for the proposed condition will be determined based on the *Rules Relating to Storm Drainage Standards*, Department of Planning and Permitting, City and County of Honolulu, dated January 2000. Increase in runoff due to the proposed improvements will need to be retained on-site to ensure that the project will not have any adverse effects on downstream properties.

The drainage system will consist of a retention basin to be located in the existing open field area with an overflow connected to the existing outlet along South Halawa Stream.

In addition, the development will also be required to comply with the City's Rules Relating to Water Quality dated August 2016. Under the storm water quality standards, redevelopment projects that disturb over one (1) acre of land are classified as Priority A projects.

Priority A projects are required (unless determined to be infeasible) to:

- Incorporate appropriate Low Impact Development (LID) site design strategies to the "maximum extent practicable" (MEP);
- Incorporate appropriate Source Control Best Management Practices (BMPs) to the MEP;
- Retain on-site by infiltration, evapotranspiration, or harvest/reuse as much of the water quality volume (WQV) as feasible with appropriate LID Retention Post-Construction Treatment Control BMP's; and
- Biofilter any portion of the WQV that is not retained on-site with appropriate LID Biofiltration Post-Construction Treatment Control BMPs.

If it is determined to be infeasible to retain and/or biofilter the Water Quality Volume, the City will require:

- Treat (by detention, filtration, settling, or vortex separation) and discharge with appropriate Alternative Compliance Post-Construction Treatment Control BMPs, any portion of the WQV that is not retained on-site or biofiltered.

- Retain or biofilter at an offsite location, the volume of runoff from a non-tributary drainage area equivalent to the difference between the project's WQV and the amount retained on-site or biofiltered.

Appropriate BMP measures include: infiltration basins and trenches, subsurface infiltration systems, dry wells, bioretention basins, permeable pavement, green roofs, vegetated bio-filters, enhanced swales, detention basins, sand filters, vegetated swales and buffer strips.

Relocation of the existing AQS facilities will require compliance with the associated Storm Water Management Program Plans (SWMPP). The SWMPP for the AQS outlines procedures and directives for the existing redevelopment area and also dictate the post-construction storm water management of areas that are new or redeveloped which would discharge into the municipal separate storm sewer system (MS4).

4.1.3 Proposed Improvements

As discussed earlier, the proposed on-site storm drainage system will consist of a system of drain inlets, drain manholes, and underground piping (See Figure 4-1). A storm water retention basin is proposed to the west of the site to accommodate the increase in storm water runoff generated by the proposed improvements. LID measures which promote on-site infiltration will be considered to reduce the storm water runoff quantity leaving the project site. Line sizes, drain structure locations, and LID measures will be finalized during the design phase of the project.

4.2 Water Supply System

4.2.1 Existing Conditions

Water for domestic use and fire protection is provided to the project vicinity through the BWS municipal water system. The BWS water system in the vicinity of the project site consists of a system of distribution lines and fire hydrants along Halawa Valley Street. The BWS Halawa Booster No. 2 is located on adjacent parcel TMK 9-9-077:070 to the east of the property.

BWS record drawings and facility maps indicate a 12-inch water main within Halawa Valley Street which provides domestic and fire protection service to the site. BWS records show a 6-inch water lateral and 6-inch meter (M/N# 99159428) connected to the 12-inch water main in Halawa Valley Street along the northern border of the site provides water to the existing AQS. The existing on-site water system after the 6-inch meter consists of a looped 6-inch water line with service connections to the existing kennels and office/lab facilities. On-site hydrants are connected to the 6-inch water line for fire protection.

An 8-inch non-potable line also exists within Halawa Valley Street. No connections to the non-potable water line are currently provided to the project site.

4.2.2 Connection to the Board of Water Supply System

On June 2, 2017, a letter was submitted to the BWS requesting information on the availability of water for the project and water pressure information for fire hydrants in the vicinity of the site. The inquiry was based on the program information provided by PSD and the estimated average daily water demand based on 25 gallons per day for staff, 125 gallons per day for inmates, and 75 gallons per day for kennels are shown in the table below (See Appendix B for supporting calculations).

Proposed Program Information						
Animal Quarantine Station			**OCCC Relocation**			Total Daily Water Demand (gpd)
Staff	Kennels	Avg. Daily Water Demand (gpd)	Staff	Inmates	Avg. Daily Water Demand (gpd)	
35	200	15,875	650	1,380	188,750	204,625

On June 19, 2017, the BWS responded stating that based on current data, the existing water system is adequate to accommodate the proposed development (See Appendix B). BWS record information indicates that the existing water supply system can provide a calculated fire flow capacity of 4,000 gallons per minute. The final decision on the availability of water, however, will be made when the building permit application is submitted for approval.

4.2.3 Proposed Improvements

On-site water system improvements required to support the proposed improvements will consist of new water meter(s) to provide domestic and fire protection water service, backflow preventers, valves, and underground piping. The water system improvements are shown in Figure 4-1. Water connection(s) to the existing BWS system is anticipated to be from the existing 12-inch water main within Halawa Valley Street. This will be confirmed when construction plans for the proposed project are submitted to BWS for review and approval. New fire hydrants and fire access roads will be provided as required to ensure adequate fire protection for the proposed buildings.

Trenching and backfilling of proposed water lines will follow BWS System Standards and the Soils Engineers recommendations. During the design phase, the calculated water demands from the proposed project will determine appropriate meter and lateral size required.

The proposed improvement may have the opportunity to utilize the existing 6-inch water laterals currently servicing the project site. The locations and feasibility of using the existing laterals will be coordinated between the appropriate design engineers architect during the design phase of the project. If the existing lateral cannot be reused, new water laterals will need to be designed and constructed. Validation of the existing 6-inch meter size will also need to be conducted.

4.3 Wastewater Collection System

4.3.1 Existing Conditions

The existing wastewater collection system in the vicinity of the AQS is operated and maintained by the City and County of Honolulu's (CCH) Department of Environmental Services (ENV). Record drawings obtained from the City indicate that a 15-inch City sewer main runs east-west through the project site along the paved access road and connects to the existing 15-inch sewer main within Halawa Valley

Street. A 10-foot wide sewer easement in favor of the City has been established for maintenance of the sewer main. Two 4-inch sewer laterals provide service to the AQS office building. An on-site sewage treatment plant provides pre-treatment for the animal kennels prior to discharging to the City wastewater collection system in Halawa Valley Street via a 15-inch connection. The City's system collects and transports sewage flows generated from the project site to Halawa Pump Station on Salt Lake Boulevard and eventually to the CCH Honouliuli Wastewater Treatment Plant.

4.3.2 Connection to the City Sewer System

The Department of Planning and Permitting's (DPP) Wastewater Branch (WWB) reviews and approves sewer connection applications for developments which require sanitary sewer service. A preliminary sewer connection application (2017/SCA-0923) for the AQS site based on the current program detailed below was submitted to the WWB. On June 30, 2017, the WWB approved the application with the condition that the OCCC relocation to the Halawa Correctional Facility as described in sewer connection application 2017/SCA-0921 would not be implemented (See Appendix B). This approval for the AQS site indicates that the existing City wastewater system is adequate to support the proposed project.

Proposed Program Information			
Animal Quarantine Station		**OCCC Relocation**	
Staff	Kennels	Staff	Inmates
35	200	650	1,380

Approved applications are valid for 2 years from the date of approval and construction plans approved within that period. Another condition of the approval is that construction shall commence within 1-year after plan approval. Sewer Connection Application (SCA) approval ensures that capacity is available for the project during this time period. The application can be renewed by submitting a revised SCA. However, approval of the revision is not guaranteed.

4.3.3 Proposed Improvements

Sewage flows from the improvements will be collected by new sewer lines running on the south side of the building and then turning north to the existing 15-inch line in the access driveway. The proposed on-site sewer improvements will consist of new sewer manholes, cleanouts, and underground piping to provide lateral connections to the new buildings (See Figure 4-1). New sewer lateral locations and sizes will be verified during the design phase. Trenching and backfilling of proposed sewer lines will follow CCH standards and the Soils Engineers recommendations.

As a security measure, a sewage grinder will be installed prior to the City connection to handle the contraband, trash, and foreign objects frequently flushed into the sewer system by inmates.

Upon City approvals of the Sewer Connection Application(s), and construction plans, along with payment of the sewer facilities charges, the proposed system can be connected to the City sewer system.

4.4 Natural Gas

4.4.1 Existing Conditions

Hawaii Gas (HG) is the owner and operator of the gas infrastructure on Oahu. According to as-built information obtained through email correspondence with HG, there is no existing underground gas system within the project vicinity. An on-site propane tank located at the west corner of the AQS office building provides fuel service to the existing facility.

4.4.2 Proposed Improvements

If the proposed redevelopment requires gas service, on-site liquefied petroleum gas tanks (LPG or propane) will be installed. The proposed natural gas demand load for the project will need to be calculated by the project's mechanical engineering consultant during the design phase.

PROPOSED DRIVEWAY

EXIST. 6" WATER METER

CONNECT TO EXIST. 12" BWS WATER MAIN

NORTH HALAWA STREAM

H-3 FREEWAY

HALAWA VALLEY ST

HALAWA BOOSTER NO.2

CONNECT TO EXIST. CITY SEWER SYSTEM

PRE-RELEASE

WWTP

EXIST. 15" CITY SEWER W/ 10' EASEMENT.

DETENTION

CENTRAL PLANT/ WAREHOUSE

PARKING LOT

RETENTION BASIN

SOUTH HALAWA STREAM

EXIST. DRAIN OUTLET

LEGEND

- PROJECT LIMITS
- EXIST. DRAIN LINE
- EXIST. SEWER MAIN
- EXIST. WATER MAIN
- EXIST. DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. CATCH BASIN
- EXIST. DRAIN INLET
- EXIST. INLET/OUTLET
- NEW DRAIN LINE
- NEW SEWER LATERAL
- NEW WATER LATERAL
- PROPOSED BUILDING

NORTH

0 100 200 FT

WILSON OKAMOTO CORPORATION

FIGURE 4-1

ANIMAL QUARANTINE STATION - PROPOSED IMPROVEMENTS
HALAWA, HI

REPLACEMENT OF THE OAHU COMMUNITY CORRECTIONAL CENTER
OAHU, HAWAII

5 REFERENCES

1. Flood Insurance Rate Map, City and County of Honolulu, Hawaii, Community Panel Number 150003 C0332 H," Federal Emergency Management Agency, Federal Insurance Administration, November 5, 2014.
2. "Rules Relating to Storm Drainage Standards", Department of Planning and Permitting, City and County of Honolulu, January 2000.
3. "Rules Relating to Water Quality of the Administrative Rules, Title 20," Department of Planning and Permitting, City and County of Honolulu, August 2016.
4. "Water System Standards", Board of Water Supply, City and County of Honolulu, 2000.
5. "Wastewater System Design Standards, Volume 1 Wastewater Collection Systems," Department of Environmental Services, City and County of Honolulu, July 2017.
6. "Project Development Report and Site Identification Selection Study for Oahu Community Correctional Center," Architects Hawaii, Ltd. June 2009.

APPENDIX

Animal Quarantine Station

Water Demand Calculations

Replacement of the Oahu Community Correctional Center
Water Consumption Calculations - Animal Quarantine Station
Wilson Okamoto Corporation
October 2017

Table 1 - Average Daily Flow Calculation
Based on Water Meter Data for AQS rec'd from AHL 2017-06-02

Date	# of Days	Total Water Consumption (gal)	Water Demand (Gal/Day)	# of Kennels in use
12/15/2016	30	311,000	10,367	206
11/15/2016	33	421,000	12,758	238
10/13/2016	32	446,000	13,938	235
9/11/2016	31	544,000	17,549	230
8/11/2016	29	746,000	25,725	292
7/13/2016	31	608,000	19,613	286
6/12/2016	31	568,000	18,323	273
5/12/2016	30	524,000	17,467	216
4/12/2016	31	498,000	16,065	171
3/12/2016	31	748,000	24,130	174
		Average =	**17,594**	**233**

Replacement of the Oahu Community Correctional Center
Water Consumption Calculations - Animal Quarantine Station
Wilson Okamoto Corporation
October 2017

Table 2 - Water Consumption Analysis

$$Q = (S * R_S) + (K * R_K)$$

where:
Q - Average Daily Water Demand (gal/day)
K - Number of Kennels
S - Number of Staff
R_s - Staff Water Generation Rate (gal/worker/day)
R_K - Kennel Water Generation Rate (gal/kennel/day)

Given: Water Meter Data for AQS (rec'd from AHL 2017-06-02)
Q - Calculated Average Daily Water Demand = 17,594 gal/day
Existing Kennel and Staffing Information (from AHL)
Average Monthly Kennel Population Data for AQS (rec'd from AHL 2017-06-02)
K - Calculated Average Number of Kennels = 233 Kennels
S - Number of Staff = 35 Staff

Assumption: R_s - Staff Water Generation Rate = 25 (gal/worker/day)

Solver For: R_K - Kennel Water Generation Rate (gal/kennel/day)

$$Q = (S * R_S) + (K * R_K)$$
$$R_K = (Q - (S * R_S)) / K$$
$$= (17{,}594 - (35 * 25)) / 233$$
$$= 72 \text{ gal/kennel/day}$$

SAY **75** gal/kennel/day

Replacement of the Oahu Community Correctional Center
Water Demand Calculations - Animal Quarantine Site
Wilson Okamoto Corporation
October 2017

Proposed Water Demand - AQS Relocation

Description	Quantity	Demand Factor (Gal/Unit/Day)		Water Demand (GPD)
AQS Staff	35	25	gal/worker/day	875
Kennels	200	75	gal/kennel/day	15,000
			Total =	**15,875**

*Reference: Program Per AHL email dated 2017-05-15

Proposed Water Demand - OCCC Relocation

Description	Quantity	Demand Factor (Gal/Unit/Day)		Water Demand (GPD)
OCCC Staff	650	25	gal/worker/day	16,250
OCCC Inmates	1,380	125	gal/inmate/day	172,500
			Total =	**188,750**

*Reference: Program Per AHL email dated 2017-05-12 and 2017-05-15

Animal Quarantine Station

Water System Information

Request Letter for Adequacy Inquiry and Pressure Data submitted June 2, 2017

Water Availability Response Letter from BWS dated June 19, 2017

WILSON OKAMOTO CORPORATION
INNOVATORS • PLANNERS • ENGINEERS

10136-01
June 2, 2017

City and County of Honolulu
Board of Water Supply
Customer Care Division
630 South Beretania Street
Honolulu, HI 96813

Attention: Mr. Robert Chun

Subject: OCCC Replacement/Relocation Study 2 – Animal Quarantine Site

Dear Mr. Chun:

Wilson Okamoto Corporation is the civil engineering consultant for the Department of Public Safety which is evaluating prospective sites for the replacement/relocation of the Oahu Community Correctional Center (OCCC). One of the prospective sites being considered is the Department of Agriculture Animal Quarantine Station which is located at 99-951 Halawa Valley Street, Aiea, Hawaii 96701. The project site is identified by Tax Map Key(s): 9-9-010:006, 046, 054, 057, and 058.

At this time we would like to get your assistance in determining the adequacy of the existing BWS storage and water distribution system in the vicinity of the project site to support the proposed project. The proposed project will construct a new facility at the project site to accommodate the OCCC relocation. The existing Animal Quarantine Station will be relocated to the west side of the site with the total number of kennels being reduced from 1,600 to 200. The following table is an approximate summary of the existing and proposed project program.

Existing Program Information		
Animal Quarantine Station		
Staff	Kennels	Avg. Daily Water Demand (gpd)
37	1,600	120,925

Proposed Program Information						
Animal Quarantine Station			OCCC Relocation			Total Daily Water Demand (gpd)
Staff	Kennels	Avg. Daily Water Demand (gpd)	Staff	Inmates	Avg. Daily Water Demand (gpd)	
35	200	15,875	650	1,380	188,750	204,625

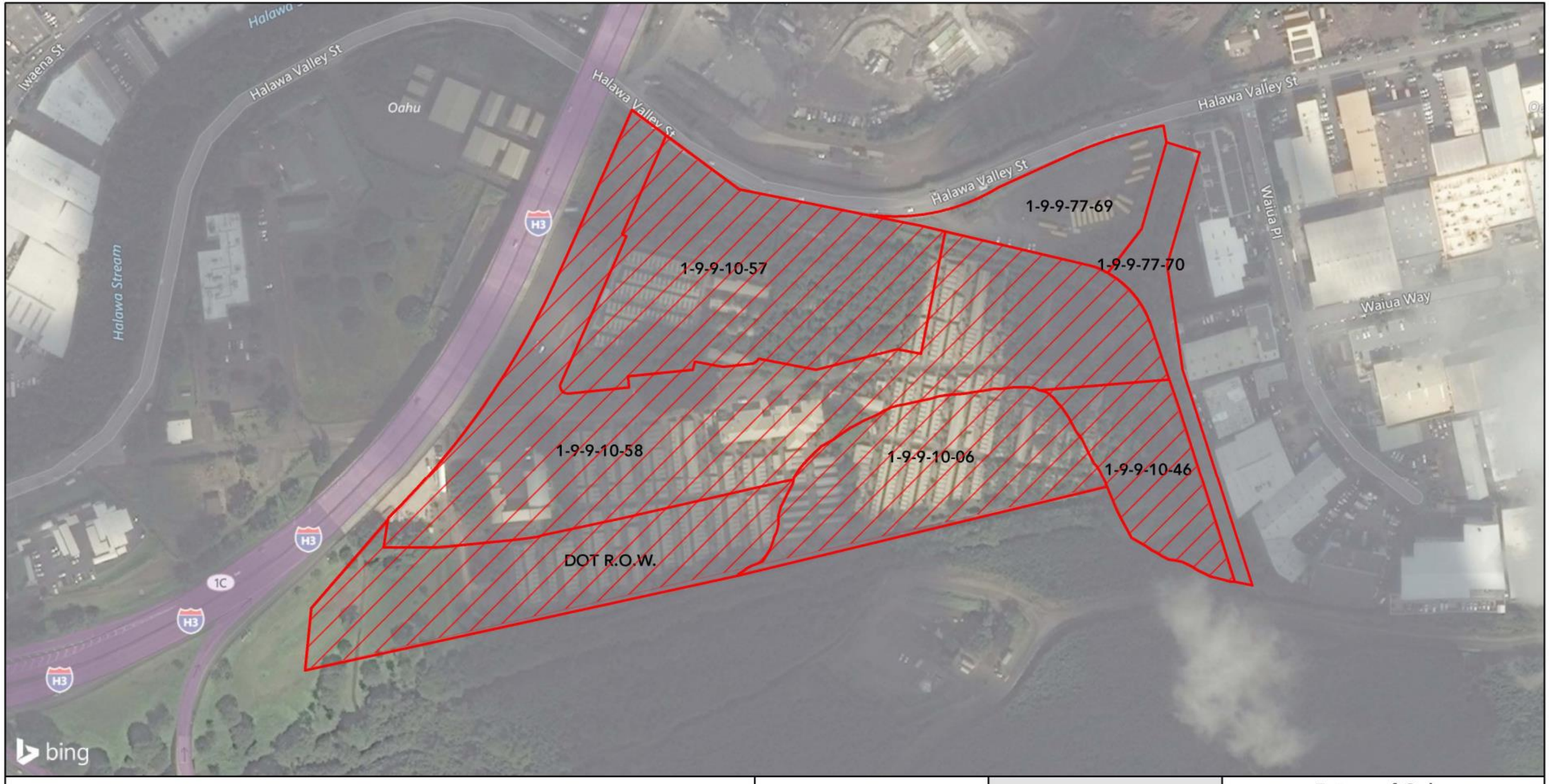
In addition to your review of the existing water system adequacy, we would like to obtain pressure and flow information for the existing fire hydrants located in the vicinity of the project site. The hydrant numbers are, L03281, L04140, L04141, L04142, L04143, L04144, L04211, and L05923 (See attached BWS System Map).

Please call 946-2277 should you have any questions or require additional information.

Sincerely,

Mason M. M. Suga, P.E.
Associate Project Manager

Enclosures: Project Location Map
BWS System Map



PROJECT AREA

Sources:
ESRI BING Imagery Service, obtained 2016.
OCCC Redevelopment Planning.
Coordinate System: State Plane Hawaii FIPS 3, NAD 83

October 2016

KEY MAP

Future of Oahu Community Correctional Center Oahu, Hawaii

State of Hawaii
Department of Public Safety

N

0 100 200
Feet

PROJECT AREA

Sources:
ESRI BING Imagery Service, obtained 2016.
OCCC Redevelopment Planning.
Coordinate System: State Plane Hawaii FIPS 3, NAD 83

October 2016

KEY MAP

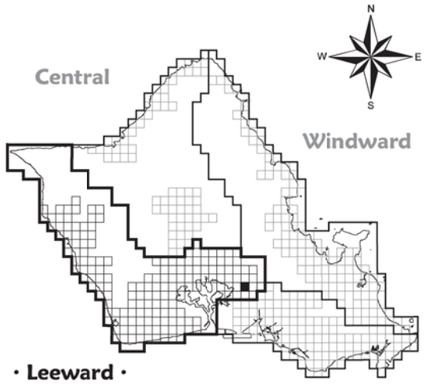
Future of Oahu Community Correctional Center Oahu, Hawaii

State of Hawaii
Department of Public Safety

N

0 100 200
Feet

Tile: R30C39 (Leeward)



LEGEND

WATER MAIN TYPES
- Service
- Bypass
- Distribution
- Lateral
- Maintenance
- Transmission
- Private
- Non-Potable

PIPE CASINGS
- Concrete Jacket over DI pipe
- Pipeline Tunnel

MISCELLANEOUS
- Building Footprint
- Facility
- Inset Frame
- Stream Centerline

MATERIALS

AC	ASBESTOS CEMENT
AC-JM	AC-JOHNS MANSVILLE
AC-KM	AC-KEASBEY MATTISON
CC	CONCRETE CYLINDER
CC-A	CC-AMERICAN
CC-H	CC-HAWAII
CC-S	CC-SOUTHERN
CI	CAST IRON
CU	COPPER
DI	DUCTILE IRON
GI	GALVANIZED IRON
PVC	POLYVINYL CHLORIDE
STL	STEEL
CP	CATHODIC PROTECTION
NP	NON-POTABLE

BILLING METERS
- CM Compound
- DC Detector Check
- FM FM
- Unknown

FITTINGS
- Cut & Plug
- Emergency Connection
- Flow Tube
- Reducer
- Transition Coupling

FIRE HYDRANT
- Fire Hydrant
- 99 No Fire Hydrant Number

OPERATIONAL METERS
- FL Flow
- MS Master
- TUR Turbine
- Unknown
- Venturi

PUMPS
- Lift
- Line
- Source

RESERVOIR
- Reservoir

SOURCES
- Shaft
- Source Well
- Spring
- Tunnel
- Unknown

VALVES
- Air Release
- Air Release BFV
- Air Release BGGV
- Air Release Gate
- Altitude
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WATER TREATMENT PLANTS
- Aeration
- Blender
- Chlorination
- GAC
- Recycled Water Facility
- Sand Filtration

This map is a schematic representation of the water distribution system. Some features have been exaggerated for clarity & may not be to scale.

Revisions as of: 4/25/2006

R29C39

R30C38

R30C40

R31C39

WEBLING GUS ELEMENTARY SCHOOL

HALAWA 277 RESERVOIR & WELLS
CAPACITY: 1.0 MG
SPILLWAY: 277.00'
FINISH FLOOR: 257.00'

HALAWA 245 NONPOTABLE RESERVOIR
CAPACITY: 1.0 MG
SPILLWAY: 245.00'
FINISH FLOOR: 215.00'

HALAWA BOOSTER NO. 1

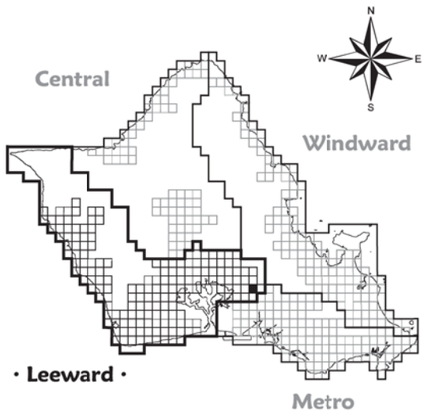
HALAWA PARK

MOANALUA FWY

STREAM

0 100 200 400 Feet

Tile: R30C40 (Leeward)



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Revisions as of: 4/25/2006

R29C40

R30C39

R30C41

R30C40

R31C40

HALAWA 418 RESERVOIR
CAPACITY: 0.5 MG
SPILLWAY: 418.00'
FINISH FLOOR: 390.00'

HALAWA SHAFT

HALAWA XERISCAPE GARDEN

HALAWA CORPORATION YARD (C&C)

HALAWA BOOSTER NO. 2

HALAWA HIGH & MEDIUM SECURITY FACILITY

HALAWA TUNNEL (10 FT WIDTH)

IWAENA ST

HALAWA VALLEY ST

WAIUA PL

KOAHA WAY

KOAHA PL

STREAM

FWY

H3

BLDG A

BLDG B

BLDG C

24"CI WASHOUT

L03293 L03294 L03295 L03296 L03297 L03298 L03299 L03300 L03301

L04140 L04141 L04142 L04143 L04144 L04145 L04146 L04147 L04148 L04149 L04150 L04151 L04152 L04153 L04154 L04155 L04156 L04157 L04158 L04159 L04160 L04161 L04162 L04163 L04164 L04167

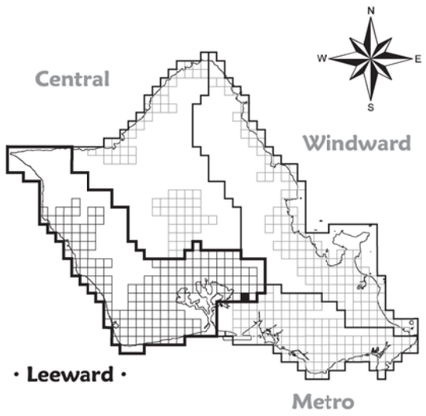
L04211

L05923

LP0794 LP0819 LP0820 LP0821 LP0822 LP0823 LP0235 LP0236 LP0237 LP0238 LP0239 LP0240 LP0241

0 100 200 400 Feet

Tile: R31C39 (Leeward)



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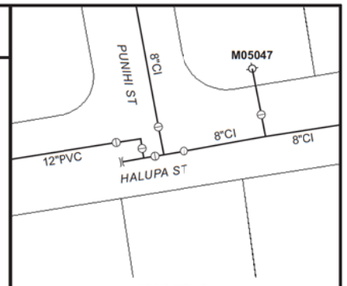

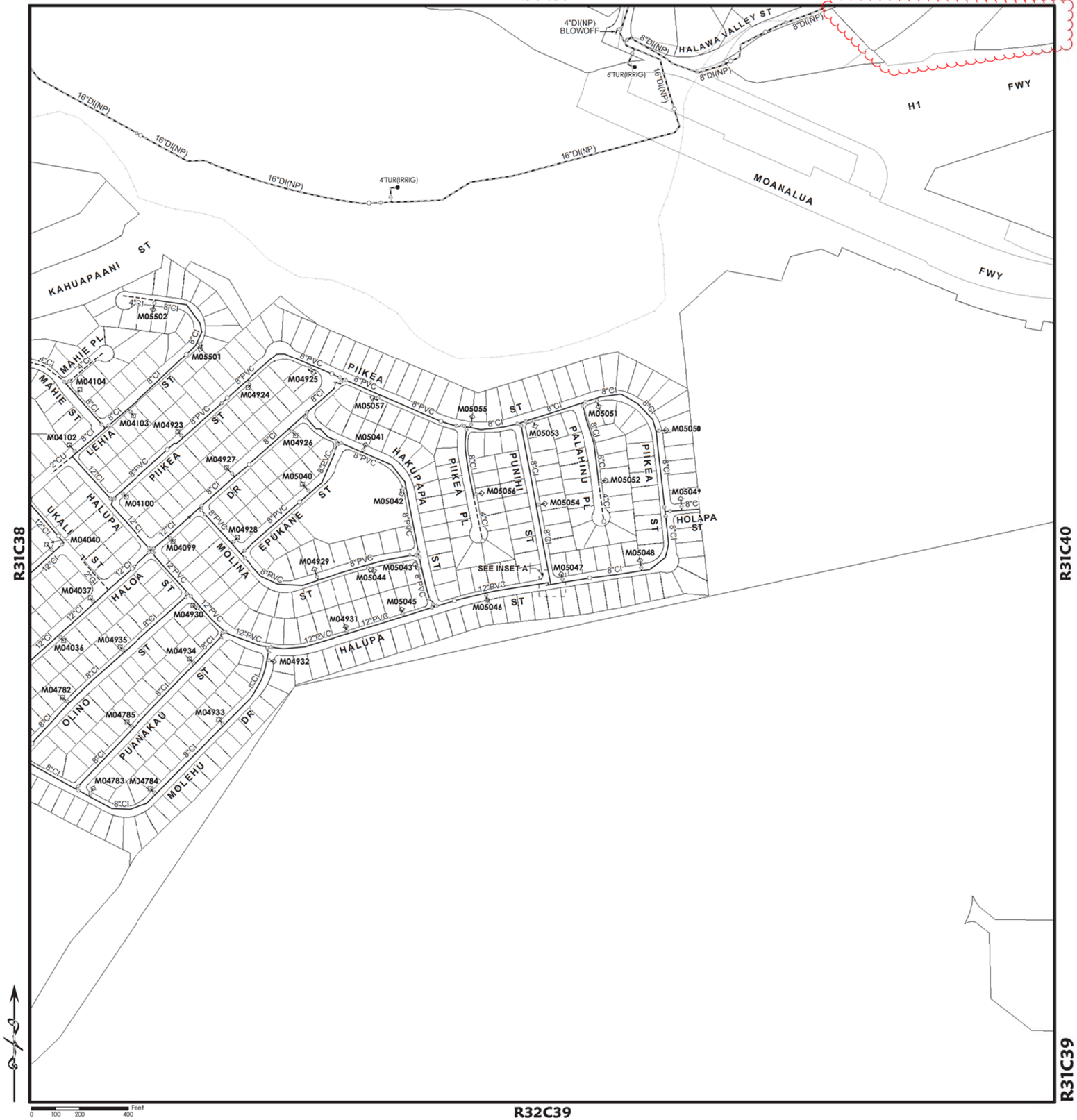

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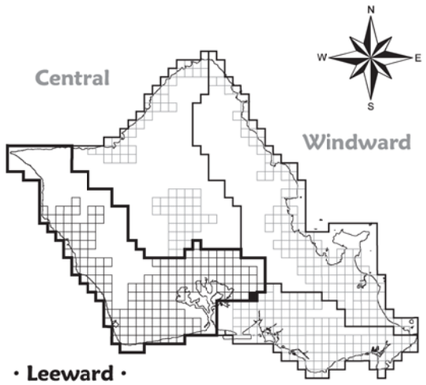

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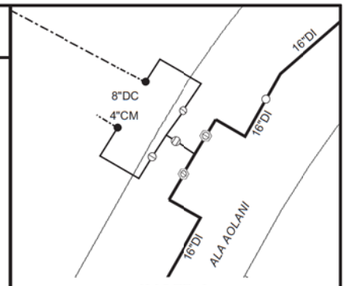
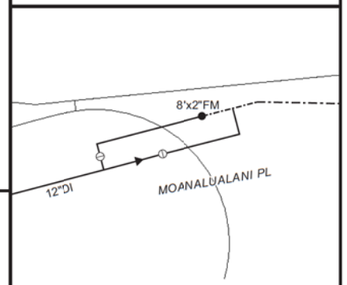
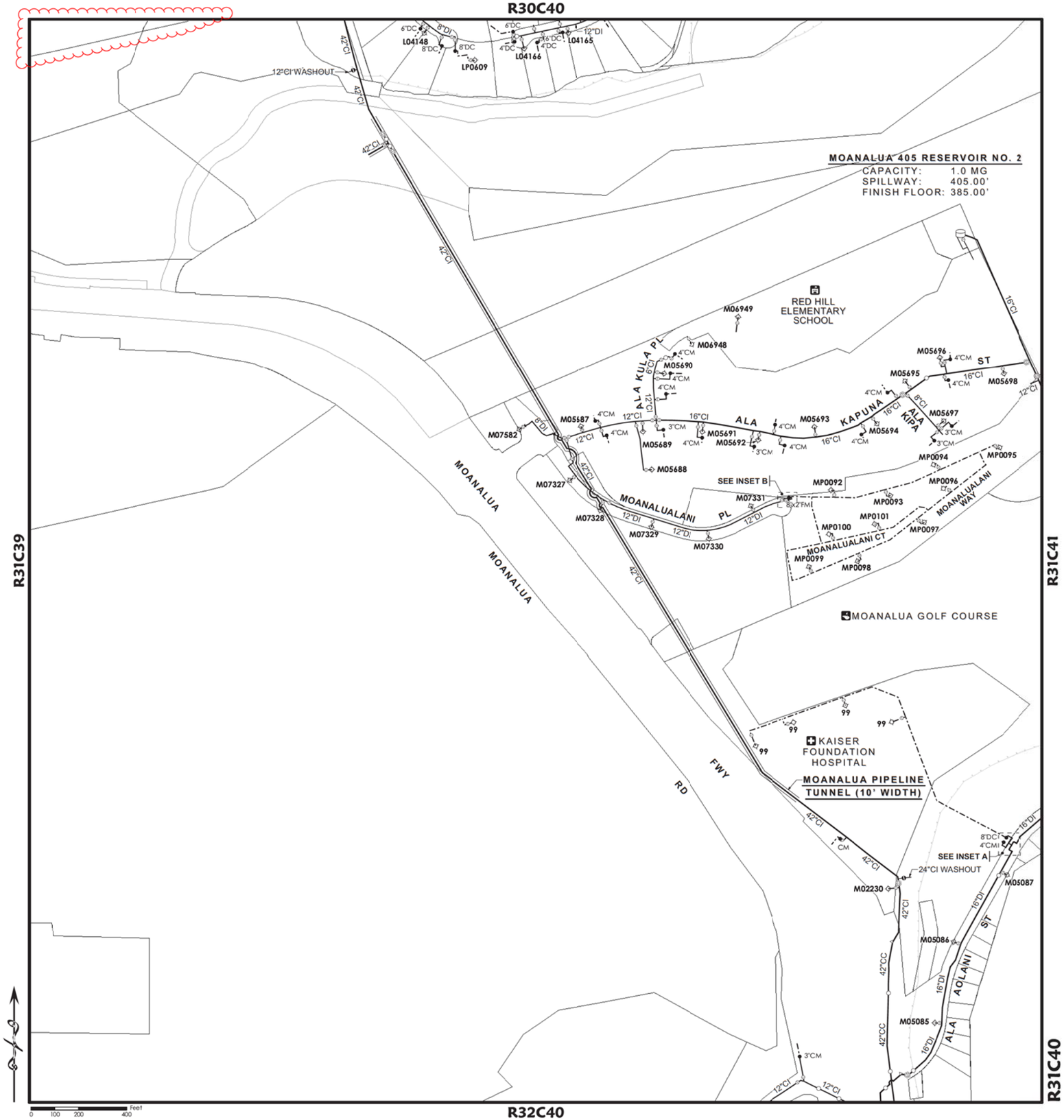


INSET A



INSET B



BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com

June 19, 2017

Mr. Mason M. M. Suga, P.E.
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Suga:

Subject: Your Letter Dated June 2, 2017 Requesting the Availability of Water and Fire Flow and Pressure Data for the Proposed Oahu Community Correctional Center Replacement/Relocation Study 2 – Animal Quarantine Site Located at 99-951 Halawa Valley Street – Tax Map Key: 9-9-010: 006, 046, 054, 057, 058

Thank you for your letter regarding the proposed Oahu Community Correctional Center replacement/relocation study project.

The existing water system is adequate to provide domestic and off-site fire protection to the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

The construction drawings should be submitted for our review and the construction schedule should be coordinated to minimize impact to the water system.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The BWS has suspended fire flow tests on fire hydrants as a water conservation measure. However, you may use the following calculated flow data for Fire Hydrant No. L03281, L04140, L04141, L04142, L04143, L04144, L04211, and L05923:

Fire Hydrant Number	Location	Static Pressure (psi)	Residual Pressure (psi)	Flow (gpm)
L03281	Iwaena Street	145	105	4000
L04140	Halawa Valley St.	99	42	4000
L04141	Halawa Valley St.	100	46	4000
L04142	Halawa Valley St.	100	49	4000
L04143	Halawa Valley St.	92	47	4000
L04144	Halawa Valley St.	87	47	4000
L04211	Halawa Valley St.	19	20	3250
L05923	Halawa Valley St.	104	21	4000

The data are based on the existing water system, and the static pressure represents the theoretical pressure at the point of calculation with the reservoir full and no demands on the water system. The static pressure is not indicative of the actual pressure in the field. Therefore, in order to determine the flows that are available to the site, you will have to determine the actual field pressure by taking on-site pressure readings at various times of the day and correlating that field data with the above hydraulic design data.

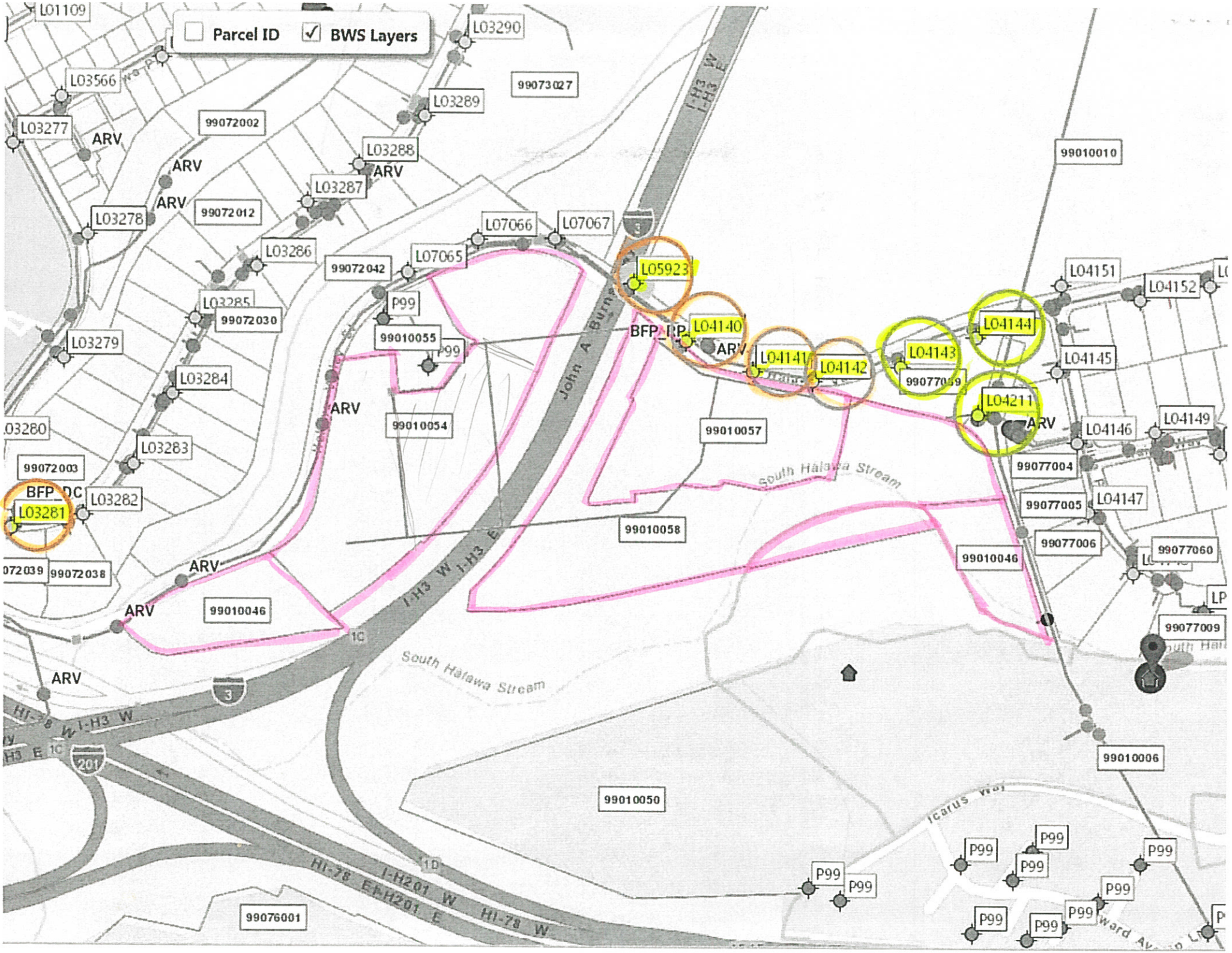
The map showing the location of the fire hydrants is attached.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

Attachment


Parcel ID
BWS Layers
L01109
L03290
L03566
L03289
99073027
L03277
ARV
99072002
L03288
ARV
L03287
ARV
L03278
99072012
L03286
L07066
L07067
L07065
99072042
L05923
L03285
99072030
P99
99010055
L04140
BFP_DP
ARV
L04141
L04142
L04143
99077009
L04144
L04151
L04152
L04145
L03279
L03284
ARV
99010054
99010057
L04211
ARV
L04146
L04149
L03280
L03283
99072003
BFP_DC
L03282
L03281
99010058
99010046
99072039
99072038
ARV
ARV
99010046
ARV
99010050
99076001
99010010
99077004
99077005
L04147
99077006
99077060
99077009
99010006
P99
John A Burns
I-H3 W
I-H3 E
South Halawa Stream
HI-78 E
I-H201 W
HI-78 W
Icarus Way

Animal Quarantine Station

Wastewater System Information

Sewer Connection Application submitted May 15, 2017

Approved Sewer Connection Application dated June 30, 2017

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING
650 South King Street, Honolulu, Hawaii 96813

SITE DEVELOPMENT DIVISION MASTER APPLICATION FORM

All required documents and fees must accompany this application form. Please visit www.honoluludpp.org for applicable procedures and fees under the menu heading Application & Forms, Site Engineering and Subdivision Permits. Electronic submittal of permit applications and other permit-related documents constitutes agreement by the applicant or authorized representative to transact business electronically with this department, in accordance with HRS Chapter 489E.

I. APPROVAL VARIANCE PERMIT

Check one or more as appropriate:

- ☐ Subdivision, Easement Consolidation
- ☐ Lot Determination
- ☐ Park Dedication
- ☐ Ag. Site Development
- ☐ Flood Map Revision
- ☐ Flood Determination
- ☐ Floodway Permit
- ☐ Flood Hazard Variance
- ☐ Grading
- ☐ Grubbing
- ☐ Stockpiling
- ☐ Trenching
- ☑ Sewer Connection

Complete Sections I, II, III and all other sections as applicable

II. LOT AND LAND USE INFORMATION

TAX MAP KEY(S): 9-9-010:006, 046, 054, 057, 058 Lot Area: 29.88 sq.ft./ac.

Zoning District: Industrial I-2 Development Plan Designation: State Land Use District: Urban

Street Address/Location of Property: 99-951 Halawa Valley Street
Aiea, Hawaii 96701

Present Use of Property/Building: Animal Quarantine Station

Project Name (if any): OCCC Replacement/Relocation Study 2

Request/Proposal (describe the nature of the request, proposed activity or project):
Sewer Connection Application for proposed relocation of the existing OCCC facility to the current Animal Quarantine Station site.

III. APPLICANT INFORMATION

	Owner/Developer	Engineer/Architect/Surveyor	Contractor or Agent for Subdivision apps only
Name (& title)	Department of Public Safety	Wilson Okamoto Corporation	TBD
Mailing Address	919 Ala Moana Blvd, 4th Floor	1907 S. Beretania St., Suite 400	
	Honolulu, HI 96814	Honolulu, HI 96826	
	City State Zip	City State Zip	City State Zip
Phone Number(s)	(808) 587-1237	808-946-2277	
Email Address	clayton.h.shimazu@hawaii.gov	msuga@wilsonokamoto.com	
APPLICANT	Mason M. M. Suga	Assoc. Project Mgr., WOC	
	Print NAME of applicant	Print COMPANY NAME and TITLE of applicant	Signature of applicant

IV. FOR GRADING/GRUBBING/STOCKPILING INFORMATION ONLY

Estimated Dates: Start: _____ Completion: _____ Borrow Material: _____

Area of work (sf or acres): _____ Borrow Site: _____

Disturbed area (sf or acres): _____ Disposal Material: _____

Estimated Quantity (cy): Cut: _____ Fill: _____ Disposal Site: _____

AUTHORIZATION CLEARANCE

This statement of authorization is used in reference to the information provided for in sections I, II and III above.

I/We, _____ (Print NAME and TITLE of person **giving authority**), hereby authorize _____ (Print NAME of person **receiving authority**) to act in my/our behalf in obtaining/closing the Grading/Grubbing/Stockpiling permit for the project.

_____
Signature of Owner/Developer giving authority

FOR DIVISION USE ONLY:

Date of Application: _____ Received By: _____ Application No.: _____

SEE REVERSE FOR APPLICATIONS FOR TRENCHING AND SEWER CONNECTION

SITE DEVELOPMENT DIVISION MASTER APPLICATION FORM

(REVERSE SIDE)

V. FOR TRENCHING INFORMATION ONLY

Work to be performed for: _____ Work to be done: ☐ Service Connection ☐ Repair ☐ Borings

Estimated Dates: Start: _____ Completion: _____ Other: _____

Estimated Value of work: $ _____ Dimensions: _____ (length) _____ (width) _____ (depth)
in the city right-of-way

AGENCY CLEARANCES	SIGNATURE	DATE	ADDRESS	PHONE NO.
DPP, Wastewater Branch			650 So. King St., FMB, 1st Flr.	768-8210
DTS, Traffic Signal			650 So. King St., FMB, 2nd Flr.	768-8388
DDC, Street Lighting			650 So. King St., FMB, 9th Flr.	768-8431
BWS, Customer Care			630 So. Beretania St., 1st Flr.	748-5460
Hawaiian Electric, Construction Installation			820 Ward Avenue, 4th Flr.	543-5654
Hawaiian Telcom, Excavation			1177 Bishop St., Security Entrance Adams Lane	546-7746
Hawaii Gas, Maps & Records			515 Kamakee St., 1st Flr.	594-5575
Oceanic Cablevision, Engineering & Constr.			200 Akamainui St.	625-8443
DFM, Division of Road Maintenance (if trenching 250 lineal feet or more)			99-999 Iwaena Street, #214	768-3600

DPP: Dept. of Planning and Permitting DTS: Dept. of Transportation Services DDC: Dept. of Design and Construction BWS: Board of Water Supply DFM: Dept. of Facility Maintenance

Note to agencies providing clearances: Signatures on this form may be reproduced (scanned and emailed) and submitted electronically for permitting purposes in accordance with HRS Chapter 489E. Original wet signatures may be retained by the applicant(s).

Note to applicants receiving clearances: The utilities listed above may not represent all underground utilities located within City rights-of-ways, nor do these utility clearances relieve the permittee from complying with all other applicable codes, rules, regulations, and/or permit procedures including, but not limited to, additional clearances and requirements for other utilities (i.e. irrigation, data transmission, etc.) located within City rights-of-ways. Pursuant to ROH 1990, Section 14-17.6, the permittee shall indemnify and save harmless the city for any injuries or damages to any person or property received or sustained by any person as a consequence of any act or acts of the permittee on work done under the trenching permit.

VI. FOR SEWER CONNECTION INFORMATION ONLY

To receive a response via e-mail, provide email address below and check box here: ☑

☐ Residential: No. of Proposed Units _____ (Provide breakdown below)

_____ Studios _____ 1 Bedroom _____ 2 Bedrooms _____ 3 Bedrooms _____ 4 Bedrooms _____ Other

☑ Non-Residential: (See attached sewer table for required category and quantity and provide any additional information in the remarks)

CATEGORY(IES)	QUANTITY(IES)	NEW WATER METER SIZE(S)
Correctional Facility	**1,380 Beds / 650 Staff**	**TBD**
Animal Quarantine Station	**35 Staff / 200 Kennels**	**TBD**

Date of Connection: **2020** (approximate)

Connection Work Desired: ☐ Use Existing Lateral ☐ Other

Dimensions: _____ ft. (length) _____ in. (size) _____ ft. (depth)

Existing Structures/Dwellings on Property: (Provide breakdown below)

TYPE (i.e. Single Family)	QUANTITY(IES)	REMAIN	DEMOLISH
Animal Quarantine Station	**12,000 SF / 35 Staff**	**0**	**12,000 SF / 35 Staff**
Kennels	**1,600 Kennels**	**0**	**1,600 Kennels**
Maintenance Shop	**5,000 SF / 2 Staff**	**0**	**5,000 SF / 2 Staff**

Remarks: (Provide any additional information on the lines provided). *If response box is checked above, provide email address here:* **msuga@wilsonokamoto.com**

The proposed project shall consist of the relocation of the existing OCCC to the Animal Quarantine Station. The existing Animal Quarantine Station will be relocated to the west side of the site to accomodate the OCCC relocation. The total number of kennels will be reduced from 1,600 to 200.

FOR DIVISION USE ONLY:

Date of Application: _____ Received By: _____ Application No.: _____

rev. 08/15/2016

DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813

Phone: (808) 768-8209 * Fax: (808) 768-4210

SEWER CONNECTION APPLICATION

APPLICATION NO.: **2017/SCA-0923** STATUS: **Approved with conditions**

DATE RECEIVED: **05/16/2017** IWDP APP. NO.:

PROJECT NAME: **2017/SCA-0923 OCCC REPLACEMENT/RELOCATION STUDY 2**

LOCATION:

Zone	Section	Plat	Parcel		
9	9	010	054	99-941 HALAWA VALLEY ST Aiea 9(	420,877 Sq. Ft.
9	9	010	046	174,240 Sq. Ft.	
9	9	010	058	99-935 HALAWA VALLEY ST Aiea 9(	409,203 Sq. Ft.
9	9	010	057	99-951-B HALAWA VALLEY ST Aiea	240,756 Sq. Ft.
9	9	010	006	5,401,440 Sq. Ft.	

SPECIFIC LOCATION: **99-951 HALAWA VALLEY STREET**

APPLICANT: **Wilson Okamoto Corporation**
ATTN: MASON M.M. SUGA
1907 South Beretania Street 400
Honolulu, Hawaii 96826

DEVELOPMENT TYPE: **Prison** SEWER CONNECTION WORK DESIRED:

OTHER USES: **1,380 beds / 650 staff**
Animal Quarantine Station, 35 staff / 200 kennels

NON-RESIDENTIAL AREA: s.f. APPROXIMATE DATE OF CONNECTION:

PROPOSED UNITS	EXISTING UNITS	UNITS TO BE DEMOLISHED
No. of New Units: **0**	No. of Existing Units: **0**	No. of Units to be Demolished: **0**
Studios:	Studios:	Studios:
1-Bedroom:	1-Bedroom:	1-Bedroom:
2-Bedroom:	2-Bedroom:	2-Bedroom:
3-Bedroom:	3-Bedroom:	3-Bedroom:
4-Bedroom:	4-Bedroom:	4-Bedroom:
5-Bedroom:	5-Bedroom:	5-Bedroom:
6-Bedroom:	6-Bedroom:	6-Bedroom:

REMARKS **Approval is conditioned that development for 2017/SCA0921 shall not be implemented.**

APPROVAL DATE: **06/30/2017**

EXPIRATION DATE: **06/30/2019**

Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
** Applicable WSFC shall be collected at the prevailing rate in accordance with ROH 1990, Chapter 14, Sections 14-10.3, 14-10.4, 14-10.5 and Appendix 14-D.*

REVIEWED BY: ***Keith Miyashiro***

Site Development Division, Wastewater Branch

ExternalID: **060038945-001** JobId: **60038945**

Initial Print Date: Friday June 30, 2017 3:16 pm

APPENDIX H

MASTER PLAN BOOK

Oahu Community Correctional Center

Prepared for:

State of Hawaii
Department of Accounting and General Services
Department of Public Safety

June, 2019
Reprinted from May 30, 2018

Prepared By:

integrus ARCHITECTURE

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Introduction

The Oahu Community Corrections Center planning process has progressed through the Environmental Impact Statement, Architectural Programming, Site Selection, and Master Plan documentation phases over the past several months. The following is the Master Plan summarizing these steps and including preliminary design concepts which are developed in order to validate the program and document the design intent.

The OCCC Replacement and Expansion Architectural Program

Key to the OCCC Replacement Program is determining the type and number of detained persons to be housed and served in the facility. To this end, a 10-year Inmate Population Forecast was prepared estimating that there will be 959 males and 281 females that are jail detainees and 392 rated corrections Pre-Release inmates. The OCCC Planning for Relocation and Expansion Program addresses only the male population. The Architectural Program is based on 1,044 rated detention beds and 384 corrections Pre-Release beds, of which 96 will continue to be housed at the existing Laumaka Work Furlough Center. A physical separation between Corrections Pre-Release inmates and Detention inmates is planned. The current program of 1,044 rated detention beds is higher than the estimated population projections, but is less than the recommended design contingency which is 10% over projected capacity. These additional beds provide the means for the facility to address spikes in the daily population and affords the administration the ability to separate varying inmate classifications.

With the determination of the number and type of inmates/detainees, the housing requirements and sizes are developed based on module sizes; 72-bed, 36-bed, and-48 bed. Most inmate services such as food, medical, and programs will be delivered at the housing units. The facility population influences support facilities such as: kitchen, laundry, program support/education, administration, security warehouse/shop, and central plant facilities. These quantities and sizes are recorded on space lists in the program, with the functional intent graphically represented in the form of relationship diagrams. The program, functionality, and quantity is documented in the form of relationships and square footage.

Several members of the Department of Public Safety Team had the opportunity to review the program when it was in draft form. The enclosed program materials represent their valuable input. As the design was refined to fit the site, program adjustments were included.

Design

The design is specific to the program and the selected site. The Animal Quarantine Station Site is large enough to accommodate the program in two separate buildings which are not connected. The Detention Center is four stories high and the Pre-Release is two stories high. The site selection process is addressed separately.

Once the Master Plan is approved, the design process proceeds to the Schematic Design phase. In this step, the basic arrangements of spaces are given physical shape. Major circulation paths, lines of separation/security, and respective volumes are established. In the Detention Center, vertical circulation systems are defined along with major mechanical and electrical systems. The initial architectural expression of the facility is developed in this phase.

When schematic design is approved, the process progresses with the exploration and selection of building systems and establishment of materials. More and more detail is developed in the design until the design drawings and specifications are ready for a construction contractor to build the facility.

The design discussion for the that are included in a later section of this report.

Summary

Architectural Space Programming

The Architectural program is closely married to the intended operational program for the facility. The operational intent was established by the PSD leadership and conveyed to the planning team through several interactive planning workshops. This program represents the results of a thorough and systematic investigation of the functional requirements of a facility. The results are a tabulation of spaces that support the functions, space sizes, and space relationships which support the goals of the owner.

It should be noted that the generation of the Architectural Space Program is based on OCCC Sentenced and Pre-Trial, as well as the Pre-Release facility being co-located on one site. This program does not include the existing Pre-Release facility known as Laumaka, which houses 96 male inmates. Both Detention and Pre-Release facilities are to be located Animal Quarantine Site.

The intended operational (rated) capacity for the facility was developed in a similar manner to the program through workshops with PSD. The 10-Year Inmate Forecast is the basis for sizing the facility. In this section, the near-term planning horizon is for 10 years; projections beyond 10 years become undependable for planning since the influences can change substantially. The site selection process should include the ability of the facility to expand.

The facility size will be based on a Rated Capacity. This is the capacity of the facility as it meets ACA standards for housing. Rated capacity does not include short-term beds that may be in segregation, medical unit, or mental health units. It is intended that those inmates will return to their assigned housing units. The design capacity may differ from the intended rated capacity. Good management practices always provide for a percentage of unoccupied beds so that individuals can be moved around the facility as may be appropriate.

The 10-Year Inmate Forecast, dated December 7, 2016, reports that current trends indicate that the number of inmates will decrease over the planning time frame.

Physical space provisions comply with the most current American Corrections Association Standards (ACA Performance Based Standards for Adult Detention Facilities 4th Edition and 2012 Supplement Manual). The Prison Rape Elimination Act (PREA) is a major operational and design consideration.

In addition to Housing, spaces are provided for essential elements such as Administration, Intake, Security, Medical/ Mental Health Services, Food/Laundry Services, and Physical Plant. Females will be processed through Intake/ Transfer/Release then moved to WCCC. With this exception, OCCC will be an adult male only facility.

OCCC housing groups are broken down into several categories, both by classification and by status, Pre-Trial or Sentenced. Sentenced inmates at OCCC are those that are serving one year less one day. These populations can be broken down by legal status including sentenced felons, sentenced felons-probation, sentenced misdemeanants, pre-trial felons, pre-trial misdemeanants, parole violators, and probation violators. Classification chart follows:

OCCC FY26 DETENTION FORECAST FOR MALES BY LEGAL STATUS AND CUSTODY CLASSIFICATION							
	MAXIMUM	CLOSE	MEDIUM	MINIMUM	COMMUNITY	TOTAL	PERCENT
Sentenced Felons	0.0	1.7	11.1	4.2	75.1	**92.1**	**9.6%**
Sentenced Felons-Probationers	0.2	0.7	26.7	16.6	107.9	**152.2**	**15.9%**
Sentenced Misdemeanants	0.2	0.0	6.9	2.2	62.1	**71.4**	**7.5%**
Parole Violators	0.0	0.5	4.4	1.2	0.0	**6.1**	**0.6%**
Probation Violators	0.5	0.0	45.8	20.7	141.2	**208.1**	**21.7%**
Pretrial Felons	3.0	0.0	100.3	34.0	221.0	**358.2**	**37.4%**
Pretrial Misdemeanants	0.0	0.0	3.9	1.7	62.2	**67.8**	**7.1%**
Other Jurisdiction	0.0	0.0	0.0	0.3	2.0	**2.2**	**0.2%**
TOTAL	**4**	**3**	**199**	**81**	**671**	**958**	**100%**
PERCENT	**0.4%**	**0.3%**	**20.8%**	**8.4%**	**70.1%**	**100.0%**	

EXHIBIT S.01 - OCCC FY26 DETENTION FORECAST FOR MALES BY LEGAL STATUS & CUSTODY CLASSIFICATION

The space program defines the basic organization of the physical plant of the facility in terms of functionality and size. The facility is organized into distinct functional units; each assigned net and gross square footage represented in table form. The net area is that space which is usable. The Departmental Grossing Factor (DGSF) adds wall thickness, structure, circulation, mechanical and electrical space requirements which are over and above the net area (in square feet).

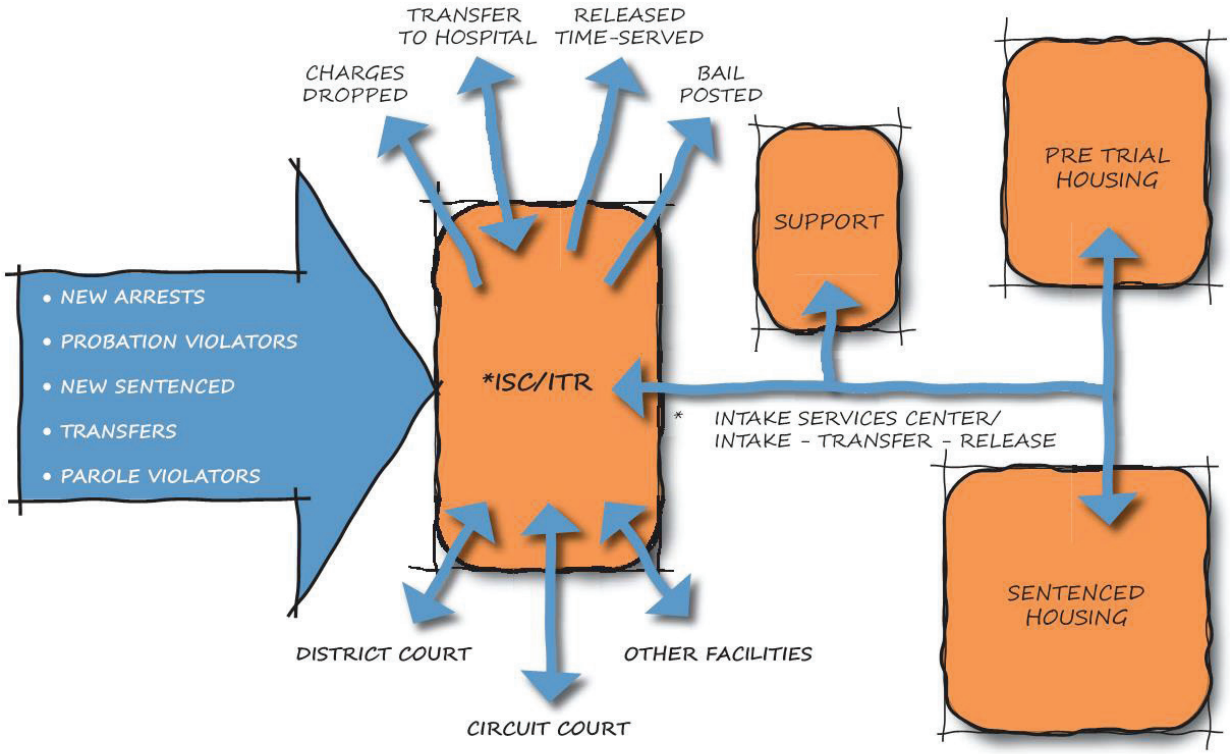
Housing configurations are standardized to be flexible as the population and classification complexity of the facility changes over time, which is to be expected with future changes in policy or enforcement. In later sections, housing will be discussed in terms of modules that are standardized where possible.

The plan addresses the OCCC Sentenced and Pre-Trial male populations. Additionally, the plan provides for male Pre-Release or Re-Entry inmates (including such programs as Work Furlough and Day Reporting). This male population is separated from the Sentenced/Pre-Trial male population.

OCCC is planned to place staff in positions which optimize their ability to manage those inmates that they supervise. Under this management model, services are distributed to the housing units as much as possible, thus limiting the amount of inmate movement. This approach gives staff greater control and enhances secure operations.

Due to the nature of the facility, access to and movement within OCCC Detention is limited and controlled. Public access is limited to administrative and visitation areas. Staff enter the facility through the main entry and pass through screening and a secure entry to the inner portions of the facility. Inmate access is only through the Intake/Transfer/Release area. The facility is segmented into functional zones, each of which may have different operation schedules. When each is not in use, it is locked down for security reasons. Inmate movement around the facility is limited and escorted. The movement patterns are both vertical and horizontal.

EXHIBIT S.02 - SC/ ITR FLOW DIAGRAM



All inmates entering or departing the facility will pass through this area. New arrivals will be transported to the facility from the courts; HPD will transport arrested persons to court from the respective regional police stations. OCCC is responsible for transporting inmates to and from court after a first appearance. Some inmates that are being released will pass through this area as well. This section is in operation 24/7.

The custody flow for the Hawaii, Department of Public Safety at the existing Oahu Community Corrections Center is influenced by numerous aspects of the Justice System, primarily on Oahu. Arrivals could be new arrests, probation violators, new sentenced, transfers from other facilities/agencies, or parole violators. Departures may include release for time served, transfers to the hospital, charges dropped, or transfers to other facilities. Additionally, there is frequent movement back and forth to District and Circuit Court. These people all move through the Intake/Transfer/Release component of OCCC. Much of the critical record keeping and processing is managed by the Intake Services Center Assessment and Classification Unit, and as a result, the efficient organization of this component will be critical to the successful operation of the new facility.

This diagram is intended to demonstrate basic flow and relationships from the OCCC ITR/ISC perspective. The illustration is a general overview of the flow from the facility perspective. Much greater detail will be provided when looking at internal functional relationship diagrams and space lists, which will ultimately be translated into a design that fully respects and supports the ISC/ITR operations.

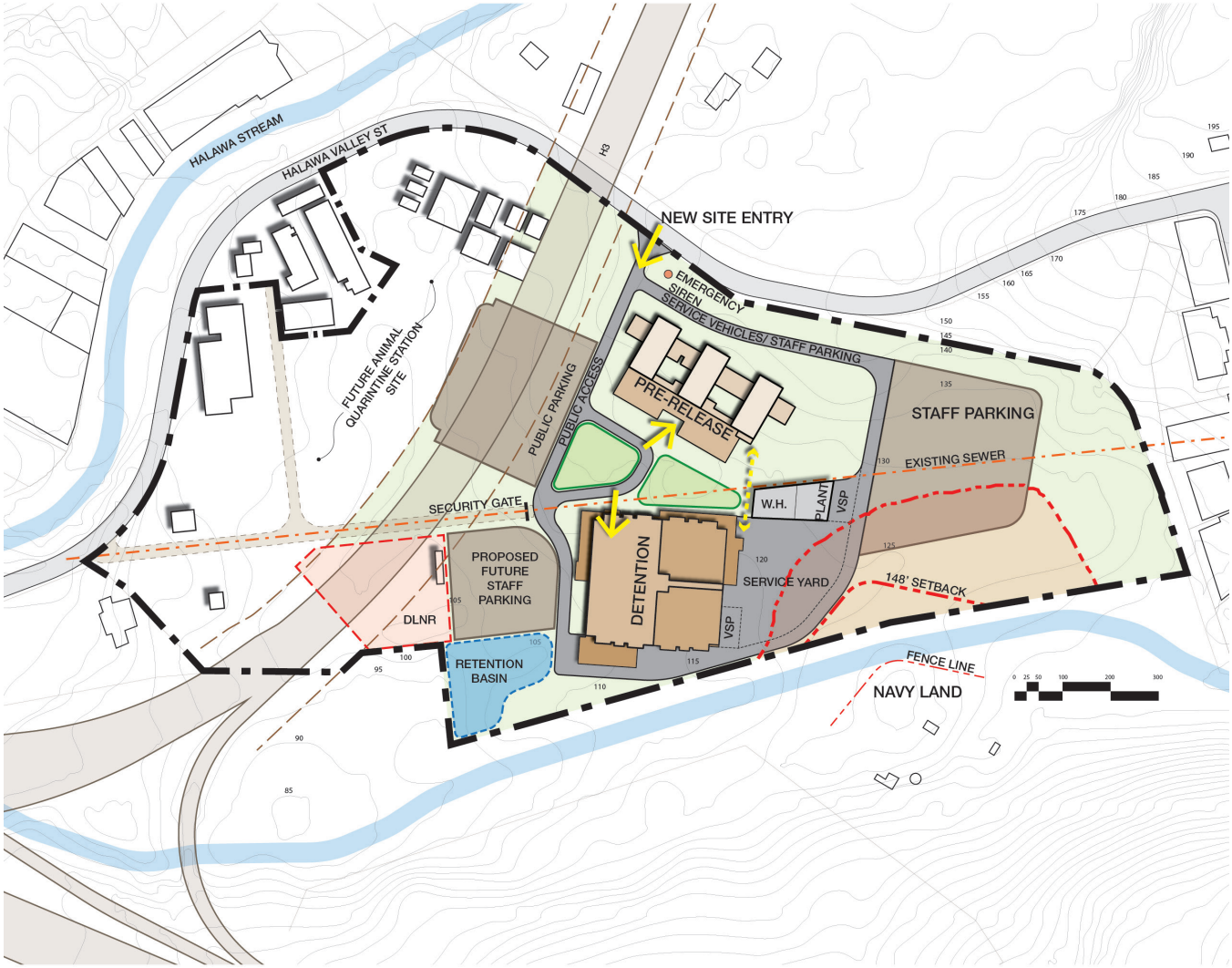
The following sections provide narrative information, program space lists, and preliminary floor plans for each component of the facilities. Overall building plans start on Page 63.

EXHIBIT S.03 - MASTER PLAN SPACE PROGRAM RE-CAP

	Component	Net Useable Square Feet	Departmental Gross Square Feet
QUARENTINE STATION SPACE LIST SUMMARY FOR OCCC DETENTION MALE BEDS			
1.000	Administration	10,221	14,309
2.000	Visitation	5,058	7,081
3.000	Intake/Transfer/Release	13,658	21,170
4.000	Intake Service Center	3,384	4,738
5.000	Security Operations	3,500	4,900
6.000	Inmate Program Services	4,554	6,148
7.000	Medical Services	9,304	13,026
8.000	Food and Laundry Services	18,731	23,414
9.000	Physical Plant Operations	25,360	29,164
10.000	Inmate Housing - Male	126,041	195,222
	Subtotal NSF	**219,811**	
	TOTAL DGSF		**319,171**
	Building Gross @ 15%		47,876
	Add for additional vertical circulation @ 4%	8792	8,792
	GRAND TOTAL BGSF		**375,839**
	Site Influences		
	Staff Parking and Shift change allocation	300 @ 300 Sq. Ft.	**90,000**
	Public Parking Allocation	70 @ 300 Sq. Ft.	**21,000**
	Service Yard Allocation	LS 10,000	**10,000**
	TOTAL SITE ALLOCATIONS		**121,000**

SPACE LIST SUMMARY FOR PRE-RELEASE MALE BEDS			
11.000	Pre-Release Center	54,163	85,201
	Subtotal NSF	54,163	
	TOTAL DGSF		**85,201**
	Building Gross @ 15%		12,780
	GRAND TOTAL BGSF		**97,981**
	Site Influences		
	Staff Parking and Shift change allocation	130 @ 300 Sq. Ft.	39,000
	Public Parking Allocation	20 @ 300 Sq. Ft.	6,000
	Service Yard Allocation	See OCCC Allocation	-
	TOTAL SITE ALLOCATIONS		**45,000**

EXHIBIT S.04 - PROPOSED SITE PLAN



1.0 Administration

This area of the building is located in the northwest quadrant of the building on the ground floor. It is accessed from a public walkway with access to public parking and to a vehicle drop-off.

All of the Administration section is located 'outside' of the facility maximum security line. The public and staff will enter the facility through the lobby; everyone will pass through screening in the lobby. Staff may use the locker area, to store gear and clothing before passing through screening. Lockers are provided for the visitors to store items that cannot be taken into the facility. Other support functions in the Staff Support area include training and the armory.

The visiting public may have business with the facility administration, visiting an inmate, or attending court proceedings, which will be in the Visitation area. A receptionist will direct the public; wayfinding will be provided to assist. The Administration area is located 'outside' of the facility secure perimeter and convenient for public and staff access through the lobby after passing through screening.

Main OCCC administration functions, include the Warden, Deputy Warden, Chief of Security, as well as the facility Business Office; all of which have frequent interaction with visitors. Administrative staff support is located in this area. The Armory, Security Equipment Storage, Emergency Operations Center, and Lock Smith, which is located close to the Chief of Security, are essential services functions.

After passing through screening, the staff may pass through a sally port into the secure 'inside' section of the facility. Public, once screened, will move through a sally port to the visiting area or to the courtrooms depending on their purpose.

While much of the facility is a 24-hour operation broken into three shifts per day, the Administrative area is normally in use only during traditional business hours (8 a.m. to 5 p.m., Monday through Friday). When not in use, this area will be locked down. The program space lists and functional diagram follow:

EXHIBIT 1.01 - DETENTION ADMINISTRATION SPACE LIST

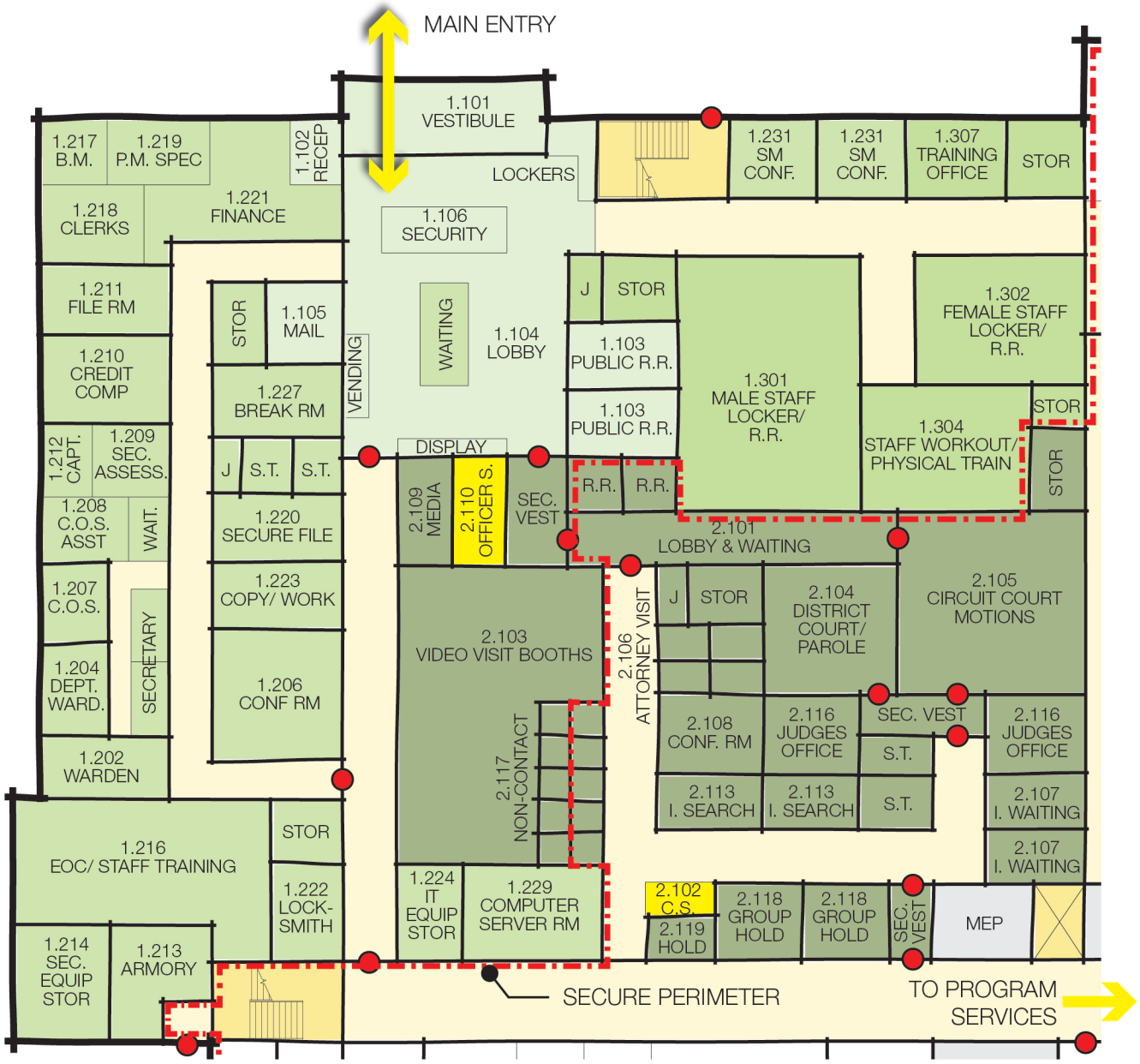
Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
1.0 ADMINISTRATION						
1.100	**Entry Lobby**					
1.101	Vestibule	1	1	80	80	Double door pairs / airlock with locking control - Provide a Transaction window between business office and Vestibule
1.102	Receptionist	1	1	80	80	Window and transaction to Lobby
1.103	Public Restrooms	4	2	30	240	ADA accessible
1.104	Lobby	40	1	30	1,200	Seating for 10, Alt use as Media Event
1.105	Mail/Package/Receiving Room	2	1	70	140	Secured, adjacent to Lobby w/ separate entry, pass window
1.106	Security Screening Station	4	1	35	140	Metal detector, package X-ray scanner, work table - Everyone to go through security screening
1.107	Display Case	1	1	60	60	
1.108	Vending	1	1	60	60	3 vending machines - Located in the Lobby
1.109	Public Lockers	20	1	3	60	15"x15"x12" Coin operated
				Subtotal (NSF)	1,940	

EXHIBIT 1.01 - DETENTION ADMINISTRATION SPACE LIST (CONT.)

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
1.0 ADMINISTRATION						
1.200	**Administrative Offices**					
1.201	Waiting	4	1	15	60	
1.202	Warden	1	1	180	180	Private office; conference seating for 6; CCTV and inmate telephone monitors
1.203	Warden's Secretary 3	1	1	65	65	Workstation
1.204	Deputy Warden	1	1	140	140	Private office - Conference setting for 4.
1.205	Deputy Warden's Secretary/ Reception	1	1	65	65	Workstation
1.206	Conference Room	20	1	20	400	A/V capable, voice and data connections, CATV - Close proximity to Lobby, located between Warden (with door) and Deputy Warden.
1.207	Chief of Security (COS)	1	1	120	120	Private office; seat for 6, CCTV and inmate telephone monitors
1.208	Chief of Security Secretary I/ Off Asst III	2	1	65	130	Workstation
1.209	Security Threat Assessment	1	2	65	130	Workstation
1.210	Pre-Confinement Credit Computation	1	4	65	260	Workstation
1.211	Pre-Confinement Credit Computation File Room	1	1	200	200	File Room with Work Station
1.212	Administration Captain	1	1	80	80	Workstation
1.213	Armory	1	1	200	200	Lethal equipment, ammunition; vault construction dispense of weapons
1.214	Security Equipment Storage	1	1	250	250	Emergency response equipment, radio storage/issue, tactical equipment
1.215	Storage Room	1	1	100	100	Near EOC
1.216	EOC/Staff Training Classroom	40	1	20	800	Near Chief of security - EOC Combined with 1.303 Staff Training Classroom Make 800 sf
1.217	Business Manager	1	1	100	100	Workstation - Locate business office near public lobby
1.218	Personnel Unit Clerks	1	4	48	192	Workstations
1.219	Personnel Management Specialist/Files	1	2	80	160	Workstation
1.220	Secure File Room	1	1	200	200	
1.221	Finance Unit Clerks	1	8	48	384	Workstations
1.222	Locksmith	1	1	150	150	Work bench and equipment, key control
1.223	Storage/Supplies/Copy Room	1	1	200	200	Work table/counter, copier, fax machine, supplies, lockable files
1.224	IT Equipment Room and Storage	1	1	100	100	Lockable storage area @ 60 SF
1.225	Staff Toilet	1	2	60	120	ADA-compliant
1.226	Janitor's Closet	1	1	35	35	Service sink, mop rack, shelving
1.227	Staff Break Room	15	1	15	225	Sink, coffee maker, under-counter refrigerator, storage cabinets
1.228	Storage Closet	1	1	100	100	
1.229	Computer Server Room	1	1	300	300	UPS
1.230	Smoking Area	1	1	200	100	Outdoor patio - Covered - @50%
1.231	Small Conference	4	2	20	160	Shared area
				Subtotal (NSF)	5,706	

1.300	**Staff Services**					
1.301	Male Staff Locker Room, Showers, Toilet, Lav.	60	1	18	1,080	Mix of locker sizes
1.302	Fem. Staff Locker Room, Showers, Toilet, Lav.	25	1	20	500	Mix of locker sizes
1.303	Staff Training Classroom	0	0	0	0	Combined with 1.216 EOC
1.304	Staff Workout and Physical Training	12	1	40	480	Training equipment, mats
1.305	Janitor's Closet	1	1	35	35	
1.306	Storage	1	2	150	300	
1.307	Training Office	1	3	60	180	Workstation
				Subtotal (NSF)	2,575	
				Total Area (NSF)	10,221	
				Dept. Gross @ 40%	4,088	
				TOTAL AREA (DGSF)	**14,309**	

EXHIBIT1.02 - DETENTION ADMINISTRATION PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- 1.100 ENTRY LOBBY
- 1.200 ADMINISTRATIVE OFFICES
- 1.300 STAFF SERVICES
- 2.100 VISITATION
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

2.0 Visitation

Located partially outside of security, accessible from the lobby, this area will include facilities for video visitation as well as limited court functions. Various technologies such as video visiting and video hearings will be considered for this function.

Persons visiting an inmate will enter this area after being screened in the lobby and use designated video visitation booths. Video visitation will be the standard; video booths will be provided; inmates will be using the video visitation booths in their respective housing unit dayrooms. The only contact visits allowed will be with attorneys. Additionally, a no-contact visit area is provided for limited use. Visits will be scheduled; the hours of operation for visitation may be adjusted from time to time as needed. A custody staff station is included in this area for supervision.

A separate section in this area will be dedicated for District Court and Circuit Court proceedings, some of which can be remote by video. A limited amount of space is provided for judicial staff adjacent the courtrooms. Inmates will be escorted to this area from 'inside' the secure area for their court appearance. Inmate waiting and processing spaces will be provided. Searches will be done before they are returned to their housing units. Attorney and limited public access to this area is from the public lobby. A custody station is included for supervision of this area. The hours of operation of this area will be determined by the courts calendar. When not in use, it will be locked down.

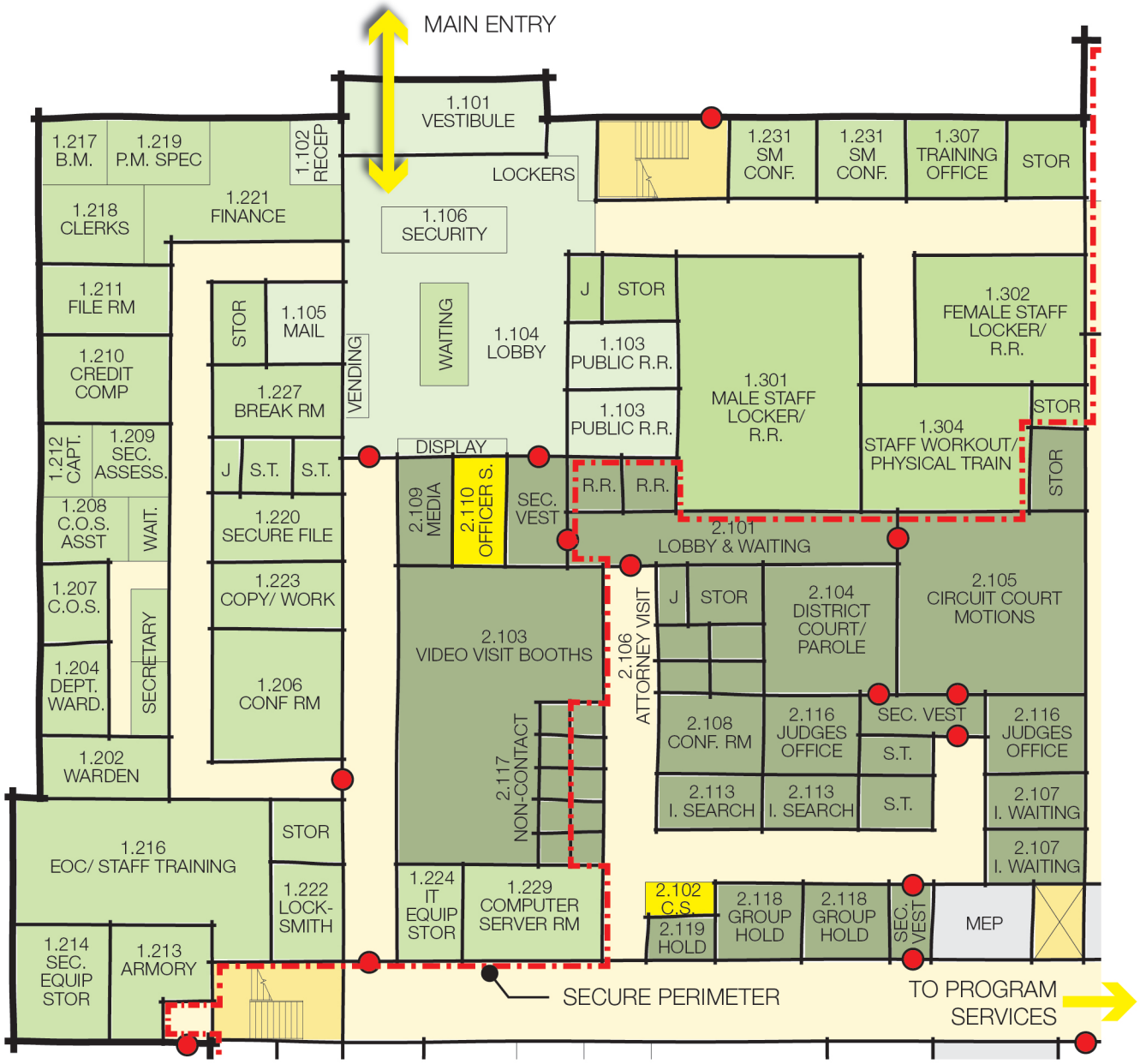
The program space list and concept plan diagrams follow:

EXHIBIT 2.01 - TYPICAL VIDEO VISIT BOOTHS

EXHIBIT 2.02 - DETENTION VISITATION SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
2.0 VISITATION						
2.100	**Visitation**					
2.101	Lobby and Waiting	30	1	10	300	Foyer, open seating Adjacent to entry lobby
2.102	Custody Station	1	1	48	48	
2.103	Video Visit Booths	60	1	20	1,200	Individual open booths w/ sound isolation
2.104	District Court Arraignment/Parole	10	1	40	400	
2.105	Circuit Court Motions	20	1	40	800	
2.106	Attorney Visit Area	4	2	20	160	(2) Non-Contact w/paper pass
2.107	Waiting - Inmate	8	2	15	240	
2.108	Conference Room	6	1	20	120	
2.109	Media	5	1	20	100	
2.110	Officer Station	1	1	100	100	
2.111	Equipment Storage	1	2	100	200	Adjacent courtrooms
2.112	Staff Toilet	1	2	60	120	ADA Compliant
2.113	Inmate Search/Restroom	2	1	60	120	(1) ADA Compliant
2.114	Security Vestibule	1	1	80	80	For Court Access
2.115	Janitor's Closet	1	1	35	35	Service sink, mop holder, storage shelving
2.116	Judge's office and support	5	2	35	350	Office, clerical, toilet
2.117	Non-contact visiting	2	5	20	200	One ADA compliant - adjacent to Video Visiting
2.118	Group Holding	5	2	30	300	Secure toilet - Bench seating
2.119	Single Holding cell	1	1	65	65	Secure toilet - Bench Seating
2.120	Public Restrooms	1	2	60	120	(ADA) Adjacent lobby/Waiting - Design may offer opportunity to combine with main Public Lobby restrooms
				Subtotal (NSF)	5,058	
				Dept. Gross @ 40%	2,023	
				TOTAL AREA (DGSF)	**7,081**	

EXHIBIT 2.03 - VISITATION PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- 1.100 ENTRY LOBBY
- 1.200 ADMINISTRATIVE OFFICES
- 1.300 STAFF SERVICES
- 2.100 VISITATION
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

3.0 Intake/Transfer/Release (ITR)

The ITR function will be a secure bubble on the perimeter of the facility located in the southwest quadrant of the ground floor. It will be located convenient to the Intake Services Center; the Medical section is located on the second floor accessed by elevators. Both of those sections interact with inmates as they arrive and depart the facility. Passing through this area are new arrivals, inmates going to and from courts, and individuals that are being released.

This area of the facility operates 24/7 and is managed by custody staff. It is located inside of the facility maximum security line; there is a secure control room adjoining the vehicle sally port and pedestrian entries. Included are two custody work stations, one on the inflow, and one on the outflow.

Transport vehicles will enter and leave through a vehicle sally port which is sized to hold one bus and as many as 8 vans at one time. Internal access to the ITR will be through pedestrian sally ports controlled from a central location. OCCC has transport responsibility for inmates traveling to court; provisions are included for space for the transport team. The ITR is organized to have separate 'in' and 'out' flows and processes. The 'in' path will include a transfer of paperwork, identification processes, medical screening (including x-ray), interviews (ISC), transfer and storage of personal property, and clothing exchange for institutional uniforms. ISC staff move from their section to ITR to process inmates in and out. Persons returning from court will have an abbreviated re-entry process. Persons being released will receive their property, change clothing and process paperwork upon release. When and inmate is released, he will exit through ISC. The property storage, records, and clothing issue areas will be designed for some growth. A substantial amount of space is set aside for inmate records processing and storage, inmate property storage, and inmate issue for institutional issue for soothing and personal hygiene supplies.

A number of holding cells are provided for incoming and outgoing areas for different sizes of groups. Since this is an all-male facility, provisions for ITR and ISC processes are located at Women's Community Correctional Center. Current planning indicates that the females will be transported to WCCC for housing. All cells will be arranged so that there is good supervision by custody staff; the cells should be controlled from a central location. The program space lists and preliminary design diagrams follow:

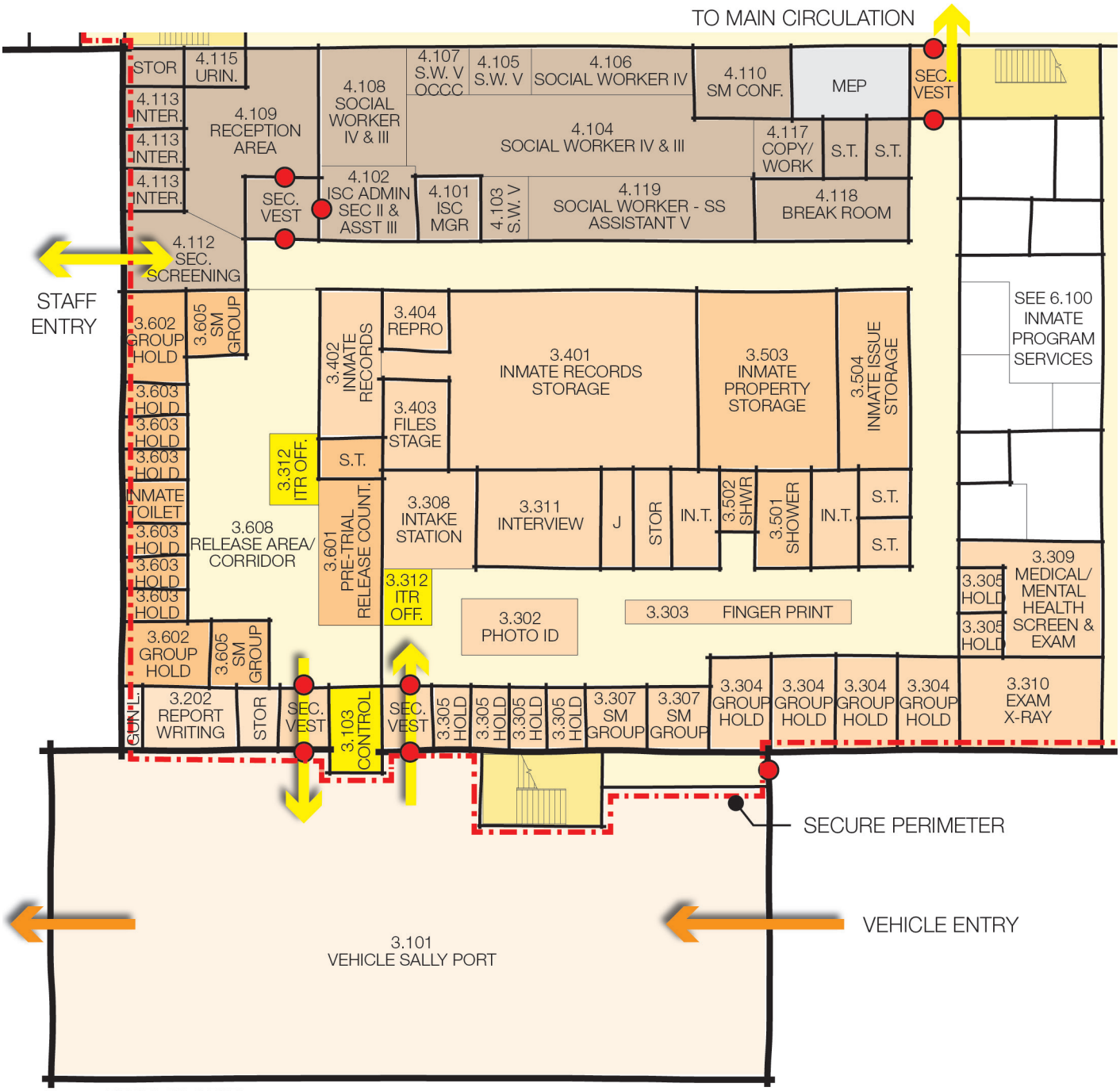
EXHIBIT 3.01 DETENTION INTAKE/ TRANSFER/ RELEASE CENTER (ITR) SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.0 INTAKE/ TRANSFER/ RELEASE						
3.100	**Reception / Transport Area**					
3.101	Vehicle Sally Port	NA	1	6,000	6,000	2 drive through lanes for buses in-line, diagonal parking for 6 transport vehicles
3.102	Gun Locker	1	1	20	20	On outside wall of Vehicle Sally Port
3.103	Intake / Release Control Room	1	1	80	80	
				Subtotal (NSF)	6,100	
3.200	**Transport Team**					
3.201	Equipment Storage	1	1	60	60	Restraints in cabinets
3.202	Report Writing / Staging	6	1	20	120	Open counter
				Subtotal (NSF)	180	

EXHIBIT 3.01 DETENTION INTAKE/ TRANSFER/ RELEASE CENTER (ITR) SPACE LIST (CONT.)

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
3.0 INTAKE/ TRANSFER/ RELEASE						
3.300	**Intake Processing**					
3.301	Secure Vestibule / Sally Port	8	1	20	160	
3.302	Photo ID Station	2	3	30	180	Open counter with 3 stations
3.303	Finger Print Station	2	3	25	150	
3.304	Group Holding Cell	10	4	15	600	Fixed wall bench, cuffing rings; separate males-No females, consider gender neutral persons
3.305	Individual Holding Cell	1	6	50	300	Fixed wall bench, cuffing rings
3.306	Inmate Toilet	1	2	60	120	ADA-compliant, 1-male, 1-female
3.307	Small Group Holding Room	5	2	20	200	seems small
3.308	Intake Station	1	4	60	240	Interview counter w/ privacy partitions; back up to records section w/ document pass
3.309	Medical/Mental Health Screening and Exam	3	2	35	210	Desk/workstation, exam table, sink, shelving
3.310	Exam / X-ray	3	1	40	120	
3.311	Interview	1	5	65	325	Interview counter w/ privacy partitions
3.312	Intake/Transfer/Release Officer	1	2	65	130	Workstation, view of booking area
3.313	Storage Closet	1	2	35	70	1-restraint equipment storage, 1-forms storage
3.314	Staff Toilet	1	2	60	120	ADA-compliant, 1-male, 1-female
3.315	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
				Subtotal (NSF)	2,960	
3.400	**Inmate Records**					
3.401	Inmate Records Storage	1	1	1,000	800	Compact shelving - Consider reduction due to electronic records.
3.402	Inmate Records Work Stations	1	5	48	240	Cubicle workstations, may combine w/ Reproduction
3.403	Files Staging Area	1	1	150	150	May combine w/ Records Workstations
3.404	Reproduction	1	1	100	100	
				Subtotal (NSF)	1,290	
3.500	**Inmate Property / Dress**					
3.501	Showers / Dress - Male	1	4	35	140	Separated drying area, one ADA-compliant. Pass window to Property Storage
3.502	Showers / Dress - Gender neutral	1	1	60	60	Separated drying area, ADA-compliant; adequate separation from male area. Pass window to Property Storage
3.503	Inmate Property Storage	1,044	1	3	783	Stacked rail and shelf storage system. Contains inmate valuables storage, bulk items storage, collection / distribution passes to dressing/shower areas.
3.504	Inmate Issue Storage	500	1	3	375	Shelving, work counter, adjacent to property storage areas
				Subtotal (NSF)	1,358	
3.600	**Release / Transfer Area**					
3.601	Pre-Trial Release Counter	1	4	60	240	Interview counter w/ privacy partitions (1) ADA
3.602	Group Holding Cell	10	2	15	300	Fixed wall bench, cuffing rings
3.603	Small Holding Cell (1-3 person)	1	6	50	300	Fixed wall bench, cuffing rings
3.604	Staff Toilet	1	1	60	60	ADA-compliant, 1-male
3.605	Small Group Holding Room	5	2	20	200	
3.606	Secure Vestibule to Housing	4	1	25	100	
3.607	Inmate Toilet	2	1	35	70	
3.608	Release Area / Corridor	1	1	500	500	NSF provisional allowance only, determined by design layout
				Subtotal (NSF)	1,770	
				Total Dept. (NSF)	13,658	
				Grossing Factor @ 55%	7,512	
				TOTAL DEPT. GSF	**21,170**	

EXHIBIT 3.02 - DETENTION INTAKE/ TRANSFER/ RELEASE CENTER (ITR) PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

- 3.100 RECEPTION/ TRANSPORT AREA
- 3.200 TRANSPORT TEAM
- 3.300 INTAKE PROCESSING
- 3.400 INMATE RECORDS
- 3.500 INMATE PROPERTY/ DRESS
- 3.600 RELEASE/ TRANSFER AREA
- 4.100 INTAKE SERVICE CENTER

4.0 Intake Services Center

Some of the state of Hawaii, Intake Services Center functions will be located at the OCCC facility; primarily to provide assessment and classification services for inmates at the facility. The ISC staff works with inmates who are in the facility as well as those that may be in a community release status. Provisions are included for persons on community release status to go through drug testing and interviews in this area. Additionally, the staff interacts with new arrivals as well as some of those that are being released. There is a significant recordkeeping function; this is located conveniently to the ITR.

The ISC is located on the first floor next to the ITR. Persons doing business with ISC staff go through a screening area then to a reception area. Interview rooms, transaction windows and urinalysis functions are in this area. All ISC staff work stations are located inside of the secure perimeter. Staff pass through a sally port to interact directly with the public. Other interactions are through transaction windows. ISC staff moving to ITR will do so through a sally port.

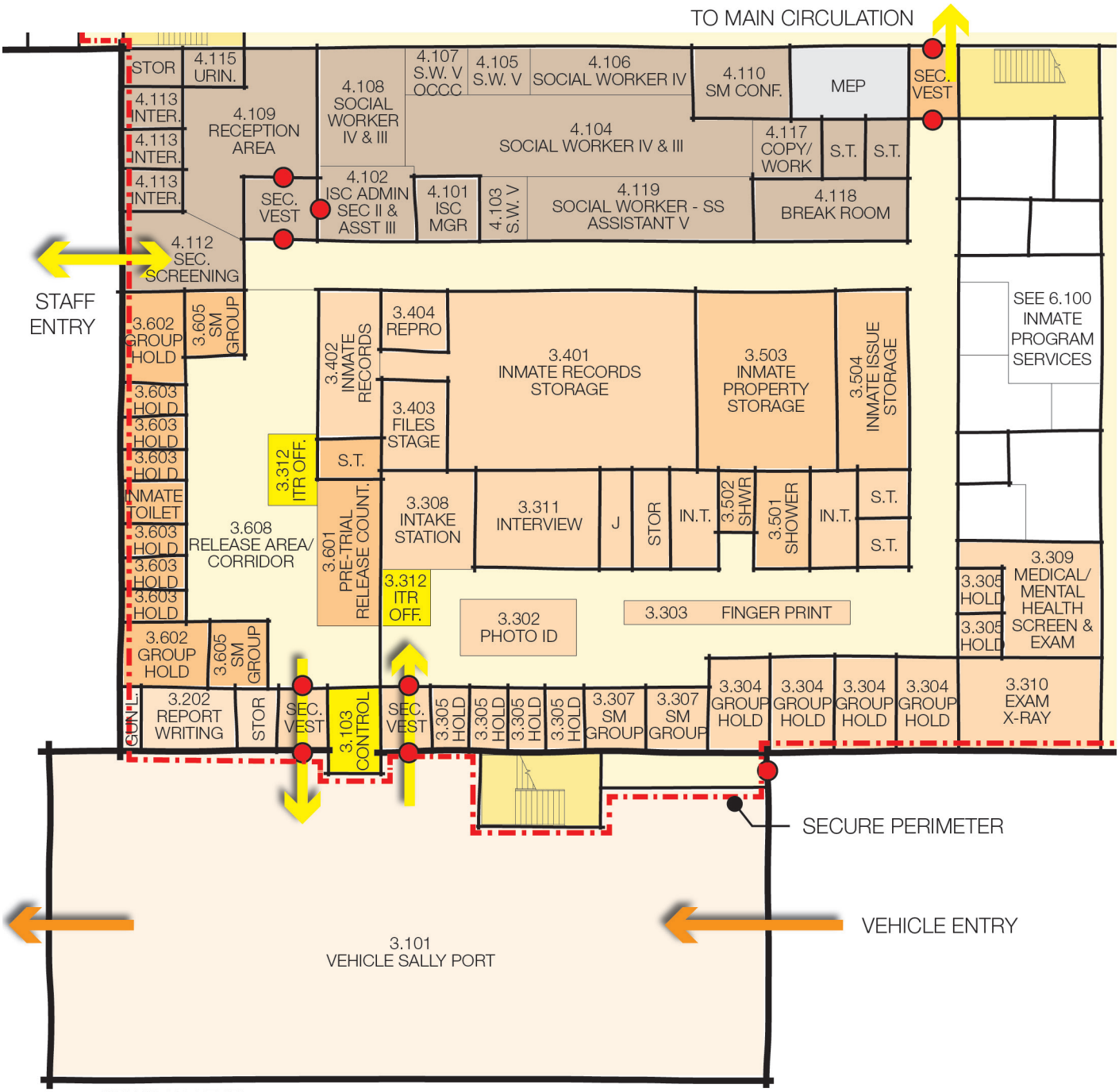
Since most inmates could be released through this area, it will be on the perimeter with a lobby, screening area and sally port controlled from a central location. Pre-Release inmates that are seeking medical services will enter through this area and enter ITR for a check-up. If further medical attention is required. They will be escorted to the Medical/Mental Health section on the second floor.

EXHIBIT 4.01 EXAMPLE OF INTAKE SERVICE CENTER PHOTO

EXHIBIT 4.02 DETENTION INTAKE SERVICE CENTER (ISC) SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
4.0 INTAKE SERVICE CENTER (ISC)						
4.100	**ISC**					
4.101	ISC Manager II	1	1	100	100	Located at Admin close to main entry (Workstation two visitor chairs)
4.102	ISC Admin Sec II and Assistant III	1	3	65	195	Workstation - Located at admin close to main entry
	Assessment and Classification Unit					
4.103	Social Worker V	1	1	80	80	Workstation - Adjacent to Intake
4.104	Social Worker IV and III	2	10	35	700	Open with dividing wall - Adjacent to Intake
	Court Unit					
4.105	Social Worker V - Court Unit	1	1	80	80	Workstation
4.106	Social Worker IV - Court Unit	1	3	70	210	Workstation
	Supervision Unit					
4.107	Social Worker V - OCCC	1	1	80	80	Workstation
4.108	Social Worker IV, III,	1	4	70	280	Workstation
4.109	Reception Area	10	1	15	150	Provide means to receive and deliver property - Bulk pass
4.110	Small Conference Room	12	1	15	180	
4.111	Sally Port	4	1	25	100	
4.112	Security Screening	3	1	25	75	
4.113	Interview	3	6	23	414	3 interview rooms and 3 T.A. Windows
4.114	Staff Restroom	1	2	60	120	ADA Compliant
4.115	Urinalysis	1	1	60	60	Pass to sample storage
4.116	Sample storage	1	1	50	50	Include freezer
4.117	Copy/Work	2	1	50	100	
4.118	Break	10	1	15	150	
4.119	Social Worker - SS Assistant V	1	4	65	260	
				Subtotal (NSF)	3,384	
				Dept. Gross @ 40%	1,354	
				TOTAL AREA (DGSF)	**4,738**	

EXHIBIT 4.03 - DETENTION INTAKE SERVICE CENTER PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

- 3.100 RECEPTION/ TRANSPORT AREA
- 3.200 TRANSPORT TEAM
- 3.300 INTAKE PROCESSING
- 3.400 INMATE RECORDS
- 3.500 INMATE PROPERTY/ DRESS
- 3.600 RELEASE/ TRANSFER AREA
- 4.100 INTAKE SERVICE CENTER

5.0 Security Operations

Security Operations will house the component of day-to-day custody operations that will be inside of security, a 24/7 operation. Office space is provided for the Watch Commander (Captain) and Operations Lieutenants. While the Lieutenants have responsibilities for various sections of the facility, their offices are located here. A large briefing room is provided for custody staff to meet as they come on shift. This includes an area for report writing.

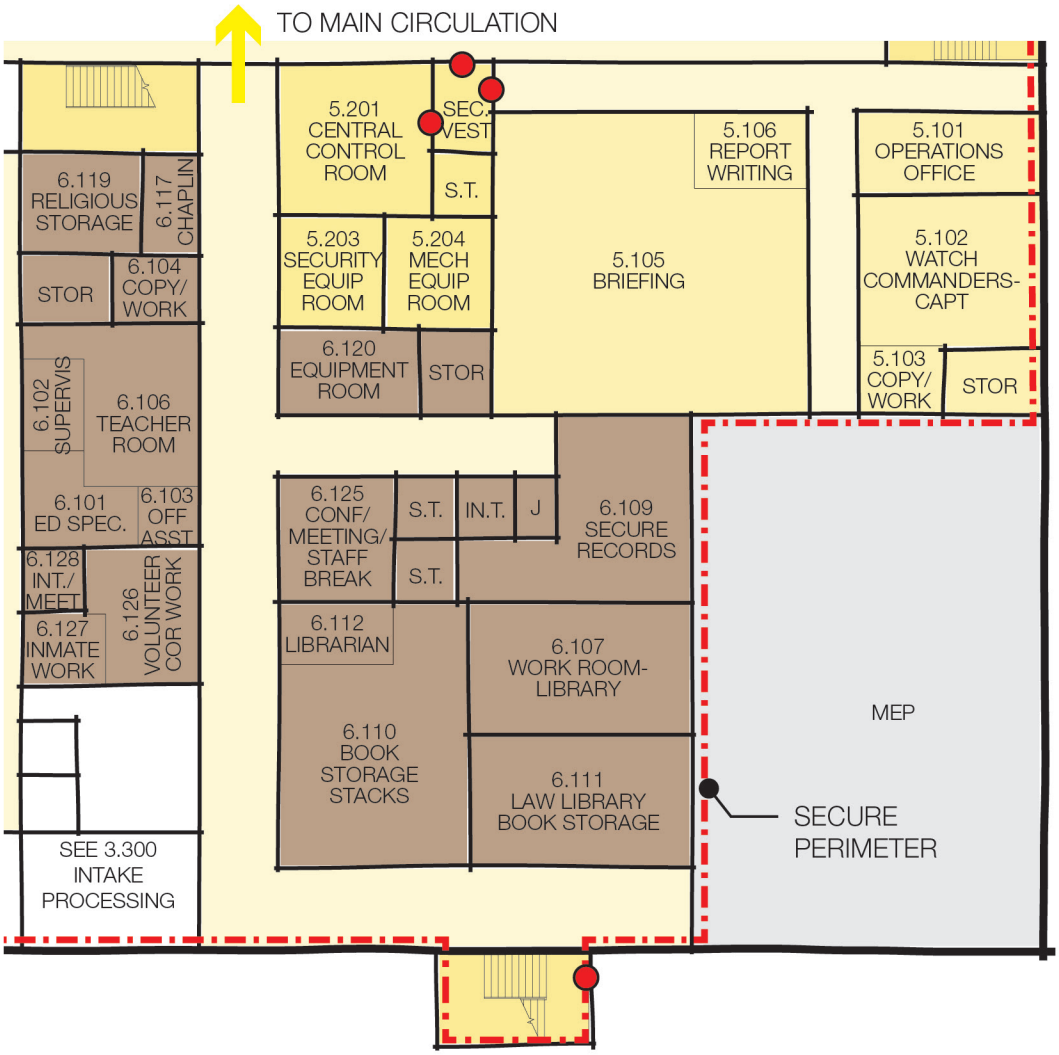
The facility Central Control room, which will be placed as a high security bubble, is part of this section. The design of this area will be highly sensitive, and the determination of the span of control will be discussed in security narratives to be developed later in the design process. Typically, this area would include two ergonomic control stations, one for the control of the perimeter of the building and the second for internal movement control. Consideration should be included for a third control station to be used for training, backup, and during heavy traffic times to spread the work load. Associated with the central control will be a security electronics room which contains sensitive equipment essential to the secure functioning of the facility.

EXHIBIT 5.01 - CONTROL ROOM - EXAMPLE OF A CENTRAL CONTROL ROOM WITH CURRENT TECHNOLOGY

EXHIBIT 5.02 - DETENTION SECURITY OPERATIONS SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
5.0 SECURITY OPERATIONS						
5.100	**Security Operations Command**					
5.101	Operations Office (LT)	1	4	65	260	Located in the area of focus IE intake, housing, programs
5.102	Watch Commanders - Capt. (WC)	1	6	75	450	Shared office, 6 workstations
5.103	Watch Command Work Room	1	1	100	100	Copy and support
5.104	Storage Room	1	1	100	100	
5.105	Briefing	75	1	20	1,500	Staff signs in and out here
5.106	Staff Report Writing Station	1	6	25	150	Computer Stations - Located in Briefing
				Subtotal (NSF)	2,560	
5.200	**Control Center**					
5.201	Central Control Room	1	1	400	400	Complex exterior control; building interior control; raised area, transaction drawer to corridor, view of adjacent circulation; CCTV monitors; may have up to 4 staff
5.202	Security Vestibule	1	1	80	80	Interlocked doors
5.203	Security Equipment Room	1	1	200	200	Security electronics; adjacent to/accessed from Control Room
5.204	Mechanical Equipment Room	1	1	200	200	Separate system for Control Room; adjacent to/accessed from Control Room; positive air pressure
5.205	Toilet	1	1	60	60	Accessed from Control Room; ADA-compliant
				Subtotal (NSF)	940	
				Total Dept. (NSF)	3,500	
				Dept. Gross @ 40%	1,400	
				TOTAL AREA (DGSF)	**4,900**	

EXHIBIT 5.03 - DETENTION SECURITY OPERATIONS PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- 5.100 SECURITY OPERATIONS COMMAND
- 5.200 CONTROL CENTER
- 6.100 INMATE PROGRAM SERVICES
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

6.0 Inmate Program Services

As previously indicated, services will be delivered in the individual housing units to the greatest extent practical. Program services include education, library, treatment, and religious services/programs; all located 'inside' the facility. The hours of operation may vary depending on the program.

Office space, as well as supporting materials spaces, will be provided for educators, chaplains, and library staff. Some educational programs will be transmitted to the housing units via video, as well as delivered in person. Some of these programs are provided by outside vendors and some can be produced internally using the latest technology. A central library collection, including the law library, will be available. Recreational collections will rotate through the housing units.

While all programs will be distributed to the housing units, a limited amount of space is provided at this central location for re-entry programs. Some volunteers and inmates will work in this area. Some volunteers will be in this area to assist with program support. Additionally, at times there may be inmate workers in this area to help and receive training.

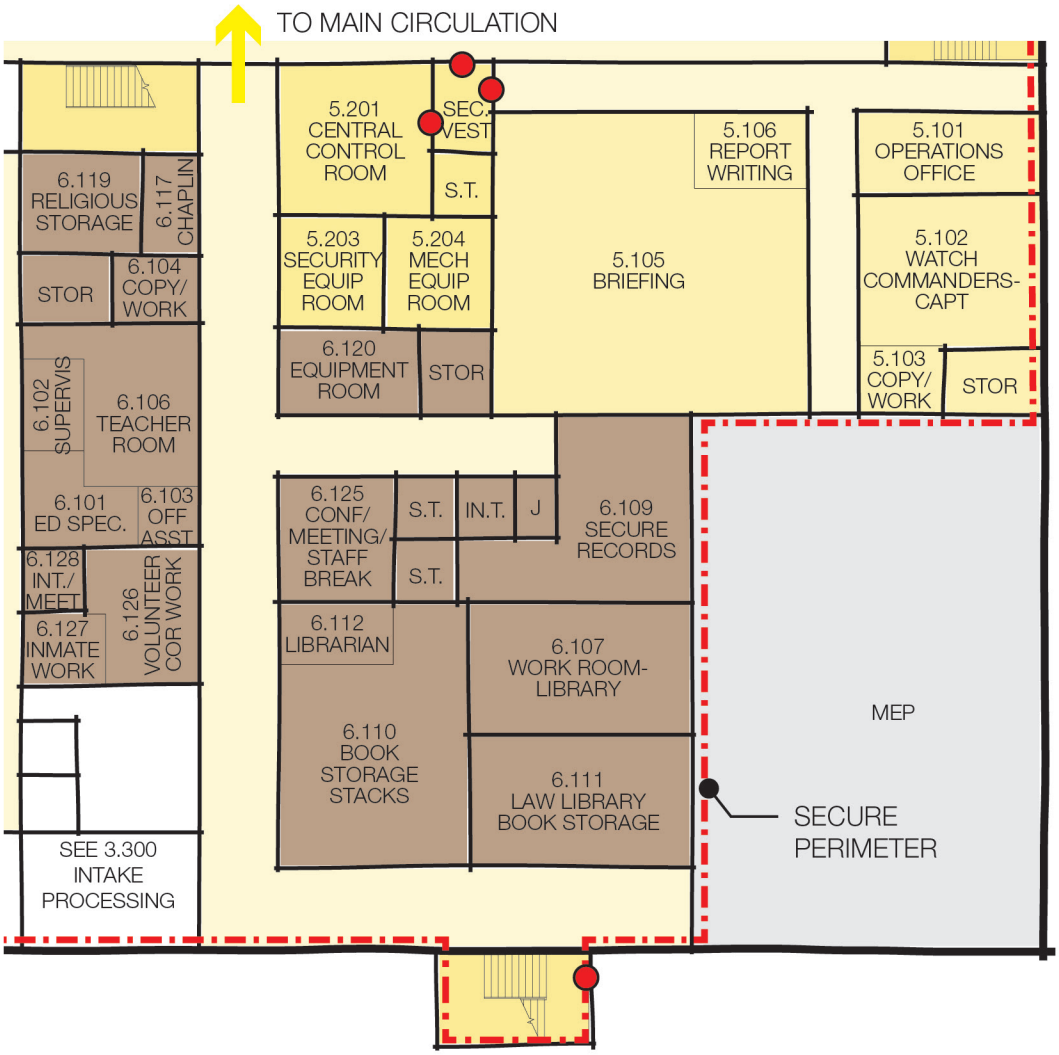
The program space list and functional diagram follow:

EXHIBIT 6.01 - EXAMPLE CLASSROOM PHOTO

EXHIBIT 6.02 - DETENTION INMATE PROGRAM SERVICES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
6.0 INMATE PROGRAMS SERVICES						
6.100	**Program Services - Central**					
6.101	Education Specialist	1	2	80	160	Workstation
6.102	Education Supervisor I	1	1	100	100	Workstation
6.103	Office Assistant	1	1	65	65	
6.104	Copy / Work Room	4	1	25	100	
6.105	Storage Room	1	1	100	100	
6.106	Teacher Room	6	1	60	360	6 workstations; locate adjacent to specialist office
6.107	Work Room - Library	1	1	500	500	Copy, fax, work table, storage shelving, lockable storage cabinets, counter w/ sink
6.108	Production Studio	1	1	0	0	
6.109	Secure Records Room / Files	1	1	400	400	Shared space
6.110	Book Storage Stacks	1	1	750	750	Book shelving - 5,000 volumes (Note: Does not include law library)
6.111	Law Library Book Storage	1	1	500	500	Book shelving - Provide kiosks in housing dayrooms
6.112	Librarian/Library Technician	1	2	60	120	Secure workstations.
6.113	*NA - Substance Abuse/ Re-Entry Program*	*0*	*0*	*0*	*0*	
6.114	*NA - Substance Coordinator Office*	*0*	*0*	*0*	*0*	
6.115	*NA - Groups*	*0*	*0*	*0*	*0*	
6.116	*NA - Storage*	*0*	*0*	*0*	*0*	
6.117	Religious Services Chaplain	2	1	48	96	Workstations
6.118	Religious Services Group	0	0	0	0	Services to be provided on the Housing unit
6.119	Religious Services Storage	1	4	50	200	For religouse books, pamplets, vestments
6.120	Equipment Room	1	1	200	200	A/V center; lockable and secure; adjacent to Production Studio
6.121	Storage Room	1	1	100	100	Correctional Program Services Division Storage Areas
6.122	Staff Toilet	1	2	60	120	ADA-compliant; 1-male, 1-female
6.123	Inmate Toilet	1	1	60	60	ADA-compliant; 1-male
6.124	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
6.125	Conference/Meeting Room/Staff Break	12	1	20	240	Conference seating for 12, beverage alcove w/ counter, sink and storage cabinets, under counter refrigerator
6.126	Volunteer Cor Work Areas	2	2	48	192	Workstations
6.127	Inmate Workers	2	1	48	96	Workstations
6.128	Interview /Meeting	3	1	20	60	Confidential meetings.
				Subtotal (NSF)	4,554	
				Dept. Gross @ 35%	1,594	
				TOTAL DEPT. GSF	**6,148**	

EXHIBIT 6.02 - DETENTION INMATE PROGRAM SERVICES PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- 5.100 SECURITY OPERATIONS COMMAND
- 5.200 CONTROL CENTER
- 6.100 INMATE PROGRAM SERVICES
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

7.0 Medical / Mental Health Services

Medical and Mental Health Services will be provided at the facility to the greatest degree practical. This area will provide services to the Detention Center and to the Pre-Release center. These functions will be located on the inside near the ITR for intake screening and the Medical/Mental Health unit on the second floor. This area is subdivided into three areas, Clinic, Infirmary, and Administrative spaces. Clinic hours will be limited to one shift each day; the infirmary will be a 24/7 operation. Initial medical screening and medication distribution will happen at the housing units. Inmates will move to the clinic to receive medical, dental, and mental health services.

The administrative support area will be central to the Medical/Mental Health area. This area will include workstations for physicians, psychologists/social workers, and administrators. Medical records and the pharmacy will be located in this area; inmates will not be allowed to enter this section.

Inmates will visit the clinic on a scheduled basis; sick call and initial screening will occur at the housing unit. With an appointment, they will enter a waiting area which is supervised by a custody officer. The first clinic interaction will be at a nurse's station located so that it can monitor the waiting area and provide continual services to the clinic. The clinic will include interview rooms, exam rooms, optometry exam, dental operatory, and a laboratory. Urine samples can be collected at an inmate restroom adjoining the waiting area.

EXHIBIT 7.01
TYPICAL CLINIC EXAM ROOM

An infirmary will be provided for inmates requiring 24-hour nursing care. Significant medical procedures will occur at The Queens Medical Center. Inmates may be placed in the infirmary while they recover. A total of four hospital type rooms, two double-bed and two single-bed, plus two medical isolation rooms will be provided along with the appropriate support facilities. A custody station in this area will provide the appropriate level of security coverage. The nurses station in this area will be staffed 24/7 while there are patients in the infirmary.

A separate 36-bed Acute Mental Health housing unit, subdivided into two sections, will be included to provide services to those inmates that must be removed from the general population. A 72-bed Step Down Mental Health Housing unit will be provided as well.

These units will be located near the Medical/Mental Health Unit and configured similar to the other housing units of this size. The Acute Mental Health patients will return to their original housing units once they are stabilized. Eighteen Suicide Watch cells are included in the Acute Unit. The program space lists and functional diagram follow:

EXHIBIT 7.02 - DETENTION MEDICAL/ MENTAL HEALTH SERVICES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
7.0 MEDICAL/ MENTAL HEALTH SERVICES						
7.100	**Staff and Support Areas**					
7.101	Physicians	1	2	80	160	Combined office; w/ desk/workstations, 2 guest chairs,
7.102	Psychiatrist	1	2	80	160	Work Stations
7.103	General Practitioners	1	2	80	160	Work Stations - located in the MH hub
7.104	Nurse Administrator	1	1	80	80	Desk / Workstation, 2 guest chairs
7.105	Assistant Administrator	1	1	80	80	Workstation - 2 guest chairs
7.106	Advanced Medical Nurse	1	1	80	80	
7.107	Clerical	1	4	48	192	Workstations - Located in Support Area
7.108	Nurse's Station	3	1	60	180	Locate to maximize view of clinic areas and Infirmary Central Location
7.109	M.H. Section Administrator	1	1	100	100	Desk / Workstation, 2 guest chairs
7.110	M.H. Assistant Administrator	1	1	80	80	Workstation - 2 guest chairs
7.111	M.H. Clerical	1	4	48	192	Workstations
7.112	Medical Records Room	5	1	70	350	Adjacent to Nurse's Station w/ desk; lockable; door to 7.116 Copy
7.113	Staff Toilet	1	2	60	120	ADA-compliant; locate one in Infirmary
7.114	Secure Storage	1	1	50	50	Lockable
7.115	General Storage	1	1	200	200	Lockable
7.116	Copy Room	1	1	50	50	Lockable; Door to 7.112 Records
7.117	Pharmacy	1	1	500	500	Secure area w/ dispensing window, pharmaceuticals storage, refrigerator, carts staging, sink, work table
7.118	Janitor's Closet	1	1	35	35	Service sink, mop holder, storage shelf
7.119	Staff Break and Locker Room	10	1	30	300	
7.120	Interview / Meeting	3	2	20	120	Confidential meetings.
7.121	Secure Files	2	2	25	100	Shared space
7.122	Conference/Meeting/Staff Training	30	1	20	600	Conference / meeting / training / break; storage w/ sink, refrigerator, storage cabinets
				Subtotal (NSF)	**3,889**	

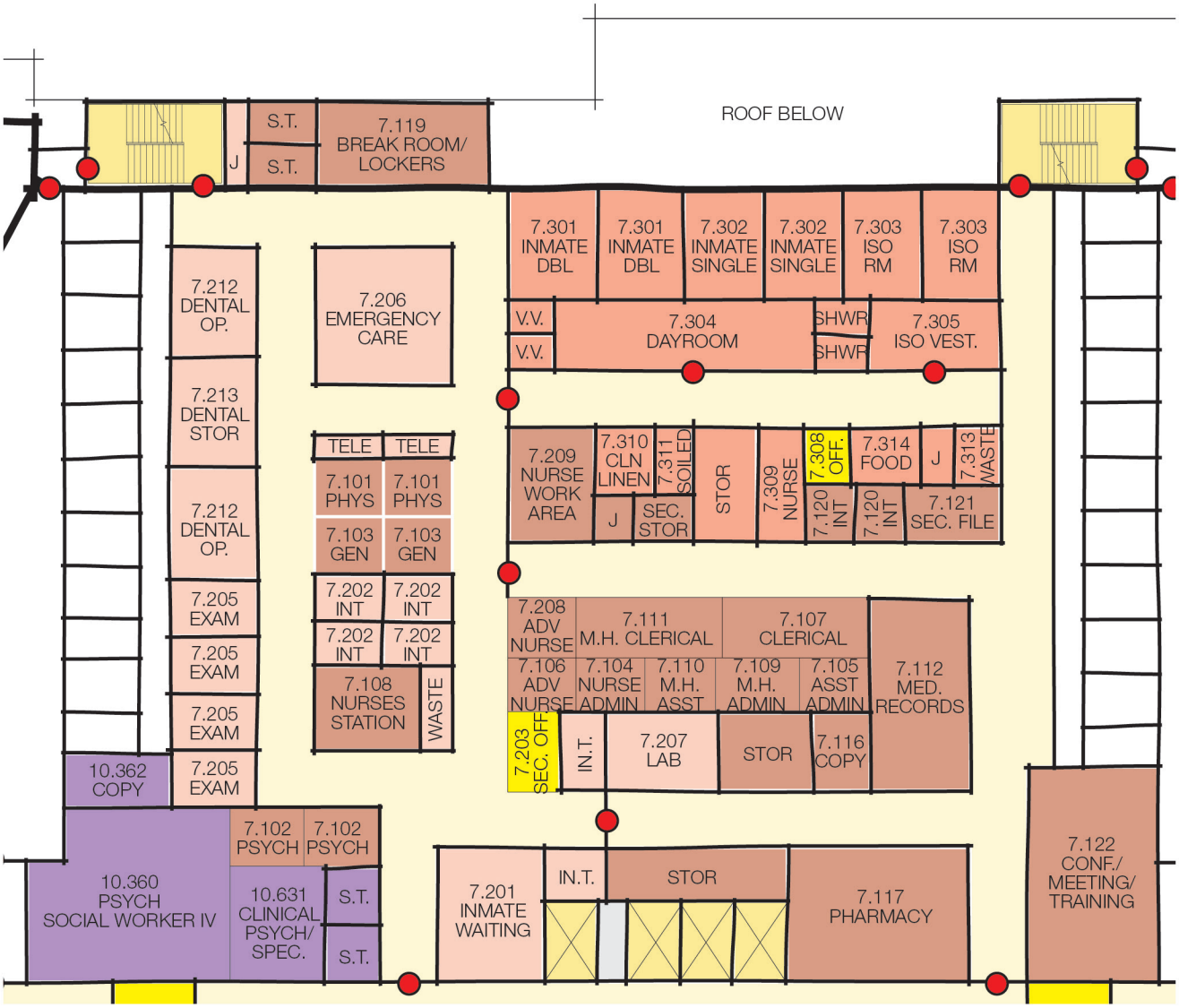
Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
7.0 MEDICAL/ MENTAL HEALTH SERVICES						
7.200	**Clinic**					
7.201	Inmate Waiting	15	1	15	225	Control and view from security officer station
7.202	Interview Room	3	4	20	240	Good acoustic separation
7.203	Security Officer Station	1	1	50	50	Locate for inmate check-in and to view Inmate Waiting area; maximize other key sight lines
7.204	Inmate Toilet	1	2	60	120	ADA compliant
7.205	Exam/Treatment Room	1	4	100	400	Exam table, sink, desk/ small workstation, cabinets
7.206	Emergancy Care	1	1	400	400	Optometry equipment, sink, desk/ small workstation
7.207	Laboratory	1	1	120	120	Phlebotomy chair, beam scale, counter w/ sink, storage cabinets, lab equipment, locked refrigerator
7.208	Advanced Medical Nurse	1	1	80	80	
7.209	Nurses' Work Area	5	1	40	200	Work and clerical area; may be co-located w/ laboratory
7.210	Telemedicine Station	1	2	60	120	Telemedicine equipment
7.211	Medical Waste Room	1	1	50	50	
7.212	Dental Operatory	2	2	100	400	2 dental chairs and stations, counter w/ sink, cabinets, workstation
7.213	Dental Storage	1	2	100	200	Dental supplies and equipment; lockable; compressor
7.214	Janitor Closet	1	1	35	35	
7.215	Nurse Station	4	1	100	400	No. of area dependent on design
7.216	General Storage	1	1	100	100	
				Subtotal (NSF)	**3,140**	

EXHIBIT 7.02 - DETENTION MEDICAL/ MENTAL HEALTH SERVICES SPACE LIST (CONT.)

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
7.0 MEDICAL/ MENTAL HEALTH SERVICES						
7.300	**Infirmary**					
7.301	Inmate Rooms - Double	2	2	100	400	
7.302	Inmate Rooms - Single	1	2	180	360	
7.303	Isolation Room	1	2	180	360	Negative air pressure, toilet and lavatory; shower
7.304	Isolation Vestibule	1	1	180	180	Sink, Shower
7.305	Day Room	6	1	35	210	Lounge seating, table, television
7.306	Shower	1	2	35	70	2 male; ADA-compliant
7.307	Video Visit Units	2	1	50	100	Alcove for 3 portable video visit units
7.308	Officer's Station	1	1	50	50	
7.309	Nursing Station	1	1	100	100	No. of area dependent on design
7.310	Clean Linen Room	1	1	80	80	Shelving, small table
7.311	Soiled Linen Room	1	1	50	50	Linen carts, small table
7.312	General Storage	1	3	50	150	
7.313	Medical Waste Room	1	1	50	50	Sink, medical waste containers
7.314	Beverage/Food Pantry	1	1	80	80	Work table, sink
7.315	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
				Subtotal (NSF)	2,275	
				Total Area (NSF)	9,304	
				Dept. Gross @ 40%	3,722	
				TOTAL AREA (DGSF)	**13,026**	

EXHIBIT 7.03 - EXAMPLE DENTAL SUITE PHOTO

EXHIBIT 7.04 - DETENTION MEDICAL/ MENTAL HEALTH SERVICES PLAN DIAGRAM



KEY PLAN: LEVEL 2

LEGEND

- 7.100 STAFF AND SUPPORT AREAS
- 7.200 CLINIC
- 7.300 INFIRMARY
- 10.400 SPECIAL MANAGEMENT/ M.H. UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

8.0 Food and Laundry Services

Food and Laundry Services will be located inside of the secure perimeter on the ground floor and close to the east exterior wall since they require access to a loading dock. The kitchen may be in operation over two shifts, seven days each week. Meals will be prepared in the central kitchen, placed on trays, placed in carts, and then taken to the housing units for serving to the inmates. This includes delivery in carts to the Pre-Release Facility.

Quality, sanitation and temperature control are very important for the proper preparation and delivery of the food. With meals delivered to housing in carts, kitchen space will be required for assembly, cleaning and storage of carts. Secure supervision of the kitchen will be essential since it can be a significant source of contraband and weapons. Inmate workers will be screened coming and going. The proper storage of sharps such as knives and cooking utensils, chemicals, and volatiles will be included. Inmates will be searched prior to leaving this work zone. Culinary arts programs will be offered to inmates as a part of a training program. Food storage will be included in the kitchen for one week. Bulk storage will be included in the warehouse.

Laundry services will be centralized in one area. Inmate clothing and bedding will be collected at the housing units, laundered, and returned to the units. Included in the laundry area is storage for a stock of inmate clothing. Pre-Release personal laundry will be done by inmates at that facility. Laundry equipment is located adjacent to the Pre-Release dayrooms. The equipment in this area will be commercial grade capable of doing large volume loads. Laundry services are a significant energy consumer; the design will take advantage of energy recovery and recycling water. The laundry will typically operate one shift each day, five days per week. If the volume increases, it could operate two shifts per day. The laundry is another potential source of contraband and weapons. Provisions are included for the proper storage of tools and chemicals. Inmates will be searched prior to leaving this area. The program space lists and functional diagram follow:

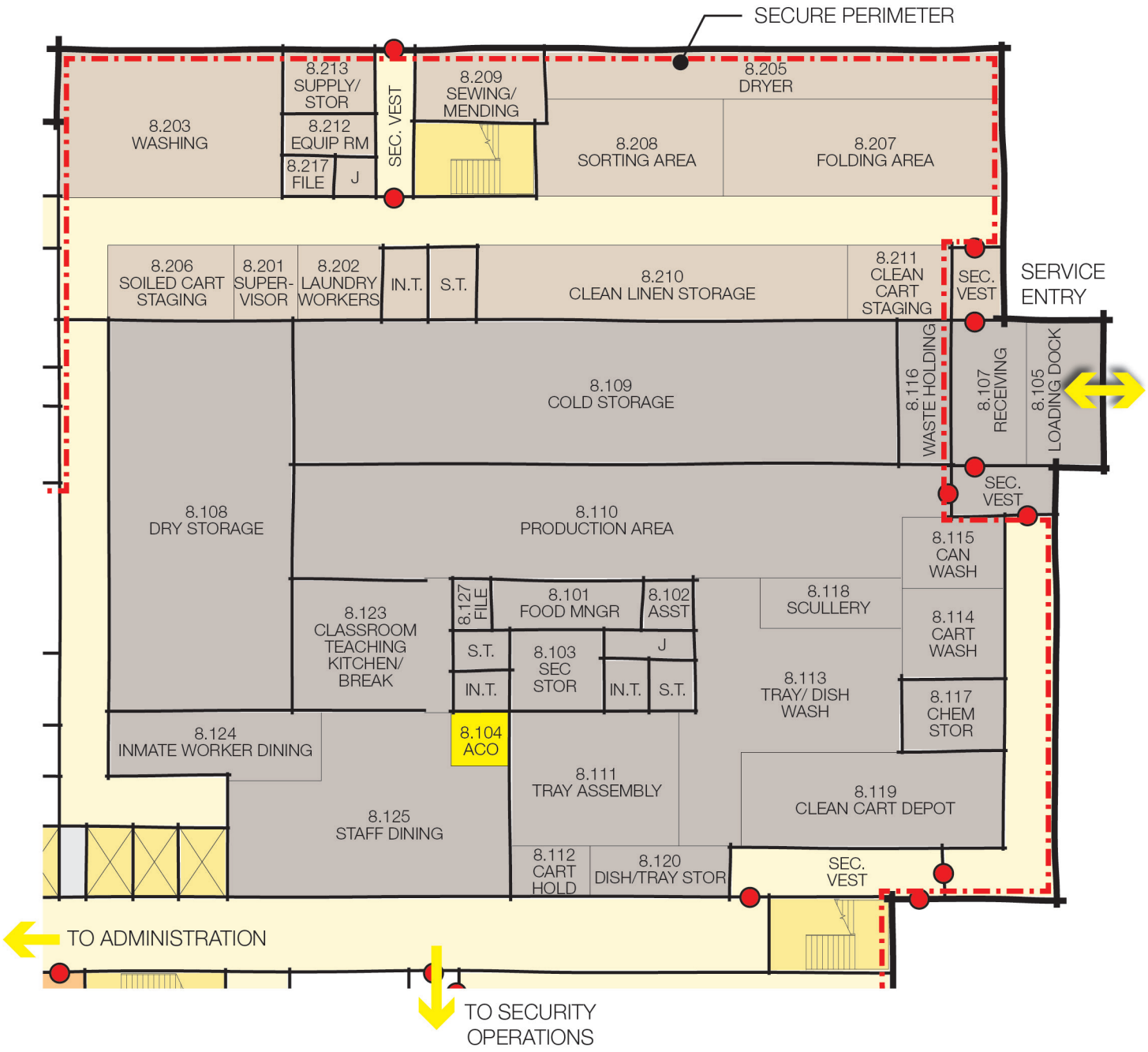
EXHIBIT 8.01 - EXAMPLE KITCHEN PHOTO

EXHIBIT 8.02 - DETENTION FOOD & LAUNDRY SERVICES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 FOOD SERVICE/ LAUNDRY						
8.100	**Food Services**					
8.101	Food Service Manager	2	1	100	200	observe kitchen, inmate clerk workstation @ 40 SF
8.102	Assistant Food Service Manager	1	1	65	65	
8.103	Secure Storage Room	1	1	200	200	Knife storage w/ shadow board; "hot" items; staff access only
8.104	ACO Station	2	1	50	100	Locate in raised area for observation
8.105	Loading Dock	1	1	300	300	Open, covered; area calculated at 50%
8.106	Secure Sally Port	2	1	75	150	Supports secure movement
8.107	Receiving Area	1	1	300	300	Dock supervision, supplies check-in, scale; access to internal circulation corridor
8.108	Dry Storage	1	1	2,000	2,000	Min. 7 day supply
8.109	Cold Storage	1	12	200	2,400	Refrigerators and freezers
8.110	Production Area	1	1	2,000	2,000	Assembly, modified cook-chill, slicing, bakery, blast freezer
8.111	Tray Assembly	1	1	600	600	Refrigerator, ambient storage, tray line
8.112	Cart Holding		1	120	120	
8.113	Tray / Dish wash	1	1	1,000	1,000	
8.114	Cart Wash	1	1	250	250	
8.115	Can Wash	1	1	200	200	Locate adjacent to Loading Dock and staging
8.116	Waste Holding	1	1	200	200	Refrigerated, locate adjacent to Loading Dock and staging
8.117	Chemical Storage	1	1	150	150	
8.118	Scullery	1	1	200	200	3-compartment sink; clean pot rack
8.119	Clean Cart Depot	1	1	700	700	
8.120	Dish / Tray Storage	1	1	200	200	
8.121	Inmate Toilet	1	2	60	120	Near Classroom/Teaching Kitchen/Break
8.122	Staff Toilet	1	2	60	120	ADA-compliant, one to serve staff dining, one in kitchen area
8.123	Classroom / Teaching Kitchen / Break	1	1	600	600	15 students, observable, Kitchen Equip required
8.124	Inmate Worker Dining	20	1	20	400	Dining for Inmate Workers
8.125	Staff Dining	60	1	20	1,200	Serving line
8.126	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
8.127	Secure File / Copy	1	1	50	50	files, copy and fax
				Subtotal (NSF)	**13,860**	

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
8.0 FOOD SERVICE/ LAUNDRY						
8.200	**Laundry Services**					
8.201	Supervisor's Work Station	1	1	80	80	View of laundry area; workstation
8.202	Laundry Workers	1	2	48	96	Workstations
8.203	Wash Machine	1	1	800	800	10 machines, 2 spaces for expansion
8.204	Grey Water Recycling		1	200	0	
8.205	Dryer	1	1	600	600	10 machines, 2 spaces for expansion
8.206	Soiled Cart Staging	1	1	250	250	Cart staging, work tables
8.207	Folding Area	1	1	750	750	Folding tables
8.208	Sorting Area	1	1	500	500	Sorting tables
8.209	Sewing/Mending Room	1	1	250	250	Lockable
8.210	Clean Linen Storage	1	1	750	750	Shelving - Window for work line
8.211	Clean Cart Staging	1	1	200	200	
8.212	Equipment Room	1	1	100	100	Booster heater
8.213	Chemical/Cleaning Supply Storage	1	1	150	150	Safety cabinets, vented
8.214	Toilets	1	2	60	120	1 staff, 1 inmate - ADA Compliant
8.215	Secure Sally Port	2	1	75	150	
8.216	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving
8.217	Secure File / Copy	1	1	40	40	files, copy and fax
				Subtotal (NSF)	4,871	
				Total Dept. (NSF)	18,731	
				Dept. Gross @ 25%	4,683	
				TOTAL AREA (DGSF)	**23,414**	

EXHIBIT 8.03 - DETENTION FOOD & LAUNDRY SERVICES PLAN DIAGRAM



KEY PLAN: LEVEL 1

LEGEND

- 8.100 FOOD SERVICES
- 8.200 LAUNDRY SERVICES
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

9.0 Physical Plant Operations

This section has three main components: Facility Maintenance, Warehouse, and Central Plant. Facility Maintenance and the Warehouse will be located inside of a fenced perimeter near the Detention Center. The Central Plant functions will be located on the inside of the fenced perimeter. Some inmate workers will be employed in the warehouse and maintenance shops as well as the kitchen and laundry. Both of these areas will be a source of contraband and weapons. Inmates coming and going in these areas will be screened before they return to their housing units.

Facility Maintenance will include offices for management staff and facilities materials storage. Shops for carpentry, plumbing, HVAC, and electrical trades will be included. Secure storage for tools will also be included. Vehicle maintenance will not be included at OCCC.

The central warehouse will include bulk storage for consumables. High bay storage is planned. Office space will be provided for warehouse management staff; the warehouse will be operational during normal business hours. Refrigerated and frozen food storage will be included. A large loading dock with an apron sized for large delivery trucks is required. A recycling program will be located outside of the warehouse, adjacent to the loading dock. The warehouse yard will be accessed through a vehicle sally port large enough for a large truck. The limited site suggests that there be two drives through sally ports. All trucks will be searched upon arrival and departure.

Both Detention and Pre-Release trash handling will be located in the area for both recycling and waste programs. A compactor should be sized for large loads.

Central Plant facilities will include emergency generators, main electrical service entry gear, central cooling as appropriate, water treatment, and other facilities as required. The types and sizes of equipment will be determined during the design process. Some components such as generators, transformers, and cooling equipment may be centralized, others may be distributed throughout the facility. This area will be conveniently accessible for repair and utility company access.

EXHIBIT 9.01 - EXAMPLE EMERGENCY GENERATOR PHOTO

EXHIBIT 9.02 - PHYSICAL PLANT OPERATIONS SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
9.0 PHYSICAL PLANT OPERATIONS						
9.100	**Facility Maintenance**					
9.101	Manager's Office	1	1	80	80	2 guest chairs, workstation
9.102	GCMS and BMS	2	1	70	140	Individual work stations
9.103	Clerical	1	1	65	65	
9.104	Files/Copy Room	1	1	100	100	Drawing files, working documents, manuals, copier, fax
9.105	Staff Work Room	2	1	60	120	Workstations
9.106	Tools Storage	1	1	200	200	Secure, controlled issue/return
9.107	Workshop Area	1	1	1,600	1,600	Subdivided if necessary by wire partitions; work benches, sink, power tools, parts storage
9.108	Combustibles Storage	1	1	120	120	Paint storage, comply w/ code and safety standards
9.109	Outdoor Equipment Storage	1	1	750	750	Grounds maintenance equipment
9.110	Inmate Toilet	1	1	60	60	ADA - Compliant
9.111	Staff Toilet	1	2	60	120	ADA - Compliant
9.112	Inmate worker screening	10	1	40	400	Change, metal detector, search
9.113	Vehicle Park	1	2	100	100	Two vehicles covered parking.
9.114	Electrical Cart Storage	4	1	60	240	Battery charging station; open, covered shed. Dependent on facility configuration
9.115	Small conference room	10	1	15	150	
				Subtotal (NSF)	**4,245**	
9.200	**Warehousing**					
9.201	Vehicle Sally Port	1	1	2,500	0	Gated enclosure w/ interlocking gates, sized for tractor-trailer truck; area not included in space totals
9.202	Loading Dock	1	1	300	300	Area calculated at 50%
9.203	Staging Area	1	1	300	300	
9.204	General Warehouse	1	1	4,000	4,000	Separate area for parts
9.205	Warehouse / Supply Manager	1	1	80	80	Office, view of loading/staging area
9.206	Warehouse Clerk	1	1	65	65	
9.207	Bulk Food Service Storage	1	1	1,000	1,000	Dry storage
9.208	Staff Toilet	1	2	60	120	ADA - Compliant
9.209	Commissary Storage	0	0	0	0	Bulk storage and holding for delivery to housing units
9.210	Officer's Station	1	1	50	50	
9.211	Trash Compacting/Staging	1	1	80	80	Locate adjacent to loading dock
9.212	Inmate Worker Break Area	6	1	20	120	Bench, small table for breaks/ meals
9.213	Recycle Storage Bins / Sorting	1	1	300	300	Locate near dock and trash compactor; not included in space totals
9.214	Composting / Dehydration	1	1	500	500	Located close to food service.
				Subtotal (NSF)	**6,915**	
9.300	**Central Energy Plant**					
9.301	Electrical and Switchgear Room	1	1	2,000	2,000	
9.302	Mechanical Plant	1	1	11,000	11,000	Estimate to be confirmed by engineering design
9.303	Emergency Generator Room	1	1	1,200	1,200	Fresh air intake & exhaust on outside wall
				Subtotal (NSF)	14,200	
				Total Dept. (NSF)	25,360	
				Dept. Gross @ 15%	3,804	
				TOTAL AREA (DGSF)	**29,164**	

EXHIBIT 9.03 - EXAMPLE WAREHOUSE PHOTO

10.0 Inmate Housing - Male

Housing is planned to accommodate both Sentenced and Pre-Trial male populations. Not included are facilities for Pre-Release, which is addressed in a separate section. The 10-Year Inmate Forecast indicates that 959 beds will be needed (the number may vary due to rounding differences). The current plan provides for 1,044 rated beds. The planning for housing takes into consideration the differing classifications and status of the target populations. The capacity does not include medical, acute mental health, and segregation beds which are not included as 'rated bed count'. Inmates housed in these areas are expected to return to their assigned housing units when cleared by medical/mental health staff. The Housing Breakdown chart follows:

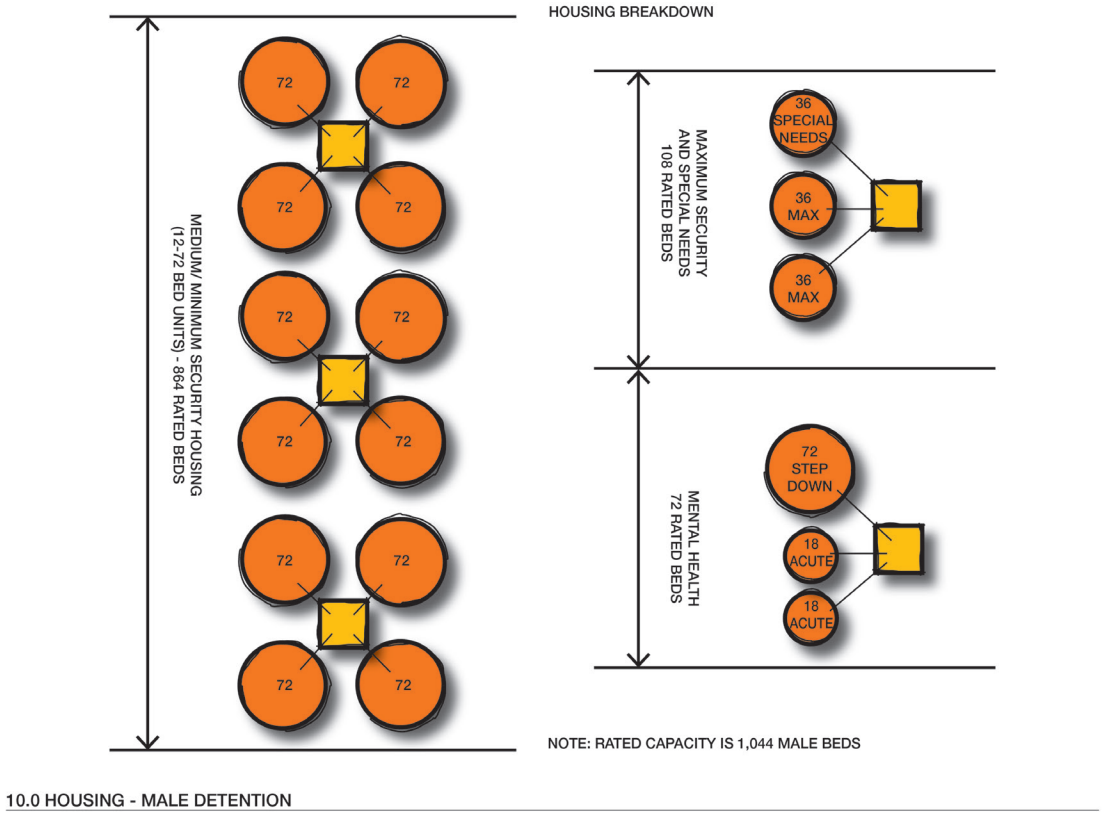


EXHIBIT 10.01 - DETENTION HOUSING DIAGRAM

A modular housing unit design is provided based on the 'borrowed light' configuration. In most cases housing units are planned for a capacity of 36 or 72 beds; some single occupant cells and some double occupant cells. Higher security populations will be placed in units which have single-occupant cells; lower security populations are placed in double-occupant cells. Single-occupant cells will include space for a bunk, writing surface, grooming area, plumbing fixture (combination unit), and 35 square feet of unencumbered space. Double-occupant cells include space for bunks, writing surface, grooming area, plumbing fixture (combination unit), and 50 square feet of unencumbered space.

Each housing unit will include the facilities required to provide programming, delivery services, and meet ACA Standards. The Maximum-Security housing units include Acute Mental Health Unit, Special Needs (mental) Unit, and Maximum/Close Custody Unit, each with 36 single-occupant cells. One cell in each unit will be handicap accessible including: accessible plumbing fixture, bunk, writing surface and adequate wheelchair turning space. The Mental Health Step Down Unit, Medium and Minimum-Security Units will each be sized for 72 inmates housed in 36 cells. One cell in each unit will be handicap accessible.

The Acute Mental Health Unit is sized to house 18 inmates, and the Suicide Watch is sized for 18 inmates. Each of these have some special features such as: Acute Time Out cells with four-point restraint capability, or small individual inmate outdoor activity areas.

Common spaces in each module include a dayroom, outdoor recreation, and program spaces. In all cases, meals will be prepared in the kitchen, transported to the unit in carts, and served in dayrooms. The option of eating in the cell will be possible, if necessary. Other spaces will include showers, staff toilet, an officer's station, unit team offices, and storage. Medical screening and medication distribution will occur in a dedicated room adjacent to the dayroom. If more detailed medical services are required, the inmate will be moved to the clinic. Library and video visitation will occur in the dayroom; video visitation will be the primary means of visiting. In most housing units, cells are arranged around the two-level high dayroom with access from the dayroom floor or from a mezzanine level walkway. Maximum Security and Suicide Watch units are not two levels high.

Limited shared functions such as a control room, security electronics, staff toilet, and storage are separate from each housing group. Each housing unit will have its own secure enclosure which will be defined as a six-sided box; all sides meeting the same security requirements. Penetrations of the secure enclosure are limited and controlled.

Twelve Medium/Minimum security housing units are located on the third and fourth floors of the building. The third floor includes two movement control stations; there is one on the fourth floor. The primary means of access to these floors is by way of elevators, each of which is oversized for safety purposes. A freight elevator serves each floor as well. Emergency exit stairs are included for evacuation and emergency response purposes.

The program space lists and floor plan diagrams follow:

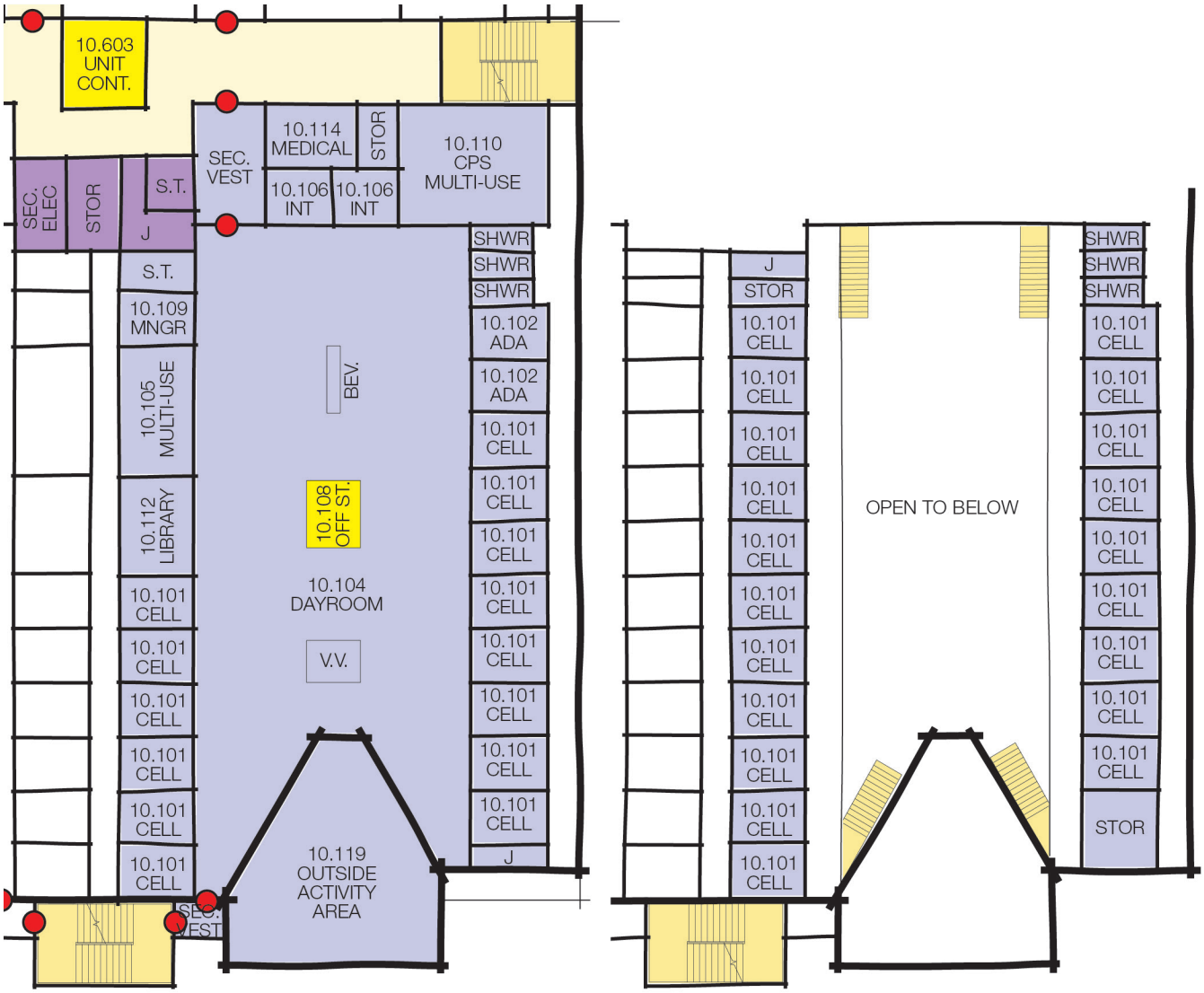
EXHIBIT 10.02 - TYPICAL HOUSING UNIT DAYROOM

EXHIBIT 10.03 - TYPICAL TWO-PERSON CELL WITH BUNKS, WRITING SURFACE, PLUMBING FIXTURE, GROOMING AND UNENCUMBERED SPACE

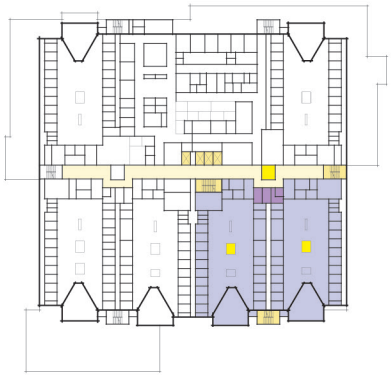
EXHIBIT 10.04 - DETENTION MAXIMUM SECURITY INMATES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
10.0 HOUSING						
	Special Management Housing					
10.100	**Male Maximum Security Inmates - 2 Modules of 36 Cell (72 rated beds)**					
10.101	Inmate Cells	1	34	80	2,720	Wet cell, writing desk and stool, storage locker
10.102	Inmate Cells - H/C Accessible	1	2	80	160	ADA-compliant, wet cell, writing desk and stool, storage locker
10.103	Security Vestibule	5	1	20	100	Interlocking doors
10.104	Day Room	36	1	35	1,260	Fixed tables w/ attached stools
10.105	Multi-Use Room	10	1	15	150	
10.106	Interview / Counseling Room	1	2	70	140	Individual counseling
10.107	Showers	1	6	30	180	Two H/C accessible, observable from Officer's Station, lockable door w/ view window; dressing alcove
10.108	Officer's Station	1	1	80	80	Included in Day Room - Elevated
10.109	Case Management	1	1	80	80	Secure workstation
10.110	CPS Programs Multi-Use	8	2	25	400	8 inmates and staff computer terminals
10.111	CPS Storage	1	2	50	100	Associated with Multi-Use Programs
10.112	Library Resource	1	6	20	120	Book stacks, casual seating
10.113	Video Visitation	1	2	25	50	2 Video Visitation Booths (1) ADA Compliant
10.114	Medical Room	4	1	30	120	Sick call and med distribution
10.115	Storage Room	1	2	60	120	Inmate property and general storage
10.116	Staff Toilet	1	1	60	60	Located off the dayroom - ADA Compliant
10.117	Janitor's Closet	1	2	35	70	Service sink, mop holder, shelving; oversize for supplies. One located on each level
10.118	Beverage Counter	1	1	20	20	Area included in Day Room
10.119	Outside Activity Area	1	5	150	750	Individual separated exercise modules
				Subtotal (NSF)	**6,680**	
				Subtotal (NSF) 2 Modules	13,360	
				Dept. Gross @ 55%	7,348	
				Total	**20,708**	

EXHIBIT 10.05 - DETENTION MAXIMUM SECURITY INMATES PLAN DIAGRAM



KEY PLAN: LEVEL 2



LEGEND

- 10.100 MAXIMUM SECURITY
- 10.400 SPECIAL MANAGEMENT/ M.H. UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

EXHIBIT 10.06 - DETENTION SPECIAL NEEDS INMATES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
10.0 HOUSING						
10.200	**Special Needs Inmates - 1 Modules of 36 Cell (36 rated beds)**					
10.201	Inmate Cells	1	34	80	2,720	Wet cell, writing desk and stool, storage locker
10.202	Inmate Cells - H/C Accessible	1	2	80	160	ADA-compliant, wet cell, writing desk and stool, storage locker
10.203	Security Vestibule	5	1	20	100	Interlocking doors
10.204	Day Room	36	1	35	1,260	Fixed tables w/ attached stools
10.205	Multi-Use Room	10	1	15	150	
10.206	Interview/Counseling Room	1	2	70	140	Individual counseling
10.207	Showers	1	6	30	180	Two H/C accessible, observable from Officer's Station, lockable door w/ view window; dressing alcove
10.208	Officer's Station	1	1	80	80	Included in Day Room
10.209	Case Management	1	1	80	80	Secure workstation
10.210	CPS Programs Multi-Use	8	2	25	400	8 inmates and staff computer terminals
10.211	CPS Storage	1	2	50	100	Associated with Multi-Use Programs
10.212	Library Resource	1	6	20	120	Book stacks, casual seating
10.213	Video Visitation	1	2	25	50	2 Video Visitation Booths (1) ADA Compliant
10.214	Medical Room	4	1	30	120	Sick call and med distribution
10.215	Storage Room	1	2	60	120	Inmate property and general storage
10.216	Staff Toilet	1	1	60	60	Located off the dayroom
10.217	Janitor's Closet	1	2	35	70	Service sink, mop holder, shelving; oversize for supplies. One located on each level
10.218	Beverage Counter	1	1	20	20	Area included in Dayroom
10.219	Outside Activity Area	1	1	750	750	Individual separated exercise modules
				Subtotal (NSF)	**6,680**	
				Subtotal (NSF) 1 Pod	6,680	
				Dept. Gross @ 55%	3,674	
				Total	**10,354**	

EXHIBIT 10.07 - DETENTION SPECIAL NEEDS INMATES PLAN DIAGRAM

KEY PLAN: LEVEL 2

LEGEND

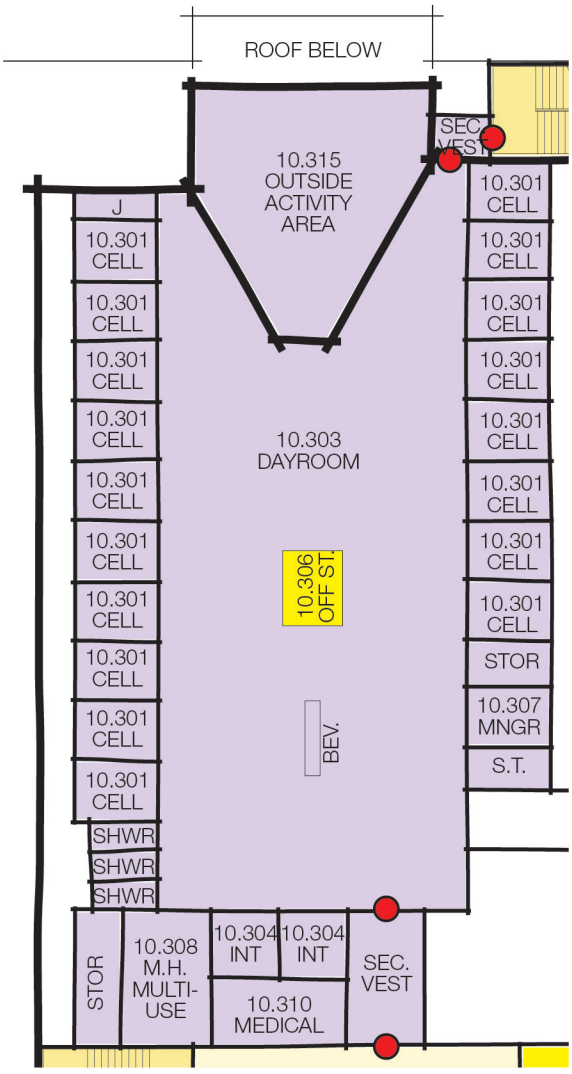
- 10.200 SPECIAL NEEDS
- 10.400 SPECIAL MANAGEMENT/ M.H. UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

EXHIBIT 10.08 - DETENTION ACUTE MENTAL HEALTH & SUICIDE WATCH INMATE SPACE LIST

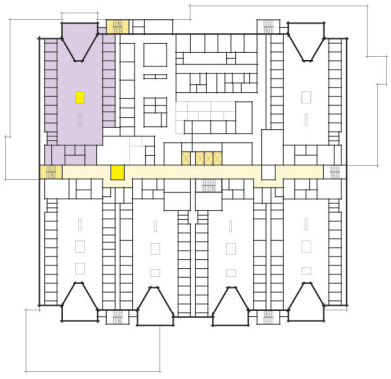
Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
10.0 HOUSING						
10.300	**Acute Mental Health 18 Single bunks (Single level)**					
10.301	Acute Mental Health Cells	1	18	80	1,440	Wet cell, writing desk and stool
10.302	Security Vestibule	5	2	20	200	Interlocking doors
10.303	Day Room - Acute	18	1	35	630	Fixed tables w/ attached stools
10.304	Interview/Counseling Room	1	2	70	140	Individual counseling
10.305	Showers - Acute	1	3	30	90	Two H/C accessible, observable from Officer's Station, lockable door w/ view window; dressing alcove
10.306	Officer's Station	1	1	80	80	Included in Day Room
10.307	Case Management	1	1	80	80	Secure workstation
10.308	MH Programs Multi-Use	6	1	25	150	6 inmates and staff computer terminals
10.309	Program Storage	1	2	50	100	Associated with Multi-Use Programs
10.310	Medical Room	4	1	30	120	Sick call and med distribution
10.311	Storage Room	1	1	60	60	Inmate property and general storage
10.312	Staff Toilet	1	1	60	60	Located off the dayroom - ADA Compliant
10.313	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
10.314	Beverage Counter	1	1	20	20	Area included in Day Room
10.315	Ouutdoor activity Space	0	0	0	315	Enclosed outdoor space.
				Subtotal (NSF)	**3,520**	

10.320	**Mental Health Suicide Watch 18 Single bunks (Single Level)**					
10.321	Acute Suicide Watch Cells	1	16	80	1,280	Floor Toilets
10.322	Acute Time out Cells	1	2	80	160	4 Point Restraints - Sensory Deprivation
10.323	Security Vestibule	5	2	20	200	Interlocking doors
10.324	Day Room	18	1	35	630	Fixed tables w/ attached stools
10.325	Interview/Counseling Room	1	2	80	160	Individual counseling
10.326	Showers - Acute	1	3	30	90	Two H/C accessible, observable from Officer's Station, lockable door w/ view window; dressing alcove
10.327	Officer's Station	1	2	80	160	Included in Day Room
10.328	Case Management	1	1	80	80	Secure workstation
10.329	MH Programs Multi-Use	6	1	25	150	6 inmates and staff computer terminals
10.330	Program Storage	1	2	50	100	Associated with Multi-Use Programs
10.331	Medical Room	4	1	30	120	Sick call and med distribution
10.332	Storage Room	1	1	60	60	Inmate property and general storage
10.333	Staff Toilet	1	1	60	60	Located off the dayroom - ADA Compliant
10.334	Janitor's Closet	1	1	35	35	Service sink, mop holder, shelving; oversize for supplies.
10.335	Beverage Counter	1	1	20	20	Area included in Day Room
10.336	Outdoor activity space	1	4	150	600	Enclosed outdoor space
				Subtotal (NSF)	**3,905**	

EXHIBIT 10.09 - DETENTION ACUTE MENTAL HEALTH INMATES PLAN DIAGRAM



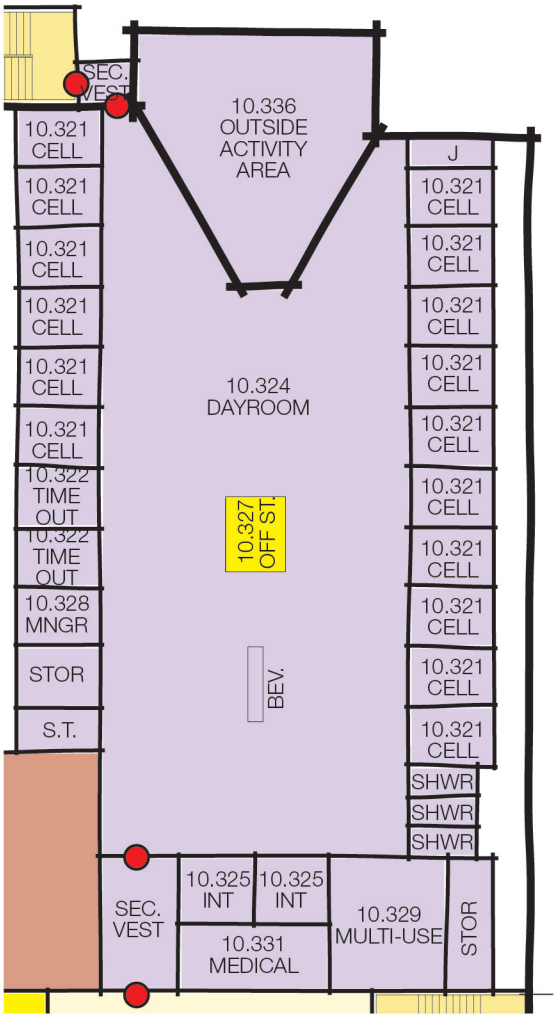
KEY PLAN: LEVEL 2



LEGEND

- 10.300 ACUTE MENTAL HEALTH
- 10.400 SPECIAL MANAGEMENT/ M.H. UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

EXHIBIT 10.10 - DETENTION SUICIDE WATCH INMATES PLAN DIAGRAM



KEY PLAN: LEVEL 2

LEGEND

- 10.320 MENTAL HEALTH SUICIDE WATCH
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

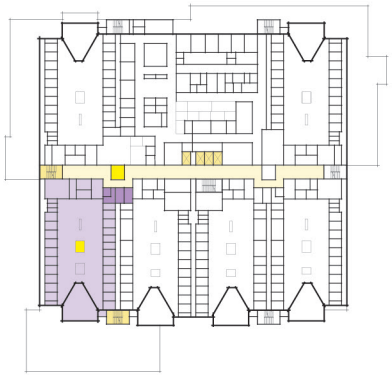
EXHIBIT 10.11 - DETENTION STEPDOWN INMATES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
10.0 HOUSING						
10.340	**Mental Health Stepdown Inmates - 1 Modules of 36 Cell (Double Bunk)**					
10.341	M.H. Stepdown Cells	2	32	40	2,560	Wet cell, writing desk and stool
10.342	M.H. Stepdown Time Out Cells	1	2	80	160	4 Point Restraints - Sensory Deprivation
10.343	M.H. Stepdown ADA Cells	2	2	40	160	
10.344	Security Vestibule	5	2	20	200	Interlocking doors
10.345	Day Room - Stepdown	72	1	35	2,520	
10.346	Interview/Counseling Room	1	4	70	280	Individual counseling
10.347	Showers - Stepdown	1	6	30	180	Two H/C accessible, observable from Officer's Station, lockable door w/ view window; dressing alcove
10.348	Officer's Station	1	1	80	80	Included in Day Room
10.349	Case Management	1	2	80	160	Secure workstation
10.350	MH Programs Multi-Use	8	2	25	400	8 inmates and staff computer terminals
10.351	Program Storage	1	2	50	100	Associated with Multi-Use Programs
10.352	Library Resource - Stepdown	6	1	20	120	Book stacks, casual seating
10.353	Video Visitation - Stepdown	1	3	20	60	3 video Visitation Booths
10.354	Medical Room	4	2	30	240	Sick call and med distribution
10.355	Storage Room	1	2	60	120	Inmate property and general storage
10.356	Staff Toilet	1	1	60	60	Located off the dayroom - ADA Compliant
10.357	Janitor's Closet	1	2	35	70	Service sink, mop holder, shelving; oversize for supplies. One located on each level
10.358	Beverage Counter	1	1	20	20	Area included in Day Room
10.359	Outside Activity Area - Stepdown	1	1	750	750	Individual separated exercise modules
	Mental Health Core					
10.360	Psych Social Worker IV - Acute	13	1	48	624	Workstations
10.361	Clinical Psychologist (1) / Rec Specialist (3)	4	1	48	192	Cubicals
10.362	Copy / Work Room / File	4	1	30	120	
10.363	Staff Toilets	1	2	60	120	ADA Compliant
				Stepdown / Core Subtotal (NSF)	9,296	
				Mental Health Housing Subtotal (NSF)	16,721	Includes Suicide Watch, Acute and Stepdown
				Dept. Gross @ 55%	9,197	
				Total	**25,918**	

10.400	**Special Managements / Mental health Unit Center**					
10.401	Staff Toilets	1	2	60	120	ADA Compliant
10.402	Janitor's Closet	1	1	35	35	
10.403	Unit Control	2	1	80	160	Secure room
10.404	Security Electronics	1	1	50	50	
10.405	General Storage	1	1	50	50	
				Subtotal (NSF)	**415**	
				Subtotal (NSF) 2-centers	830	1 M.H., 1 Maximum
				Dept. Gross @ 30%	249	
				Total	**1,079**	

EXHIBIT 10.12 - DETENTION STEPDOWN INMATES PLAN DIAGRAM

KEY PLAN: LEVEL 2



LEGEND

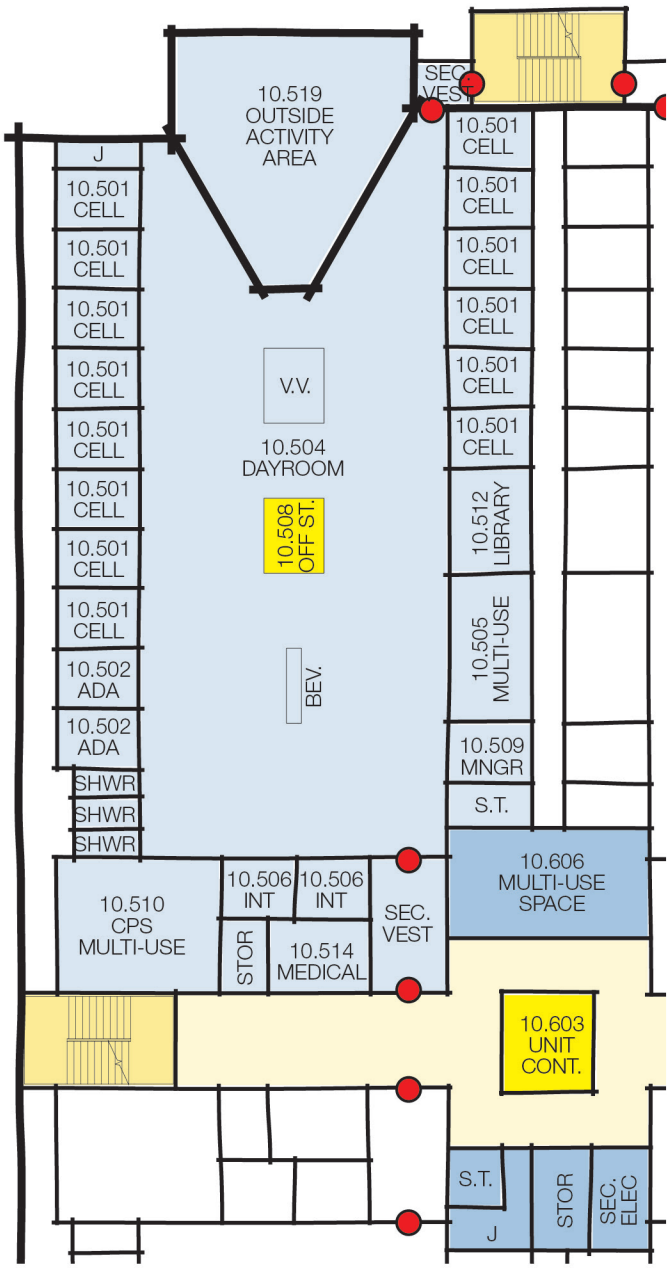
- 10.340 MENTAL HEALTH STEPDOWN
- 10.400 SPECIAL MANAGEMENT/ M.H. UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

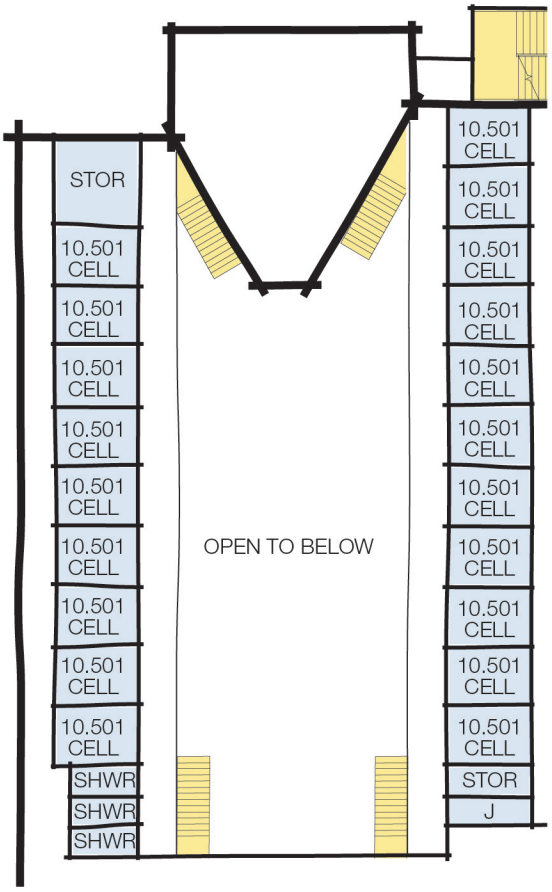
EXHIBIT 10.13 - DETENTION MEDIUM SECURITY INMATES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
10.0 HOUSING						
	Male Medium / Minimum Security Inmates					
10.500	**Male Medium / Minimum Security Inmates - 12 modules of 36 Double Occupied Cells (864 Rated Beds)**					
10.501	Inmate Cells	2	34	40	2,720	Wet cell, writing desk and stool, storage locker
10.502	Inmate Cells - H/C Accessible	2	2	40	160	ADA-compliant, wet cell, writing desk and stool, storage locker
10.503	Security Vestibule	5	2	20	200	Interlocking doors - entry and exit
10.504	Day Room	72	1	35	2,520	Fixed tables w/ attached stools
10.505	Multi-Use Room	15	1	15	225	Room Can be Subdivided
10.506	Interview/Counseling Room	1	2	70	140	Individual counseling
10.507	Showers	1	6	30	180	Two H/C accessible, observable from Officer's Station, lockable door w/ view window; dressing alcove
10.508	Officer's Station	1	1	80	80	Included in Day Room
10.509	Case Management	1	1	80	80	Secure workstation
10.510	CPS Programs Multi-Use	15	1	25	375	Computer terminals can be subdivided
10.511	CPS Storage	1	1	50	50	Associated with Multi-Use Program
10.512	Library Resource	8	1	20	160	Book stacks, casual seating
10.513	Video Visitation	1	4	20	80	4 video Visitation Booths (6) ADA Compliant
10.514	Medical Room	4	1	30	120	Sick call and med distribution
10.515	Storage Room	1	2	60	120	Inmate property and general storage
10.516	Staff Toilet	1	1	60	60	Located off the dayroom - ADA Compliant
10.517	Janitor's Closet	1	2	35	70	Service sink, mop holder, shelving; oversize for supplies. One located on each level
10.518	Beverage Counter	1	1	20	20	Area included in Day Room
10.519	Outside Activity Area	1	1	750	750	Individual separated exercise modules
				Subtotal (NSF)	**7,360**	
				Subtotal (NSF) 12 Pods	88,320	
				Dept. Gross @ 55%	48,576	
				Total	**136,896**	

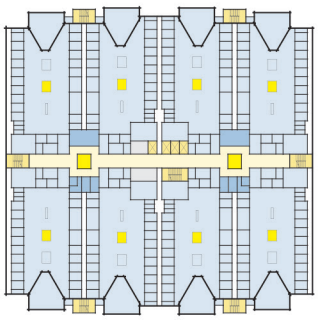
10.600	**Medium Custody Unit Center - Typical for 4 Living Modules**					
10.601	Staff Toilets	1	2	50	100	
10.602	Janitor's Closet	1	1	35	35	
10.603	Unit Control	2	1	80	160	Elevated work station
10.604	Security Electronics	1	1	50	50	
10.605	General Storage	1	1	50	50	
10.606	Multi-Use Spaces	1	1	375	375	
				Subtotal (NSF)	**770**	
				Subtotal (NSF) 3 Centers	2,310	
				Dept. Gross @ 30%	693	
				Total	3,003	
				TOTAL AREA (NSF) HOUSING	**128,221**	
				TOTAL AREA (DGSF) HOUSING	**197,958**	

EXHIBIT 10.14 - DETENTION MEDIUM SECURITY INMATES PLAN DIAGRAM





KEY PLAN: TYPICAL HOUSING



LEGEND

- 10.500 MEDIUM/ MINMUM SECURITY
- 10.600 MEDIUM/ MINIMUM SECURITY UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

11.0 Male Pre-Release Facility

This Design includes a Male Pre-Release Facility which will provide numerous opportunities for inmates who have a short time remaining in their confinement program before they are released back into the community. A high percentage of these individuals come from Halawa CCC, where they have served the majority of their sentence. Some of the programs provided at OCCC Pre-Release are currently offered at the Laumaka Work Furlough Center and the existing OCCC Module 20, which are considerably undersized.

Laumaka WFC will remain in place, providing for 96 of the projected 392 beds needed in 10 years. This leaves 296 rated beds over and above the existing 96. The programs that will be provided include education, treatment, and work training. A Work Furlough program in which inmates work off site and return at night and weekends will be included.

Both OCCC - Detention and Pre-Release will be located on the same site. Pre-Release is a relatively low security facility that will be located outside of the OCCC perimeter. While it is separate, it will rely on OCCC - Detention for services such as maintenance, food service and medical care. When needed, Pre-Release inmates will visit the Clinic at OCCC. Primary program elements will include Public Lobby/Visitation, Administrative Area, Program Services, and Housing.

The Pre-Release facility will include most functions of a normal 24/7 correctional facility. The Administration area will house offices for the administrator and support staff as well as the Custody Chief. All are accessed from the public lobby and provide staff support facilities.

Inmate visiting by video booths will be located adjacent to the public lobby; inmate booths will be located in the housing units. Visitors will enter the lobby, interact with staff, and will be assigned to a visiting booth.

The services provided for the Pre-Release inmates will be fairly intensive, preparing them for re-entry to the community. Program services will include educational, vocational, and treatment spaces. Academic and computer literacy classrooms will be provided at this central location. Offices for PSD staff and workstations for visiting 'outside' service providers are included. Substance abuse treatment/group programs will be provided as well.

Some or all of the inmates located at the Pre-Release facility may be on Work Furlough programs. As they return to the facility, they will go through screening prior to re-entering their respective housing units. The 'entry' area will include lockers, search rooms, property storage, and the community release office.

The Pre-Release housing is two stories high, separate from the other building areas, and are arranged into 48-bed units with small 4-person sleeping rooms that are 'dry'. Inmates will leave their rooms to use the toilet, groom and shower. Handicapped accessibility will be provided. Each sleeping room will include bunks, writing/seating areas, and personal storage areas. Sizing of the rooms will take into consideration ACA Standards for 25 square feet of unencumbered space for each inmate that sleeps in the room. Showers, lavatories, and toilets/urinals will be centralized and accessible from the unit dayroom.

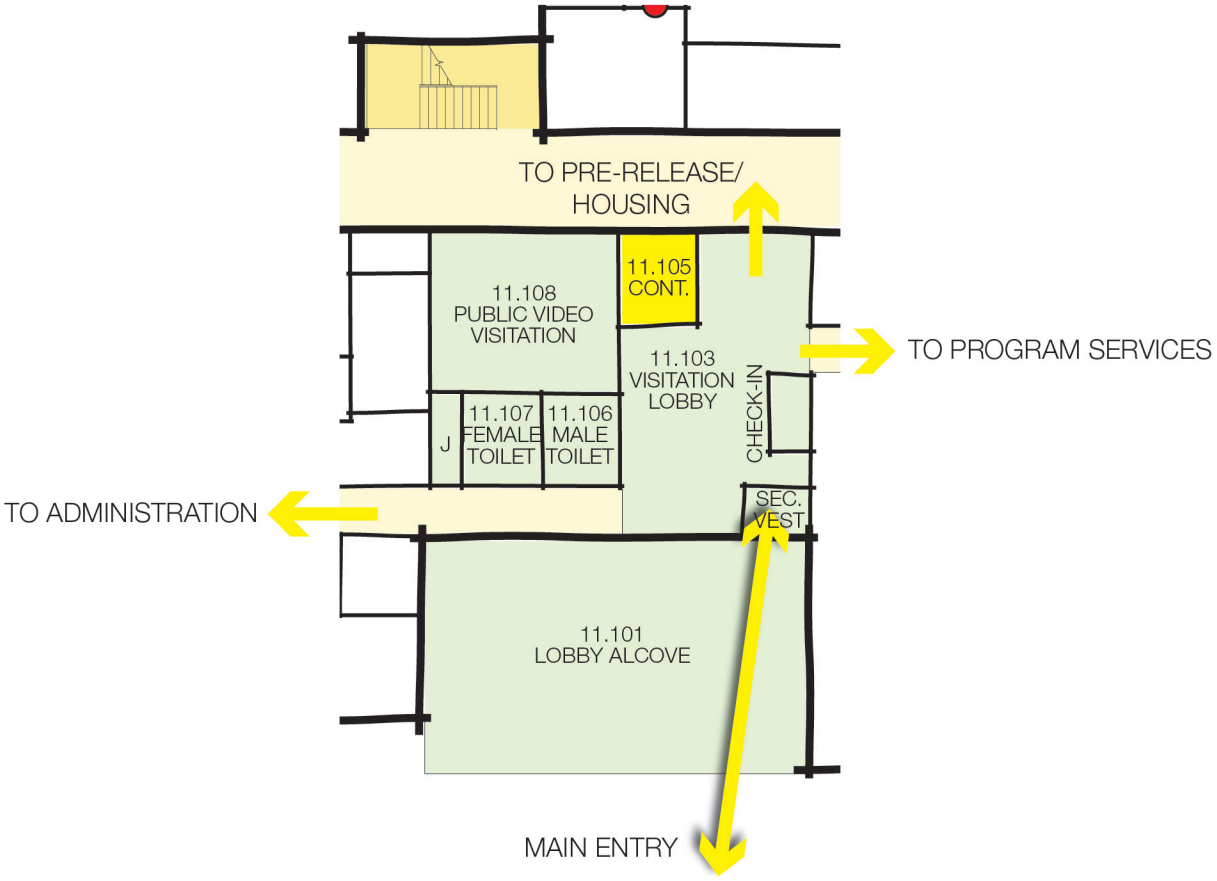
Inmates will do their own personal laundry; laundry rooms will be accessed from the dayrooms. Meals, prepared at the Detention Facility will be served in dayrooms. Video visitation booths will be provided in the dayrooms for inmate use. The program space lists and plan diagrams follows:

EXHIBIT 11.01 - PRE-RELEASE PUBLIC LOBBY/ VISITATION SPACE LIST

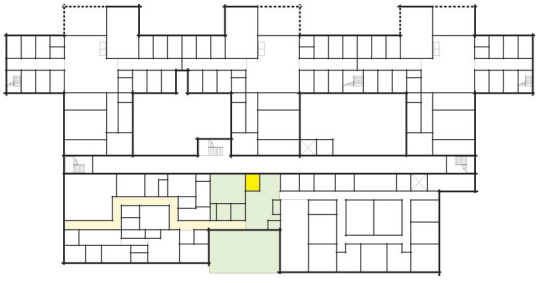
Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
11.0 PRE-RELEASE CENTER						
11.100	**Public Lobby / Visitation**					
11.101	Lobby Alcove	5	1	10	50	Covered exterior space
11.102	Secure Vestibule	NA	1	50	50	Lockable doors
11.103	Inmate Visitation/ Lobby	25	1	30	750	Seating in alcove area for visitor waiting/ open lobby
11.104	Check-In Counter	2	1	25	50	
11.105	Control / Monitor Room	1	1	120	120	Control Room with monitors to include equipment. Enclosed secure room, with vision panel to Lobby
11.106	Public Male Toilet (ADA)	3	1	40	120	
11.107	Public Female Toilet (ADA)	3	1	40	120	
11.108	Public Video Visitation	25	1	20	500	Video booths
11.109	Janitor's Closet	1	1	35	35	
				Subtotal (NSF)	1,795	
				Grossing Factor @ 45%	808	
				Total	**2,603**	

EXHIBIT 11.02 - TYPICAL 4-PERSON SLEEPING ROOM WITH BUNKS, WRITING SURFACE, PERSONAL STORAGE AND UNENCUMBERED SPACE

EXHIBIT 11.03 - PRE-RELEASE PUBLIC LOBBY/ VISITATION PLAN DIAGRAM



KEY PLAN: LEVEL 1



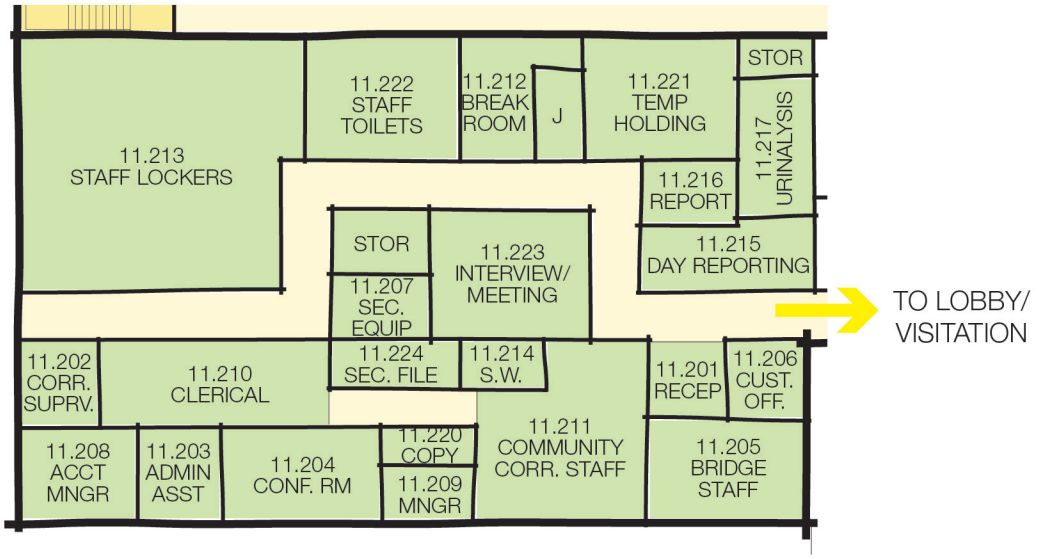
LEGEND

- 11.100 PUBLIC LOBBY/ VISITATION
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

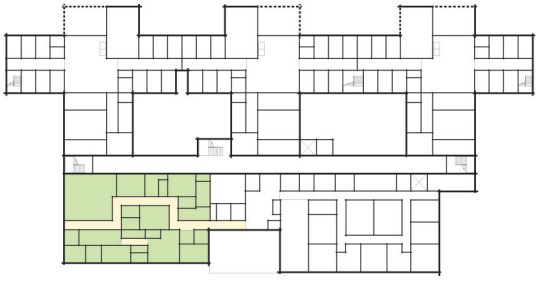
EXHIBIT 11.04 - PRE-RELEASE ADMINISTRATION SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
11.0 PRE-RELEASE CENTER						
11.200	**Admin. Area**					
11.201	Reception	5	1	20	100	Seating area for five individuals
11.202	Correction Supervisor 2	1	1	100	100	Workstation
11.203	Administrative Assistant	1	2	65	130	Large workstation
11.204	Conference Room	10	1	25	250	Conference Table and chairs for 10 individuals
11.205	Bridge Staff	1	5	50	250	Workstation
11.206	Custody Officer	1	1	80	80	Workstation
11.207	Security Equipment Storage	1	1	100	100	
11.208	Accounting Manager	1	2	80	160	Workstations
11.209	Records Manager	1	1	80	80	Large workstation
11.210	Clerical	1	6	48	288	Workstations
11.211	Community Corrections Supervision Staff	1	10	48	480	Workstations
11.212	Coffee/Break Room	12	1	15	180	Small lunch table and vending
11.213	Staff Lockers	60	1	20	1,200	40 male, 20 female (toilet and showers)
11.214	Social Worker	1	1	65	65	Workstation
11.215	Day Reporting	1	1	200	200	
11.216	Reporting Interview	3	3	60	180	
11.217	Urinalysis	1	2	50	100	
11.218	UA Samples	1	1	50	50	
11.219	Storage	1	1	100	100	
11.220	Copy Work	1	1	60	60	
11.221	Temp holding	1	4	80	320	24hr hold for return CF w/ toilet / sink
11.222	Staff Toilets	4	2	40	320	One female, one male each to contain one shower
11.223	Interview / meeting	3	2	60	360	Confidential Meetings
11.224	Secure File	2	1	50	100	Shared
11.225	Janitor's Closet	1	2	35	70	
				Subtotal (NSF)	5,323	
				Grossing Factor @ 45%	2,395	
				Total	**7,718**	

EXHIBIT 11.05 - PRE-RELEASE ADMINISTRATION PLAN DIAGRAM



KEY PLAN: LEVEL 1



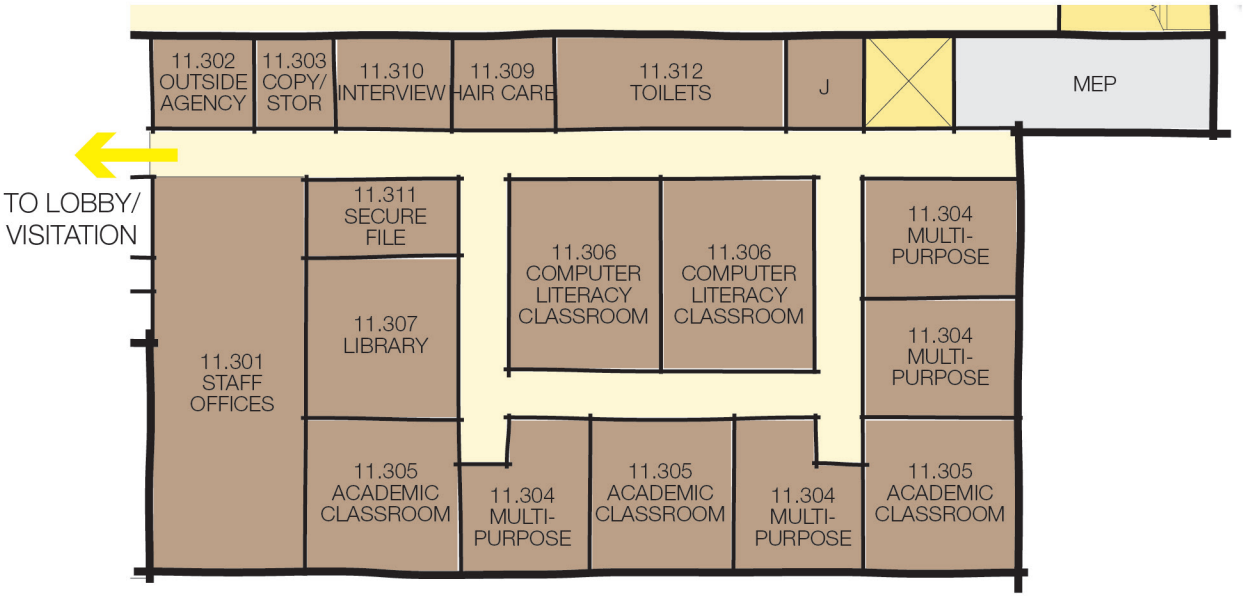
LEGEND

- 11.200 ADMINISTRATION AREA
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

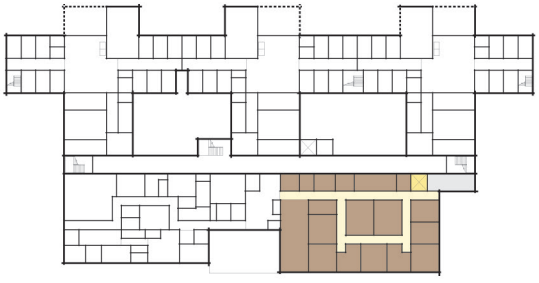
EXHIBIT 11.06 - PRE-RELEASE PROGRAM SERVICES SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
11.0 PRE-RELEASE CENTER						
11.300	**Program Services**					**Accessible from Housing and Lobby**
11.301	Staff Offices	1	20	48	960	Workstations
11.302	Outside Agencies Workstations	1	8	20	160	Workstation/work area for agencies providing services to the population
11.303	Copy and Storage Room	1	1	80	80	
11.304	Multi-Purpose Treatment Rooms	15	4	20	1,200	Can be contiguous space that is dividable
11.305	Academic Classroom	15	3	25	1,125	
11.306	Computer Literacy Classroom	20	2	25	1,000	
11.307	Library	20	1	25	500	
11.308	Central Outdoor Activity Space	15	1	0	0	Outdoor space out side security
11.309	Hair Care	4	1	40	160	To include two chairs and two sinks
11.310	Interview	3	1	60	180	
11.311	Secure file storage	1	1	200	200	
11.312	Toilets	1	6	60	360	Two staff, four inmate
11.313	Janitor Closet	1	2	40	80	
				Subtotal (NSF)	6,005	
				Grossing Factor @ 45%	2,702	
				Total	**8,707**	

EXHIBIT 11.07 - PRE-RELEASE PROGRAM SERVICES PLAN DIAGRAM



KEY PLAN: LEVEL 1



LEGEND

- 11.300 PROGRAM SERVICES
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

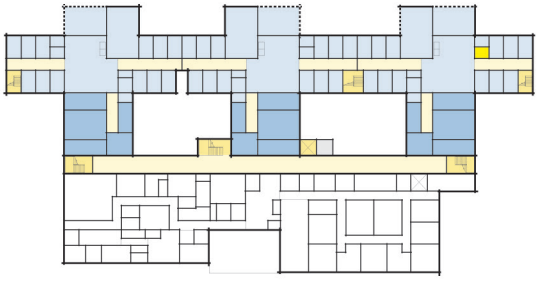
EXHIBIT 11.08 - PRE-RELEASE AND HOUSING SPACE LIST

Space #	Space Name	Persons or Items Per Area	Number of Areas	Space Standard	Square Feet	Comments
11.0 PRE-RELEASE CENTER						
11.400	**Male Pre-Release**					
11.401	Entry Vestibule	25	1	10	250	Entry vestibule to be used as a staging area for entry into receiving area; can be accessed from Lobby.
11.402	Receiving/Locker area	30	1	20	600	Accessed off of Unit Vestibule, to include 1/2 lockers stacked against walls; area also to contain a shower and janitor closet; location is prior to entry into the housing unit
11.403	Search Room	NA	4	80	320	To be located within receiving area and should contain toilet
11.404	Property Storage	NA	1	350	350	
11.405	Community Release Office	3	1	65	195	Accessed off of Unit Vestibule with access to housing corridor
				Subtotal (NSF)	1,715	
				Subtotal (NSF) 6 Units	10,290	
				Dept. Gross @ 50%	5,145	
				Total	**15,435**	

11.500	**Male Housing (288 Beds)**					**6- 48 BED UNITS**
11.501	Dormitory	4	12	40	1,920	Seven 48-bed dormitories
11.502	Toilet/Showers	1	6	140	840	Contained within each dormitory to include 6 toilets, 6 sinks, 6 showers
11.503	Leisure Time Room (Day Room)	56	1	25	1,400	Leisure Activity Rooms , includes kitchenette & beverage station
11.504	Video Visitation Booths	1	6	20	120	Two video visitation booths contained within each Leisure Time Room (1) ADA Compliant
11.505	Security Station/Office	1	1	80	80	Security Supervision Staff Station; adjacent to each Leisure Time Room; each station responsible for 48-bed area
11.506	Medical Triage Room	1	1	100	100	Exam and desk spaces; located in close proximity to Leisure Activity Room
11.507	Storage	1	1	50	50	One small storage to maintain institutional supplies
11.508	Unit Laundry	1	1	80	80	Each to contain 2 washer / 2 dryers
11.509	Janitor Closet	1	1	35	35	Placed strategically in common corridor connecting dormitories
11.510	*Outdoor Recreation*	*1*	*1*	*500*	500	
				Subtotal (NSF)	5,125	
				Subtotal (NSF) 6 Units	30,750	
				Grossing Factor @ 65%	19,988	
				Total	50,738	
				TOTAL AREA (NSF)	**54,163**	
				TOTAL AREA (DGSF)	**85,201**	

EXHIBIT 11.09 - PRE-RELEASE AND HOUSING PLAN DIAGRAM

KEY PLAN: LEVEL 1



LEGEND

- 11.400 PRE-RELEASE
- 11.500 HOUSING
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

Animal Quarantine Station Site

The proposed site is referred to as the Animal Quarantine Station Site located in the Halawa Valley adjacent H-3. It is accessed from two points from Halawa Valley Street. The site is large enough so that the Pre-Release Facility can be a separate structure from the Detention Facility, and surface parking can be used. The entire facility can be constructed at the same time, phasing is not necessary. Some sequencing is required so that the existing operation can be maintained during construction. Most of the existing facilities will be demolished prior to new construction. The topography of the site slopes from the north to the south.

The following site plans show the Detention facility located in the southwest corner of the site with the Pre-Release placed to the immediate north. As illustrated, a section of the land is under the control of the U.S. Navy. OCCC parking can be placed here; buildings cannot. The site will have a property line fence with signage restricting access. The roadways, walkways, parking lots, and buildings will be illuminated at night. Lighting around the buildings may be a little brighter for security and safety purposes. Video monitoring will be provided for areas around the buildings and covering the parking lot. An emergency alarm will be placed in the parking lot.

Since the Pre-Release facility is smaller and located on just two levels, the construction schedule may be shorter allowing for an opening before the completion of the larger four level Detention Center. PSD has requested that the two be physically connected, if possible, for the movement of staff and services between the two.

The separation of the two facilities allows for the incorporation of differing design and construction standards that relate to the security and vandal resistance. The Pre-Release Facility will be two levels high, limiting the amount of vertical movement. The Detention Center will have four levels with Administration, ITR, ISC, Visiting, Inmate Programs, Food Service and Laundry on the ground level. Located on the second floor are Medical Services, Maximum Security Housing, Special Needs Housing, Acute Mental Health Housing, and Mental Health Stepdown Housing. The third and fourth floors contain Medium/Minimum Security Housing. A mechanical penthouse will occupy a portion of the fifth level.

Staff and public will enter the Detention Center from the north; service access is from the east. The Vehicle Sally Port is placed on the southwest corner of the building. Roadway access on all sides of the building is provided for security and firefighting purposes.

Staff, public, and inmates enter the Pre-Release Facility from the south. A service entry is placed on the east end of the building. Service traffic between the two buildings is by way of a covered walkway connecting the two service entries.

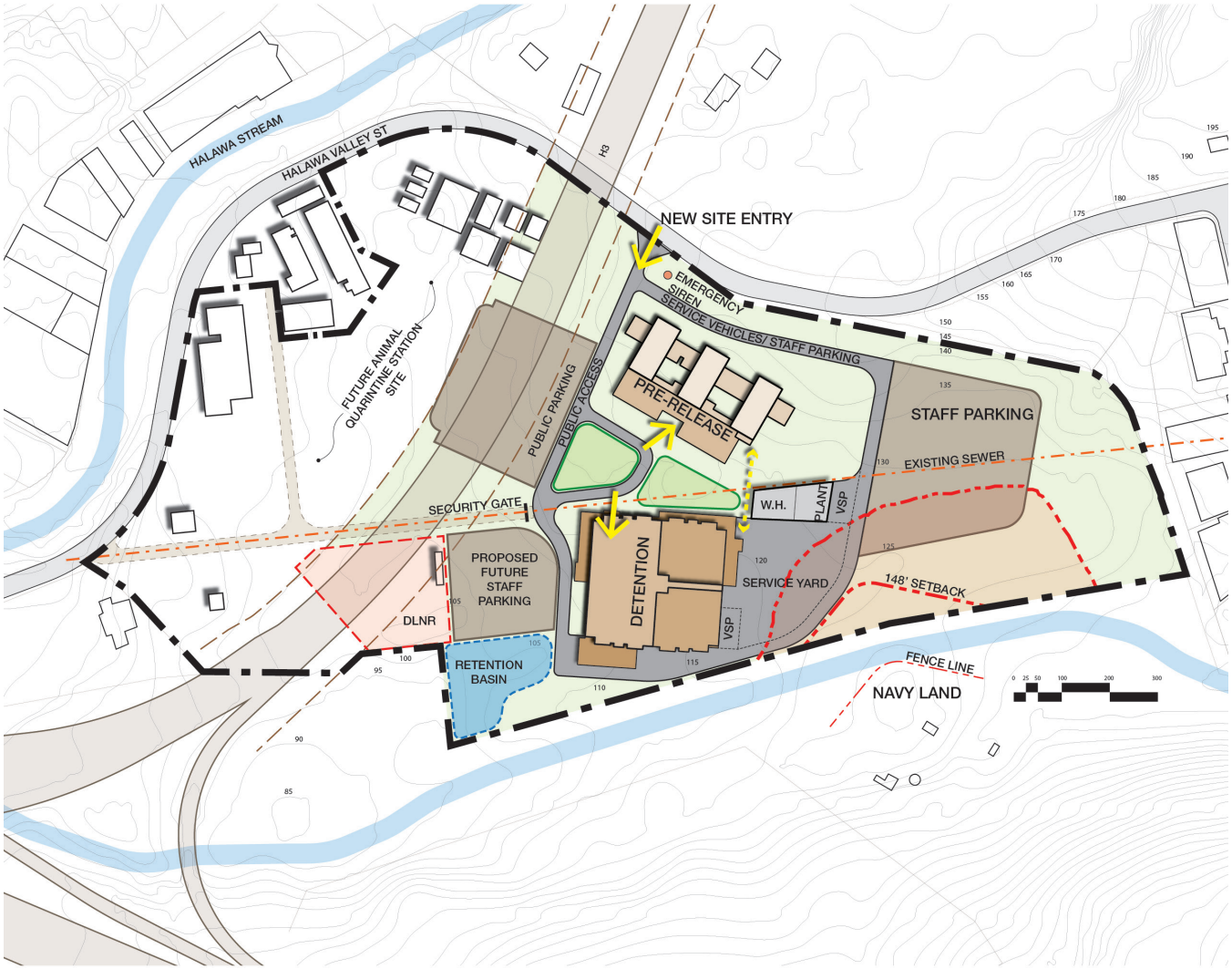
The two building functions allow for differing layouts that make for greater efficiency and functionality. The Pre-Release is only two levels high so that vertical movement of inmates and staff does not depend on an elevator. Elevators are included to move food and disabled persons from the ground floor to the upper level.

The Detention Facility requires elevators for the movement of staff, inmates, and services throughout the building. Staff positions are located throughout the building to monitor/control movement. Other staff positions are distributed throughout the functional areas depending on the space use. These are outlined in the program.

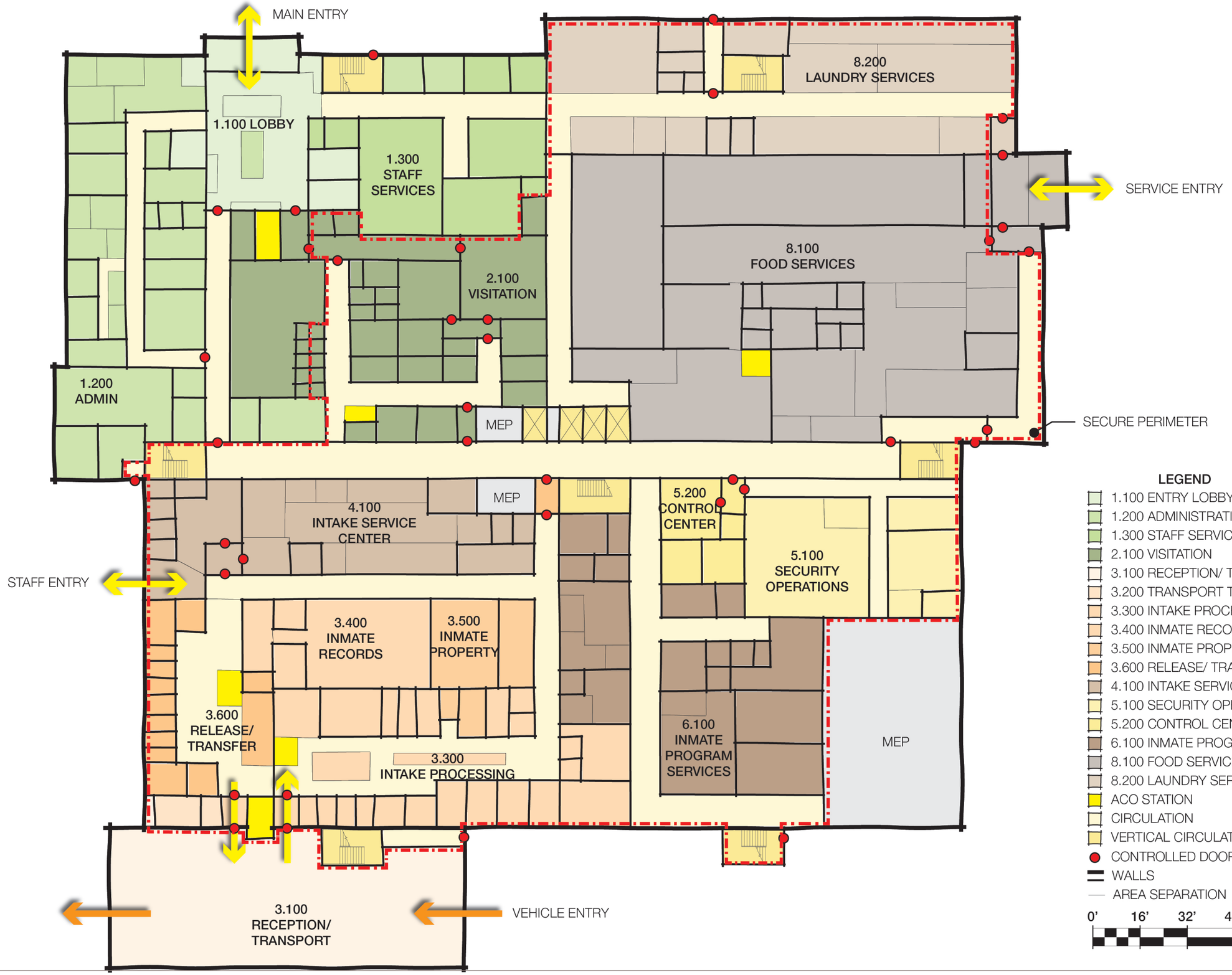
Future expansion on this site will be possible. Linear expansion for the Pre-Release makes a housing increase convenient without major disruption to the facility operation. The expansion of the Detention Facility will be more complex and may require the use of structured parking. Future expansion should be a factor for consideration as design moves forward, if this is the selected site.

The program efficiency for this site is like the baseline program since the two facilities are not in the same building and surface parking is included. These numbers are reflected in the program summaries.

EXHIBIT 12.01 - PROPOSED SITE PLAN



DETENTION - LEVEL 1



LEGEND

- 1.100 ENTRY LOBBY
- 1.200 ADMINISTRATIVE OFFICES
- 1.300 STAFF SERVICES
- 2.100 VISITATION
- 3.100 RECEPTION/ TRANSPORT AREA
- 3.200 TRANSPORT TEAM
- 3.300 INTAKE PROCESSING
- 3.400 INMATE RECORDS
- 3.500 INMATE PROPERTY/ DRESS
- 3.600 RELEASE/ TRANSFER AREA
- 4.100 INTAKE SERVICE CENTER
- 5.100 SECURITY OPERATIONS COMMAND
- 5.200 CONTROL CENTER
- 6.100 INMATE PROGRAM SERVICES
- 8.100 FOOD SERVICES
- 8.200 LAUNDRY SERVICES
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

0’ 16’ 32’ 48’ 64’

DETENTION - LEVEL 2

LEGEND

- 7.100 STAFF AND SUPPORT AREAS
- 7.200 CLINIC
- 7.300 INFIRMARY
- 10.100 MAXIMUM SECURITY
- 10.200 SPECIAL NEEDS
- 10.300 ACUTE MENTAL HEALTH
- 10.320 MENTAL HEALTH SUICIDE WATCH
- 10.340 MENTAL HEALTH STEPDOWN
- 10.400 SPECIAL MANAGEMENT/ M.H. UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

0’ 16’ 32’ 48’ 64’

LEGEND

- 7.100 STAFF AND SUPPORT AREAS
- 7.200 CLINIC
- 7.300 INFIRMARY
- 10.100 MAXIMUM SECURITY
- 10.200 SPECIAL NEEDS
- 10.300 ACUTE MENTAL HEALTH
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- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

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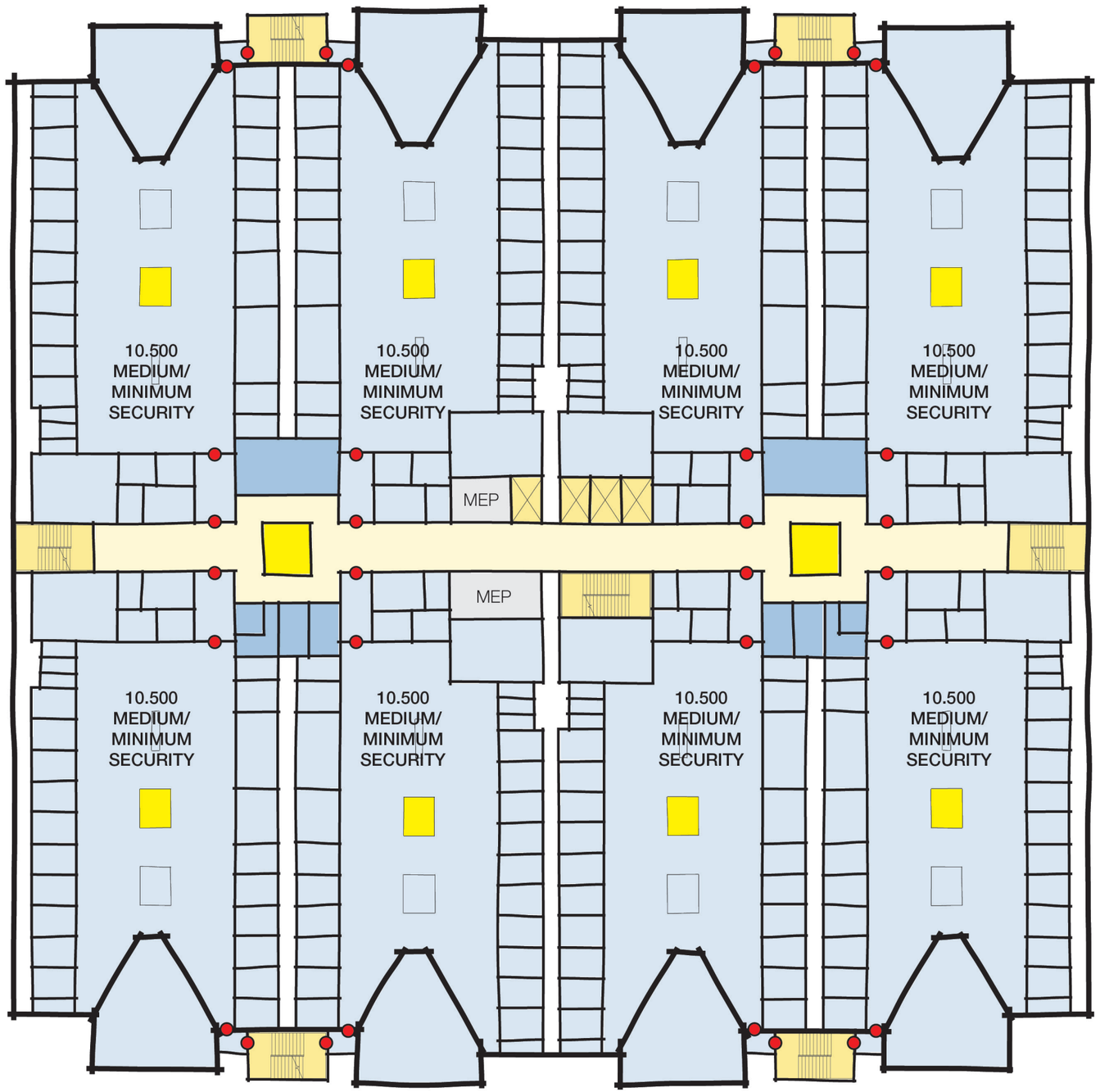
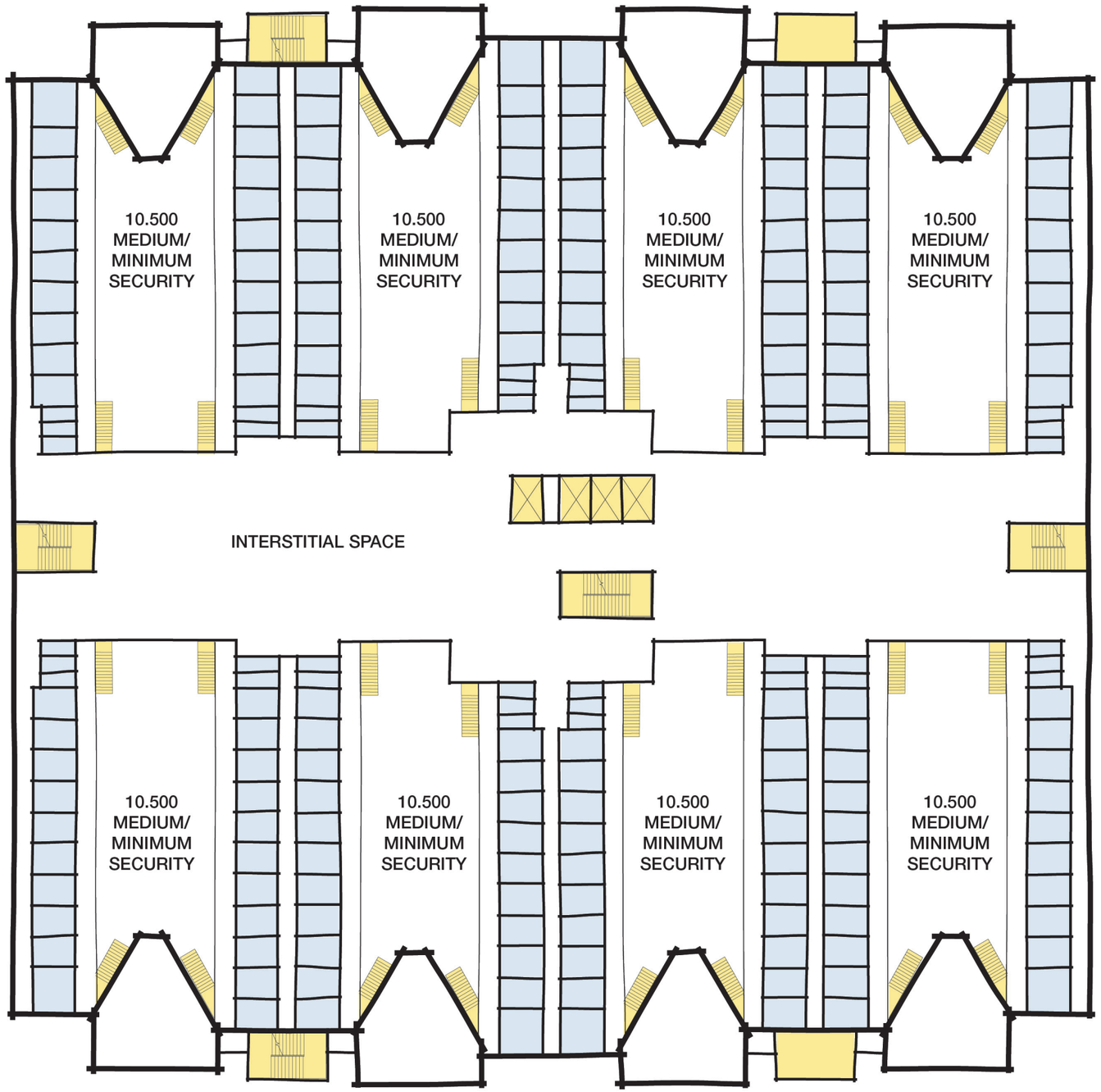


LEGEND

- 10.500 MEDIUM/ MINMUM SECURITY
- 10.600 MEDIUM/ MINIMUM SECURITY UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

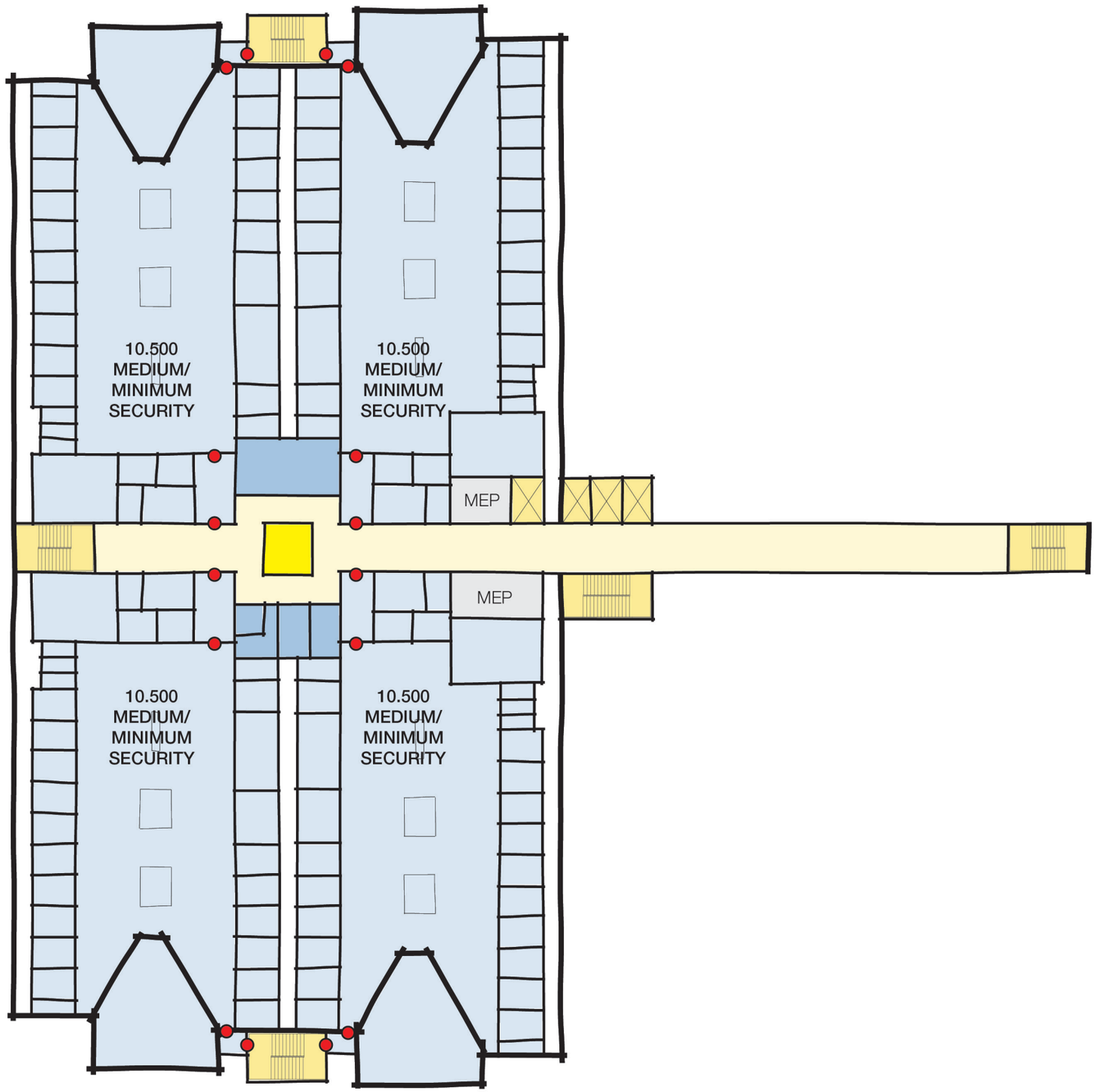
0’ 16’ 32’ 48’ 64’



LEGEND

- 10.500 MEDIUM/ MINMUM SECURITY
- 10.600 MEDIUM/ MINIMUM SECURITY UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

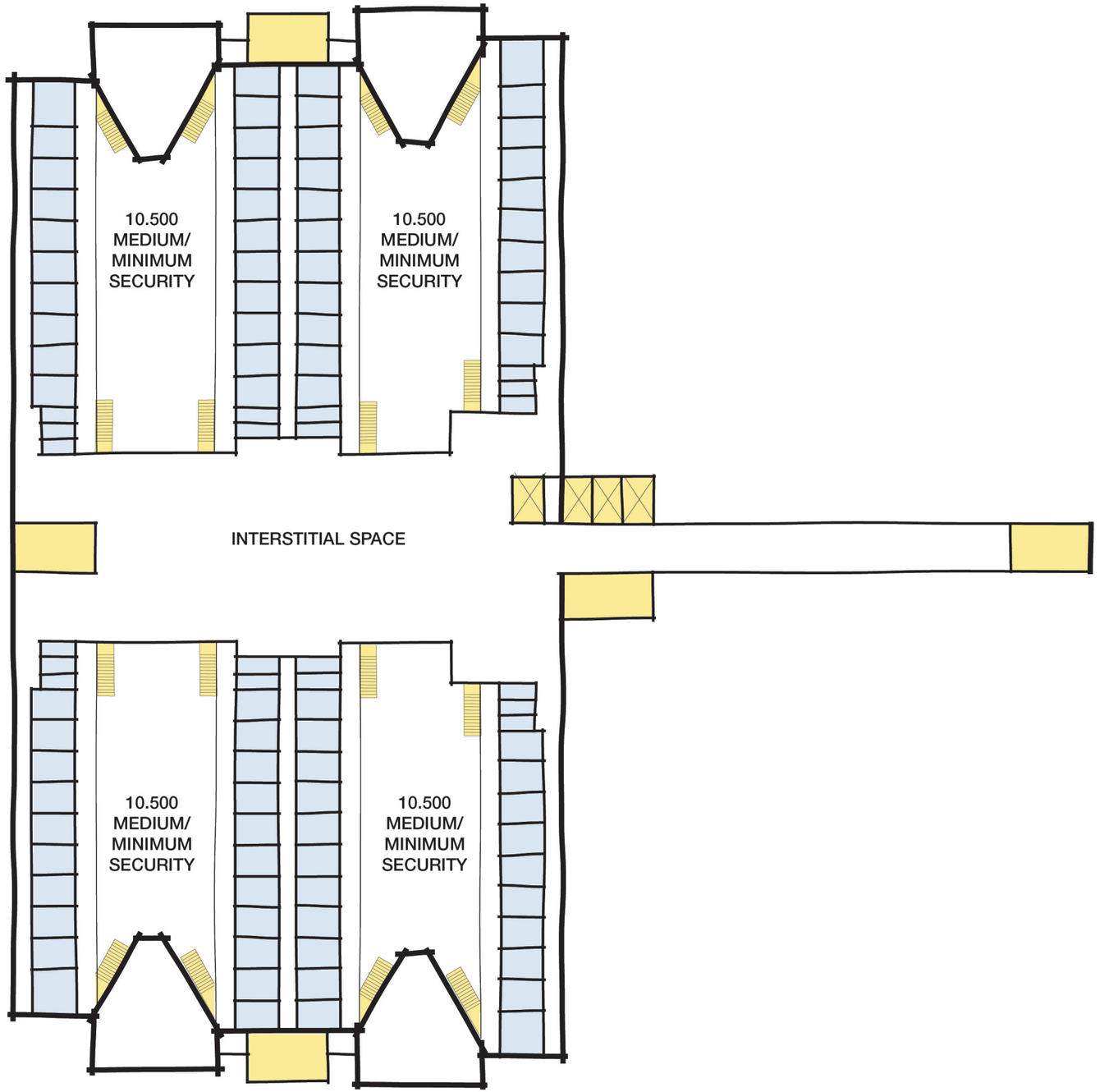
0’ 16’ 32’ 48’ 64’



LEGEND

- 10.500 MEDIUM/ MINMUM SECURITY
- 10.600 MEDIUM/ MINIMUM SECURITY UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

0’ 16’ 32’ 48’ 64’



LEGEND

- 10.500 MEDIUM/ MINMUM SECURITY
- 10.600 MEDIUM/ MINIMUM SECURITY UNIT CORE
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

0’ 16’ 32’ 48’ 64’

LEGEND

- 11.100 PUBLIC LOBBY/ VISITATION
- 11.200 ADMINISTRATION AREA
- 11.300 PROGRAM SERVICES
- 11.400 PRE-RELEASE
- 11.500 HOUSING
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

0’ 16’ 32’ 48’ 64’

LEGEND

- 11.400 PRE-RELEASE
- 11.500 HOUSING
- ACO STATION
- CIRCULATION
- VERTICAL CIRCULATION
- CONTROLLED DOOR
- WALLS
- AREA SEPARATION

0’ 16’ 32’ 48’ 64’

SITE PLAN


HALAWA STREAM
HALAWA VALLEY ST
H3
NEW SITE ENTRY
EMERGENCY SIREN
SERVICE VEHICLES/ STAFF PARKING
FUTURE ANIMAL QUARINTINE STATION SITE
PUBLIC PARKING
PUBLIC ACCESS
PRE-RELEASE
STAFF PARKING
EXISTING SEWER
SECURITY GATE
W.H.
PLANT
VSP
PROPOSED FUTURE STAFF PARKING
DETENTION
SERVICE YARD
148' SETBACK
DLNR
RETENTION BASIN
FENCE LINE
NAVY LAND
0 25 50 100 200 300
195
190
185
180
175
170
165
160
155
150
145
140
135
130
125
120
115
110
105
100
95
90

MASTER PLAN - AERIAL