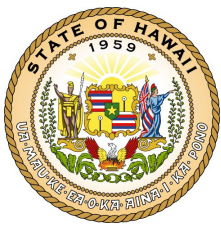


RESPONSE TO QUESTIONS: REQUEST FOR INTEREST NEW OAHU COMMUNITY CORRECTIONAL CENTER



State of Hawaii

Department of Accounting and General Services

DAGS JOB # 12-27-5713

February 23, 2021

REQUEST FOR INTEREST - NEW OAHU COMMUNITY CORRECTIONAL CENTER

QUESTIONS AND RESPONSES

FEBRUARY 23, 2021

On January 29, 2021, the State of Hawaii published a **Request for Interest (RFI)** to determine interest in development of a new Oahu Community Correctional Center (OCCC). Along with project-related information and instructions for responding, Respondents were encouraged to submit questions or comments to ensure that the submittal requirements were clear and that submittals would be responsive to the RFI. Below are the questions that were received and the accompanying responses. As a reminder, the deadline for submitting responses to the RFI is: 5:00 PM (HST), March 12, 2021. See the OCCC Future Plans website for the RFI and information about the new OCCC (<http://dps.hawaii.gov/occc-future-plans/>).

#	Question / Comment	Response
1	RFI Section: Part B vii (Technology) <i>Please clarify the intent of the question: Is the State interested in suggestions related to: the procurement process, the project delivery, or the design and operation of the built project?</i>	Responses to this question should address, as appropriate, different technological aspects that can be incorporated within the design of the new OCCC to improve service delivery, security, and operational efficiencies in the context of project delivery, design and operation.
2	Section 7: RFI Process Schedule <i>Could you please provide the current estimate for the RFQ release?</i>	At present, the timeframe has not been established for a procurement. The State of Hawaii is relying upon the RFI process and the responses it receives to gauge industry interest in the new OCCC project and will make decisions regarding a procurement process, in part, on the basis of such responses.
3	Section 5: Status of the New OCCC <i>Could you comment on the project's funding plan?</i>	The State's current appropriation is for planning only. Subject to the outcome of the RFI, the State expects further appropriations will be sought to complete any procurement process. However, the State is looking to maximize the participation of private financing to minimize the burden on public funds.
4	Section 5: Status of the New OCCC <i>What is the approval process to bringing the project to market?</i>	See response to #2 above.
5	Section 5: Status of the New OCCC <i>Do you intend to engage experienced PPP transaction advisors? (for the RFQ/RFP)</i>	The State's consultant team includes specific expertise in P3 transaction structuring and project delivery. This expertise will be augmented as required.
6	Section 5: Status of the New OCCC <i>Would soft services be envisioned with the FM obligations (i.e. cleaning and laundry etc.)?</i>	The State's focus is on obtaining an efficient funding, design, development and long-term maintenance (hard FM services) solution. The State intends to retain all operating services of the new OCCC facility including soft services.
7	Section 5: Status of the New OCCC <i>Would local knowledge and DBE participation factor into the procurement? How so?</i>	As a State project, knowledge and understanding of local conditions will be necessary, however, the State has not yet defined any targets for participation as part of this project. With the project at the current development stage, goals and objectives for participation by firms designated as small businesses, minority-owned, woman-owned, and/or disadvantaged business enterprises have not been determined. The opportunity exists during subsequent phases of the procurement process to determine how best to address local knowledge and similar factors.

#	Question / Comment	Response
8	<p>Section 5: Status of the New OCCC</p> <p><i>What site Geotech/environmental diligence has been performed? Do you foresee further Geotech/environmental investigation to be completed?</i></p>	<p>Boundary and topographic surveys, along with a limited geotechnical program, have been conducted of the eastern portion of the AQS property (the area slated for OCCC development). Such information are being used for planning purposes and are not expected to be used for final design of the OCCC facility. In addition, a Phase I Environmental Site Assessment identified potential areas of contamination. Based on that study, a detailed hazmat investigation has been conducted of structures and soils comprising the eastern portion of the AQS property (only). Copies of these documents have been posted to the OCCC Future Plans website.</p> <p>Similar boundary and topographic surveys, hazmat investigation, and limited geotechnical program are planned for the western portion of the AQS property during 2021 in support of planning for a new AQS facility. Such results will also be used for planning purposes and are not expected to be used for final design of the AQS facility.</p>
9	<p>Section 5: Status of the New OCCC</p> <p><i>If any demolition works will be needed, will you consider including this in a separate early works package?</i></p>	<p>Demolition of structures and removal of kennels, pavement and underground utilities associated with the AQS will be necessary prior to developing the new OCCC. The State will look to engage with Respondents through any potential procurement process to define early works and other site-specific considerations.</p>
10	<p>Section 5: Status of the New OCCC</p> <p><i>Will unionized labor be stipulated within the RFQ/RFP?</i></p>	<p>No formal requirements or policies with respect to unionized labor for OCCC and AQS construction have been determined at this stage.</p>
11	<p>Section 12</p> <p><i>What is the timeline for determining the delivery method?</i></p>	<p>The State has undertaken a Business Case Analysis (BCA) including consideration of the project delivery strategy. The results of the BCA will be reviewed in conjunction with responses to the RFI. At present, there is no timeline for making a final determination as to the delivery method.</p>
12	<p>Project Information: Master Plan Report, Chapter 5</p> <p><i>Does current legislation allow alternative project delivery for criminal justice related facilities?</i></p>	<p>The State of Hawaii is confident in its ability to consider alternative project delivery approaches that may be most effective in achieving its goals and objectives for the new OCCC project and that are otherwise in the best interests of the people of Hawaii.</p>
13	<p>Project Information: Master Plan Report, Chapters 5 – 7</p> <p><i>Will this project be considered a best value procurement?</i></p>	<p>The State has not yet determined a specific procurement pathway for the project, and as such the form of eventual evaluation and award is yet to be defined.</p>
14	<p>Project Information: Master Plan Report, Chapter 5</p> <p><i>What level of additional design will be required during the RFP stage?</i></p>	<p>The current OCCC Master Plan Report and programming is intended to serve for planning and potential procurement purposes. It is anticipated that any future procurement action would require some level of design (typically concept/early schematic) to provide suitable information to assess bids. The level of additional design, beyond the current concept plans, will be determined as part of the technical requirements associated with any future procurement action.</p>
15	<p>Project Information: Master Plan Report, Chapter 5</p> <p><i>What is the State's ownership interest preference in the facility?</i></p>	<p>The State will retain the fee title to State lands for this development.</p>

#	Question / Comment	Response
16	<p>Project Information: Master Plan Report, Chapters 5 - 7</p> <p><i>Does the State have an ideal financing structure?</i></p>	<p>The State is seeking a long-term solution to the total cost of ownership of a new OCCC. This includes both upfront capital cost and long-term maintenance and lifecycle replacement.</p> <p>The State's primary goal in the financing structure is to minimize upfront capital needs to the greatest extent possible. The State is open to a variety of creative funding structures and does not anticipate that any special powers or new legislative codes will be necessary to facilitate such an outcome.</p>
17	<p>Section 4, Project Information Reference: 1st paragraph – "...a new AQS facility be developed in advance of construction of the new OCCC."</p> <p><i>Will a separate RFP be issued for the new AQS facility in order to have it completed before construction of the new OCCC?</i></p>	<p>No decision has been made whether a separate procurement will be undertaken for the new AQS facility.</p>