

Future of the Oahu Community Correctional Center

Vol. 33 – Request for Interest Process Completed

June 2021

Hawaii Department of Public Safety

The Hawaii Department of Public Safety (PSD) is responsible for carrying out judgments of the state courts whenever a period of confinement is ordered. Its mission is to uphold justice and public safety by providing correctional and law enforcement services to Hawaii's communities with professionalism, integrity and fairness. Currently, offenders are housed within State of Hawaii jail and prison facilities located within Hawaii, at the Federal Detention Center in Honolulu, and in private contractor facilities on the mainland.

PSD operates Community Correctional Centers (CCCs), widely known as jails, on the islands of Kauai, Maui, Hawaii and Oahu. Each CCC houses short-term sentenced felons, probation, and misdemeanor offenders; pretrial felons and misdemeanor offenders; other jurisdiction; and probation/parole violators. CCCs provide the customary county jail function of managing both pre-trial detainees and locally-sentenced misdemeanor 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 place of origin when they reach less than a year until their scheduled release. Although some offenders will remain in prison for life, the majority (over 95 percent) will serve their sentences and be released, eventually returning to the community.

PSD is committed to providing a safe, secure, healthy, humane, social, and physical environment for inmates and staff. However, aged and obsolete CCCs have limited PSD's ability to provide such environments. All jail facilities are antiquated with limited space for programs and treatment services. Improvement of the declining facilities (and replacing facilities when necessary) is a priority. Chief among such priorities is replacement of the existing Oahu CCC (OCCC) with a new facility at the Animal Quarantine Station (AQS) in Aiea/Halawa. Assisting with OCCC planning and development is the Department of Accounting and General Services (DAGS) and a team of consultants (the "OCCC Team").

RFI Process Completed

An important milestone was reached when a Request for Interest (RFI) for the new OCCC (Project) was released by the State of Hawaii on January 29, 2021. The purpose of the RFI was to gather input and expressions of interest in the Project from the design, construction, financial, and facility maintenance industries. The RFI encouraged Respondents to assess the commercial viability of the Project, estimate the length of time needed to procure and construct the Project, identify potential risks and measures to mitigate risk, and recommend strategies for financing and project development that reflect industry best practices and opportunities for innovation. By the March 12, 2021 deadline, twenty-two organizations from three different industry groups responded.



REQUEST FOR INTEREST NEW OAHU COMMUNITY CORRECTIONAL CENTER



State of Hawaii
Department of Accounting and General Services
DAGS JOB # 12-27-5713

January 29, 2021

Respondents to the RFI comprised three distinct groups representing the public-private partnership (P3) and correctional facility industries, including:

- Architectural and engineering (AE) designers, engineering firms, operators, general contractors (GCs)
- Equity investors, lenders, financiers
- Developers or formed teams

The OCCC Team (DAGS, PSD and the consultants) assembled and reviewed the RFI responses to extract useful information regarding Respondents' experience and lessons learned from similar, relevant projects that have been successfully built and operated. The OCCC Team also conducted a high-level assessment of their responsiveness to the questions asked in the RFI, overall thoughtfulness of the submissions, demonstration of relevant experience of the Respondent, and alignment with the State of Hawaii's goals and objectives for the Project.

RFI Process Highlights

Based on feedback gathered through the RFI process, the following are the principal highlights:

- The RFI process was successful in establishing the Project as an attractive opportunity to the P3/correctional facility development industry.
- The RFI process produced useful information from Respondents that will help the State of Hawaii to continue moving the Project forward.
- The P3 delivery/procurement model, and specifically the Design/Build/Finance/Maintain – Availability Payments (DBFM-AP) approach was viewed by many as producing the greatest value for the State and was the preferred delivery/procurement approach. The feedback verifies and reinforces similar findings from studies conducted since 2018.
- A progressive approach to DBFM – AP, where a development team is selected based on qualifications, proposed design concepts, financing strategies and indicative pricing, was viewed by Respondents as a method to reduce procurement costs and time requirements.
- Most Respondents considered twelve months to be a realistic timeframe to issue and receive industry responses to a Request for Qualifications (RFQ) and Request for Proposals (RFP).
- Several strategies/best practices were offered for consideration involving funding/financing, procurement and delivery, design, operation and maintenance, and the use of technology.

NEXT STEPS

Based on the work completed or underway and the industry input received during the RFI process, the following next steps are under consideration:

- Reach conclusion regarding the procurement approach best suited to the project.
- Continue evaluating viable funding and financing options in order to identify an optimal long-term financial solution.
- Develop a comprehensive risk matrix that identifies project risk and potential impacts and develop a plan to eliminate, mitigate or manage risks.
- Establish scope, schedule and budget for the new AQS.
- Continue engaging legislative leaders, the community and other key constituencies on the need for a new, modern correctional facility that will allow the state to provide the continuum of care necessary for the successful rehabilitation of those in custody.
- Initiate the RFQ process and release the RFQ by the first quarter of 2022.

OCCC Team Meets with U.S. Navy Officials

The overall AQS property is comprised of seven separate parcels with six controlled by various State of Hawaii agencies and one, a 3.47-acre portion of a larger 100+ acre parcel, controlled by the U.S. Navy. All or portions of the seven parcels have been in use by Department of Agriculture (DOA) as part of its AQS operation for several decades, including the small area of Navy property, shown as Parcel 1 on the map, for which the DOA currently has a right-of-entry and where a large number of AQS dog kennels are located.

While planning for the new OCCC, the OCCC team met with its Navy counterparts on multiple occasions to present and discuss the OCCC project, the technical studies that were being performed in support of a new OCCC, and the relationship between a new OCCC at the AQS and the Navy's property in the area. Much was accomplished during those meetings including understanding Navy interests and concerns so as to ensure that plans for the new OCCC are consistent with neighboring properties and land uses. An outcome of those discussions has been a recognition that plans for the new OCCC need to be mindful of building placement, setbacks, height, and orientation.

Several of the meetings focused on the possibility of the State acquiring the 3.47-acre area from the Navy in fee simple and after discussing the complexities, hurdles, lengthy timeframe, and potential costs associated with acquisition and it became clear to all that acquisition was not the preferred approach. During this time, concept planning was also underway to confirm that the new OCCC and its associated parking areas, service bays, internal circulation system, and support facilities could be



Recent aerial photo showing current use of Navy property for kennels.

OCCC Team Meets with U.S. Navy Officials (Continued)

accommodated within the available land and configuration of the eastern-most portion of the AQS property. The OCCC team made sure that no buildings or structures would be developed within the Navy's parcel although portions of the Navy's parcel would be needed for facility access, vehicle parking, and internal circulation.

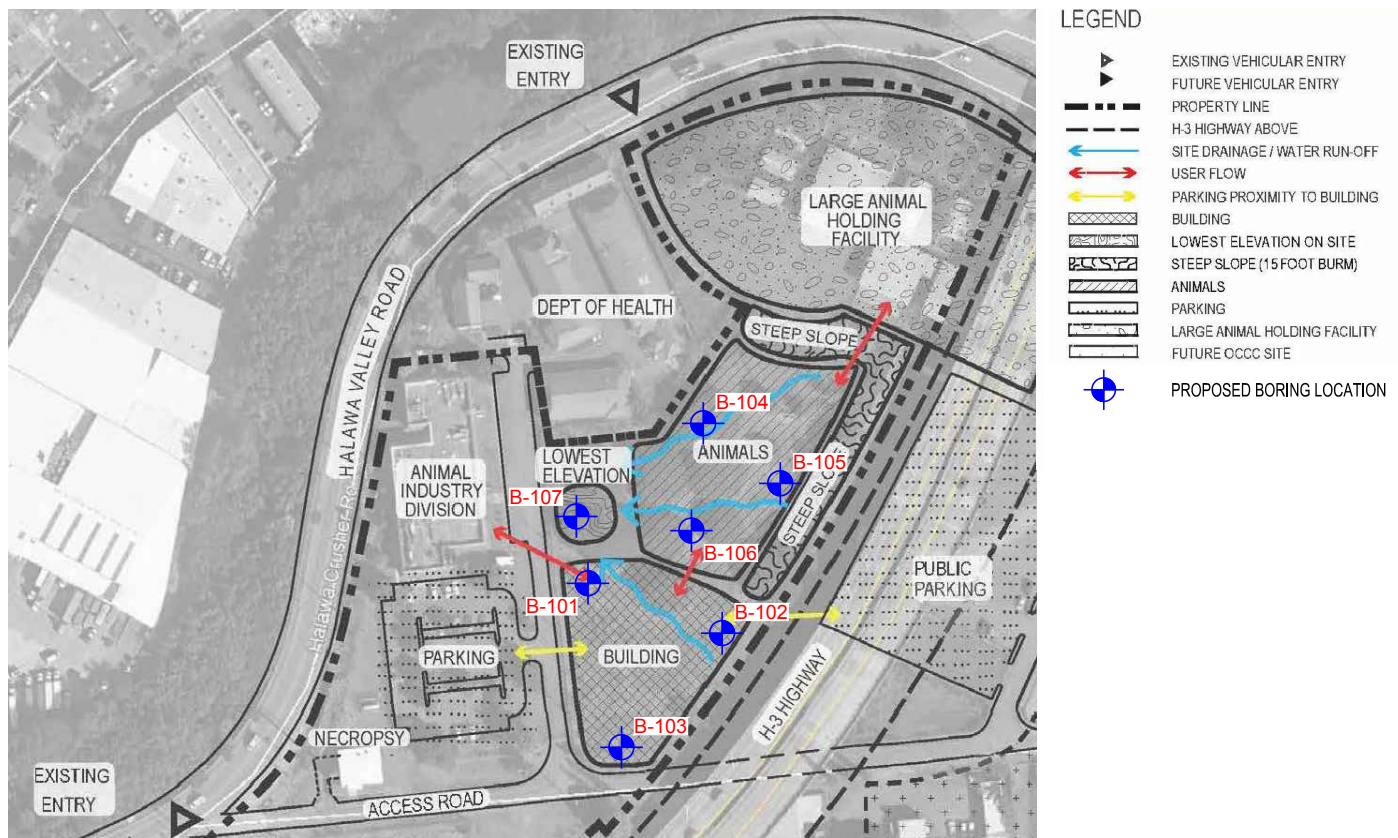
During a meeting held in May 2021, the discussion shifted to consideration of a more feasible approach by which the Navy would grant the State an easement for the 3.47-acre area. Currently, the OCCC team and the Navy are working together to compile the documentation needed to support the granting of an easement. Both parties are confident that an arrangement will be forthcoming that will allow the State to have access to the Navy's land needed for the project. Further information regarding the outcome of these discussions will be provided as it becomes available.

Additional Studies for New AQS Planned

Additional studies are planned in support of new AQS development. First among these studies is a geotechnical investigation to determine conditions within the area planned for the AQS facility. Understanding subsurface features and conditions plays an important role in the determining optimum locations for the new AQS buildings and facilities, whether conditions exist that will require special engineering designs, and in estimating the cost of site preparation and foundation construction. To address those topics, a preliminary geotechnical program of the area west of H-3 (the location of the new AQS) will soon be undertaken involving soil borings (shown on the map below), soil sampling and laboratory testing, subsurface analysis, and groundwater measurements.

The investigation is needed to determine on-site features and building foundation systems as well as to identify any unfavorable surface and subsurface conditions that may influence AQS development or require additional stabilization or foundation and footing methods prior to construction.

The results will provide the information necessary to optimize the location of the new AQS building, parking areas, and kennels, define footing and foundation strategies, and refine the construction cost estimate.





Pali Lookout, Oahu, Hawaii

Upcoming Activities

The following activities are anticipated in the months ahead.

July 2021	<p>Initiate soil boring and sampling programs for new AQS location.</p> <p>Continue discussions with state and federal authorities over AQS property access and use.</p> <p>Provide status reports at Aiea Neighborhood Board #20 and Aiea Community Association meetings.</p> <p>Be present at Hawaii Correctional Systems Oversight Commission meeting.</p> <p>Continue OCCC public outreach, information, and engagement including publication of Newsletter Vol. 34. Look to OCCC Future Plans website for announcements, upcoming events, and recent activities.</p>
August 2021	<p>Provide status reports at Aiea Neighborhood Board #20 and Aiea Community Association meetings.</p> <p>Be present at Hawaii Correctional Systems Oversight Commission meeting.</p> <p>Continue OCCC public outreach, information, and engagement including publication of Newsletter Vol. 35. Look to OCCC Future Plans website for announcements, upcoming events, and recent activities.</p>
September 2021	<p>Review results of soil boring and sampling programs for new AQS location.</p> <p>Provide status reports at Aiea Neighborhood Board #20 and Aiea Community Association meetings.</p> <p>Be present at Hawaii Correctional Systems Oversight Commission meeting.</p> <p>Continue OCCC public outreach, information, and engagement including publication of Newsletter Vol. 36. Look to OCCC Future Plans website for announcements, upcoming events, and recent activities.</p>

Interested in Learning More?

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

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