

Future of the Oahu Community Correctional Center

Vol. 39 – OCCC Building Program Update Underway

December 2021

Hawaii Department of Public Safety

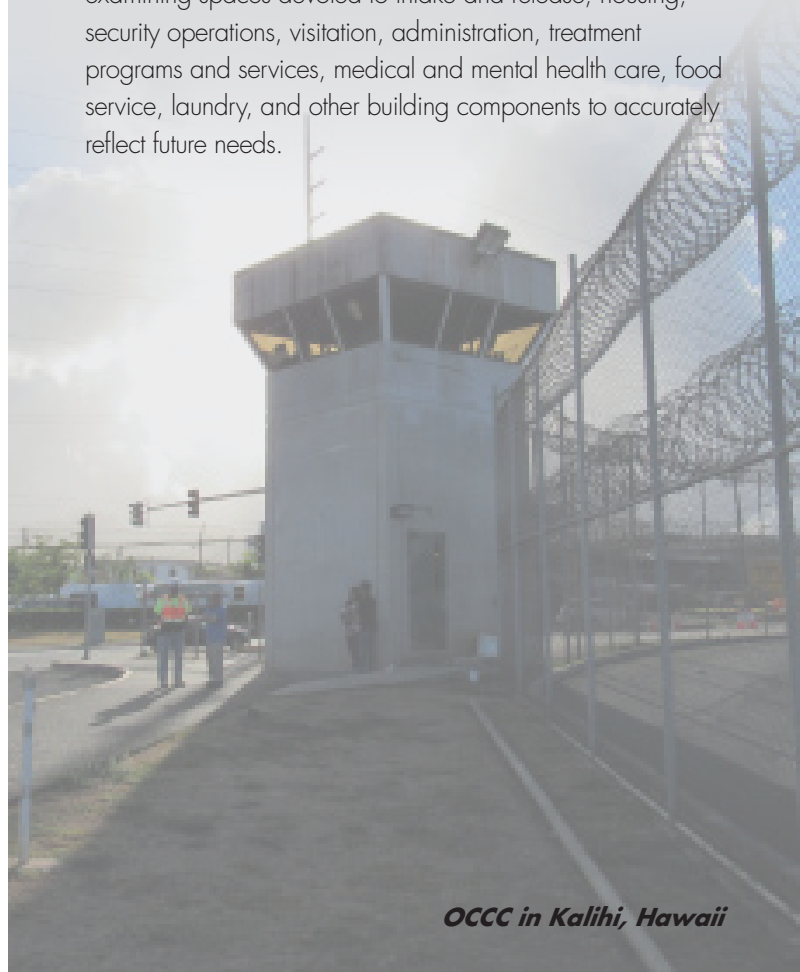
The Hawaii Department of Public Safety (PSD) is responsible for carrying out judgments of the state courts whenever a period of confinement is ordered. Its mission is to uphold justice and public safety by providing correctional and law enforcement services to Hawaii's communities with professionalism, 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), commonly 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 pretrial detainees and locally-sentenced misdemeanant offenders and others with a sentence of one year or less. CCCs also provide an important prerelease preparation/transition function for prison 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 and return to the community.

PSD is committed to providing safe, secure, healthy, humane, social, and physical environments for offenders 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. Therefore, improving the declining facilities and replacing facilities when necessary is a PSD priority. Chief among such priorities is replacing the Oahu CCC (OCCC) with a new facility at the Animal Quarantine Station (AQS) in Aiea. Assisting PSD with OCCC planning and development is the Department of Accounting and General Services (DAGS) and a team of consultants (the "OCCC Team").

OCCC Architectural and Space Program Under Review

The OCCC team recently updated the population forecast to provide current estimates of the overall number and types of detention and reentry beds needed in the new OCCC. Based on the results of the updated (2021) forecast, a review of the 2019 OCCC architectural and space program is underway to ensure that the new OCCC (including the prerelease facility now called the Community Transitional Center) is properly sized and all interior spaces are neither too large nor too small for their purposes. This includes re-examining spaces devoted to intake and release, housing, security operations, visitation, administration, treatment programs and services, medical and mental health care, food service, laundry, and other building components to accurately reflect future needs.



OCCC Program and Policy Review Underway

Based on the updated population forecast, the 2019 architectural and space program is being reviewed, verified and/or updated. In doing so, OCCC team members held collaborative workshops and user group meetings with PSD leaders to define policies, procedures and practices for operating the new OCCC and managing the offender population. From this effort will emerge a building program based on PSD needs, policies, current standards, and best practices as summarized below:

- Re-examining all building functions and spaces including space requirements for housing, security operations, food service, laundry, maintenance, storage, and similar support functions.
- Reviewing previously established space adjacencies after adjusting for revisions and updates based on PSD policies and preferences for the new facility.
- Defining how movements will be controlled within the new OCCC including lines of security, the locations and control of penetrations through lines of security, and security posts.
- Revisiting and refining initial decisions such as serving meals in the housing units, decentralizing counseling programs, use of direct light vs borrowed light, etc.



Workshop session with OCCC Team

Site Utilization and Layout Being Refined

The OCCC team is expanding upon the analysis performed in the earlier planning stage to advance conceptual design of the new OCCC campus. This is a key step between the Master Plan-level design developed in 2019 and the upcoming schematic design phase. This is also an opportunity to expand on the Master Plan program and define the character of the new OCCC. With topographic mapping for the AQS site already in-hand, site utilization and layout can be developed in greater detail including:

- Preliminary site grading and layout for both the detention and the Community Transitional Center (CTC) buildings which are located on sloping terrain; grade transitions and cut/fill estimates for the buildings and employee/visitor parking areas.
- Ingress/egress for employee, visitor, delivery, service and emergency vehicles, on-site circulation by visitors and staff, and ADA-compliant access between the OCCC (detention and CTC) buildings.
- Utility connection points and internal routing together with stormwater management.
- Security arrangements between the property line and the secure facilities including use of fencing, lighting, video monitoring, and other technologies.

With preliminary Master Plan-level design concepts already developed, the OCCC team's current effort is focused on advancing the planning to the next level of detail. The team is currently refining and redefining:

- Interior building movements to address vertical and horizontal circulation considering the volume of traffic, movement schedules and routes, and security requirements.
- Building layouts and adjacencies to establish the connections needed between departments.
- Internal departmental layouts based on detailed room data sheets.
- How the design of the facility is perceived by the community, staff, and other stakeholders is being given careful consideration with options being explored for building massing and façades.
- Incorporating programmatic security documentation within the internal layout including locations of physical barriers, points of control, and controlled doors.
- Placement of mechanical, electrical, plumbing (MEP), communications, and security electronics spaces with guidance from MEP and security specialists.

Careful Consideration Given to Staffing the New OCCC

Staff are the most important resource in operating a jail and without adequate staffing, the safety and security of offenders and the community are at risk. So it's no surprise that approximately 70% - 80% of a jail's total operating budget is devoted to staffing. Therefore, effective and efficient allocation of staff is crucial to controlling operating costs and with a large share of OCCC staff currently assigned to custody, better use of staff centers on housing units and rovers that support the units and internal movement. In developing the new OCCC building program staffing assignments and security analysis are being given careful consideration.

Goals for Developing the New OCCC

OCCC was once considered a "new generation" facility based on best practices at the time it was developed more than four decades ago. However, the current OCCC no longer aligns with Hawaii's vision for its correctional system, which is to improve living and working conditions and provide treatment programs, counseling, and reentry services to offenders. With a modern facility, and by instituting practices that emphasize behavioral and mental health treatment, the goal of reducing recidivism and ultimately the number of individuals incarcerated can be achieved. Other goals in developing the new OCCC include:

- Meeting PSD's administrative, operational, strategic, and security requirements for jail operation.
- Allowing offenders with a mental illness or serious medical condition and those in protective and maximum custody to be separated from the general population.
- Providing the spaces needed to conduct treatment, counseling, and other programs that support the behavioral, mental health and medical needs of the offender population and promotes positive change.
- Incorporating daylight and views of the outside from dayrooms, providing climate control, acoustic dampening and other measures to elevate the spirit, heal the mind, and offer hope in an environment conducive to positive behavioral change.
- Improving functionality by use of the latest security technologies and operating and management approaches to keep occupants, staff, visitors, and the public safe and secure.
- Reducing exposure to COVID-19 and other contagions and the risks faced by the occupants and operating staff by utilizing modern mechanical systems and best practices.
- Making effective use of correctional officers and other operating staff with a design that minimizes internal movements.
- Providing a more efficient and safer operation by delivering meals, counseling, medical care and similar services to housing units.
- Making more effective use of counseling and treatment programs by better understanding the disparate populations to be housed and their individual needs.
- Preparing greater numbers of inmates for community reentry by expanding the use of transitional beds in the new CTC.
- Optimizing the cost of operation by applying innovative design and quality construction, use of modern mechanical, electrical, and plumbing systems, and implementing facility maintenance programs to achieve maximum performance standards.
- Supporting efforts to attract and retain correctional officers and other operating staff by elevating the quality of the work environment.
- Showcasing advanced building design approaches and construction materials that are sustainable and resilient against the hazards associated with climate change and other outside threats.

In addition to these goals, it is hoped that a new OCCC will also be the catalyst for improving Hawaii's overall corrections infrastructure. While the primary focus today is OCCC, Hawaii's corrections infrastructure is in urgent need of repair or replacement. By developing a new OCCC, it can be demonstrated that the right combination of modern facilities, improved offender services, and the contemporary best management practices can control operating costs, deliver better outcomes for offenders, reduce recidivism, and improve public safety.

Preparation of OCCC Request for Qualifications Underway



The State of Hawaii is currently preparing a Request for Qualifications (RFQ) to invite qualified teams to submit a Statement of Qualifications (SOQ). The RFQ, scheduled for release in early 2022, will solicit teams to present their qualifications, experience, member firms, and other information relevant to providing the development services required for the new OCCC. Services include design and construction, including furniture, fixtures and equipment, under a Design/Build/Finance/Partial Maintenance procurement. Publication of the RFQ is intended to precede publication of a Request for Proposal (RFP) which will be issued later in 2023 to a shortlist of qualified firms/teams selected by the State of Hawaii following an SOQ evaluation process.

The RFQ will describe the OCCC project, SOQ submittal requirements, an anticipated procurement schedule, submittal instructions, and a submittal deadline. Prior to issuing the RFQ, DAGS may host a virtual pre-submittal meeting to review the RFQ and SOQ submittal requirements with potential respondents, and address questions from participants. Under the planned procurement, PSD will retain all inmate management responsibilities along with routine maintenance of the new OCCC.

Over the coming months, DAGS will continue the work necessary to prepare the RFQ for release including continuing to review viable funding/financing options, determining the optimal risk allocation between the State and a private partner, defining the project approvals process, preparing a current project schedule, updating the OCCC architectural space program (based on the work underway and described earlier), and engaging architectural/engineering, legal, financial and other advisors to assist with preparation of RFP documentation. Throughout this period the OCCC team will continue to meet with elected and appointed officials, community and neighborhood groups, stakeholders and others to share information about progress and upcoming activities as well as to answer questions that may arise.

REQUEST FOR QUALIFICATIONS

NEW OAHU COMMUNITY CORRECTIONAL CENTER



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

2022

New Construction and Renovations Continue at WCCC

Each month PSD shares progress in constructing improvements at the Women's Community Correctional Center (WCCC) in Kailua. These improvements include a new Housing Unit, Administration Building, Visitation/Intake Building, and parking lot and access drive upgrades (see renderings below). Construction during November 2021 continued to focus on site preparation and installation of underground utilities. The improvements are part of PSD's plan to relocate female pretrial detainees currently housed at OCCC to WCCC in order to improve living conditions, expand treatment and rehabilitation services, and increase opportunities for family visitation. Construction is expected to be completed in 2023.



Renderings of new construction at WCCC (credit: CGL Companies)

New Construction and Renovations Continue at WCCC (Continued)

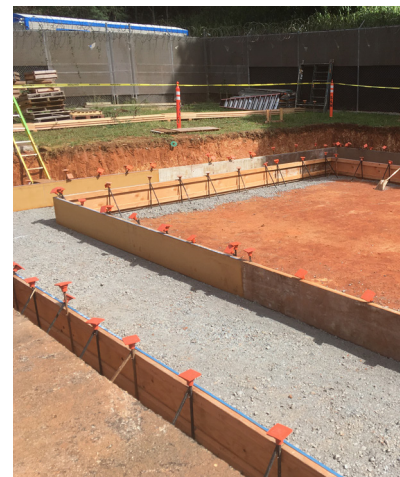


Construction progress photos (December 2021)

At the same time, renovation of the Ho o'kipa Cottage is continuing that will convert a vacant structure into a useful addition to the WCCC campus. PSD is creating a new living environment for female offenders that focuses on rehabilitation, normalization, and providing life skills for a successful transition out of custody, leading to lower rates of recidivism. The renovation is using materials that are similar to that found in a home environment, while standing the test of time and allowing for easy maintenance. The building will be naturally ventilated, assisted by ceiling and exhaust fans, to ensure a pleasant living environment while a palette that uses colors, patterns, and exposed wood which will evoke Hawaii's natural environment. A large lanai connected to the dayrooms also serves to bring the outdoors in.



Renderings of finished dormitory, dayroom, and lanai (credit: DLR Group)



Ho o'kipa cottage renovations



Rice field in Waikiki, circa 1930.

Upcoming Activities

The following activities are anticipated in the months ahead.

January 2022	<p>New construction and renovations continue at WCCC.</p> <p>Public outreach, information, and engagement continues with attendance at meetings of Aiea Neighborhood Board #20, Aiea Community Association, and Hawaii Correctional Systems Oversight Commission, publication of Newsletter Vol. 40, etc.</p> <p>Hawaii's 2022 Legislative session begins.</p>
February 2022	<p>New construction and renovations continue at WCCC.</p> <p>Public outreach, information, and engagement continues with attendance at meetings of Aiea Neighborhood Board #20, Aiea Community Association, and Hawaii Correctional Systems Oversight Commission, publication of Newsletter Vol. 41, etc.</p> <p>Hawaii's 2022 Legislative session continues.</p>
March 2022	<p>New construction and renovations continue at WCCC.</p> <p>Public outreach, information, and engagement continues with attendance at meetings of Aiea Neighborhood Board #20, Aiea Community Association, and Hawaii Correctional Systems Oversight Commission, publication of Newsletter Vol. 42, etc.</p> <p>Hawaii's 2022 Legislative session continues.</p>

Join OCCC Email List

Add your name to the OCCC email list to directly receive announcements, newsletters, and other project-related materials by sending your name, affiliation (if any), and email address to: robert.nardi@wsp.com.

Interested in Learning More?

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

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