



Future of the Oahu Community Correctional Center

Frequently Asked Questions

February 23, 2017

PROGRESS MADE SINCE PLANNING FOR OCCC RELOCATION BEGAN IN 2016

What has been accomplished to date in planning for a new OCCC?

- » The Hawaii Department of Public Safety (PSD) and its consultant team ("the OCCC team") has prepared inmate population forecasts which are helping to determine the scale and configuration of the proposed facility as well as a staffing plan and an analysis of estimated operating costs.
- » 11 sites were identified as potential development sites and all 11 have been ranked in order to identify the highest rated and the lowest rated sites with the number of possible sites reduced to four for further in-depth study.
- » Studies to comply with various state and local regulations, such as preparation of an Environmental Impact Statement, have been initiated.
- » In addition to a report devoted to various financing methods, an all-day workshop was held on November 28, 2016 focusing on various project delivery methods and approaches to financing construction of the new OCCC.
- » Considerable efforts have been devoted to informing and involving key decision-makers, community leaders, stakeholders and the public via one-on-one meetings and small group sessions, a public meeting (September 28, 2016), various public information sessions, neighborhood meetings and presentations in addition to 8 newsletters and numerous other documents and announcements posted on the OCCC website (<http://dps.hawaii.gov/occc-future-plans>).

Where will the new OCCC be located?

- » The process of identifying prospective alternative OCCC sites has been underway for several months and during that time 11 prospective alternative locations were identified for a new OCCC facility. At this point the Siting Study has identified four sites which have been recommended for further in-depth study via the Environmental Impact Statement process:
 - » Property comprising the Department of Agriculture's Animal Quarantine Facility (Aiea)
 - » Utilizing a portion of the existing OCCC property (Kalihi)
 - » Within the grounds of the existing Halawa Correctional Facility (Aiea)
 - » At the Mililani Technology Park, Lot 17 (Mililani)

See Newsletter Vol. 8 on the OCCC website for information about the four finalist sites.

How were the four sites selected?

- » The OCCC team undertook considerable efforts to identify 11 prospective OCCC development sites and based on a well-tested site screening process, assessed each against six principal criteria resulting in a score for each site. Based on the results of the screening process, the four highest ranked sites were selected for further in-depth evaluation in the form of an Environmental Impact Statement.

Is there a frontrunner among the four finalist sites?

- » Although the sites were ranked to help develop the short-list, there is no frontrunner amongst them at this time. The four finalist sites will be subjected to in-depth technical and engineering studies during the Environmental Impact Statement process that will determine the preferred location.

What happens if one or more of the four sites is withdrawn by the property owner or if a site is found unsuitable for OCCC development?

- » It's important to note that while four sites have been selected to undergo detailed engineering and environmental evaluations, the potential exists for other sites not selected at this time to be reconsidered during the Environmental Impact Statement process. If one of the four finalist sites is withdrawn or eliminated from consideration during preparation of the Environmental Impact Statement, it shall be replaced by the next highest ranked from among the inventory of seven remaining sites. Should a site not part of the original inventory of 11 prove to be an adequate replacement to the initial four site short list after undergoing the site selection evaluation process, it may also be considered as an option.

Should the OCCC siting process have considered smaller sites? Was it a mistake to seek only sites of 10 acres or more?

- » The effort to identify prospective OCCC sites was undertaken with the knowledge of past siting efforts associated with the Federal Detention Center and OCCC which revealed no legitimate opportunities to acquire and develop sites in downtown Honolulu. The OCCC team has issued a Site Offer Form to the Oahu real estate community, large property owners, and others to ensure no sites suitable for OCCC development have been overlooked.

Why is there no site under consideration at Honolulu International Airport? What efforts were made to identify possible sites at Honolulu International Airport?

- » The criteria used to seek prospective OCCC sites recognized the previous siting efforts associated with past OCCC siting studies which revealed no opportunities to acquire and develop a site at Honolulu International Airport or Hickam Air Force Base. Recent communications with the Hawaii Department of Transportation, Aviation Division have also confirmed the absence of any lands at Honolulu International Airport for any non-aviation related developments such as a new OCCC.

Why is a high-rise jail option considered a less favorable solution than a low-rise or mid-rise jail option?

- » High-rise and mid-rise jail facilities are inherently more expensive to build and operate than low-rise facilities. Vertical transportation (elevators and stairs) is a necessary additional expense with high-rise and mid-rise facilities; a cost that is avoided in low-rise construction. High-rise and mid-rise facilities also require additional staff to manage inmate movement, increasing operational expenses. High-rise facilities require greater structural investments than low-rise facilities, including more extensive foundations and footings. High-rise construction requires investment in cranes and scaffolding, and, because of the smaller footprint, less construction work can be done simultaneously as compared to a low-rise facility – this extends the construction schedule thereby increasing project costs. Structured parking is also commonly required on the smaller sites, representing a significantly larger investment than at-grade parking.

Once the Environmental Impact Statement process is completed, what steps remain to move the OCCC project to the design and construction phases?

- » Decisions concerning project delivery methods (design/build, design-bid-build, CM at risk, etc.) have yet to be made as well as decisions concerning the method to finance OCCC development. These decisions, as well as a host of permits and approvals from various state and local agencies, and agreements with utility providers for service, are among the steps which remain prior to initiating design and construction.

What is the schedule for completing the Environmental Impact Statement process?

- » With the shortlist of sites identified, publication of the Draft Environmental Impact Statement is expected to occur prior to the end of 2017.

Why not construct the new OCCC facility in a remote location where it won't interfere with homes or businesses?

- » The new OCCC needs to be close to large population centers for several reasons:
 - » It's important that individuals being held at OCCC have access to family, friends, legal representatives, and services and programs offered by volunteer organizations.
 - » PSD is seeking to retain as many current OCCC employees as possible to work at the new facility, and a move to a remote location could hinder that. In addition, individuals being held at OCCC need access to the First Circuit Court, medical care, and mental health and other treatment professionals; a move to a remote location could also hinder such access.
 - » The more remote a location, the more likely the need for substantial infrastructure investments which would increase the overall cost of developing the new OCCC.
 - » Most individuals held at OCCC originate from the Greater Honolulu and surrounding area.

Why not build the new OCCC at the location of the current OCCC?

- » The current OCCC property is one of the four finalist sites being considered for developing the new facility. The results of the Environmental Impact Statement process will help determine the preferred location for the new OCCC to ensure the selected location best serves the needs of PSD and the state as a whole.

Is the Halawa Correctional Facility under consideration as a site for the new OCCC?

- » The Halawa Correctional Facility is also one of the four finalist sites to undergo further study as part of the Environmental Impact Statement process. The results of the Environmental Impact Statement process will help determine the preferred location for the new OCCC to ensure the selected location best serves the needs of PSD and the state as a whole.

What efforts were made to inform and involve members of the Hawaii State Legislature, City Council, neighborhood boards and the public in the planning and decision-making process?

- » The OCCC team recognized the importance of effective communications between the project team and elected and appointed officials, interest groups, the media, and the public during the planning and decision-making process. From the outset, PSD has been committed to ensuring that the process of planning and developing a new OCCC is transparent, defensible, and included the input and involvement of all interested parties.
- » The OCCC team undertook an extensive public outreach and engagement effort to provide information about the proposed OCCC facility, frame the planning and decision-making process, offer citizens a variety of means to participate in the planning process, and explain how public input will be considered in the decision-making process. Meetings were held with 17 Senate and House members, four city council members, dozens of state and city agency officials and staff, in addition to participating at 10 Neighborhood Board meetings and with countless stakeholders, interest groups, volunteers and volunteer organizations, and others.

What efforts were made to identify possible sites in proximity to the First Circuit Courthouse?

- » The effort to identify prospective OCCC sites recognized the siting efforts associated with the Federal Detention Center and past OCCC siting studies which revealed no opportunities to acquire and develop a "smaller" downtown site. The OCCC team is revisiting this issue to ensure no sites suitable for OCCC development have been overlooked.

Will replacing OCCC affect plans to return Hawaii inmates currently housed on the mainland?

- » Replacing OCCC will neither delay nor expedite the return of inmates currently housed in private facilities in Arizona.

What type of community benefits are being discussed with respect to HRS 353?

- » Preparation of the Environmental Impact Statement will soon begin in earnest and in doing so, the nature, scale and scope of potential impacts from OCCC development will be identified. The community benefits package, mandated by HRS 353, will be based, in large measure, on the potential environmental impacts yet to be identified. Plans are being formulated to work with neighborhood boards and others within the respective jurisdictions during 2017 to address an eventual community benefits package.

What are the reasons given by project opponents to replacing/relocating OCCC? What is the primary objection?

- » Attitudes concerning replacing and/or relocating OCCC vary widely by location. Relying upon feedback gained during the many neighborhood board meetings, attitudes ranged from mostly positive to strongly negative. For those six sites with mostly negative and strongly negative ratings, the opposition is largely focused on not having a CCC located "in their backyard". The perception that placement and operation of a new OCCC will be an unsafe, unsightly cost burden, and decrease the value of nearby properties is, based on previous experience, largely unfounded. Since OCCC was designed and constructed, the corrections industry has significantly improved the design, efficiency and appearance of new facilities with the proposed OCCC expected to represent a vast improvement over the current facility.

What types of additional programs will be offered at the new OCCC?

- » Additional programs expected include drug counseling and rehabilitation, GED and other education programs, spiritual and religious services, job training, and life skills programs. Program spaces will be distributed throughout the facility, decreasing the amount of additional staff required to conduct the programs – this makes them much more likely to be regularly used.

What are the major cost savings factors that the new OCCC will realize in the way of efficiencies? How much will be saved with a new OCCC?

- » Savings can be expected through greater use of video visitation and video surveillance, electronic records, more efficient housing units, elimination of guard towers, and a more logical internal layout, allowing security staffing to be posted more strategically and efficiently. With these security staffing efficiencies, annual savings of \$4.8 million for a low-rise facility, and \$3.8 million for a multi-level facility can be expected. Taken over the 30-year life cycle of the facility, these savings translate to \$143 million and \$115 million, respectively.

It was recently reported that the Maui CCC is the most overcrowded, why not work on a new Maui OCCC first?

- » Each prison and jail in Hawaii is faced with overcrowding. Given the number of offenders housed at OCCC and its current condition, replacement of OCCC is considered to be the highest priority.

Describe the coordination and partnering efforts undertaken with the Judiciary.

- » Meetings were held between representatives of the OCCC team and the Judiciary to communicate and coordinate OCCC planning and siting efforts. During such meetings, possible OCCC locations were presented and discussed including the pros and cons of each with respect to prisoner transport along with the potential for greater use of technology to reduce future prisoner transportation. Long-range plans for future courthouse development on Oahu were also discussed as well as the opportunities to incorporate one or more courtrooms within the new OCCC. Regular coordination and communication between the OCCC team and the Judiciary is planned during 2017 as plans for a new OCCC progress.

What is being done in the way of diversion to reduce the number of people ending up in jail?

- » PSD is working with the Judiciary, members of the Corrections Population Management Commission and others to seek solutions to reduce the number of persons under supervision.

GENERAL FACTS ABOUT THE PROPOSED OAHU COMMUNITY CORRECTIONAL CENTER

Why Is the State of Hawaii planning to build a new OCCC to replace the existing OCCC?

- » The current OCCC is drastically outdated and overcrowded – at the present time, the 40-year old OCCC houses more than 1,200 inmates in a facility that was originally designed for 628 inmates and modified over the years to house 954 inmates. In addition, OCCC is inefficient and the outmoded design and layout make daily operations increasingly difficult and more expensive than necessary.
- » The current OCCC no longer meets PSD and community needs and the conditions created by overcrowding place the State of Hawaii under a cloud of liability that could threaten continued autonomous control and supervision of OCCC as well as other jails throughout the state.
- » A new and modern OCCC will offer more rehabilitation services and programs to inmates, improve safety and security for the inmates, staff and public, while taking advantage of the newest cost-savings technologies.

Why not upgrade the current OCCC facility and keep it where it has been for over 40 years?

- » Developing a new OCCC facility on the current property is one possibility that is being considered; however, upgrading the existing facility is not a prudent option.
- » Studies have shown that renovating/upgrading the existing facility will be costlier over the long-term than the construction and operation of an entirely new and efficient facility.
- » Modern CCC design can reduce operating costs and lead to better outcomes for offenders by making better use of staff.

How large will the proposed new OCCC facility be?

- » New population forecasts have been prepared that provide estimates of how many inmates will need to be accommodated within a new OCCC over the next 10 years. At the present time, a facility able to accommodate approximately 1,200 pre-trial, sentenced and pre-release offenders is anticipated

How much will a new OCCC cost to construct?

- » Preliminary construction cost estimates are included as part of the Progress Report submitted to the Legislature on February 1, 2017 and available on the OCCC website.

What is the schedule for constructing the new OCCC?

- » If all goes according to plan, construction of the new OCCC facility could begin in 2020 and be completed within approximately three years.

How will a new OCCC be financed?

- » The least expensive source of financing is use of General Obligation bonds, however, other alternative financing arrangements are being investigated before a final decision is made.

Is a public-private partnership to finance development of a new OCCC under consideration?

- » The pros and cons of the various financing alternatives will be explored before deciding on a financing method. Alternative financing arrangements, including public-private partnerships, will be considered before a decision is made.

Can Hawaii afford to build a new OCCC when there are so many other pressing needs (education, health care, infrastructure, etc.)?

- » Hawaii can't afford not to make this investment for all the reasons described above. The correctional system is in critical need of improvement and by doing so, it will improve people's lives. The cost of not acting will likely cost the State of Hawaii more over the long run than acting.

POTENTIAL IMPACTS UPON THE HOST COMMUNITY

How will development of a new OCCC affect the market value of nearby homes and businesses?

- » Evidence shows that property values do not decrease with proximity to a community correctional center alone. Property values are typically determined by variables of greater importance including:
 - » Values and marketability of properties in the area prior to construction
 - » Interest rates, income growth, and unemployment rates
 - » Proximity to infrastructure (roads, water, wastewater, power and telecom systems)
 - » Proximity to quality schools, public transportation service, recreational and cultural amenities, and shopping centers among others

Won't putting the new OCCC in a new location drive businesses away?

- » Proximity to a correctional facility (jail or prison) does not by itself deter business activity. The existence of such a facility is unlikely to be a major consideration for businesses that are considering relocating or expanding. Using the Halawa Correctional Facility as an example, numerous commercial and industrial businesses have established their operations within the Halawa Industrial Park which borders the correctional facility since it opened in 1987.
- » Businesses are not likely to relocate or expand to areas where infrastructure is lacking or in need of significant improvements or extensions. Many communities are seeking to attract new employers to their area, but lack the funds to provide the necessary infrastructure improvements.

Are inmate families likely to relocate to be closer to the new OCCC (if relocated)?

- » Given the locations of the four finalist sites, coupled with the network of federal, state and county roads that bisect the island, access to the new OCCC facility, if relocated, should not require inmate families to relocate from their homes to continue to visit their family member.

How will local police, fire and emergency response services be affected in the surrounding community?

- » Modern jails are designed and constructed with the latest in effective inmate management technology and practices including cameras, sensors, lights, and direct supervision by staff as well as smoke and fire detectors, sprinkler systems, etc.
- » PSD is responsible for overall institution security and as such demands for assistance from emergency responders are expected to be minimal.
- » Modern CCC facilities are largely self-contained and rarely require public safety services from outside agencies.
- » The new OCCC will include a medical unit to serve the health care needs of the inmates.
- » Treatments not available at OCCC will be handled via contracts with medical centers and health care professionals with no significant adverse impact to local health care facilities and services.
- » The new OCCC will employ several hundred sworn officers which will provide an additional security presence in the surrounding community.

How is public safety affected by having a Community Correctional Center in a community?

- » Public safety and institution security are PSD's highest priority. A modern, state-of-the-art facility will greatly improve safety and security for inmates, OCCC staff and the public. A new OCCC would also provide better, state-of-the-art security than what is available at the current facility.

How can a new OCCC be an asset to a community?

- » Businesses need infrastructure to flourish and are not likely to relocate or expand to areas where infrastructure is lacking or in need of significant improvements. Many communities would like to attract new employment, but lack the resources to provide the water supply, wastewater treatment, energy and roadway infrastructure needed to do so.
- » Relocating OCCC may require investments in water supply, wastewater treatment, power, and roadway infrastructure at any alternative location. As the State brings its resources to bear, the area surrounding the new OCCC would benefit from any infrastructure improvements that may be necessary, and as infrastructure is upgraded, the area will become more competitive and attractive to other developers and businesses.

How does operating a new OCCC in a new location affect local traffic?

- » Operation of a new OCCC facility would result in a redistribution of traffic from roads leading to the current OCCC to federal, state and/or local roads leading to the new OCCC site.
- » Commuting trips by OCCC staff would be distributed across three shifts over each 24-hour period. The capacities of current roads and the possible need for improvements is part of the technical evaluation process and will factor into the final site recommendation contained within the Environmental Impact Statement.

APPEARANCE AND DESIGN OF NEW OAHU COMMUNITY CORRECTIONAL CENTER

What will the new OCCC look like?

- » Although the design phase is still several years away, the new facility will be similar in scale and appearance to a large medical complex or community college campus with spaces devoted to administration, inmate housing, dining/food services, and health care among others. Visitor and employee parking will be situated near the facility entrance. Wherever it is built, the new OCCC will appear very different from the current facility.
- » Modern community correctional centers are designed to blend better into the community, using building materials, design features, and colors that reflect local surroundings. *See Newsletter Vol. 6 on the OCCC website for information on the design and appearance of modern jails.*

Why is it important to have a modern OCCC?

- » Design of correctional facilities has been greatly affected by changes in corrections philosophy, including:
 - » The majority of all inmates are eventually released, so conditions within OCCC should support their successful re-entry into society.
 - » Security has changed from an "outside-in" model that relied upon guard towers, razor wire – to an "inside-out" model that relies upon video surveillance and motion detectors – that makes correctional facilities more secure, which makes the community more secure.

What are some of the features that will be considered in the design of the new OCCC?

- » New community correctional centers rely upon the building's design, building envelope, state-of-the-art security and monitoring systems, along with operating policies and procedures to ensure overall security and by doing so can eliminate older prison and jail security features. Some of the features that will be considered for the new OCCC are:
 - » 24/7 electronic surveillance systems, inside and out, instead of multiple guard towers.
 - » Low-mast, low-glare lighting instead of high-mast lighting that spreads light over neighboring areas.
 - » Few windows on exterior walls with natural light provided by courtyards and interior light wells.
 - » Exterior designed to blend into surroundings with natural colors and materials.
 - » Quieter sliding doors and security glass instead of steel bars and noisy security doors.
 - » A more appealing exterior look akin to educational institutions, municipal government offices, and commercial office buildings.
 - » At this time there is no plan to include guard towers, razor wire, search lights and similar traditional features in the design for the new OCCC facility.

OAHU COMMUNITY CORRECTIONAL CENTER STAFF, VISITORS, AND VOLUNTEERS

How will family members who visit inmates be affected if the OCCC facility is relocated?

- » Visitation at the new OCCC will remain a high priority consistent with current policies and procedures. Regardless of its location, the quality of visitation should increase by improving visitation rooms, adding greater use of technology, including video visitation for those who can't travel to the facility.
- » Development of a new OCCC facility within the Greater Honolulu and surrounding area should have only minor impacts to family members visiting OCCC with some having somewhat shorter drive distances/drive times and others somewhat longer drive distances/drive times to arrive at the facility.
- » Given the extensive network of federal, state and county roads, and public transit services, access to the proposed OCCC facility should be relatively easy for family members.

How will staff who currently work at OCCC be affected if the facility is relocated?

- » The preferred search area encompassed an area of Oahu which would provide reasonable access for nearly 80% of current OCCC staff. This area also encompassed large population centers on Oahu and would be expected to be accessible to any facility location.

How will volunteers and the important work they perform at OCCC be affected if the facility is relocated?

- » The siting process emphasized maintaining the important relationships with volunteers and volunteer organizations. In addition, the proposed OCCC facility will incorporate more counseling and educational spaces than available at the current OCCC, allowing for increased participation by volunteers and volunteer organizations.

CRIMINAL JUSTICE REFORM AND A NEW OAHU COMMUNITY CORRECTIONAL CENTER

How will the investment in a new OCCC improve/enhance inmate rehabilitation?

- » Investing in a new OCCC would enhance the ability of the State to respond to the needs of the inmate population with a modern correctional facility that can offer more services and programs to the inmates while improving safety and security for the inmates, staff and public.
- » A new, modern OCCC will help Hawaii move away from a "lock-'em-up" approach to one that emphasizes rehabilitation programming, mental health treatment, and similar services since the vast majority of all inmates will eventually be released back into the community.

Interested in Learning More?

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

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