PLANNING FOR THE FUTURE OF THE
OAHU COMMUNITY CORRECTIONAL CENTER

Town Hall Meeting
April 24, 2017
Purpose

1. Highlight the need for a new OCCC
2. Envision the best facility for our community
3. Provide status update of planning process
4. Invite further public input
Planning for the Future of OCCC

Town Hall Meeting

Schedule

- 5:30 Open House
- 6:30 Public Comment Period
- 6:00 Presentations
- 8:00 Adjournment
Leadership

Nolan Espinda, Director
Department of Public Safety

Roderick Becker, Comptroller
Department of Accounting & General Services

Bettina Mehnert, Chief Executive Officer
AHL

Robert J. Nardi, Senior Vice President
Louis Berger

Preston Potratz, Principal
Integris Architecture
Leadership

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Preston Potratz, Principal
Integrus Architecture
Consultants

AHL
Louis Berger
Integrus Architecture
PBR Hawaii
CommPac
Wilson Okamoto Corp.
ECS, Inc.
Cumming Corp.
Newmark Grubb, Inc.
AHL Projects

1. 1977 - Prince Jonah Kuhio Federal Building
2. 1987 - Halawa Medium Security Correctional Facility
3. 1989 - Federated States of Micronesia Capitol Complex
4. 1997 - Women’s Community Correctional Center
5. 2000 - Kapolei Regional Police Station
6. 2001 - Kauai Main Police Facility
7. 2006 - Republic of Palau Capitol
8. 2009 - Kapolei Judiciary Complex
9. 2016 - Wai‘anae Police Station
Overall Project Timeline

Planning


Design

Construction

Planning for the Future of OCCC

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Preston Potratz, Principal
Integrus Architecture
Louis Berger Projects

1. 1995 - Federal Detention Center
   Miami, FL

2. 1997 - Federal Detention Center
   SeaTac, WA

3. 1999 - Metropolitan Detention Center
   Houston, TX

4. 2001 - Federal Detention Center
   Honolulu, HI

5. 2001 - Federal Detention Center
   Philadelphia, PA
Conduct Island-wide Search for Sites
Establish Siting Criteria

- Proximity: 20% of 100
- Land and Environment: 15% of 100
- Infrastructure: 20% of 100
- Community Services/Other: 10% of 100
- Development Costs: 25% of 100
- Community Acceptance: 10% of 100
Develop Inventory of Prospective Sites

**Site Inventory**

- Post Site Offer Form on OCCC website
- Consider PSD-controlled properties and facilities
- Seek other publicly-owned properties (state and federal)
- Outreach to real estate community and major land owners
- Respond to public input and offerings

### Site Inventory

**Future of the Oahu Community Correctional Center - 2017**

The Hawaii Department of Public Safety is planning to replace the Oahu Community Correctional Center and continues to seek building sites for consideration.

<table>
<thead>
<tr>
<th>Site Features</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Area</td>
<td>Parcels of developable land greater than 1 acre in size shall be considered</td>
</tr>
<tr>
<td>Search Area</td>
<td>Anywhere on Oahu</td>
</tr>
<tr>
<td>Site Conditions</td>
<td>Minimal development and environmental constraints (e.g., wetlands, steep topography, floodplains, etc.)</td>
</tr>
<tr>
<td>Past/Present Land Uses</td>
<td>Absent current or past land uses that could pose a risk of contamination</td>
</tr>
<tr>
<td>Water Supply Service</td>
<td>Reasonable access to publicly-owned/operated water supply system</td>
</tr>
<tr>
<td>Wastewater Treatment Service</td>
<td>Reasonable access to a publicly-owned/operated wastewater treatment facility</td>
</tr>
<tr>
<td>Electric Power Service</td>
<td>Ability to access the electric distribution system</td>
</tr>
<tr>
<td>Natural Gas and Telecom</td>
<td>To be determined based on institution needs and availability</td>
</tr>
<tr>
<td>Services</td>
<td>Access to network of federal, state, or local designated roadways</td>
</tr>
</tbody>
</table>

If you have property that meets these basic requirements or require additional information, please fill out and submit the form that immediately follows.

**For Information contact:** rnard@louisberger.com
Initial 11 Prospective Sites

1. Current OCCC
2. Halawa Correctional Facility
3. Animal Quarantine Facility
4. Kalaeloa Parcel B
5. Kalaeloa Parcel C
6. Kalaeloa Parcels 6A/7
7. Kalaeloa Parcels 18A/18B
8. Barbers Point Riding Club
9. Mililani Tech Park Lot 17
10. Waiawa Property 1
11. Waiawa Property 2
Screening of Prospective Sites

Goal

• Provide reasonable number of potentially viable sites for consideration

Challenge

• In-depth evaluation of all sites is unnecessarily costly and time consuming

Solution

• Use Screening Tool to efficiently and cost-effectively screen sites
<table>
<thead>
<tr>
<th>Category</th>
<th>Criteria</th>
<th>Indicators</th>
<th>Notes</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity</td>
<td>Proximity to Court (20 points)</td>
<td>Average drive time (minutes) to arrive at First Circuit Courthouse at 8:00 a.m.</td>
<td>Closest among all site alternatives to First Circuit Courthouse; approximately 18 minutes average travel time</td>
<td>20</td>
</tr>
<tr>
<td>Land &amp; Environment (15 points)</td>
<td>Land Area (3 points)</td>
<td>Buildable land area</td>
<td>Buildable land area totals approximately 8 acres (50% of site)</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Topography (2 points)</td>
<td></td>
<td>Elevation range: 9–25 feet amsl (average)</td>
<td></td>
</tr>
<tr>
<td>Cultural, Historic, Native Hawaiian Resources (2 points)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wetlands (2 points)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Status Species (2 Points)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure (20 points)</td>
<td>Access (10 points)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Water Supply (3 points)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wastewater Treatment (3 points)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Services/Other (10 points)</td>
<td>Emergency Response Services (3 points)</td>
<td>Distance to nearest fire company/station</td>
<td>Approximately 0.8 mile to Kalihí Kai Fire Station</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Ability to Share Services (3 points)</td>
<td>Ability to share services with other PSD facilities</td>
<td>Approximately 6.5 miles to Halawa CF; no opportunities to share services</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Land Use Considerations (4 points)</td>
<td>Land use compatibility</td>
<td>Potential conflicts with surrounding land uses (current and future); Puuane Elementary School</td>
<td>2</td>
</tr>
<tr>
<td>Development Costs (25 points)</td>
<td>Development Costs (25 points)</td>
<td>Land acquisition process relative to other sites (5 points)</td>
<td>State of Hawaii Government-owned (currently in use by PSD; location of OCCC)</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Building costs relative to other sites (5 points)</td>
<td>Infrastructure and operational costs relative to other sites (5 points)</td>
<td>Mid-rise development with at-grade parking</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Complexity/risk relative to other sites (10 points)</td>
<td>Implementation somewhat complex with low risk of failure</td>
<td>Major access improvements likely unnecessary; other major infrastructure improvements likely unnecessary; mid-rise development likely necessary with higher staffing costs</td>
<td>8</td>
</tr>
<tr>
<td>Community Acceptance (10 points)</td>
<td>Community Acceptance</td>
<td>Strongly positive (10 points); mostly positive (7 points); neutral (neither positive nor negative; 5 points); mostly negative (3 points); strongly negative (0 points)</td>
<td>Mostly negative</td>
<td>3</td>
</tr>
</tbody>
</table>

Total Score (out of 100 points) 76
### Screening Process Results: Shortlist of Four Sites

<table>
<thead>
<tr>
<th>Site Location</th>
<th>Site Name</th>
<th>Score</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Halawa</td>
<td>Animal Quarantine Facility</td>
<td>79</td>
<td>1</td>
</tr>
<tr>
<td>Kalihi</td>
<td>Oahu Community Correctional Center</td>
<td>76</td>
<td>2</td>
</tr>
<tr>
<td>Halawa</td>
<td>Halawa Correctional Facility</td>
<td>58.5</td>
<td>3</td>
</tr>
<tr>
<td>Mililani</td>
<td>Mililani Technology Park Lot 17</td>
<td>57</td>
<td>4</td>
</tr>
<tr>
<td>Kalaeloa</td>
<td>Kalaeloa Parcels 18A/18B</td>
<td>51.5</td>
<td>5</td>
</tr>
<tr>
<td>Waiawa</td>
<td>Waiawa Property 1</td>
<td>50.5</td>
<td>6</td>
</tr>
<tr>
<td>Waiawa</td>
<td>Waiawa Property 2</td>
<td>46.5</td>
<td>7</td>
</tr>
<tr>
<td>Kalaeloa</td>
<td>Kalaeloa Area Parcel B</td>
<td>41.5</td>
<td>8</td>
</tr>
<tr>
<td>Kalaeloa</td>
<td>Kalaeloa Parcels 6A/7</td>
<td>37</td>
<td>9</td>
</tr>
<tr>
<td>Kalaeloa</td>
<td>Kalaeloa Barbers Point Riding Club</td>
<td>36</td>
<td>10</td>
</tr>
<tr>
<td>Kalaeloa</td>
<td>Kalaeloa Area Parcel C</td>
<td>31.5</td>
<td>11</td>
</tr>
</tbody>
</table>
4 Shortlisted Sites: Draft EIS Process

- **Purpose and Need for Project**
- **Documentation of alternatives**
- **Baseline environmental studies**
- **Assessment of potential environmental impacts**
- **Identification of mitigation measures for potential adverse impacts**
- **Status reports on project milestones**
- **Continued opportunities for public input**

**Community Partnering**
- HRS 353: “PSD to develop and implement community partnering process that includes community hearing to solicit input and a community benefit and enhancement package with host community to mitigate potential negative impacts of developing new OCCC facility.”
Leadership

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Integrus Projects

1. 1987 - Halawa Medium Security Facility
2. 1990 - University of Hawaii Hamilton Library Phase III
3. 1993 - Hawaii Youth Correctional Facility
4. 1997 - Women’s Community Correctional Center
5. 2000 - Kapolei Regional Police Station
6. 2001 - Kauai Main Police Facility
7. 2001 - Laumaka Work Furlough Center
8. 2009 - Kapolei Judiciary Complex
9. 2016 - Wai’anae Police Station
OCCC Programming

OCCC Space Requirements

Thousand SQFT.

LEGEND
- Departmental Gross SQFT
- Net Usable SQFT

<table>
<thead>
<tr>
<th>Year</th>
<th>Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>1,057</td>
</tr>
<tr>
<td>2017</td>
<td>1,047</td>
</tr>
<tr>
<td>2018</td>
<td>1,036</td>
</tr>
<tr>
<td>2019</td>
<td>1,026</td>
</tr>
<tr>
<td>2020</td>
<td>1,017</td>
</tr>
<tr>
<td>2021</td>
<td>1,007</td>
</tr>
<tr>
<td>2022</td>
<td>997</td>
</tr>
<tr>
<td>2023</td>
<td>987</td>
</tr>
<tr>
<td>2024</td>
<td>978</td>
</tr>
<tr>
<td>2025</td>
<td>968</td>
</tr>
<tr>
<td>2026</td>
<td>959</td>
</tr>
</tbody>
</table>
Modern Jail Design

2010: Denver, Colorado
2014: Toronto, Ontario
2005: Snohomish, Washington
2016: Redwood City, California
Preliminary Layout: Animal Quarantine Site
Preliminary Layout: Animal Quarantine Site
Preliminary Layout: Existing OCCC Site
Preliminary Layout: Mililani Tech Park Lot 17 Site
Preliminary Layout: Mililani Tech Park Lot 17 Site
Next Steps

2017

Begin Technical Site Studies

Issue Draft EIS

OEQC Review of Draft EIS

Draft EIS Public Comment Period

Issue Final EIS

OEQC Review of Final EIS

Governor Accepts EIS

Admin Requests Funds from Legislature

2018

2019
PUBLIC COMMENT PERIOD

Town Hall Meeting
April 24, 2017
Comment Session

- 2 minutes allotted per person
- Speakers will be called in the order their name appears on the sign-up sheet
  - Green light = Begin speaking
  - Yellow light = 30 seconds remaining
  - Red light = Time is up
Thank you for your attendance!

For more information, please visit: http://dps.hawaii.gov/occc-future-plans.
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