Animal Quarantine Station Property to be Redeveloped

The Hawaii Department of Public Safety (PSD) is planning to replace the existing Oahu Community Correctional Center (OCCC) located in Kalihi with a new state-of-the-art facility that improves living conditions for inmates and broadens programming and treatment services and capabilities. Under PSD’s plan, future services would be met with a multi-custody secure OCCC for adult males who are either in pretrial status or sentenced to the facility. PSD’s plan includes relocating all females currently assigned to OCCC to the Women’s CCC once new facilities are constructed to accommodate them. Development of the new OCCC is planned within the portion of the Hawaii Department of Agriculture’s (HDOA) Animal Quarantine Station (AQS) located east of the elevated H-3 in Aiea/Halawa.

Animal Quarantine Station Tenants

While the majority of the overall 35-acre property is owned/controlled by the State of Hawaii and utilized for animal quarantine purposes, several federal and state government agencies currently lease and/or utilize portions of the AQS property including:

- U.S. Department of Agriculture, Animal & Plant Health Inspection Service, Plant Protection & Quarantine
- U.S. Customs and Border Protection, Office of Field Operations
- U.S. Army Garrison (Morale, Welfare and Recreation)
- Hawaii Department of Health, Environmental Health Services Division
- Hawaii Department of Land and Natural Resources, Land Maintenance Base Yard
- Hawaii Department of Agriculture - Plant Quarantine
- Hawaii Department of Public Safety, Sheriff’s Department
A specific schedule for OCCC construction is not yet available because it is contingent on relocating and developing a plan for the new AQS. Initially, it was envisioned that OCCC construction would begin in 2022 and be completed within three years, but that schedule has been pushed back. The OCCC team has established good lines of communication with each of the AQS tenants and will stay in close touch as further plans and schedules develop.

Under normal circumstances the OCCC team would be requesting to hold in-person meetings to discuss the OCCC project and answer questions based on information available at this time. However, due to the National Emergency declared in response to the coronavirus (COVID-19) pandemic, and to ensure the health and safety of all Hawaii citizens, discussions that would normally be held in-person will, for the foreseeable future, be held remotely using virtual meeting services that allow for meeting participants to join from their homes or other safe locations. In lieu of in-person meetings, this document has been prepared in an effort to anticipate and answer questions unique to the AQS tenants, their facilities, and operations.
Frequently Asked Questions - AQS Tenants

The last several months have seen important accomplishments involving the new OCCC and over the coming months additional progress is expected that will move development of the new OCCC closer to design and construction. While developing the new OCCC will have island wide and state wide benefits, current tenants of the AQS property will be affected more directly than any other stakeholder group. For that reason, the OCCC team is especially sensitive to the needs of the tenant group for up-to-date information to guide planning and decision-making concerning the future of their operations. With that in mind, a cross-section of subjects concerning OCCC development that are particularly relevant to tenants at the AQS property have been addressed in the form of Frequently Asked Questions.

Q 1. What has been done so far and what remains to be done in developing a new OCCC at the AQS?

Among the many activities and studies accomplished to date are:

• Public Outreach and Engagement
• Inmate Population Forecasts
• OCCC Future Plans Website (http://dps.hawaii.gov/occc-future-plans)
• Phase I Environmental Site Assessment
• Utility System Studies
• Draft and Final Environmental Impact Statements
• Property Surveys
• Construction Cost Estimates
• Staffing Plan and Operating Cost Estimates
• Financing Plan Options and Value for Money Analysis
• Plan Review Use permit approval

Currently underway are the following:

• Community outreach and engagement
• Additional site investigations
• Plans for improve public transit service
• Updates to inmate population forecasts
• Project delivery and finance options
• Updates to cost estimates and schedule

Q 2. How much of the AQS property will be used for OCCC development?

Development of the OCCC will require much of the AQS property located east of H-3 (excluding the DLNR Baseyard, DOH Environmental Health Services Division, and DOT Baseyard) and will consist primarily of separate detention and pre-release facilities. In addition, the development will include support structures in the form of a warehouse to store clothing, food supplies, equipment, and other materials necessary for operation, and a central utility plant from which power and energy will be supplied to the facilities. Internal access roads, service bays, employee and visitor parking (including a portion under the elevated H-3), and stormwater detention facilities complete the development.
Q 3. What is the schedule for constructing the new OCCC?

It was envisioned that construction of the new OCCC would begin in 2022 and be completed within approximately three years. That is no longer the case, however, and construction will likely not begin in 2022. As part of the planning program currently underway, an updated OCCC development schedule will be prepared to identify new start dates and durations for the design, construction, and commissioning phases. It should be pointed out that the start of OCCC construction will be dictated by the timetable for vacating the current AQS which must occur before OCCC development can begin. Knowing the importance of the OCCC development schedule to the tenants and their relocation planning efforts, sharing available information about the OCCC development schedule with all AQS tenants will be a priority. For the foreseeable future, tenants will be able to continue operating under the terms of their current agreements without interference by OCCC development.

Q 4. Will AQS tenant operations be affected during the coming months?

Additional technical studies of the AQS property are planned during 2020 with AQS tenants affected in two ways. Among the studies will be a preliminary geotechnical program involving the collection and analysis of subsurface soils. Using equipment similar to that shown to the left, soil borings will be taken across the eastern portion of the AQS property to develop a thorough understanding of subsurface conditions. Understanding subsurface conditions is essential in determining the precise locations of new OCCC structures and the nature and cost of foundation construction. In addition to the soil borings themselves, this effort also involves soil sampling and laboratory testing, analysis of subsurface features, groundwater measurements, and testing for hazardous materials. At the end of the effort the OCCC team will have the information necessary to finalize the siting of the OCCC structures, develop footing and foundation strategies, and further refine the construction cost estimates.

Once a boring layout plan is developed and it’s determined where borings need to be taken, the OCCC team will contact tenants and AQS personnel whose operations may be affected by the soil boring program to explain the plan and schedule and to work with each tenant and AQS staff to gain access and undertake the borings with the least disruption possible to on-going operations. Other planned activities include surveys of standing structures for potential hazardous materials. This involves conducting visual surveys of various structures including but not limited to, the Animal Quarantine Office, caretaker’s cottage, water shed, maintenance shop, duplexes, large animal holding facilities, dog kennels, catteries, and grooming sheds. The surveys may include collecting samples for analysis in order to identify and document the extent of asbestos-containing materials, lead, arsenic, PCB, mercury, and other such materials.

Q 5. Will AQS tenants be able to remain and continue operating during OCCC construction?

At this time, no decision has been reached concerning whether one or more tenants would be allowed to operate during OCCC construction. However, early development activities involving demolition of structures; clearing kennels, sidewalks, and other facilities; periodic or permanent shutdown of utility services; and limitations on property access to construction-related traffic, suggest that tenant operations would be so severely curtailed that normal functioning would be impossible. As OCCC development phasing and scheduling becomes known, a more accurate understanding as to whether any tenant operations can continue will emerge.
Q 6. Will AQS tenants be allowed to continue operating following OCCC construction?

As noted earlier, development of the OCCC will require much of the AQS property located east of H-3 (excluding the DLNR Baseyard, DOH Environmental Health Services Division, and DOT Baseyard). Along with OCCC security considerations, it is highly unlikely that the remaining tenants will be able to continue operations following construction.

Q 7. What is the future of the Animal Quarantine Station itself?

During early OCCC planning, a conceptual site plan was prepared to test whether a new AQS can be developed within the vacant lands located west of the elevated H-3 by showing the arrangement of AQS offices, employee and visitor parking, and the required number of kennels for cats, dogs, and larger animals. The gross floor area of the existing AQS building, approximately 9,450 square feet, was assumed to remain the same for the proposed AQS building development. The conceptual site plan confirmed that there is adequate land available west of H-3 within which to relocate the AQS and it is a workable plan. HDOA is currently working with a local architectural firm to advance plans for the new AQS and develop a more refined program to address future AQS requirements.

Q 8. What is the status of environmental impact studies concerning the new OCCC?

Under Hawaii law (HRS Chapter 343) state agencies, such as PSD and DAGS, must give systematic consideration to the environmental, social, and economic consequences of proposed projects such as the new OCCC and AQS prior to construction by preparing Environmental Assessments (EAs) and Environmental Impact Statements (EISs). On October 27, 2017, a Draft EIS was published providing the public with 60 days to review and provide comments concerning development of the new OCCC and AQS. On November 8, 2017, Governor David Ige announced the AQS site as the preferred location for OCCC development and reiterated that decision following publication of the Final EIS on June 26, 2018. Draft and Final EISs are available for viewing on the OCCC Future Plans website at: http://dps.hawaii.gov/occc-future-plans. Development of the new OCCC and AQS has fully complied with HRS Chapter 343 and the environmental impact study process has been successfully completed.

Q 9. What permits and approvals are needed to develop the new OCCC at the AQS?

The Honolulu Land Use Ordinance (LUA) established a review and approval mechanism known as Plan Review Use (PRU) to help plan for necessary land uses such as jails and prisons while ensuring that potential adverse impacts on surrounding lands are mitigated. Accordingly, the new OCCC requires master plan approval from the City of Honolulu’s Department of Planning and Permitting (DPP). DPP ensures that the planned OCCC buildings and landscaping will provide adequate screening to minimize any objectionable aspects of the facility or potential incompatibility with other neighboring uses. A key component of the City and County’s review included establishing design standards for the OCCC development including the minimum lot area, width, and depth; required front, rear, and side yards; maximum allowable building footprint; maximum development density (Floor Area Ratio); maximum building height and height setbacks; site landscaping and lighting; and parking, loading, and signage requirements. Following months of careful review and deliberation, the Honolulu City Council approved the OCCC PRU permit on February 19, 2020.
Q 10. What steps remain to move the OCCC project to the design and construction phases?

In addition to the technical studies to be performed over the months ahead, attention will be focused on evaluating project delivery options as well as methods to finance OCCC development. These evaluations and the decisions that will follow, along with agreements with utility providers for service are among the steps which remain prior to initiating design and construction.

Q 11. Does the Governor and Hawaii State Legislature continue to support replacing OCCC?

Governor David Ige has consistently shown his support for replacing OCCC with a new state-of-the-art facility while the Legislature continues to provide the resources needed to plan for a new OCCC facility.

Q 12. How can AQS tenants stay abreast of developments involving the OCCC project?

The OCCC team would normally be holding meetings with AQS tenants to discuss the OCCC project and answer questions based on information available at this time. However, due to the National Emergency declared in response to the coronavirus (COVID-19) pandemic, discussions with tenants that would normally be held in-person will, for the foreseeable future, be held using virtual meeting services that allow participation from homes or other safe locations. In addition, outreach and engagement activities will also continue in the year ahead to maintained contact with tenants and the larger audience of interested individuals, organizations, agencies, and stakeholders. This includes via newsletters and other publications and by holding virtual meetings. As federal and Hawaii COVID-19 guidelines allow, OCCC team members will periodically attend Aiea Neighborhood Board and Community Association meetings in-person or remotely to provide status reports and updates about ongoing activities, progress, and milestones and answer questions. Project information will continue to be posted regularly to the OCCC Future Plans website (http://dps.hawaii.gov/occc-future-plans) and AQS tenants are encouraged to visit the website for the latest updates.

Interested in Learning More?

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

**Toni E. Schwartz, Public Information Officer**
Hawaii Department of Public Safety
Tel: 808.587.1358
Email: Toni.E.Schwartz@hawaii.gov

**Robert J. Nardi, Vice President**
WSI USA, Inc.
Tel: 973.407.1681
Mobile: 973.809.7495
Email: robert.nardi@wsp.com