REQUEST FOR INTEREST
New Oahu Community Correctional Center
Honolulu, Hawaii

INFORMATION WEBINAR

9:00 AM (HST), February 9, 2021
REQUEST FOR INTEREST

WELCOME

Joseph M. Earing, Chief
Planning Branch, Public Works Division
Department of Accounting and General Services
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Representing State of Hawaii

• Joseph M. Earing, Chief, Planning Branch, DAGS
• Wayne Takara, Chief Planner, PSD
• Isaac Maeda, Administrator, Animal Industry Division, HDOA
• Bettina Mehnert, FAIA, President/CEO, AHL
• Katie Stephens, AIA, Project Architect, AHL
• Mark D. Polston, Director, Alternative Delivery Support, WSP USA
• Adam Shaw, Executive Vice President, WT (North America)
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Topics

• Background
• Team members
• RFI purpose
• Information requested
• RFI schedule
• Project information
• Assessing responses and follow-up
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BACKGROUND
Department of Public Safety

- Operates jails and prisons in Hawaii
- Responsible for 4,100 offenders
- OCCC is Hawaii’s largest jail with design capacity of 628 beds and operational capacity of 954 beds
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Historical Context

• 1916: Developed in Kalihi as Oahu Prison
• 1950s: New structures built to replace most early structures
• 1975: Upgraded facility opens; renamed OCCC
• 1998: 10-Year Corrections Master Plan recommends new OCCC
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Current OCCC

• Housing male and female offenders
• Deficient and declining physical plant
• Inefficient operation due to outdated design
• History of overcrowding
• Inability to separate populations with differing needs
• Insufficient space for treatment programs and services
• Not representative of correctional best practices
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New OCCC

• Accommodate male pretrial and sentenced populations only
• Enhance services for individuals with special needs
• Broaden programs and treatment services to prepare inmates for successful re-entry and reduced recidivism
• Improve visiting opportunities and experience for relatives
• Improve living and working conditions for offenders and corrections staff
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- Following a comprehensive site search, Animal Quarantine Station in Aiea/Halawa selected as new OCCC location
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New OCCC Concept Plan
Animal Quarantine Station

- OCCC development requires new Animal Quarantine Station
- Operated by Department of Agriculture
- Obsolete by modern standards
New AQS Concept Plan

- New AQS to be located west of new OCCC
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Timeline

• 2014: Funds authorized to plan for new OCCC
• 2016: Initiate site search, EIS, population forecast, and public engagement
• 2017: Draft EIS published; public meetings held
• 2018: Final EIS published recommending new OCCC at AQS; Governor David Y. Ige accepts recommendation
• 2020: City Council approves OCCC Plan Review Use application
• 2021: RFI released
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TEAM MEMBERS
Team Members

• Department of Public Safety: Operates OCCC
• Department of Agriculture: Operates AQS
• Department of Accounting & General Services: Administrative and management support for new OCCC and AQS planning, procurement, design, and construction
• AHL-led consultant team: Technical support for new OCCC planning and procurement
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RFI Purpose

• Ascertain level of Respondent interest in participating in a potential future procurement process
• Identify ways to complete new OCCC without adversely affecting State’s debt ceiling and credit rating
• Obtain industry input to questions outlined in Section 6 of RFI
• Refine assumptions and expectations regarding planning, procurement, and eventual delivery of new OCCC
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RFI Purpose (cont.)

• Increase institutional knowledge of alternative procurement and delivery methodologies
• Engage in dialogue with relevant infrastructure investment industry with interest in new OCCC
• Assess interest of funding entities in working with State to develop new OCCC
Who Should Respond?

• Financiers/equity investors with successful record with social infrastructure
• Contractors/designers experienced with alternative project delivery of public infrastructure
• Firms experienced in maintaining secure institutions
• Investors ready to commit to OCCC development
• Organizations which share vision for new OCCC
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INFORMATION REQUESTED
Information Requested

All Respondents must respond to:

**Part A – Respondent Profile**

- Respondent firm and name, title, mailing address, telephone, and e-mail address of Point of Contact
- Nature of interest in new OCCC (i.e., potential role)
- Affirmative indication of interest to participate
In addition to **Part A**, A/E Designers, Engineers, and General Contractors must respond to:

**Part B – Experience and Project Delivery Considerations**

Provide organization narrative with Respondent’s

- General capabilities
- Relevant design, construction, maintenance, and/or finance or other public infrastructure experience
- Experience delivering vertical and social infrastructure
- Ability/experience providing performance security consistent with similar-sized D/B and/or P3 projects
Part B – Experience and Project Delivery Considerations (cont.)

- What significant risks anticipated?
- How can risks be mitigated/minimized?
- Unusual challenges associated with developing at AQS site?
- Scope adjustments to make OCCC delivery more feasible?
- Project/procurement schedule constraints?
- Reasonable timeline for procurement, construction, and contract terms?
Part B – Experience and Project Delivery Considerations (cont.)

• Nature, scope, and depth of information needed for later procurement phases?
• Procedures/technological solutions that improve service delivery and security or manage operational costs in similar circumstances?
• Other alternatives that should be explored?
In addition to Part A, Equity Investors, Lenders, Financiers must respond to:

**Part C – Financing Methods**

- Provide Respondent’s investment profile:
  - Results of previous/current infrastructure investments with summarized balance sheets for previous three years
  - Provide narrative on the understanding that alternative financing methods will be evaluated against Base Case DBFM (AP) for total cost of ownership comparator
Part C – Financing Methods (cont.)

• Which delivery model is most suitable for new OCCC?
• How will delivery model create value for State?
• Methods other than DBFM (AP) that would provide better value?
• Other ways to participate in financing that should be considered?
• Key terms of arrangement (loan period, interest rates, etc.)?
• Would a private financing requirement influence decision to participate?
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Developers or formed teams must respond to all of:

- Part A – Respondent Profile
- Part B – Experience and Project Delivery Considerations
- Part C – Financing Methods
**Notes**

- Responding to RFI is **not** a prerequisite to participating in future solicitations
- Responses may be used to inform a future formal procurement process
- Possible informational meetings held with Respondents that most closely aligned with DAGS’ goals and objectives
  - Opportunity to present selected Respondents’ understanding and conceptualization in greater detail
  - Allow DAGS to ask questions or seek clarifications regarding information provided by Respondents
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RFI SCHEDULE
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RFI Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 29</td>
<td>RFI released</td>
</tr>
<tr>
<td>9:00 AM (HST) February 9</td>
<td>RFI Information Webinar</td>
</tr>
<tr>
<td>5:00 PM (HST) February 12</td>
<td>Deadline for submitting questions</td>
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<tr>
<td>No later than February 23</td>
<td>Responses to questions issued</td>
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<tr>
<td>5:00 PM (HST) March 12</td>
<td>Deadline for submitting RFI responses</td>
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</tbody>
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Changes to RFI schedule or process will be posted on OCCC Future Plans website
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QUESTIONS AND POINT OF CONTACT
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Questions?

Joseph M. Earing, Chief
Planning Branch, Public Works Division
Department of Accounting and General Services
Email: occcrfi@wsp.com

Submit questions by February 12; responses to questions will be provided on OCCC website no later than February 23

http://dps.hawaii.gov/occc-future-plans/
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PROJECT INFORMATION
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Project information available at OCCC website
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- Final Environmental Impact Statement
- OCCC Master Plan Report
- Approved Plan Review Use
- AQS Project Development Report
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• Extensive public engagement activities
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RESPONSE FORMAT
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Response Format

• Respondents must register at:
  https://wtpartnership.co/occc/

• Single spaced, Arial 11 point (or larger) font, portrait format

• Oversized documentation in landscape format

• No page limit, but be succinct (not a RFQ)

• Submit to Joseph M. Earing: occcrfi@wsp.com
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ASSESSING RESPONSES AND FOLLOW-UP
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Assessing Responses

- Do responses align with themes, objectives, and preliminary plans for new OCCC?
- Do responses demonstrate quality and feasibility?
- Are responses complete and well thought out?
- Responses may be used to inform future procurement process
Follow-up

- Information meetings may be held with Respondents whose submissions best align with goals and objectives
- Provide Respondents opportunity to present their information
- Allow for questions or clarifications regarding information provided by Respondents
- No other feedback planned
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Mahalo

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Department of Accounting and General Services
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