

REQUEST FOR INTEREST
New Oahu Community
Correctional Center
Honolulu, Hawaii

INFORMATION WEBINAR



9:00 AM (HST), February 9, 2021



WELCOME

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

REQUEST FOR INTEREST



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

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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- Inefficient operation due to outdated design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



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Animal Quarantine Station

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

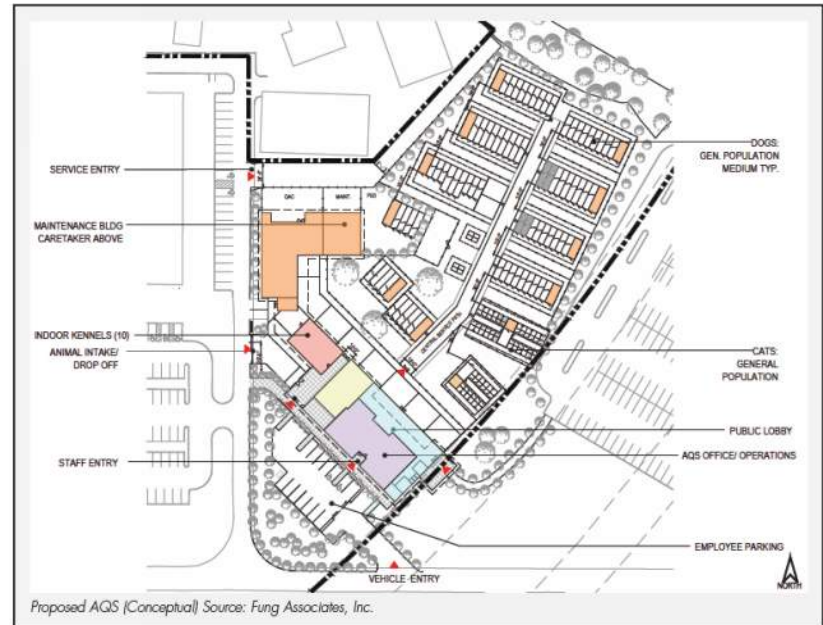


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New AQS Concept Plan

- 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

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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

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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

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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

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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*

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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?*

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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 OCCCC?*
- *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**

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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

January 29	RFI released
9:00 AM (HST) February 9	RFI Information Webinar
5:00 PM (HST) February 12	Deadline for submitting questions
No later than February 23	Responses to questions issued
5:00 PM (HST) March 12	Deadline for submitting RFI responses

Changes to RFI schedule or process will be posted on OCCC Future Plans website



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



The screenshot displays the official website of the State of Hawaii Department of Public Safety. The header includes the state seal, the text "State of Hawaii Department of Public Safety", a search bar, and social media icons for Facebook, YouTube, and Instagram. A navigation menu lists "Home", "About", "Virtual Tours", "Administrative Rules", "Policies and Procedures", "Publications", and "News Releases". The main content area features a breadcrumb trail "Home » OCCC Future Plans" and a section titled "OCCC FUTURE PLANS". To the left of the text is a photograph of a large, modern building with a traditional Hawaiian architectural style. The text describes the department's mission and the current project to modernize and replace the Oahu Community Correctional Center (OCCC). A footer contains links for "Contacts", "Calendar", "Reports and Studies", "Outreach History", "FAQ", "Inquiries", and "Media".

State of Hawaii
Department of Public Safety

Search

Home About Virtual Tours Administrative Rules Policies and Procedures Publications News Releases

Employment

Home » OCCC Future Plans

OCCC FUTURE PLANS



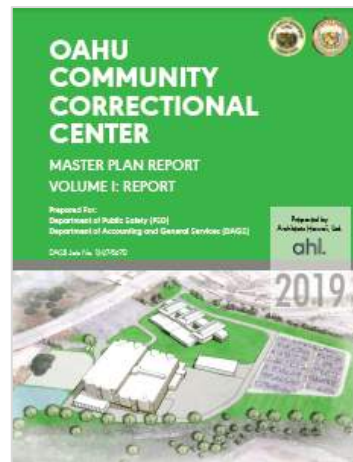
The Hawaii Department of Public Safety (PSD) provides correctional and law enforcement services to Hawaii's communities with professionalism, integrity, and fairness. With increasingly aged and obsolete correctional facilities, PSD is proposing to modernize existing facilities where feasible and construct new institutions to replace others where necessary. Among the priority projects is replacement of the Oahu Community Correctional Center (OCCC). A new OCCC will employ the latest cost-savings technologies, allow PSD to better meet the needs of the offender population, and provide for the continued safety and security of offenders, staff and the public. With the planning process well underway, this page will be regularly updated with current information regarding the OCCC project, public outreach activities, and milestones and accomplishments.

Contacts Calendar Reports and Studies Outreach History FAQ Inquiries Media

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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



The collage includes several documents with the following titles and content:

- Future of the Oahu Community Correctional Center** (Vol. 26 - Improving Facilities on Oahu)
- Future of the Oahu Community Correctional Center** (Vol. 25 - Planning)
- Future of the Oahu Community Correctional Center** (Vol. 24 - News)
- Future of the Oahu Community Correctional Center** (Volume 13 - Draft Environmental Imp)
- Future of the Oahu Community Correctional Center** (Volume 17 - Plans to Replace OCCC Moving Forward)
- Future of the Oahu Community Correctional Center** (Large Turnout for OCCC Town Hall Meeting)
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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



ASSESSING RESPONSES AND FOLLOW-UP



Assessing Responses

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

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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



Mahalo

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