

Where Construction & Design Professionals Gather for Education, Product Knowledge, and Networking

# PARTNERING FOR REVITALIZATION

### **Chris Kinimaka**

Department of Accounting and General Services

#### **Brennon Morioka**

Stadium Authority [

**David Harris** WT Partnership







#### New Aloha Stadium Entertainment District

# **Community assets driving revitalization**

# OCCC

### **Oahu Community Correctional Center**

**Creating healing environments** 









Community Assets

**Community Revitalization** 

Long-Term Partnerships









Commu	unity Assets				
New Aloha Stadium	New Correctional Facility				
New Entertainment District	New Animal Quarantine Station				
Community Revitalization					
Destination Location	Positive Living & Working Environment				
Live, Work, Play Thrive Community	Reduced Recidivism				
Long-Term	n Partnerships				
	uniting 8 December of Llowerij				

Surrounding Communities & People of Hawaii Public-Private Partnerships → Greater Realization of Benefits









#### NASED

Integrated P3 Real Estate: Master Developer Stadium: Design-Build-Operate-Maintain 0000

**Single P3** Design-Build-Finance-Maintain

Long-term State investment in community asset

Total cost of ownership, whole of life thinking

Long-term partnership with the private sector

Private sector investment funded by district commercial opportunities

Private sector investment funded by ongoing State payments (performance linked)



# WHAT IS NASED?









NASED is a live-work-play-thrive district that celebrates Hawai'i and inspires a feeling of Aloha for the community and visitors alike

Salara ta Ta

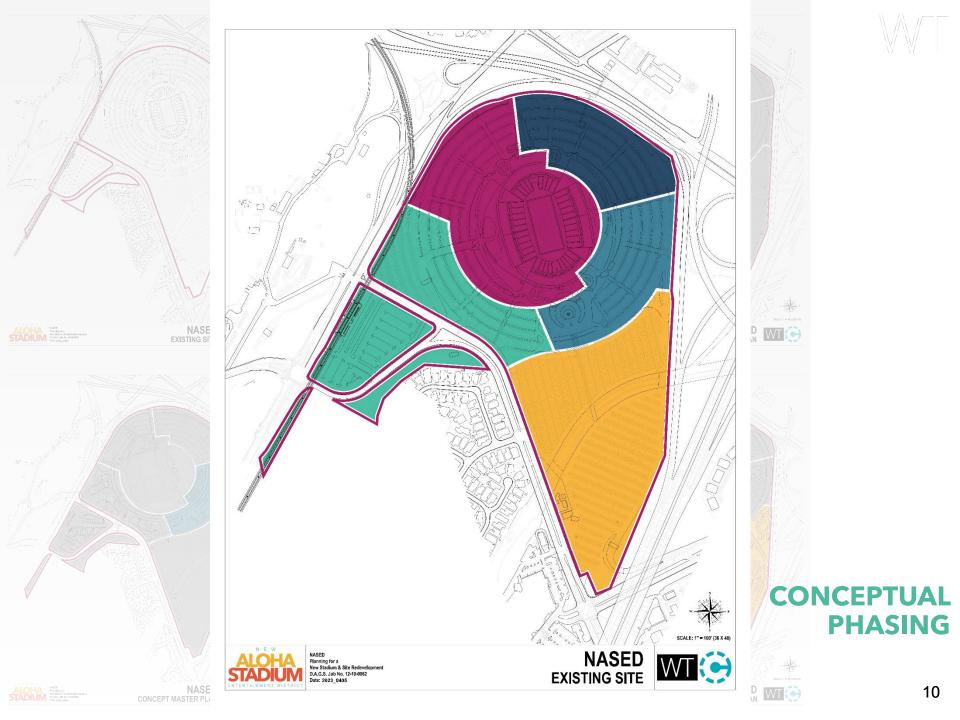






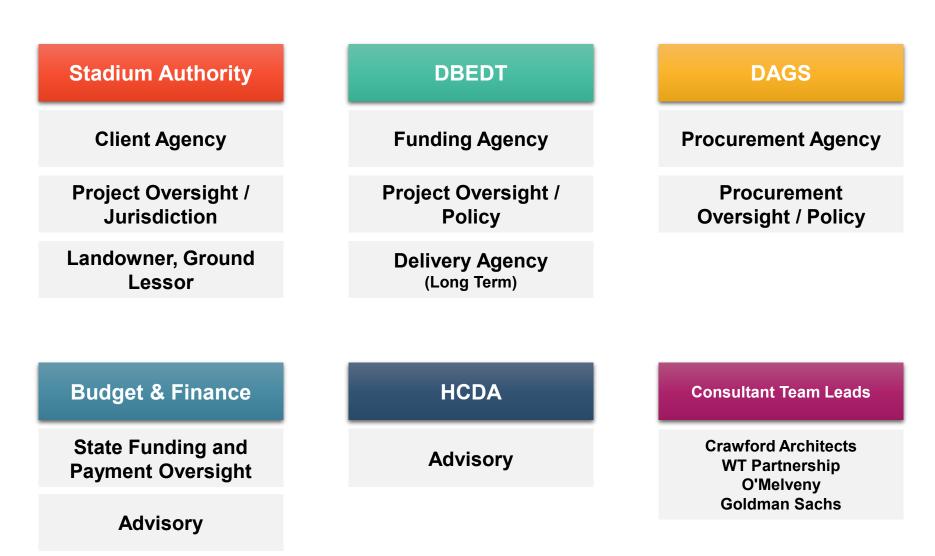


<u>Stadium</u>: 25,000 seats (min) Capable of hosting football, soccer, rugby, concerts, etc. Real Estate: ~4,200 Residential Units (Mix of affordable, workforce, premium) Hotels, retail, office Supporting infrastructure (Figures indicative based on absorption projections)









## **PROJECT BACKGROUND**







# 2005

Planning Study reveals a number of deficiencies and foreshadowed significant maintenance costs

# 2017

Updated Planning Study reveals that \$30m per annum contribution would be required over a 25 year span

# 2017

Deed restrictions lifted

Hālawa Area TOD Plan Final Draft

Legislature appropriates \$10m planning funds

# 2019

Planning commences

Act 268: Funding and mission to deliver a new stadium and district under a P3 model



# ACT 268 (SLH 2019)

- The existing Aloha Stadium and lands are underutilized.
- The stadium facility has been in dire need of significant repair and maintenance for many years.
- The Stadium Authority has considered repairing, upgrading, and replacing the existing facility to optimize the public's enjoyment and ensure public safety.
- Redeveloping, renovating, or improving these public lands in a manner that will provide suitable recreational, residential, educational, and commercial areas, where the public can live, congregate, recreate, attend schools, and shop, as part of a thoughtfully integrated experience, is in the best interests of the State and its people.





**Programmatic Master Plan** 

Programmatic Environmental Impact Statement

Halawa Area TOD Plan

**State's Conceptual Master Plan** 

**Developer Master Plan** 



### **NEW APPROACH**





The Project seeks to deliver a stadium forming the centerpiece of a live-work-play-thrive district. The integrated project will require the developer to design, build, operate and maintain the new Aloha Stadium.

The developer will also have the right to develop a portion of the surrounding district and to use revenue from this to supplement State funds for the stadium construction and fund ongoing operating and maintenance costs.





Long-term partnership with the developer

An integrated, mixed-use, live-workplay-thrive district.

Fit for purpose, well maintained new Aloha Stadium.

The new Aloha Stadium continues to be a community asset

No ongoing State payments beyond the upfront contribution

# NEW ALOHA STADIUM REQUIREMENTS







# NEW ALOHA STADIUM REQUIREMENTS

#### **Design and Construction**

- Base Scope
  - Capacity of no less than 25,000 seats
  - Must be multipurpose and support a variety of events (soccer, concerts, etc.) with a focus on user experience
  - Must meet other defined technical requirements
  - State funds design and construction costs
- Enhanced Scope
  - Developer financing to enhance scope and quality of stadium

#### **Operations and Maintenance**

- Developer responsible for operations and maintenance for 20 to 30 years
- Must be operated and maintained to defined performance requirements
- Developer retains stadium revenues and responsible for all operations and maintenance costs
- State-prescribed terms and conditions impacting scheduling, pricing, cost recovery and revenue sharing for a limited number of community events (e.g., University of Hawaii, scholastic sports etc.)

# DISTRICT DEVELOPMENT REQUIREMENTS





# DISTRICT DEVELOPMENT REQUIREMENTS



Remainder of NASED site (approximately 70 to 80 acres)

Mixed-use, live-work-play-thrive entertainment district

Expected to occur over 20+ years

Residential, hotels, office, retail / commercial and entertainment

Vertical and horizontal infrastructure



# MARKET STUDY POTENTIALLY SUPPORTABLE USES

# 

#### **Retail / Entertainment**

Will need to serve local households, stadium guests, employees and visitors.

Potential uses include grocer, restaurants, hard/soft good boutiques, and significant lifestyle/entertainment.



#### Residential

Pent-up demand for various unit configurations from professionals, lifestyle renters-by-choice, families, and military households.

Strong demand from singles, couples and families versus high-end/second-home buyers.

Opportunity to attract local, mainlander and international buyers who want to be in a vibrant mixed-use entertainment district project.



#### Hotel

Market could likely support new hotel rooms beyond known pipeline by 2026, especially given the new Stadium Project.

The likely candidates for hotel product are a mix of limited and full-service options.

#### Office



Attractive location but key factors temper higher demand at the Site.

While office supports the NASED vision, it will likely need to be value-engineered.



## **NEXT STEPS / PROCUREMENT**





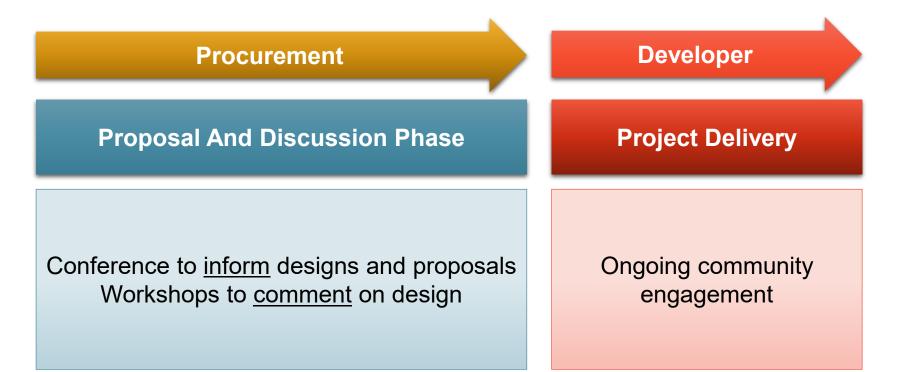
Market Sounding	Market Sounding	RFQ Phase	Progressive RFP
(Phase I)	(Phase II)		Phase
Jun-Aug 2023	Sep-Nov 2023	Dec 2023	Mid 2024 12-months





#### Ongoing

Community meetings and events, monthly newsletters, NASED website, industry engagement and new releases.







# nased.hawaii.gov

Register for the NASED e-Newsletter nased.hawaii.gov/e-newsletter

Future Information for Market Sounding nased.hawaii.gov/nased-market-sounding

Register Your Business' Interest nased.hawaii.gov/doing-business

General Get in Touch nased.hawaii.gov/reachout

# Oahu Community Correctional Center – Creating Healing Environments

# **PBX23**



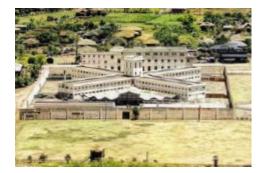
# September 27, 2023

### Topics

- Background
- Goals/Vision
- Accomplishments
- Current Activities
- OCCC Programming
- Cost Implications
- Misinformation
- Schedule

# Chronology

1857	Oahu Prison built in Iwilei
1912	Oahu Prison relocated to Kalihi
1950	New structures built to replace most 1912 structures
1975	Oahu Prison redeveloped as OCCC; functions as jail and prison
1987	OCCC felons transferred to new Halawa Correctional Facility
1998	Corrections Master Plan recommends replacing OCCC
2003	Corrections Master Plan Update recommends replacing OCCC
2014	Legislature funds planning for new OCCC
2016	Planning for new OCCC begins in earnest







### **EXISTING OCCC SHORTCOMINGS**

□Most buildings date from 1970s; some date back to 1930s

- ❑ Obsolete, inefficient design
  - Dark & narrow corridors, poor acoustics, limited natural light, lack of privacy
  - Security electronics and management technologies
  - Inability to meet today's new challenges (e.g., pandemics)
- Deteriorated physical plant
- □ Limited space:
  - Overcrowding and restricted activities
  - Not a therapeutic, curative, compassionate, humane, and hopeful environment
  - Mixing of individuals with mental illness, serious medical conditions, and/or in protective, maximum custody are housed with general population

## **Project Goals / Vision**

- Significantly improve how individuals are housed, treated, and work at OCCC
- Eliminate costly temporary repairs to obsolete physical plant and design
- Optimize new technologies, staffing, and cost efficiencies
- Better prepare inmates for successful community re-entry
  - Expand number of transitional beds and treatment and program spaces
  - Ensure racial equity
  - Provide therapeutic, rather than punitive, facilities and services
- Promote positive changes
  - New treatment programs
  - Expanded medical and mental health services, and similar assistance

#### Reduce recidivism

## Accomplishments

#### Phase 1 – Planning (2016-2020) \$5.3 Million Completed

- Population forecast completed
- Public outreach and engagement program begins
- 12 alternative OCCC sites identified and evaluated
- Community Partnering Plan developed
- Final Environmental Impact Statement (EIS) accepted
- Governor Ige endorses new OCCC at Animal Quarantine Station site
- OCCC Master Plan completed
- Plan Review Use (PRU) application approved by City Council
- Boundary and topographic surveys completed



## Accomplishments

### Phase 2 – Planning (2020-present) \$4.5 Million

Completed

Request for Interest (RFI) released

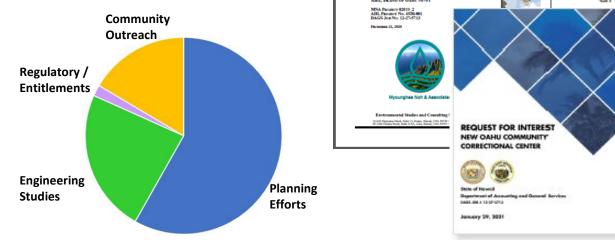
New OCCC population forecast

Geotechnical and hazardous materials investigations

Development plan for new Animal Quarantine Station

OCCC development program update

Preparation of Draft Request for Qualifications (RFQ)





## Accomplishments

#### **Community Outreach and Engagement:**

- Phase 1 meetings: Federal Agencies, State and County officials, departments and agencies; 8 Neighborhood Boards and other Public Interest Groups and Organizations
- 50 OCCC newsletters and FAQ pages
- Monthly public outreach history calendars
- Dedicated OCCC website maintained at <u>https://dps.hawaii.gov/occc-future-plans/</u>
- OCCC Team represented at all Aiea Neighborhood Board and Community Association meetings since 2019



## **Current Activities**

#### **Project Management and Community Outreach**

- Project Management
- Public Outreach

#### **Property Easements and Entitlements**

#### **Building Floorplan and Site Plan Updates**

- Updated Site Design
- Conceptual Design for OCCC and CTC

#### **Updated Cost Estimate**

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### OCCC Bed Types & Space Requirements

Inmates can't be assigned to just any bed; some types of beds need to reserved for specialized treatment, either temporarily or permanently

### 1,000 (+/-) Permanent Beds

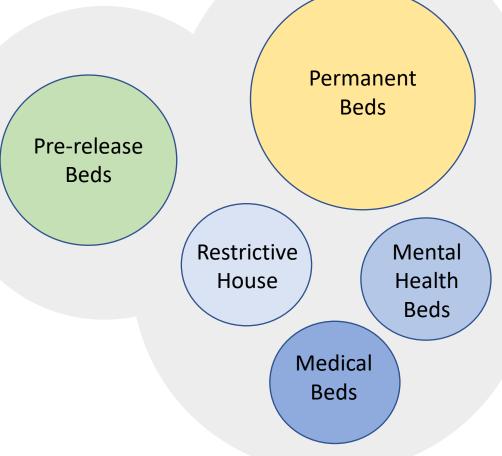
- Minimum, Medium, Maximum Security
- Mental Health Special Needs
- Medical Special Needs
- Special Management

#### **Temporary Beds**

- Mental Health Acute
- Mental Health Subacute
- Medical Skilled Nursing
- Restrictive Housing

#### **Pre-release Beds**

- 295 (+/-) New Beds
- 96 Beds at Laumaka (existing)



### **OCCC** Architectural Programming



#### Administration

Screening lobby and reception desk

#### Visitation

 Video visitation facilities and limited court functions

#### Intake/Transfer/Release

- Secure area for inmate processing
- · Holding cells

#### Intake Services Center

- Assessment and classification services
- Record keeping

#### Inmate Housing (Male)

- Sentenced
- Pre-Trial

#### Male Pre-Release Facility

- Work furlough program
- Education and treatment services





#### **Inmate Program Services**

- Education, library, treatment, religion
- Staff offices
- Culinary Arts training

#### Medical/Mental Health Services

- 24/7 infirmary
- Mental Health Housing

#### Food & Laundry Services

- Kitchen
- Laundry facility

#### **Physical Plant Operations**

- Facility maintenance
- Warehousing
- Central plant

#### Security Operations

- 24/7 operation
- Briefing Room
- Watch Commander Office
- High security Control Room



### OCCC Treatment Programs -> Healing Environment

New OCCC to offer best practices and evidence-based opportunities for self improvement. Examples include:

Education: GED, life skills, literacy, computer literacy

**Vocational skills training**: culinary arts, hospitality, landscaping

**Faith- and culture-based activities**: religious services, faith studies, counseling, native islander studies

Library: recreational reading, legal research

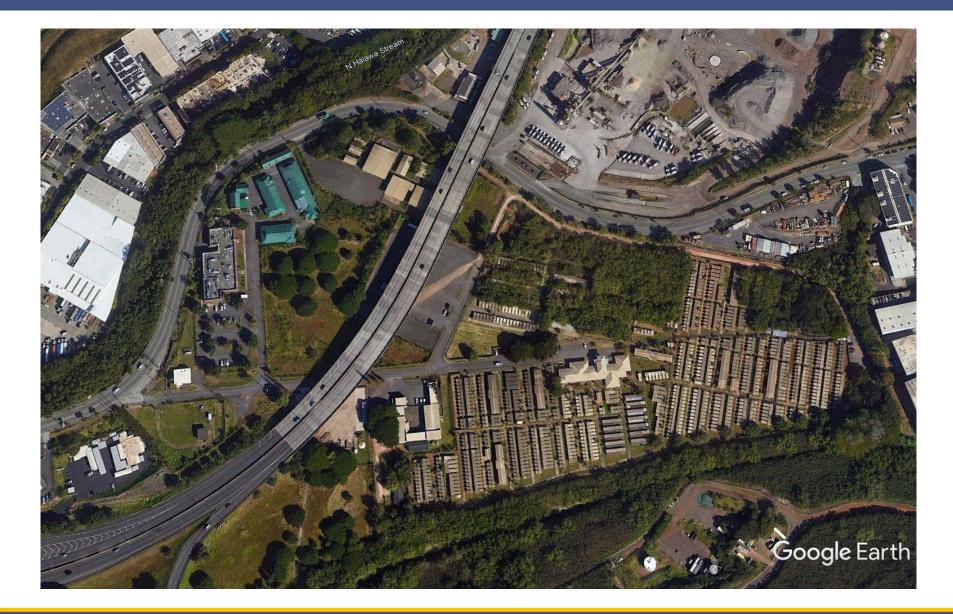
**Treatment**: substance use disorder (counseling, intervention, medication assisted treatment), mental health (counseling, group and individual therapy)

**Re-entry**: community linkages (housing, employment, social services, health care, transportation)



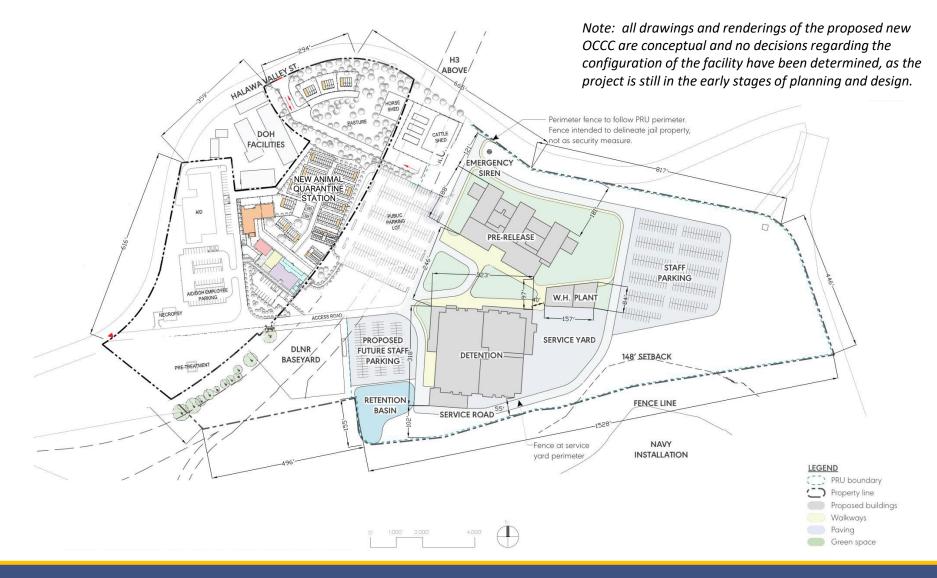


### **Current Animal Quarantine Station**



### **OCCC Architectural Programming**

#### NEW OCCC AND AQS PROPOSED SITE PLAN



### OCCC Conceptual Renderings 2018





Note: all drawings and renderings of the proposed new OCCC are conceptual and no decisions regarding the configuration of the facility have been determined, as the project is still in the early stages of planning and design.

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### Cost Implications: Status Quo is Not Cost Effective

### **Costs of "Do Nothing" Overshadow the Cost of Replacement**

- Deferred Maintenance and Upgrade: Operation of deteriorating facility with increasing annual capital expenditures → Increased Taxpayers' \$\$\$
- Workforce Retention and Hiring Suffer: Additional burden on PSD and taxpayers
- Negative Humanitarian Impacts on Occupants, Staff, and Community
- Estimated Build New Construction Cost: \$525 million rough order of magnitude in 2018→\$937 million in 2023.
- Redevelopment of property in Kalihi has significant economic development value; redeveloping property will result in significant benefits in jobs, tax revenues and other indirect and secondary economic activities

### **Cost Drivers**

- COVID 19 Pandemic
- Material Shortages
- War in Ukraine
- Lead Times/Supply Chain Disruptions
- Labor Shortages
- Transportation Costs





### **Cost Escalation per Month**

- 2018 2023 ~ \$7Mil per month
- 2023 2027 \$3.5 Mil per month

Escalation is calculated to Mid-Point of Construction, March 2027



### Hawaii is Not Unique

## **Other Examples**

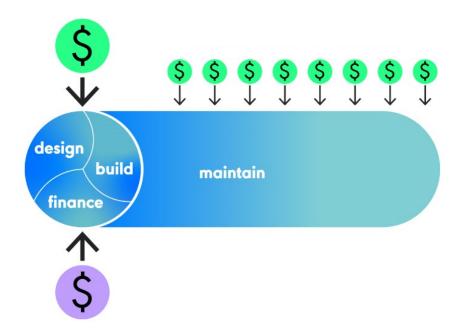
- Utah State Correctional Facility, Salt Lake City, UT
  - 2016: \$550 million
  - 2022: \$1.05 billion
- Federal Correctional Institution, Leavenworth, KS
  - 2019: \$376 million
  - 2022: \$546 million
- Rikers Island Replacement Jails, New York City, NY
  - 2017: \$8.3 billion
  - 2023: \$10.5 billion
- National Wildlife Health Center, Madison, WI
  - 2019: \$85 million
  - 2023: \$125 million



### Financing

### **Public Private Partnership (P3)**

- Pair private sector talent, expertise, and capital with defined public need in a longterm partnership to provide potential alternative sources of project funding.
- Provides private sector financial support to design and build; OCCC operation and supervision would remain with Hawaii PSD.



### **Recent Media**

Recent newspaper stories and editorials have highlighted the lack of funding and have shown the public's support for a new facility in order to provide humane and safe facilities and space for rehabilitation programs

#### **OUR VIEW**

E2 >> HONOLULU STAR-ADVERTISER >> SUNDAY 5/28/23

OCCC

### No good reason to delay new jail

t's bad — very bad — and only getting worse with every passing year when nothing is built.

This bleak assessment applies precisely to the decades-old impasse over the conditions of the Oahu Community Correctional Center (OCCC). One original structure still in use was built in 1916 — and even reconstruction of most of the 16-acre Kalihi site dates to 1975.

The state Legislature has balked at fully funding a present-day redevelopment proposal, some lawmakers pointing to a need first for more criminal justice reforms that are aimed at reducing how many has been hung up again, state officials in charge are worried that the U.S. Department of Justice could intervene once more.

And that would further complicate progress toward goals on which everyone should agree: building a facility designed to deliver programs and services that can reduce recidivism.

The emphasis on restoration and rehabilitation in the criminal justice system is now a matter of state policy, so that makes sense. After all, in a recent reorganization initiative, DPS will be renamed the Department of Corrections and Re-

#### LETTERS TO THE EDITOR

#### Rehab is important, but so are prison facilities

Prisoner rehabilitation programs and humane prison facilities are not mutually exclusive. Of course incarcerated convicts deserve solid rehabilitation programs — education, drug treatment, job training and more. But they also deserve to be housed in facilities that are not overcrowded and dilapidated.

Some community activists prefer to keep the present jail facility in place in favor of rehab programs, arguing that this would free up funding for other projects. Projects like what? A half-baked new stadium without so much as a roof?

Prisoners are human beings. They deserve to be incarcerated in humane facilities, not crumbling overcrowded cells.

> Wray Jose Manoa



Hawaii lawmakers partially fund plans for a new Oahu jail, further delaying the stalled project

By Andrew Gomes agomes@staradvertiser.com

he state Legislature this year has authorized a delayed resumption of work to replace Oahu's woefully obsolete jail. Hawaii lawmakers included \$10 million in their budget bill for the state Department of Public Safety to continue planning

and design work on a replacement

planning and design work. "Every year this project is delayed means an escalation of costs and no relief for the current overcrowded and inhumane conditions at OCCC," she said.

The correctional center in Kalihi houses short-term inmates, including people awaiting trial or sentencing on Oahu for misdemeanor crimes as well as convicted people with no more than two years or so left on their sentences. The facility

### Schedule

Funding Request for new Animal Quarantine Station (Dept. of Agriculture)





# Mahalo

## Tommy Johnson, Director

Department of Public Safety

### Keith A. Regan, Comptroller

Department of Accounting and General Services



# Mahalo

www.nased.hawaii.gov

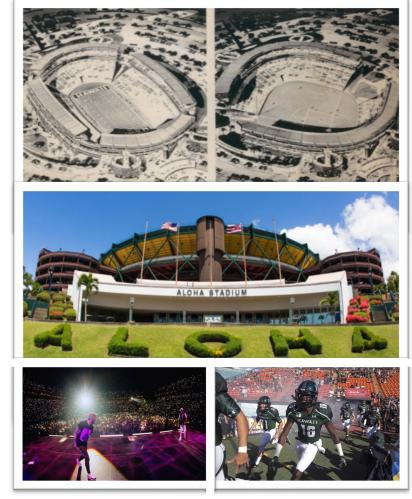


### HISTORY OF THE SITE ALOHA STADIUM ERA

Aloha Stadium has formed the centerpiece for sports and entertainment in Hawai'i since it first opened in 1975. The innovative design created a stadium that was able to transform from a football stadium configuration to a baseball configuration.

Over the years, Aloha Stadium has played host to the NFL Pro-Bowl, NFL and MLB exhibition games, College Bowl games, Nationally televised boxing matches, WWE wrestling events, Monster Truck shows and numerous concerts including Frank Sinatra, the Police, the Eagles, U2 and recently Bruno Mars.

The Stadium site is also the home for the Aloha Stadium Swap Meet which occurs every Wednesday, Saturday and Sunday and the annual 50th State Fair.



Images of Aloha Stadium over the years