



# PBX23

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



# NASED

*New Aloha Stadium Entertainment District*

**Community assets driving revitalization**

# OCCC

*Oahu Community Correctional Center*

**Creating healing environments**



Community Assets

Community Revitalization

Long-Term Partnerships



WT

# NASED AND OCCC

NASED

OCCC

## Community Assets

New Aloha Stadium  
New Entertainment District

New Correctional Facility  
New Animal Quarantine Station

## Community Revitalization

Destination Location  
Live, Work, Play Thrive Community

Positive Living & Working Environment  
Reduced Recidivism

## Long-Term Partnerships

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



WT

# NASED AND OCCC

## NASED

### Integrated P3

Real Estate: Master Developer  
Stadium: Design-Build-Operate-Maintain

## OCCC

### 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***



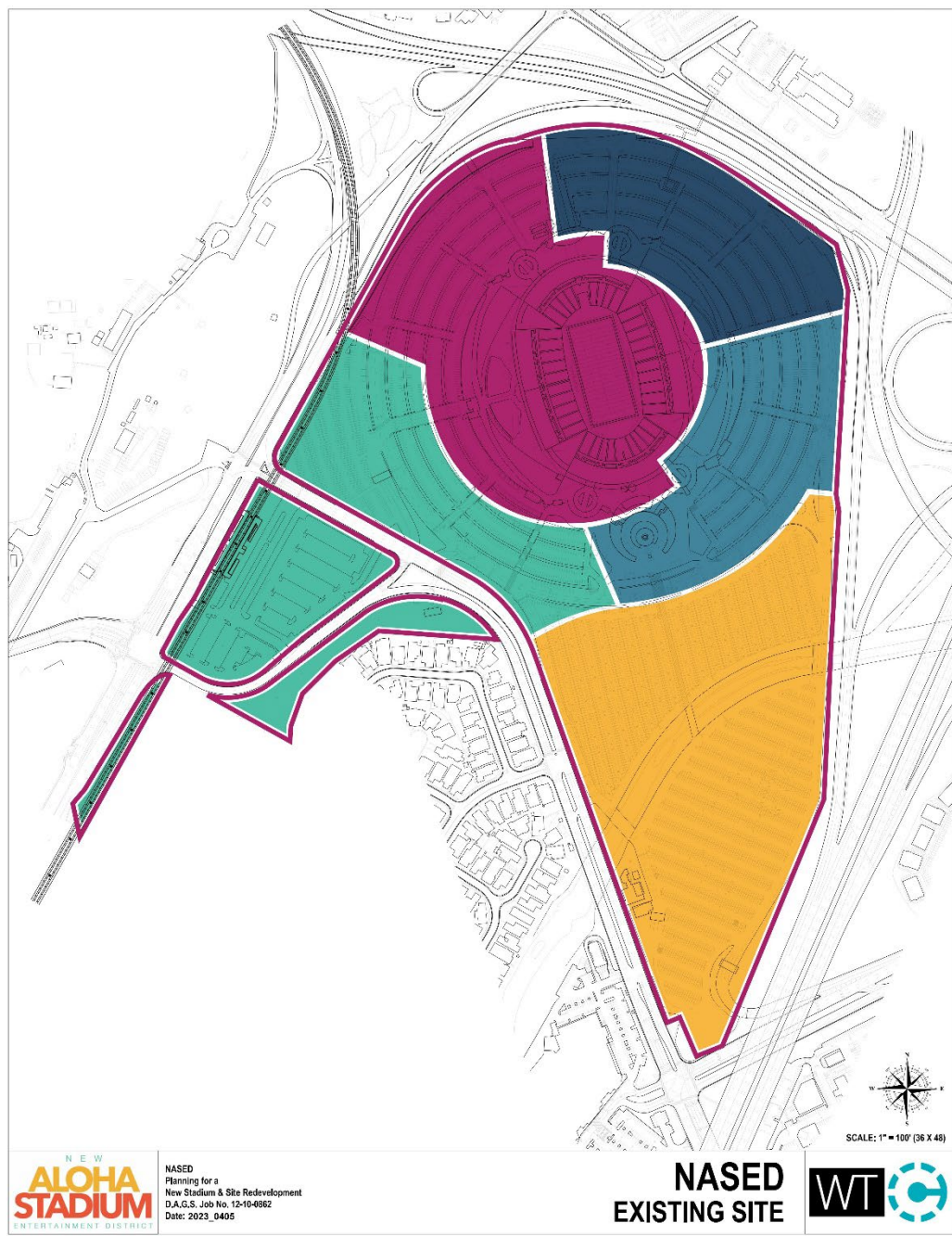
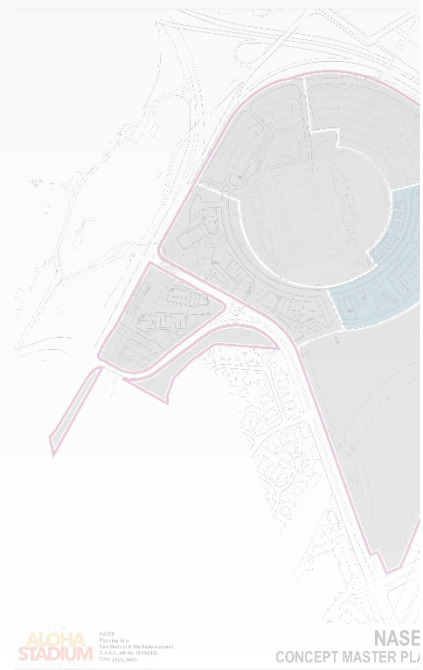


**Stadium:**

**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)**



# CONCEPTUAL PHASING

**Stadium Authority**

**Client Agency**

**Project Oversight /  
Jurisdiction**

**Landowner, Ground  
Lessor**

**DBEDT**

**Funding Agency**

**Project Oversight /  
Policy**

**Delivery Agency  
(Long Term)**

**DAGS**

**Procurement Agency**

**Procurement  
Oversight / Policy**

**Budget & Finance**

**State Funding and  
Payment Oversight**

**Advisory**

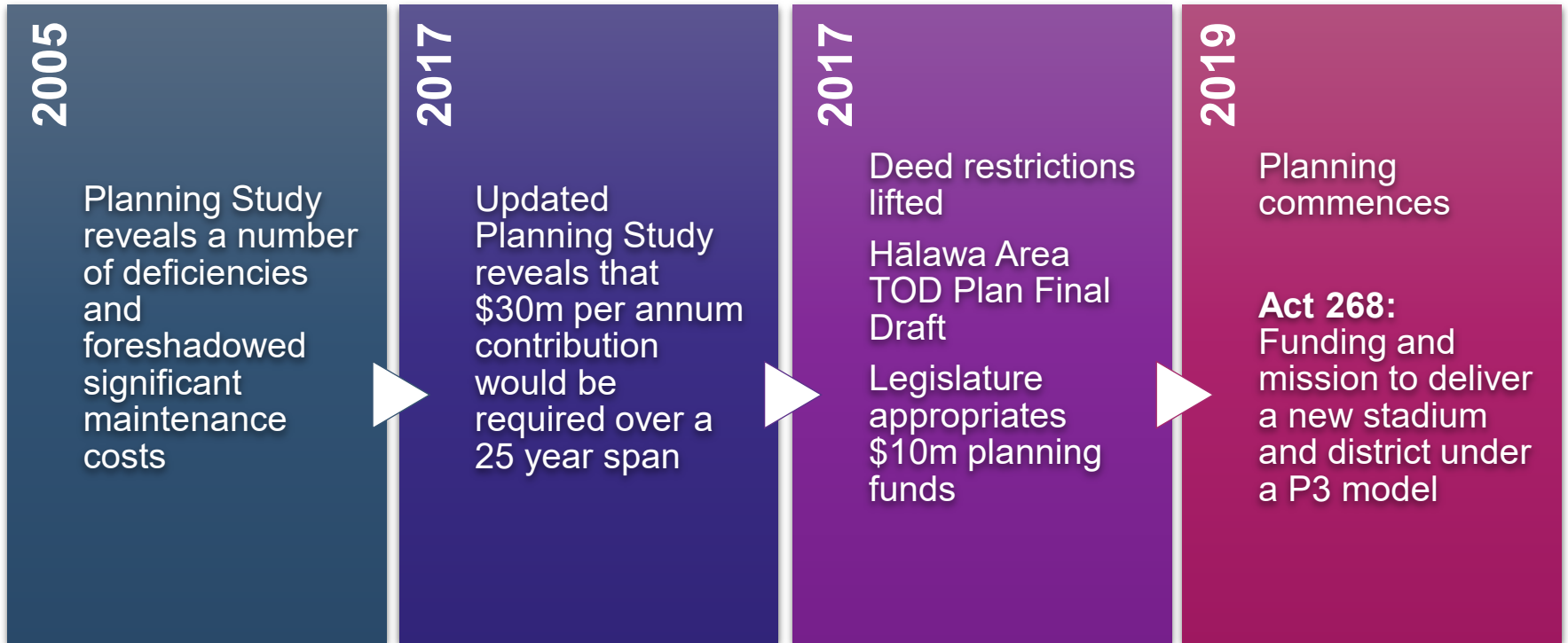
**HCDA**

**Advisory**

**Consultant Team Leads**

**Crawford Architects  
WT Partnership  
O'Melveny  
Goldman Sachs**

# PROJECT BACKGROUND



- *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-work-play-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**



## 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.)



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



## 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  
(Phase I)**

Jun-Aug 2023

**Market Sounding  
(Phase II)**

Sep-Nov 2023

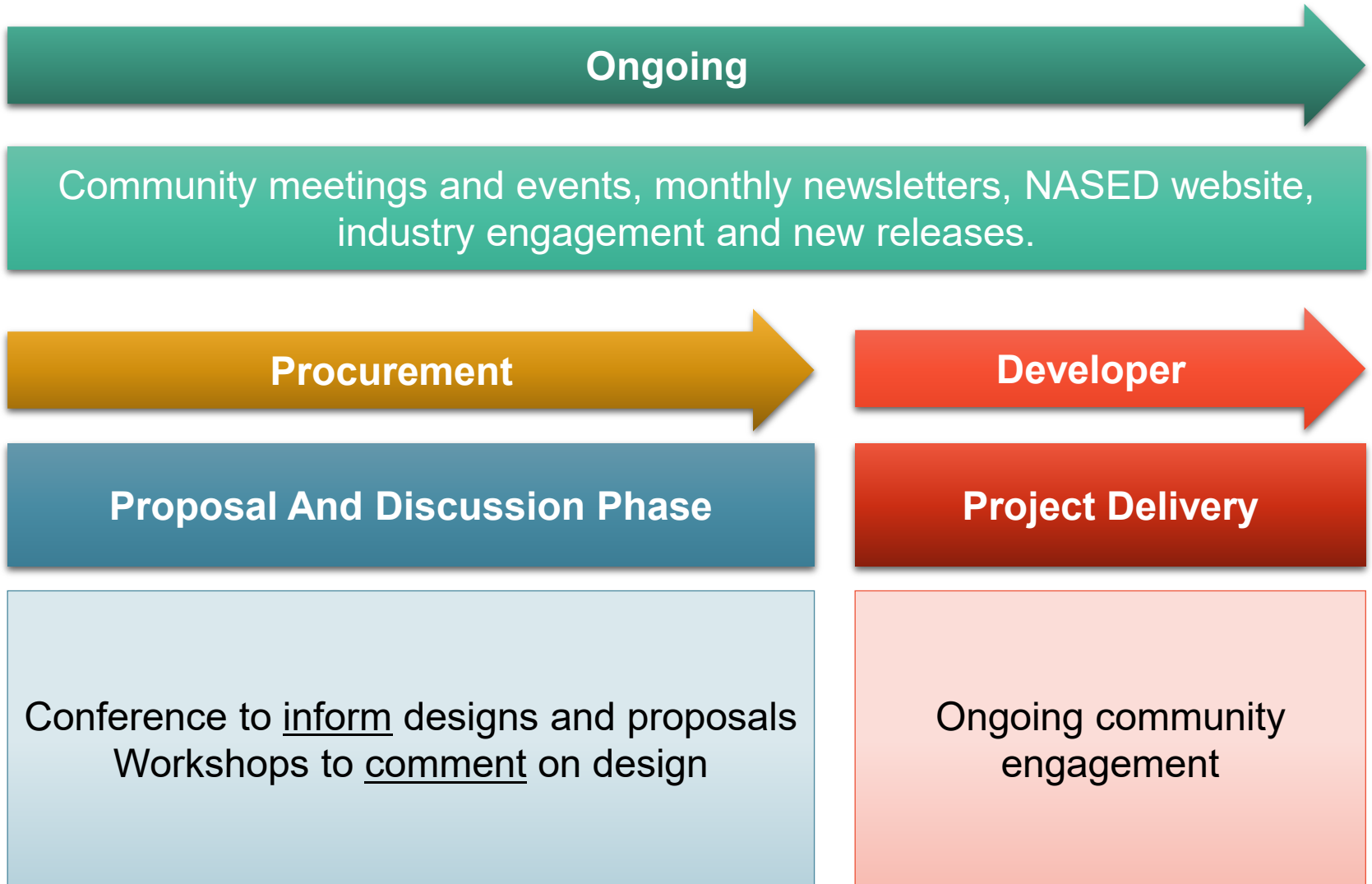
**RFQ Phase**

Dec 2023

**Progressive RFP  
Phase**

Mid 2024  
12-months

# COMMUNITY ENGAGEMENT



**[nased.hawaii.gov](https://nased.hawaii.gov)**

***Register for the NASED e-Newsletter***

**[nased.hawaii.gov/e-newsletter](https://nased.hawaii.gov/e-newsletter)**

***Future Information for Market Sounding***

**[nased.hawaii.gov/nased-market-sounding](https://nased.hawaii.gov/nased-market-sounding)**

***Register Your Business' Interest***

**[nased.hawaii.gov/doing-business](https://nased.hawaii.gov/doing-business)**

***General Get in Touch***

**[nased.hawaii.gov/reachout](https://nased.hawaii.gov/reachout)**

# Oahu Community Correctional Center – Creating Healing Environments

**PBX23**



September 27, 2023

- **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

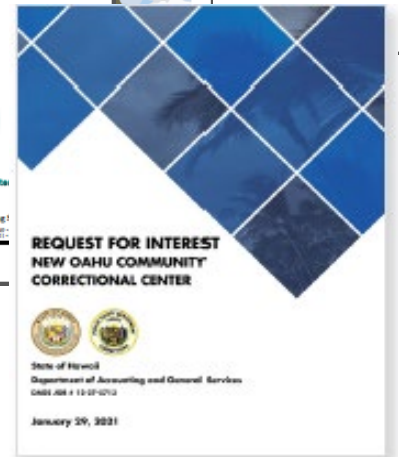
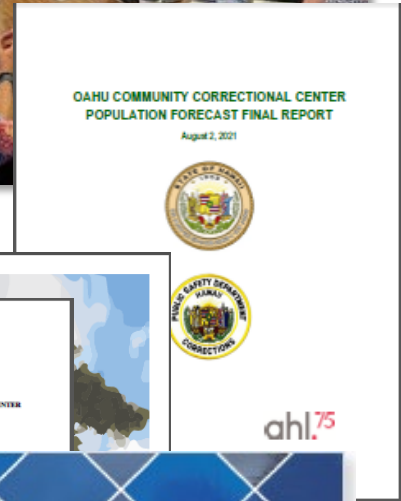
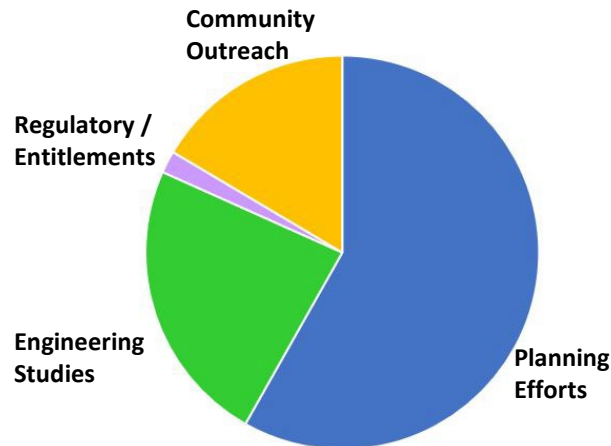
- Population forecast completed
- Public outreach and engagement program begins
- 12 alternative OCCC sites identified and evaluated
- Community Partnering Plan developed
- Final Environmental Impact Statement (EIS) accepted
- Governor Ige endorses new OCCC at Animal Quarantine Station site
- OCCC Master 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 <https://dps.hawaii.gov/occc-future-plans/>
- OCCC Team represented at all Aiea Neighborhood Board and Community Association meetings since 2019



# Current Activities

## Project Management and Community Outreach

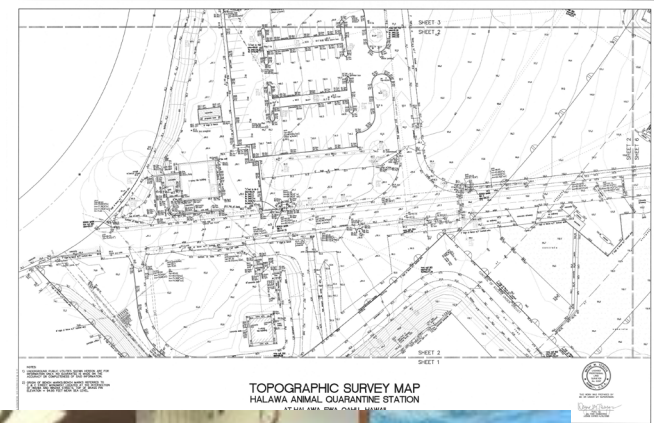
- Project Management
- Public Outreach

## Property Easements and Entitlements

## Building Floorplan and Site Plan Updates

- Updated Site Design
- Conceptual Design for OCCC and CTC

## Updated Cost Estimate



**Total Cost Summary**  
Oahu Community Correctional Center  
Op - 18 Bureau of Probation Cost  
March 2012

Design/Build Option	Site Work		Site Prep		Public Lobby		Family Administration		Staff Support	
	Cost	Cont.	Cost	Cont.	Cost	Cont.	Cost	Cont.	Cost	Cont.
5.0 Structural Steel					\$10,004	\$0.00	\$10,004	\$0.00	\$104,005	\$0.00
2.0 Building Envelope					\$100,000	\$0.00	\$100,000	\$0.00	\$1,100,000	\$0.00
3.0 Interior Construction					\$100,000	\$0.00	\$100,000	\$0.00	\$1,100,000	\$0.00
4.0 Vertical Transportation					\$10,004	\$0.00	\$10,004	\$0.00	\$100,000	\$0.00
5.0 Building Services					\$100,000	\$0.00	\$100,000	\$0.00	\$1,100,000	\$0.00
6.0 Site Development	\$1,000,000	\$100,000	\$1,000,000	\$100,000						
<b>Sub-Total Project Cost</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$3,300,000</b>	<b>\$0.00</b>
A. General Conditions - 30 days	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
B. General Requirements - 30 days	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
C. Subcontractor Default Bonds	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
D. General Liability Insurance	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
E. Construction GAP Coverage	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
F. Overhead & Profit	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
G. Contingency	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
H. Escalation to M.C.C.	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
<b>Sub-Total Bid Cost</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$3,300,000</b>	<b>\$0.00</b>
I. Admin FF&E (FCI)	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
J. Information FF&E (FCI)	\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
K. Design Build Fees	\$100,000	\$7,200	\$100,000	\$7,200	\$100,000	\$4,000	\$100,000	\$4,000	\$100,000	\$4,000
L. Permitting/Plan Check Fees	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
M. Testing and Inspection	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Sub-Total Construction Cost</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$3,300,000</b>	<b>\$0.00</b>
<b>Sub-Total Bid Price</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$3,300,000</b>	<b>\$0.00</b>
N. Design Build Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
O. Project Management Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
P. Contingency	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Sub-Total Construction Cost</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$300,008</b>	<b>\$0.00</b>	<b>\$3,300,000</b>	<b>\$0.00</b>

# OCCC Bed Types & Space Requirements

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

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

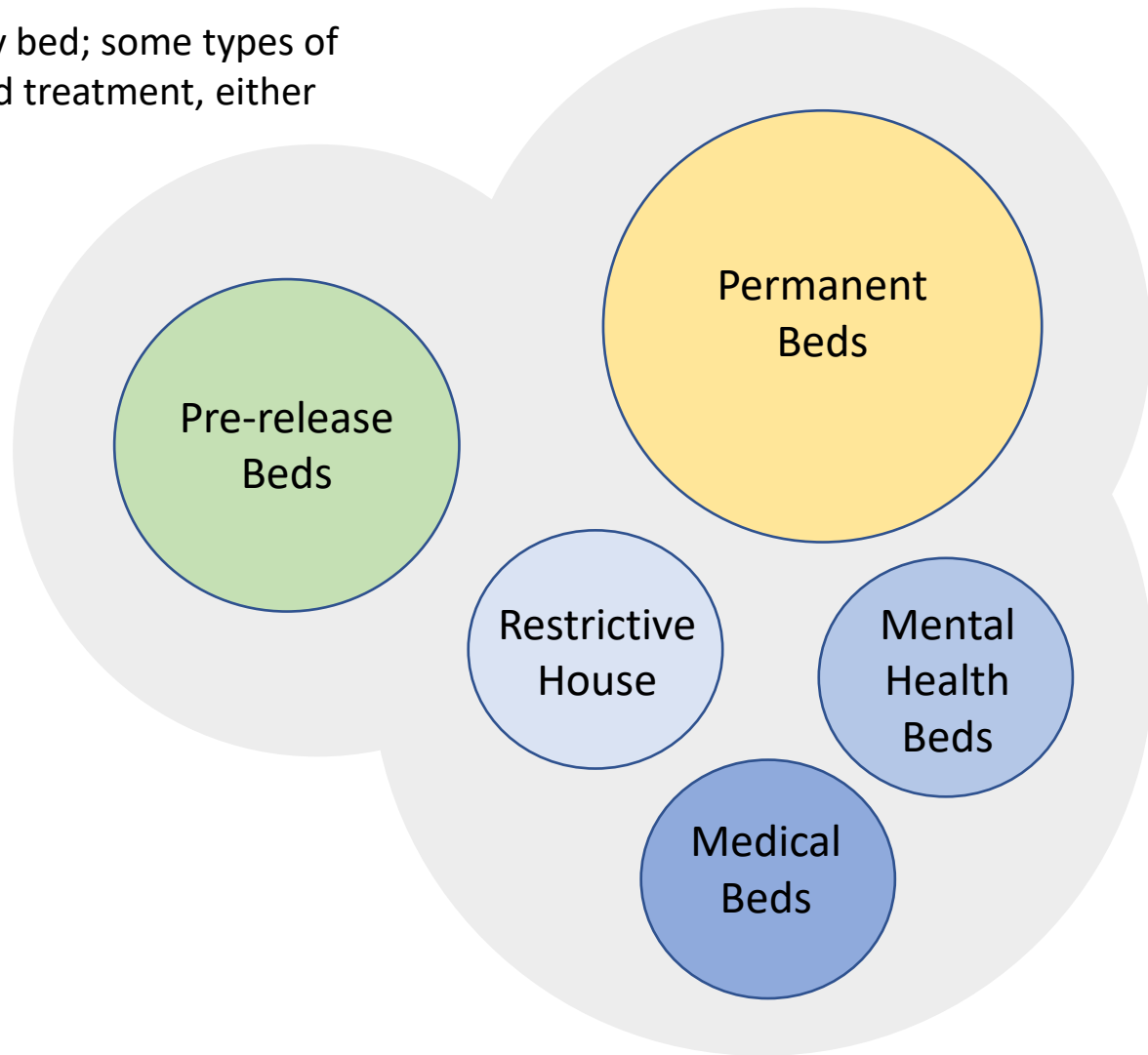
- Minimum, Medium, Maximum Security
- Mental Health Special Needs
- Medical Special Needs
- Special Management

## 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

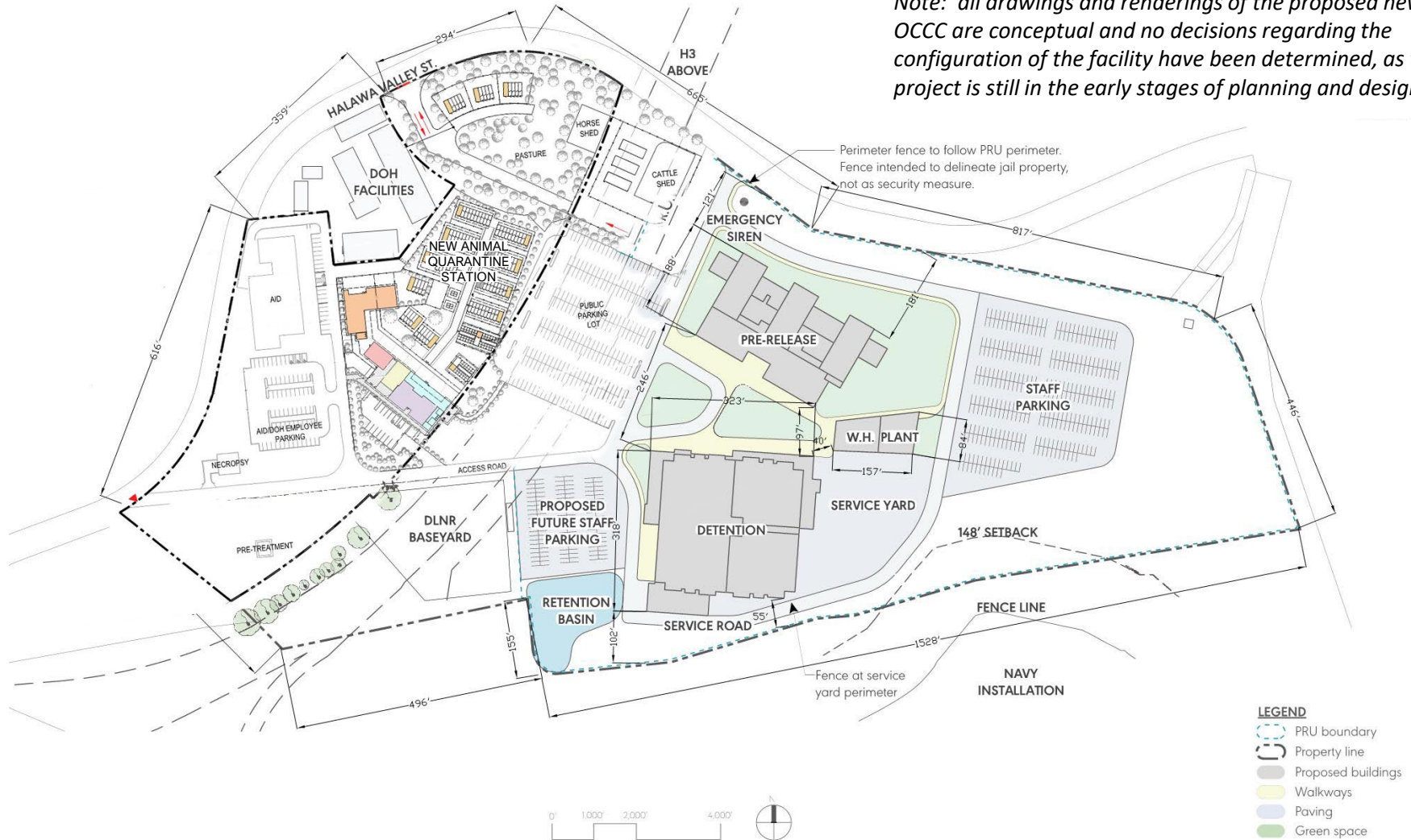




# OCCC Architectural Programming

## NEW OCCC AND AQS PROPOSED SITE PLAN

*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.*



# 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.*

# 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*

## 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



Utah



Kansas



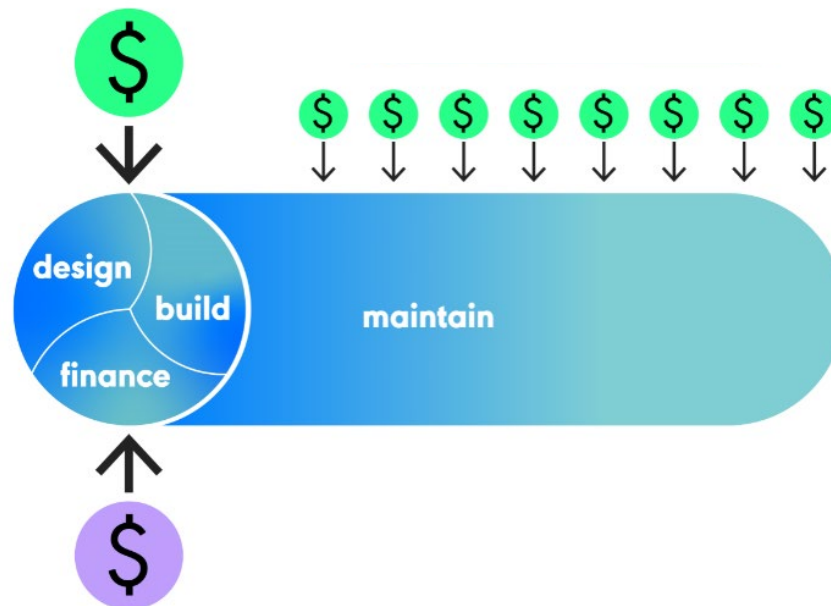
New York



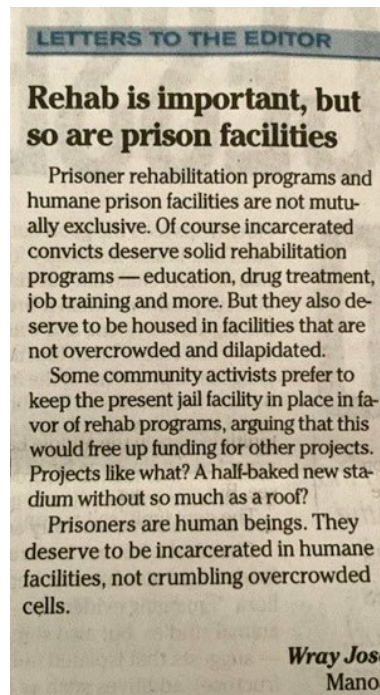
Wisconsin

## Public Private Partnership (P3)

- Pair private sector talent, expertise, and capital with defined public need in a long-term 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 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



# Schedule







ahl.



# Mahalo

**Tommy Johnson, Director**  
Department of Public Safety

**Keith A. Regan, Comptroller**  
Department of Accounting and General Services

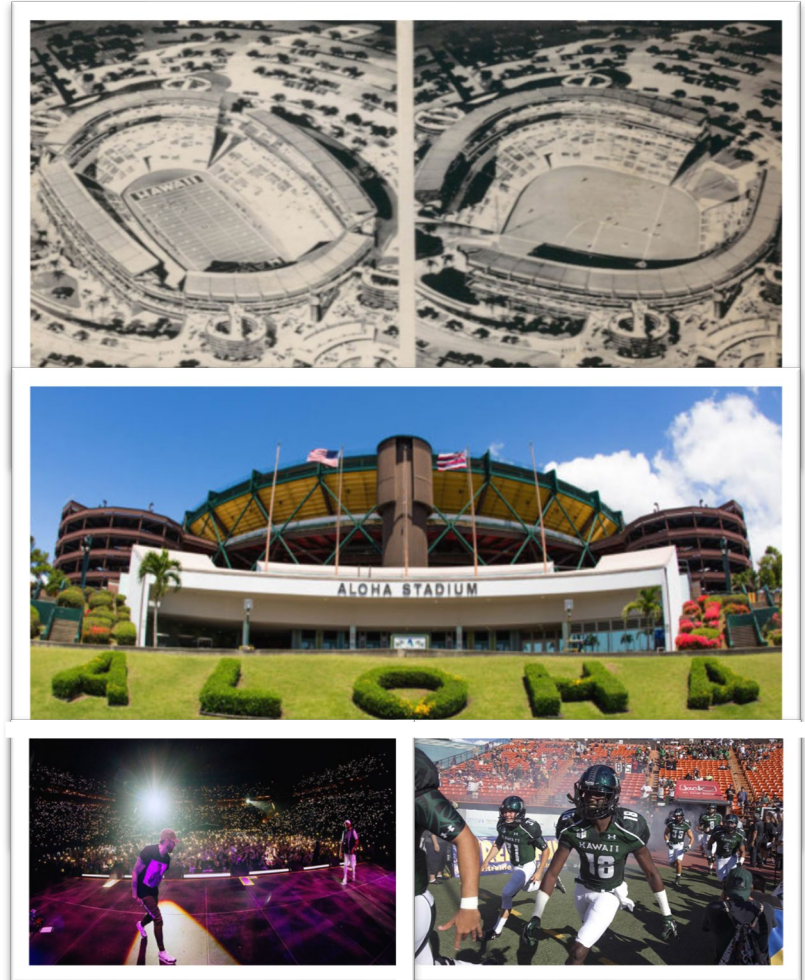
***Mahalo***

[www.nased.hawaii.gov](http://www.nased.hawaii.gov)

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