



HAWAII HEALTH SYSTEMS CORPORATION
KAUAI REGION
E PONO MAU LOA
Always Excellent

SAMUEL MAHELONA MEMORIAL HOSPITAL CONCEPTUAL MASTER PLAN

NOVEMBER 2020



Purpose

- FUTURE POTENTIAL FOR THE HOSPITAL





ST. CATHERINE
SCHOOL

KAPA'A
HIGH SCHOOL

KAPA'A
ELEMENTARY
SCHOOL

EASTERSEALS HAWAII -
KAPA'A HOME & COMMUNITY
BASED SERVICES

SAMUEL MAHELONA
MEMORIAL HOSPITAL

HO'OLA LAHUI HAWAII'
KAUA'I COMMUNITY
HEALTH CENTER

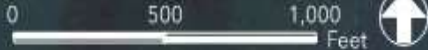
FORMER HOSPITAL STAFF HOUSING
PROPOSED POLICE SUBSTATION SITE

HALE NANA KAI O KEA
(STATE PUBLIC ELDERLY HOUSING)

SMMH STAFF HOUSING

KAUAI POLICE
ACTIVITIES LEAGUE (KPAL)
YOUTH CENTER

FRIENDSHIP HOUSE



Objectives

- Continue and improve upon major business lines.
- Growth needed for Senior Health and Behavioral Health.
- Increase capacity for Long Term Care/Skilled Nursing Facility and Acute Adult Psychiatric Care.
- Create a Continuum of Care for Seniors.
- Create a Continuum of Care for Behavioral Health.
- Serve the local, regional and island wide.
- Create a campus that is the model for a multi-generational, multi-use Healthcare Wellness Village.

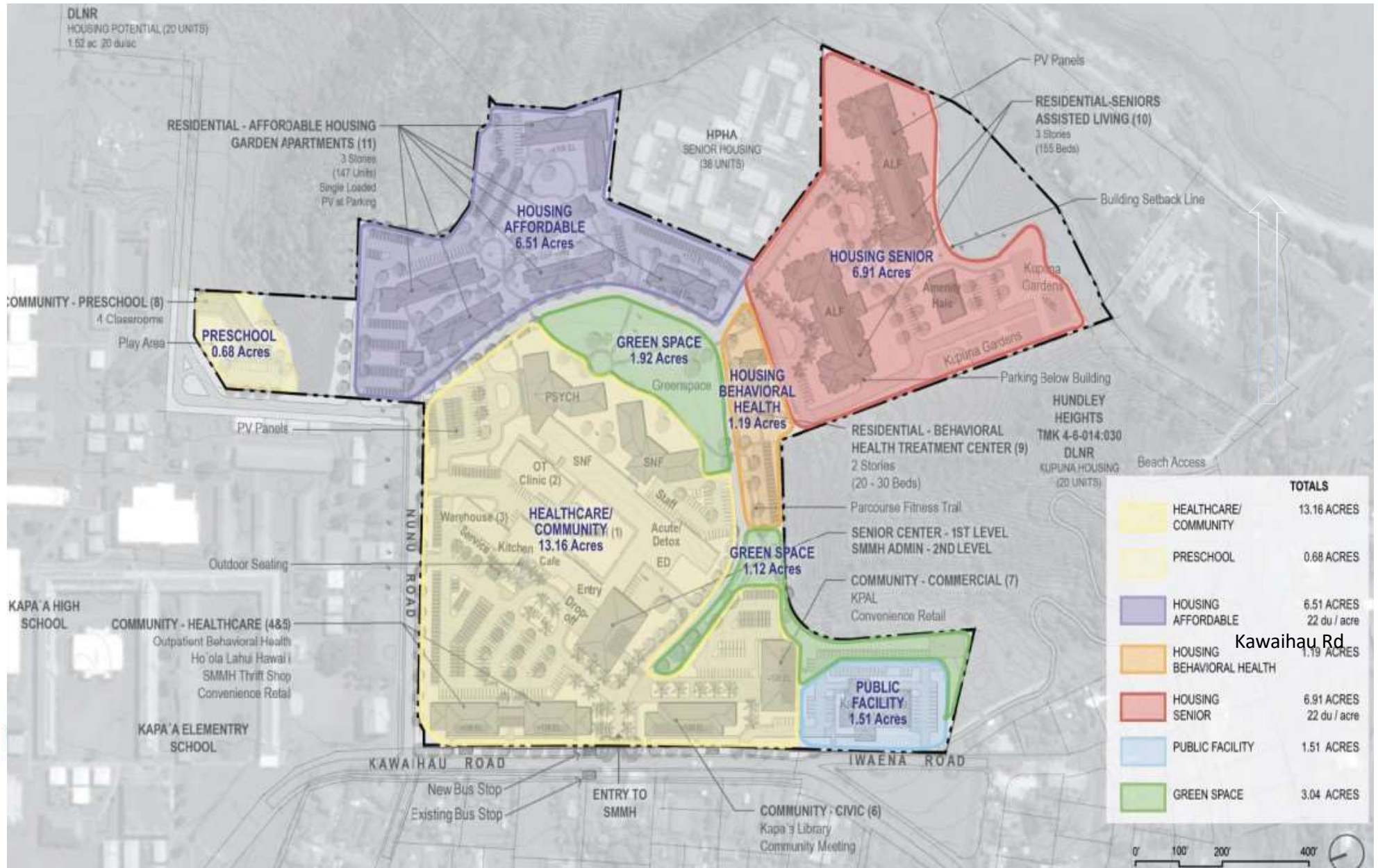


Engagement

- Steering Committee Meetings
- Interviews with Agencies
- Interviews with Stakeholders
- Community Meetings
- Ceded Land Constraints Assessment



LAND USE PLAN





Rendered Aerial View of Master Plan



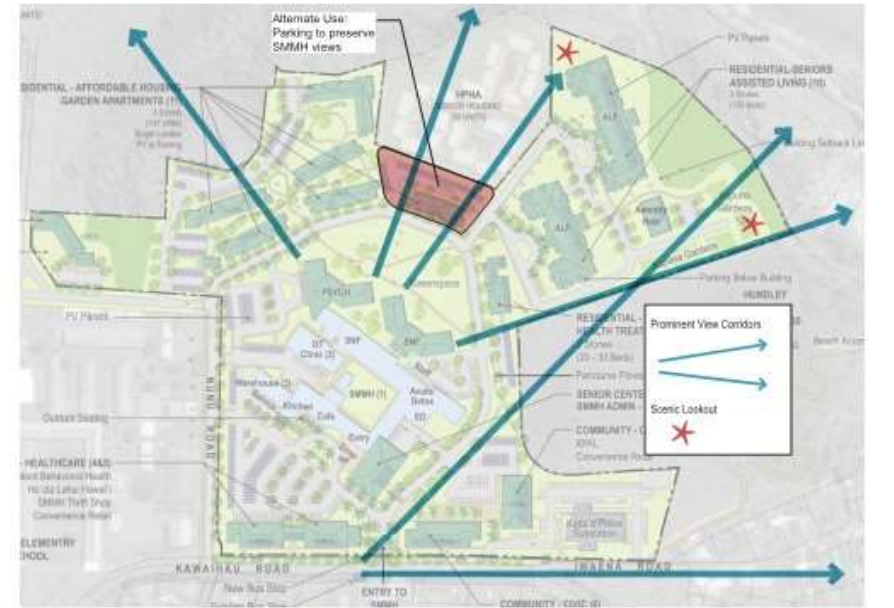
Senior Assisted Living - View Opportunities



Hospital - View Opportunities



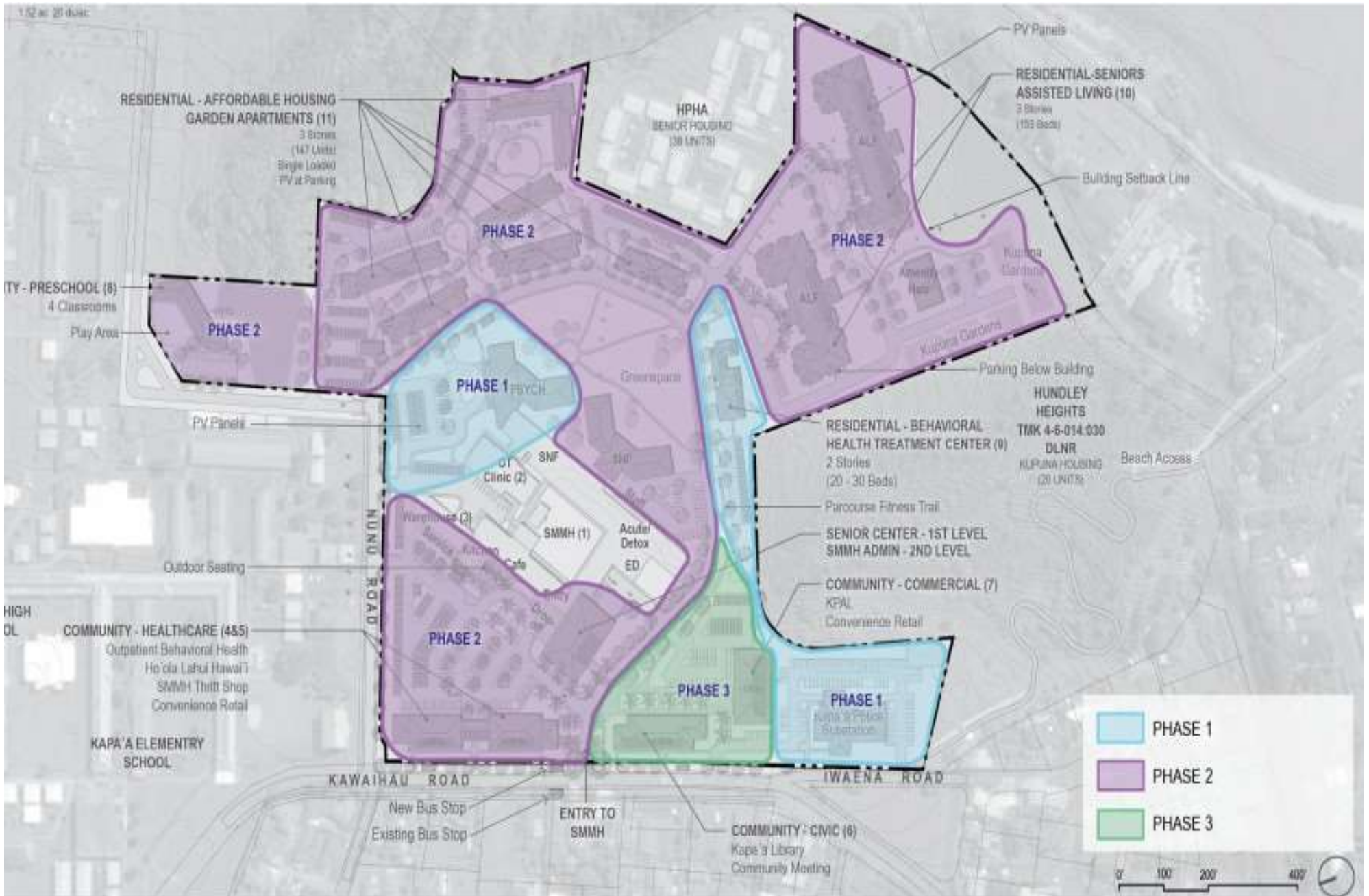
Affordable Housing - View Opportunities



Greenspace and Roadways - View Opportunities

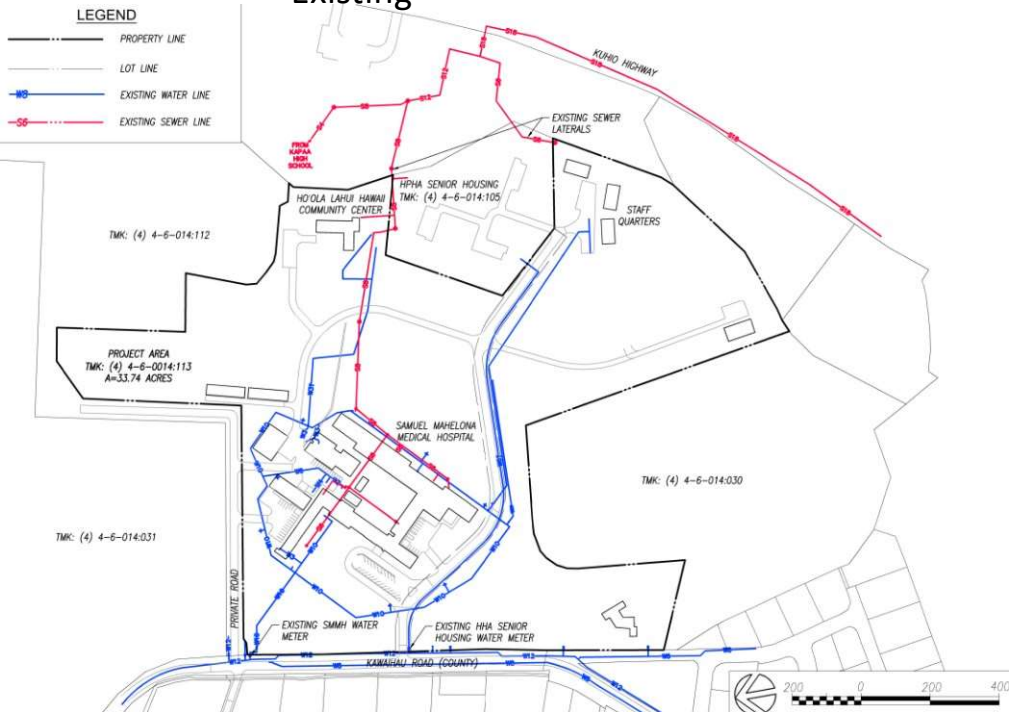


Phasing

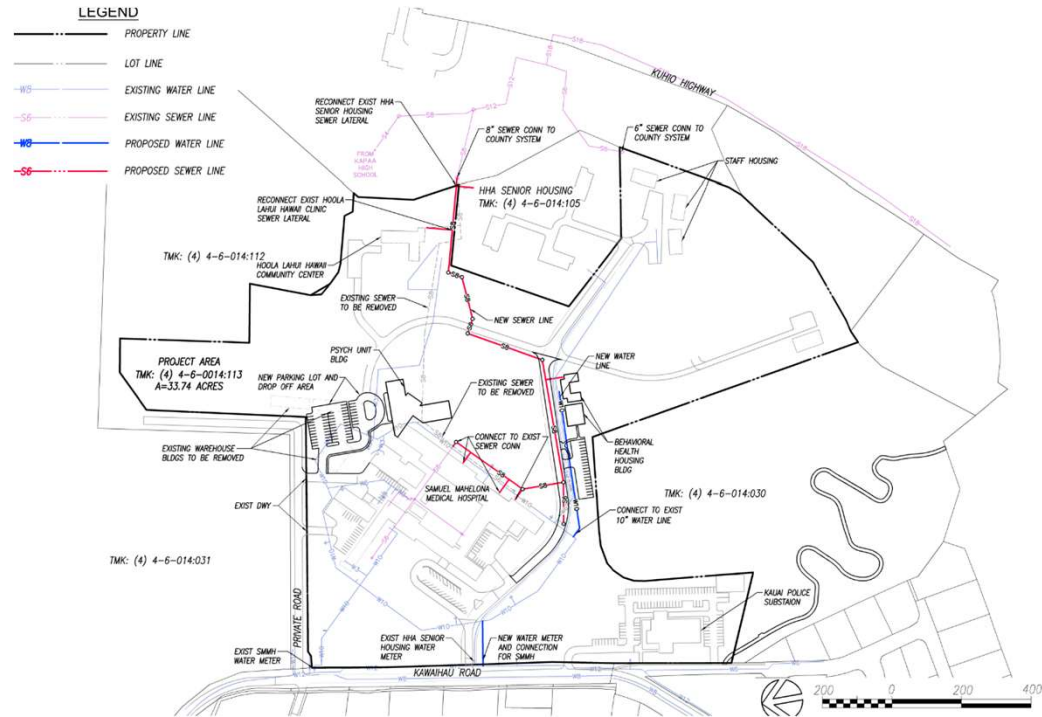


Master Plan - Infrastructure

Existing

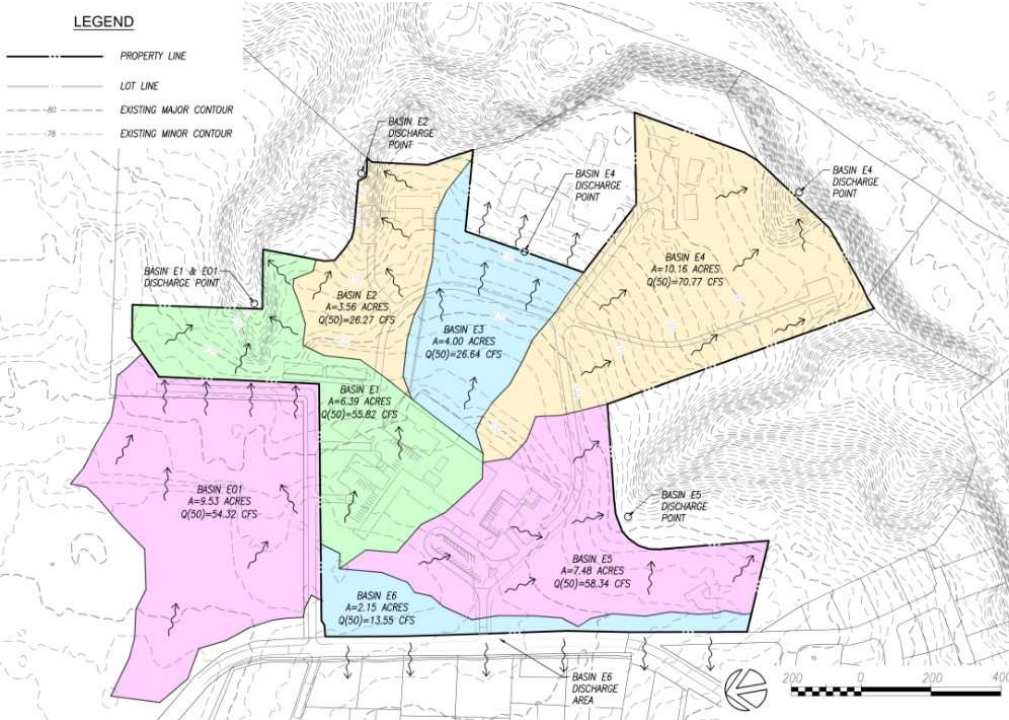


Phase 1

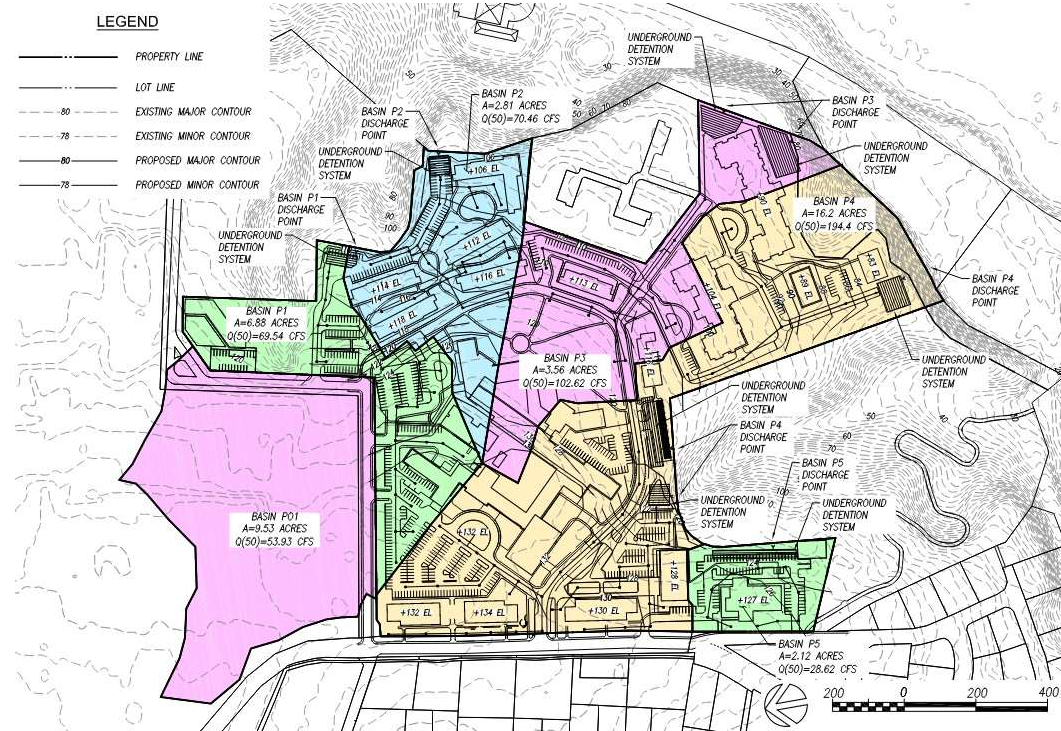


Master Plan - Infrastructure

Existing Drainage



Proposed Drainage



Master Plan - Traffic

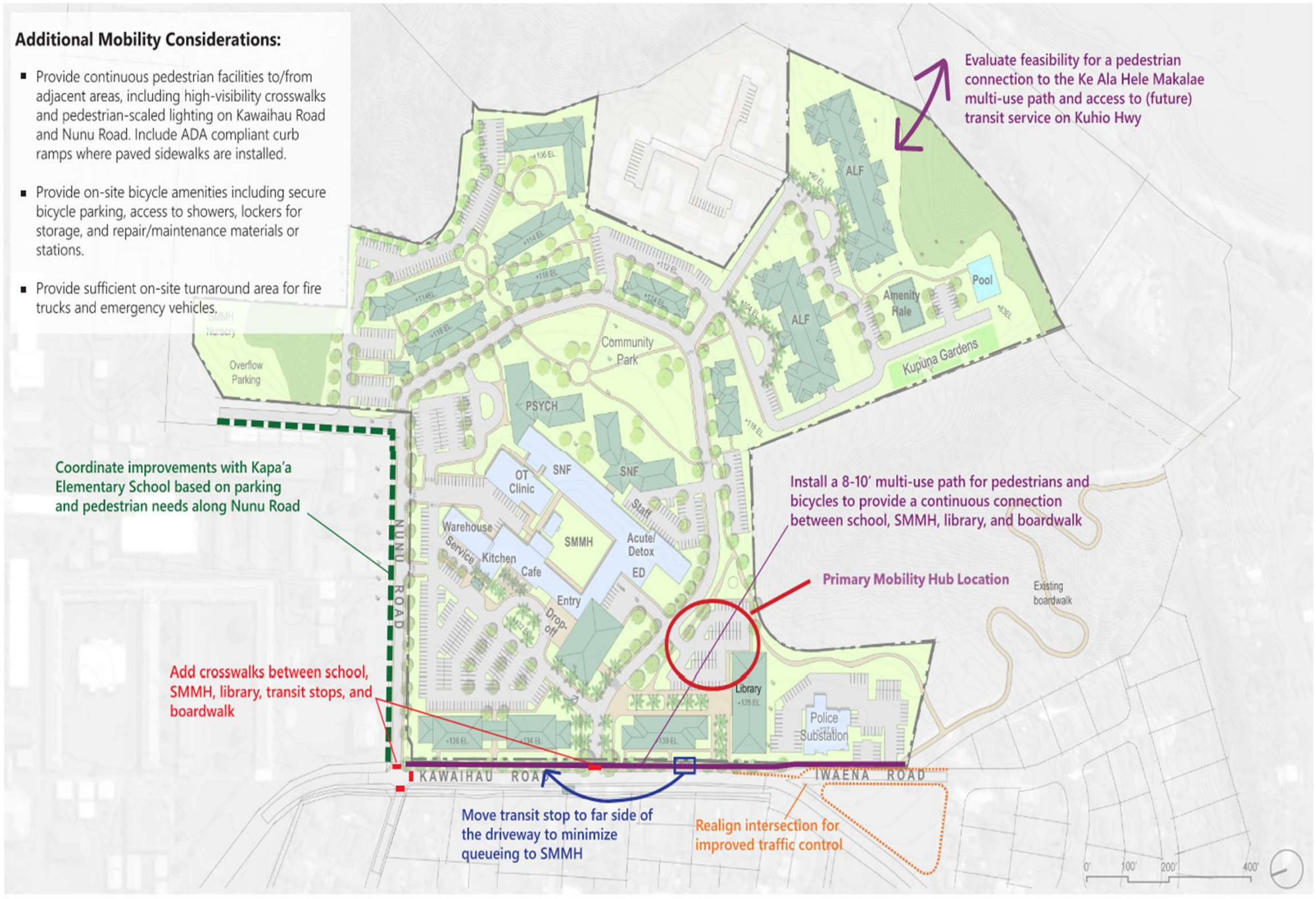
- Planned Regional Improvements
 - Roundabouts, Kuhio Highway Improvements, Other Planned Projects
- Key Considerations for Development of the SMMH Master Plan
 - Shared parking, pedestrian facilities, complete streets, bus stops, school traffic
- Proposed Roadways
 - Circular drive connecting to Nunu Road, driveways to parking lots
- Proposed Parking
 - Totaling 648 spaces
- Mobility Hub
 - Transit, Pedestrian, Bike, Motorized Service, and Support Service Amenities



Master Plan - Traffic

Additional Mobility Considerations:

- Provide continuous pedestrian facilities to/from adjacent areas, including high-visibility crosswalks and pedestrian-scaled lighting on Kawaihau Road and Nunu Road. Include ADA compliant curb ramps where paved sidewalks are installed.
- Provide on-site bicycle amenities including secure bicycle parking, access to showers, lockers for storage, and repair/maintenance materials or stations.
- Provide sufficient on-site turnaround area for fire trucks and emergency vehicles.



Construction Cost Estimates

Project	Name	Cost (State)	Cost (Partner)
Phase 1			
1_0	PCR Repairs and Maintenance	\$12,687,000	0
1_1	Acute Psychiatric Unit	\$7,930,000	0
1_2	Residential Treatment	\$18,300,000	0
1_3	SMMH Cafe Renovation	\$2,456,700	0
1_4	Phase 1 Site Improvements	\$7,808,000	0
1_5	Estimating & Design Contingency Of 20%	\$9,836,340	
	Subtotal	\$59,018,040	0
Phase 2*			
2_5A	SNF Expansion	\$15,698,472	0
2_5B	SMMH Renovation	\$20,024,400	0
2_6	SMMH - Administration, Senior Center	\$13,087,032	0
2_7A	Senior Assisted Living	0	\$103,020,000
2_7B	Affordable Housing (State Cost from Rental Housing Revolving Fund)	\$62,233,920	\$62,233,920
2_8	Commercial Bldg - OP Services and Retail	0	\$9,540,000
2_9	Phase 2 - Site Improvements	\$24,408,000	\$10,800,000
2_10	Preschool	0	\$4,872,000
	Subtotal	\$135,451,824	\$190,465,920
Phase 3*			
3_11A	Library	\$4,104,000	0
3_11B	Community Meeting	0	\$2,838,000
3_12	Commercial Bldg - Small Market	\$1,596,000	0
3_13	Phase 3 - Site Improvements	\$3,600,000	0
	Subtotal	\$9,300,000	\$2,838,000
	Total	\$203,769,864	\$193,303,920
	Total Project Cost	\$398,000,000	

* Phase 2 and Phase 3 Costs Include Estimating & Design Contingencies Of 20% Per Line Item



Partnerships & Funding

Phase 1

- \$500,000 for the EIS has been approved in the FY 2021
- The hospital projects in Phase 1 will primarily be funded through legislative funds. In addition to legislative funding, partnerships will be pursued with Kaiser, public/private partnerships, federal funds such as Substance Abuse and Mental Health Services Administration (SAMHSA), and County residential drug funds.
- Development of the Behavioral Health Residential Treatment Center will be completed in partnership with Department of Health, Adult Mental Health Division to address the most pressing needs and for consultation of appropriate funding mechanisms. County of Kaua'i Department of Public Works and the Kaua'i Police Department will continue development of the Police Substation.

Phase 2

- Funding for Hospital projects in Phase 2 will be the same as Phase 1, primarily funded through legislative funds.
- P3 for the Senior Assisted Living Facility lead agency HHSC.
- P3 for Affordable Housing and the Commercial Buildings lead agency HHFDC / County of Kaua'i Housing Department.
- P3 and or Direct Financing for Commercial Facilities lead agency DAGS.
- Partner with Affordable Access to Childhood Pilot Program Kaua'i for Preschool for program and implementation.

Phase 3

- Partner with Hawai'i State Public Library System for Library site selection, program and implementation.



Wrap Up / Next Steps

Can we explain some thinking more?

Stay Tuned. Stay Involved. Be Well.

MAHALO



Planning Approach

The Conceptual Master Plan is NOT a single solution to immediate needs. That comes later in the development process.

The Conceptual Master Plan is a STRATEGIC DECISION-MAKING TOOL that has the flexibility to address the evolving and continual nature of the SMMH Campus redevelopment work.

- ✓ It is Visionary
- ✓ It is Actionable
- ✓ It is Realistic
- ✓ It is Thought through
- ✓ No ONE piece holds up another



Hospital Programming

- Healthcare Needs Assessment
- Senior Assisted Living Market Study
- Behavioral Health Vision Group
- Long Term Care Vision Group

Inpatient Care		
Description	Qty	DGSF (avg)
Long Term Care	75	37,500
Swing /LTC High Care	9	4,500
Acute Medical	5	2,900
Inpatient Detox	4	2,320
Acute Psychiatry	18	9,000
ED Bays	5	4,500
X-Ray	1	1,300
CT Scan	1	1,800
Administration, Support, Storage, Service	sized to support program	

Outpatient Care		
Description	Qty	GSF
Senior/Adult Daycare	20 persons	1,800
Senior Center	target	6,500
Community Café	200 seats	3,600
Physicians - Behavioral Health	2 providers	2,000
OT Clinic	existing	13,726
BH Specialized Treatment	20-30 persons	30,000



Community Meeting #1

- History and Existing Conditions
- Forecasts for Hospital and Housing Needs
- Small Group Discussions
- Established Program Priorities and Themes



Community Facility Tour



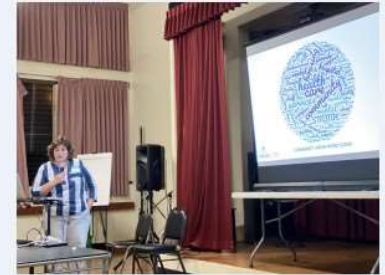
Community Meeting #1



Community Meeting #1

Community Meeting #2

- Review of Program Priorities and Themes
- Conceptual Site Plan Alternatives
- Established Siting Priorities Leading to a Preferred Plan
- Community Meeting #3 planned, to be convened under future planning scope



Community Meeting #2



Community Meeting #2



Community Meeting #2

Engagement Findings – Inputs to Plan

- Unanimous support for Health Care mission – sustain (requires investment), improve
 - Awareness of Senior Health and Behavioral Health needs
- Island-wide housing needs – ALL types of housing needed
 - How much at SMMH?
- Respect for neighborhood
 - Safe walking to school
 - Open space/walking areas/views
 - Convenience services
 - Compatibility with adjacent land uses
- State and County planning considerations (out of flood zone)
 - TOD supportive opportunity
 - Preschool
 - Library
 - Police Substation
- Financial considerations – partnerships, ceded lands

Community Facilities		
Description	Qty	GSF
Ho'ola Lahui Hawaii (+ dental)	existing + 1 provider	6,000
Community Civic (includes KPAL @ 3,500)	allowance	9,000
Community Commercial	allowance	9,000
Regional Library	HSPLS program	9,000
PreSchool	4 classrms	7,000

Housing		
Description	Target Qty	Unit Mix
Assisted Living (incl 30 memory care)	155	memory care studios, mostly 1 bdrms, a few 2 bdrms & studios
Affordable Workforce Rental	> 100	equal mix 1 bdrms and 2 bdrms, a few 3 bdrms



Evaluating Alternatives - Preschool



Evaluating Alternatives– BH Treatment Center



Evaluating Alternatives— Greenspace



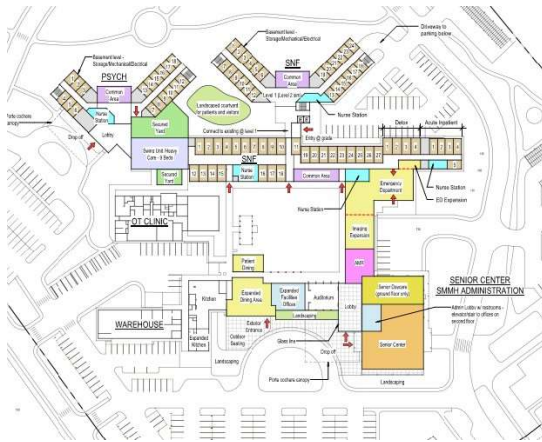


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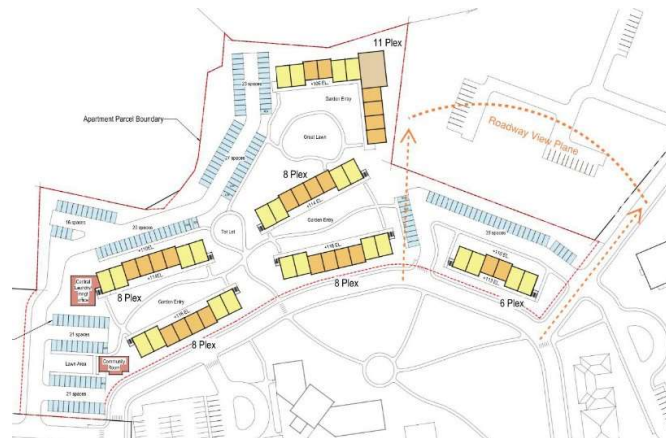
Components



Preschool



Hospital



Affordable Housing

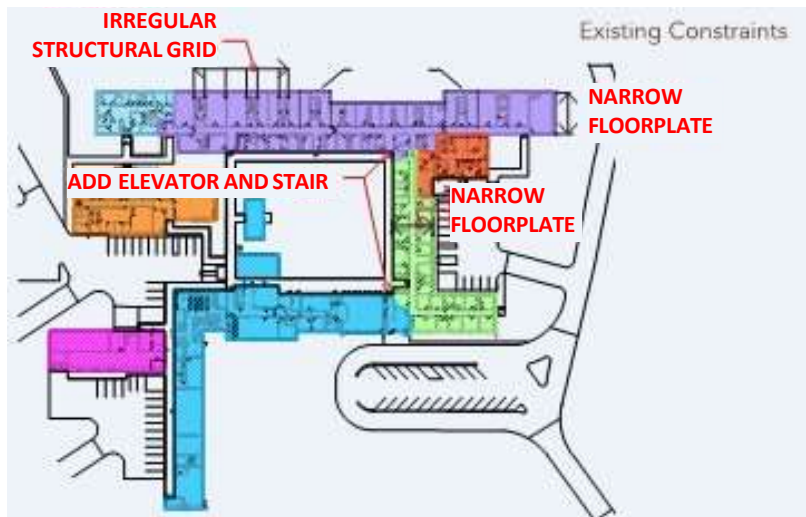


Assisted Living

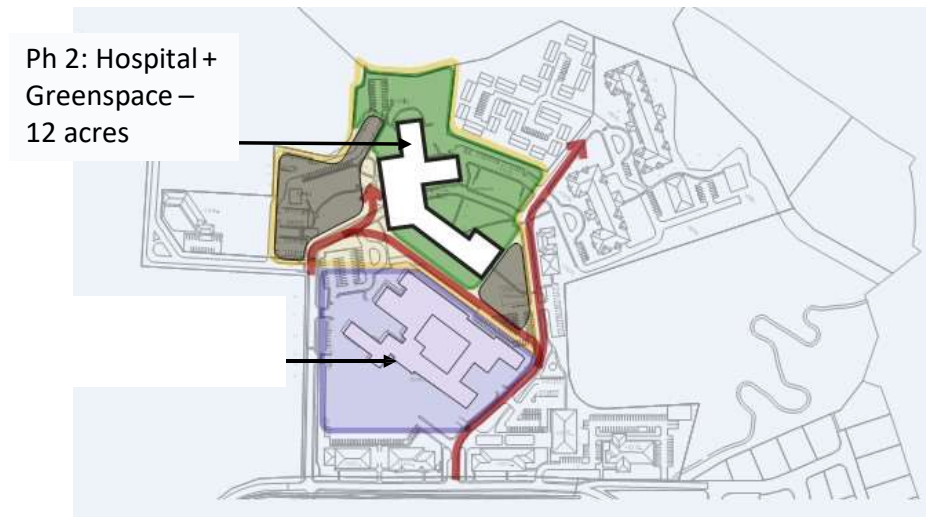


Hospital Studies

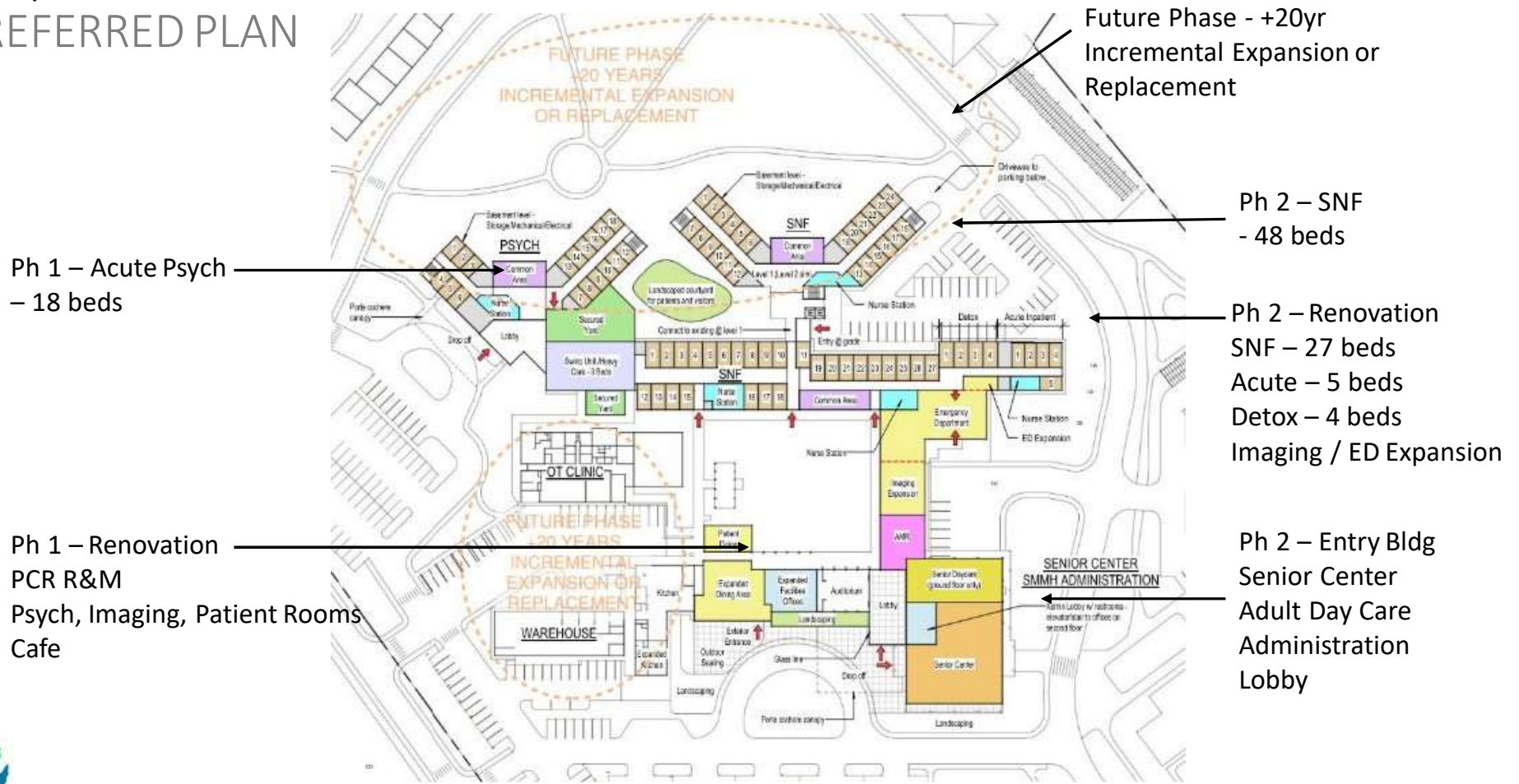
2nd Story to Existing



Replacement

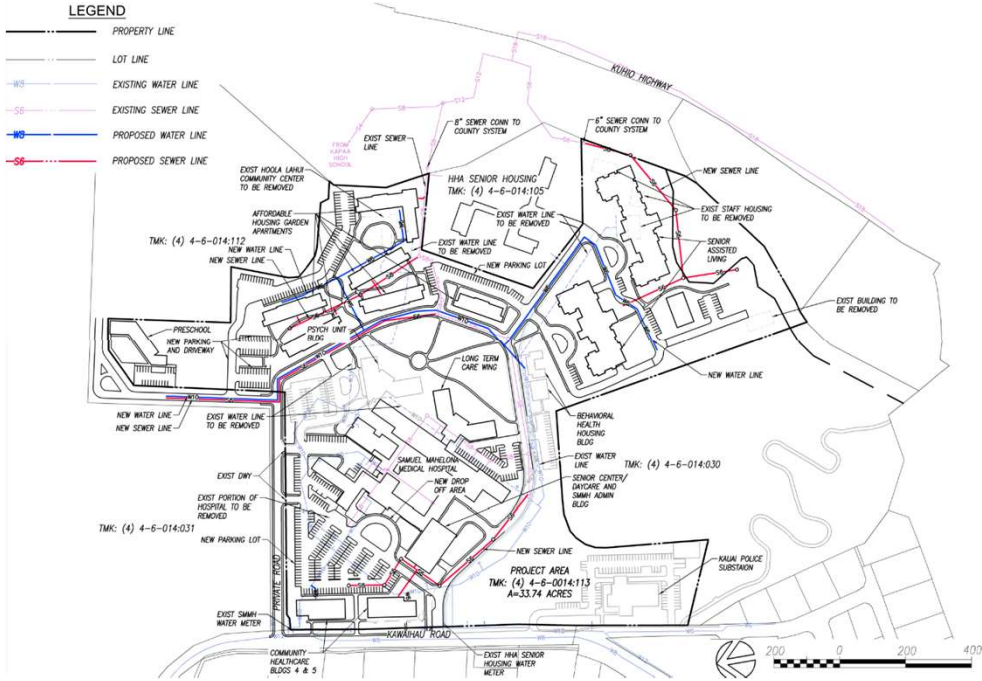


Hospital Studies PREFERRED PLAN

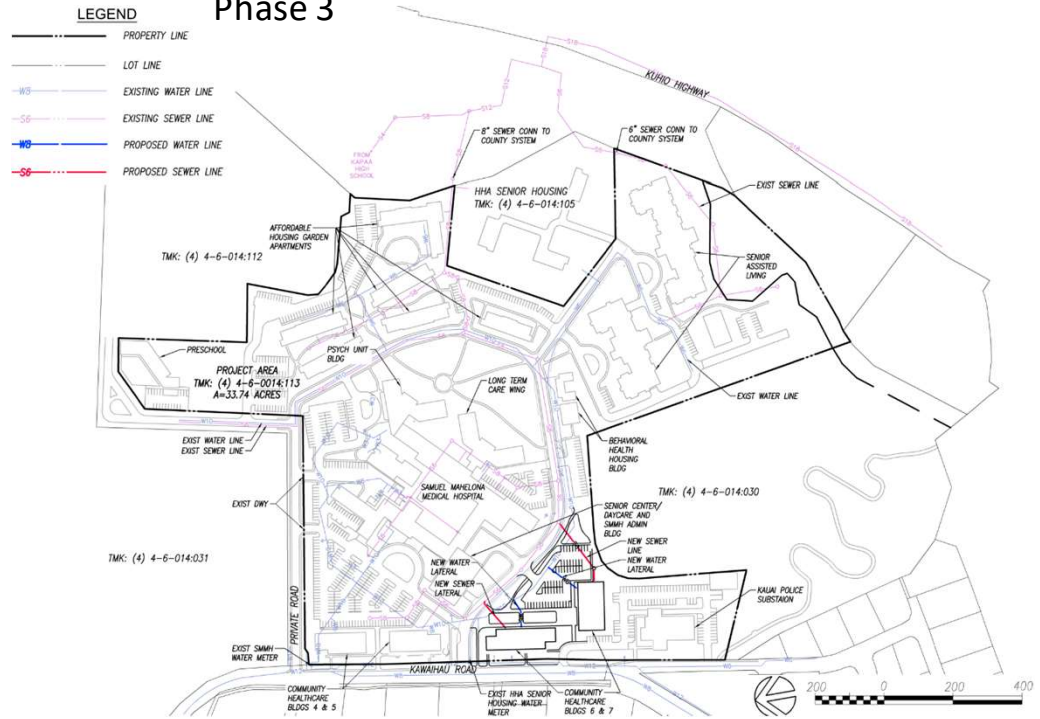


Master Plan - Infrastructure

Phase 2



Phase 3



Master Plan - Traffic

Transit Oriented Development Plan

- With TOD Measures - Up to 2,735 additional trips/day
- Trips/day will still be under Kawaihau Road carrying capacity
- without TOD Measures - Up to 3,646 additional trips/day
- Trips primarily generated in Phase 2 (affordable housing)



Table 1 Forecasted Project Trip Generation Net Add Totals by Phase

Land Use	Phase 1	Phase 2	Phase 3	Subtotal	With TOD Reduction (10% + 15%)
Hospital	139	357		496	372
Library			648	648	486
Community Meeting			25	25	19
Health Clinic		38		38	29
Preschool		333		333	250
Behavioral Health	92			92	69
Convenience Retail (1)		496	315	811	608
Assisted Living		403		403	302
Apartments		800		800	600
Subtotal	231	2,427	988	3,646	2,735
With TOD Reduction (10% +15%)	173	1,820	741	2,735	
% of Total	6%	67%	27%		

Note (1): Phase 2 retail count reduced by KPAL temp location at Bldg 5 moves in Phase 3