

E. IMPLEMENTATION

IMPLEMENTATION

Description of Approach, Rationale, and Strategy

This Master Plan is to guide the implementation of each of the prioritized recommendations of the Waimano Task Force. The guiding principle of the task force was the need for integration of WTSH with non developmentally disabled uses. This was accomplished with the overall master plan for Waimano Ridge. The Task Forces' intent was for the development of all proposed facilities and programs to prevent the geographic isolation of the developmental disabled.

The long-range master plan is designed to be implemented in four phases in the order of the prioritized recommendations (see Table 19, page 2-256 for the summary of the phasing). The focus of this phasing is on the Waimano Training School and Hospital, occupying the central portion of the site. Construction is presently under way on the new Laboratory Building and Cultural Center, both which are not included in the implementation plan.

The feasibility of each phase is based on the existing topography, accessibility and other physical considerations such as sewer, water and electrical lines. The concept for each phase is central focus of this report, while the architectural program remains for the next level of design.

Description of Phases

Phase I: The initial increment, (Figure 49, page 2- 257) of the master plan requires the relocation of the Institutional Support Facilities to the area along the main road where direct access and parking are available. This phase consolidates all the support facilities in one area, except food services. The site is mostly clear except for the Doctor's Residence that would need to be relocated and the Multi-purpose building that would remain until all phases of the project are complete.

The three new buildings will be phased with the third structure replacing the Multi-purpose building during phase IV. The first two buildings house Automotive shops, Groundskeeping & Vehicle Storage, Electrical & Maintenance Shops and the Institutional Facilities Office.

Improvements to the main road between the buildings do not affect the phasing of these buildings since the road would follow the existing alignment.

Phase II: This phase (Figure 50, page 2-258) of the implementation is centered on the residential community and Day Programs. The new loop drive and parking areas must be built to provide access to the site.

The new Treatment Training and Research Facilities will displace the existing Day Program Buildings at the mid-ridge plateau. The Vendor Day Programs will be moved to Building 7 at the top of the ridge. The new Day Program Facilities will be constructed and the Medically Fragile clients will move to their new building when the new Specialized Services Building is complete. Buildings 1 & 2 will move to Building 9 location. Building 3 will move to the Multipurpose Building until the new buildings are complete.

Phase III: The entrance and parking for the new Waimano & DDD/CSDD Administration Building is completed in this phase, allowing the subsequent construction of this building and the Food Services building (Figure 51, page 2-259). This parking area also ties into the loop drive connecting the lower campus and completing the internal circulation pattern of the campus.

Phase IV: The last component in the implementation, (Figure 52, page 2-260), of the Master Plan is the completion of the Training & Conference Center and the Recreation Facilities.

MASTER PLAN

At the same time the final Support Services Building, housing Central Supply, House Keeping, Laundry and the Boiler, can be constructed on the site of the Multi-purpose building. While these buildings are under construction the remaining site work and landscaping can be finished bringing the new WTSH "community" to completion.

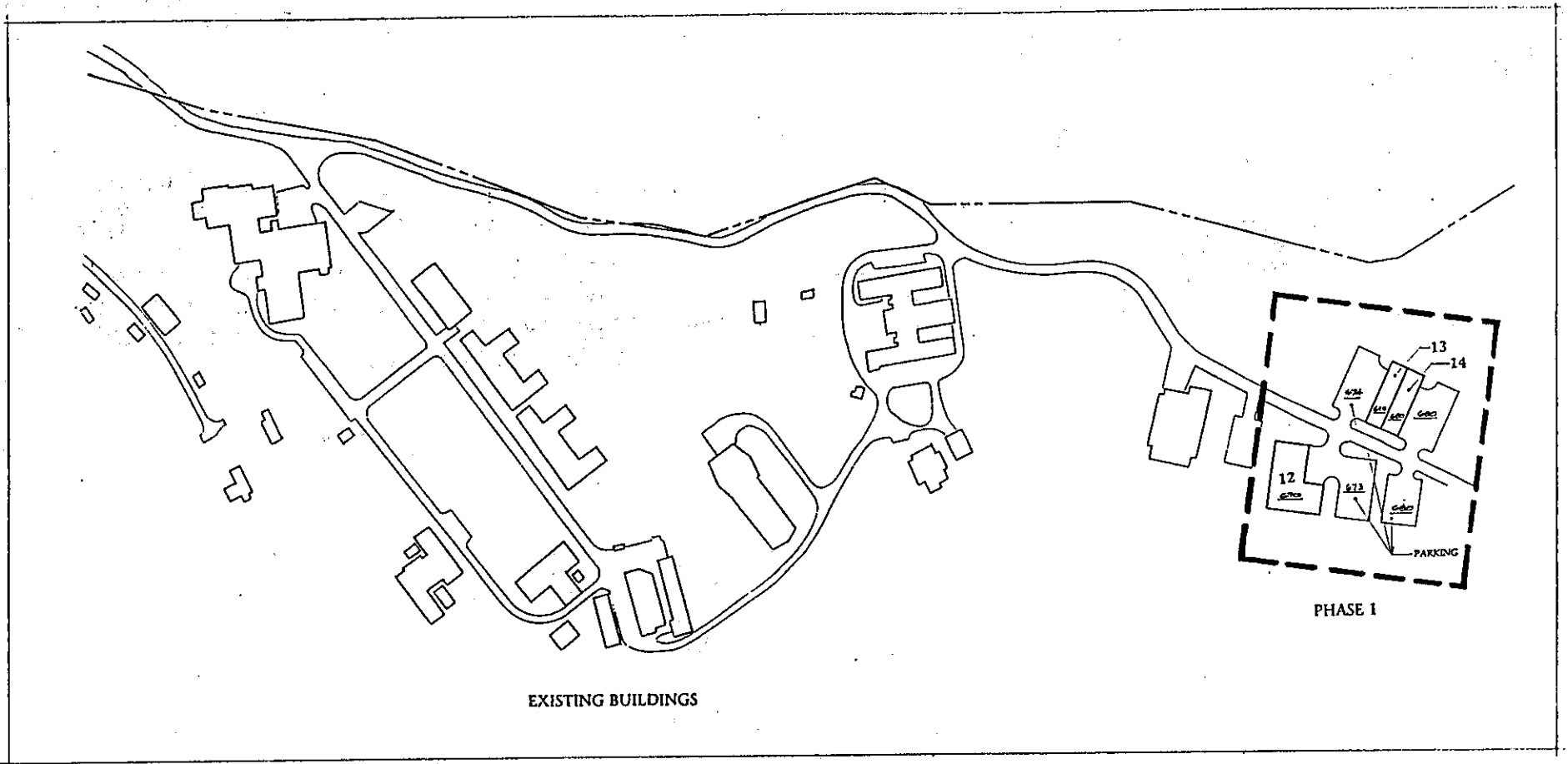
WAIMANO RIDGE MASTER PLAN

TABLE 19: PHASING PLAN

| IMPLEMENT PACKAGE | FUNCTION FACILITY | IMPLEMENTATION BY PHASE | | | | NOTES |
|--|--|-------------------------|----|-----|--|---|
| | | I | II | III | IV | |
| A. | INSTITUTIONAL FACILITIES RELOCATION | | | | | <ul style="list-style-type: none"> • Replacement of facilities displaced by Pearl City Cultural Center • Institutional Facilities except Food Service and Building 11 located at new consolidated location |
| | 12. Electrical & Maintenance Shops & Office | ● | | | | |
| | 13. Auto Shops & Vehicle Storage | ● | | | | |
| | 14. Groundskeeping & Vehicle Storage | ● | | | | |
| B. | RESIDENTIAL & DAY PROGRAMS CENTER | | | | | <ul style="list-style-type: none"> • Displaces existing day program buildings - Vendor day programs moved: <ul style="list-style-type: none"> Building 4 to Building 7 Buildings 1 & 2 to Building 9 Building 3 to Multipurpose • Waimano residents move into new facilities |
| | Treatment, Training, and Research | | | | | |
| | 4. Medically Fragile | | ● | | | |
| | 5. Medically Fragile and Behaviorally Challenged | | ● | | | |
| | 6. Behaviorally Challenged, Trainable | | ● | | | |
| | Shared Spaces | | ● | | | |
| | New Day Program Facilities | | | | | |
| | 2. Medically Fragile and Behaviorally Challenged | | ● | | | |
| | 2a. Behaviorally Challenged, Trainable | | ● | | | |
| | 3. Medically Fragile | | ● | | | |
| SPECIALIZED SERVICES | | | | | | <ul style="list-style-type: none"> • Waimano day programs moved into new facilities |
| | 1. Specialized Services | | ● | | | |
| C. | FOOD SERVICE | | | | | <ul style="list-style-type: none"> • New Food Service operation |
| | 8. Food Service | | | ● | | |
| | ADMINISTRATION | | | | | |
| | 9. Waimano Administration | | | ● | | |
| 9a. DDD and CSDD Administration | | | ● | | <ul style="list-style-type: none"> • Waimano & DDD/CSDD Administration move to new building | |
| D. | RECREATION CENTER | | | | | <ul style="list-style-type: none"> • Recreation Center moves into new building • Training and Conference Center opens • All Institutional Facilities moved into new consolidated building location |
| | 7. Recreation Center | | | | ● | |
| | TRAINING AND CONFERENCE CENTER | | | | | |
| 10. Training and Conference Center | | | | | ● | |
| INSTITUTIONAL FACILITIES RELOCATION | | | | | | ● |
| 11. Housekeeping, Sewing, Laundry, Central Supply, Boiler and Security | | | | | | ● |

2-256

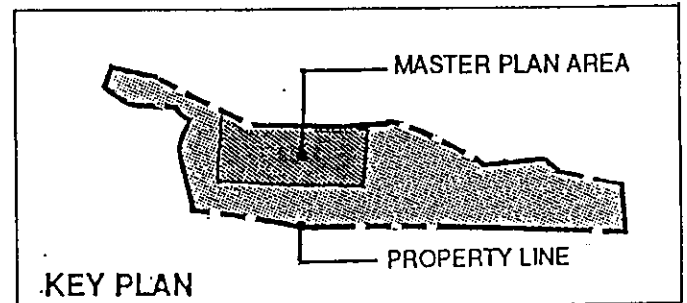
2-257



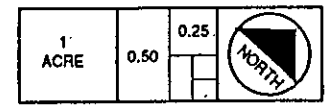
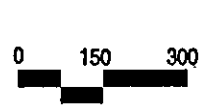
EXISTING BUILDINGS

PHASE I

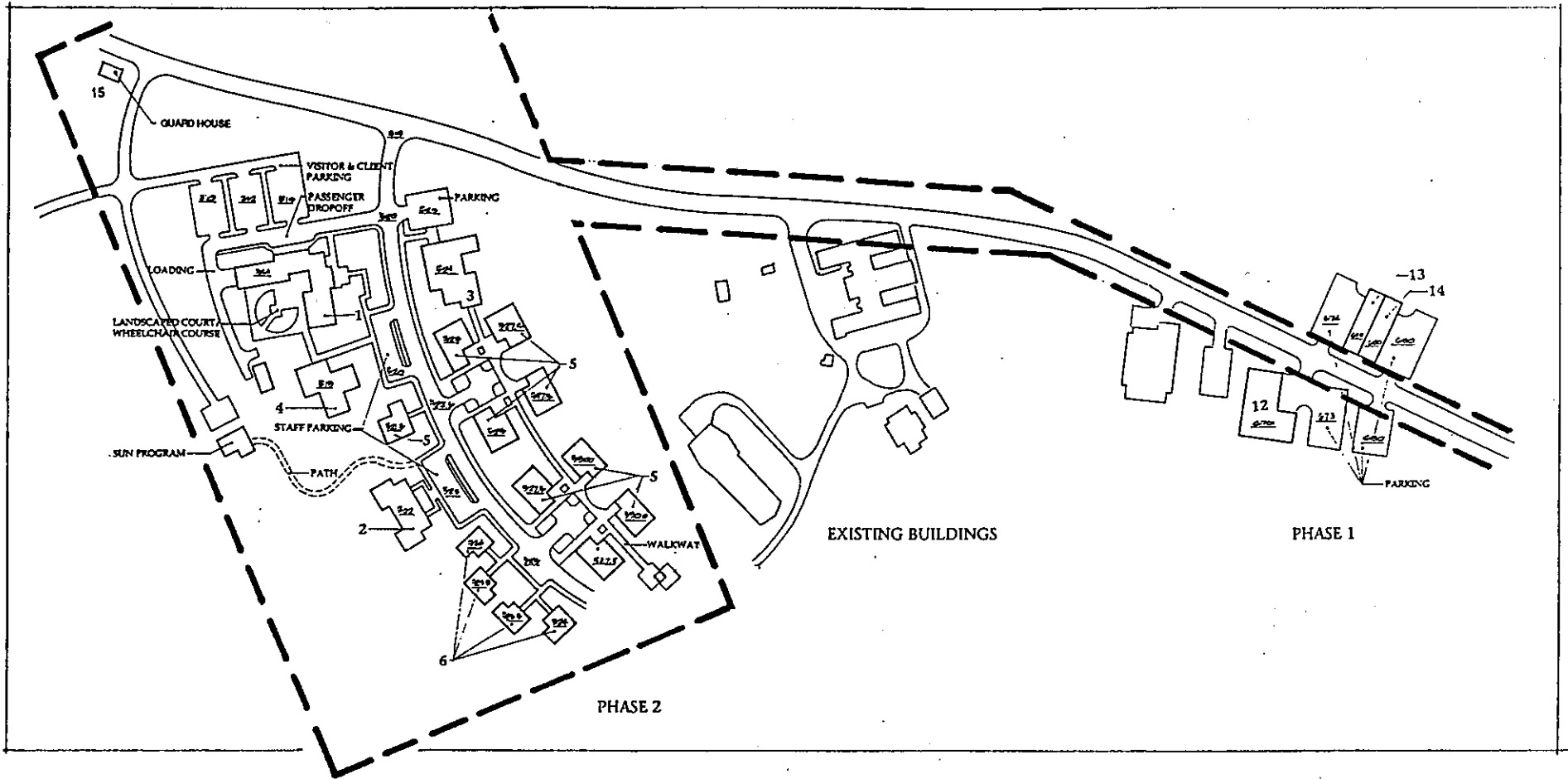
| KEY TO FACILITIES | | | |
|-------------------|---|-----|----------------------|
| NO. | BUILDING DESCRIPTION | NO. | BUILDING DESCRIPTION |
| 10 | ELECTRICAL & MAINTENANCE SHOPS & OFFICE | | |
| 11 | AUTOMOTIVE SHOPS | | |
| 12 | GROUNDSKEEPING & VEHICLE STORAGE | | |
| | | | |
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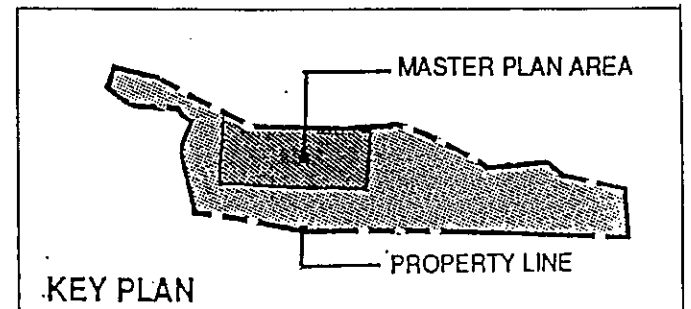
KEY PLAN



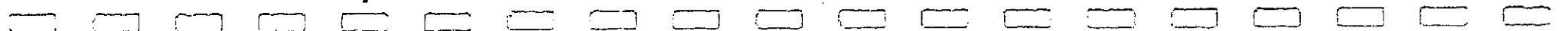
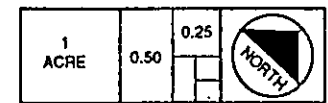
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 FIGURE 49: Phase 1 - Implementation



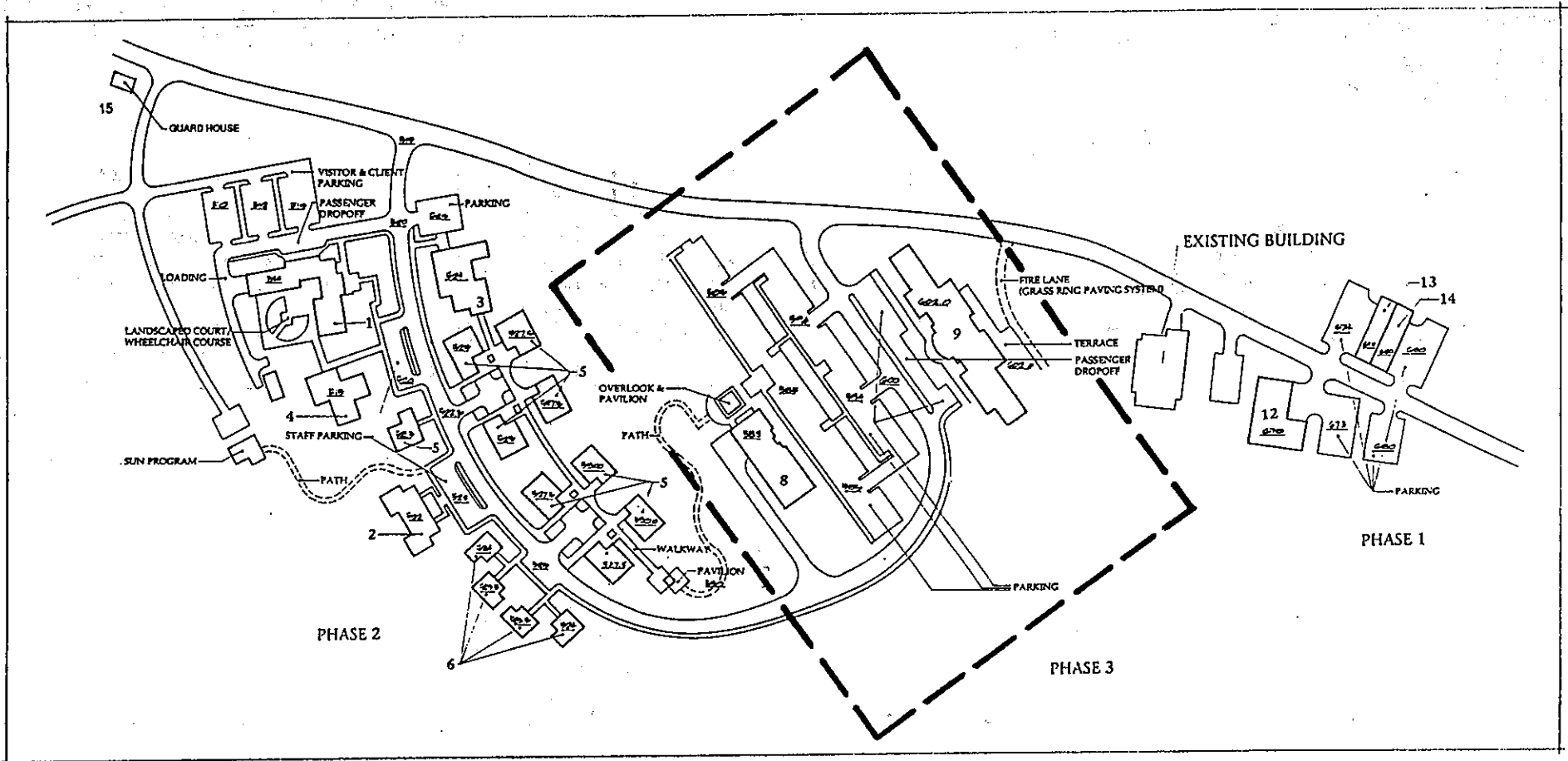
| KEY TO FACILITIES | | | |
|-------------------|---------------------------------------|-----|---|
| NO. | BUILDING DESCRIPTION | NO. | BUILDING DESCRIPTION |
| 1 | SPECIALIZED SERVICES | 6 | 4-BEDROOM RESIDENCE |
| 2 | DAY PROGRAMS, BEHAVIORALLY CHALLENGED | 12 | ELECTRICAL & MAINTENANCE SHOPS & OFFICE |
| 3 | DAY PROGRAMS, MEDICALLY FRAGILE | 13 | AUTOMOTIVE SHOPS |
| 4 | 12-BEDROOM RESIDENCE | 14 | GROUNDSKEEPING & VEHICLE STORAGE |
| 5 | 6-BEDROOM RESIDENCE | 15 | GUARD HOUSE |
| | | | |
| | | | |



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FIGURE 50: Phase 2 - Implementation

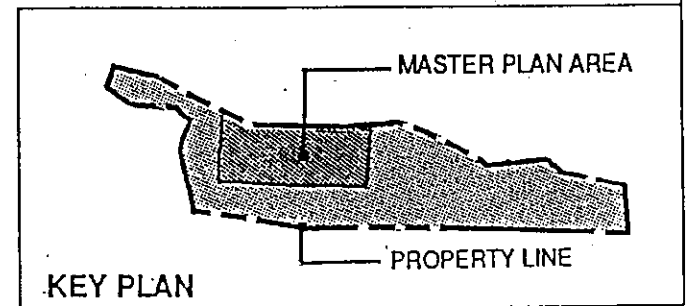


2-259

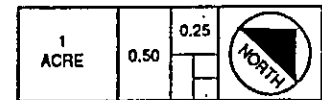


KEY TO FACILITIES

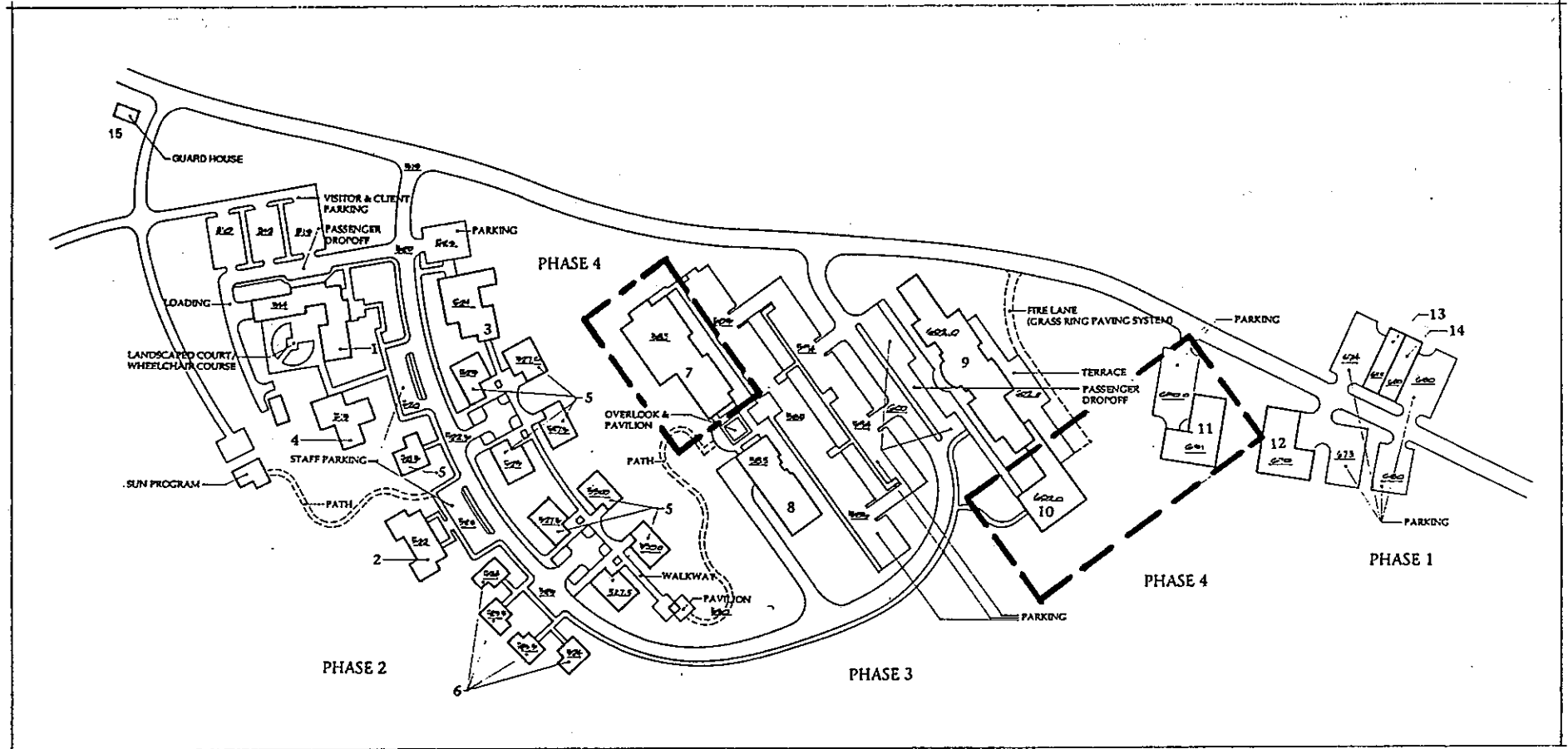
| NO. | BUILDING DESCRIPTION | NO. | BUILDING DESCRIPTION |
|-----|---------------------------------------|-----|---|
| 1 | SPECIALIZED SERVICES | 8 | FOOD SERVICE |
| 2 | DAY PROGRAMS, BEHAVIORALLY CHALLENGED | 9 | WAIMANO & DDD/CSDD ADMINISTRATION |
| 3 | DAY PROGRAMS, MEDICALLY FRAGILE | 12 | ELECTRICAL & MAINTENANCE SHOPS & OFFICE |
| 4 | 12-BEDROOM RESIDENCE | 13 | AUTOMOTIVE SHOPS |
| 5 | 6-BEDROOM RESIDENCE | 14 | GROUNDKEEPING & VEHICLE STORAGE |
| 6 | 4-BEDROOM RESIDENCE | 15 | GUARD HOUSE |
| | | | |



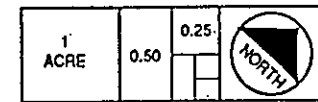
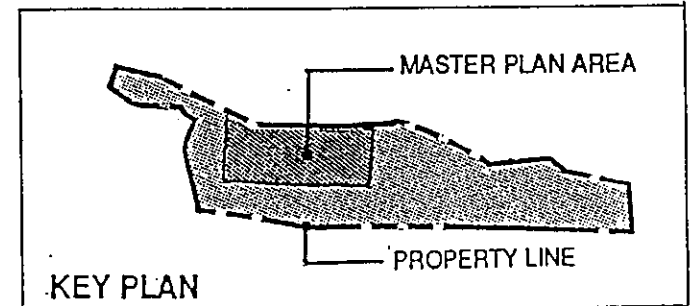
KEY PLAN



WAIMANO RIDGE MASTER PLAN
FIGURE 51: Phase 3 - Implementation



| KEY TO FACILITIES | | | |
|-------------------|---------------------------------------|-----|---|
| NO. | BUILDING DESCRIPTION | NO. | BUILDING DESCRIPTION |
| 1 | SPECIALIZED SERVICES | 9 | WAIMANO & DDD/CSD ADMINISTRATION |
| 2 | DAY PROGRAMS, BEHAVIORALLY CHALLENGED | 10 | TRAINING & CONFERENCE CENTER |
| 3 | DAY PROGRAMS, MEDICALLY FRAGILE | 11 | CENTRAL SUPPLY, HOUSE KEEPING, LAUNDRY & BOILER |
| 4 | 12-BEDROOM RESIDENCE | 12 | ELECTRICAL & MAINTENANCE SHOPS & OFFICE |
| 5 | 6-BEDROOM RESIDENCE | 13 | AUTOMOTIVE SHOPS |
| 6 | 4-BEDROOM RESIDENCE | 14 | GROUNDSCKEEPING & VEHICLE STORAGE |
| 7 | RECREATION CENTER | 15 | GUARD HOUSE |
| 8 | FOOD SERVICE | | |



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FIGURE 52: Phase 4 - Implementation

