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## HOUSE CONCURRENT RESOLUTION

REQUESTING THE UNIVERSITY OF HAWAII, USING UNIVERSITY PERSONNEL AND RESOURCES AND PRIVATE CONSULTANTS AS NECESSARY, TO IMMEDIATELY UNDERTAKE PLANS TO BUILD A NEW STADIUM NEAR THE UNIVERSITY OF HAWAII WEST OAHU CAMPUS, DEMOLISH ALOHA STADIUM, AND PLAN FOR A PREDOMINANTLY LOW- AND MODERATE-INCOME HOUSING DEVELOPMENT, MIXED USES, AND A MASS TRANSIT STATION AT THE SITE OF THE ALOHA STADIUM.

1 WHEREAS, the Legislature finds that the Aloha Stadium,  
2 which first opened on September 12, 1975, has served as the  
3 venue for numerous sporting, music, and other events but that  
4 its useful life is drawing to an end; and

5  
6 WHEREAS, remediation of the corrosion of Aloha Stadium's  
7 structural steel from 1985 to 1995 has already cost \$80,000,000  
8 and yet the structural certification performed in 1995 did not  
9 examine wind loads on the structure so that the structural  
10 safety of Aloha stadium under wind loading is still unknown; and

11  
12 WHEREAS, a plethora of other issues still need to be  
13 addressed concerning structural safety and general conditions;  
14 and

15  
16 WHEREAS, a 2005 study identified a host of capital  
17 improvements to Aloha Stadium that, if fully implemented  
18 together with a systematic, cyclic capital improvement program  
19 throughout its remaining life, would extend the useful life of  
20 the stadium twenty to thirty years. However, the anticipated  
21 cost for the initial improvements needed would total \$99,200,000  
22 with an additional \$115,400,000 anticipated to be expended for  
23 ongoing maintenance over a twenty-year period; and

24  
25 WHEREAS, the time has come to explore an alternative  
26 approach to maintaining an aging and costly Aloha Stadium; now,  
27 therefore,



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2 BE IT RESOLVED by the House of Representatives of the  
3 Twenty-fourth Legislature of the State of Hawaii, Regular  
4 Session of 2007, the Senate concurring, that the University of  
5 Hawaii is requested, using university personnel and resources  
6 and private consultants as necessary, to immediately:

- 7  
8 (1) Undertake plans for the salvaging and demolition of  
9 Aloha stadium;  
10  
11 (2) Enter into discussions with the City and County of  
12 Honolulu and, with the assistance of Hawaii's  
13 congressional delegation, responsible agencies of the  
14 United States government concerning the removal of the  
15 condition in the quitclaim deed of the Aloha Stadium  
16 site to the City and County of Honolulu and the State  
17 that requires that the land be used for public  
18 recreational purposes, including the operation of a  
19 stadium;  
20  
21 (3) Engage in the conceptual planning and engineering for  
22 a predominantly low- and moderate-income housing  
23 development, along with appropriate mixed-uses and the  
24 inclusion of a mass transit station, at the Aloha  
25 Stadium site;  
26  
27 (4) Prepare a preliminary project package for a request  
28 for proposals to solicit proposals for the private  
29 development of the housing and mixed-use development,  
30 including the salvaging and demolition of Aloha  
31 Stadium;  
32  
33 (5) Identify available public lands within or near the  
34 planned site of the University of Hawaii, west Oahu  
35 campus, for the development of a new stadium with a  
36 minimum seating capacity of , to be developed  
37 publicly, in joint venture with a private developer,  
38 or on a turn-key or lease-back basis; and  
39  
40 (6) Plan for the abolition of the Stadium Authority,  
41 pursuant to chapter 109, Hawaii Revised Statutes,  
42 with:  
43



(A) The Comptroller taking over the management and oversight of the management contract of the Kapolei recreational sports complex; and

(B) The University of Hawaii assuming management and operation of the new stadium; and

BE IT FURTHER RESOLVED that the President of the University of Hawaii is requested to submit a preliminary report to the Legislature not later than twenty days prior to the convening of the Regular Session of 2008 on the President's progress and that the President is requested to include the following in the preliminary report:

(1) A preliminary timetable for:

(A) The salvaging and demolition of Aloha Stadium;

(B) The request for proposals process;

(C) The housing and mixed-use development of the Aloha Stadium site; and

(D) The development of the new stadium; and

(2) A conceptual site and development plan for the development of the new stadium in west Oahu;

(3) A conceptual site and development plan for the housing and mixed-use development of the Aloha Stadium site;

(4) The preliminary estimated costs for:

(A) The salvaging and demolition of Aloha Stadium;

(B) The housing and mixed-use development of the Aloha Stadium site; and

(C) The development of the new stadium, including the costs of all necessary infrastructure to serve the new facility; and

(5) A preliminary real estate appraisal of a vacant Aloha Stadium site; and



- 1  
2 (6) A report on the status of the discussions with the  
3 City and County of Honolulu and the responsible  
4 agencies of the United States government on the  
5 removal of the condition in the deed to the City and  
6 County of Honolulu and the State that the Aloha  
7 Stadium site must be used for public recreational  
8 purposes.  
9

10 BE IT FURTHER RESOLVED that the President of the University  
11 of Hawaii is requested to submit a final report to the  
12 Legislature not later than twenty days prior to the convening of  
13 the Regular Session of 2009 and that the President is requested  
14 to include the following in the final report:  
15

- 16 (1) A final timetable, updating the preliminary timetable  
17 submitted in the 2008 preliminary report;  
18  
19 (2) The conceptual plan for the development of the new  
20 stadium in west Oahu, including proposal for the  
21 public development of the stadium or, if the stadium  
22 is to be privately developed, a complete request for  
23 proposals package for the development of the stadium,  
24 including architect renderings, engineering report,  
25 and specifications and guidelines for the development;  
26  
27 (3) A request for proposals package for the development of  
28 the former Aloha Stadium site, including the  
29 conceptual plan, architect renderings, engineering  
30 report, and specifications and guidelines for the  
31 development;  
32  
33 (4) The final estimated costs for the demolition of Aloha  
34 Stadium, redevelopment of the Aloha Stadium site, and  
35 the development of the new stadium, updating the  
36 preliminary cost estimates submitted in the  
37 preliminary report;  
38  
39 (5) The final real estate appraisal of the vacant Aloha  
40 Stadium site; and  
41  
42 (6) A final determination on the removal of the condition  
43 in the deed to the City and County of Honolulu and the



1 State that the Aloha Stadium site must be used for  
2 public recreational purposes; and  
3

4 BE IT FURTHER RESOLVED that certified copies of this  
5 Concurrent Resolution be transmitted to the President of the  
6 University of Hawaii, the Chairperson of the Stadium Authority,  
7 and the Comptroller.  
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OFFERED BY:

K. A. O. O.  
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P. A. O.

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FEB 08 2007

