

---

## HOUSE CONCURRENT RESOLUTION

---

REQUESTING THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES TO  
UNDERTAKE PLANNING ACTIVITIES WITH RESPECT TO A STADIUM ON  
OAHU.

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,  
28

29 BE IT RESOLVED by the House of Representatives of the  
30 Twenty-fourth Legislature of the State of Hawaii, Regular



1 Session of 2007, the Senate concurring, that the Department of  
2 Accounting and General Services is requested to immediately:

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

40 BE IT FURTHER RESOLVED that the Department of Accounting  
41 and General Services is requested to submit a preliminary report  
42 to the Legislature not later than twenty days prior to the  
43 convening of the Regular Session of 2008 on the progress of its



1 planning activities and that the Department is requested to  
2 include the following in the preliminary report:

3  
4 (1) A preliminary timetable for:

5  
6 (A) The demolition of Aloha Stadium and salvaging of  
7 scrap and debris;

8  
9 (B) The request for proposals process;

10  
11 (C) The housing and mixed-use development at the  
12 Aloha Stadium site; and

13  
14 (D) The development of the new stadium; and

15  
16 (2) A conceptual site and development plan for the  
17 development of the new stadium on Oahu;

18  
19 (3) A conceptual site and development plan for the housing  
20 and mixed-use development at the Aloha Stadium site;

21  
22 (4) The preliminary estimated costs for:

23  
24 (A) The demolition of Aloha Stadium and salvaging of  
25 scrap and debris;

26  
27 (B) The housing and mixed-use development at the  
28 Aloha Stadium site; and

29  
30 (C) The development of the new stadium, including the  
31 costs of all necessary infrastructure to serve  
32 the new facility;

33  
34 (5) A preliminary real estate appraisal of a vacant Aloha  
35 Stadium site; and

36  
37 (6) A report on the status of the discussions with the  
38 City and County of Honolulu and the responsible  
39 agencies of the United States government on the  
40 removal of the condition in the deed to the City and  
41 County of Honolulu and the State that the Aloha  
42 Stadium site must be used for public recreational  
43 purposes; and  
44



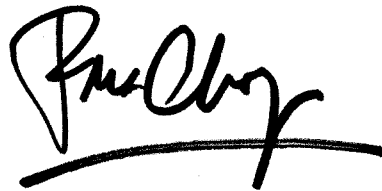
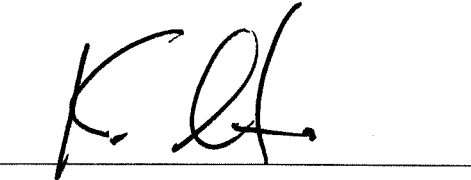
1 BE IT FURTHER RESOLVED that the Department of Accounting  
2 and General Services is requested to submit a final report to  
3 the Legislature not later than twenty days prior to the  
4 convening of the Regular Session of 2009 and that the Department  
5 is requested to include the following in the final report:

- 6  
7 (1) A final timetable, updating the preliminary timetable  
8 submitted in the 2008 preliminary report;  
9
- 10 (2) The conceptual plan for the development of the new  
11 stadium on Oahu, including a proposal for the public  
12 development of the stadium or, if the stadium is to be  
13 privately developed, a complete request for proposals  
14 package for the development of the stadium, including  
15 architect renderings, engineering report, and  
16 specifications and guidelines for the development;  
17
- 18 (3) A request for proposals package for the development of  
19 the former Aloha Stadium site, including the  
20 conceptual plan, architect renderings, engineering  
21 report, and specifications and guidelines for the  
22 development;  
23
- 24 (4) The final estimated costs for the demolition of Aloha  
25 Stadium, redevelopment at the Aloha Stadium site, and  
26 the development of the new stadium, updating the  
27 preliminary cost estimates submitted in the  
28 preliminary report;  
29
- 30 (5) The final real estate appraisal of the vacant Aloha  
31 Stadium site;  
32
- 33 (6) A final determination on the removal of the condition  
34 in the deed to the City and County of Honolulu and the  
35 State that the Aloha Stadium site must be used for  
36 public recreational purposes; and  
37
- 38 (7) A recommendation on the state agency that should  
39 manage, operate, and maintain the new stadium; and  
40



1 BE IT FURTHER RESOLVED that certified copies of this  
2 Concurrent Resolution be transmitted to the Comptroller and the  
3 Chairperson of the Stadium Authority.  
4  
5  
6

OFFERED BY: \_\_\_\_\_



MAR 05 2007

