
HOUSE 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

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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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29 BE IT RESOLVED by the House of Representatives of the
30 Twenty-fourth Legislature of the State of Hawaii, Regular
31 Session of 2007, that the Department of Accounting and General
32 Services is requested to immediately:



- (1) Undertake plans for the demolition of Aloha Stadium and salvaging of scrap and debris;
- (2) Enter into discussions with the City and County of Honolulu and, with the assistance of Hawaii's congressional delegation, responsible agencies of the United States government concerning the removal of the condition in the quitclaim deed of the Aloha Stadium site to the City and County of Honolulu and the State that requires that the land be used for public recreational purposes, including the operation of a stadium;
- (3) Engage in the conceptual planning and engineering for a predominantly low- and moderate-income housing development, along with appropriate mixed-uses and the inclusion of a mass transit station, at the Aloha Stadium site;
- (4) Prepare a preliminary project package for a request for proposals to solicit proposals for the private development of the housing and mixed-use development, including the demolition of Aloha Stadium and salvaging of scrap and debris;
- (5) Identify available public lands on Oahu for the development of a new stadium with a minimum seating capacity of , to be developed publicly, in joint venture with a private developer, or on a turn-key or lease-back basis; and
- (6) Study whether a new stadium should continue to be under the Stadium Authority or transferred to the University of Hawaii or another existing or new state agency; and

BE IT FURTHER RESOLVED that the Department of Accounting and General Services 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 progress of its planning activities and that the Department is requested to include the following in the preliminary report:

- (1) A preliminary timetable for:



- 1
- 2 (A) The demolition of Aloha Stadium and salvaging of
- 3 scrap and debris;
- 4
- 5 (B) The request for proposals process;
- 6
- 7 (C) The housing and mixed-use development at the
- 8 Aloha Stadium site; and
- 9
- 10 (D) The development of the new stadium; and
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- 12 (2) A conceptual site and development plan for the
- 13 development of the new stadium on Oahu;
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- 15 (3) A conceptual site and development plan for the housing
- 16 and mixed-use development at the Aloha Stadium site;
- 17
- 18 (4) The preliminary estimated costs for:
- 19
- 20 (A) The demolition of Aloha Stadium and salvaging of
- 21 scrap and debris;
- 22
- 23 (B) The housing and mixed-use development at the
- 24 Aloha Stadium site; and
- 25
- 26 (C) The development of the new stadium, including the
- 27 costs of all necessary infrastructure to serve
- 28 the new facility;
- 29
- 30 (5) A preliminary real estate appraisal of a vacant Aloha
- 31 Stadium site; and
- 32
- 33 (6) A report on the status of the discussions with the
- 34 City and County of Honolulu and the responsible
- 35 agencies of the United States government on the
- 36 removal of the condition in the deed to the City and
- 37 County of Honolulu and the State that the Aloha
- 38 Stadium site must be used for public recreational
- 39 purposes; and
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41 BE IT FURTHER RESOLVED that the Department of Accounting
42 and General Services is requested to submit a final report to
43 the Legislature not later than twenty days prior to the



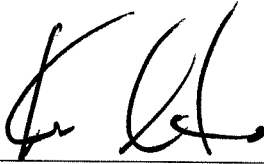

1 convening of the Regular Session of 2009 and that the Department
2 is requested to include the following in the final report:

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



MAR 05 2007

