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# A BILL FOR AN ACT

RELATING TO THE ALOHA STADIUM.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that Aloha stadium,  
2 located on one hundred four acres in the Aiea area of Oahu, has  
3 a rich and varied history, serving as the venue for numerous  
4 sporting, music, and other events, and has played a central role  
5 in the lives of many of the state's residents. However, the  
6 legislature further finds that it is an incontrovertible fact  
7 that the useful life of Aloha stadium, which first opened on  
8 September 12, 1975, is drawing to an end. In the Aloha stadium  
9 planning study final report published on December 22, 2005, the  
10 study described various large sections of the stadium as being  
11 "constructed with structural steel, in particular, a weathering  
12 type of structural steel. This steel was purported to be  
13 resistant to corrosion after an initial, dense, stable rust  
14 layer develops on the surface. This dense, stable layer of rust  
15 is often called a 'protective patina' in the technical and  
16 marketing literature for this type of steel. However, it was  
17 later learned that weathering steel is sensitive to salt-laden  
18 air environments like Hawaii. In such environments, the



1 protective patina does not stabilize but instead continues to  
2 corrode." A ten-year corrosion abatement program was started in  
3 1985 and completed in 1995, costing \$80,000,000. However, the  
4 structural certification performed in 1995 did not examine wind  
5 loads on the structure. Therefore, the structural safety of  
6 Aloha stadium under wind loading is unknown.

7 The study also reported a plethora of issues that need to  
8 be addressed concerning structural safety and general  
9 conditions, including:

- 10 (1) Major maintenance of corrosion protection systems;
- 11 (2) Excessive deflections of curved pedestrian bridges;
- 12 (3) Replacement of the entire main roof canopy metal deck;
- 13 (4) Replacement of waterproofing membrane for the seating  
14 bowl and concourses;
- 15 (5) Replacement of seating needs throughout the entire  
16 stadium seating bowl;
- 17 (6) Replacement of the undersized scoreboard cooling  
18 system;
- 19 (7) Replacement of piping insulation and other water  
20 damaged finishes;
- 21 (8) Rejuvenation of the moveable stand transport system;
- 22 (9) Additional toilets;



- 1 (10) Repairs to severely deteriorated concrete-and-metal  
2 deck throughout the stadium;
- 3 (11) Raising of guardrails in numerous locations for  
4 safety;
- 5 (12) Addition of passenger elevators that presently do not  
6 exist and need to be added to comply with current  
7 Americans with Disabilities Act provisions;
- 8 (13) Resurfacing of the asphalt parking lot;
- 9 (14) Replacement of the technologically obsolete  
10 scoreboard;
- 11 (15) Replacement of field lighting and associated  
12 transformers and lighting control system that are  
13 nearing the end of their useful lives;
- 14 (16) Upgrading existing fire alarm systems; and
- 15 (17) Replacement of parking lot lighting transformers.

16 The 2005 study also identified a host of capital  
17 improvements to Aloha stadium that, if all the identified  
18 capital improvements are implemented in the near future and a  
19 systematic, cyclic capital improvement program is adhered to  
20 throughout its remaining life, would extend the useful life of  
21 the stadium by twenty to thirty years. The anticipated cost for  
22 the initial improvements needed is \$99,200,000 with an



1 additional \$115,400,000 anticipated to be expended for ongoing  
2 maintenance over a twenty-year period.

3 The purpose of this Act is to require the governor to  
4 direct the department of land and natural resources to dispose  
5 of the Aloha stadium and arrange for the acquisition of land at  
6 an appropriate location on Oahu on which a new stadium may be  
7 constructed.

8 SECTION 2. (a) The governor shall direct the department  
9 of land and natural resources to:

10 (1) Dispose of the Aloha stadium and the surrounding land  
11 upon which the stadium is situated that are a part of  
12 the Aloha stadium, by any appropriate method,  
13 including sale, lease, or exchange of land;

14 (2) Acquire suitable and adequate lands at an appropriate  
15 location on Oahu upon which a new stadium may be  
16 constructed, by any appropriate method, including  
17 purchase, lease, or exchange of land; and

18 (3) Ensure that the proceeds of the sale, lease, or land  
19 exchange of the Aloha stadium and surrounding lands in  
20 paragraph (1) are to be applied to the purchase,  
21 lease, or land exchange of suitable lands in paragraph

22 (2).



1           (b) The department of land and natural resources shall  
2 begin plans to implement the disposition of the Aloha stadium  
3 and the identification and acquisition of replacement lands for  
4 the construction of a new stadium immediately. The department  
5 shall submit annual written progress reports to the legislature  
6 twenty days prior to the convening of each regular session until  
7 the Aloha stadium is finally disposed of and new lands are  
8 finally acquired.

9           (c) The Aloha stadium authority shall fully cooperate with  
10 the department of land and natural resources to carry out the  
11 purposes of this Act. The duties, responsibilities, and  
12 functions of the Aloha stadium authority shall not be affected  
13 in any way by the implementation of this Act.

14           SECTION 3. This Act shall take effect on January 1, 2025.



**Report Title:**

Aloha Stadium; Disposition; Acquisition of New Land

**Description:**

Requires the Governor to direct the Department of Land and Natural Resources to: (1) Dispose of Aloha Stadium by any appropriate method, including sale, lease, or exchange of land; (2) Acquire suitable and adequate lands at an appropriate location on Oahu upon which a new stadium may be constructed, by any appropriate method, including purchase, lease, or exchange of land; and (3) Ensure that the proceeds of the sale, lease, or land exchange of the Aloha stadium and surrounding lands in (1) are to be applied to the purchase, lease, or land exchange of suitable lands in (2) (HB282 HD1).

