
HOUSE CONCURRENT RESOLUTION

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

1 WHEREAS, the Legislature finds that Aloha Stadium first
2 opened on September 12, 1975 and has served as the venue for
3 numerous sporting, music, and other events; and
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5 WHEREAS, after thirty-five years, Aloha Stadium's useful
6 life is drawing to an end; and
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8 WHEREAS, despite the \$80,000,000 spent between 1985 and
9 1995 to remediate the stadium's steel corrosion problem, the
10 structural certification performed in 1995 failed to examine
11 wind load factors in assessing the stadium's structural
12 integrity; and
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14 WHEREAS, the failure to address the wind load issue places
15 tens of thousands of stadium patrons at a distinct risk; and
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17 WHEREAS, many other issues still need to be addressed
18 concerning the structural safety and the general condition of
19 the stadium; and
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21 WHEREAS, a 2005 study identified numerous capital
22 improvements needed for Aloha Stadium that, if fully implemented
23 in a planned capital improvement program, would extend the
24 useful life of the stadium twenty to thirty years; and
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26 WHEREAS, the anticipated cost for the initial improvements
27 in the program was \$99,200,000, with an additional expenditure
28 of \$115,400,000 for ongoing maintenance over a twenty-year
29 period; and
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1 WHEREAS, the time has come to explore an alternative
2 approach to maintaining an aging and costly Aloha Stadium; now,
3 therefore,
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5 BE IT RESOLVED by the House of Representatives of the
6 Twenty-fifth Legislature of the State of Hawaii, Regular Session
7 of 2010, the Senate concurring, that the Department of
8 Accounting and General Services is requested to immediately:
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- 10 (1) Undertake plans for the demolition of the Aloha
11 Stadium and the salvaging of any scrap and debris;
12
- 13 (2) With the assistance of Hawaii's congressional
14 delegation, enter into discussions with the City and
15 County of Honolulu and the responsible agencies of the
16 United States government to remove the condition in
17 the deed to the City and County of Honolulu and the
18 State that the Aloha Stadium site must be used for
19 public recreational purposes;
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 proposal to privately develop a housing and mixed-
29 use project, including the demolition of Aloha Stadium
30 and the salvaging of scrap and debris;
31
- 32 (5) Identify available public lands on Oahu for the
33 development of a new stadium with a minimum seating
34 capacity of , to be developed publicly, in
35 joint venture with a private developer, or on a turn-
36 key or lease-back basis; and
37
- 38 (6) Study whether a new stadium should continue to be
39 under the Stadium Authority or transferred to the
40 University of Hawaii or another existing or new state
41 agency; and
42

43 BE IT FURTHER RESOLVED that the Department of Accounting
44 and General Services is requested to submit a preliminary report



1 to the Legislature not later than twenty days prior to the
2 convening of the Regular Session of 2011 on the progress of its
3 planning activities and that the Department is requested to
4 include the following in the preliminary report:

- 5
6 (1) A preliminary timetable for:
- 7
8 (A) The demolition of Aloha Stadium and the salvaging
9 of scrap and debris;
- 10
11 (B) The request for proposals process;
- 12
13 (C) The housing and mixed-use development at the
14 Aloha Stadium site; and
- 15
16 (D) The development of the new stadium;
- 17
18 (2) A conceptual site and development plan for a new
19 stadium on Oahu;
- 20
21 (3) A conceptual site and development plan for the housing
22 and mixed-use development at the Aloha Stadium site;
- 23
24 (4) The preliminary estimated costs for:
- 25
26 (A) The demolition of Aloha Stadium and the salvaging
27 of scrap and debris;
- 28
29 (B) The housing and mixed-use development at the
30 Aloha Stadium site; and
- 31
32 (C) The development of the new stadium, including the
33 costs of all necessary infrastructure to serve
34 the new facility;
- 35
36 (5) A preliminary real estate appraisal of a vacant Aloha
37 Stadium site; and
- 38
39 (6) A report on the status of the discussions with the
40 City and County of Honolulu and the responsible
41 agencies of the United States government on the
42 removal of the condition in the deed to the City and
43 County of Honolulu and the State that the Aloha



1 Stadium site must be used for public recreational
2 purposes; and
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4 BE IT FURTHER RESOLVED that the Department of Accounting
5 and General Services is requested to submit a final report to
6 the Legislature not later than twenty days prior to the
7 convening of the Regular Session of 2012 and that the Department
8 is requested to include the following in the final report:
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- 10 (1) A final timetable, updating the preliminary timetable
11 submitted in the 2011 preliminary report;
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- 13 (2) A conceptual plan for the development of the new
14 stadium on Oahu, including a proposal for the public
15 development of the stadium or, if the stadium is to be
16 privately developed, a complete request for proposals
17 package for the development of the stadium, including
18 architectural renderings, engineering reports, and
19 specifications and guidelines for the development;
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- 21 (3) A request for proposals package for the development of
22 the Aloha Stadium site, including the conceptual plan,
23 architectural renderings, engineering reports, and
24 specifications and guidelines for the development;
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- 26 (4) The final estimated costs for the demolition of Aloha
27 Stadium, redevelopment at the Aloha Stadium site, the
28 development of the new stadium, and updating the
29 preliminary cost estimates submitted in the
30 preliminary report;
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- 32 (5) The final real estate appraisal of a vacant Aloha
33 Stadium site;
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- 35 (6) A final determination on the removal of the condition
36 in the deed to the City and County of Honolulu and the
37 State that the Aloha Stadium site must be used for
38 public recreational purposes; and
39
- 40 (7) A recommendation on the state agency that should
41 manage, operate, and maintain the new stadium; and
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1 BE IT FURTHER RESOLVED that certified copies of this
 2 Concurrent Resolution be transmitted to the Governor, the
 3 Comptroller, and the Chairperson of the Stadium Authority.
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OFFERED BY:

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