
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

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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

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

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

- (1) Undertake plans for the salvaging and demolition of Aloha stadium;
- (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 salvaging and demolition of Aloha Stadium;
- (5) Identify available public lands within or near the planned site of the University of Hawaii, west Oahu campus, 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) Plan for the abolition of the Stadium Authority, pursuant to chapter 109, Hawaii Revised Statutes, with:



1 (A) The Comptroller taking over the management and
2 oversight of the management contract of the
3 Kapolei recreational sports complex; and
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5 (B) The University of Hawaii assuming management and
6 operation of the new stadium; and
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8 BE IT FURTHER RESOLVED that the President of the University
9 of Hawaii is requested to submit a preliminary report to the
10 Legislature not later than twenty days prior to the convening of
11 the Regular Session of 2008 on the President's progress and that
12 the President is requested to include the following in the
13 preliminary report:
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15 (1) A preliminary timetable for:
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17 (A) The salvaging and demolition of Aloha Stadium;
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19 (B) The request for proposals process;
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21 (C) The housing and mixed-use development of the
22 Aloha Stadium site; and
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24 (D) The development of the new stadium; and
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26 (2) A conceptual site and development plan for the
27 development of the new stadium in west Oahu;
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29 (3) A conceptual site and development plan for the housing
30 and mixed-use development of the Aloha Stadium site;
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32 (4) The preliminary estimated costs for:
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34 (A) The salvaging and demolition of Aloha Stadium;
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36 (B) The housing and mixed-use development of the
37 Aloha Stadium site; and
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39 (C) The development of the new stadium, including the
40 costs of all necessary infrastructure to serve
41 the new facility; and
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43 (5) A preliminary real estate appraisal of a vacant Aloha
44 Stadium site; and



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

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

- (1) A final timetable, updating the preliminary timetable submitted in the 2008 preliminary report;
- (2) The conceptual plan for the development of the new stadium in west Oahu, including proposal for the public development of the stadium or, if the stadium is to be privately developed, a complete request for proposals package for the development of the stadium, including architect renderings, engineering report, and specifications and guidelines for the development;
- (3) A request for proposals package for the development of the former Aloha Stadium site, including the conceptual plan, architect renderings, engineering report, and specifications and guidelines for the development;
- (4) The final estimated costs for the demolition of Aloha Stadium, redevelopment of the Aloha Stadium site, and the development of the new stadium, updating the preliminary cost estimates submitted in the preliminary report;
- (5) The final real estate appraisal of the vacant Aloha Stadium site; and
- (6) A final determination on the removal of the condition 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
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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. O. O.
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T. O. O.

P. O. O.

Tom Brown

FEB 08 2007

