
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



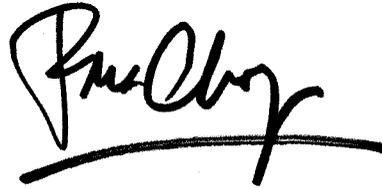
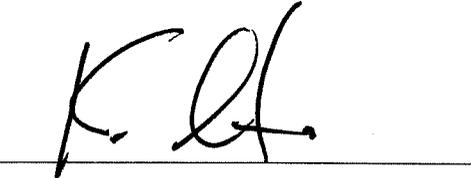
1 BE IT FURTHER RESOLVED that the Department of Accounting
2 and General Services is requested to submit a final report to
3 the Legislature not later than twenty days prior to the
4 convening of the Regular Session of 2009 and that the Department
5 is requested to include the following in the final 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.
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6

OFFERED BY: _____



MAR 05 2007

