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## 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

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  
31 Session of 2007, that the Department of Accounting and General  
32 Services is requested to immediately:

33



- 1           (1) Undertake plans for the demolition of Aloha Stadium  
2           and salvaging of scrap and debris;  
3
- 4           (2) Enter into discussions with the City and County of  
5           Honolulu and, with the assistance of Hawaii's  
6           congressional delegation, responsible agencies of the  
7           United States government concerning the removal of the  
8           condition in the quitclaim deed of the Aloha Stadium  
9           site to the City and County of Honolulu and the State  
10          that requires that the land be used for public  
11          recreational purposes, including the operation of a  
12          stadium;  
13
- 14          (3) Engage in the conceptual planning and engineering for  
15          a predominantly low- and moderate-income housing  
16          development, along with appropriate mixed-uses and the  
17          inclusion of a mass transit station, at the Aloha  
18          Stadium site;  
19
- 20          (4) Prepare a preliminary project package for a request  
21          for proposals to solicit proposals for the private  
22          development of the housing and mixed-use development,  
23          including the demolition of Aloha Stadium and  
24          salvaging of scrap and debris;  
25
- 26          (5) Identify available public lands on Oahu for the  
27          development of a new stadium with a minimum seating  
28          capacity of                   , to be developed publicly, in  
29          joint venture with a private developer, or on a turn-  
30          key or lease-back basis; and  
31
- 32          (6) Study whether a new stadium should continue to be  
33          under the Stadium Authority or transferred to the  
34          University of Hawaii or another existing or new state  
35          agency; and  
36

37           BE IT FURTHER RESOLVED that the Department of Accounting  
38           and General Services is requested to submit a preliminary report  
39           to the Legislature not later than twenty days prior to the  
40           convening of the Regular Session of 2008 on the progress of its  
41           planning activities and that the Department is requested to  
42           include the following in the preliminary report:  
43

- 44           (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
- 11
- 12 (2) A conceptual site and development plan for the
- 13 development of the new stadium on Oahu;
- 14
- 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
- 40

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



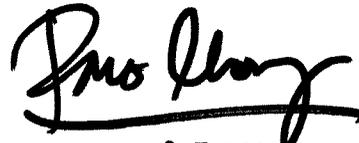
1 convening of the Regular Session of 2009 and that the Department  
2 is requested to include the following in the final report:

- 3  
4 (1) A final timetable, updating the preliminary timetable  
5 submitted in the 2008 preliminary report;  
6  
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;  
29  
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  
34  
35 (7) A recommendation on the state agency that should  
36 manage, operate, and maintain the new stadium; and  
37



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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6

OFFERED BY: \_\_\_\_\_



MAR 05 2007

