
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 conditions
9 including:

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

9 (14) Replacement of technologically obsolete scoreboard;

10 (15) Replacement of field lighting and associated
11 transformers and lighting control system that are
12 nearing their useful lives;

13 (16) Upgrading existing fire alarm systems; and

14 (17) Replacement of parking lot lighting transformers.

15 The 2005 study also identified a host of capital
16 improvements to Aloha stadium that, if all the identified
17 capital improvements are implemented in the near future and a
18 systematic, cyclic capital improvement program is adhered to
19 throughout its remaining life, would extend the useful life of
20 the stadium twenty to thirty years. The anticipated cost for
21 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 Both the State and the city and county of Honolulu have
4 consistently focused on new development in the Ewa and West Oahu
5 areas. As population and infrastructure begin to reach a
6 critical mass on the west side of Oahu, it would become more and
7 more appropriate for a new stadium to be located on the Ewa
8 plains or central Oahu.

9 The purpose of this Act is to require the governor to
10 direct the department of land and natural resources to dispose
11 of the Aloha stadium and arrange for the acquisition of land in
12 the Ewa plains or central Oahu on which a new stadium may be
13 constructed.

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

16 (1) Dispose of the Aloha stadium and the surrounding land
17 upon which the stadium is situated that are a part of
18 the Aloha stadium, by any appropriate method,
19 including sale, lease, or exchange of land;

20 (2) Acquire suitable and adequate lands in the Ewa plains
21 or central Oahu upon which a new stadium may be



1 constructed, by any appropriate method, including
2 purchase, lease, or exchange of land; and

3 (3) Ensure that the proceeds of the sale, lease, or land
4 exchange of the Aloha stadium and surrounding lands in
5 paragraph (1) are to be applied to the purchase,
6 lease, or land exchange of suitable lands in paragraph
7 (2).

8 (b) The department of land and natural resources shall
9 begin plans to implement the disposition of the Aloha stadium
10 and the identification and acquisition of replacement lands for
11 the construction of a new stadium immediately. The department
12 shall submit annual written progress reports to the legislature
13 twenty days prior to the convening of each regular session until
14 the Aloha stadium is finally disposed of and new lands are
15 finally acquired.

16 (c) The Aloha stadium authority shall fully cooperate with
17 the department of land and natural resources to carry out the
18 purposes of this Act. The duties, responsibilities, and
19 functions of the Aloha stadium authority shall not be affected
20 in any way by the implementation of this Act.

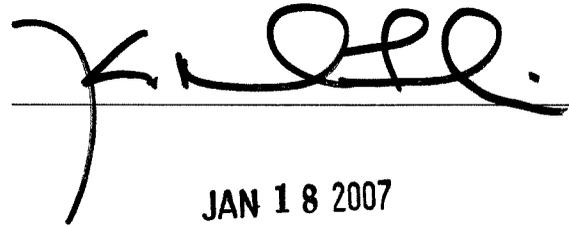


H.B. NO. 282

1 SECTION 3. This Act shall take effect upon its approval.

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INTRODUCED BY:



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JAN 18 2007



Report Title:

Aloha Stadium; Disposition and Acquisition of New Land

Description:

Authorizes: (1) disposition of Aloha stadium and surrounding lands that are part of the stadium; (2) acquisition of land in Ewa plains or central Oahu upon which a new stadium may be built.

