January 16, 2020

TO: The Honorable Kenneth Uemura
Chairperson, Finance and Infrastructure Committee

FROM: Dr. Christina M. Kishimoto
Superintendent

SUBJECT: Committee Action on Recommendation Regarding Approval of Two Public School Land Sites to Lease Pursuant to Act 155 (Hawaii Revised Statutes Section 302A-1151.1, Pilot Program for Lease of Public School Land) for Further Due Diligence and Investigation to Replace Two of the Three Sites Approved by the Board on January 17, 2019 (475 22nd Avenue and 4087 Diamond Head): Kaimuki High School and Queen Kaahumanu Elementary School

Executive Summary
Act 155 (§302A-1151.1 HRS), is a pilot program for the lease of public school lands, which allows the Department of Education (Department) to explore the possibility of managing public school properties to generate revenue for modern improvements to its educational facilities: https://www.capitol.hawaii.gov/hrscurrent/Voi05_Ch0261-0319/HRS0302A/HRS_0302A-1151_0001.htm

The purpose of this agenda item is to present an updated list of recommended sites for approval based on discussion at the November 21, 2019 Board of Education (Board), Finance and Infrastructure Committee (FIC) meeting: http://boe.hawaii.gov/meetings/notices/meeting%20material%20library/FIC_11212019_Update%20on%20Act%20155.pdf

History
At the January 17, 2019 Board-FIC meeting, the Department presented three proposed sites for Act 155. The three sites were:

1) 3633 Waialae Avenue,
2) 475 22nd Avenue, and
3) 4087 Diamond Head Road.

An amended motion was unanimously approved by all members to approve the three sites for further due diligence and investigation by the Department:
https://alalak1.k12.hi.us/STATE/BOE/Minutes.nsf/7d59b00aff8d3cf5a2565cb00663e82/e4b48761e28fc7920a2583a2007c110b?OpenDocument

An update on Act 155 was last presented to FIC on November 21, 2019. As part of the presentation, the Department provided an update on due diligence efforts for the Act 155 candidate sites and the capacity challenges with two of the three sites, which made the sites inadequate for new development without significant upgrades. The two sites mentioned were:
1) 475 22nd Avenue, and
2) 4087 Diamond Head Road.

As part of the discussion, the Superintendent shared her interest in coming back to the Board with a replacement proposal:
https://alalak1.k12.hi.us/STATE/BOE/Minutes.nsf/7d59b00aff8d3cf50a2565cb00663e82/2b92768f8d5a463a0a2584dc006b32e0?OpenDocument

Update
Based on meetings and conversations with legislators and community leaders who have been part of the Act 155 discussion since its inception, two new sites have been identified for consideration:

1) Kaimuki High School
   Create a joint venture project that would co-exist with the high school, while providing a new state of the art high school.

2) Queen Kaahumanu Elementary School
   Concept: Move the elementary school onto McKinley High School as a new state of the art elementary design with the potential to fully commercialize the elementary school location, potentially as a teacher housing venture or some other commercial project.

Attachment A provides general information about both of the proposed new sites (i.e., Kaimuki High School and Queen Kaahumanu Elementary School), as well as for McKinley High School.

If these sites are approved, the Department plans to execute a community engagement process to gather input on design concepts for a multi-faceted, 21st Century campus design, introducing the first-ever such design in the State of Hawaii. Several key legislators have agreed to support this deep community engagement and design process. The process for identifying the design for either of these sites will be generated by contracting with a third party community engagement expert who will:
• develop the community's understanding of a joint-use innovation campus (new model for Hawaii);
• explain the co-design community process;
• collect recommendations about the design concepts through community engagement;
• conduct an asset map around the school community;
• identify potential major partners relative to the school design model; and
• provide innovative design recommendations.

Committee Action
The Department recommends the Board consider rescinding approval of two of the originally approved sites:
1) 475 22nd Avenue, and
2) 4087 Diamond Head Road.
In addition, the Department recommends the Board approval of the following sites as new Act 155 candidates:
1) Kaimuki High School, and
2) Queen Kaahumanu Elementary School.

CMK:cas
Attachment
c: Facilities Development Branch
Office of Facilities and Operations
## Facilities Demographics

**As of January 3, 2020**  
*unless otherwise noted*

### Kaimuki High School
- **Location:** 2705 Kaimuki Ave.  
- **Acreage:** 34.5  
- **Number of buildings:** 27 (*24 permanent; 3 portables*)  
- **Square footage:** 195,323  
- **Average Age:** 62 years (*as of 2016-17 data collection*)  
- **Additional campus occupancy:** SEEQS Charter School  
  - HIDOE Monitoring and Compliance Branch  
  - HIDOE School Transformation Branch  
  - Olelo TV  
  - Mele Murals

### Queen Kaahumanu Elementary School
- **Location:** 141 Kinau St.  
- **Acreage:** 4.07  
- **Number of buildings:** 9 (*6 permanent; 3 portables*)  
- **Square footage:** 56,554  
- **Average Age:** 48 years (*as of 2016-17 data collection*)

### McKinley High School
- **Location:** 1039 S King St.  
- **Acreage:** 45.649  
- **Number of buildings:** 32 (*22 permanent; 10 portables*)  
- **Square footage:** 282,201  
- **Average Age:** 73 years (*as of 2016-17 data collection*)  
- **Additional campus occupancy:** Community School for Adults  
  - HIDOE Reprographics (Office of Facilities & Operations)  
  - HIDOE data server location (Office of Information Technology Services)