November 21, 2017

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

FROM: Dr. Christina M. Kishimoto  
Superintendent

SUBJECT: Update on Status of Implementation of Act 155 (Hawaii Revised Statutes Section 302A-1151.1, Pilot Program for Lease of Public School Land): Site Selection Criteria

1. DESCRIPTION

Act 155/SLH 2013 (a.k.a. 21st Century Schools) allows three pilot sites to be selected, from underutilized Department of Education (DOE) assets, to be developed in such a way as to improve DOE schools.

2. UPDATE OR PRESENTATION

The Office of School Facilities and Support Services will present an update on recent activities for the Act 155 program.

CMK:Im
Attachment

c: Office of School Facilities and Support Services
Update on Status of Implementation of Act 155
(Hawaii Revised Statues 302A-1151.1, Pilot Program for Lease of Public School Land):
Site Selection Criteria

Presented by Office of School Facilities and Support Services
Finance and Infrastructure Committee
November 21, 2017

Overview - Purpose

• Sites considered for Act 155 pilots
• Reasons for considering these sites
• Cost of Act 155 program to date
• Request BOE approval of pilot site
• Request BOE recommendations for further site selections
Background

- Finance and Infrastructure Committee presentation June 20th, 2017 provided:
  - Legislative history, intent, and requirements
  - Program progress
  - Expected outcomes
  - Project considerations
  - Potential sites identifications
  - Site issues
  - Status of potential sites

Early Considerations

- Office of School Facilities and Support Services Previously:
  - Briefed Board Chair and past Superintendent
    - Department of Education (DOE) instructed that closure of a school should not be considered at this time.
  - Discussions with Land Use Research Foundation (LURF)
    - advised that DOE needed to demonstrate the ability to successfully develop a project before local developers would consider partnering to develop a school site.
Pilot Project Consideration

Facilities Development Branch

- Sought to establish a process for development
  
  • Wherein non school facilities were to be developed as test cases before considering development on a school campus.
  
  • Started with non school sites to avoid unneeded interest or concern within local communities.
  
- The intent was to demonstrate development potential
  
  • Sites with varied issues/challenges were considered to help the DOE better define future site selection criteria.

Candidate Site Criteria

- DOE facilities/assets that could provide greater benefits than current use

- DOE facilities outside of future high growth areas that could add additional students to school enrollments

- Market driven and economically viable
  
  - Ex: areas of high property value, i.e. commercial, residential, etc.
Potential Sites Identified to Date

- **690 Pohukaina**
  (Mixed Use, land lease to reduce construction cost)
  *removed from consideration because lease payment to go to Department of Land and Natural Resources

- **22nd Avenue**
  (Revenue Generation, to support other lease back projects)

- **Young Street**
  (Hybrid - DOE Facility & Revenue, but County land issues complicated process)
Young Street

Future Potential of Act 155

- 10 story High School for 1600 additional students, set on top of commercial strip fronting Pensacola
- Market Rate Rentals where Adult Education Center is, with vertical parking over existing surface parking area
Next Steps

- Board approval of candidate site(s) to date:
  - 22nd Avenue

  Then

- Board recommendations for selection criteria for school sites

  Then DOE to

- Prepare list of school sites for development for Board review
Questions?

Next Steps

- Need to address the Land Ownership Issue
- Approximately 49% of the school lands on Oahu are owned by the City and County of Honolulu (963 acres of the total of 1,973.97 acres).

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- Proposed Legislation to Convey Lands to DOE