




STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

March 13, 2018

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

FROM: Dr. Christina M. Kishimoto
Superintendent 

SUBJECT: **Committee Action on List of Sites for Further Study as it Relates to Act 155 (Hawaii Revised Statutes Section 302A-1151.1, Pilot Program for Lease of Public School Land)**

1. RECOMMENDATION

It is recommended that the Finance and Infrastructure Committee (FIC) recommend to the Board of Education (BOE) that:

Select pilot project sites to be considered for further study for lease of public school land per Hawaii Revised Statutes (HRS) Section 302A-1151.1.

2. RECOMMENDED EFFECTIVE DATE

Upon approval of the BOE.

3. RECOMMENDED COMPLIANCE DATE (if different from the effective date)

Not applicable.

4. DISCUSSION

a. Conditions leading to the recommendation:

HRS Section 302A-1151.1 (i.e. Act 155) "*established within the Department of Education a pilot program for the lease of public school land, including facilities.*"
"*The Department may lease public school land for no more than three public school land sites identified and selected by the Board of Education.*"

Facilities data from the Jacobs Facility Master Plan (FMP) was used to profile potential sites, based on current and future school facility needs. Currently only the Honolulu District has been fully evaluated by the FMP efforts. The remaining districts are expected to be fully evaluated by the end of this year. All public school sites within the Honolulu District, and select non-school sites, were considered in developing the presented list.

b. Previous action of the Board on the same or similar matter:

None.

c. Other policies affected:

None.

d. Arguments in support of the recommendation:

The selection is required by law.

e. Arguments against the recommendation:

The topic of school closures is always a concern; as the list demonstrates, no school closures are recommended at this time.

f. Other agencies or departments of the State of Hawaii involved in the action:

The Department of Land and Natural Resources and the county governments, across the state, currently hold fee on public school lands.

g. Possible reaction of the public, professional organizations, unions, DOE staff and/or others to the recommendation:

At this time, we have no formal comments from the effected stakeholders that would indicate what their reaction might be.

h. Educational implications:

The public school land sites selected for the pilot program will be encumbered for up to 55 years. The revenue from the lease will be deposited in a school facilities subaccount for use to make 21st century improvements to public schools.

i. Personnel implications:

None.

j. Facilities implications:

The public school land sites selected for the pilot program will be encumbered for up to 55 years.

k. Financial implications:

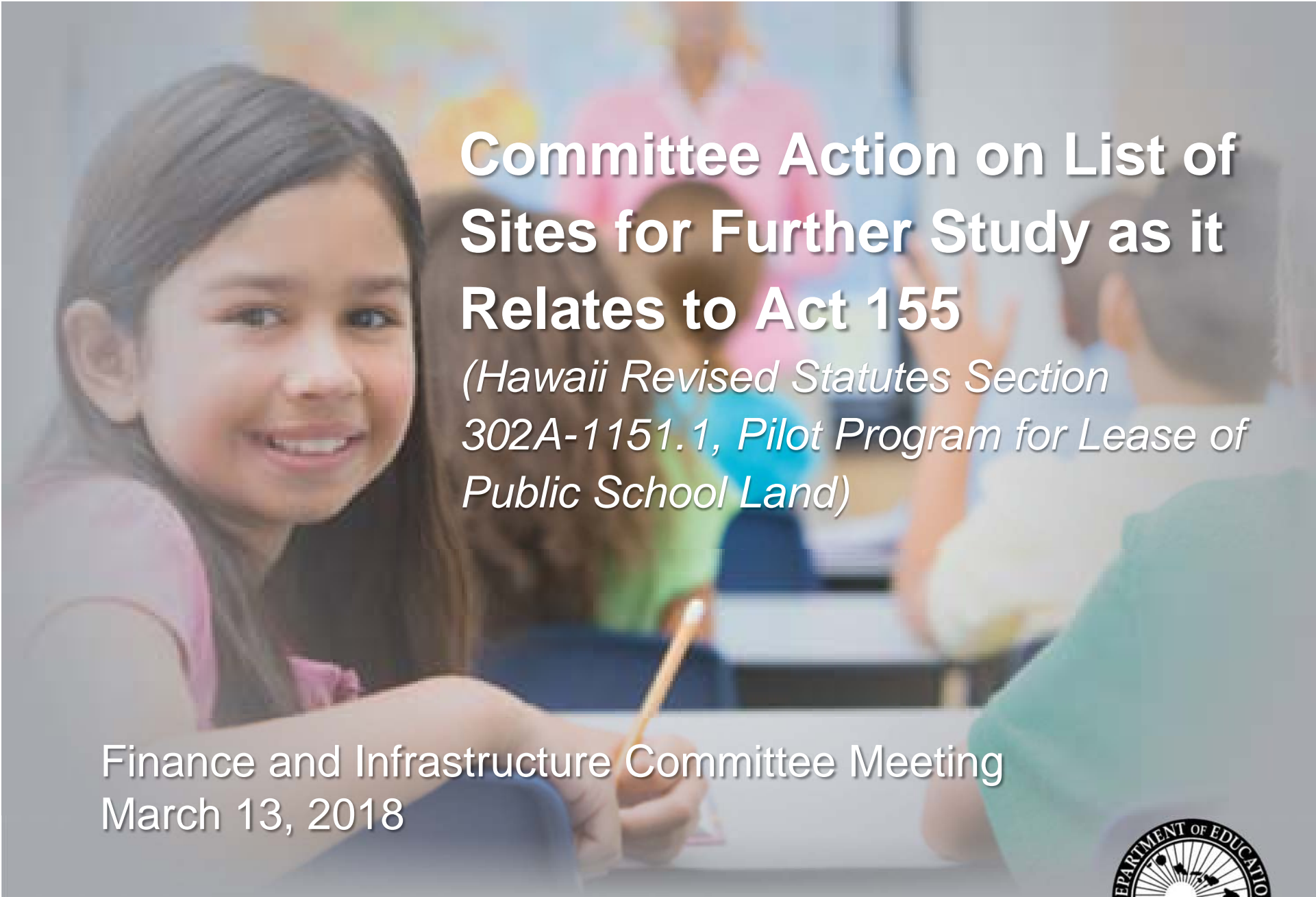
The revenue from the lease will be deposited in a school facilities subaccount for use to make 21st century improvements to public schools.

5. OTHER SUPPLEMENTARY RECOMMENDATIONS

None.

CMK:jmb
Attachment

c: Office of School Facilities and Support Services
Facilities Development Branch



Committee Action on List of Sites for Further Study as it Relates to Act 155

(Hawaii Revised Statutes Section 302A-1151.1, Pilot Program for Lease of Public School Land)

Finance and Infrastructure Committee Meeting
March 13, 2018

HAWAII STATE DEPARTMENT OF EDUCATION

HawaiiPublicSchools.org



Agenda

- Act 155 Process / Progress
- Act 155 Parameters and Project Scenarios
- Act 155 Site Candidates
- Recommendation



Act 155 Process / Progress

1. Establish objective selection criteria (complete)
2. Apply data-driven rubric (complete)
3. Identify candidate sites in conjunction with Hawaii State Department of Education (HIDOE) Facility Master Plan
 - (HNL – March 2018)
 - (Other districts by end of year 2018)
4. PPP feasibility/due-diligence/pilot projects initiation (2018-19)



Act 155 Scenarios

	Partial (Open) Site	Repurposed (Closed) Site
School	<p>1</p> <p>Benefits:</p> <ul style="list-style-type: none"> + student opportunities + attract/retain faculty + modest revenue potential + balance capacity utilization + little/no stakeholder opposition <p>Challenges:</p> <ul style="list-style-type: none"> - school security - complicated public-private partnerships 	<p>4</p> <p>Benefits:</p> <ul style="list-style-type: none"> + higher revenue potential + balance capacity utilization/reduce costs + address district needs <p>Challenges:</p> <ul style="list-style-type: none"> - community opposition to school closures - long term TOD need along rail line - complicated public-private partnerships
Non-School	<p>3</p> <p>Benefits:</p> <ul style="list-style-type: none"> + admin opportunities + modest revenue generation <p>Challenges:</p> <ul style="list-style-type: none"> - complicated private partnership 	<p>2</p> <p>Benefits:</p> <ul style="list-style-type: none"> + high revenue generation + little/no community opposition <p>Challenges:</p> <ul style="list-style-type: none"> - Need for alternate location for admin functions - complicated public-private partnerships



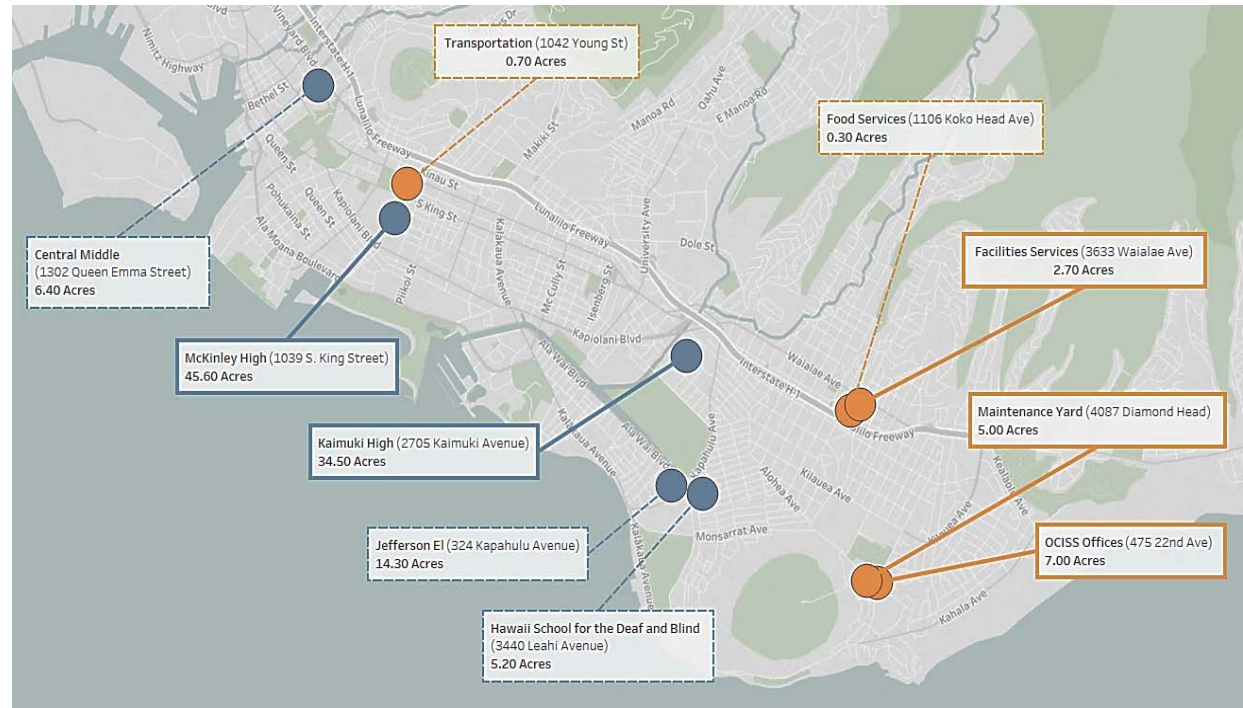
Top Act 155 Candidates (HNL district)

1. School Sites, Partial

- **McKinley HS**
- **Kaimuki HS**
- Jefferson ES
- Central MS
- Hawaii School for Deaf/Blind

2. Non-school Sites, Repurposed

- **Maintenance Yard**
(4087 Diamond Head Road)
- **Facilities Services**
(3633 Waialae Avenue)
- **OCISS** (475 22nd Avenue)
- Food Services
(1106 Koko Head)
- Transportation
(1042 Young Street)



Recommendation

1. Select two - three sites from top five of ten most viable sites, based on data criteria as candidates for Act 155 pilot projects.
2. Pilots on at least one school site (partial) and one non-school site.
3. Initiate due-diligence, school outreach, and solicit PPP/developer input through public RFIs in mid 2018.
4. Consider sites from other districts in 2018 as FMP is developed.

Example Outcomes:

- *21st Century Career Tech Center*
- *Centralized Admin/Professional Development w/ 21st Century Student Arts Center and rentable conference space*
- *21st Century STEM Innovation Center*
- *Flexible commercial development*
- *Teacher housing*



Questions/Comments?

