




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

OFFICE OF THE SUPERINTENDENT

May 16, 2019

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): Contractor and Partnership Plans and Expenditure Plan**

1. DESCRIPTION

Act 155/SLH 2013 (a.k.a. 21st Century Schools) allows three pilot sites from underutilized Department of Education (DOE) assets, to be selected to be developed to support 21st Century improvements for DOE schools.

2. UPDATE

The Office of School Facilities and Support Services will provide an update on the Act 155 program.

CMK:kgm
Attachments

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

Finance and Infrastructure Committee

May 16, 2019

Update on Status of Implementation of Act 155

(Hawaii Revised Statutes Section 302A-1151.1,
Pilot Program for Lease of Public School Land):
Contractor and Partnership Plans and Expenditure Plan

Dr. Christina M. Kishimoto, Superintendent



By the Numbers

Act 155 is designed to create an additional revenue stream for Capital Improvement Program (CIP) projects or new, modern schools.



Rendering: New Waikoloa Elementary and Middle School campus.

\$300 million
Received on average for CIP annually



21 million
Square feet of facilities

Rendering: New East Kapolei Middle School campus.



256
DOE campuses

Rendering: New Kihei High School campus.

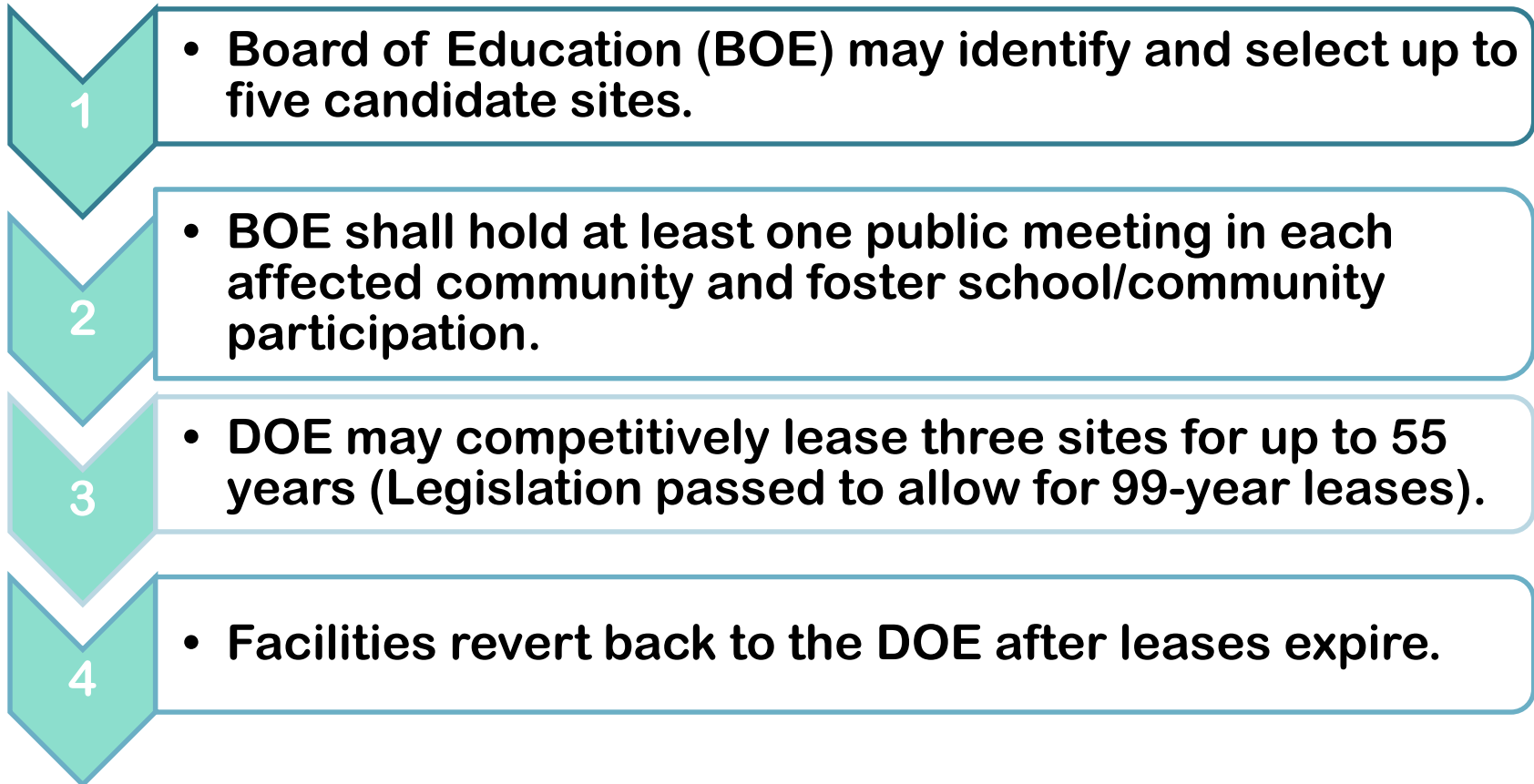


5,000
Repair & Maintenance projects identified

Rendering: New East Kapolei Middle School campus.



Process

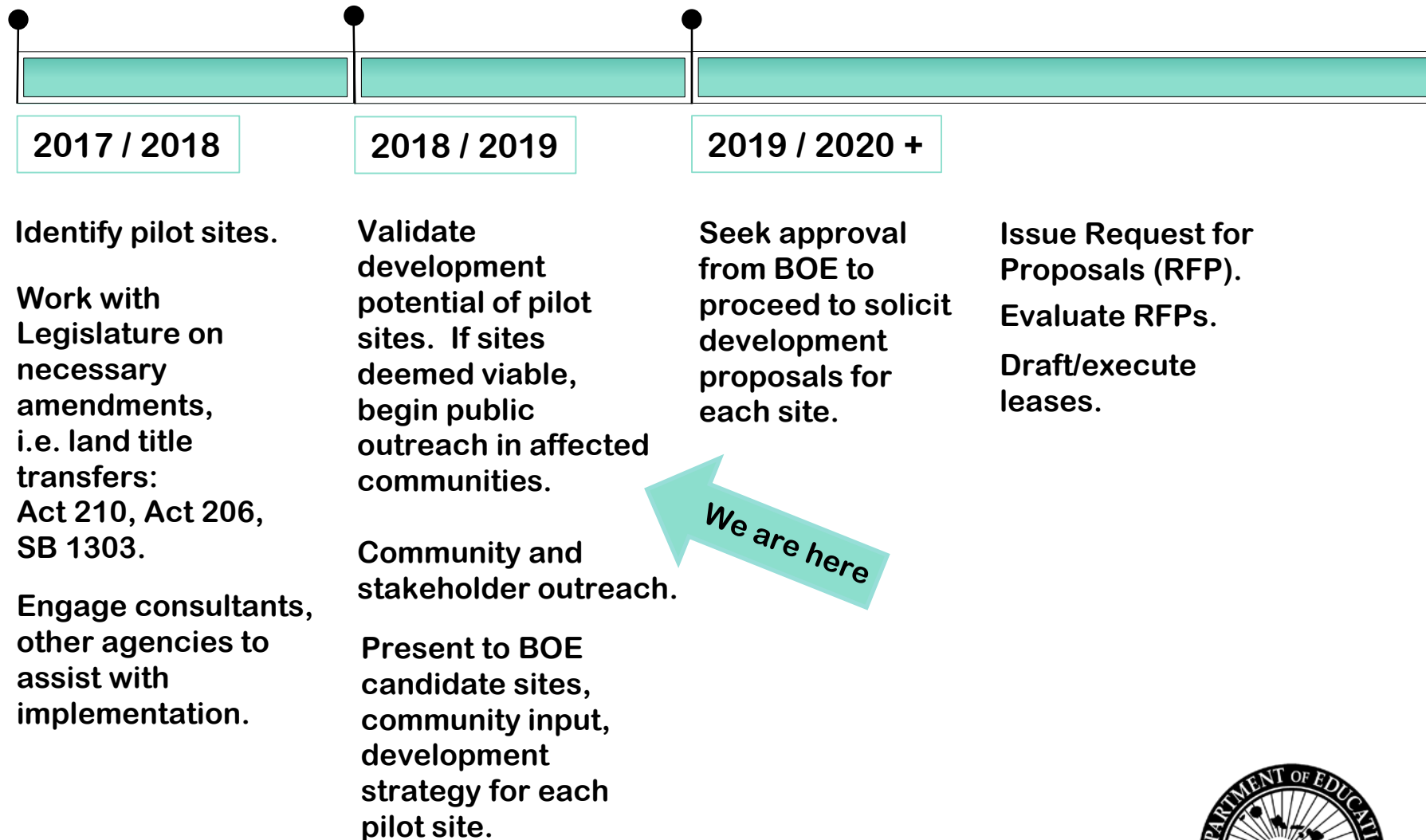


Milestones

July 2017	Legislation passed to allow for transfer of lands under DOE facilities.
March 2018	Initial list of pilot sites presented to BOE Finance and Infrastructure Committee.
May 2018	List narrowed to seven potential sites.
June 2018	Prepared and published Request for Information (RFI) on pilot sites.
October 2018	Three Letters of Interest received by developers.
November 2018	List narrowed based on interest: <ul style="list-style-type: none">• 3633 Waialae Avenue;• 4087 Diamond Head Road; and• 475 22nd Avenue.
January 2019	Engaged expertise of Hawaii Housing Finance & Development Corporation (HHFDC), began due diligence (Determining potential or limits of infrastructure, zoning, marketability, etc.).



Timeline



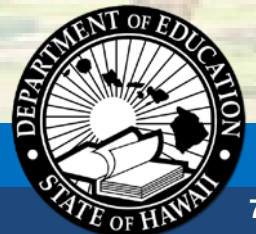
Contractor & Partnership Plans

Act 155 requires extensive development expertise to carry out, which the DOE does not have in-house.

Consultant contract awarded May 2014 to assist with implementation of Act 155. Expenditures to date: \$812,553.

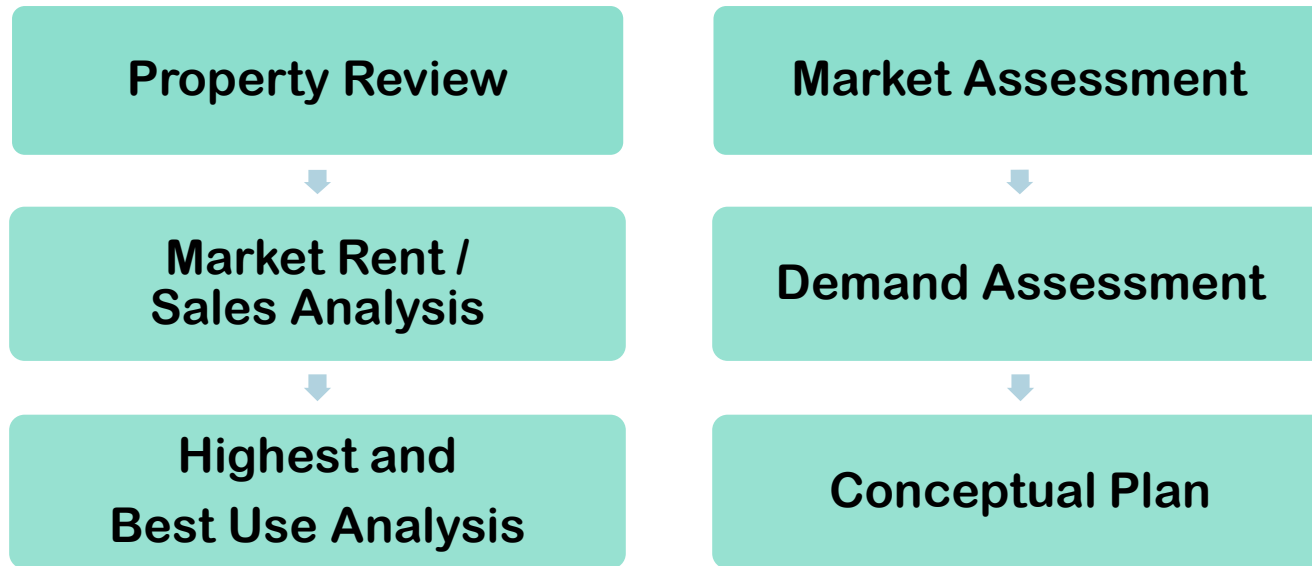
Consultant work:

- Presented overviews/updates to DOE, City and County of Honolulu (City), state decision makers;
- Prepared legislative reports, RFI, Memorandum of Understanding (MOU);
- Managed sub-consultants for market studies, demographic studies, infrastructure studies, other research; and
- Assisted in negotiations with Office of Environmental Quality Control, and HHFDC.



Contractor & Partnership Plans

Consultant currently gathering data needed to prepare RFPs as recommended by HHFDC.



Monthly Update

April to May 2019

During due diligence, informed by City:
Sewer capacity for two candidate sites inadequate;
1,600 Lineal Feet of sewer line requires upgrade from
12” to 24”.

Senate Bill 1303 (to extend state land leases from 55 years to 99 years) passed both chambers, enrolled to Governor.

Updated MOU with HHFDC, submitted for review by the Attorney General and Superintendent’s approval.



Mahalo!

