



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

OFFICE OF THE SUPERINTENDENT

October 17, 2017

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

FROM: Dr. Christina M. Kishimoto
Superintendent

A handwritten signature in blue ink, appearing to be "CK", next to the name "Dr. Christina M. Kishimoto".

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 and Strategic Direction**

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:jmb
Attachment

c: Office of School Facilities and Support Services

Update on status of Implementation of Act 155

(Hawaii Revised Statutes 302A-1151.1, Pilot Program for Lease of Public School Land):
Site Selection Criteria and Strategic Selection

Presented by Office of School Facilities and Support Services

Finance and Infrastructure Committee
October 17, 2017



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1

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



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2

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)

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7

22nd Avenue



Google Earth

feet 700
meters 200

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8

Young Street

Auxiliary Services Facility—1048 Young Street	
Tax Map Key	2-4-002:019
Area	29,193 sf
Zoning	BMX-3
Ownership	City and County of Honolulu
Building	1,210 sf (Built 2001)
Flood Zone	X
Tax Assessed	
Value	
Land	\$5,897,200
Building	\$192,300

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9

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

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1600 Student School *without outdoor athletics or surface parking*

Spaces for Level 1

- Learning Spaces
- Heart of the School
- Active Learning

Spaces for Level 2

- Central Support/Admin
- Central Library
- Fine Arts Wing
- Science Wing
- Learning Community

Design Features:

- Key learning spaces arranged into two towers of 800 students.
- Second tower located on the site for easy phasing.
- Connection between the towers happens indoors on levels 1-4 or outdoors on level 5.
- Building shape intentional for minimizing the # of windowless rooms
- Each tower is organized into 3 pairs of 2 connected levels of learning spaces separated by levels of science of fine arts.
- Tower 1: 10 stories total
- Tower 2: 8 stories total
- Up to 1 level of underground parking = 186 stalls

Defining Appropriate Site Area for a Vertical High School

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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

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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).

County	State Owned	County Owned	% County Owned
Kauai	183.471	26.787	13%
Maui	776.728	129.979	14%
Hawaii	515.409	80.309	13%
Oahu	1,011.017	962.953	49%
Total	2,486.625	1,200.028	33%
Total Fee Lands (Non- lease lands)		3,686.653	

- Proposed Legislation to Convey Lands to DOE

