NASED
SMPS Presentation

February 26, 2020

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Welcome

Located in Central Oahu, the Aloha Stadium is Hawaii's largest outdoor arena, and home to the University Hawaii Rainbow Warriors football team.

In addition, the Aloha Stadium hosts a multitude of events attracting visitors from around the state including soccer matches, concerts, car shows, fairs and the ever-popular Aloha Stadium Swap Meet & Marketplace.

ALOHA STADIUM

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

NASED

1. TEAM OVERVIEW
2. HISTORY OF SITE & BACKGROUND
3. VISION FOR FUTURE
4. PROCESS AHEAD
5. QUESTIONS & ANSWERS

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

The Team

PROCUREMENT

CHRIS KINIMAKA
DEPT. ACCOUNTING
& GENERAL SERVICES
PUBLIC WORKS DIRECTOR

DESIGN

STACEY JONES
CRAWFORD ARCHITECTS
OWNER & PRINCIPAL

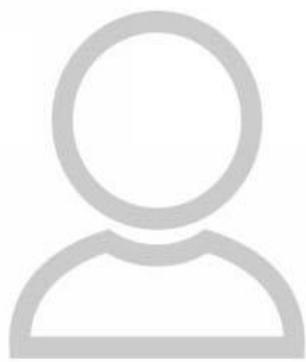
ENTERPRISE

ROSS YAMASAKI
STADIUM AUTHORITY
BOARD CHAIR

P3 DELIVERY

ADAM SHAW
WT PARTNERSHIP
CO-FOUNDER & EVP

OPERATIONS



SCOTT CHAN
STADIUM AUTHORITY
STADIUM MANAGER

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Project Statement

"Aloha stadium has served as one of the State's premier entertainment and gathering venues for over forty years without any major structural updates since it was originally constructed. Corrosion of the facility's steel superstructure and high maintenance and repair costs required to correct the structural integrity of the stadium have prompted the Stadium Authority to pursue replacing the facility and redeveloping the surrounding environs."

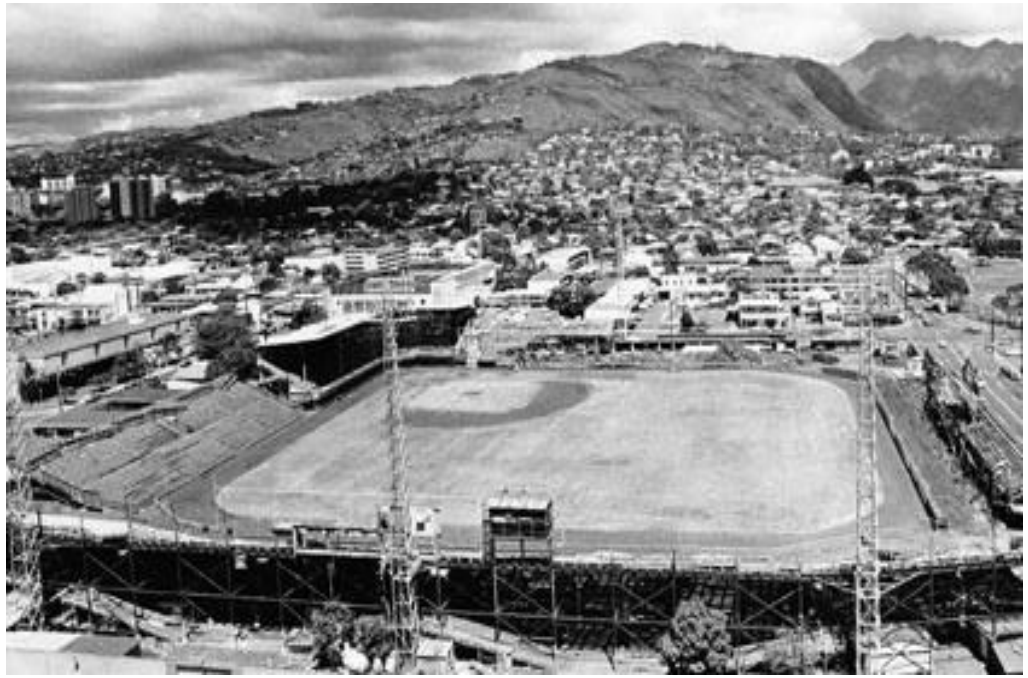
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

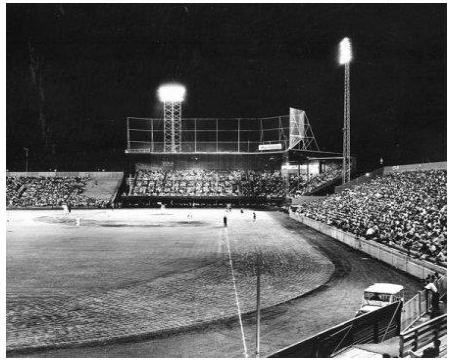
HISTORY & BACKGROUND

Why we are here.

NEW
ALOHA
STADIUM
ENTERTAINMENT DISTRICT

Honolulu Stadium





NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

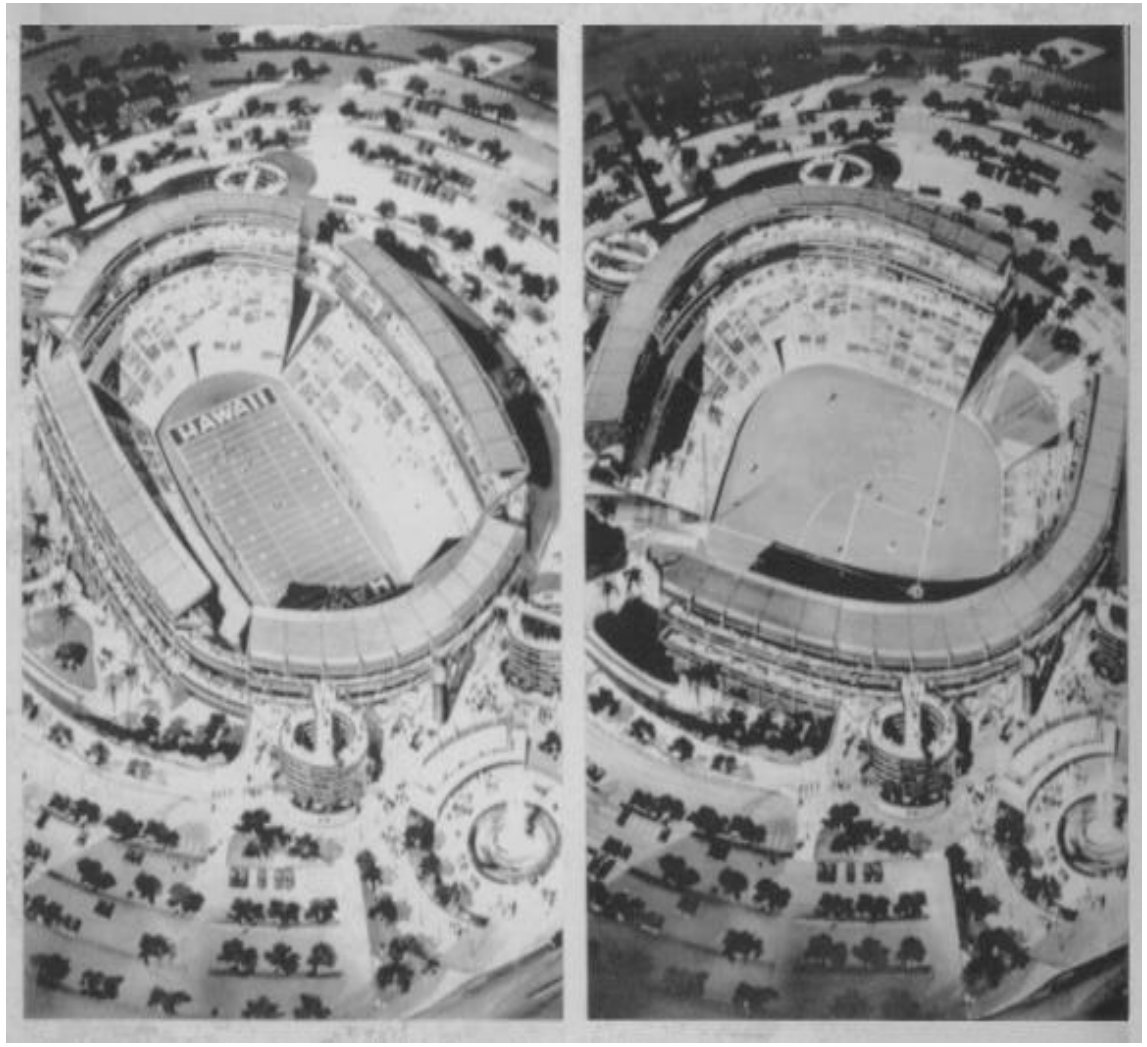
Aloha Stadium Then

Forty-four years ago when the stadium was completed,
the state of the art facility was the first of it's kind to offer four movable sections.

In support of a varied and expanding schedule our new ***50,000 seat stadium*** *will permit seating and event configurations that accommodate a variety of rectangular field sports such as football, soccer and rugby as well as entertainment events including concerts and motor sports.*

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Aloha Stadium Then



Sliding on Air

Even before the University of Hawaii's season-opening football game with Texas A. & I. last week, there had been a show of another kind of power and agility at the state's new $30 million Aloha Stadium in Honolulu. Two weeks ago, four of the stadium's six huge, 147-ft.-high grandstand sections were swung closer to the playing field. That maneuver marked the final successful test of the revolutionary 50,000-seat stadium, which uses advanced technology to change its shape and purpose by literally sliding on a cushion of air.

When sports-happy Hawaiians began planning a new stadium in Honolulu eight years ago, they wanted an all-purpose arena that would serve equally well for football and baseball, a neat trick never satisfactorily performed. For example, when stadiums basically designed for football are also used for baseball, the outfield is likely to be so shallow that even weak hitters tend to turn into Hank Aarons. Charles Luckman Associates, the big Los Angeles architectural firm, decided on a novel approach: they designed a stadium that called for two large grandstand sections in fixed positions at the north and south ends of the field; the four other sections, paired on the east and west sides, were to be moved around as events required. The two pairs of east-west stands would be pulled in close to the playing field to frame the classic football grid, or pushed back and angled away to form a baseball diamond. The stands would also be reconfigured for concerts or other events.

But how to move the massive structures, each of which would be as high as a 14-story building and weigh 1,750 tons? After looking at a variety of techniques, the Luckman designers, collaborating with Rolair Systems, Inc. of Santa Barbara, Calif., found the answer in air-film technology. Already used by Boeing to move heavy airframes about and by San Francisco's Bay Area Rapid Transit system to swing subway cars around at terminals, this new technology allows large, bulky objects to be maneuvered on so-called air bearings—thin (.031 in.), porous plastic disks. When air is forced through the disks from above at high pressure, it builds up underneath them in a thin film that acts as a bearing. In the Rolair-designed system at the Aloha Stadium, 416 such air bearings are positioned under the four movable stands. They are linked by pipe to three large compressors. When the compressors are turned on, the bearings lift the stands up about .004 in. above a smooth concrete surface. That is enough to reduce friction sufficiently so that the stands can be moved along by hydraulic jacks a distance of 180 ft. in only 20 or 25 minutes.

In fact, says Luckman's project chief, Samuel M. Burnett Jr., the stands can be maneuvered by muscle power alone. All it could take to prepare the stadium for baseball next spring is some season-end shoving by the football team.


ESTERN-PACIFIC

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Aloha Stadium Today

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Swap Meet

*Aloha Stadium houses **Hawaii's largest open-air market** where the locals shop for the best deals in town.*

*Open three days a week, **over 500 local merchants gather** to provide imported merchandise, hand made items, eclectic art pieces, popular local snacks, and other made in Hawaii products.*

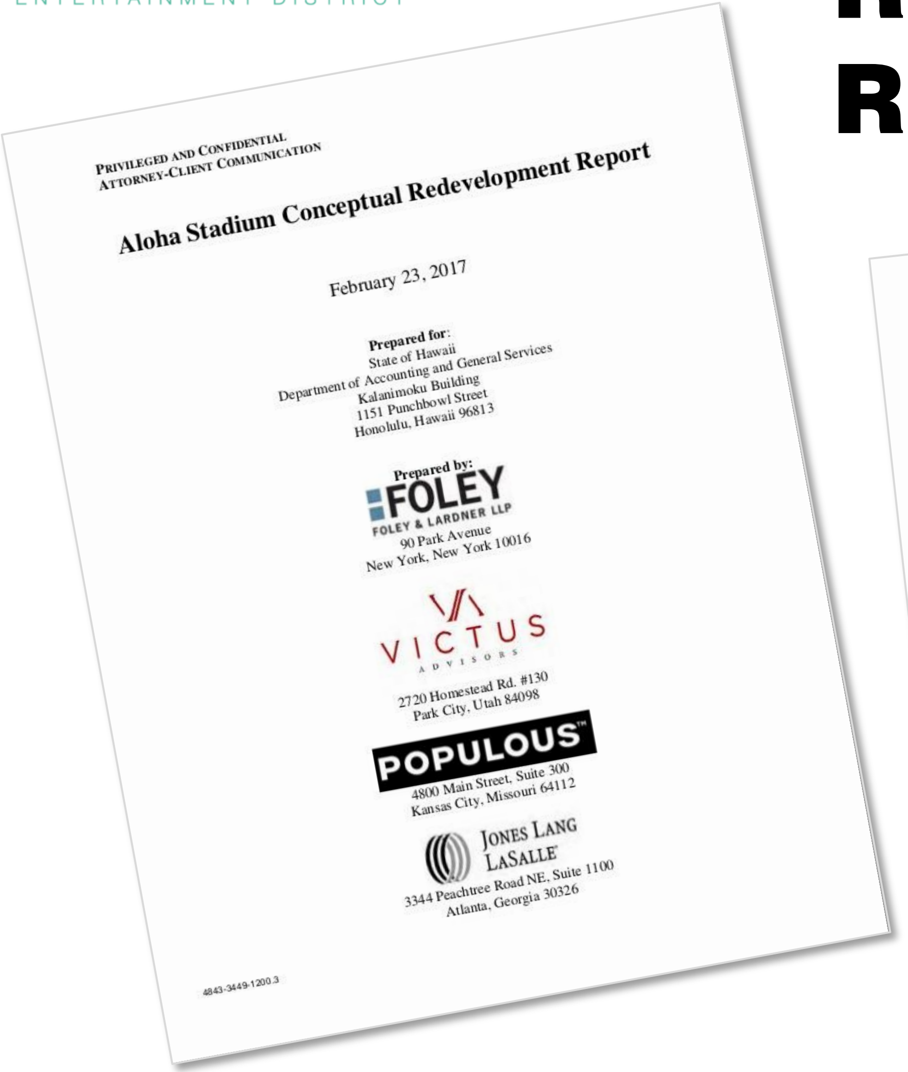
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

50th State Fair

The 50th State Fair is set up in the south Halawa parking lot of Aloha Stadium for four weeks every summer. As ***one of the largest annual events in the state****, the Fair provides rides, games, food and fun at an* ***affordable price*** *to Hawaii's families.*

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Repair..?
Replace...?
Rethink...?


PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION

Aloha Stadium Conceptual Redevelopment Report

February 23, 2017

Prepared for:
State of Hawaii
Department of Accounting and General Services
Kalanimoku Building
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JONES LANG LASALLE
3344 Peachtree Road NE, Suite 1100
Atlanta, Georgia 30326

4843-3449-1200.3


A bill would allow a new stadium to be built on the lower parking lot of Aloha Stadium

Aloha Stadium is showing its age. "It's kind of like driving a Datsun pickup truck that is just being run into the ground. At a certain point, time to get a new pickup truck," Senator Glenn Wakai, Tourism Committee Chairperson said. Some don't mind that at all while others want something new. "Because it still looks cherry," Atasema Sefo said. "If that happens over there, I'd be happy," Franklin Chung said. A bill in the State Senat...

Thursday, February 14th 2019, 11:43 PM HST by KITV Web Staff

Aloha Stadium is showing its age.

Some don't mind that at all while others want something new.

HB1497 HD3

CRAWFORD

WT

ahl.

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Rebuild or maintain?

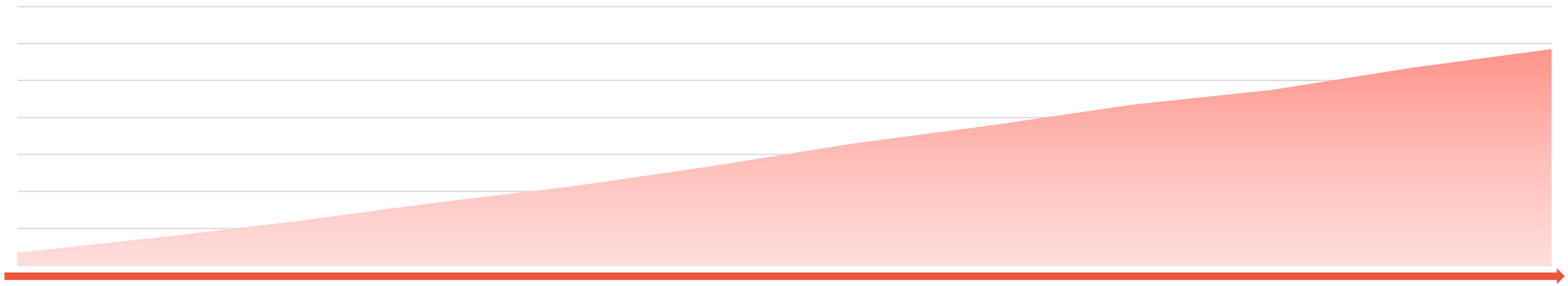
2017 Updated Report

$300 million: Critical health and safety repairs

$121 million: ADA standards and code compliance

5% per year: Rate of growth of cost of repairs and improvements

$30 million: Annual contributions required over a 25 year span



$117 million State spend towards maintaining Aloha Stadium since 2008

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

VISION OF THE FUTURE

By the Community / for the Community.

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

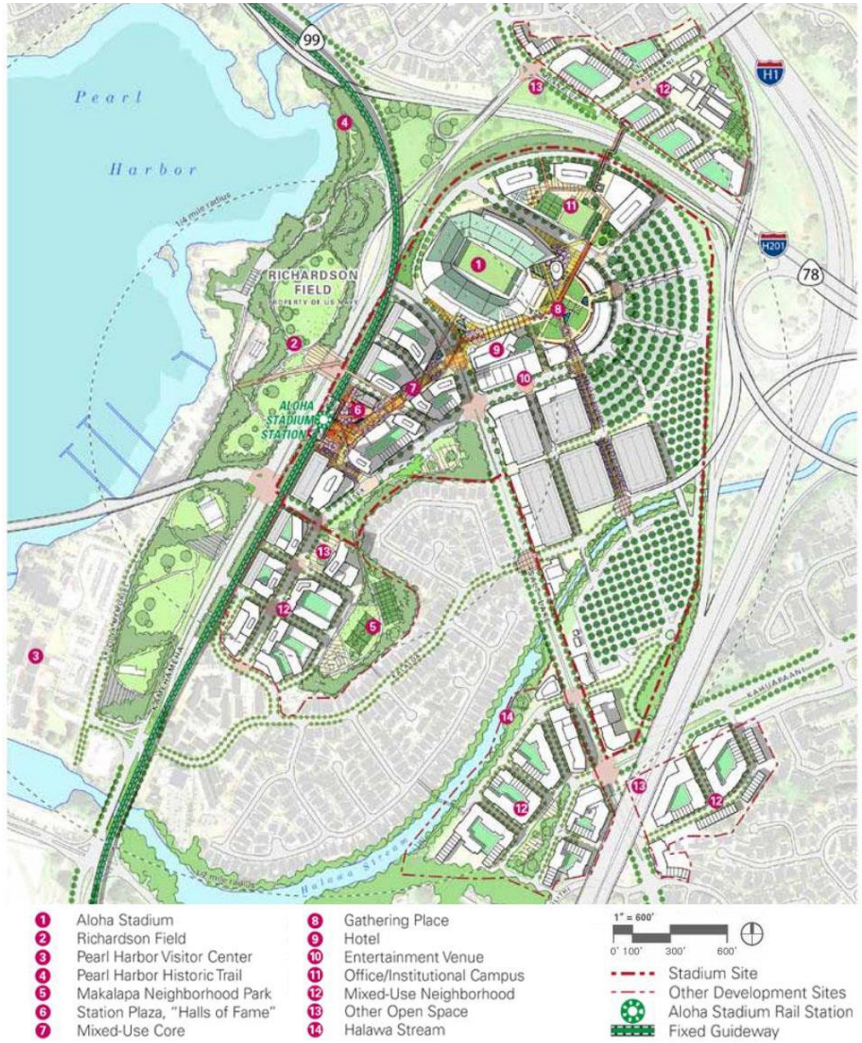
Halawa TOD Plan

HALAWA AREA

Transit-Oriented Development (TOD) Plan

DRAFT FINAL PLAN

JULY 2017



NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Background

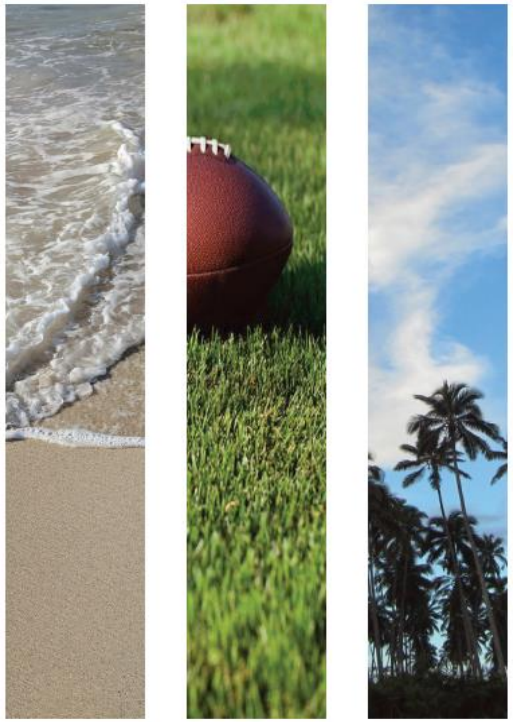
2005 Planning Study reveals a number of deficiencies and foreshadowed significant maintenance costs

2017 Update Planning Study reveals that $30 million per annum contribution would be required over a 25 year span

2019 Planning commences and Act 268 enacted to deliver a new stadium and district under a P3 model

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Site Selection Process



ALOHA STADIUM

Planning For A New Stadium & Site Redevelopment
D.A.G.S. Job No. 12-10-0862
Phase I
Final

CRAWFORD

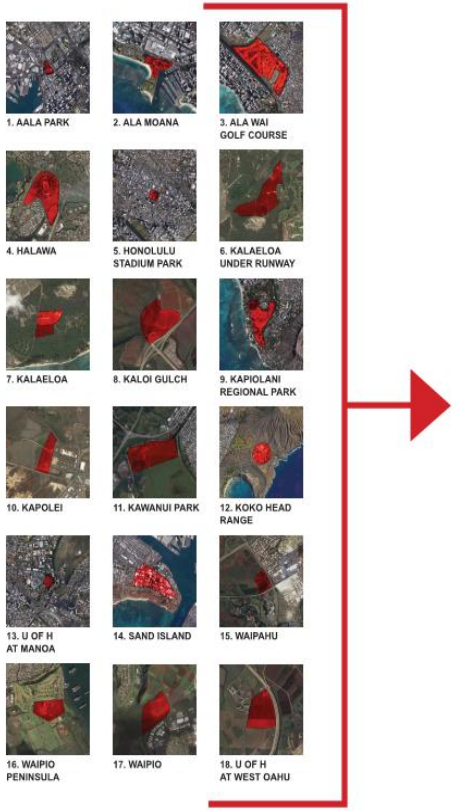
CALLISONRTKL A DESIGN CONSULTANCY OF ARCADIS ahl. WT PARTNERSHIP

FEBRUARY 19, 2019

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Site Selection Process

18 INITIAL SITE LOCATIONS

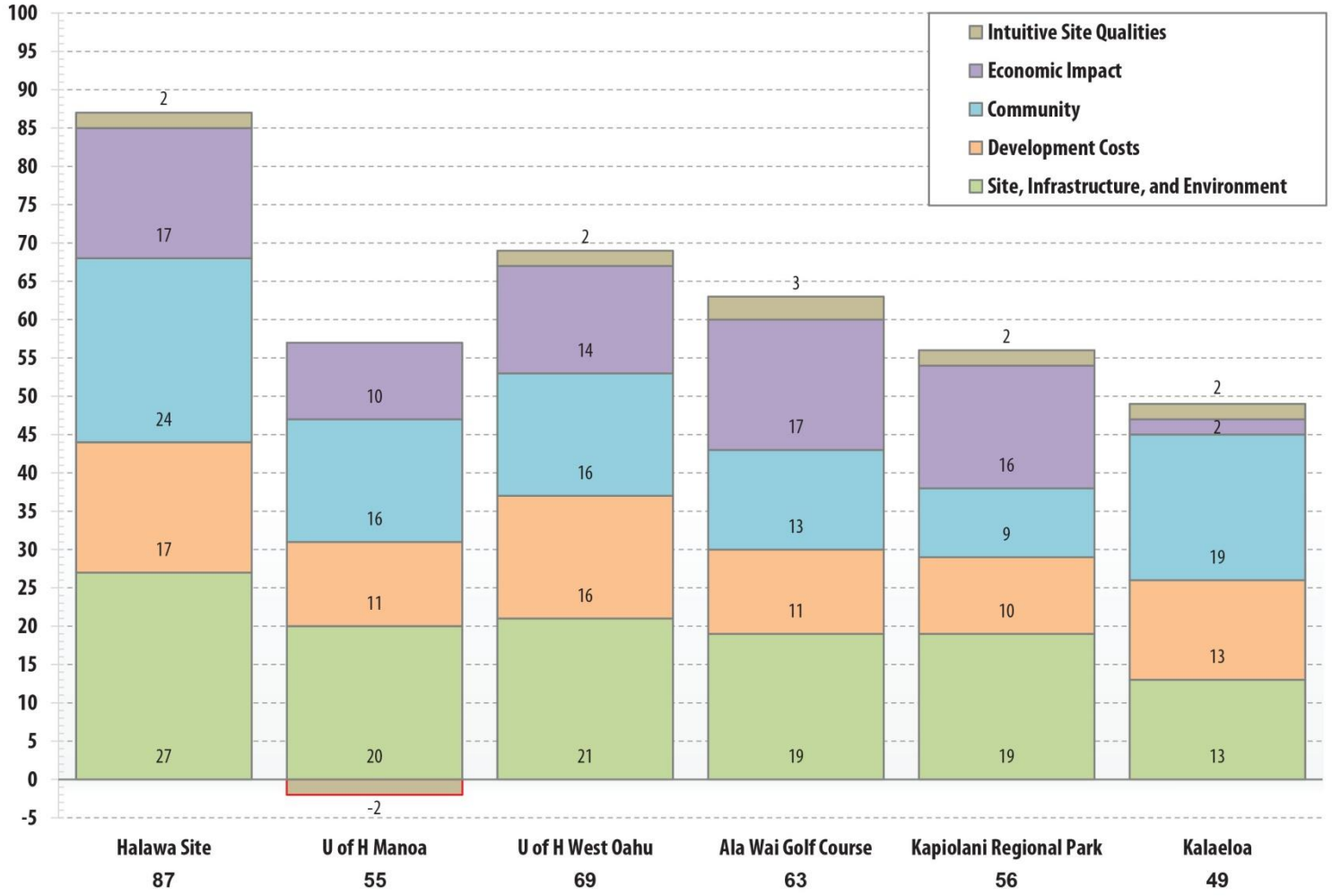


9 DESKTOP REVIEWS

6 SITES FOR EVALUATION

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Site Selection Process



NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

NASED

*The **New Aloha Stadium Entertainment District** is a concept which will likely be delivered over 10 years.*

*As a program, the objectives are to create a financially viable, functionally vibrant new district on the Halawa Site which offers places to **live, work and play**.*

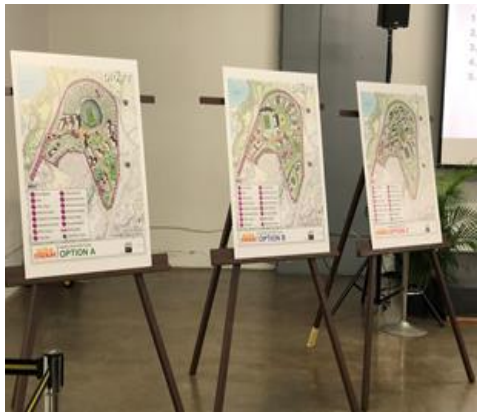
*The catalyst for this program is the **New Stadium Project** which will act as a physical and economic anchor to the site's next phase of development.*

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Market Analysis

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Community Outreach



NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

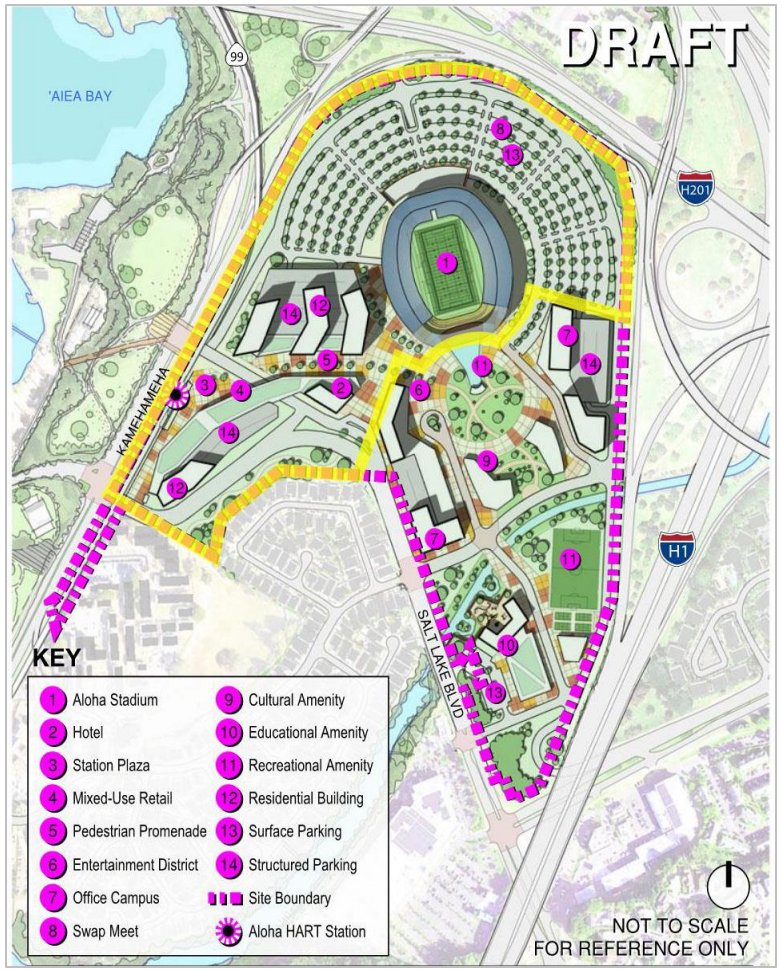
Site Issues & Concerns

- *Improving **Traffic** flow on and around the site*
- *Improved **Parking**, Ride Share Locations*
- ***Connectivity** of the site to surrounding neighborhoods*
- ***Safe** Pedestrian and Bicycle Paths through the site*
- *Connectivity to the **HART Station***
- *Open space for **Swap Meet** and **State Fair***

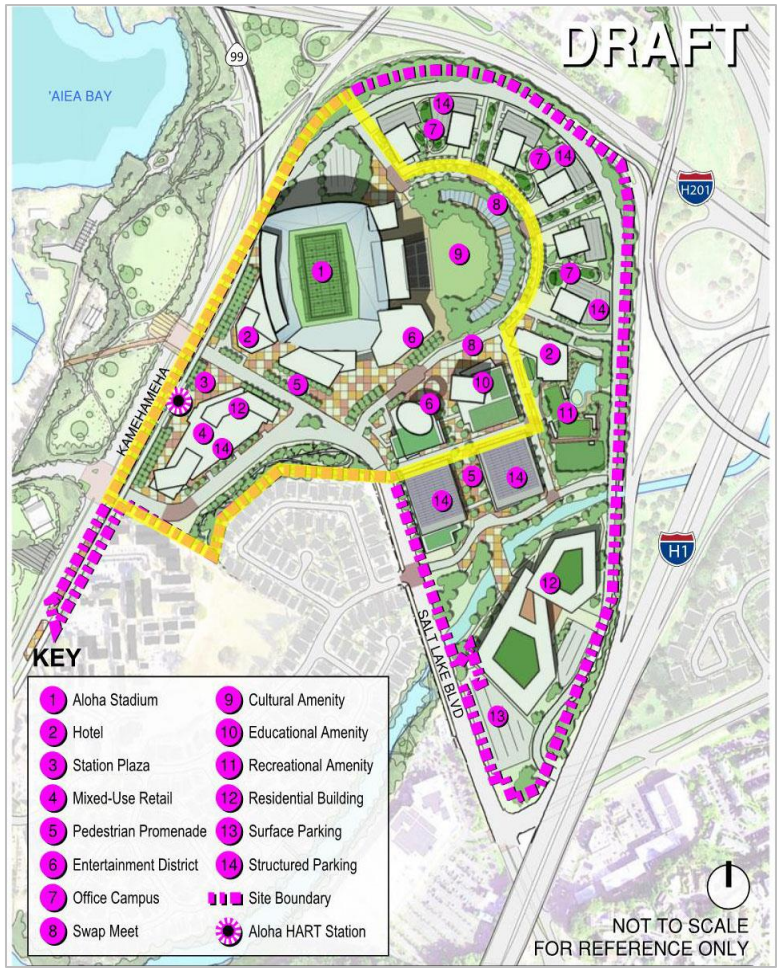
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

The site concepts from Crawford Architects are conceptual and highlight some of the possible design options for the new Aloha Stadium. No plans or designs will be final until feedback has been studied and an eventual partner selected later this year.

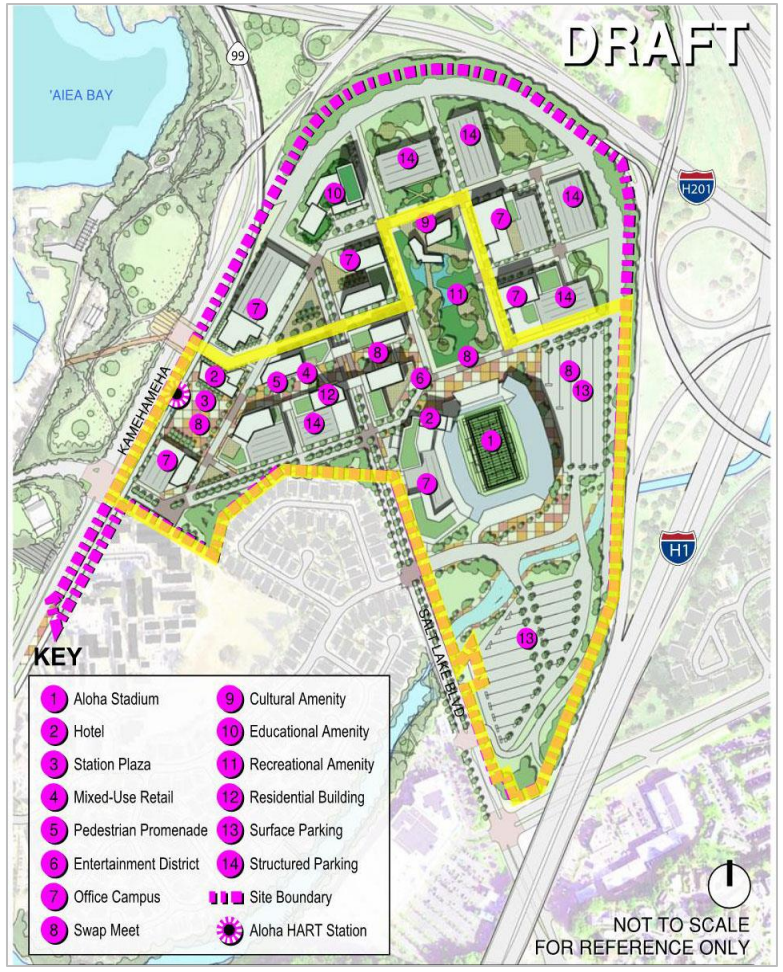
Site Concepts



Option A



Option B



Option C

A


PRO BOWL
ALOHA STADIUM


A
SALT LAKE STATION
APPAREL
RAMEN

B

B

B

C


C

C

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium – Events/Tenants

- University of Hawaii Rainbow Warriors Football (NCAA Mountain West Conference)
- Aloha Stadium Swap Meet
- NCAA Hawaii Bowl
- Amateur and High School Football
- NFL and CFL Exhibition
- Concert Venue
- International Soccer Competitions
- International Rugby Competitions
- Dirt Events (Monster Trucks, Motocross)
- Combat Sports (Boxing, MMA)
- eSports
- The 50th State Fair

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Program

- Open air bowl / partial roof cover for sun/rain protection of fans
- Approximately 35,000 seats
- Configurable/ Versatile for numerous Bowl events
- Exceptional patron experience
- Efficient Building Systems with Full DDC controls
- Several options for Premium Hospitality service levels
- Thoughtful and innovative technical and operational design

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Program

- Retail
- Hall of Fame
- Premium Food & Bev
- Soccer
- Football
- Rugby
- Concerts
- eSports

AREAS

	Level	Area	Comments
Area Summary by Levels	EVENT LEVEL	233,203	Exludes Seating Bowl and Event Field, tabulated below
	MEZZANINE LEVEL	22,845	
	CONCOURSE LEVEL	175,568	
	LOGE LEVEL	35,878	
	SUITE LEVEL	11,875	
	MEDIA LEVEL	13,075	
	SEATING BOWL	219,939	
	VERTICAL CIRCULATION	18,640	
	ENCLOSED BUILDING AREA - NET TOTAL	**731,024**	Excludes Event Field, tabulated below in Summary Class 2

The Program Requirements are divided into the following classifications:

SUMMARY

	Space Classifications	User Needs Assessment		Total SF	Comments
Summary	SUB-TOTAL CLASS 1: SEATING BOWL			219,939	
	SUB-TOTAL CLASS 2: EVENT FIELD			122,419	
	SUB-TOTAL CLASS 3: SPECTATOR FACILITIES			32,520	
	SUB-TOTAL CLASS 4: CONCOURSES & PRIMARY CIRCULATION			201,923	
	SUB-TOTAL CLASS 5: CLUB | LOGE | SUITES			62,669	
	SUB-TOTAL CLASS 6: FOOD | BEVERAGE | FOOD PRODUCTION & STORAGE			35,786	
	SUB-TOTAL CLASS 7: RETAIL | HALL OF FAME			10,040	
	SUB-TOTAL CLASS 8: MEDIA | PRESS | BROADCAST			17,049	
	SUB-TOTAL CLASS 9: ADMINISTRATIVE OFFICES | TICKETING			17,735	
	SUB-TOTAL CLASS 10: TEAM FACILITIES			56,430	
	SUB-TOTAL CLASS 11: GAME DAY | EVENT SUPPORT AREA			14,973	
	SUB-TOTAL CLASS 12: TECHNOLOGY | VIDEO DISPLAY			0	
	SUB-TOTAL CLASS 13: OPERATIONS SUPPORT | UNASSIGNED SPACE			53,105	
	SUB-TOTAL CLASS 14: MAINTENANCE | GROUNDSKEEPER			8,855	
	SUB-TOTAL CLASS 15: SITE AREAS			3,130,069	
	ENCLOSED BUILDING AREA - NET TOTAL			**731,024**	**Event Field and Site Areas excluded**
	subtract seating bowl | Area Remaining			511,085	
	subtract primary corridors programmed and lobby | Area Remaining			250,931	
	+ NET-TO-GROSS MULTIPLIER (18%)			**45,168**	
	Note: the net-to-gross multiplier is an allowance for interstitial space, plumbing chases, wall thickness, etc. It is not applied to the circulation elements.			**18.00%**	
	ENCLOSED BUILDING AREA - GROSS TOTAL			**776,191**	
	Range of Area	**737,382**	**to**	**815,001**	

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Program

35,000
total seats

2,200
premium seats

Suites
Clubs
Loge

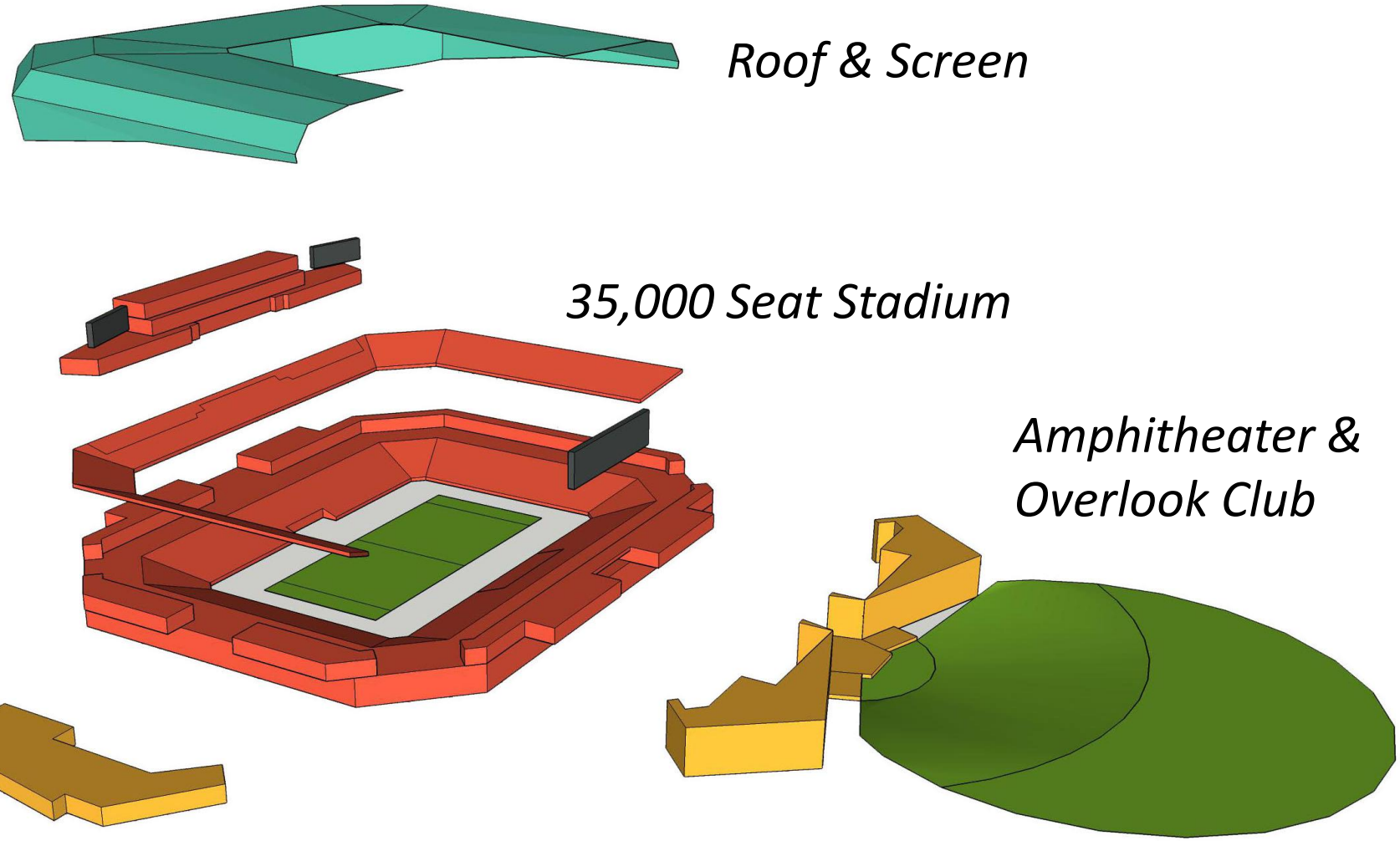
Digital Display Boards

Flexibility

SUB-TOTAL CLASS 1: SEATING BOWL								
Level	Class	Class Totals	Room Description	User Needs Assessment			Comments
				Units	SF	Total SF	
	Spectator Seating | New Aloha Stadium		*A total of 35,000 seats minimum will be provided in the main stadium, distributed across the following categories:*				*Minimum of 58% of seats shall be in contiguous lower bowl (to be confirmed).*
SEAT			General Armchair seating, permanent (20" min. width) - Lower Bowl	18901	7.00	116,644	34 inch minimum tread width @ lower bowl; 33 inch minimum tread width @ upper bowl; assume self rising chair with seat backs and cup holders
SEAT			General Armchair seating, permanent (20" min. width) - Upper Bowl	12994	6.00	74,633	34 inch minimum tread width @ lower bowl; 33 inch minimum tread width @ upper bowl; assume self rising chair with seat backs and cup holders
SEAT			Removable Bleachers, permanent (20" min. width)	962	6.00	5,054	34 inch minimum tread width @ lower bowl; assume self rising chair with seat backs and cup holders
SEAT			Club Armchair seating, permanent (22" min. width)	1114	8.00	7,860	36 inch minimum tread width; in seat mobile delivery or pick-up (APEX)
SEAT			Loge Seating, mobile (36" min. width)	132	37.00	4,805	chairs on casters; 108 inch minimum tread width; in seat mobile delivery or pick-up (APEX); provide barrier/gate access if located near general seating sections
SEAT			Cabana Loge Seating, fixed (36" min. width)	104	48.00	4,926	living room loge; couches; 108 inch minimum tread width; in seat mobile delivery or pick-up (APEX)
SEAT			Executive Suite Armchair seating, permanent (24" min. width)	295	15.00	4,400	provide min. 20 - 16 capacity suites; 42 inch minimum tread width
SEAT			Executive Suite seating, bar stool (24" min. width)				
SEAT			Super Suite Armchair seating, permanent (24" min. width)	60	14.00	801	provide min. 2 - 30 capacity suites; 42 inch minimum tread width
SEAT			Super Suite seating, bar stool (24" min. width)				
SEAT			Field Loge seating, bar stool (36" min. width)	64	13.00	816	
							Based on Wheel Chair and Companion Seating in accordance with IBC 2018 | ADA:
CONC			ADA Positions - GA	176	SF Factored in Seating Bowl and Concourse Areas		Proper horizontal and vertical dispersion shall be provided for wheelchair spaces throughout the seating bowl, and to account for differing locations within the seating area(s); 96 inch minimum tread width. Companion seats to be movable chairs. Provide barrier separation from general concourse areas and cross aisles
CONC			ADA Companion Seats - GA, mobile	176			
CONC			ADA Positions - Club	11			The number of wheelchair spaces required in luxury boxes, club boxes, and suites within the stadium are to be calculated box by box and suite by suite per National ADA Standards.; 96 inch minimum tread width
CONC			ADA Companion Seats - Club	11			
LOGE			ADA Positions - Loge	5			
LOGE			ADA Companion Seats - Loge, mobile	5			
LOGE			ADA Positions - Cabana Loge	5			
LOGE			ADA Companion Seats - Cabana Loge	5			
SUITE			ADA Positions - Suites	24			
SUITE		219,939	ADA Companion Seats - Suites	24			
	TOTAL SEATING			**35000**			Excludes Loge and Suite ADA Seats and Companion Seats; counts would substitute 1:1 for seat counts noted above for similar areas
	SUB-TOTAL (NET AREA)					**219,939**	

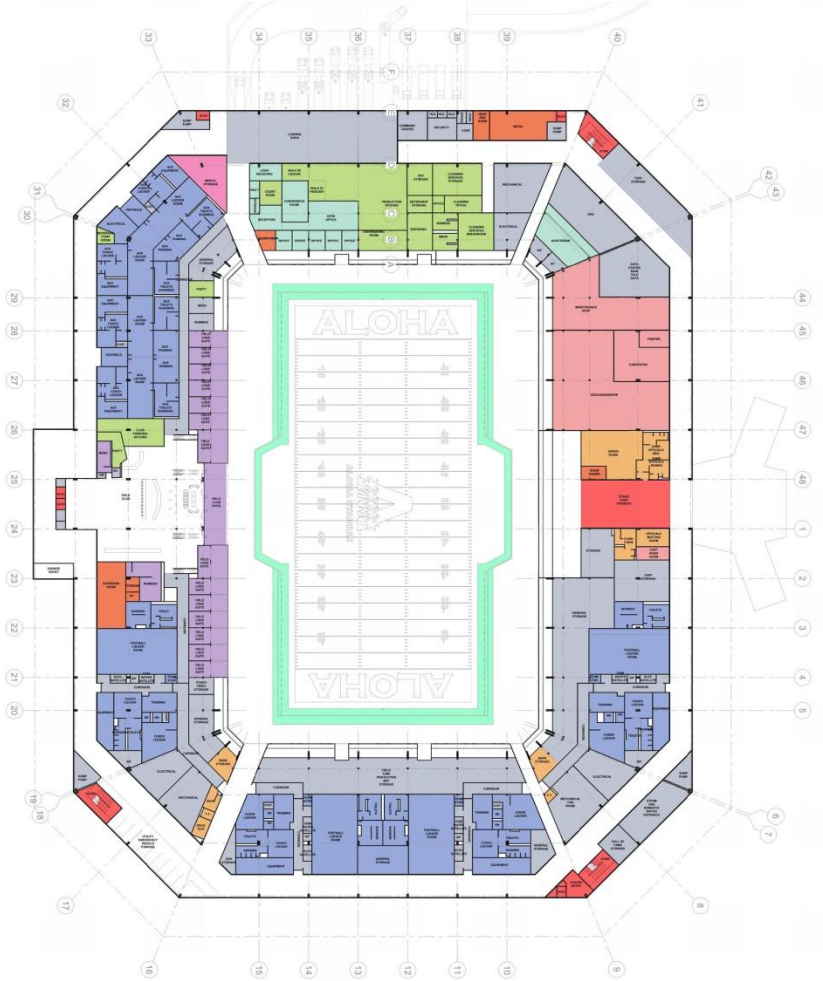
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

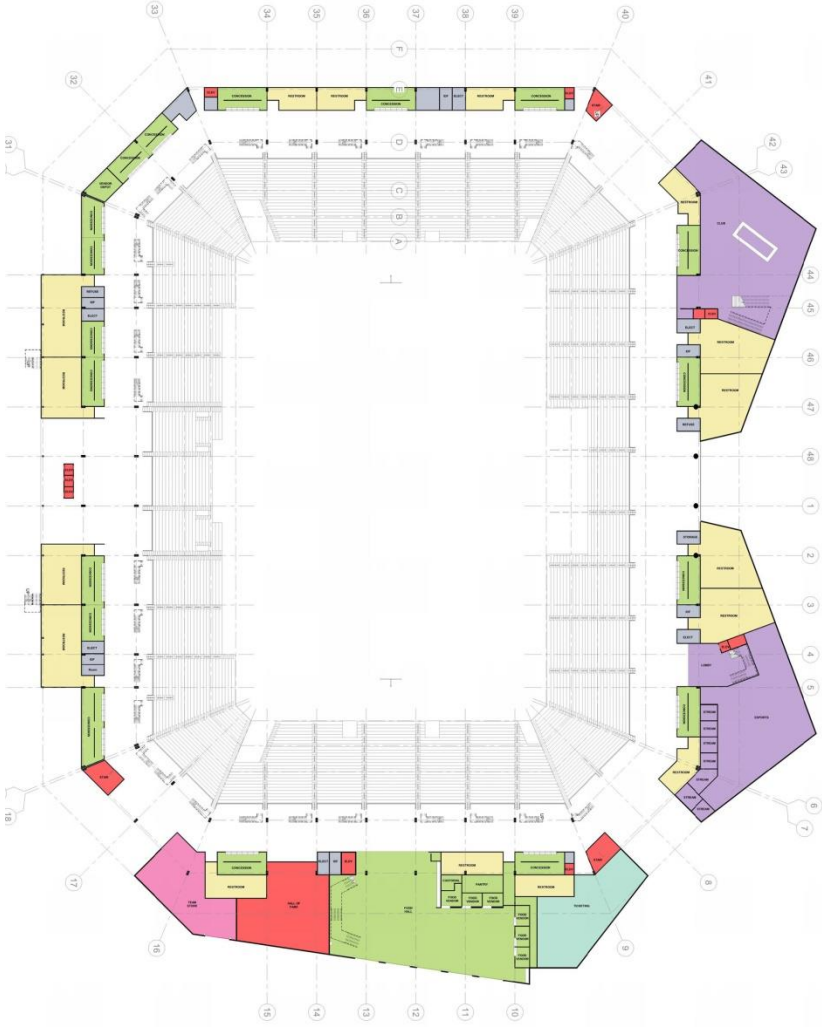
Further Study – Option B

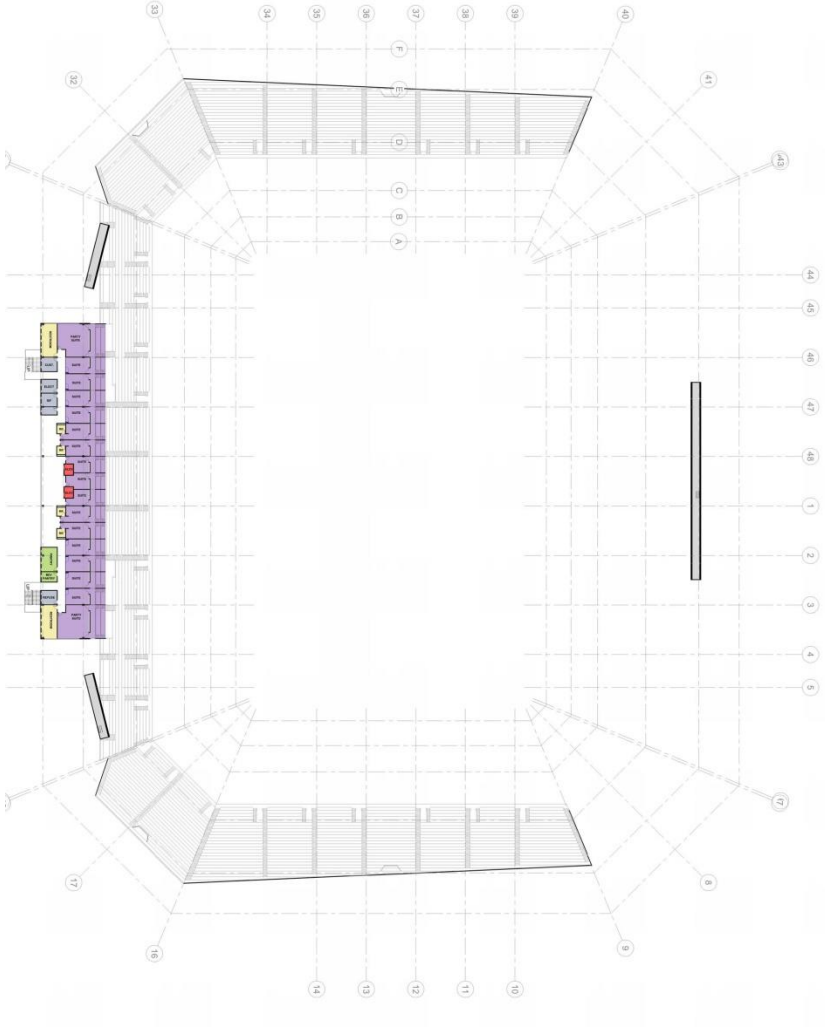


NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Further Study – Option B







NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

VISION OF THE FUTURE

By the Community / for the Community.

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Project Vision

Meet the challenge of providing a **first-class stadium** where the **dreams of our young people** can be realized through participation in sporting and other special events; where the **spirit of achievement** can be nourished by the **thrill of competition**; where families can gather to share their **cultural diversity with pride and a feeling of Aloha**.

EISPN, 2019 – Section 1.1 Background

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Objectives

- Maximize the long-term return on investment (ROI) for the taxpayer.
- Maximize revenue generation potential site-wide that is compatible with applicable delivery methods, market demand, economic feasibility and social aspirations.
- Build consensus by promoting community engagement, input and interaction during the planning process.
- Create an executable development plan for an urban entertainment destination that is community-centric and appropriate for Hawaii.
- Constructing a ‘First Phase” approach which is considerate to the short, mid and long-term needs of the NASED Program.

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Objectives in Delivery

A True Partnership with the State of Hawaii

- Collaborative (yet timely) design review process
- Direct engagement with Stakeholder Groups
  - Tenants
  - Community Groups
  - Industry (Local and Small Business)
  - Existing Stadium (on-going operations)
- Cost and Schedule Certainty
- Zero Injuries, Deaths or Industrial Disputes
- Seamless transition from Construction to Operations
- High degree of communication at all levels

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Strategic Real Estate Market Analysis

- Victus Advisors report concluded that a conservative projection for NASED includes **305 events per year** with estimated annual **attendance of over 1.8 million.** This includes **10 new major sport & entertainment events each year.**
- RCLCO's analysis includes the following asset class breakdown for the NASED precinct:

Land Use	Phase 1	Total Build-Out
Mixed use accommodation (no. Units)	700	1,820
Retail (incl Ground Floor) (Gross SF)	263,000	680,500
Office (Gross SF)	83,500	216,000
Hotel (no of Keys)	240	620
TOTAL GROSS SF	1,236,500	3,200,000

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Phasing

New Aloha Stadium Entertainment District

Phase One

- Stadium
- Residential
- Commercial
- Entert. /Hotel

1A

1B

Subsequent Phases

- Residential
- Retail
- Commercial
- Cultural

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

RFQ Scope

PHASE ONE

- the "**Phase 1A Project**": the design, construction, financing and maintenance of a new 35,000 seat stadium (the "**New Aloha Stadium**") and a prescribed minimum surrounding area with supporting infrastructure (e.g. roadways, parking, public spaces and requisite changes to utilities) for Phase 1 and connections to the HART Station, including the demolition of the current Aloha Stadium and redeveloping that part of the site; and
- the "**Phase 1B Project**": the development, operation and commercialization of prescribed set of functions (e.g. retail, commercial, etc.) in a nominally prescribed area (as described by RCLCO's report).

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

RFQ Process

Transparent transaction process

Opportunities for confidential, collaborative dialogue

RFQ shortlisting 3 respondent teams

Commitment to reasonable in-market spend for proposals

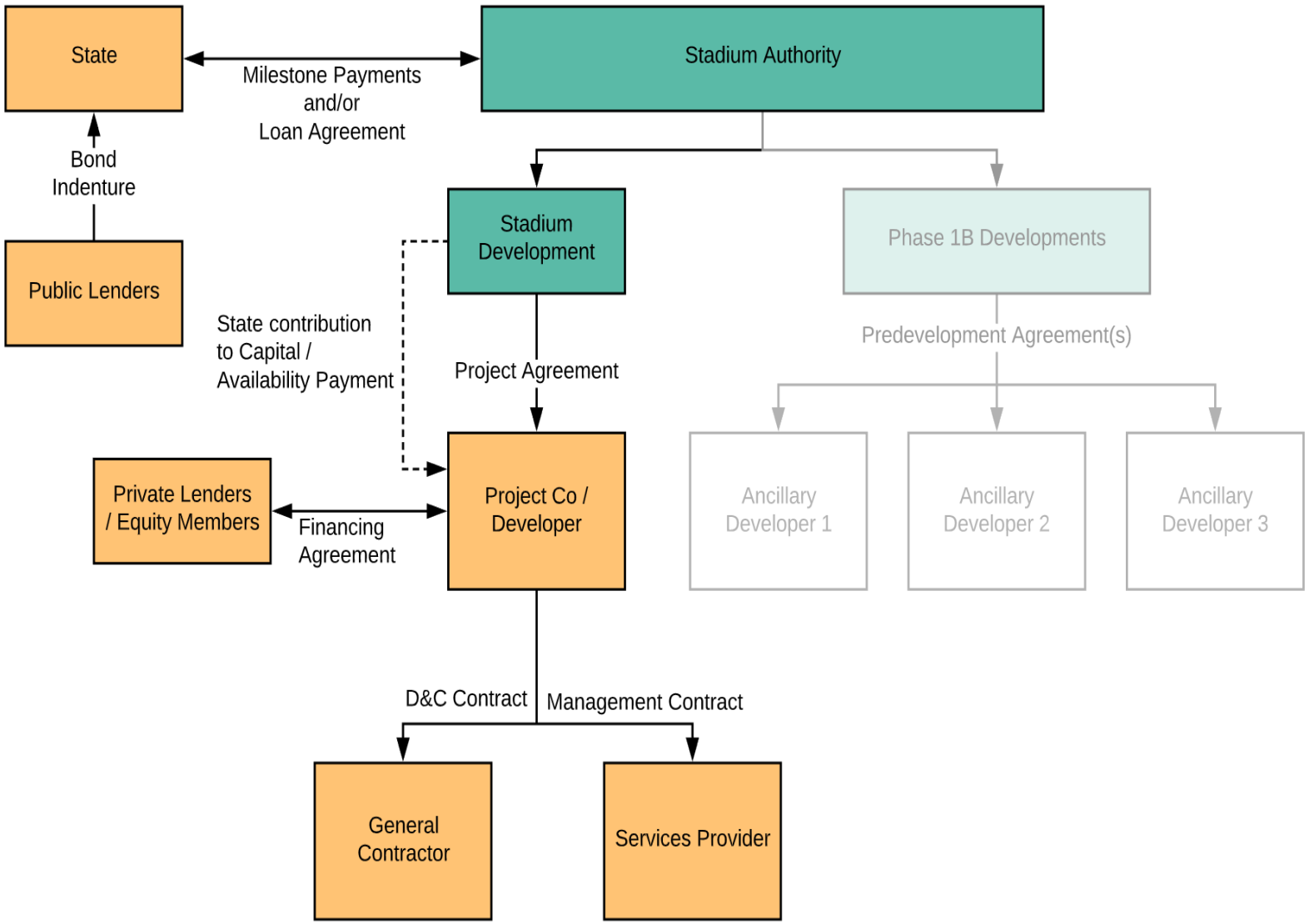
Aggressive yet realistic procurement schedules <1-year RFQ to financial close

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Commercial Structure

Feedback was sought from industry on this structure at the project's two heavily attended market sounding events.

Significant support was noted for the AP structure in light of the State's intent to retain Operations.



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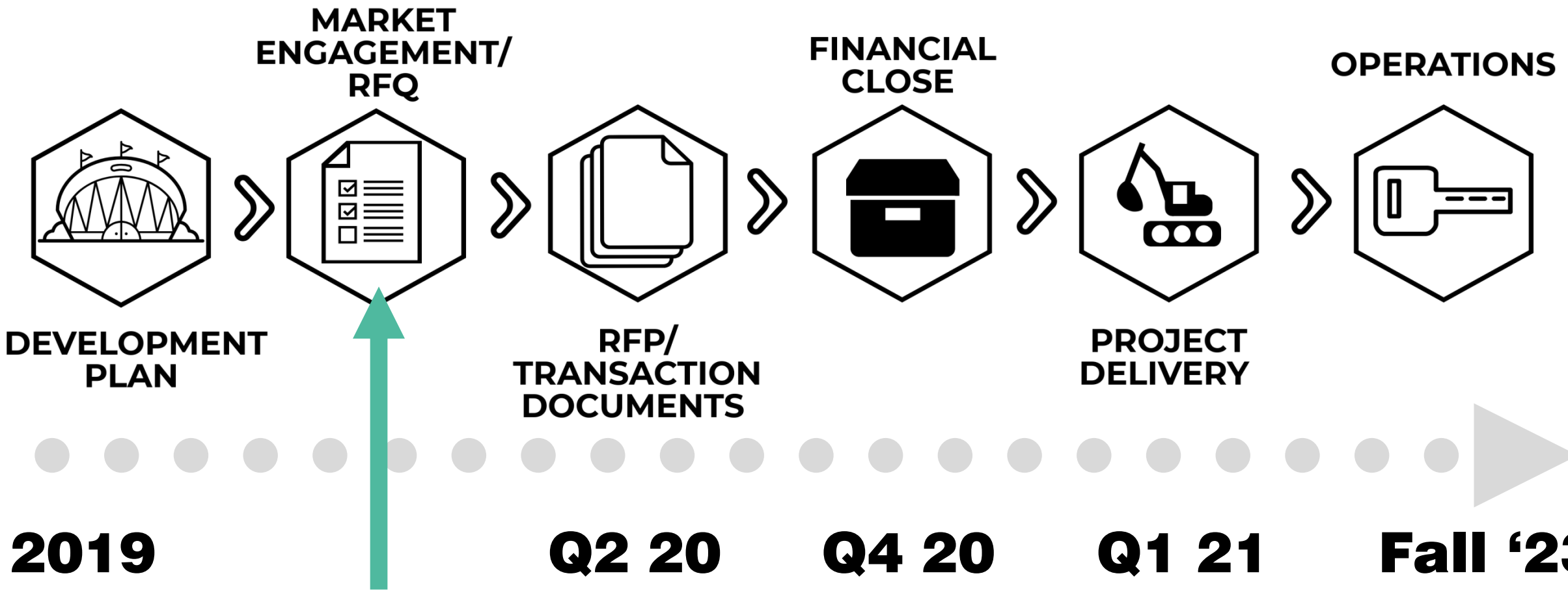
Process Ahead



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