

NEW
**ALOHA
STADIUM**
ENTERTAINMENT DISTRICT

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New Aloha Stadium Entertainment District
nased.hawaii.gov



The New Aloha Stadium Entertainment District (NASED) Program will create a vibrant live-work-play-thrive destination on Oʻahu with a new multi-sport stadium serving as the centerpiece for a mixed-use real estate development on the existing 98-acre Aloha Stadium site located in Hālawā. (Conceptual rendering: Crawford Architects).

The New Aloha Stadium Entertainment District (NASED) announced in January that two developer-led teams with deep local ties have qualified to advance to the second phase of the Real Estate Project request for proposals (RFP) to create a vibrant live-work-play entertainment district on roughly 73 acres of land. Meanwhile, the Stadium Project has qualified three highly experienced developer-led teams that eagerly await the issuance of a separate RFP to submit their proposals and vision for a new stadium. The new Aloha Stadium will sit on roughly 25 acres of land and anchor the new entertainment district, which promises to transform the local fan experience like never before. Since the selection of the developer-led teams for both the Real Estate and Stadium projects, NASED has been communicating with representatives from the five consortium groups to better prepare them for the issuance of the respective RFPs, which is expected in the coming weeks.

“Together with our industry experts and consultants, the Department of Accounting and General Services has been actively engaging the developer-led teams to ensure the RFPs for the Stadium and Real Estate projects lay the framework for an entertainment district that combines the community feel of old Honolulu Stadium in Mō‘ili‘ili with the modern amenities fans will be excited to use,” said Chris Kinimaka, public works administrator for the Department of Accounting and General Services. “The communities surrounding the Hālawa parcel have made it clear they want the state to create a vibrant entertainment district with retail, residential, commercial, and other community attractions and benefits. The NASED team is working closely with the five developer-led teams to ensure that vision is fulfilled, and we look forward to issuing the RFPs for both the Real Estate and Stadium projects soon.”

In recent weeks, Kinimaka and other DAGS representatives have met with members of the Hawaii Interagency Coalition (HIC) for Transit-Oriented Development (TOD) to provide information on NASED’s plans for residential housing as part of the new entertainment district. DAGS was able to share how the NASED Real Estate Project can take advantage of TOD, which is meant to spur community revitalization and affordable housing along the city’s rail line, including at the Hālawa station.

“One of the more exciting aspects about the NASED Real Estate Project is that our two developer-led teams can think outside the box and create residences within the entertainment district that meet the city’s affordable housing and TOD requirements while also augmenting the vibrance of a new entertainment district,” said Kinimaka. “We have not restricted the number of residences that our developer-led teams can propose, so we look forward to reviewing some very exciting housing concepts during part two of the Real Estate Project RFP.”

The Real Estate Project will embrace and implement a conceptual site plan that depicts the preliminary mix of uses and their locations on the 73-acre site, as well as their relationship and orientation to the Stadium Project. The conceptual site plan will also include

Simultaneous to this effort, the Stadium Project will be using a design-build-finance-maintain (DBFM) model for the selected developer team to leverage funding provided by the state Legislature, which is expected to total \$350 million. The DBFM model will ensure the new multi-use stadium is maintained to suitable performance standards for 30 years.

For additional information about NASED, please visit the project website:
<http://nased.hawaii.gov/>



This rendering shows a nighttime concert at the new Aloha Stadium seen from the upper bowl of the Makai side of the stadium. The stage at the 50-yard line with video board backdrop creates an ideal viewing experience for concertgoers. (Conceptual rendering: Crawford Architects).

The Developer-led Teams Selected as Preferred Bidders for the Stadium Project

Aloha Stadium District Partners, a consortium comprised of:

John Laing Investments Limited, Civil & Building North America Inc. and Hawaiian Dredging Construction Company, Inc. as the lead equity members; NBBJ Hawaii, Inc. and RMA Architects as the design team; Civil & Building North America and Hawaiian Dredging Construction Company, Inc. as the construction team; and Aramark Management Services Limited Partnership and Honeywell International Inc. as the services (maintenance) provider.

Aloha Stadium Hui Hilina'i, a consortium comprising of:

Plenary Americas US Holdings Inc. and PCL Investments Canada Inc. as the lead equity

services (maintenance) provider.

Waiola Development Partners, a consortium comprising of:

EllisDon Capital Inc., Kobayashi Group LLC and BSC Acquisitions II, LLC as the lead equity members; Design Partners Incorporated and MANICA Architecture as the design team; Turner Construction Company and Nan, Inc. as the construction team; and Spectra as the services (maintenance) provider.

The Developer-led Teams Selected as Preferred Bidders for the Real Estate Project

Aloha Halawa District Partners, a consortium comprised of:

Development Ventures Group Inc., Stanford Carr Development LLC, Hawaiian Dredging Construction Company Inc., WATG, SB Architects, Rebound Associates, Colliers, Wilson Okamoto Corporation, NBBJ LP, DTL, and Bennet Group.

Waiola Mixed-use Partners, a consortium comprised of:

Kobayashi Group, BSC Acquisitions II LLC, Machete Group Inc., Design Partners Inc., Manica Architecture, Stantec, Nan Inc., A.C. Kobayashi, JMA Ventures LLC, BAMP Project, Biederman Redevelopment Ventures, SSFM International, Wilson Okamoto Corporation, Nainoa Thompson, and S.H.A.D.E.



A rendering showing a potential multi-level entertainment and retail pedestrian corridor from the HART station to the NASED site. The left is flanked by ground level retail and a lobby serving a hotel and residential tower. The right shows two levels of retail, restaurants and entertainment overlooking the pedestrian promenade. Above are bridges that

Frequently Asked Questions About the NASED Project

Are construction costs rising with inflation?

Yes. Notwithstanding cost increases for specific items brought about by the recent shipping delays, construction costs continue to rise over time. We are estimating an approximate \$2 million of additional construction cost escalation per month.

When will the new multi-use stadium begin construction?

We expect construction activities to commence on-site in 2023.

When will the RFP be issued for the Stadium Project?

The Stadium Project RFP will be issued in the near future pending completion of final reviews by the State.

How many seats will be included in the new multi-use stadium?

The state is working through the minimum required capacity with stakeholders prior to release of the RFP. Our estimates fall within the 25,000 – 30,000 seats range. The final number will be determined with the selected developer at a later date.

How will the University of Hawaii football program be included in the development of the new multi-use stadium?

The University of Hawaii has been provided with key components of the RFP to ensure the successful developer will meet its requirements. The State also expects the University of Hawaii to be involved in the overall development process for the new stadium, as will other key stakeholders for NASED.

Have any sports leagues expressed interest in the new multi-use stadium?

Thus far, the United Soccer League (USL) as well as Major League Rugby (MLR) have expressed strong interest in making NASED their home for new teams. In addition, the multi-use stadium is expected to host concerts and other event attractions that cannot be accommodated within Oahu's existing facilities.

How will the state generate revenue from the approximately 73 acres of land that the Real Estate Project will occupy?

The state expects that the successful offeror, the "Master Development Partner" (or related entities) will, over time, enter into several ground leases with the state for parts of the site. Each of these ground leases is expected to provide steady long-term revenue streams for the state.

What is the total amount of state funding that has been allocated for the NASED

2021, \$170 million in general obligation bonds has currently been appropriated. NASED anticipates state lawmakers will set aside an additional \$180 million during the current legislative session in keeping with the original intent communicated by Act 268, SLH 2019.

What type of development is planned for the Real Estate Project?

The Real Estate Project is expected to include retail, residential, commercial, hotels, hospitality, cultural and community facilities. The project also will include horizontal infrastructure, such as roads, parking, public spaces, and various amenities.

How many residential units will the Real Estate Project include?

The RFP does not specify a minimum or maximum number of residential units. Instead, offerors to the RFP will be required to provide a preliminary development program with the proposed number or range of residential units the Real Estate Project will entail, including an initial conceptual breakdown of units by levels of affordability.

Who is evaluating the responses?

The state has selected special evaluation committees for the Stadium Project and the Real Estate Project. The committees are comprised of a mix of state employees and subject-matter experts from the development industry.

How much construction-related revenue is the NASED Project expected to generate?

Together, the Real Estate Project and the Stadium Project are expected to generate more than \$1.48 billion in economic output from construction spending alone, translating into approximately 12,660 construction jobs and more than \$595 million in construction wages.

How many net annual jobs and how much tax revenue will the Real Estate Project and Stadium Project create?

Both projects are forecast to create 690 net annual jobs, \$28.8 million in net annual wages (Oahu), and more than \$27 million in additional net tax revenue upon completion of the full build-out.

How will the NASED project affect the Swap Meet and Marketplace?

The Stadium Authority values the Swap Meet and Marketplace and recognizes that it generates a significant portion of the stadium's overall revenues. We want the Swap Meet to remain central to the future of the new venue and accommodations of vendors' needs will be integrated into the new facility's programming.

- The current plan is to keep the Swap Meet and Marketplace in operation while the new Aloha Stadium is being constructed.
- The Stadium Authority is maintaining ongoing communications with Swap Meet and Marketplace vendors as the NASED planning progresses.
- A stadium representative attends vendor meetings to provide updates and answer questions.

Please click on the links below to learn more about the NASED project.

[NASED Homepage](#)

[Reach Out: Contact the NASED Team](#)

[Media Coverage](#)

The NASED team will continue to post updates as the project progresses.

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