

NEW
ALOHA
STADIUM
ENTERTAINMENT DISTRICT

December 16, 2021

New Aloha Stadium Entertainment District
nased.hawaii.gov

The renderings below are preliminary, conceptual views of the multi-use stadium of the New Aloha Stadium Entertainment District project (Credit: Crawford Architects). Final designs will be determined in collaboration with the selected project developer.



This rendering shows an afternoon football game at the new Aloha Stadium seen from the upper bowl of the Makai side of the stadium.

**NASED Stadium Project RFP
to be Issued in Early 2022**

[teams](#) early next year. The Stadium Project RFP had been scheduled for delivery on Dec. 15, but due to a pending administrative review and ongoing preparations for the start of the legislative session, the Department of Accounting and General Services (DAGS) anticipates issuing the document in early 2022.

“Although our technical team was poised to deliver the Stadium Project RFP to our preferred developers this week, the change until early 2022 was necessary as the administration prepares for the demands of the legislative session that begins next month,” said Chris Kinimaka, public works administrator for the Department of Accounting and General Services. “DAGS will use this additional time to ensure the Stadium Project RFP fulfills the aspirations of a vibrant live-work-play entertainment district that has been envisioned by our surrounding communities, and we look forward to delivering the document to our preferred developers after the New Year.”

The NASED Stadium Project encompasses approximately 25 acres of the Halawa site, with the remaining acreage (73 acres) designated for the Real Estate Project, whose RFP was issued on Oct. 12.

The Stadium Project RFP is the second stage of a two-stage procurement process. The first stage shortlisted stadium development teams based on their experience and qualifications with projects similar in size and scope, as well as a preliminary description of how they will deliver innovation and value for money invested by the state.

The Stadium Project will follow a design-build-finance-maintain (DBFM) model as the selected developer team will leverage the \$170 million in funding provided by the state Legislature. The DBFM model will ensure the new multi-use stadium is maintained to suitable 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.

The Developer-led Teams Selected as Preferred Bidders Include:

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 members; M. Arthur Gensler Jr. & Associates, Inc. and KYA, Inc. as the design team; Nordic PCL Construction as the construction team; and Johnson Controls, Inc. as the 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.

Frequently Asked Questions About the NASED Project

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

When will the RFP be issued for the Stadium Project?

The Stadium Project RFP will be issued in early 2022.

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. Further details will be provided at a later date.

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

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

How will the Real Estate Project be positioned in relation to the Stadium Project?

Offerors to the Real Estate Project RFP are required to develop a conceptual site plan that depicts the preliminary mix of uses and their locations, as well as their relationship and orientation to the Stadium Project. The conceptual site plan must also include preliminary ideas for site circulation and access that will enable successful integration with the Stadium Project.

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 Project?

Under Act 146 passed by the state Legislature and signed into law by the governor earlier this year, \$170 million in general obligation bonds has currently been allocated.



This rendering shows a bright and airy concourse with open views to the event from every angle. Stadium fan amenities, concessions and retail surround the concourse so fans are never separated from the action on the field.

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 and conceptual breakdown of units by levels of affordability.

How will the responses for the Real Estate Project be scored?

Responses to the RFP Part 1 will be assessed against the following criteria:

- Project Understanding and Approach (25 points)
- Team Structure and Governance (15 points)
- Offeror and Team Member Experience and Capability (30 points)
- Financial Capacity ("Acceptable," "Potentially Acceptable," or "Unacceptable")
- Preliminary Financial Approach (30 points)

Who is evaluating responses?

The state has selected special evaluation committees for the Stadium Project and the Real Estate Project. The committee is 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?

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.

NASED In The News

**New Aloha Stadium Entertainment District Proposals Postponed
Honolulu Star-Advertiser, December 15**

[View Story](#)



Happy holidays and best wishes for 2022 from the NASED team.

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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