



# **Stadium Development District**

## **2021 Annual Report**

to the

# **Hawaii State Legislature**

## **Regular Session of 2022**

This report satisfies Hawaii Revised Statutes Section 206E-226.



# Legislation

In July 2019, Act 268 was signed into law, establishing a new Stadium Development District (District), which includes all state property under the jurisdiction of the Stadium Authority. The Act directed the Hawaii Community Development Authority (HCDA) to facilitate the development of all State property within the District. Act 268 appropriated \$20 million in general revenue for the establishment and development of the stadium district. It also authorized HCDA to issue, with the governor's approval, up to \$180 million in revenue bonds to implement the stadium development district and authorized the Director of Finance to issue \$150 million in general obligation bonds for the new stadium development district to make optimal use of public land for the economic, residential, educational, and social benefit of the people of Hawaii.

The district consists of 98.5 acres in Halawa, Oahu, Hawaii.

In July 2020, Act 4 was signed into law, amending Act 268 of 2019. Act 4 amended Section 4 of Act 268 by eliminating the \$20 million in general revenue appropriations, and amended Section 6 of Act 268 authorizing the Director of Finance to issue \$170 million in general obligation bonds (CIP funds) from the previous \$150 million in general obligation bonds, for the stadium development district.

In July 2021, Governor David Ige signed House Bill 1348 into law. It designated the Aloha Stadium Authority (ASA) Board as the lead agency for the development of the New Aloha Stadium Entertainment District (NASED) project. The ASA will work closely with the Department of Accounting and General Services (DAGS) and the Hawaii Community Development Authority (HCDA).

The new law also designated, that two members of the ASA Board shall reside in the community districts. It allows the ASA to hold title to real property including the NASED's 98-acre parcel, and it allows the ASA to grant leases up to 99 years.

In addition to the Governor, mahalo to the members of the Hawaii state legislature who drafted and passed HB 1348, which sets the foundation for NASED's future success.



## 2021 Highlights

In January, the New Aloha Stadium Entertainment District (NASED) team held virtual community meetings to discuss the EIS process, the accompanying conceptual Master Plan and how comments and questions regarding the EIS could be submitted for consideration. Chris Kinimaka, Public Works Administrator for the State of Hawaii Department of Accounting and General Services said, “our goal is to receive maximum feedback from a wide audience, so we can continue to make informed decisions that will help ensure the success of the NASED project.” The public comment period for the Draft Environmental Impact Statement (DEIS) for the NASED project was from December 23, 2020 through February 8, 2021.

Once the Environmental Impact Statement (EIS) is completed, the next steps are:

The state has been undertaking the procurement processes in parallel to the EIS. This is to select developer(s) to design and construct the NASED, including the new Aloha Stadium.

As part of these processes, prospective developers will be requested to submit proposed designs for the new stadium and district.

The most suitable developer(s) will be selected, and they will be required to further progress and then deliver their proposed designs.

### Expected revenue

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 throughout the project.

### On an annual scale

Combined, the projects are estimated to create approximately

**690 annual jobs,**

**\$28.8 million**

in net annual wages, and

**over \$27 million**

in additional annual tax revenue upon completion of the full build-out.

# Highlights continued

## Updates and outreach

In April, the team revealed the revised NASED website <http://nased.hawaii.gov/> including updates and information on both the Stadium Project and Real Estate Project.

An informational booklet on the NASED Real Estate Project Market Outreach was also released in April and made available to the public on the project's website (<http://nased.hawaii.gov/>).

## Market outreach

The State of Hawaii began market outreach for the real estate development portion of the NASED project that comprises the land surrounding the planned new Aloha Stadium.

The 98-acre NASED project will involve two Request for Proposals (RFP): one for the new Aloha Stadium (Stadium Project) on approximately 20 acres and the other for the development of the land surrounding the stadium (Real Estate Project), which comprises the remainder of the NASED site.

"We not only encourage real estate developers and their partners across Hawaii to participate in the market outreach process, but also welcome public and stakeholder engagement in the Real Estate Project procurement process," Chris Kinimaka said. "From the beginning, we have put a premium on community outreach and that commitment will continue."

On May 4, a briefing session for development industry professionals interested in the Real Estate Project was held virtually to provide details about the state's planned approach to the procurement process. This process will ultimately lead to the selection of a developer who will be responsible for the complete development of this portion of the project.

Three stadium development specialist teams already have been selected as finalists for the Stadium Project through the Request for Qualifications (RFQ) process.

After the initial briefing session, registered companies could review relevant project materials and provide comments on the state's proposed approach. This feedback helps ensure that the desired approach considers the expectations and aligns with the requirements of the state.

## Real Estate Project quick facts

- Feature 70 to 80 acres of mixed-use development, including residential, retail, entertainment, hotel, office, etc.
- Utilize long-term ground leases and revenue-sharing opportunities, which will help the state offset the cost of building a new stadium, in addition to its maintenance costs.
- Increase property tax revenue for the City and County of Honolulu by creating millions of square feet of new development.
- Charge the developer that is selected to execute the master plan to find a balance between the NASED vision and the commercial return to the state.
- Create common areas where people can enjoy open space and entertainment, while also providing jobs and housing.
- Seek input from community members and developers about what they would like to see as a part of the final master plan. The existing preliminary master plan will serve as a springboard for new and creative ideas.
- Employ the six principles that have guided NASED to date: Community, Partnering, Sustainability, Long-Term Thinking, Innovation, and Resilience.
- Utilize all forms of transportation, including rail, walking, biking, TheBus, private vehicles, and rideshare. Connectivity with surrounding areas and neighbors will also be a priority.
- Completion of the entire master plan is expected to take approximately 20 years to allow for market absorption of improvements as they are completed.
- Require an innovative solution to meet the sewer capacity demand for the district on a quicker schedule than what the city currently has envisioned.
- Create approximately 1.2 million square feet of development within the first five years after construction begins. An additional million square feet of development is expected to be added every five years, to align with our real estate consultant's expectations for market absorption over time up to the maximum permissible build out for the entire site.
- Not allow certain land uses within the district (even if permitted by zoning), including auto sales and rentals, self-storage facilities, and distribution centers. Basically, businesses that do not support a vibrant mixed-use district will not be included in the master plan.
- Include new parking structures, so that sufficient vehicle parking is provided to meet the demands of the district.

# Real Estate Project



The Real Estate Project is in the area outlined above in blue.  
(Conceptual renderings: Crawford Architects.)

## Request for Proposals

In October, the State of Hawaii posted a request for proposals (RFP) online for the real estate development portion of the NASED project for interested development partners, at <https://nased.hawaii.gov/further-information/procurement/>.

The Real Estate Project RFP is a two-stage procurement process, with the first phase requesting real estate development industry professionals to provide their experience and qualifications with projects similar to the NASED Real Estate Project, as well as a preliminary description of how they see the real estate portion of the NASED project complementing and supporting the new Aloha Stadium development.

A specially selected committee will determine which developer-led teams are qualified to advance to the second phase of the RFP process, which will ultimately lead to the selection of a master developer for the entire Real Estate Project.

"We're energized by reaching the RFP stage of the NASED Real Estate Project," said Chris Kinimaka. "Even though the pandemic caused delays, we stayed committed to fine-tuning the Real Estate RFP, so it aligns with the feedback we received from key stakeholders and members of the community. Now, we're ready to move forward with this important milestone and identify our project development partners."

### 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:

- Administrative Response (acceptable, potentially acceptable, or unacceptable)
- Project Understanding and Approach (25 points)
- Team Structure and Governance (15 points)
- Offeror and Team Member Experience and Capability (30 points)
- 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.



## Stadium Project

*The Stadium Project is in the area outlined above in blue. (Conceptual renderings: Crawford Architects.)*

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

The New Aloha Stadium Entertainment District (NASED) announces that the Stadium Project Request for Proposals (RFP) will be delivered to the three preferred developer-led 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/>

NEW  
**ALOHA  
STADIUM**  
ENTERTAINMENT DISTRICT



*The artist renderings in this report are preliminary, conceptual images of the New Aloha Stadium Entertainment District. The final design will be determined with the selected development team.*

## Early 2022

The Stadium Project RFP will be issued.

## Early 2023

Construction activities are expected to commence on-site.

### 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.

## Developer-led Teams Selected as Preferred Bidders

### 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.

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