

NASED UPDATE  
Stadium Authority  
April 29, 2021



### August 2020

Priority-Listed  
Respondents for  
Phase 1 RFQ

### Late 2020

Further diligence:

- stadium capacity
- stadium scope
- delivery model
- financial modelling

### January 2021

Move from “phases”:

- Stadium Project
- Real Estate Project

### February 2021

Pre-RFP  
Communications with  
Stadium Project  
Priority-Listed  
Respondents

### April 2021

- Revised procurement schedule for Stadium Project
- Passage of House Bill 1348

### May 2021

Real Estate Project  
market outreach  
process

### July 2021

- Release RFP for Stadium Project
- Release RFQ for Real Estate Project

### Quarter 2 2022

- Contract award for Stadium Project
- Contract award for Real Estate Project

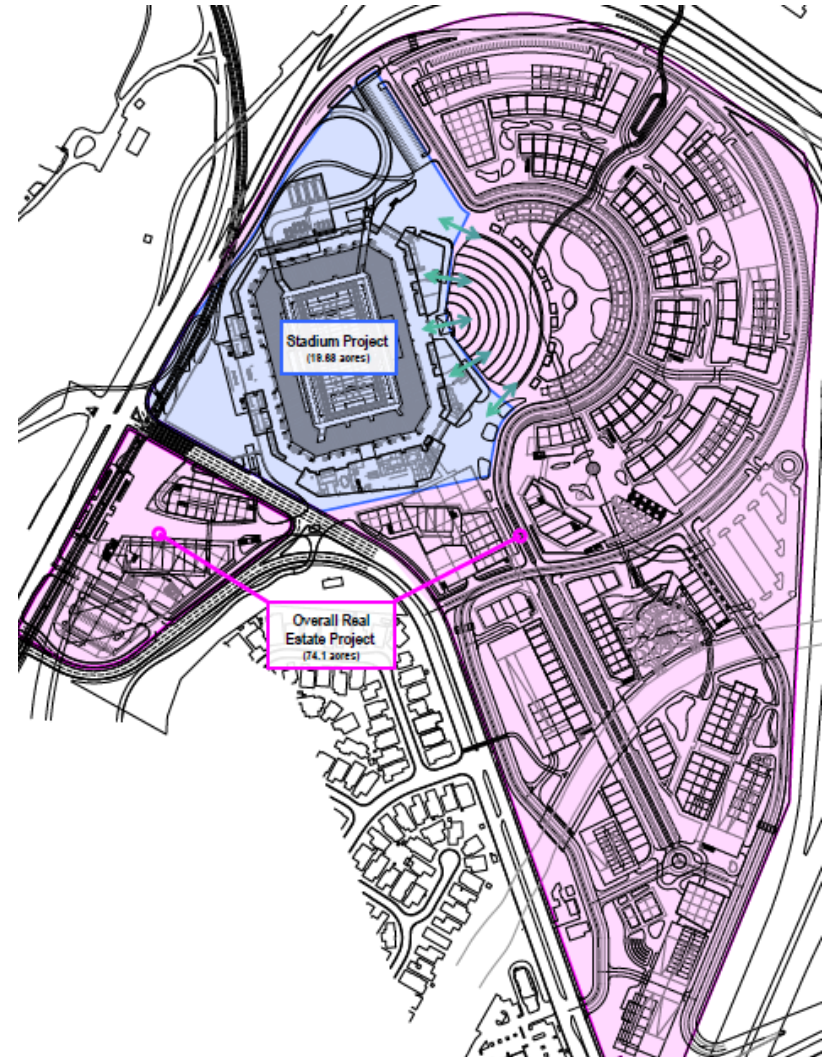
## REVISED NASED 'SPLIT'

### RFQ

- Phase 1 Project
  - Phase 1A Project (Stadium)
  - Phase 1B Project (Real Estate ~1 million sf)
- Subsequent Phases

### RFP

- Stadium Project
- Real Estate Project



# STADIUM PROJECT v REAL ESTATE PROJECT

## Stadium Project

---

- Current Procurement Process for Priority-Listed Respondents
- Remains P3 availability payment model
- State contribution to design and construct costs
- Design-Build-Finance-Maintain
- Reduction in capacity to ~ 30,000 seats
- Defined Stadium Project site boundaries

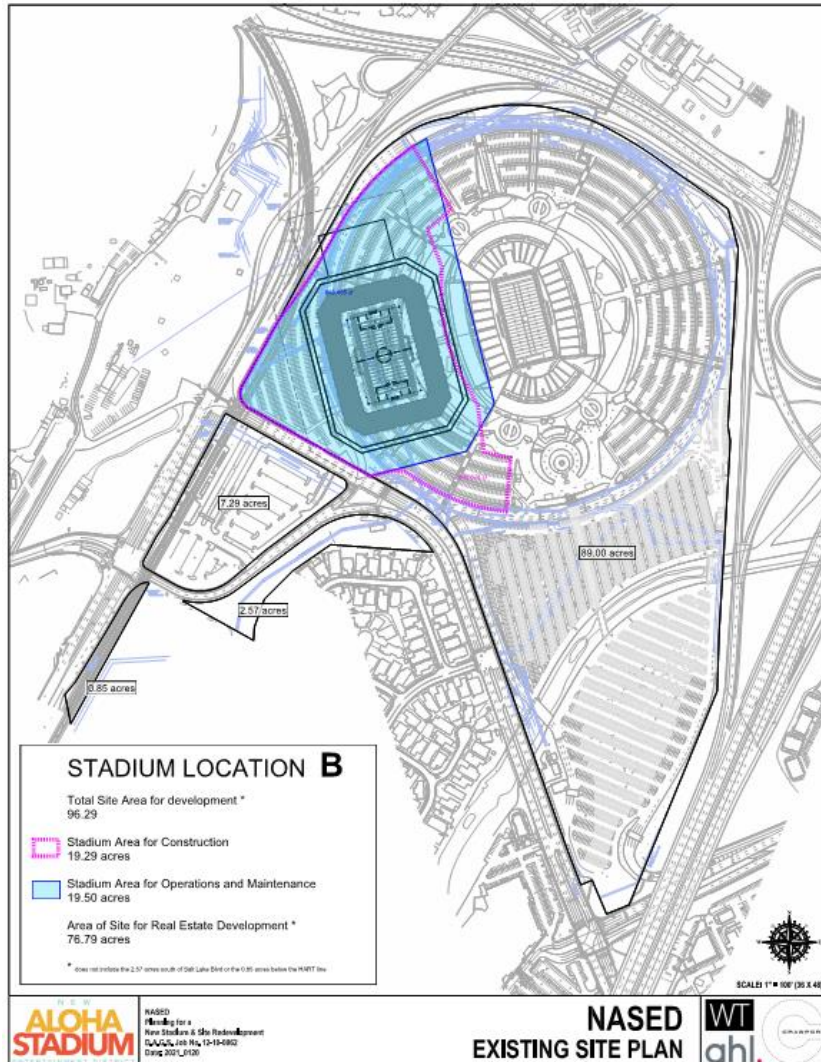
## Real Estate Project

---

- New procurement process
- Rights to develop remainder of NASED
- Development expected to occur over time
- Master developer style arrangement expected
- Market outreach process next week (May 4)



# STADIUM LOCATION: OPTION B



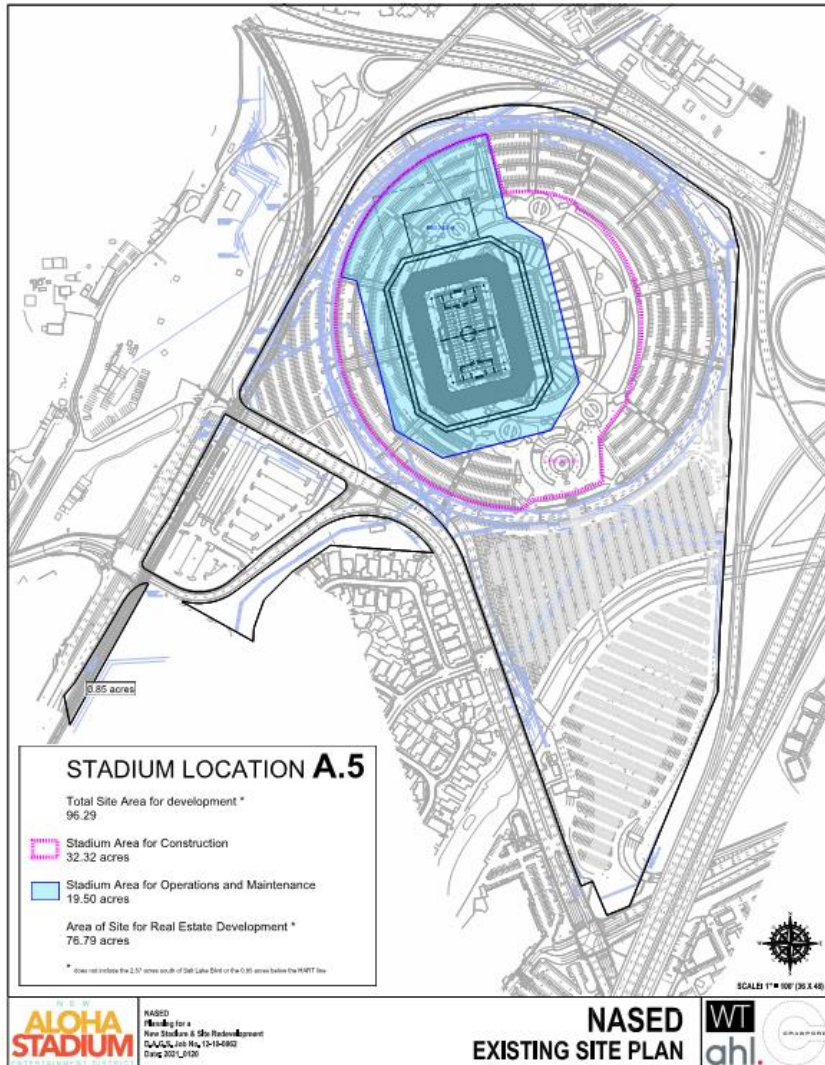
## Primary benefit:

- Allowed for continued operation of existing Aloha Stadium

## Challenges:

- Material utility relocation / easement issues

# STADIUM LOCATION: OPTION A.5



## Primary benefit:

- Site functionality (open space, greater real estate site flexibility and coordination)
- Avoids main utilities and easements
- More efficient construction
- Less risk
- Cost savings (> \$ 5 million)
- Time savings

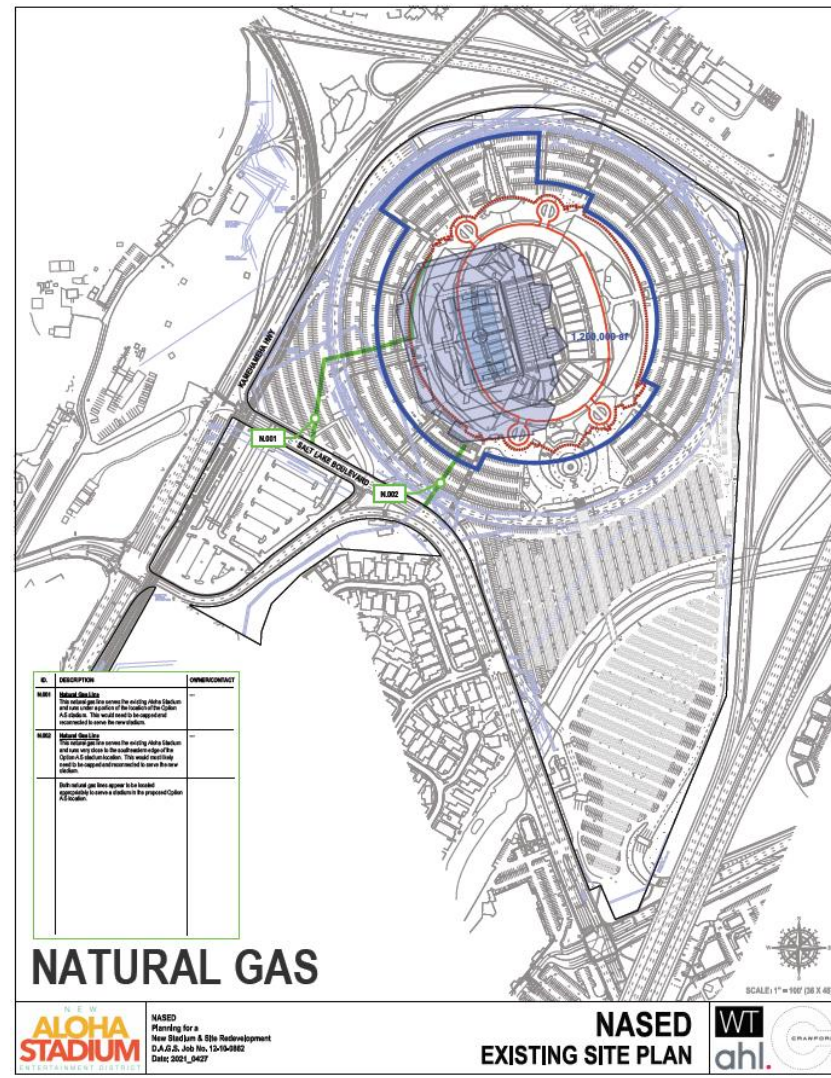
## Challenges:

- Requires demolition of existing Aloha Stadium prior to construction

## Why not partial operation of existing stadium?

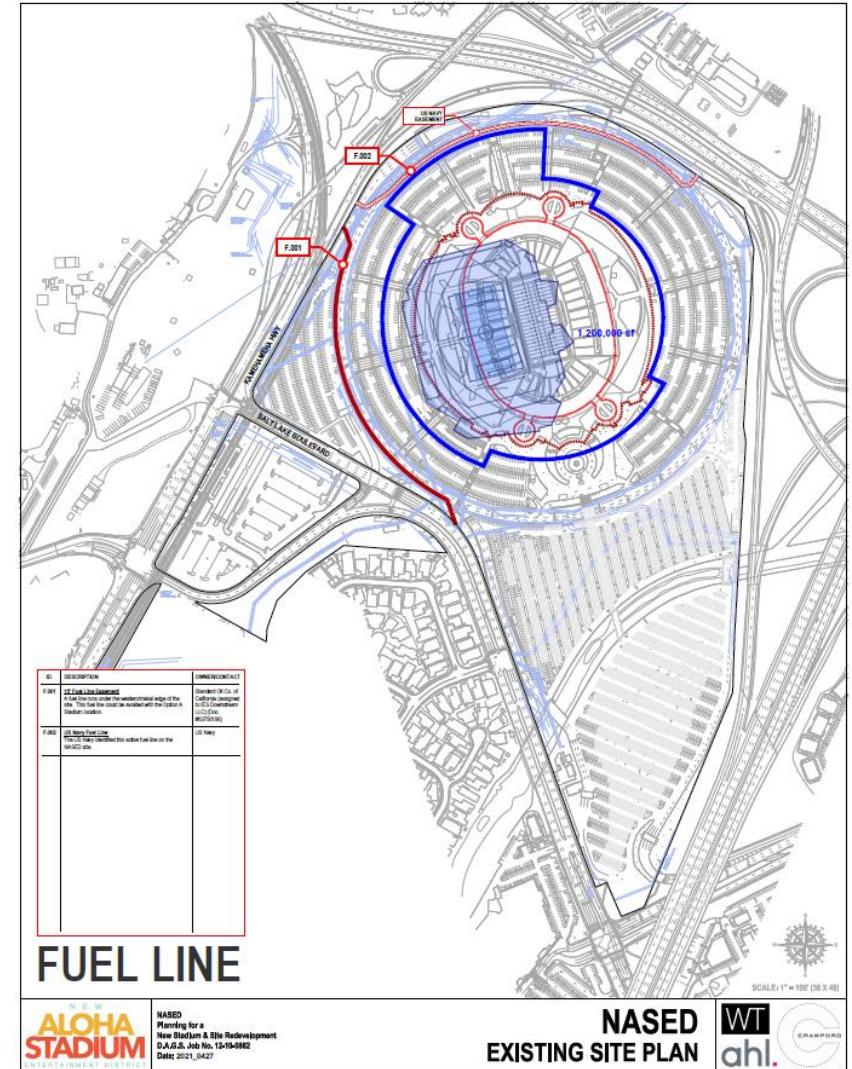
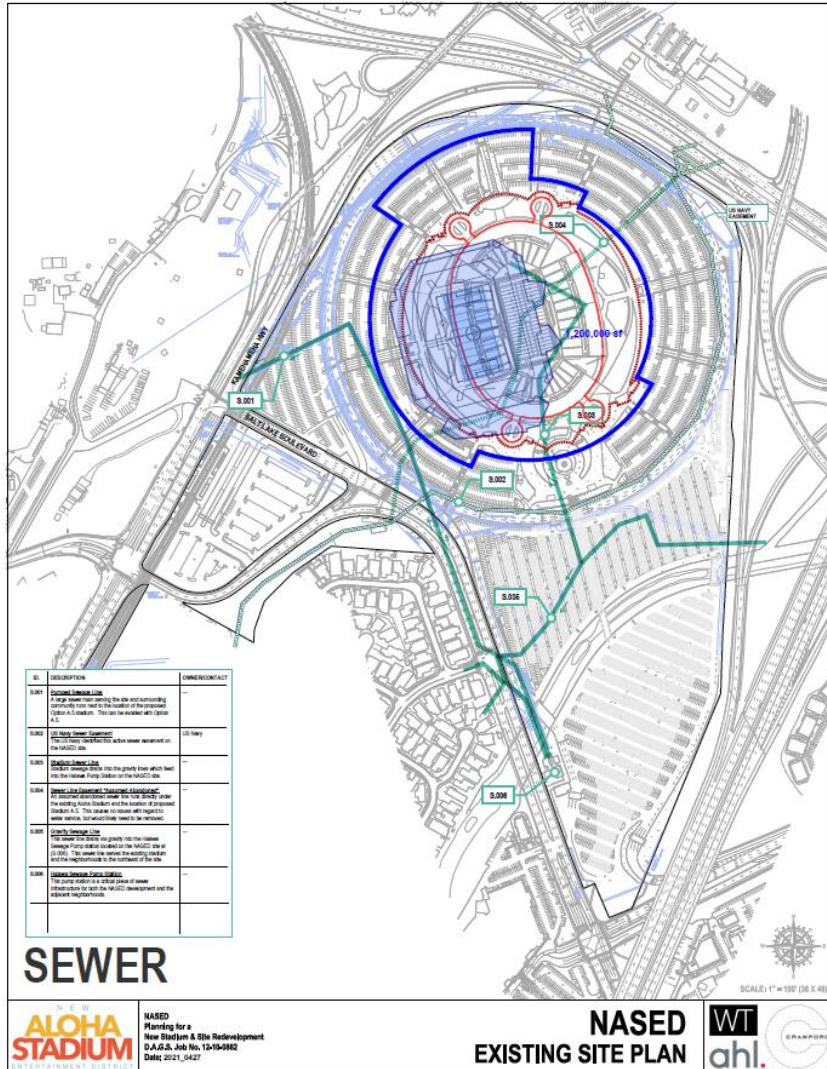
- Control center on western side (would need to be replaced)
- Would increase site coordination risk (and therefore likely cost and time)
- Extremely complicated insurance regime





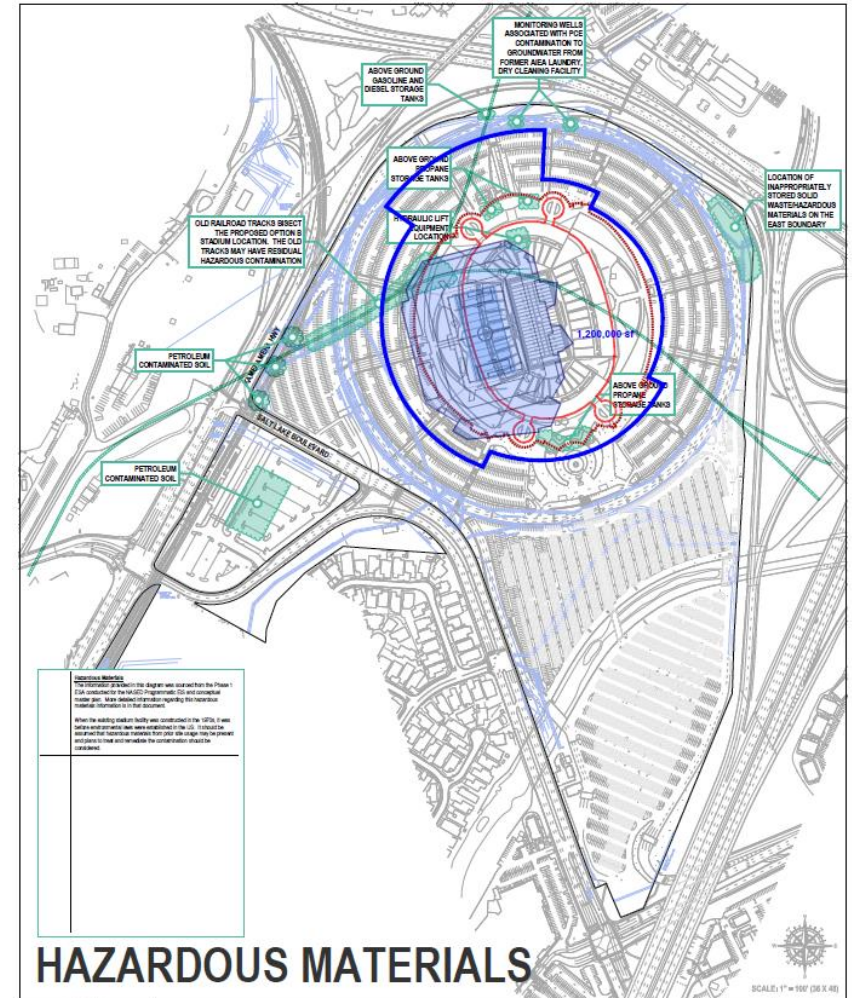
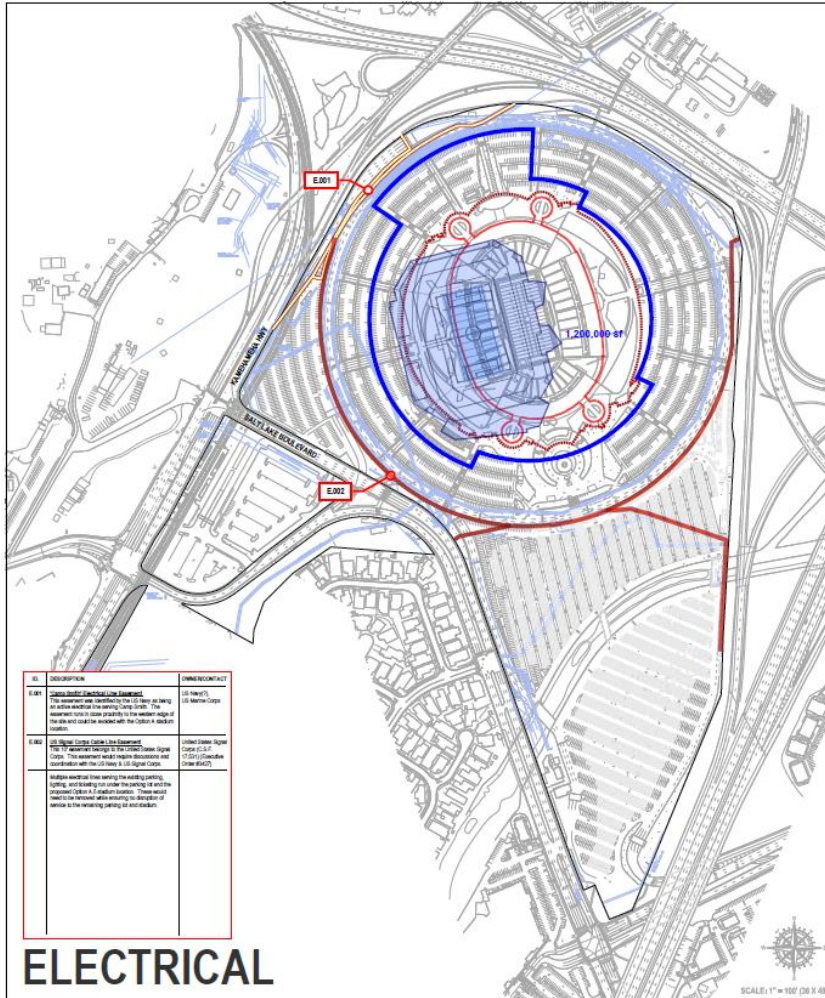


# SEWER AND FUEL LINE

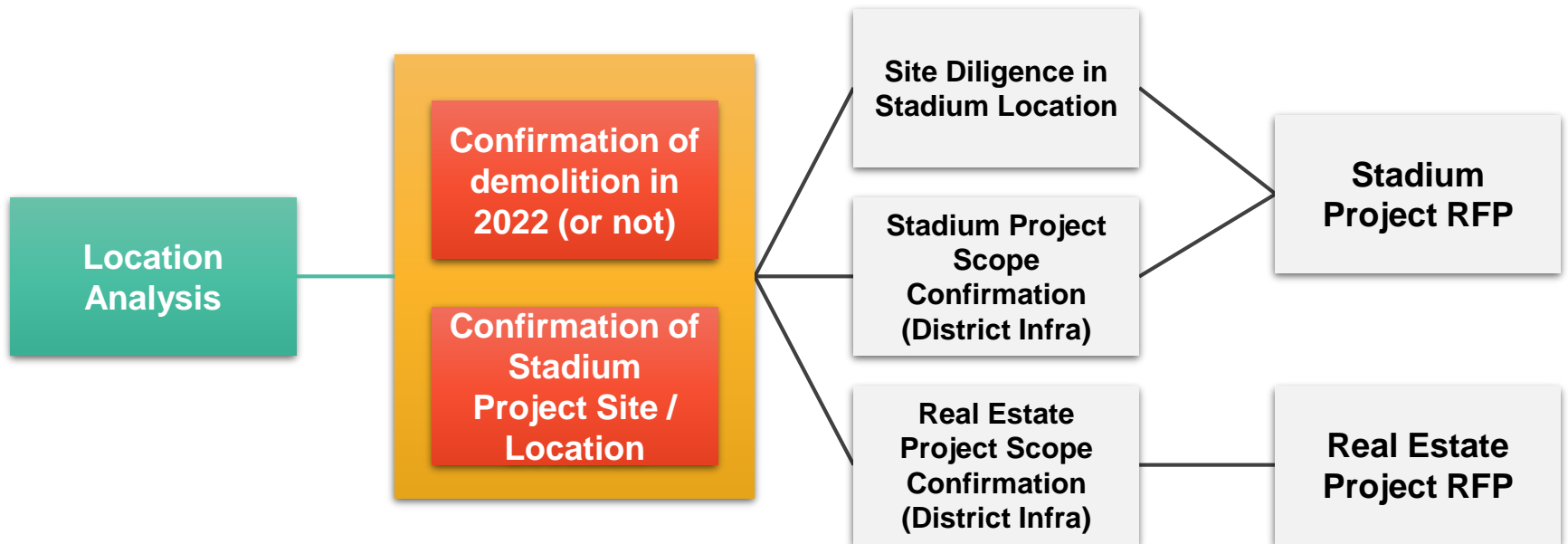




# ELECTRICAL AND HAZARDOUS MATERIALS



# STADIUM LOCATION NEXT STEPS



- The NASED project team needs to confirm the location of the new Aloha Stadium prior to release of the RFP
- This is supported by the Priority-Listed Respondents to the RFQ that clearly stated that the State should confirm the stadium location in the RFP
- Option B has been the recommended stadium location based on the assumption that the existing Aloha Stadium needs to remain operational
- Option A.5 is a superior option (and would be recommended) but is underpinned by the assumption that the existing Aloha Stadium can be demolished in 2022
- This would provide material time and cost efficiencies / savings over Option B, and presents less site risk



*Mahalo!*

[www.nased.hawaii.gov](http://www.nased.hawaii.gov)