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NEW ALOHA STADIUM

ENTERTAINMENT DISTRICT

NEWSLETTER

October 2023

Project Update



On Wednesday, Sept. 27, NASED team members presented to an engaged audience at the PBX23, a trade show for Hawai'i's building and design industries. The NASED team discussed the New Aloha Stadium District and the mission to grow a thriving transit-oriented development community catalyzed by a new sports and entertainment facility.

During the month of October, work has continued on the development of the procurement documents for NASED, along with engaging key stakeholders to ensure

the project's success within the committed timeframes. On this point, we remain on schedule to commence the procurement process for NASED in December this year, which supports forecasted completion of the new stadium in time for the 2028 University of Hawai'i Football season.



NASED team members present at PBX23. From left: Brennon Morioka, Chair, Stadium Authority; David Harris, Program Director, WT Partnership; and Chris Kinimaka, Public Works Administrator, Department of Accounting and General Services.

FAQs

Q: What is the projected cost of the New Aloha Stadium?

A: The State is currently preparing an updated financial analysis for the NASED project, which will include an adjusted conceptual design for the new Aloha Stadium. We expect the construction costs for the new stadium to be no more than \$400 million in today's (2023) dollars for the base scope, not including any developer enhancements. This includes the cost to demolish the existing stadium.

The updated financial analysis contemplates that the developer will provide additional funds so that the stadium may incorporate some enhanced features that would otherwise be unattainable from the State's resources alone. The developer will also be required to fund the development of improvements in the district surrounding the Stadium and the necessary supporting infrastructure, as the State will not be responsible for funding these elements.

The State is not interested only in the construction cost of the new stadium, but rather the State will assess the developer's value proposition for the entirety of the NASED district based on: the utilization of the State's financial contribution to the stadium project; the size of the site the developer requests to develop (both as part of the initial development and as part of the total development); and the quality and scope of the new Aloha Stadium (i.e., the extent of enhancements over and above those otherwise afforded by the State's contribution alone).

Reports of the new Aloha Stadium costing “over a billion dollars” are misleading and simply wrong. While we are not certain of the source of any such reporting, the calculations may come from one of two areas:

- **Including financing, maintenance and lifecycle replacement costs:** While financing, maintenance and lifecycle replacement costs are very real costs to be considered when evaluating a project, these are not typically included in the “project costs” of a State-funded project, and those costs are not properly considered State costs as part of the NASED transaction. Such costs will be the responsibility of the developer. The developer will earn and retain the revenues generated from the operation of the new stadium and from the development and leasing of the surrounding area, and the developer will use such amounts to partially fund the financing, maintenance, and lifecycle replacement costs of the stadium. If the revenues generated from such operations and development are insufficient to pay such costs, the developer, not the State, will be responsible for making up any difference.
- **Including district development costs:** Previous projections have indicated that there may be over \$2 billion of design and construction costs for NASED, but the majority of these costs are for revenue-generating development (e.g., the cost of a hotel or residential towers) related to the district surrounding the stadium, the funding of which will be the developer’s (not the State’s) responsibility. This “more than \$2 billion” estimate is an investment in NASED by the developer which is expected to generate significant economic activity in the area, which is rewarding for local companies and the people they employ.

[More FAQs](#)

What's Going on at Aloha Stadium

Swap Meet & Marketplace Vendor Spotlight

At the Aloha Stadium Swap Meet & Marketplace, you can find discounts on a wide selection of high-quality products from clothing, accessories, Hawaiian souvenirs, and pre-packaged ethnic foods to fine jewelry and vintage antiques. Beautifully handcrafted products and exclusive art pieces are made and sold by the artists themselves. Rediscover what the Swap Meet has to offer as we spotlight one vendor video each month. You can also follow us on Instagram at [@alohastadiumhi](#) for more vendor videos.



Kick off your holiday shopping this month as we highlight **Volcano Island Creations**, featuring unique 3D Hawaiian Island wood carvings. Made and designed in Hawai'i, you'll find a variety of magnets, plaques and more! Their location varies at each Swap Meet so be sure to check out their Instagram [@volcanoislandcreations](https://www.instagram.com/volcanoislandcreations) to see where they'll be located every Wednesday, Saturday, & Sunday.

Swap Meet & Marketplace Hours

Wednesday & Saturday: 8 a.m.-3 p.m.

Sunday: 6:30 a.m.-3 p.m.

Admission Rate

All parking gates are CASH ONLY

\$2.00 general admission for 12 years and older

\$1.00 admission for Kama'āina and Active Military w/ valid ID

Free admission for 11 years and under

Take a Piece of Aloha Stadium Home with you!

Stadium Seats NOW AVAILABLE for purchase. Pairs and singles with frames, a seat bottom with a seat back (no frame) or a seat back are available online at <https://www.oahuauctions.com/category/all-products>. For all other limited memorabilia and keepsake commemorative items of the Aloha Stadium visit our [E-COMMERCE SITE](#).

UPCOMING EVENTS

Star Elite Cage Fighting
Saturday, Nov. 4 | 5:30 p.m. – 10 p.m.
Aloha Stadium Parking Section 6B

Star Elite presents "The Comeback", a Mixed Martial Arts event featuring some of Hawai'i's top fighters.

For more information, visit <https://alohastadium.hawaii.gov/main/mma/>.

This Month in History



Aloha Stadium DVD Program Moves to New Home with Streaming Options

Since 1991 the Aloha Stadium has offered family, friends, and fans a way to remember community sporting events and graduations held at the Aloha Stadium through our Stadium Stars DVD program. In collaboration with Hawai'i State Archives, the Aloha Stadium has transferred its entire collection to be digitized and available to the public once again.

Recently featured on [Hawaii News Now](#), you can now stream your favorite moments at Aloha Stadium with the first batch of catalogs from 1991-2000 highlighting high school football, baseball and soccer events online at [Digital Archives Stadium Stars](#). Additional tapes will become available as they are digitized.

With thousands of hours of game and event tapes needed to be updated and indexed, the Hawai'i State Archives continues to seek sport-enthusiast volunteers to assist with helping digitize the contents. Volunteers must be available between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday. Those interested may contact the stadium at alohastadium@hawaii.gov or the Hawai'i State Archives at archives@hawaii.gov for more details.

Congratulations to our Survey Winner!



Cesar Sampayan (left) with wife Marietta

Mahalo for completing our newsletter survey sent out in mid-September. We appreciate your feedback!

Also, congratulations to long-time Aloha Stadium Swap Meet vendor Cesar Sampayan, winner of our Aloha Stadium Prize Package!

[Visit our Website](#)



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