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Request for Interest

Charter Boat Hale Renovation and Lease Opportunity

Kewalo Basin Harbor
Kaka‘ako, Honolulu, Hawai‘i
TMK: 2-1-058:133
0.3 acres

The Hawai‘i Community Development Authority (HCDA) is issuing this Request for Interest (RFI) to identify qualified and creative operators interested in leasing, renovating, and activating the Charter Boat Hale at Kewalo Basin and its surrounding context. This is an opportunity to reposition the building as a vibrant destination serving Kaka‘ako residents, harbor users, and visitors to Ala Moana Beach Park.

This RFI is exploratory in nature. It is intended to understand market interest and ideas.

Site Location

This 2,000-square foot building is located along the mauka edge of Kewalo Basin.

Project Vision

HCDA envisions consolidating the current multiple tenants into a single master tenant responsible for upgrading the building and transforming the surrounding outdoor area into a lively public gathering space. As well as operating the building, its associated facilities, and the public space for a defined period.

Key expectations include:

- **Building Requirements**
 - Renovation of the existing structure without changing its volume or footprint.
 - Flexible reconfiguration of interior and exterior enclosures.
- **Upgrades to water, mechanical, and electrical systems.**
- **Parking/Access**
 - Given that the surrounding area provides sufficient parking, it is proposed to replace the existing dedicated parking stalls with a public plaza that can support commercial activation.
 - Depending on the design proposed by the respondent, designated loading and drop-off bays for passengers and goods may be incorporated.

- Construction and outfitting of public restrooms for men and women.
- Clear and wide opening of the building toward the makai side and activation of pedestrian access from Ala Moana Boulevard on the mauka frontage.
- Possible redefinition and reconfiguration of the currently enclosed exterior areas on the Diamond Head side where the air-conditioning equipment and waste collection spaces are located.
- Uses
 - A commercial use such as a restaurant, café, or retail concept with interior and exterior seating.
 - Activation of outdoor areas with seating, shade, and pedestrian-friendly design.
 - Potential future review for alcohol service, subject to regulatory approvals.
- Operation and maintenance, including utilities and service networks, landscaping, cleaning, public restrooms, interior areas, and exterior enclosures, among others.
- Support of harbor activities in coordination with HCDA, the operator of Kewalo Basin, Ward Village and other actors.

Existing Conditions

The surrounding context experiences significant visitor traffic, particularly among tourists using the harbor's charter boat services. In addition, the activation of the new pedestrian bridge and the arrival of a substantial number of residents to Ward Village, together with park users -who in this sector currently lack access to food or retail services represent a compelling commercial opportunity.

While the overall building structure and roof are in good condition, the facility requires upgrades to the public restrooms, exterior areas, and potentially its mechanical, electrical, and plumbing systems. The existing building footprint and volume must remain unchanged.

Exterior spaces may be redesigned within property boundaries and applicable regulations.

Figures 1-4. Existing Building Exterior and Context.

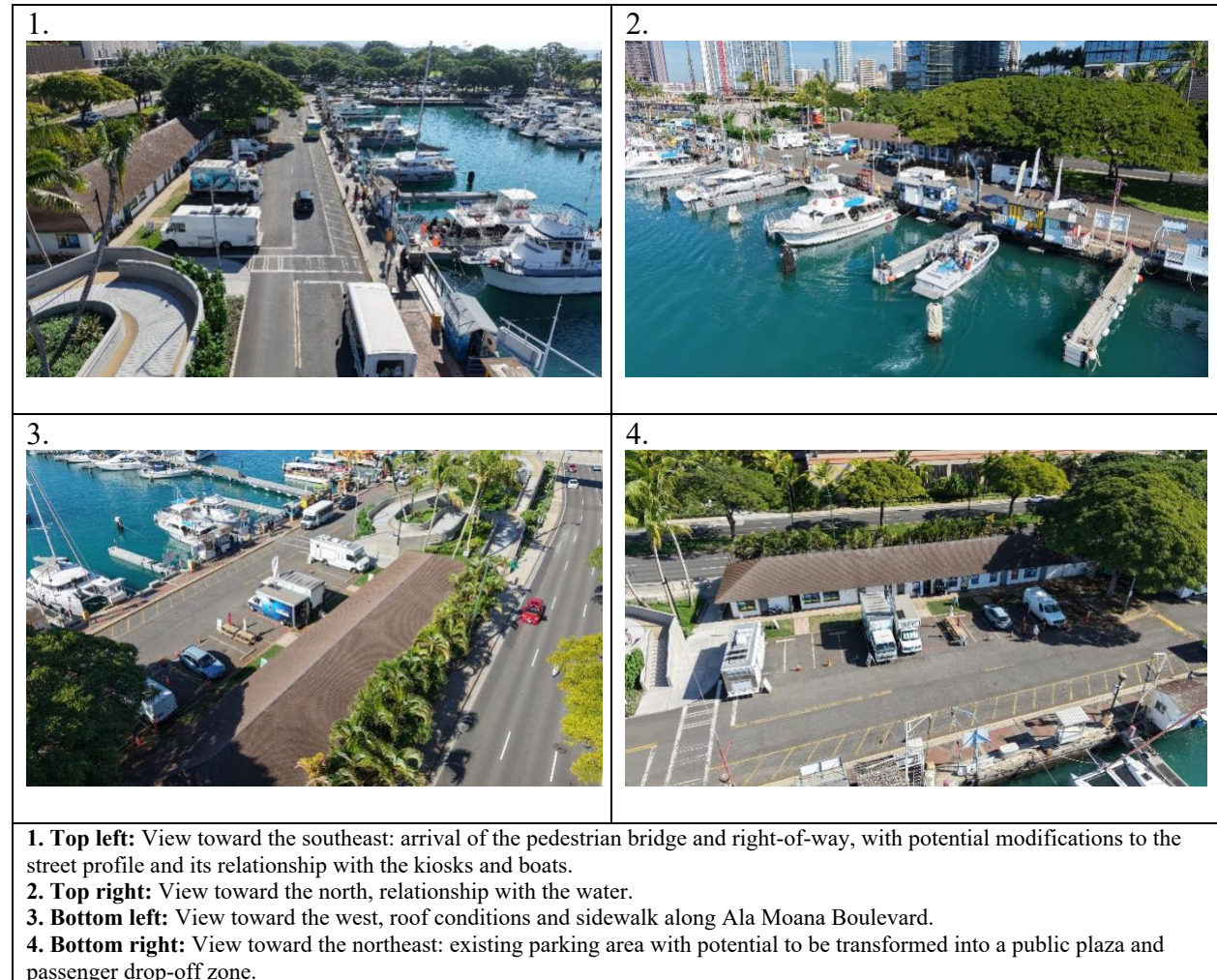
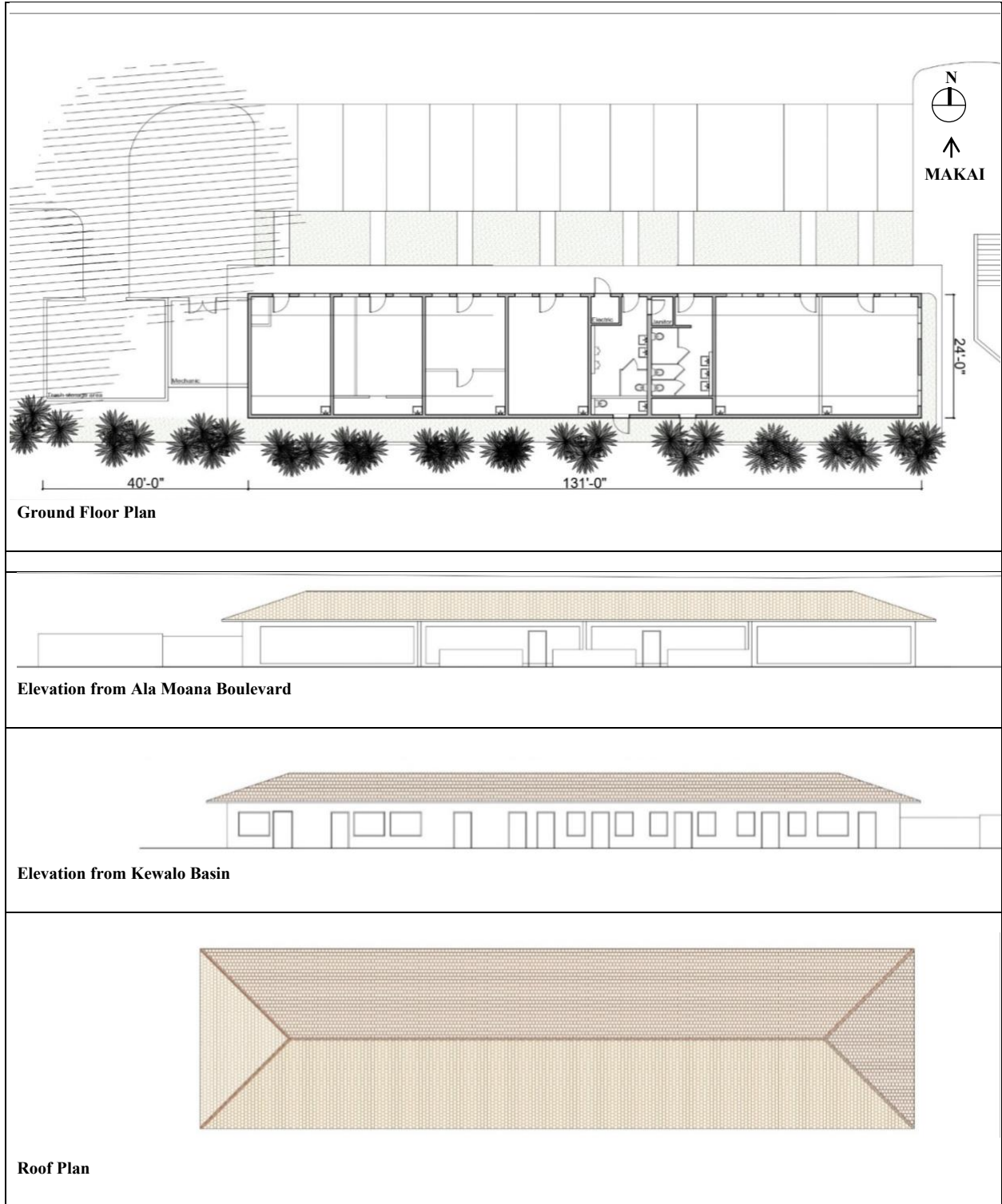


Figure 5: Existing Building Plan¹



¹ Interpretive plan. This drawing does not correspond to a technically developed survey. Dimensions and space configurations may vary.

Figures 6-10: Existing Interior and Utilities



Figures 6-10.

Top left: Area currently used for AC equipment and waste collection.

Top right: Sidewalk along Ala Moana Boulevard with potential for improved access; existing electrical boxes visible.

Middle left: Exterior area housing mechanical air-conditioning equipment.

Middle right: Interior space showing later, informal modifications.

Bottom: Condition of the open space on the makai side.

Concept Scenarios

The primary intent of HCDA is for this project to become a catalyst for urban activity at Kewalo Basin and to serve surrounding communities through both open and enclosed spaces that are accessible to the public and support commercial use.

At the same time, the transaction is expected to result in the renovation and revitalization of the building and its immediate surroundings. By way of illustration, example scenarios include a restaurant and a convenience store concept. These diagrams are illustrative placeholders to guide discussion. Respondents may propose alternative concepts consistent with HCDA's objectives.

Option A – Restaurant Concept

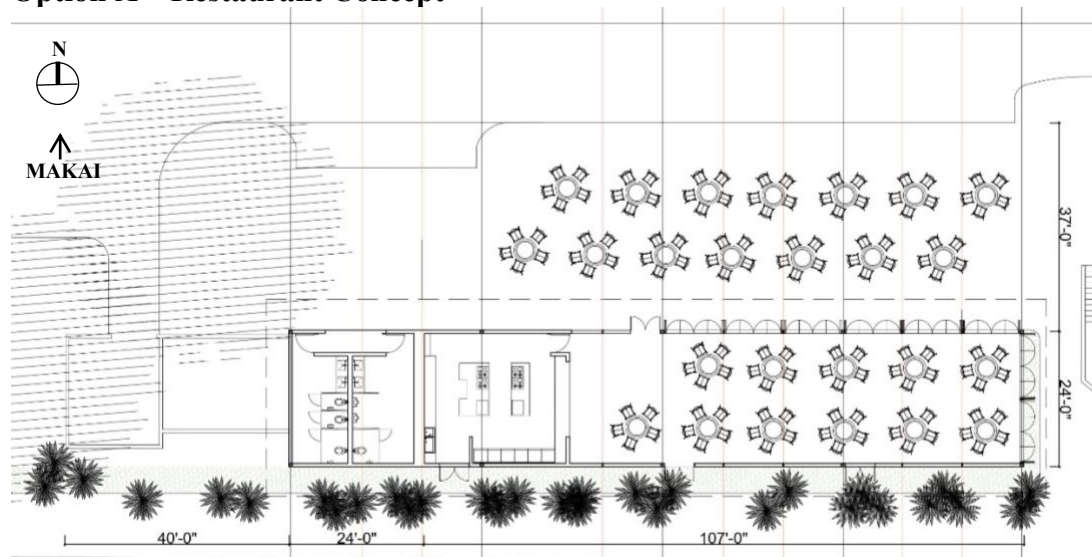


Figure 11. Conceptual architectural layout for a restaurant with indoor service and activation of the open outdoor space.

Option B – Retail / Market Concept

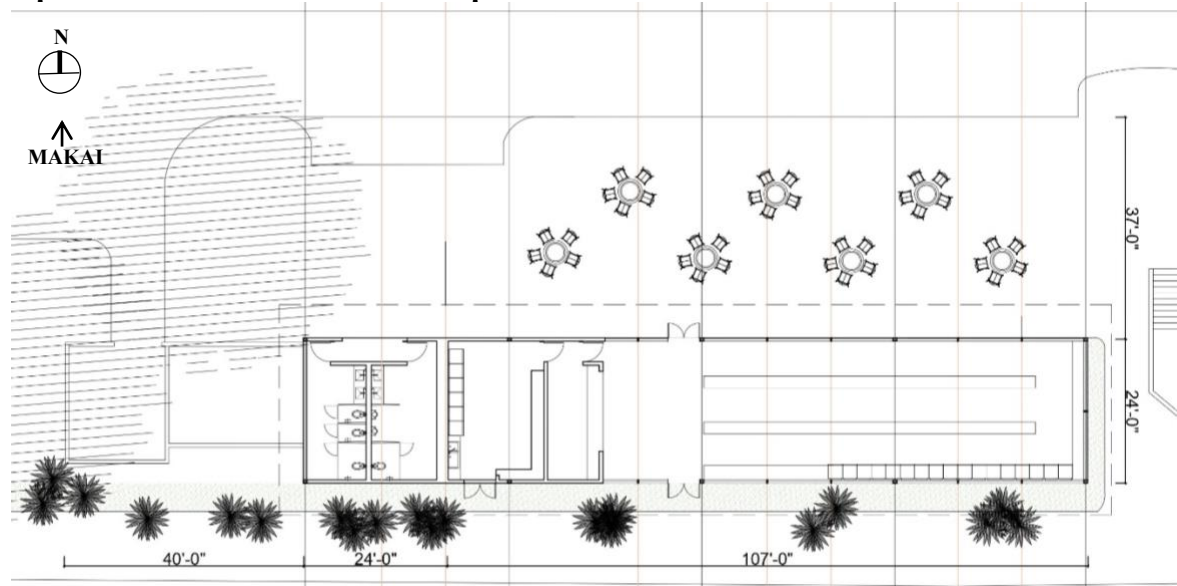


Figure 12. Conceptual architectural layout for a retail shop or small market with food service on outdoor seating areas.

Lease and Investment Concept

In exchange for financing and delivering the renovation and public space improvements, including design, permitting and construction, the selected tenant would enter into a negotiated commercial lease agreement with HCDA.

Lease terms, duration, and financial structure will be negotiated pending a future formal procurement phase.

Information Requested from Respondents

Interested parties are invited to submit:

- Organizational overview and relevant experience.
- Description of proposed commercial concept.
- Preliminary approach to renovation and outdoor activation.
- High-level investment estimate and business model summary.
- Preliminary project timeline.

Based on responses to this RFI, HCDA may refine its desired project objectives and issue a formal procurement or determine not to proceed with development of the site.

This RFI does not constitute a commitment to award a lease or reimburse proposal preparation costs.