

## Attachment 3



# KALAELOA HERITAGE AND LEGACY FOUNDATION

P.O. Box 75447 Kapolei, HI 96707

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19 July 2017

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Director

Per the request of the Task Force, please find attached the potential plans for the stockpile as generated by the Kalaeloa Heritage & Legacy Foundation.

**Dan Lyman**  
Director

Should you or the Task Force have any questions, please do not hesitate to contact us directly.

**Eric Matanane**  
Director

Mahalo nō,

**Kawika Shook**  
Director

Dwight Victor  
President

**Linda Victor**  
Director

The Kalaeloa Heritage and Legacy Foundation  
Report to HCDA Task Force



The Kalaeloa Heritage and Legacy Foundation (KHLF), is a 501(c)3 community based organization dedicated to preserving and protecting Native Hawaiian cultural and historical sites of Kalaeloa.

The KHLF seeks to establish and operate the Kalaeloa Heritage Park (Park) on 77 acres of land in Kapolei it leases from the Hawai'i Community Development Authority (HCDA). The Park would preserve and protect the historical sites and mo'olelo of Kalaeloa, ensuring that the cultural traditions and practices are perpetuated.



Figure 1 - Kalaeloa Heritage Park Conceptual Plan

Per the 07 July 2017 request – received via email from Aedward Los Banos, Administrative Services Officer, on behalf of the Task Force established by the HCDA – we present the following three (3) options for addressing the stockpiles on the grounds of the Kalaeloa Heritage Park.

## General Assumptions

1. Three (3) discrete stockpiles (permit # GP2017-05-0228):
  - a. One (1) stockpile containing Class B unrestricted fill material.
  - b. Two (2) stockpiles containing mixed earthen materials and construction debris/waste (e.g., pavement, rocks, etc.)
2. Any deviation from the 10 March 2016 soil use report will require:
  - a. Retainer of environmental consultant to review 30 December 2015 soil stockpile sampling findings report
  - b. Recommendation by aforementioned consultant following Department of Health Hazard Evaluation and Emergency Response Office's "Guidance for the Evaluation of Imported and Exported Fill Material, Including Contaminant Characterization of Stockpiles (October 2011)."
3. PVT Landfill, via Memorandum of Agreement, would provide discounted disposal of concrete and construction materials and free disposal of soil/earthen material.
4. All time and cost information are estimates based on best efforts & aggregated cost data without any guarantee of accuracy.

### Option 1 – Reuse all stockpiled materials onsite

This option best aligns with the KHLF plans to establish a permanent visitor center, parking, and other facilities per our existing conceptual plan. Stockpiles 2 and 3 would be screened of construction debris to produce earthen materials consistent with fill material. A grading plan would be developed, a grading permit would be secured, and all three screened stockpiles would be graded onsite.

MILESTONES	#	TASKS	WHO	TIME		ESTIMATED COST	
				low	high	low	high
Obtain clearance from Department of Health.	1	Retain Consultant to develop plan.	KHLF	1	2	\$ 8,000.00	\$ 10,000.00
	2	Generate and submit report to DOH in accordance with requirements stipulated by DOH SWS.	Consultant	1	2		
	3	Receive clearance from DOH.	KHLF	2	3	\$ 150.00	\$ 300.00
Obtain grading permit from C&C of Honolulu.	1	Retain Engineer to develop grading plan.	KHLF	1	2	\$ 50,000.00	\$ 60,000.00
	2	Generate grading plan and permit application.	Engineer	3	4		
	3	Submit grading plan and permit application to DPP.	Engineer	1	2	\$ 15,000.00	\$ 30,000.00
	4	Receive grading permit from DPP.		2	3	\$ 150.00	\$ 300.00
Remove Stockpile.	1	Retain Contract Manager	KHLF	1	2		\$ 10,000.00
	2	Screening stockpiles 2 & 3.	Contractor	1	2	\$ 25,000.00	\$ 30,000.00
	3	Removal (hauling) of debris.	Contractor	1	2	\$ 20,000.00	\$ 75,000.00
	4	Disposal at PVT Land Company, LTD.	Contractor			\$ 30,000.00	\$ 60,000.00
	5	Grading of clean soil at Heritage Park.	Contractor	1	2	\$ 20,000.00	\$ 25,000.00
				15	26	\$ 168,300.00	\$ 300,600.00

Figure 2 - Option 1

### Option 2 – Donate all stockpiled materials to local developer(s)

This option would leverage existing KHLF partnerships with local developers. The KHLF would donate all of the screened stockpile materials to local developers who would utilize the material as fill at their construction sites. The expectation is that the KHLF would have to screen the stockpiles, the developers would haul the materials to their construction sites, and KHLF would arrange for the disposal of the resulting screened construction debris/waste.

MILESTONES	#	TASKS	WHO	TIME		ESTIMATED COST	
				low	high	low	high
Obtain agreement from local	1	Identify interested developer(s).	KHLF	1	3		
	2	Obtain MOU.	KHLF	1	2		
Obtain clearance from Department of Health.	1	Retain Consultant to develop plan.	KHLF	1	2	\$ 8,000.00	\$ 10,000.00
	2	Generate and submit report to DOH in accordance with requirements stipulated by DOH SWS.	Consultant	1	2		
	3	Receive clearance from DOH.	KHLF	2	3	\$ 150.00	\$ 300.00
Remove Stockpile.	1	Retain Contract Manager	KHLF	1	2		\$ 10,000.00
	2	Screening stockpiles 2 & 3.	Contractor	1	2	\$ 25,000.00	\$ 30,000.00
	3	Removal (hauling) of debris.	Contractor	1	2	\$ 20,000.00	\$ 75,000.00
	4	Disposal at PVT Land Company, LTD.	Contractor			\$ 30,000.00	\$ 60,000.00
	5	Removal (hauling) to developer(s) site.	Contractor	1	2	\$ 20,000.00	\$ 25,000.00
				10	20	\$ 103,150.00	\$ 210,300.00

Figure 3 - Option 2

### Option 3 – Utilize one stockpile and dispose of remainder

This option is similar to option 1 except KHLF adheres to the original stockpiling plan and only utilizes stockpile 3 onsite. Stockpiles 1 and 2 are taken to PVT for disposal. The costs associated with screening and removing/hauling stockpiles 1 and 2 would be minimized by KHLF entering into a Memorandum of Understanding with a sublease tenant and exchanging the value of a month-to-month sublease for screening and hauling services. It is expected that this option would result in an extended time to complete due to the limitations of the sublease tenant.

MILESTONES	#	TASKS	WHO	TIME		ESTIMATED COST	
				low	high	low	high
Obtain grading permit from C&C of Honolulu.	1	Retain Engineer to develop grading plan.	KHLF	1	2	\$ 50,000.00	\$ 60,000.00
	2	Generate grading plan and permit application.	Engineer	3	4		
	3	Submit grading plan and permit application to DPP.	Engineer	1	2	\$ 15,000.00	\$ 30,000.00
	4	Receive grading permit from DPP.		2	3	\$ 150.00	\$ 300.00
Remove Stockpile.	1	Retain Contract Manager	KHLF	1	2		\$ 10,000.00
	2	Screening stockpiles 2 & 3.	Contractor	1	2		
	3	Removal (hauling) of debris.	Contractor	1	2		
	4	Disposal at PVT Land Company, LTD.	Contractor			\$ 30,000.00	\$ 60,000.00
	5	Grading of clean soil at Heritage Park.	Contractor	1	2	\$ 20,000.00	\$ 25,000.00
				11	19	\$ 115,150.00	\$ 185,300.00

Figure 4 - Option 3

The Officers and Board of Directors of the KHLF look forward to working with the HCDA Task Force to reach a mutually agreeable solution to the stockpile issues. We remain ready to enter into further discussions on the way ahead.

The Kalaeloa Heritage and Legacy Foundation

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