



The Kalaeloa Heritage and Legacy Foundation

Strategic Plan Update 2017

KALAELOA HERITAGE
AND LEGACY FOUNDATION

About the KHLF

- Kalaeloa Heritage & Legacy Foundation is a 501(c)3 community based organization
 - Dedicated to preserving and protecting Native Hawaiian cultural and historical sites of Kalaeloa
 - Committed to the establishment and operation of the Kalaeloa Heritage Park.

KHLF
KALAELOA HERITAGE
AND LEGACY FOUNDATION

Values

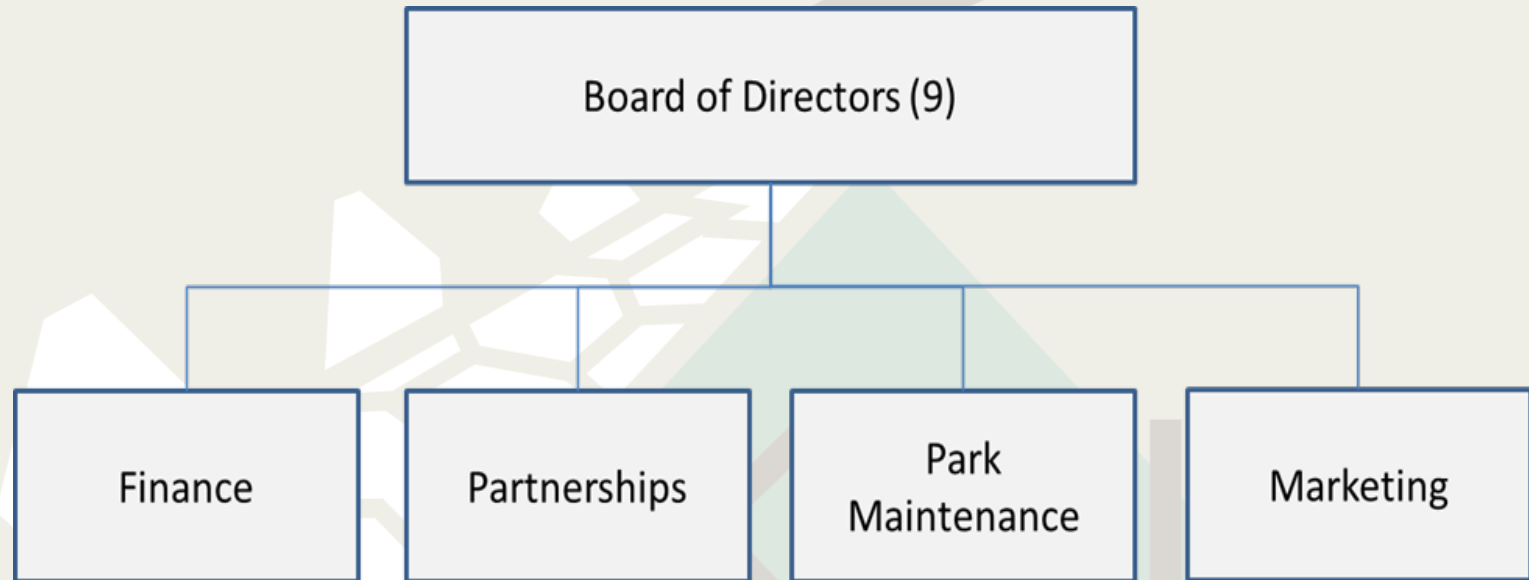
- Kuleana To have responsibility
- Mālama To preserve and protect
- Ha'i 'Ōlelo To tell and share the story



KHLEF

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Our Governance



KALAELOA HERITAGE
AND LEGACY FOUNDATION

Objectives

- Resolve NOV/NOO
 - Notice of Violation and Notice of Order
- Resolve outstanding liabilities
 - \$6,000.00 to Dan & Melissa Lyman
- Create stable funding sources
 - Park fees, sales, sublease(s), fundraising
- Phase 1 buildout
- Phase 2 buildout

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Strategies



- Revenues from Park operations
- Subleases
 - DreamHouse ‘Ewa Beach Charter School
- Other Partnership opportunities
- Fundraising
- Grants

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Forward Looking Statements

- Our discussion may include predictions, estimates or other information that might be considered forward-looking.
- While these forward-looking statements represent our current judgment on what the future holds, they are subject to risks and uncertainties that could cause actual results to differ materially.
- You are cautioned not to place undue reliance on these forward-looking statements, which reflect our opinions only as of the date of this presentation.
- Please keep in mind that we are not obligating ourselves to revise or publicly release the results of any revision to these forward-looking statements in light of new information or future events.
- Throughout today's discussion, we will attempt to present some important factors relating to our business that may affect our predictions.

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans

- KHLF liability repayment plan

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 600.00
2019	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	\$ 2,015.34
2020	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 282.06	\$ 3,384.66
												TOTAL	\$ 6,000.00

KHLF
KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans

- HCDA remediation repayment plan

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00
2019	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 1,420.66	\$ 17,047.94
2020	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 2,018.28	\$ 24,219.34
2021	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 2,867.29	\$ 34,407.48
2022	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 4,073.45	\$ 48,881.37
2023	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 5,786.99	\$ 69,443.87
												TOTAL	\$200,000.00

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans

- Income plan – Visitor/park fees

Visitors	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00
2019	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 3,960.00
2020	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 363.00	\$ 4,356.00
2021	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 399.30	\$ 4,791.60
2022	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 439.23	\$ 5,270.76
2023	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 483.15	\$ 5,797.84
2024	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 531.47	\$ 6,377.62

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans

- Income plan – Grant(s)

Grants	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 5,000.00
2019	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 1,041.67	\$ 12,500.00
2020	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 1,302.08	\$ 15,625.00
2021	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 1,627.60	\$ 19,531.25
2022	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 2,034.51	\$ 24,414.06
2023	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 2,543.13	\$ 30,517.58
2024	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 3,178.91	\$ 38,146.97

KALAELOA HERITAGE
AND LEGACY FOUNDATION

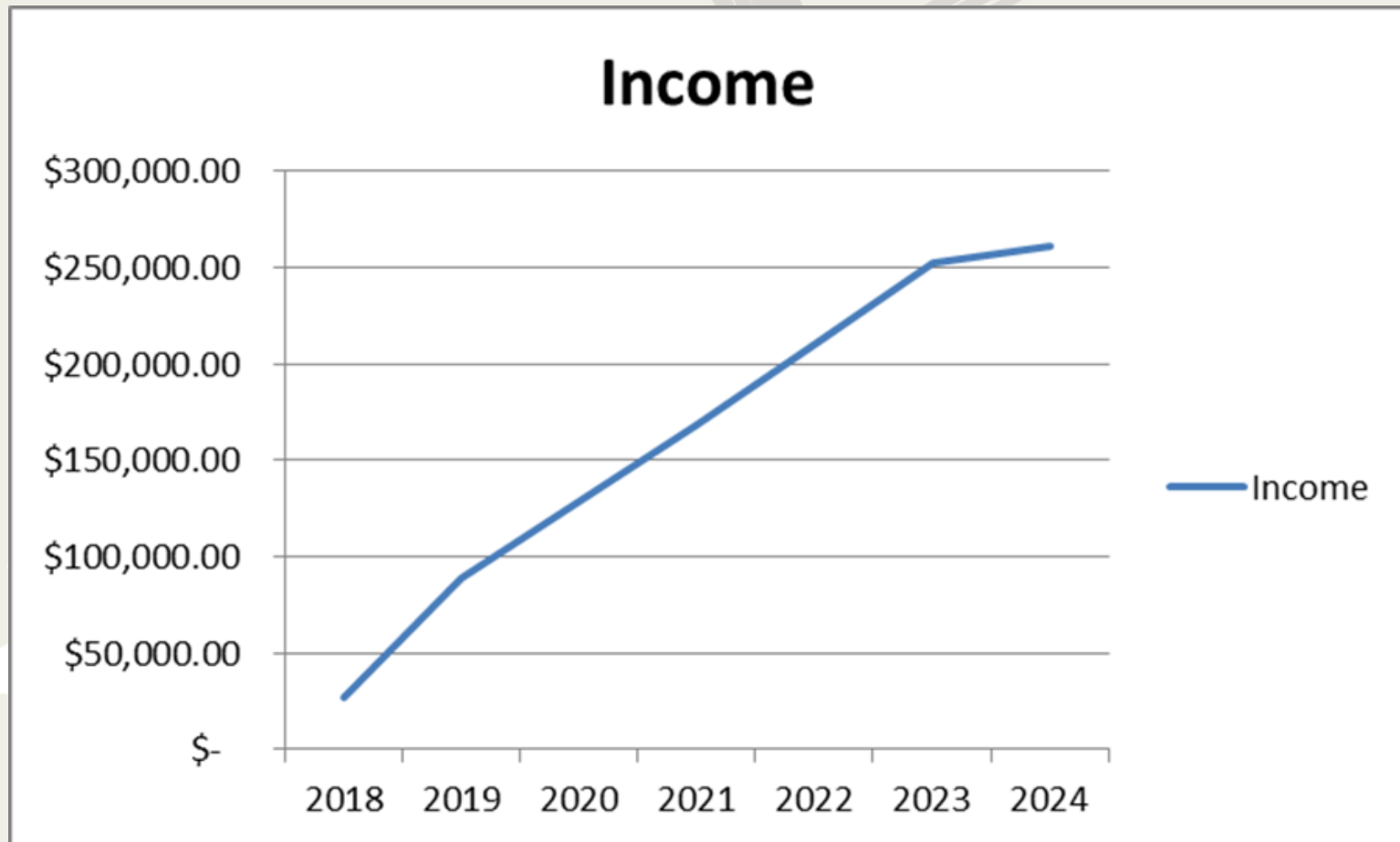
Action Plans

- Income plan – Sublease(s)

Sublease	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 14,400.00
2019	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 57,600.00
2020	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 86,400.00
2021	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 115,200.00
2022	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 144,000.00
2023	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 172,800.00
2024	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 172,800.00

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans



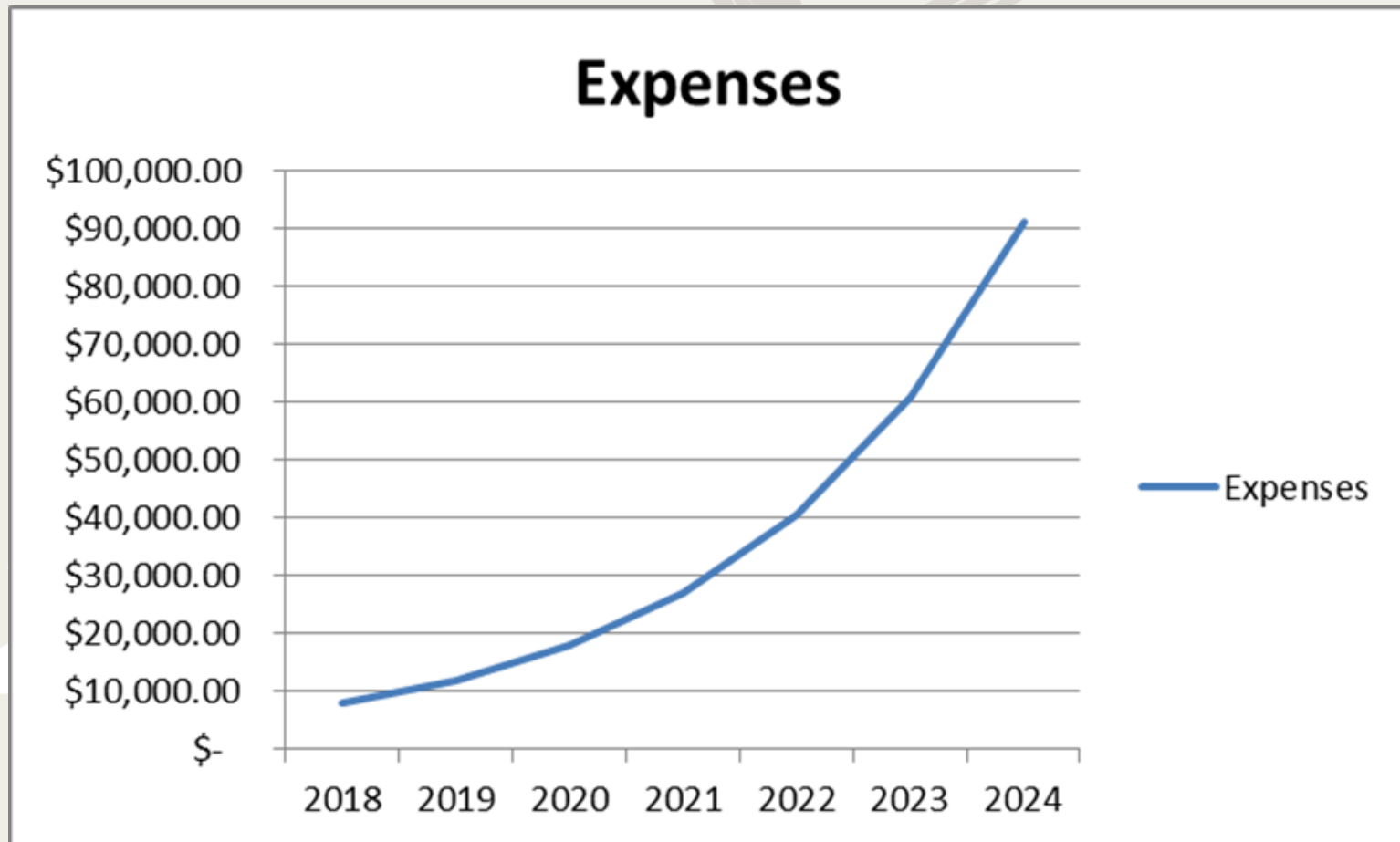
Action Plans

- Expense plan – Park expenses/Operations

Expenses	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 8,000.00
2019	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00
2020	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 18,000.00
2021	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 2,250.00	\$ 27,000.00
2022	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 3,375.00	\$ 40,500.00
2023	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 5,062.50	\$ 60,750.00
2024	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 7,593.75	\$ 91,125.00

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans



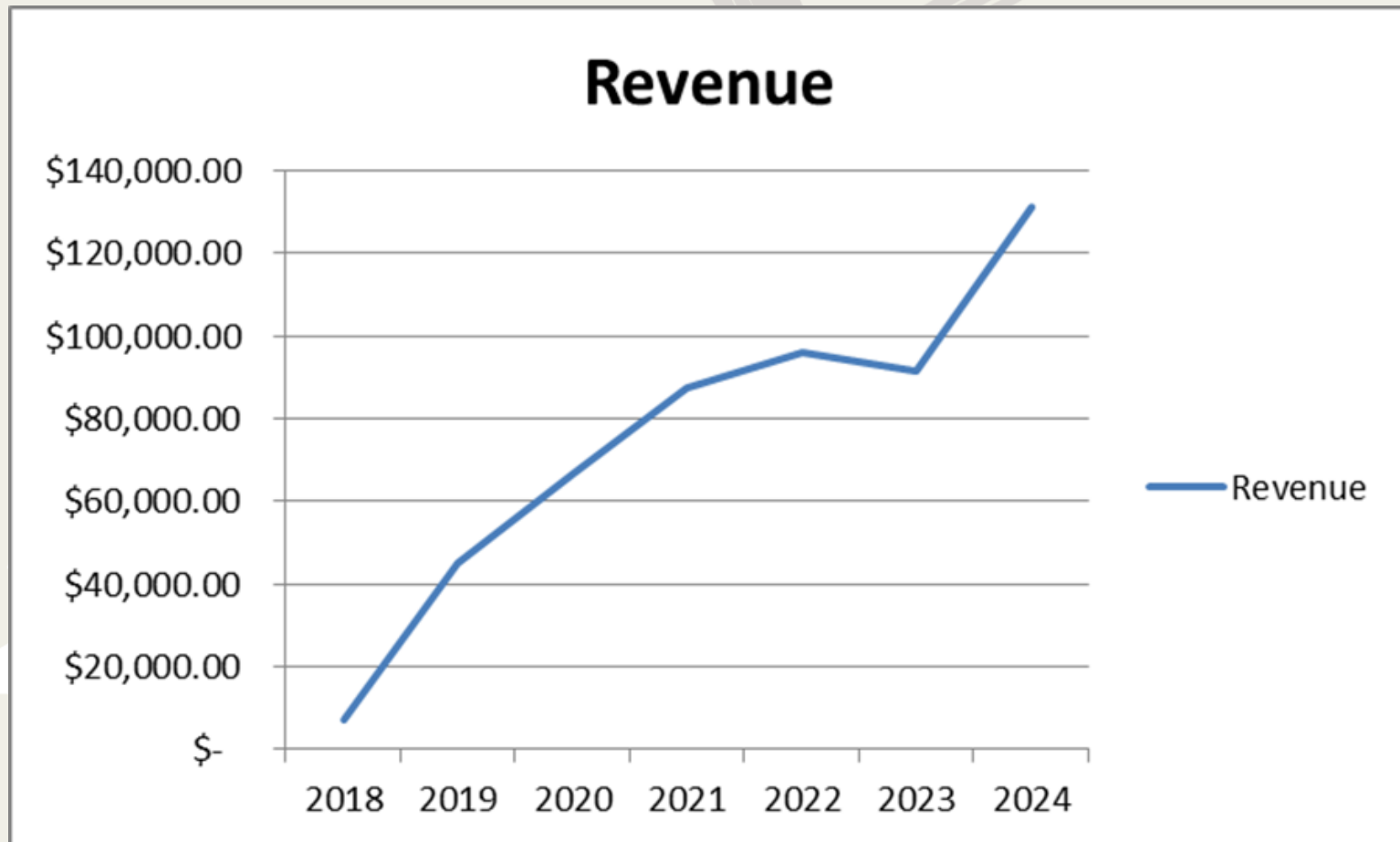
Action Plans

- Revenue plan

Revenue	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2018	\$ (366.67)	\$ (366.67)	\$ (366.67)	\$ (366.67)	\$ (366.67)	\$ (366.67)	\$ 1,533.33	\$ 1,533.33	\$ 1,533.33	\$ 1,533.33	\$ 1,533.33	\$ 1,533.33	\$ 7,000.00
2019	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 3,741.39	\$ 44,896.73
2020	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 5,562.67	\$ 66,752.00
2021	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 7,282.01	\$ 87,384.12
2022	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 7,990.78	\$ 95,889.39
2023	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 7,633.66	\$ 91,603.96
2024	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 10,937.72	\$ 131,252.62

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Action Plans



Conceptual Plan Diagram



AND LEGACY FOUNDATION

Capital Funding Project

- Buildout of cultural center will require approximately \$10 million
- KHLF will partner with organization(s) with proven experience
 - Pacific Growth Associates, LLC
- Funding vehicles via New Markets Tax Credit program
 - Administered by U.S. Department of the Treasury

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Building Plan

			QTY	UNIT	COST PER UNIT	SUBTOTAL	NOTES
BUILDING STRUCTURES							
PHASE 1 (0-3 YEARS)	1	Cultural Center-A	7,000	SF	\$300	\$2,100,000	Cost per unit is dependent on materials and design.
		Ticketing/Information Area	200				
		Circular recessed stage	300				
		Seating area around stage	500				
		Administrative offices	800				
		Security office	100				
		Medical room	100				
		Meeting/Workshop rooms	2,200				
		Restroom facilities	600				
		Staff lounge, restroom facilities, locker area, dressing room	600				
		Utilities/Hallway space	800				
		Storage space	800				
		Lanai	2,000	SF	\$50	\$100,000	
		Photovoltaics			Lump Sum	\$200,000	
		Furnishings			Lump Sum	\$140,000	Desks, chairs, etc. (@\$20/SF of building)
		Outdoor signage			Lump Sum	\$5,000	Directional and informational signs
	2	Aquaponics/Greenhouse Building	750	SF	\$50	\$37,500	
	3	Maintenance Shed	1,500	SF	\$120	\$180,000	
	4	Caretaker/Security Cottage	1,200	SF	\$200	\$240,000	Live-in security
		SUB-TOTAL PHASE I BUILDING STRUCTURES				\$3,002,500	
PHASE 2 (3-7 YEARS)	5	Cultural Center-B	5,400	SF	\$300	\$1,620,000	
		Education Center	2,000				
		Refreshment & Dining Area	1,200				
		Kitchen	600				
		Gift Shop & Storage space	400				
		Utilities/Hallway space	600				
		Storage space	600				
		Kitchen Appliances			Lump Sum	\$25,000	
		Furnishings			Lump Sum	\$108,000	Tables, chairs, etc. (@\$20/SF of building)
		Outdoor signage			Lump Sum	\$2,000	Directional and informational signs
		SUB-TOTAL PHASE II BUILDING STRUCTURES				\$1,755,000	
PHASE 3 (7-10 YEARS)	6	Cultural Center-C	1,900	SF	\$400	\$760,000	
		Theatre	1,500				
		Utilities/Hallway space	200				
		Storage space	200				
		Furnishings			Lump Sum	\$76,000	Chairs, etc. (@\$40/SF of building)
		Outdoor signage			Lump Sum	\$1,000	Directional and informational signs
		SUB-TOTAL PHASE III BUILDING STRUCTURES				\$837,000	
		TOTAL BUILDING STRUCTURES				\$5,594,500	

Building Plan

SITE PREP, OTHER DEVELOPED AREAS & INFRASTRUCTURE							
PHASE 1 (0-3 YEARS)	7	Clearing and Grubbing	7	ACRE	\$2,000	\$14,600	Clear kiawe trees and overgrown vegetation covering access road
	8	Grading	6	ACRE	\$10,000	\$60,000	Parking, Cultural Center
	9	Vehicular & Bus parking area, Circulation, Drop-off area, Maintenance Yard (porous asphalt)	14,000	SY	\$50	\$700,000	
		Directional & Parking Lot Signage			Lump Sum	\$5,000	
		Outdoor Lighting	20	Each	\$5,000	\$100,000	
	10	Overflow parking- local gravel	4,000	SY	\$10	\$40,000	
	11	Sidewalk area	2,700	SY	\$30	\$81,000	
	12	Site 1753					
		Rest Shelters	3	Each	\$2,000	\$6,000	Donated materials; volunteer labor
		Outdoor signage			Lump Sum	\$2,000	
		Native plant restoration			Lump Sum	\$5,000	Misc. equipment and supplies; volunteer labor
	13	Access Trail to Site 1752	500	SY	\$5	\$2,500	Unpaved path from Cultural Center to Site 1752
	14	Existing Historical Military Structure/Sinkhole/Hale Exhibit Area	1	each	Lump Sum	\$25,000	Heavy equipment may be needed. Assumes volunteer labor in some construction.
	15	Onsite Infrastructure- sewer, water, electrical, communications			Lump Sum	\$200,000	Based on ~1,000 linear feet for utilities
	16	Fencing around maintenance yard	460	LF	\$20	\$9,200	Chain link fencing
	17	Fencing around property	3,340	LF	\$20	\$66,800	Chain link fencing
	18	Gates for property access	3	Each	\$2,000	\$6,000	1 security entrance at Coral Sea Road, 1 main entrance at Tripoli Street, 1 at access trail to Site 1752
	19	3-ft high Limestone wall around parking area	1,340	LF	\$50	\$67,000	Use limestone from Project Area
	20	Landscaping			Lump Sum	\$100,000	Along access road to cultural center, parking lot area, and in the interpretative park area
SUB-TOTAL SITE PREP, OTHER DEVELOPED AREAS & INFRASTRUCTURE						\$1,490,100	
SUB-TOTAL BUILDING STRUCTURES + SITE PREP, OTHER DEVELOPED AREAS & INFRASTRUCTURE						\$7,084,600	

AND LEGACY FOUNDATION

Building Plan

DESIGN			
21	Survey, Architecture, and Engineering Fees	\$1,063,000	15% of Building Structures, Site Prep, Other Developed Areas & Infrastructure (rounded)
SUB-TOTAL BUILDING STRUCTURES + SITE PREP, OTHER DEVELOPED AREAS & INFRASTRUCTURE + DESIGN		\$8,147,600	
22	Permits and Approvals	\$71,000	1% of Building Structures, Site Prep, Other Developed Areas & Infrastructure (rounded)
23	Archaeological Preservation Plan & Burial Treatment Plan	\$60,000	
24	Contingency	\$1,222,000	15% of Building Structures, Site Prep, Other Developed Areas & Infrastructure, and Design (rounded)
GRAND TOTAL		\$9,500,600	

KHLEF

KALAELOA HERITAGE
AND LEGACY FOUNDATION

Contact Information



The Kalaeloa Heritage and Legacy Foundation

PO Box 75447

Kapolei HI 96707

info@khlfoundation.org

<http://www.khlfoundation.org>

KALAELOA HERITAGE
AND LEGACY FOUNDATION