

FOR ACTION

I. REQUEST

Consider Authorizing the Executive Director to Enter into Exclusive Negotiations with Historic Hawaii Foundation, a Hawaii Nonprofit Organization, for the Lease of the Historic Kakaako Pumping Station Located at 653 Ala Moana Boulevard, Honolulu, Hawaii 96813 and Further Described by Oahu Tax Map Key No. 2-1-015: 063 to be used by the Historic Hawaii Foundation for Office and Educational Purposes.

II. BACKGROUND

The Historic Kakaako Pumping Station is an approximately 26,000 square foot parcel located in Kakaako Makai, comprised of the main 1900 pump house building and chimney, the screen house, the 1940 pump house, a private parking lot, and green open space. It was listed in the Hawaii Register of Historic Places in 1974 and the National Register of Historic Places in 1978.

The Historic Kakaako Pumping Station became vacant in September 2025, after the lessee, Pacific Gateway Center, requested early termination of its lease. A month earlier, in August 2025, HCDA began marketing the property on LoopNet, requesting a long-term lessee who could properly manage the historic site.

HCDA is currently undertaking a \$2 million capital improvement project to repair the roof and address other critical maintenance needs. Securing a lessee capable of safeguarding and sustaining this investment is a prudent next step.

Over the five months the property was listed on LoopNet, roughly a dozen real estate brokers and prospective lessees submitted inquiries. However, for most prospective tenants, a major deterrent was HCDA's requirement that the lessee assume responsibility for managing and maintaining the historic site. Given the potentially high costs and logistical challenges associated with preserving the aging structures, many chose not to pursue a lease.

By December 2025, two interested parties had submitted formal proposals for consideration. Pursuant to the HCDA's Policy and Procedures for Reviewing Solicited and Unsolicited Offers to Lease or Develop Property approved by the General Authority on December 3, 2025 ("Leasing Policy"), an HCDA staff committee reviewed the two proposals received by 1) River Church of the Islands; and 2) Historic Hawaii Foundation ("HHF"). Both proposals are attached hereto as Exhibits A and B, respectively.

The staff committee evaluated both proposals against the criteria outlined in the Leasing Policy and determined the proposal submitted by HHF should be forwarded to the Kakaako Authority for further discussion and possible action.

III. DISCUSSION

Founded in 1974, HHF is a Section 501(c)(3) non-profit organization whose mission is to preserve and encourage the preservation of sites, buildings, districts, and objects significant to the history and culture of Hawaii.

HHF is supported by members, fundraising benefits, and grants, with an annual operating budget of about \$850,000.

HHF is interested in a long-term lease (35-50 years) for the entire Historic Kakaako Pumping Station parcel at \$1/year nominal rent. The prior lessee, Pacific Gateway Center, also paid HCDA \$1/year nominal rent for the parcel.

Their proposed uses for the site include:

1. HHF staff offices and conference/program spaces
2. Educational classroom space for presentation and instruction
3. Traditional trades training workshops (e.g., historic window and siding repair, masonry repair, plaster/decorative finish replacements, etc.)
4. Historic exhibits, artifact displays, and library
5. Public gathering space for special community events

HHF also proposes some commercial uses that are auxiliary or income-producing to support HHF's primary mission. This may include public heritage tours, staging areas for off-site ticketed excursions, coffee/gift shop sales, paid parking, photo/video fees, venue rentals for HHF-related events, and a window repair shop. HHF would not use the site for anything unrelated to its mission, such as weddings.

Per the Leasing Policy, the HCDA may accept below-market lease terms when proposals advance public facilities or community benefits. HHF possesses the unique ability to utilize the site as a training and educational case study to further its mission to protect and encourage the preservation of historic places. This represents a significant community benefit that may not exist anywhere else. It also strongly advances the longevity and preservation of the Historic Kakaako Pumping Station and provides avoided maintenance costs for the HCDA in the future.

As evidenced by their proposal, HHF demonstrates significant expertise on the construction and historic background of the Kakaako Pumping Station. HHF is extremely well versed in the necessary state approvals and procedures for conducting historic building repairs and maintenance.

HHF is also familiar with the existing environmental assessments, archaeological inventory survey and archaeological monitoring plan affecting the site, and notes it is prepared to conduct archaeological monitoring for future projects with ground disturbance. HHF visited the site twice and is aware of the current site conditions.

Additionally, HHF has capable staff, strong funding sources, and available grant opportunities to provide the necessary resources to properly manage and maintain this site with very low risk to the HCDA.

HHF's proposal outlines a division of responsibilities for the scope of improvements and maintenance of the site. Some of these responsibilities would involve HCDA making additional improvements to the site, above what is currently contracted. As HCDA resources are limited, HCDA staff recommends further negotiation with HHF prior to finalizing lease terms.

If the Board approves of entering into exclusive negotiations with HHF, these responsibilities will be negotiated separately. As this lease is contemplated to be longer than five years in duration, all lease terms and conditions will be presented to the Kakaako Board for final approval prior to lease execution.

IV. RECOMMENDATION

It is recommended that the Board Authorize the Executive Director to Enter into Exclusive Negotiations with Historic Hawaii Foundation, a Hawaii Nonprofit Organization, for the Lease of the Historic Kakaako Pumping Station Located at 653 Ala Moana Boulevard, Honolulu, Hawaii 96813 and Further Described by Oahu Tax Map Key No. 2-1-015: 063, in Accordance with the Terms and Conditions Described in This Staff Report and undertake all tasks necessary to effectuate the purpose(s) of this For Action.

Attachments:

Exhibit A – River Church of the Islands Proposal

Exhibit B – Historic Hawaii Foundation Proposal

Prepared By: Lindsey Doi, Asset Manager



Reviewed By: Craig Nakamoto, Executive Director

Craig K. Nakamoto

From: [Joshua Humphrey](#)
To: [Leaverton, Lindsey Doi](#)
Subject: Re: [EXTERNAL] Follow Up
Date: Wednesday, November 26, 2025 12:19:53 PM

Aloha Lindsey,

Thank you for your email. There is nothing substantial that I can think of that we would need to revise at this time.

As far as a rent proposal I am not sure what the city is expecting or looking for considering that we are a non-profit church organization. As you know our sole purpose is directly community driven.

With that said I have broken down a midpoint rough estimate of the maintenance/utilities/insurance etc. of the property, and the costs have exceeded \$60,000 yearly.

Monthly breakdown:

Insurance: \$14,000

Alarm & monitoring: \$600

Landscape and sprinklers: \$7,000

Hvac maintenance and repairs: \$3,000

Fire compliance (permits & inspections): \$1,000

Water & Sewer: \$4,500

Trash/disposal: \$3,600

Electricity: \$15,000

Custodial/Cleaning: \$12,000

Total allocated budget for the property with this rough estimate comes out to around \$5,000 a month.

I drove by the property recently and the place is becoming very overgrown and the homeless have seemed to have moved back in. Not only will we be taking the utmost care of the property, but it will become a harbor of help, and a beacon of light and hope for the great city of Honolulu.

Mahalo for your consideration.
-Joshua humphrey

On Mon, Nov 24, 2025 at 9:44 AM Leaverton, Lindsey Doi
<lindseydoi.leaverton@hawaii.gov> wrote:

Aloha Joshua,

We are getting ready to evaluate proposals, and I wanted to be sure the below email is your final proposal for consideration. Please advise if you would like to make any revisions based on the insurance information I last provided.

Also, apologies if I missed it, but what is the rent amount being proposed? Also, please note the budget that would be allocated toward building maintenance and regular premises upkeep.

Mahalo,

Lindsey

Lindsey Doi

Hawaii Community Development Authority

From: Leaverton, Lindsey Doi
Sent: Tuesday, November 4, 2025 11:56 AM
To: Joshua Humphrey <joshua.humphrey.jh@gmail.com>
Subject: RE: [EXTERNAL] Follow Up

Aloha Joshua,

Thank you for your email. We are continuing to accept proposals and hope to make a decision on a lessee sometime by the end of the year. I will add your below proposal for consideration.

Regarding insurance, please see attached minimum limits that must be carried by the lessee at all times. **Note:** Commercial Property insurance for the full replacement cost can be

difficult for an insurer to estimate, as it is a historic property that technically cannot be replaced. However, the previous tenant ended up insuring a building replacement cost of about \$1.3 million, so this number can be used for your calculations.

Thanks,

Lindsey

Lindsey Doi

Hawaii Community Development Authority

From: Joshua Humphrey <joshua.humphrey.jh@gmail.com>
Sent: Friday, October 31, 2025 11:28 AM
To: Leaverton, Lindsey Doi <lindseydoi.leaverton@hawaii.gov>
Subject: Re: [EXTERNAL] Follow Up

Aloha Lindsey, I hope you are doing well! I wanted to touch base with you and see if the city has made any progress towards a new lessee of the historical property that we were previously subleasing from PGA in Kaka`ako. I would also like to submit a formal brief proposal of our church organization with the details you had requested.

Lastly, I contacted our insurance company to get an estimate on a robust insurance plan for the property. They were asking us if we could send them any specific requirements that the city is requiring for the new tenant?

River Church of the Islands is a non-denominational Christian church located right here in HNL. Our aim is to minister to the needs of the people of this city by bringing healing to the broken, hope to the hopeless, and sharing the love of God as an extension of His hands to our local communities.

The programmatic uses of the site would be described as:

- Weekly worship services
- Reading, writing, spelling programs

- Hula, dance, and performing arts classes.
- Weekly food distribution for local families in need.
- Agriculture education and training classes.

We have two non-profit organizations that are essential to our ministry which my wife and I are President and VP of both.

1. River Church of the Islands.
2. Good News Global Missions Ministry.

Rent Terms:

Two to Five years with the option with the possibility of extension.

Financial Budget:

We currently do not have any debt and the only recurring expenses we have at the moment is the rent we are paying monthly at the Ala Moana Hotel Ballrooms for our weekly church services, and a few minor miscellaneous office supplies etc. Month to date from October 1st - October 31st 2025 we had \$10,302.18 in donations for River Church of the Islands and we are growing as a church weekly.

Good News Global Missions Ministry: Received \$5,174.28 in month to date donations this month of October 2025.

Thank you for your consideration,

Joshua Humphrey



HISTORIC HAWAI'I FOUNDATION

680 Iwilei Road Suite 690, Honolulu HI 96817 • (808) 523-2900 • preservation@historichawaii.org • www.historichawaii.org

November 20, 2025

Craig K. Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

Via email: craig.k.nakamoto@hawaii.gov

**RE: Expression of Interest for Lease of Historic Ala Moana (aka Kaka'ako) Pump Station
653 Ala Moana Blvd., Honolulu, HI 96813
TMK: (1) 2-1-015:063**

Dear Mr. Nakamoto:

On behalf of Historic Hawai'i Foundation, I am pleased to submit this Expression of Interest to explore a potential lease of the historic Ala Moana Pump Station for use as the Historic Hawai'i Foundation office and heritage education center.

ABOUT HISTORIC HAWAI'I FOUNDATION

Historic Hawai'i Foundation (HHF) is a statewide non-profit organization that works to preserve and encourage the preservation of sites, buildings, districts and objects significant to the history and culture of Hawai'i. HHF was founded in 1974 and is supported by members, fundraising benefits and grants. HHF's annual operating budget is about \$850,000 and total assets are some \$2,500,000 (including permanently and temporarily-restricted funds). The organization is governed by a board of trustees, who serve without compensation. The staff includes four full-time and two part-time employees.

HHF's role within the historic preservation community is to "Protect, Educate, Advocate and Assist." The organization works within a strategic framework to help preserve and perpetuate the historic places and characteristics that make Hawai'i unique.

ALA MOANA PUMP STATION BACKGROUND

The Ala Moana Pump Station was listed in the Hawai'i Register of Historic Places in 1974 (SIHP # 50-80-14-09710) and the National Register of Historic Places in 1978. It was found to be historically significant in accordance with criterion A for association with historic events, and criterion C for design, engineering and artistic characteristics.

The original pump station, screen house and chimney date to 1900 and a second pump station was added in 1940. The Kaka‘ako Pump Station is associated with Honolulu’s first professionally designed sewage disposal system. The noted New York Sanitary Engineer, Mr. Rudolph Hering, was retained by the Republic of Hawai‘i in 1896 to draw up the original plans. The architect was O.G. Traphagen, who also designed the Moana Hotel in Waikiki. The 1900-Pump Station is a single story, concrete and cut bluestone structure with a series of gable and hip roofs covered with green tile. The central portion of the building rises two stories high with a central, large, cut bluestone window opening. It is an excellent example of cut bluestone construction in the Industrial Romanesque style.

In the 1990s, Historic Hawai‘i Foundation and the Hawai‘i Community Development Authority (HCDA) entered into lease negotiations with the intent to convert the Pump Station into an Education Heritage Center. HHF and HCDA signed a lease-option agreement in 1991 for a 50-year lease. HHF raised about \$1,000,000 in funding from public and private sources, completed architectural and engineering plans, obtained all permits and contracted a construction firm to begin the work. According to the HHF Annual Report in 1995, although HHF had met all the conditions of our lease-option agreement, HCDA canceled the lease at the request of the Office of Hawaiian Affairs (OHA) in a dispute over control of leasing of ceded lands as part of a larger statewide issue between OHA and the State.

The Kaka‘ako ceded lands settlement between the State and OHA was finalized in 2012, when the State of Hawai‘i transferred approximately 30 acres of land in the Kaka‘ako Makai precinct to OHA. The settlement did not include the Pump Station; the State retained ownership of this parcel. HCDA states that the leasing issues are resolved and it has the authority to enter into leasing arrangements.

In 2014, Pacific Gateway Center leased the 1900-Pump Station and modified it to become the Na Kūpuna Makamae Center with a 35-year lease. HHF supported the adaptive reuse at the time, submitting supportive comments on the Environmental Assessment and presenting the completed project with a Preservation Honor Award in 2017. In 2025, we were notified that PGC has canceled its lease and vacated the property, opening the opportunity for a new tenant.

In addition to the modifications in the main building, HCDA has also rehabilitated the 1940-Pump Station as an open room that can be finished by the tenant and the 1900-Screen House as a catering kitchen and toilet room.

LEASE FRAMEWORK

HHF is interested in discussing a potential long-term lease of 35 to 50 years that would include:

- Overall parcel of approximately 25,961 square feet with the hardscape, green open space & parking lot.
- 1900 Pump Station (2,249 square feet)
- 1900 Screen House (403 square feet)
- 1940 Pump Station (864 square feet)

PROPOSED USES

Primary use would be staff offices; educational classroom for presentations and instruction; shop for traditional trades training (e.g. window and siding repair; masonry repair, plaster or decorative finish replacements, etc.); historic interpretation with exhibits, artifact displays and library; and HHF public gatherings for fundraising, receptions and community engagement events.

The conceptual uses would include:

- 1900-Pump Station: HHF office with staff workstations, conference room, program and reception space, office supply and work area
- Screen House: Catering kitchen, public event toilet, staff break room, event storage
- 1940-Pump Station: Multi-purpose room for meetings, educational classes, traditional trades training.
- Additional storage for yard equipment, training supplies and tools, event tables and chairs could be in the 1940-Pump Station or a shed/storage container in the Makai/‘Ewa corner of the lot.

HHF would propose to allow for some commercial uses that are auxiliary or income-producing in support of the primary purpose and mission. These could include activities such as public heritage tours and interpretation on site and a staging area for off-site ticketed excursions; coffee shop, gift shop or book store; paid parking; photo shoots or filming fees; venue rental for the multipurpose room; and historic window repairs shop.

HHF would not use the site for uses unrelated to its mission or purpose, such as residential, heavy industrial/manufacturing, commercial events like weddings, major retail or food & beverage service (except as ancillary to the primary purpose, such as catering for events or coffee shop for the heritage tours, etc.).

HISTORIC REHABILITATION AND REVIEW

HHF will engage a Preservation Professional who meets the Secretary of the Interior’s Professional Qualifications for Historic Architect to develop all plans, specifications and permit submittals related to building and site modifications. The Historic Architect shall ensure that all work that affects the significant character-defining features shall be consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for Rehabilitation of Historic Buildings.

HRS Chapter 6E

HHF anticipates that all work affecting the historic property will be subject to review and approval by the State Historic Preservation Division (SHPD) in accordance with Hawai‘i Revised Statutes (HRS) Chapter 6E Historic Preservation, including:

§6E-8 Review of effect of proposed state projects; because HCDA is the property owner:

Before any agency or officer of the State or its political subdivisions commences any project which may affect historic property ... the agency or officer shall advise the department and allow the department an opportunity for review of the effect of the proposed project on historic properties... especially those listed on the Hawai‘i register of historic places. The proposed project shall not be

commenced, or, in the event it has already begun, continued, until the department shall have given its written concurrence;

§6E-10 Privately owned historic property; because HHF in a non-governmental organization that will be conducting the repairs, modifications and improvements

Before any construction, alteration, disposition or improvement of any nature, by, for, or permitted by a private landowner may be commenced which will affect an historic property on the Hawaii register of historic places, the landowner shall notify the department of the construction, alteration, disposition, or improvement of any nature and allow the department opportunity for review of the effect;

§6E-42 Review of proposed projects; because the scope of the improvements will require permits and approvals from HCDA and the City & County of Honolulu

Before any agency or officer of the State or its political subdivisions approves any project involving a permit, license, certificate, land use change, subdivision, or other entitlement for use, which may affect historic property, ... the agency or office shall advise the department and prior to any approval allow the department an opportunity for review and comment on the effect.

Cultural Surveys Hawai'i completed an Archaeological Inventory Survey (AIS) and an Archaeological Monitoring Plan (AMP) as part of the planning and compliance for the Na Kūpuna Makamae Center. The Hawai'i State Historic Preservation Division (SHPD) accepted the AIS on January 7, 2016 (Log No. 2015.03618, Doc. No. 1601KM03) and the archaeological monitoring plan (AMP) on June 1, 2016 (Log No. 2016.01342, Doc. No. 1605KM13).

Archaeological monitoring was conducted from May 25, 2016 to September 7, 2016. A total of five (5) representative stratigraphic profiles were presented in the final report. The general stratigraphy observed consisted entirely of imported fill deposits associated with early 20th century land reclamation efforts in the area. The archaeological monitors collected faunal remains identified as goat but no other artifacts or cultural material was collected.

The archaeological monitoring report (AMR) also documented a new feature (Feature 1) of the site: a brick and mortar wet-well capped with concrete was uncovered 2.3 m. northeast of the pumping station. The wet-well was 3.1 m. in diameter and 3 m. deep. The AMR interprets Feature 1 as contemporaneous and associated with the pumping station based on its construction and presence of cast-iron pipes leading from the well to the pump station. The AMR assessed Site 9710 as significant under Criteria "a" and "c".

Additionally, the report recommended archaeological monitoring for future projects with ground disturbance to document additional subsurface historic properties. SHPD accepted the AMR on February 15, 2018 (Log No.: 2017.00963; Doc. No.: 1801KM33).

In accordance with the recommendations of AMP and AMR, Historic Hawai'i Foundation would conduct archaeological monitoring for future projects with ground disturbance.

HRS Chapter 343

In accordance with HRS §343, HCDA completed an Environmental Assessment and Finding of No Significant Impact for the Na Kūpuna Makamae Center in 2014. The environmental assessment found that the project did not have a significant cumulative effect upon the environment, and that it would result in the renovation and preservation of a historic structure. The primary impacts would result from construction activities, such as dust, noise, traffic and erosion. These short-term impacts were to be mitigated through the use of Best Management Practices to minimize and mitigate potential negative impacts.

In 2017, HCDA filed a declaration of Exemption from the preparation of an environmental assessment for the project under the classes of action:

- 1) Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion of change of use beyond that previously existing; and
- 2) Replacement or reconstruction of existing structures or facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced.

HHF anticipates that the proposed tenant improvements under the potential lease would be consistent with the same exemption categories and would likely not require the preparation of an environmental assessment.

INITIAL SCOPE OF IMPROVEMENTS

HHF proposes a division of responsibilities for the scope of improvements to include site work, architectural improvements and interior tenant finishes.

HCDA Areas of Responsibility, to be completed prior to HHF occupancy

- 1) Inspection, repair or in-kind replacement of the roof of the 1900-Pump Station
- 2) Repair of leaks and water damage from the roof leaks
- 3) Inspection, repair or in-kind replacement of the 1900-Chimney
- 4) Site work to include removal of obsolete and abandoned drainage lines under the front walkway
- 5) Site work to include regrading and eliminating runoff into the concrete pad on the mauka side of the 1900-Pump Station
- 6) Installation of underground utilities and electrical lines from the street tie-in to the 1900-Pump Station.
- 7) Installation of an accessible route to the 1940-Pump Station (multipurpose room) with a gentle ramp and railing to comply with ADA requirements for access.

HHF Areas of Responsibility:

- 1) Installation of mechanical, electrical and utility systems for air conditioning, electrical, telecommunication equipment and cabling (internet, telephone, network) and security systems

- 2) Installing photovoltaic panels and battery either on carport shade structures in the parking lot or on the green space next to the secondary elevation on the 'Ewa side of the building (ground installation, not rooftop)
- 3) Repair and/or in-kind replacement for existing metal sash and doors, window glazing and hardware
- 4) Installation of flagstone or brick paving on exterior hardscape areas
- 5) Cleaning and patching existing masonry, as needed (especially after removing obsolete conduit and replacing utility boxes or equipment)
- 6) Interior tenant finish for surface finishes, furniture, fixtures and equipment

See Exhibits: Conceptual Site and Floor Plans

MAINTENANCE AND REPAIR

HHF proposes a division of responsibilities for cyclical maintenance and as-needed repairs.

HCDA Areas of Responsibility:

Periodic inspection, maintenance and repair of major building components, including the roof of all buildings and the entire chimney structure; repair of any damage caused by roof leaks or issues; underground utilities (water, sanitary sewer, storm sewer; electrical lines), and periodic fumigation and tenting of structures to exterminate termites, if needed.

HHF Areas of Responsibility:

HHF would be responsible for all other building and landscape maintenance and custodial work, including keeping vegetation neat and orderly; repair of broken glass or building features; removal of graffiti or vandalism; repair of flooring, siding, windows, doors, walkways, solar panels, and interior elements.

HHF would use the Pump Station as a training and educational case study to further its mission to preserve and encourage the preservation of historic places. Potential workshops could include:

- How to Develop a Preservation and Maintenance Plan for Historic Buildings
- How to Develop a Landscape Plan for Historic Properties
- How to Utilize Rehabilitation Tax Credits for Historic Buildings
- How to Repair and Restore Historic Windows, Doors and Hardware
- How to Repoint and Repair Historic Masonry
- How to Research, Design and Install Historic Interpretive Signage and Displays
- How to Identify Architectural Character Defining Features

LEASE TERMS

HHF would assume responsibility for:

- City & County of Honolulu Property Taxes
HHF would seek a property tax exemption under one or more class of exemption:
 - State-owned property (ROH §8-10.14 Exemption—Public property)
 - Non-profit Organization (ROH §8-10.9 Exemption—Charitable purposes)
 - Historic Commercial Property (ROH §8-10.27 Exemption—Historic commercial real property dedicated for preservation.)
- Pest control (trap/exterminate rodents, roaches, ground termites and other pests), other than building tenting (see prior section).
- On-site security (cameras, alarms, possibly patrols or guards, if needed)
- Utilities: electrical, water, sewer, rubbish pick-up, telecommunications
- Grounds and building maintenance and repair (see prior section)
- Custodial/janitorial service
- Commercial liability and property insurance, and will name HCDA as an additional insured based on the limits required in the lease

HHF proposes a lease rent of \$1 (one dollar) per year, payable on January 15 annually.

POINT OF CONTACT

We look forward to discussing this opportunity at your convenience. I may be reached at 808-523-2900 or kiersten@historichawaii.org

With aloha,



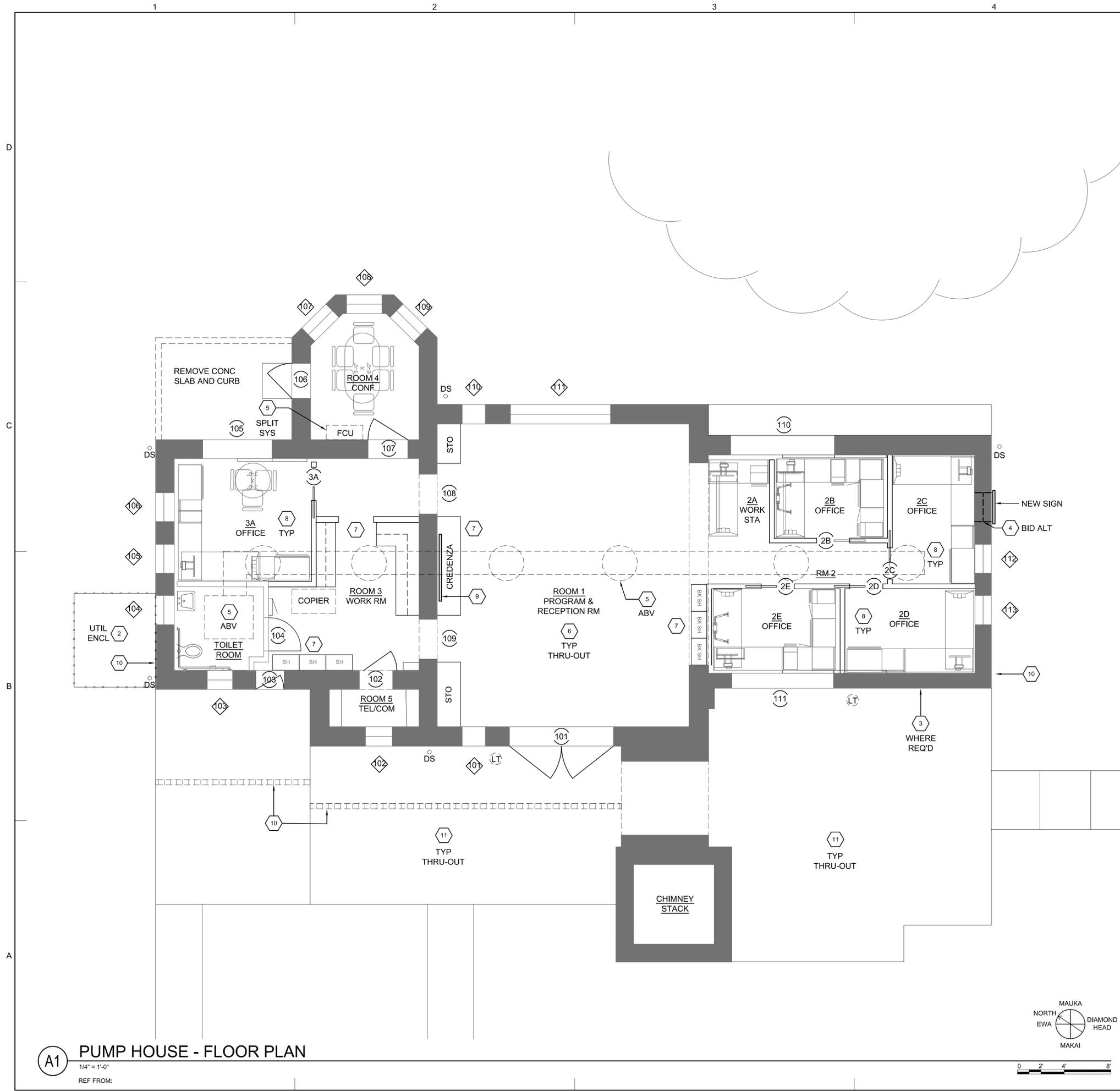
Kiersten Faulkner
Executive Director

Copies via email:

- Lindsey Doi Leaverton (lindseydoi.leaverton@hawaii.gov)
- Ryan Tam (ryan.am.tam@hawaii.gov)

Attachments:

- Conceptual Floor Plans for 1900-Pump Station, 1940-Pump Station and Screen House



FLOOR PLAN NOTES

- A. REFER TO HAZARDOUS MATERIALS SURVEY REPORT PREPARED BY [] FOR PRESENCE OF HAZARDOUS MATERIALS BEFORE PROCEEDING WITH ANY DEMOLITION, CUTTING, CORING, OR SANDING.
- B. SEE CIVIL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, ELECTRICAL, AUDIO-VISUAL, DRAWINGS FOR ADDITIONAL WORK.
- C. PAINT ALL INTERIOR & EXTERIOR NEW & EXISTING SURFACES UNO. SEE SCHEDULE FOR COLOR & SHEEN. SURFACE PREPARATION TO BE COMMENSURATE WITH PDCA LEVEL 3: SUPERIOR.
- D. FOR WORK AT WINDOWS AND DOORS, SEE MARKS ON SHTS []; AND SCHED ON SHTS [].
- E. EXIST STONE CLEANING AND REPAIRS: SEE EXT ELEVS
- F. FINISH SCHEDULES: []
- G. PARTITION TYPES: SEE FIN SCHEDULE AND []

LEGEND

- EXISTING WALL
- EXISTING MASONRY WALL
- STUD WALL OR WALL INFILL
- MASONRY WALL, SEE STRUCT & MECH FOR PENETRATIONS
- NEW WORK
- DOWNSPOUT, [SEE SHT A1/A-104]
- DOOR, SEE DOOR SCHEDULE
- WINDOW, SEE WINDOW SCHEDULE
- REFER TO SHEET SERIES A-400s
- HOSE BIB, SEE PLUMBING DRAWINGS
- DRINKING FOUNTAIN
- FIRE EXTINGUISHER

FLOOR PLAN KEYNOTES

- 1 WALL-MOUNTED HANDRAIL, SEE []
POST MOUNTED HANDRAIL, SEE []
- 2 HOUSE KEEPING PAD, SEE STRUCT
- 3 RUSTICATED CMU RESTORATION REPAIR, SEE SPECIFICATION SECTION [] MASONRY REPAIR AND REPOINTING
- 4 REMOVE INFILL WALL OPENING, FINISH TO MATCH ADJACENT SURFACE
- 5 SCHEMATIC FCU, DUCT AND SUPPLY AIR GRILL
- 6 NEW RESILIENT FLOORING
- 7 NEW CABINET, TYP
- 8 NEW OFFICE/CONF FURNITURE, TYP
- 9 NEW AUDIO-VISUAL EQUIP, TYP
- 10 RELOCATE EXIST UTILITY
- 11 NEW PAVING, SEE CIVIL DRAWINGS

PROJECT

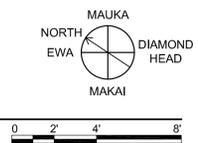
KAKAAKO PUMPING STATION IMPROVEMENTS
 653 ALA MOANA BLVD
 HONOLULU, HI 96813
 TMK: 2-1-15:63

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	1233
CAD DWG FILE:	A- Floor Plans.dwg
PLOTTED:	Nov 20, 2025 - 3:04PM
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

SHEET TITLE
 FLOOR PLAN

A1 PUMP HOUSE - FLOOR PLAN
 1/4" = 1'-0"
 REF FROM:



1

2

3

4

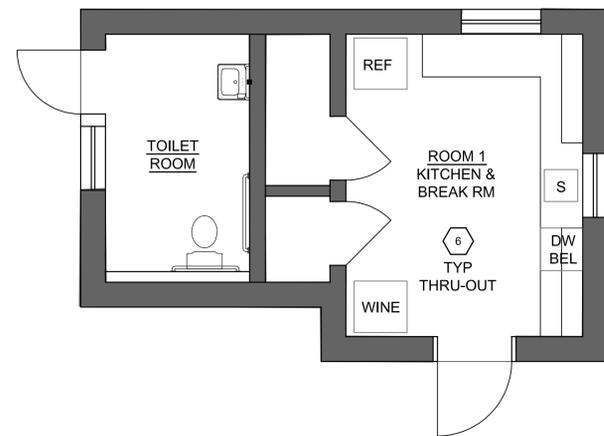
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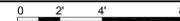
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A



A1 SCREEN HOUSE - FLOOR PLAN

1/4" = 1'-0"
REF FROM:

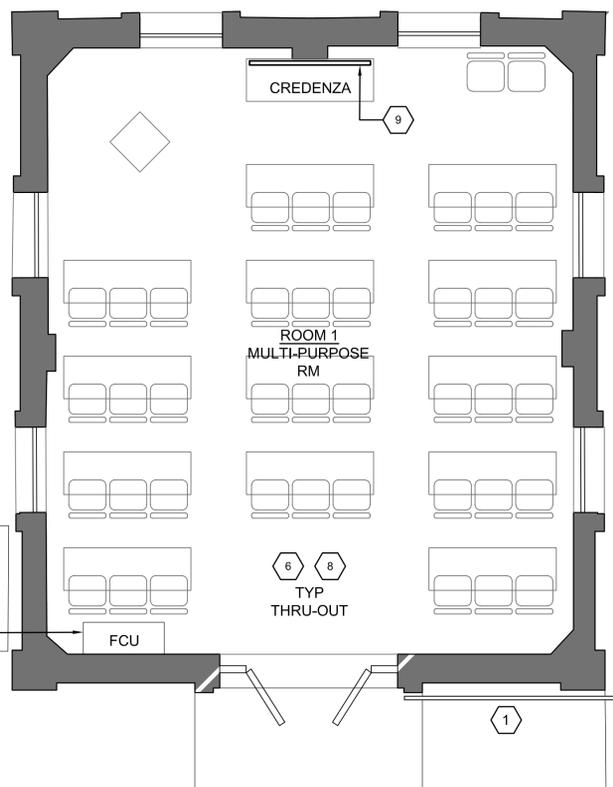


1

2

A3 1940S PUMP STA - FLOOR PLAN

1/4" = 1'-0"
REF FROM:



3

4

5

FLOOR PLAN NOTES

- A. REFER TO HAZARDOUS MATERIALS SURVEY REPORT PREPARED BY [], FOR PRESENCE OF HAZARDOUS MATERIALS BEFORE PROCEEDING WITH ANY DEMOLITION, CUTTING, CORING, OR SANDING.
- B. SEE CIVIL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, ELECTRICAL, AUDIO-VISUAL, DRAWINGS FOR ADDITIONAL WORK.
- C. PAINT ALL INTERIOR & EXTERIOR NEW & EXISTING SURFACES UNO. SEE SCHEDULE FOR COLOR & SHEEN. SURFACE PREPARATION TO BE COMMENSURATE WITH PDCA LEVEL 3: SUPERIOR.
- D. FOR WORK AT WINDOWS AND DOORS, SEE MARKS ON SHTS []; AND SCHED ON SHTS [].
- E. EXIST STONE CLEANING AND REPAIRS: SEE EXT ELEVS
- F. FINISH SCHEDULES: []
- G. PARTITION TYPES: SEE FIN SCHEDULE AND []

LEGEND

- EXISTING WALL
- EXISTING MASONRY WALL
- STUD WALL OR WALL INFILL
- MASONRY WALL, SEE STRUCT & MECH FOR PENETRATIONS
- NEW WORK
- DS DOWNSPOUT, [SEE SHT A1/A-104]
- DOOR, SEE DOOR SCHEDULE
- WINDOW, SEE WINDOW SCHEDULE
- REFER TO SHEET SERIES A-400s
- HOSE BIB, SEE PLUMBING DRAWINGS
- DRINKING FOUNTAIN
- FIRE EXTINGUISHER

1 FLOOR PLAN KEYNOTES

- 1 WALL-MOUNTED HANDRAIL, SEE []
POST MOUNTED HANDRAIL, SEE []
- 2 HOUSE KEEPING PAD, SEE STRUCT
- 3 RUSTICATED CMU RESTORATION REPAIR, SEE SPECIFICATION SECTION [] MASONRY REPAIR AND REPOINTING
- 4 REMOVE INFILL WALL OPENING, FINISH TO MATCH ADJACENT SURFACE
- 5 SCHEMATIC FCU, DUCT AND SUPPLY AIR GRILL
- 6 NEW RESILIENT FLOORING
- 7 NEW CABINET, TYP
- 8 NEW OFFICE/CONF FURNITURE, TYP
- 9 NEW AUDIO-VISUAL EQUIP, TYP
- 10 RELOCATE EXIST UTILITY
- 11 NEW PAVING, SEE CIVIL DRAWINGS

PROJECT

KAKAAKO PUMPING STATION IMPROVEMENTS

653 ALA MOANA BLVD
HONOLULU, HI 96813
TMK: 2-1-15:63

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO: 1233
CAD DWG FILE: A- Floor Plans.dwg
PLOTTED: Nov 20, 2025 - 3:05PM
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SHEET TITLE
FLOOR PLAN

A-102

SHEET 2 OF 2