

House District 7

Senate District 4

THE TWENTY-EIGHTH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST - OPERATING

GRANT REQUEST - CAPITAL

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Recipient" means any organization or person receiving a grant.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN):

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:  
International Lunar Observatory Association

Dbas: same

Street Address:  
65-1230 Mamalahoa Hwy, Suite D-20, Kamuela, HI 96743

Mailing Address: same

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name JOSEPH SULLA (STEVE DURST)

Title Assistant Director (Director)

Phone # 808-885-3474

Fax # 808-885-3475

E-mail info@iloa.org

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION INCORPORATED IN HAWAII
- FOR PROFIT CORPORATION INCORPORATED IN HAWAII
- LIMITED LIABILITY COMPANY
- OTHER
- SOLE PROPRIETORSHIP/INDIVIDUAL

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

REQUEST FOR GRANT TO PURCHASE LAND FOR OUR ORGANIZATION TO BUILD OUR GLOBAL HEADQUARTERS / RESEARCH & EDUCATION CENTER HERE IN KAMUELA, HAWAII.

THE CENTER WILL HOUSE SCIENCE, PUBLICATION, RESEARCH & EDUCATION ACTIVITIES OF THE INTERNATIONAL LUNAR OBSERVATORY ASSOCIATION. PROVIDING A VALUABLE RESOURCE TO THE COMMUNITY AND ENHANCING HAWAII ISLAND'S STATUS AS LEADER IN SCIENCE, ASTRONOMY, SPACE SCIENCE.

4. FEDERAL TAX ID #: [REDACTED]

5. STATE TAX ID #: [REDACTED]

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2016: \$ 975,000.00

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ 975,000.00

FEDERAL \$ \_\_\_\_\_

COUNTY \$ \_\_\_\_\_

PRIVATE/OTHER \$ 1,200,000.00

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[REDACTED]

AUTHORIZED SIGNATURE

STEVE DURST, ILOA EXECUTIVE DIRECTOR

NAME & TITLE

1-29-2015  
DATE SIGNED



RECEIVED  
1-30-15

✓

## Application for Grants

### I. Background and Summary

1. A brief description of the applicant's background;

International Lunar Observatory Association (ILOA) is an interglobal enterprise incorporated in Hawaii as a 501(c)(3) non-profit since 2008 to expand human knowledge of the Cosmos through observation from our Moon and to participate in internationally cooperative lunar base build-out, with Aloha – the spirit of Hawai'i. With 4 Moon Missions currently in development (including one operating on the lunar surface), ILOA is at the forefront of the movement to accelerate human exploration of our nearest celestial neighbor. The ILOA co-sponsors with its Space Age Publishing Company affiliate an international series of Galaxy Forums to advance 21st Century Education. Galaxy Forums, designed to provide greater global awareness, capabilities and action in Galaxy science, exploration and enterprise, are held in Hawaii, Silicon Valley, Canada, China, India, Japan, Europe, Africa, Chile, Brazil, Southeast Asia, Kansas and New York. Current plans are for expansion to Antarctica and beyond. For more information, please see [iloa.org](http://iloa.org).

2. The goals and objectives related to the request;

The ILOA is currently seeking a grant to apply towards purchase of a ~1-acre building site in the Kamuela region for its Global Headquarters and Research Center. Operating on Hawaii Island since its formation in 2007, ILOA already brings valuable resources and prestige to the island's science, astronomy and education communities. The ILOA Global Headquarters, with its cutting-edge research and education activities, will raise the status of this Hawaii Island community, and provide valuable resources for local students and educators, as well as employment opportunities for the local community. With its ongoing work with International partners, ILOA will also facilitate opportunities to advance Hawaii's international relations in the area of science, astronomy and astronautics.

3. The public purpose and need to be served;

The ILOA Headquarters and Research / Education Center will serve as the terrestrial base of operations for all of the ILOA's Moon Missions to conduct Galaxy Astronomy / Observation and Communications. ILOA currently is working to advance 4 Moon Missions. One (collaboration with the Lunar Ultraviolet Telescope aboard China's Chang'e-3 lunar lander) is currently on the Moon, the others are being prepared for launch later this decade. Having the ILOA Headquarters based on Hawaii Island will advance the island's status as a global leader in astronomy without having to move a single pebble on Mauna Kea. It will also provide opportunities for educational activities in which local students can be directly involved in these Moon Missions and the 21<sup>st</sup> Century education and astronomy that comes out of them.

4. Describe the target population to be served; and

The mission of the ILOA is to expand human understanding of the Cosmos through observation from our Moon. The ILOA headquarters will serve the local community, local educators and students of all ages, as well as the global scientific community.

5. Describe the geographic coverage.

ILOA is an international organization. Our physical headquarters will be developed in Kamuela, Hawaii, somewhere in between the Headquarters of Keck and CFHT. Local schools will be able to access and participate in our education activities and the international science community will be able to benefit and conduct research with the data generated by our Moon Missions. Our current educational activities, conducted through our Galaxy Forum outreach / education program, reach educators and students all over Hawaii island. ILOA has held Galaxy Forum events in Kamuela, Hilo, Kona, and on Mauna Kea. As noted above, the reach of the ILOA activities, scientific and educational are truly international. We have Directors from countries all over the world (see below) and we have regular Galaxy Forums in Hawaii, Silicon Valley, Canada, China, India, Japan, Europe, Africa, Chile, Brazil, Southeast Asia, Kansas and New York.

## II. Service Summary and Outcomes

1. Describe the scope of work, tasks and responsibilities;

ILOA is currently working on its project to establish its Headquarters in Kamuela, HI. Our first step was to seek and acquire a grant from the Change Happens Foundation. That foundation provided us with an initial grant to conduct preliminary concept designs of our Headquarters. Once completed, the Foundation asked us to request an additional grant to continue with our Headquarters development. Change Happens Foundation, however, does not provide grants for land purchase, and it is difficult for our architects to continue the design process without a defined building site. For these reason we are requesting a grant from the state of Hawaii so we can purchase land for our Headquarters. Once the grant is obtained from the state and the land is purchased, we can continue with the Change Happens grant work, Headquarters design and construction.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

Our goal is to acquire one acre of land in Kamuela, HI by spring of 2016. We will then begin construction on the land by the end of 2016. Completion of the building construction is expected by the end of 2017. Full operations in the new ILOA Headquarters, Research / Education Center should commence in 2018.

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

ILOA has contracted with Fleming & Associates, a prestigious architectural firm that has designed the Headquarters of several local Astronomy Centers on island. ILOA also has the support of Change Happens Foundation to help advance the design and construction of the building. In addition, ILOA has private funding that cover all operating expenses of the organization. ILOA has identified several appropriate sites for developing this project (see attached). ILOA will provide detailed reports to its Board of Directors and to all funding sources as the development of the project advances.

4. Measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency).

This grant request is solely for the purchase of a one-acre building site to construct the ILOA Global Headquarters and the funds are not for the actual construction of the facility. ILOA will provide performance reports to the expending agency as the land purchase process progresses and is completed. ILOA will also provide performance measurements to the expending agency of its progress in obtaining the funds for construction, and of its progress in constructing the Headquarters in order for the expending agency to be assured that the land is being put to its proposed usage.

The primary performance indicators used for measuring the success of this project will be the standard land purchase, and subsequent construction evaluation tools involving assessments, analyses of timeline compliance, cost predictability, and construction quality. Adherence to the stated project timeline and estimated costs will be evaluated semi-annually, with adjustment in project activities made as necessary. Quality control will also be an ongoing measure; the ILOA Executive Committee and Architect will inspect contractor progress closely to ascertain that quality of materials and construction are maintained throughout the life of the project.

### III. Financial

#### Budget

1. ILOA has submitted a budget utilizing the GIA budget forms, which are included with this application.
2. ILOA Anticipated quarterly funding requests for the fiscal year 2016.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
	500,000.00	250,000.00	225,000.00	975,000.00

3. Other sources of funding ILOA is seeking for fiscal year 2016.

ILOA will be continuing its work with Change Happens Foundation. For 2016, ILOA will be seeking US\$100,000.00 from them to develop complete architectural plans and permits. ILOA's originally requested a \$1M-grant from Change Happens Foundation for the construction of the ILOA Headquarters. The Foundation decided to fund the project in stages, depending on

satisfactory performance reports. The Foundation was satisfied with our report of work on the preliminary grant and they have requested that ILOA submit a subsequent application to complete the full architectural design and permitting process. ILOA intends to complete that in fiscal year 2016 and then submit an application for the full cost of construction. ILOA will leverage this Grant in Aid from the state of Hawaii, and the resulting property, to attain additional funding from Change Happens Foundation for construction of the building, and to regional philanthropic donors for equipping the Headquarters / Research & Education Center with state of the art data processing, computing and educational equipment. ILOA's internal private funding will continue to provide the necessary resources to keep ILOA operations going.

4. ILOA State and Federal Tax Credits

Not applicable

5. Government Contracts and Grants

Not applicable

6. Balance of ILOA unrestricted current assets as of December 31, 2014.

As of December 31, 2014, the total of ILOA's assets was \$2,463,547.39. Of that total, \$2,269,010.66 is Intellectual Property from the studies and development work ILOA has conducted towards its Moon Missions.

**IV. Experience and Capability**

**A. Necessary Skills and Experience**

ILOA has experience and staff with relevant skills in the management of federal funds and major capital projects, and will retain experienced, qualified consultants for specific stages of the project.

ILOA is governed by a 24-person Board of Directors comprised of accomplished professionals. The Directors include top officials from International Space Agencies, Astronauts, Directors of Astronomical institutions, medical doctors and successful entrepreneurs. Our organization also has an Executive Committee that meets five days per week to oversee ongoing operations and manage our projects.

**B. Facilities**

This grant is specifically a request to acquire land in which we can construct our facility. ILOA is currently sharing a leased office in the Carter Professional Center in Kamuela with its affiliated Space Age Publishing Company. Attached you can find a copy of the preliminary design of our planned ILOA Headquarters / Research & Education Center.

## V. Personnel: Project Organization and Staffing

### A. Proposed Staffing, Staff Qualifications, Supervision and Training

#### ILOA Executive Committee

The work of securing land and building the ILOA Global Headquarters / Research & Education Center will be directly overseen by the ILOA Executive Committee. The Executive Committee meets five days per week in the temporary Hawaii ILOA office. It is composed of the ILOA Executive / Founding Director Steve Durst, ILOA Assistant Director Joseph Sulla and Galaxy Forum coordinator Phil Merrell. The ILOA Executive Committee collaborates and communicates regularly with the ILOA Board of Directors, staff, and relevant independent contractors.

#### ILOA Board of Directors

- Steve Durst, of Waimea, Hawai'i: Founding Director of ILOA is also Editor and Publisher of Space Age Publishing Company. Active advocate and supporter of Space and Lunar Enterprise, and 21st Century Galaxy Education.
- Kimo Pihana, of Hilo, Hawaii: Native Hawaiian Kahuna and Cultural Practitioner, former Mauna Kea Ranger.
- Prof. U.R. Rao, of Bangalore, India: Chairman of the Governing Council of the Physical Research Laboratory in Ahmedabad. Former chairman of the Indian Space Research Organization (ISRO).
- Ziyuan Ouyang, of Beijing, China: Chief scientist of the Chinese Lunar Exploration Program (Chang'e program).
- Jean-Luc Josset, of Neuchâtel, Switzerland: CEO of Space Exploration Institute. Principle Investigator of AMIE Camera which orbited the Moon aboard the ESA SMART-1 spacecraft.
- Christian Veillet, of Tucson, AZ: Astronomer. Director Of Large Binocular Telescope Observatory, Former Director of Canada France Hawaii Telescope.
- Maohai Huang, of Beijing, China: Professor of Astrophysics at NAOC. Made 6 trips to Antarctica for Astrophysical research. Assistant of Chief Lunar Scientist Ziyuan Ouyang. PhD Graduate of BU.
- Yuki Takahashi, of Berkeley, California: Astrophysicist, graduate of UC Berkeley, PhD research conducted on Astronomy from Antarctica. Currently working as a Radio Frequency engineer at SpaceX.
- David Schrunck, of Poway, California: Medical Doctor. Author of *The Moon: Resources, Future Development, and Settlement*.
- Christian Sallaberger of Toronto, Canada: Former Vice President & Director of Space Operations at MDA Space Missions.
- Shawna Pandya of Edmonton, Canada: Medical student at University of Alberta. ISU graduate. Research interests include space medicine and telemedicine.
- Robert Richards of Toronto, Canada: Space entrepreneur and futurist. Cofounder of ISU, Singularity University, SEDS. Co-Founder and CEO of Moon Express.
- Jeff Hoffman of Boston MA, USA: Retired NASA Astronaut who flew on five Space Shuttle missions, including the Hubble Telescope repair mission. He currently is a professor at MIT.

- Trond Krovel of Konstanz Area, Germany: AOCS and GNC Engineer at EADS Astrium. ISU Graduate. Former President of SSETI.
- Jinliang Hou of Shanghai, China: Shanghai Astronomical Observatory CAS, Vice Director Research Center for Galaxies and Cosmology.
- Peter Martinez of Cape Town, South Africa: Division Head for Space Science & Technology at the South African Astronomical Observatory. Current Chair of South African Council for Space Affairs.
- Bill Carswell of Huntsville, Alabama: PhD in Space Materials Processing. Project Management Specialist.
- Misuzu Onuki of Tokyo, Japan: Space entrepreneur. Experience with both JAXA and commercial space initiatives. 1st non-USA citizen invited to be a SFF advocate.
- Joseph Sulla of Honokaa, Hawaii: Assistant Editor of Space Age Publishing Co. Member of ILOA Executive Committee since 2007.
- Chatief Kunjaya of Bandung, Indonesia: Professor of Astronomy at Institute of Technology Bandung.
- Tit Meng Lim of Singapore: CEO of the Singapore Science Center.
- Boonrucksar Soonthornthum of Chiang Mai, Thailand, Director of the National Astronomical Research Institute of Thailand
- Diego Mardones of Santiago, Chile: Professor of Astronomy at University of Santiago Chile
- Commander John Young (honorary): Retired NASA Astronaut. Longest career of any USA Astronaut, making 7 space flights over course of 42 years of service. Piloted Gemini, Apollo Command/Service Module, Apollo Lunar Module, Lunar Roving Vehicle & Space Shuttle. 3 Moonwalks during Apollo 16.

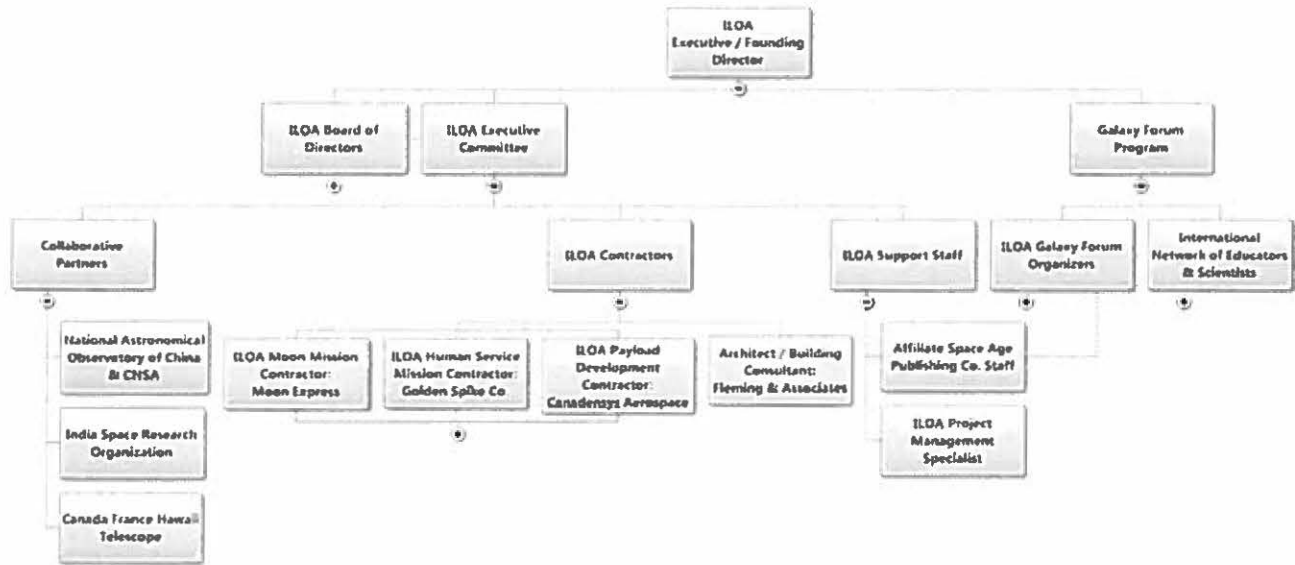
#### Support Staff

ILOA support staff consists of the staff of ILOA affiliate Space Age Publishing Company: Elisa Perednia (Hawaii Office) and Michelle Gonella (California office). ILOA Project Management Specialist Bill Carswell will also provide oversight and input on the project, though his responsibilities are more focused on the Moon Mission Payload development contract work.

#### Contractors

The design, planning and permitting work will be conducted by Scott Fleming of Fleming & Associates LLC. He is a respected architect who has extensive experience designing other world class facilities. He will also provide consultation as to the selection of an appropriate building site and the selection of an appropriate contractor for the construction

**B. Organization Chart**



**C. Compensation**

The three highest paid officers, directors, or employees of ILOA by position:

Phil Merrell, Galaxy Forum Coordinator: \$92,872.00

Joseph Sulla, Assistant Director: \$25,935.00\*

Bill Carswell, Project Management Specialist: \$12,000.00\*

\*Salary is not for their work on ILOA Board. No Board Members are compensated for serving on Board. Mr. Sulla and Mr. Carswell are compensated for work on ILOA Office operations and Project Management work.

**VI. Other**

**A. Litigation**

ILOA does not have any pending litigation or any outstanding judgments.

**B. Licensure or Accreditation**

ILOA was granted 501c3 tax exempt status in 2008.

**C. Federal and County Grants**

Not applicable



**D. Private Educational Institutions**

This grant will not be used to directly support a private educational institution. Once the land is acquired and the ILOA Headquarters is built, the facility will, however, be used for educational activities in support of local educational institutions.

**E. Future Sustainability Plan**

Once ILOA receives this grant from the State of Hawaii, it will purchase the land on which the ILOA Global Headquarters / Research & Education Center will be constructed. ILOA will then continue its design work, permitting and subsequent construction of the Headquarters with support of Change Happens Foundation and other private sources. ILOA hopes to receive \$985,000.00 from Change Happens Foundation for design and construction of the Headquarters. ILOA also has operating funds to continue all of its internal operations and Moon Mission funding campaign.

Applicant ILOA

**F. Certificate of Good Standing,  
Enlarged Organizational Chart,  
& Budgets**



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

#### INTERNATIONAL LUNAR OBSERVATORY ASSOCIATION

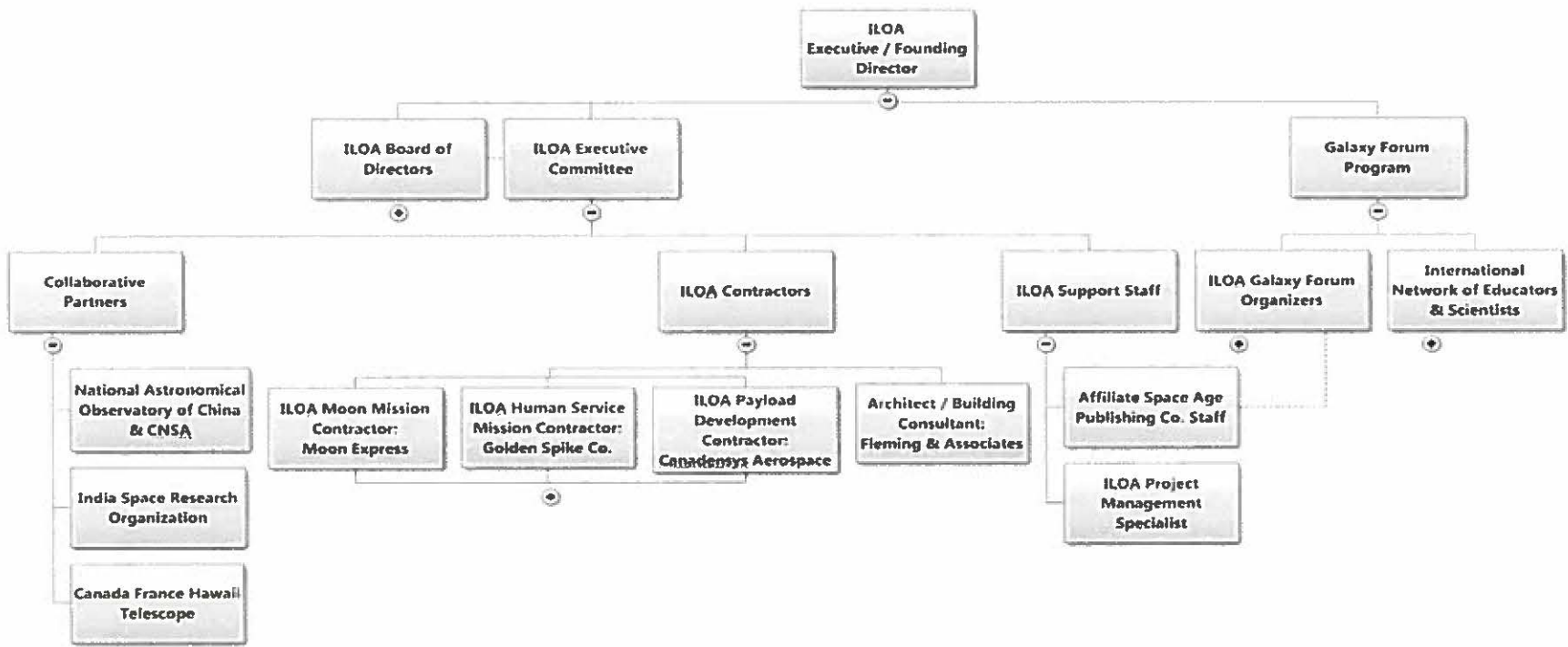
was incorporated under the laws of Hawaii on 10/01/2007 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 28, 2015

Interim Director of Commerce and Consumer Affairs





ILOA

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2015 to June 30, 2016

Applicant: \_\_\_\_\_ ILOA

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries	0			
2. Payroll Taxes & Assessments	0			
3. Fringe Benefits	0			
<b>TOTAL PERSONNEL COST</b>	<b>0</b>			
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island	0			
2. Insurance	0			
3. Lease/Rental of Equipment	0			
4. Lease/Rental of Space	0			
5. Staff Training	0			
6. Supplies	0			
7. Telecommunication	0			
8. Utilities	0			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>0</b>			
<b>C. EQUIPMENT PURCHASES</b>	<b>0</b>			
<b>D. MOTOR VEHICLE PURCHASES</b>	<b>0</b>			
<b>E. CAPITAL</b>	<b>975,000</b>			
<b>TOTAL (A+B+C+D+E)</b>	<b>975,000</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	975,000	Joseph Sulla	808-885-3474	
(b) Total Federal Funds Requested		Name (Please type or print)	Phone	
(c) Total County Funds Requested			1-29-2015	
(d) Total Private/Other Funds Requested			Signature of Authorized Official	Date
<b>TOTAL BUDGET</b>	<b>975,000</b>	Steve Durst, Executive Founding Director		
		Name and Title (Please type or print)		

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2015 to June 30, 2016

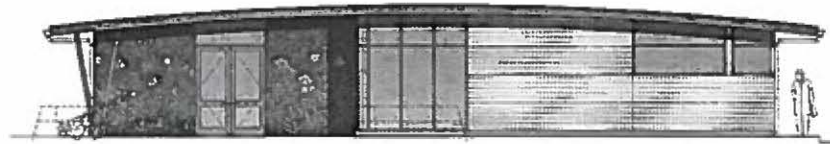
Applicant: \_\_\_\_\_ ILOA \_\_\_\_\_

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2013-2014	FY: 2014-2015	FY:2015-2016	FY:2015-2016	FY:2016-2017	FY:2017-2018
PLANS		15000				
LAND ACQUISITION			975000			
DESIGN				100000		
CONSTRUCTION						
EQUIPMENT						
<b>TOTAL:</b>			<b>975,000</b>			
<p><b>COMMENTS:</b> All funds from the state Grant in Aid will be applied towards purchase of land for ILOA HQ. ILOA expects to receive a \$100,000 follow-up grant from Change Happens Foundation for HQ architectural work.</p>						

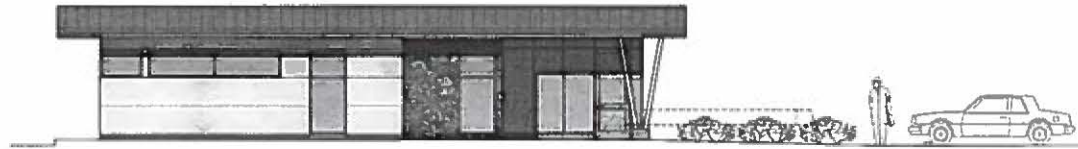
Applicant ILOA

**G. ILOA Global Headquarters Floor Plan, Elevations & Rendering**

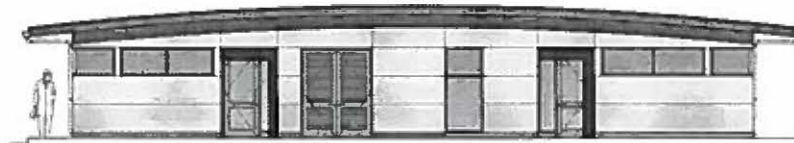
ILOA



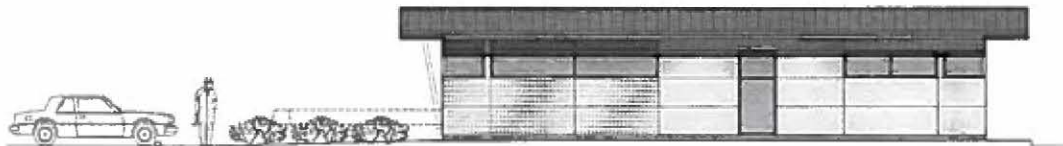
1A FRONT ELEVATION - PUBLIC ENTRANCE  
SCALE: 3/16"=1'



1B LEFT ELEVATION  
SCALE: 3/16"=1'



1C REAR ELEVATION - STAFF ENTRANCE  
SCALE: 3/16"=1'



1D RIGHT ELEVATION  
SCALE: 3/16"=1'

1 INTERNATIONAL LUNAR OBSERVATORY - EXTERIOR ELEVATIONS  
SCALE: 3/16"=1'



NOT SCALE  
THIS ARCHITECTURAL DRAWING IS TO BE USED FOR CONSTRUCTION OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF FLEMING & ASSOCIATES, LLC.

INTERNATIONAL LUNAR  
OBSERVATORY ASSOCIATION  
HEADQUARTERS FACILITY

CONSULTANT:

REVISIONS:

PROJECT NO.: 000000  
PROJECT AREA: SF  
PROJECT PLANS: SF

SHEET CONTENTS:  
EXTERIOR  
ELEVATIONS

DATE: JUNE 2014

SHEET  
A-2







Applicant ILOA

**H. Potential Land Parcels ILOA has Identified**

June 26, 2014

International Lunar Observatory Association  
65-1230 Mamalahoa Hwy, D20  
Kamuela, HI 96743

Subject: International Lunar Observatory Headquarters Facility Concept Design Site  
Selection  
F&A Project No.: 14003.00

Dear Mr. Durst,

Based on our tour of three possible building sites for the future new International Lunar Observatory Headquarters Facility, occurring on June 26, 2014, I have the following comments and observations regarding potential advantages and concerns pertaining to each site:

#### POST OFFICE Site

- Gorgeous direct line of sight views are afforded to the summit of Mauna Kea and the summit telescope facilities.
- There is an existing fire hydrant is located immediately adjacent to the proposed site.
- Existing HELCO transformer bank and underground power and telephone service is located immediately adjacent to the proposed site.
- There was some indication that the underground wastewater system used by the Foodland supermarket may be accessible for use.
- Proposed site is immediately adjacent to Parker Ranch and commercial services such as the post office, banking, gas station, hardware store, supermarkets and restaurant outlets.
- Proposed site is located directly adjacent to the nexus of downtown Kamuela.
- Proposed site has already been graded so local concerns for protection of archaeological sites and flora and fauna is minimized greatly.
- Site is greater than one acre and will easily accommodate the proposed building and required site improvements.
- Size of available site will allow for accommodation of overflow parking, should it be required.
- Size of available site could possible accommodate a "Galaxy Garden".
- Proposed site is located immediately adjacent to an elementary school, which could result in some negative, but temporal, acoustical concerns pertaining to bells and vocal children.
- During the daytime, wind comes from the East and can be quite forceful; but this is a common characteristic at all sites in Kamuela.

#### MAMALAHOA HIGHWAY Site

- Intermittent direct line of sight views are afforded to the summit of Mauna Kea and the summit telescope facilities; the views become more unencumbered the closer one gets to the Highway.
- Proposed site has already been graded so local concerns for protection of archaeological sites and flora and fauna is minimized greatly.
- Site is greater than one acre and will easily accommodate the proposed building and required site improvements.
- Size of available site will allow for accommodation of overflow parking, should it be required.

- Size of available site could possible accommodate a "Galaxy Garden".
- The proposed site is located adjacent to residential properties on two property boundaries.
- The proposed site has a defined atmosphere of privacy on three of the four boundary lines.
- The proposed site is serviced by overhead power and telephone utilities which are easily accessible.
- The proposed site has mature tropical landscaping which could be salvaged for re-use.
- The proposed site is located across the Highway from a recycling center which generates random noise from the operation of generators and the transferring of noise generating materials (glass bottles and metal cans) from container to container.
- The proposed site is located adjacent to the Highway which is the main thoroughfare for noise generating tractor-trailer trucks.
- The proposed site contains an existing residence (and probably a cess pool) which would be recommended for tear-down and disposal, at additional expense to the project.

#### HAWAII PREPARATORY ACADEMY Site

- Gorgeous, unimpeded, direct line of sight views are afforded to the summit of Mauna Kea and the summit telescope facilities, as well as Mauna Loa, Hualalai. Views to the "rear" of the site are to the verdant pu'u that defines the northern edge of Kamuela.
- Proposed site has already been graded so local concerns for protection of archaeological sites and flora and fauna is minimized greatly.
- Site is greater than one acre and will easily accommodate the proposed building and required site improvements.
- Size of available site will allow for accommodation of overflow parking, should it be required.
- Size of available site could possible accommodate a "Galaxy Garden".
- The proposed site is serviced by overhead power and telephone utilities which are easily accessible.
- The proposed site is located adjacent to a residential property on the north property boundary, the "Kamuela Inn" on the west property boundary, Hawaii Preparatory Academy athletic field on the east property boundary and what appears to be a future commercial development on the south property boundary.
- The proposed site is located sufficient distance from the Highway to mitigate vehicular noise.
- There is an existing fire hydrant is located immediately adjacent to the proposed site as well as overhead power and telephone service.

Should you have questions or comment, please do not hesitate to call or email.

Thank you,



Managing Member  
Fleming & Associates, Inc.  
Principal Architect, AIA, LEED-AP

