

DAVID Y. IGE  
GOVERNOR



JOHN S. S. KIM  
CHAIRPERSON

STATE OF HAWAII  
**STATE PUBLIC CHARTER SCHOOL  
COMMISSION ('AHA KULA HO'ĀMANA)**  
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**APPLICATIONS COMMITTEE SUBMITTAL**

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DATE OF SUBMITTAL: May 7, 2019

DATE OF MEETING: May 9, 2019

TO: Mitch D'Olier, Chairperson  
Applications Committee

FROM: Sione Thompson, Executive Director  
State Public Charter School Commission

AGENDA ITEM: III. Update/Action on Pre-Opening Assurances for DreamHouse Ewa Beach

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I. DESCRIPTION

Update on DreamHouse Ewa Beach's progress in meeting pre-opening assurances for School Year 2019-2020.

II. POLICY CONTEXT AND AUTHORITY

**Pre-Opening Charter Schools:** A pre-opening charter school is defined by Section 302D-1, Hawaii Revised Statutes to mean "a charter school that has not yet satisfactorily fulfilled the authorizer's pre-opening assurance as required under Section 302D-14.5 or has not yet commenced full operations as a charter school during its first full academic year."

Pursuant to Section 302D-14.5(c), Hawaii Revised Statutes "Upon the execution of the initial charter contract, the applicant governing board shall become the governing board of the newly established pre-opening charter school."

**Pre-Opening Charter School Limits and Exemptions:** Pursuant to Section 302D-14.5(d), Hawaii Revised Statutes, "the authorizer shall establish pre-opening criteria in order to ensure that a pre-opening charter school is prepared to successfully open and operate as a charter school. Until such time as the pre-opening school satisfactorily meets such pre-opening criteria and commences operations in its first full academic year, the pre-opening charter school: (1) shall not be entitled to receive funding under section 302D-26, 302D-28, 302D-29, or 302D-29.5; (2) shall employ no employees but may engage in independent contractors; (3) shall not be subject to the

performance framework under section 302D-16; and (4) may be granted temporary exemptions from provisions of the charter contract by the authorizer.”

Pursuant to Section 302D-14.5(e), Hawaii Revised Statutes, “the charter contract of a pre-opening charter school that fails to satisfactorily meet its pre-opening criteria within the start-up period initially established or subsequently extended by the authorizer shall be void. The pre-opening charter school shall thereupon be considered an approved charter applicant that has withdrawn its application.”

**Start-up Period:** Pursuant to Section 302D-14.5(e), Hawaii Revised Statutes, “The charter contract of a pre-opening charter school that fails to satisfactorily meet its pre-opening criteria within the start-up period initially established or subsequently extended by the authorizer shall be void. The pre-opening charter school shall thereupon be considered an approved charter applicant that has withdrawn its application.”

### III. BACKGROUND

At its August 15, 2017 General Business Meeting, the Commission approved DreamHouse Ewa Beach (DreamHouse) as a pre-opening charter school, and approved its pre-opening assurance tasks to begin operations as a charter school during School Year 2018-2019.

At the February 8, 2018 Applications Committee Meeting, DreamHouse reported that it would open during school year 2019-2020.

At the April 12, 2018 General Business Meeting, the Commission approved updated deadlines for its pre-opening assurance tasks to begin operations as a charter school during School Year 2019-2020.

### IV. INFORMATION FOR CONSIDERATION

The pre-opening assurance tasks for DreamHouse, approved at the April 12, 2018 General Business Meeting, is attached to this submittal as **Exhibit 1** and includes the updated deadlines that align with DreamHouse’s targeted opening in School Year 2019-2020. Pre-opening charter schools will use Epicenter to submit pre-opening assurance tasks to the Commission. Additionally, DreamHouse is required to attend every scheduled Applications Committee meeting to provide an update on the progress of its start-up activities and meeting its pre-opening assurances.

DreamHouse is currently in year two of the two-year start-up period and is required to satisfactorily complete each pre-opening assurance task by the due date indicated before it can begin its operations as a full-fledged charter school during School Year 2019-2020. The failure to complete any of the pre-opening assurances by the indicated deadline will result in DreamHouse not being allowed to open for School Year 2019-2020. Pre-opening charter schools that are unable to complete the pre-opening assurances within the two-year time frame will be required to reapply for a charter as a new applicant. When the pre-opening assurances are completed, the charter contract restrictions will be removed, and the school will be able to receive State per-pupil funds and hire employees.

V. UPDATE FOR MAY 9, 2019

Monthly Updates

DreamHouse is required to submit monthly updates on its progress meeting pre-opening assurances and fundraising goals.

*May Update*

DreamHouse submitted its May fundraising update by the May 1, 2019 deadline. This update is attached as **Exhibit 2**.

Pre-opening assurance tasks submitted

*Tasks due in May 2019:*

The following list comprises the pre-opening assurance tasks that were due on May 1, 2019.

- Evidence of enrollment (**Exhibit 3**)
- Evidence of enrollment -unrestricted cash donations (**Exhibit 4**)
- Staffing plan update (**Exhibit 5**)
- Building permits (**Exhibit 6**)
- Fire inspection (**Exhibit 7**)
- Food service plan (**Exhibit 8**)
- Occupancy permit (**Exhibit 9**)
- Zoning clearance letter (**Exhibit 10**)
- Facility plan (**Exhibit 11**)

DreamHouse did not submit the following:

- Fire inspection
- Food service plan
- Occupancy permit

Upcoming pre-opening assurance tasks due in June

The following pre-opening tasks are due on June 3, 2019:

- Staffing plan update

**Exhibit 1**  
**DreamHouse Ewa Beach**

**Pre-Opening Assurances for School Year 2019-2020**  
**(Approved April 12, 2018)**

Requirement	Description	Due Dates	Status
Fundraising updates	Submit monthly updates to the Commission on progress meeting fundraising goals. Update to include amount of funds raised over the month, amount of funds raised in total.	Monthly, beginning 4/2/18 and due on the first working day of the month	
School Calendar	Submit school calendar for 2019-2020 school year using the attached template	12/2/2018	
Facility Contingency Plan	Submit a facility contingency plan detailing where the school will locate should the school not be able to occupy its identified facility at the beginning of SY 2019-2020. The contingency plan should include assurances (letters of commitment, prospective lease agreement, etc.) that the identified facility will be available for the school's use for SY2019-2020.	12/31/2018	
School / Facilities Lease Agreement	Submit the executed lease agreement for your school's facilities. Submit: 1) Agreement between land owner and nonprofit; and 2) Agreement between nonprofit and school approved by your AG; OR 3) Agreement between landowner and school approved by your AG. Include signature line on the school's lease agreement with your AG's signature indicating AG's review and approval.	12/31/2018	
March Evidence of Enrollment	Provide the letters of acceptance for each student that has been accepted at DreamHouse as of 3/1/19, per DreamHouse's Admission and Enrollment policies. Students accepted are those students that have completed the DreamHouse enrollment packet, and the student's name has been placed on the role for a specific grade and class.	3/1/2019	
Attendance policies and procedures	Submit school's attendance policies and procedures approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval. School shall post the approved policy to its website upon AG approval.  The policy shall comply with Section 7.5 of the Charter Contract which requires that the school maintain and adhere to a policy for attendance, and shall maintain daily records of student attendance and absences.	4/1/2019	
Transportation	Submit the plan and procedures which have been implemented to provide transportation services, if applicable. The plan and procedures shall comply with Section 8.8 of the Charter Contract.	4/1/2019	

Requirement	Description	Due Dates	Status
Student Health Requirements	<p>Submit your school's policies regarding student health as required by the Charter Contract.</p> <p>The policies should be developed to address: health clearances and immunizations per Section 9.2 of the Charter Contract, health services per Section 9.3 of the Charter Contract, and tobacco use per Section 9.5 of the Charter Contract.</p>	4/1/2019	
Financial Management Policies and Procedures	<p>Submit the financial management polices and procedures approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval. School shall post the approved policy to its website upon AG approval.</p> <p>The polices and procedures shall comply with section 6.4 of the Charter Contract. The policies shall allow the School to maintain appropriate governance and management procedures and financial controls which shall include, but not be limited to: 1) budgets; 2) accounting policies and procedures; 3) payroll procedures; 4) financial reporting; and 5) internal control procedures for receipts, disbursements, purchases, payroll, inventory, and fixed assets.</p>	4/1/2019	
Complaints Procedures	<p>Submit your school's complaints procedures approved by your AG. Include signature line on the procedure with your AG's signature indicating AG's review and approval. School shall post the approved policy to its website upon AG approval.</p> <p>The procedures shall comply with section 8.6 of the Charter Contract and which requires that the school adopt and adhere to a process for resolving public complaints to be heard by the Schools' Governing Board. Section 8.6 provides that for matters concerning the operations and administration of the school, the decision by the School's Governing Board shall be considered final, except where the complaint pertains to a possible violation of any law or breach of the Charter Contract. In the case of a possible violation of law or breach of the Charter Contract, the Commission or other appropriate state agency may investigate the validity of the complaint to determine whether additional actions are needed.</p>	4/1/2019	

Requirement	Description	Due Dates	Status
Conflict of Interest Policy	Submit school's conflict of interest policy consistent with the State Ethics Code (Chapter 84, HRS) approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval.	4/1/2019	
Conflict Resolution Policy	Submit your school's conflict resolution policy approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval.	4/1/2019	
Crime Reporting Policies and Procedures	<p>Submit your school's crime reporting policies and procedures approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval.</p> <p>The policies and procedures shall comply with Section 9.4 of the Charter Contract. The policies and procedures shall require a report to appropriate authorities from a teacher, official, or other employee of the School who knows or has reason to believe that an act has been committed or will be committed which: 1) occurred or will occur on School property during School hours or during activities supervised by the School and 2) involves crimes relating to arson, assault, burglary, disorderly conduct, dangerous weapons, dangerous drugs, harmful drugs, extortion, firearms, gambling, harassment, intoxicating drugs, marijuana or marijuana concentrate, murder, attempted murder, sexual offenses, rendering a false alarm, criminal property damage, robbery, terroristic threatening, theft, or trespass. Section 9.4 also requires that the school establish procedures for reporting any incident and impose appropriate disciplinary action for failure to report these incidents, including probation, suspension, demotion and discharge of School officials.</p>	4/1/2019	
Inventory Policies and Procedures	<p>Submit your school's inventory policies and procedures approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval.</p> <p>The policy shall comply with Section 6.5 of the Charter Contract which requires that the school maintain a complete and current inventory of all property and shall update inventory annually. Section 6.5 also requires that the school take all necessary precautions to safeguard assets acquired with public funds.</p>	4/1/2019	

Requirement	Description	Due Dates	Status
Procurement Policy	<p>Submit your school's procurement policy approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval. School shall post the approved policy to its website upon AG approval.</p> <p>The policy shall comply with Section 6.3 of the Charter Contract which requires that the Governing Board adopt and adhere to a policy for the procurement of goods, services and construction consistent with the goals of public accountability and public procurement practices.</p>	4/1/2019	
School closure plan	<p>Submit your school closure plan as approved by your AG. The school closure plan will be implemented by the school if the school were to be permanently closed. Include signature line on the policy with your AG's signature indicating AG's review and approval.</p> <p>The plan should include: 1) Notifications to all stakeholders, including parents, students, community members, the press, funders, creditors, debtors, contractors, receiving schools, and state education agencies; 2) Creation of a closure team that includes a project manager from the authorizer and one from the school, as well as individuals with expertise in law, finance and school administration; 3) Detailed instructions regarding the treatment of student records; 4) Detailed instructions regarding the treatment of corporate records; 5) Financial reporting requirements; 6) Detailed instructions regarding the treatment to debtors, creditors, and assets; 7) Development of a post-end-of classes plan that addresses the corporate activities that must occur such as the closing of bank accounts, terminating staff, and making final tax payments; and 8) A process for protection and disposition of assets.</p>	4/1/2019	
School Safety Plan	<p>Submit your school safety plan approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval. The policy should comply with Section 9.1 of the Charter Contract. School shall post the approved safety plan to its website upon AG approval.</p>	4/1/2019	



Requirement	Description	Due Dates	Status
Student Conduct / Discipline Policy	<p>Submit school's student conduct and discipline policy approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval. School shall post the approved policy to its website upon AG approval.</p> <p>The policy shall comply with Section 8.4 of the Charter Contract and all applicable federal and state laws.</p>	4/1/2019	
Employee Rights	<p>Submit school's policies and procedures regarding employee rights approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval.</p> <p>Submit your school's plan and procedures that have been implemented to comply with applicable laws, rules, and regulations and provisions of the Charter Contract relating to employment considerations, including but not limited to: those relating to state employment law, the Family Medical Leave Act, the Americans with Disabilities Act, nondiscrimination, and compliance with collective bargaining requirements.</p>	4/1/2019	
English Language Learners	<p>Submit the plan and procedures which have been implemented to comply with applicable laws, rules, regulations, and provisions of Section 4.7 the Charter Contract relating to English Language Learner (ELL) requirements (including Title III of ESSA and US Department of Education authorities), including but not limited to: equitable access and opportunity to enroll; required policies related to the service of ELL students; proper steps for identification of students in need of ELL services; appropriate and equitable delivery of services to identified students; appropriate accommodations on assessments; exiting of students from ELL service; and ongoing monitoring of exited students.</p>	4/1/2019	
Governance	<p>Submit the plan and procedures which have been implemented to comply with applicable laws, rules, regulations, and provisions of Section 3 the Charter Contract relating to governance by its board, including, but not limited to: governing board composition and membership requirements, governing board reporting requirements, and open meeting requirements, pursuant to Chapter 302D, Hawaii Revised Statutes.</p>	4/1/2019	

Requirement	Description	Due Dates	Status
Independent Audit	Submit the plan and procedures which have been implemented to comply with applicable laws, rules, regulations, and provisions of Section 6.21 of the Charter Contract relating to financial management and oversight expectations as evidenced by an annual independent audit, including, but not limited to: an unqualified audit opinion; an audit devoid of significant findings and conditions, material weaknesses, or significant internal control weaknesses; and an audit that does not include a going concern disclosure in the notes or an explanatory paragraph within the audit report.	4/1/2019	
Information Handling	Submit your school's plan and procedures that have been implemented to comply with applicable laws, rules, regulations, and provisions of the Charter Contract relating to the handling of information including, but not limited to: maintaining the security of and providing access to student records under the Family Educational Rights and Privacy Act and other authorities (Section 8.1); complying with the Uniform Information Practices Act and other applicable authorities (Section 8.3); transferring of student records; and proper and secure maintenance of testing materials.	4/1/2019	
Management Accountability	Submit the plan and procedures that have been implemented to comply with applicable laws, rules, regulations, and provisions of the Charter Contract relating to oversight of school management, including, but not limited to: For schools that have Education Service Providers (ESPs)--maintaining authority over management, holding it accountable for performance as agreed under a written performance agreement, and requiring annual financial reports of the ESP. OR For others that do not have an ESP--oversight of management that includes holding it accountable for performance expectations that may or may not be agreed to under a written performance agreement.	4/1/2019	
Harrassment Policy	Submit the school's policies and procedures that conform to Title IX requirements related to sexual harrassment and gender-based harrassment.	4/1/2019	

Requirement	Description	Due Dates	Status
Student Rights	Submit the school's plan and procedures that have been implemented to comply with applicable laws, rules, regulations, and provisions of the Charter Contract relating to the rights of students including but not limited to: compliance with admissions, enrollment, and dismissal requirements (including nondiscrimination and rights to enroll or maintain enrollment); the collection and protection of student information (that could be used in discriminatory ways or otherwise contrary to law); due process protections, privacy, civil rights, and student liberties requirements, including First Amendment protections and the Establishment Clause restrictions prohibiting public schools from engaging in religious instruction; conduct of discipline (discipline hearings, suspension, and expulsion); and treatment of students that qualify for services under the McKinney-Vento Act.	4/1/2019	
April Evidence of Enrollment	Provide the letters of acceptance for each student that has been accepted at DreamHouse as of 4/1/19, per DreamHouse's Admission and Enrollment policies. Students accepted are those students that have completed the DreamHouse enrollment packet, and the student's name has been placed on the role for a specific grade and class.	4/1/2019	
Staffing Plan	Submit a staffing update to include progress on the hiring of all teachers and key leadership positions reflected in the staffing plan. Update should also include reporting on teacher licensure status of those hired.	4/1/2019, 5/1/19, 6/3/19, 7/1/19	
Evidence of Enrollment-- Unrestricted Cash Donations	If enrollment of 100 students is not met, provide (if applicable) evidence that School has raised an additional cash amount equivalent to the per-pupil amount for FY 2019 in unrestricted cash donations for every student below 100.	5/1/2019	
May Evidence of Enrollment	Provide the letters of acceptance for each student that has been accepted at DreamHouse as of 5/1/19, per DreamHouse's Admission and Enrollment policies. Students accepted are those students that have completed the DreamHouse enrollment packet, and the student's name has been placed on the role for a specific grade and class. School should have 90-100% of its students enrolled at this point.	5/1/2019	
Building Permits	Submit building permits as soon as possible. No later than May 1, 2019.	5/1/2019	
Fire Inspection	Submit fire inspection as soon as possible. No later than May 1, 2019.	5/1/2019	

Requirement	Description	Due Dates	Status
Food Service	Submit your school's plan for food service. If applicable, submit vendor services contract for food service approved by your AG. If applicable, submit food permit no later than May 1, 2019.	5/1/2019	
Occupancy permits	Submit certificate of occupancy as soon as possible. No later than May 1, 2019.	5/1/2019	
Zoning Clearance Letter	Submit zoning clearance letter as soon as possible. No later than May 1, 2019.	5/1/2019	
Facilities	Submit your school's plan and procedures that have been implemented to comply with applicable laws, rules, regulations, and provisions of the Section 11 of the Charter Contract relating to the school facilities, including but not limited to: compliance with building, zoning, fire, health, and safety codes; fire inspections and related records; viable certificate of occupancy or other required building use authorization; and compliance with DOE requirements for schools occupying DOE facilities.	5/1/2019	
Governing Board Members	Submit the name, position, resume, phone number and email address of each member of your school's governing board.		Completed
Admissions policies and procedures-- <b>Note: DreamHouse first needs commission approval for admissions policy before sending to AG</b>	Submit school's admission policies and procedures approved by your AG. Include signature line on the policy with your AG's signature indicating AG's review and approval. School shall post the approved policy to its website upon AG approval.  <u>The school will not be allowed to solicit applications from students if it has not secured a facility.</u> The policy shall comply with Section 7.3 of the Charter Contract which requires that if the number of applicants exceeds the School's capacity of a program, class, grade level, or building, the School shall select students to enroll using a public lottery that shall be publicly noticed.		Completed

**Exhibit 2**  
**DreamHouse Ewa Beach**

**Monthly Update**  
**May 2019**



TO: Commissioner H. Mitchell D'Olier, Hawai'i Public Charter School Commission  
FROM: Alex Teece, Founding School Leader, DreamHouse 'Ewa Beach  
CC: DreamHouse, Inc. 501(c)(3) Board; Founding School Board  
DATE: May 1, 2019  
RE: May 2019 Pre-Opening Assurances Update

Dear Commissioner D'Olier,

Please find the enclosed:

- Fundraising update for the month of April 2019 (Due 5/1/2019)

Looking forward to seeing you and the Commissioners at the next meeting.

Aloha,

A handwritten signature in black ink, appearing to read 'Alex Teece', with a long horizontal flourish extending to the right.

Alex Teece  
Founding School Leader  
DreamHouse 'Ewa Beach

OVERALL CASH IN FUNDRAISING TOTAL (FY19)	FUNDS IN PLEDGE STATUS (FY19)	NEW FUNDS RAISED IN APRIL 2019
\$69,715	\$297,504	\$7,600

**APRIL 2019 FUNDRAISING ACTIVITY**

Updates:

- \$7,500 from Hoku Relay participation;
- Invitation to apply to GIFT Foundation, Kosasa Foundation, Central Pacific Bank Foundation (all applications submitted);
- FY20 weighted pipeline: \$282,000 across 17 foundations, corporations, and special funding streams.

Our cash balance remains in the \$60,000 - \$70,000 range, with our federal grant drawdowns providing much of our cash flow needs.

**RECENT FACILITIES ACTIVITY**

DreamHouse has a signed lease with Alexander & Baldwin for a start-up location at the Laulani Village Shopping Plaza and has lined up general contractor, subcontractors, and architects to install paint, carpet, and work on occupancy documents. A&B has made significant progress with one final tenant that needs to sign off on the school locating in the shopping plaza; as of April 29, 2019, A&B has indicated that an agreement has been reached, in principle, and that documents are being drafted to sign and execute. A&B is aware of the pre-opening assurance expectations and associated deadlines.

*Enclosed: Communication from A&B*

5/1/2019

Gmail - DreamHouse / Lualani Village



Alex Teece [REDACTED]

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## DreamHouse / Lualani Village

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**Brad Santiago** [REDACTED] Wed, May 1, 2019 at 11:07 AM  
To: Alex Teece [REDACTED], "zachdionno" [REDACTED]  
Cc: Claire Goldberg [REDACTED]

Alex,

As we discussed, with regard to the necessary use waivers, we have reached an agreement in principle with our tenant. Documentation is pending and we anticipate that the documentation will be completed sometime in May. Please feel free to contact us should you have any questions.



ALEXANDER & BALDWIN  
PARTNERS FOR HAWAII

Brad R. Santiago, CCIM (S) | Senior Asset Manager



[822 Bishop Street, Honolulu, Hawai'i 96813](#)

NYSE: **ALEX** | W: [alexanderbaldwin.com](#)

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### Alexander & Baldwin - Legal Disclaimer

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**Exhibit 3**

**DreamHouse Ewa Beach**

**Enrollment Update**

**May 1, 2019**

## **May Evidence of Enrollment**

May 1, 2019

*Provide the letters of acceptance for each student that has been accepted at DreamHouse as of 5/1/19, per DreamHouse's Admission and Enrollment policies. Students accepted are those students that have completed the DreamHouse enrollment packet, and the student's name has been placed on the role for a specific grade and class. School should have 90-100% of its students enrolled at this point.*

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As of April 30, 2019, 99 families have enrolled in DreamHouse 'Ewa Beach. 99% of the founding class is full.

Enclosed: student list

## ENROLLED STUDENT LIST

*Information provided by parents*

Count	Child First Name	Child Previous School
1		Hookele Elem
2		Pohakea Elementary School
3		Ewa Beach Elem
4		Ewa Beach Elementary
5		Ewa Elementary Schooo
6		Honowai
7		Ewa Beach Elem.
8		Ewa Beach Elementary
9		Ewa Beach Elementary
10		Barbers Point
11		Corvid Academy
12		Holomua Elementary School
13		Barbers Point Elementry
14		Kapolei Elementary School
15		Ewa Bch. Elem.
16		Hookele Elementary
17		Ho'okele Elementary
18		Keone'ula Elementary School
19		Iroquois Point Elem.
20		Kamalani Academy
21		IPES
22		Makakilo Elementary
23		Friendship christian
24		Webling Elementary
25		Barbers Point Elementary
26		Holomua Elementary
27		Holomua Elementary
28		Friendship Christian School
29		Ewa Elementary School
30		Makakilo Elementary
31		Ka Waihona
32		Ho'okele Elementary School
33		Pohakea Elementary School
34		Iroquois Point elementary
35		Hookele Elementary School
36		Kapolei elementary
37		Kamalani Academy
38		Ho'ala Schools
39		MAUKA LANI ELEM
40		Mauka Lani Elementary

41		Pohakea Elementry
42		Kapolei elementary school
43		Ka Waihona o ka naauao
44		MAKAKILO ELEMENTARY
45		Mauka Lani Elementary
46		Ewa Elemantary
47		Ho'okele Elementary
48		Barber's Point Elementary
49		Kapolei Elementary
50		Ewa Elementary
51		Ewa Elementary
52		Ewa Elementary School
53		Ewa Elementary
54		Ewa Beach Elementary
55		Ewa Beach Elementary
56		Ewa Beach Elementary
57		Hawaii Technology Academy
58		Pohakea Elementary
59		Ewa Elementary school
60		Ho'ala
61		Iroquois Point Elementary
62		Iroquois Point Ewa Beach
63		Kapolei Elementary School
64		Hookele Elementary
65		Keone'ula Elementary School
66		Home School
67		Mauna Lani EL
68		Barean Baptist Academy
69		Hookele elementary school
70		Mauka Lani Elementary School
71		Mauka Lani Elementary
72		Ho'okele Elem
73		Keone'ula Elementary
74		Hookele Elementary
75		Kapolei Elementary School
76		Ewa Elementary
77		Ewa Elementary
78		Friendship Christian
79		Ewa Elementary School
80		Hookele Elementary
81		Pohakea Elementary
82		Pohakea Elementary School
83		Hookele elem
84		Ho'okele Elementary
85		Makakilo Elementary

86		Ka Waihona o ka naauao
87		Holomua Elementary School
88		Mauka Lani Elementary
89		Makakilo El.
90		Ewa Beach elementary
91		Maukalani Elementary
92		Seagull PreSchool
93		Ho'okele Elementary School
94		Holomua Elementary
95		Berean Baptist Academy
96		Ho'okele Elementary School
97		Ewa Elementary
98		Kapolei Middle
99		Ho'okele Elementary School

**Exhibit 4**

**DreamHouse Ewa Beach**

**Evidence of enrollment -unrestricted cash donations**

## **Evidence of Enrollment – Unrestricted Cash Donations**

May 1, 2019

*If enrollment of 100 students is not met, provide (if applicable) evidence that School has raised an additional cash amount equivalent to the per-pupil amount for FY 2019 in unrestricted cash donations for every student below 100.*

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As of April 24, 2019, 99 families have enrolled in DreamHouse 'Ewa Beach. DreamHouse, Inc. (non-profit), maintains a cash balance over \$60,000 and has unrestricted cash donations to cover the one spot still waiting to be filled.

Enclosed: Q3 interim financial statement.

**DREAMHOUSE, INC.****FY19 Q3 BALANCE SHEET (UNAUDITED)***As of March 31, 2019*

<b>ASSETS</b>		<b>LIABILITIES</b>	
Current Assets		Current Liabilities	
Cash	\$60,893	Accounts Payable	\$23,000
Pledges (FY19)	\$302,034	Total Current Liabilities	\$23,000
Total Current Assets	\$362,927	Long-Term Liabilities	\$0
Long-Term Assets		Total Liabilities	\$23,000
Pledges (Non-FY19)	\$225,504	<b>NET ASSETS</b>	
Total Long-Term Assets	\$225,504	Net Assets Beginning of Year (7/1/2018)	\$99,069
		Change in Net Assets	\$489,362
		Net Assets	\$565,431
<b>TOTAL ASSETS</b>	<b>\$588,431</b>	<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$588,431</b>



**Exhibit 5**  
**DreamHouse Ewa Beach**

**Staffing Update**  
**May 1, 2019**

# 5/1 STAFFING PLAN

May 1, 2019

*Submit a staffing update to include progress on the hiring of all teachers and key leadership positions reflected in the staffing plan. Update should also include reporting on teacher licensure status of those hired.*

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As of April 30, 2019, nine of ten founding staff members have been hired and are currently engaged in onboarding and professional development. One member of the founding leadership team – who accepted and signed an offer – decided to stay on with their current company.

Four out of six founding teachers have teacher licenses; two of six will be emergency hires as they are currently enrolled in SATEPs.

Enclosed: teaching licenses and SATEP documents.

**Exhibit 6**

**DreamHouse Ewa Beach**

**Building permits**

## **Building Permits**

May 1, 2019

*Submit building permits as soon as possible. No later than May 1, 2019.*

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Not applicable. Tenant improvements for founding school site (paint and carpet) do not require building permits.

**Exhibit 7**

**DreamHouse Ewa Beach**

**Fire inspection**

# Fire Alarm and Life Safety System Inspection Certificate

*For*

LAULANI VILLAGE, BLDG. M  
& N  
91-1123 KEAUNUI DRIVE  
EWA BEACH, HAWAII 96706

Tested to NFPA 72 Standards

*This Inspection was performed in accordance with applicable NFPA Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.*

*Inspection Date*  
Dec 24, 2018

Building: LAULANI VILLAGE, BLDG. M & N  
Contact: JASON SOUKI  
Title: PROP. MGR., CBRE

Company: Island Signal and Sound, Inc.  
Contact: Demi Johnson  
Title: Inspector

# Executive Summary

Generated by: BuildingReports.com

Building Information		
<b>Building:</b> LAULANI VILLAGE, BLDG. M & N	<b>Contact:</b> JASON SOUKI	
<b>Address:</b> 91-1123 KEAUNUI DRIVE	<b>Phone:</b> 541-5157	
<b>Address:</b>	<b>Fax:</b>	
<b>City/State/Zip:</b> EWA BEACH, HAWAII 96706	<b>Mobile:</b>	
<b>Country:</b> United States of America	<b>Email:</b>	
Inspection Performed By		
<b>Company:</b> Island Signal and Sound, Inc.	<b>Inspector:</b> Demi Johnson	
<b>Address:</b> 335 Hookela Place	<b>Phone:</b> 808-845-1351	
<b>Address:</b>	<b>Fax:</b>	
<b>City/State/Zip:</b> Honolulu, HI 96819	<b>Mobile:</b>	
<b>Country:</b> United States of America	<b>Email:</b> Demi.G.Johnson@gmail.com	
System Control Unit		
<b>Manufacturer:</b> Fire-Lite	<b>Inspection Date:</b> 10/15/2018	<b>IDC Style:</b> B
<b>Model Number:</b> MS 9200UDLS	<b>Install Date:</b> 05/10/2014	<b>SLC Style:</b>
<b>Software Version:</b>	<b>Version Date:</b> 05/10/2014	<b>NAC Style:</b> Y
<b>Location:</b> Ground BLDG M&N MAIN ELECTRICAL RM FACP	<b>Current Protection:</b>	
Monitoring		
<b>Company:</b>	<b>Phone:</b>	<b>Account #:</b>
Central Station Signal Verification		
<b>Type:</b> Digital Communicator	<b>Mfg:</b> Fire-Lite	<b>Model #:</b> FA2000C 5ZONE DACT
<b>Test Time/Date:</b> 10/15/18 2:34:50 PM	<b>Restore Time</b>	

Inspection Summary								
Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Control	26	33.33%	26	100.00%	26	100.00%	0	0%
Initiating	52	66.67%	50	96.15%	50	100.00%	0	0%
<b>Totals</b>	<b>78</b>	<b>100%</b>	<b>76</b>	<b>97.44%</b>	<b>76</b>	<b>100.00%</b>	<b>0</b>	<b>0%</b>
Certification								
Company: Island Signal and Sound, Inc.			Building: LAULANI VILLAGE, BLDG. M & N					
Inspector: Demi Johnson			Contact: JASON SOUKI					
Signed:			Signed:					



# Notes & Recommendations

Generated by: BuildingReports.com

Building: LAULANI VILLAGE, BLDG. M & N		Control Panel: 1 - Fire-Lite MS 9200UDLS		
<i>The Notes &amp; Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by Category.</i>				
ScanID	Note	Device Type	Location	Comment
<b><i>Initiating</i></b>				
31160360	1	Duct Detector	Ground PANDA EXPRESS DUCT DINNING FRONT ENTRY	Customer seating unable to test.
31160359	2	Duct Detector	Ground PANDA EXPRESS DUCT DINNING FRONT ENTRY (LEFT)	Customer seating unable to test

# Inspection & Testing

Generated by: BuildingReports.com

Device Type	Location	Service	Time	Date
<b>Passed</b>				
<b>Control</b>				
Annunciator	Ground BEHIND ELEVATOR LOBBY	Tested	2:34:21 PM	10/15/2018
Battery	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 2	Tested	1:40:10 PM	10/15/2018
Battery	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 2	Tested	1:40:14 PM	10/15/2018
Battery	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 3	Tested	1:40:17 PM	10/15/2018
Battery	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 3	Tested	1:40:20 PM	10/15/2018
Battery	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 1	Tested	1:39:41 PM	10/15/2018
Battery	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 1	Tested	1:39:51 PM	10/15/2018
Battery	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 2	Tested	1:39:59 PM	10/15/2018
Battery	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 2	Tested	1:40:02 PM	10/15/2018
Battery	Ground BLDG M&N MAIN ELECTRICAL RM FACP	Tested	1:38:57 PM	10/15/2018
Battery	Ground BLDG M&N MAIN ELECTRICAL RM FACP	Tested	1:39:02 PM	10/15/2018
Battery	Ground BUFFALO WILD WINGS FACP BATTERY	Tested	11:09:33 AM	12/24/2018
Battery	Ground BUFFALO WILD WINGS FACP BATTERY	Tested	11:09:37 AM	12/24/2018
Battery	Ground DENTAL (Telcom Closet)	Tested	2:36:46 PM	10/15/2018
Battery	Ground DENTAL (Telcom Closet)	Tested	2:36:52 PM	10/15/2018
Battery	Ground MAIN Electrical Room BLDG. M BOOSTER 1	Tested	1:40:24 PM	10/15/2018
Battery	Ground MAIN Electrical Room BLDG. M BOOSTER 1	Tested	1:40:29 PM	10/15/2018
Communicator	Ground BLDG M&N MAIN ELECTRICAL RM FACP SENTINAL	Tested	2:34:50 PM	10/15/2018
Control Panel	Ground BLDG M&N MAIN ELECTRICAL RM FACP	Tested	2:37:28 PM	10/15/2018
Power Supply	Ground DENTAL (Telcom Closet)	Tested	2:35:33 PM	10/15/2018
Power Supply	Ground MAIN Electrical Room BLDG M & N BOOSTER #1	Tested	2:35:24 PM	10/15/2018
Power Supply	Ground MAIN Electrical Room BLDG M & N BOOSTER #2	Tested	2:35:27 PM	10/15/2018
Power Supply	Ground MAIN Electrical Room BLDG M BOOSTER #3	Tested	2:35:21 PM	10/15/2018
Power Supply	Ground MAIN Electrical Room BLDG. M	Tested	2:35:17 PM	10/15/2018

Device Type	Location	Service	Time	Date
<b><i>Passed</i></b>				
Power Supply	BOOSTER #2 Ground MAIN Electrical Room BLDG. M BOOSTER 1	Tested	2:35:14 PM	10/15/2018
<b>Initiating</b>				
Duct Detector	Roof Bangkok Chef AC-M-102	Tested	11:07:53 AM	12/24/2018
Duct Detector	Roof SUITE 201	Tested	11:08:13 AM	12/24/2018
Duct Detector	Roof SUITE 202	Tested	11:06:58 AM	12/24/2018
Duct Detector	Roof SUITE 202	Tested	11:07:38 AM	12/24/2018
Duct Detector	Roof SUITE 203	Tested	11:07:48 AM	12/24/2018
Duct Detector	Roof SUITE 205	Tested	11:07:43 AM	12/24/2018
Duct Detector	Roof SUITE 206	Tested	11:07:57 AM	12/24/2018
Duct Detector	Roof SUITE 207	Tested	11:06:36 AM	12/24/2018
Duct Detector	Roof SUITE 208	Tested	11:06:12 AM	12/24/2018
Duct Detector	Roof SUITE 213	Tested	11:07:10 AM	12/24/2018
Duct Detector	Roof SUITE 232	Tested	11:08:08 AM	12/24/2018
Duct Detector	Roof SUITE 234	Tested	11:08:03 AM	12/24/2018
Duct Detector	Ground RUSSO DINNING (JUST FRONT OF RESTROOMS)	Tested	11:05:44 AM	12/24/2018
Duct Detector	Ground RUSSO KITCHEN(INSIDE WOMENS REST RM)	Tested	11:05:48 AM	12/24/2018
Heat Detector	Ground BUFFALO WILD WINGS KITCHEN MIDDLE	Visually Checked	11:05:24 AM	12/24/2018
Heat Detector	Ground BUFFALO WILD WINGS KITCHEN NORTH	Visually Checked	11:05:37 AM	12/24/2018
Heat Detector	Ground BUFFALO WILD WINGS KITCHEN SOUTH	Visually Checked	11:05:31 AM	12/24/2018
Heat Detector	Ground RUSSO KITCHEN	Visually Checked	1:18:50 PM	10/15/2018
Pull Station	2nd BLDG M CORRIDOR	Tested	12:29:58 PM	10/15/2018
Pull Station	2nd ELEVATOR LOBBY	Tested	1:15:35 PM	10/15/2018
Pull Station	GROUND BUFFALO WILD WINGS FRONT ENTRY	Tested	11:05:07 AM	12/24/2018
Pull Station	GROUND BUFFALO WILD WINGS KITCHEN PULL	Tested	11:05:00 AM	12/24/2018
Pull Station	GROUND BUFFALO WILD WINGS WEST EXIT PULL	Tested	11:05:04 AM	12/24/2018
Pull Station	Ground DAICHI (FRONT)	Tested	12:48:19 PM	10/15/2018
Pull Station	Ground DAICHI (REAR)	Tested	12:49:48 PM	10/15/2018
Pull Station	Ground ELEVATOR Lobby	Tested	12:25:52 PM	10/15/2018
Pull Station	Ground PANDA DINNING (FRONT)	Tested	1:11:15 PM	10/15/2018
Pull Station	Ground PANDA DINNING(NEAR REST RM)	Tested	1:11:59 PM	10/15/2018
Pull Station	Ground PEARLS	Tested	1:10:27 PM	10/15/2018
Pull Station	Ground ROYAL NAILS (Front)	Tested	12:33:39 PM	10/15/2018
Pull Station	Ground RUSSO DINNING Entry	Tested	1:03:44 PM	10/15/2018
Pull Station	Ground RUSSO DINNING EXIT	Tested	1:07:20 PM	10/15/2018
Pull Station	Ground RUSSO KITCHEN EXIT	Tested	1:07:31 PM	10/15/2018
Pull Station	Ground STAIR 2	Tested	1:00:35 PM	10/15/2018
Pull Station	Ground STAIR 3	Tested	1:13:20 PM	10/15/2018
Pull Station	Ground SUPERCUTS (Front)	Tested	12:47:27 PM	10/15/2018
Pull Station	Ground UPS STORE	Tested	12:19:11 PM	10/15/2018
Pull Station	Ground VERIZON (FRONT)	Tested	12:34:10 PM	10/15/2018
Pull Station	Ground VERIZON (REAR EXIT)	Tested	12:36:02 PM	10/15/2018
Smoke Detector	2nd ELEVATOR LOBBY	Visually Checked	2:01:15 PM	10/15/2018
Smoke Detector	2nd ELEVATOR MECHANICAL RM	Visually Checked	2:01:23 PM	10/15/2018
Smoke Detector	Ground BLDG ELECTRICAL RM 103	Tested/Cleaned	1:12:50 PM	10/15/2018
Smoke Detector	Ground BLDG ELECTRICAL RM 103	Tested/Cleaned	1:12:54 PM	10/15/2018
Smoke Detector	Ground BUFFALO WILD WINGS FACP OFFICE	Tested/Cleaned	11:04:54 AM	12/24/2018

Device Type	Location	Service	Time	Date
<i>Passed</i>				
	SMOKE			
Smoke Detector	Ground DENTAL (Compressor RM)	Tested/Cleaned	12:57:21 PM	10/15/2018
Smoke Detector	Ground DENTAL (Telcom Closet)	Tested/Cleaned	12:57:24 PM	10/15/2018
Smoke Detector	Ground ELECTRICAL RM FACP	Tested/Cleaned	2:00:36 PM	10/15/2018
Smoke Detector	Ground ELECTRICAL RM FACP	Tested/Cleaned	2:00:40 PM	10/15/2018
Smoke Detector	Ground ELEVATOR LOBBY	Visually Checked	2:01:07 PM	10/15/2018
Device Type	Location	Service	Time	Date
<i>Untested</i>				
<b>Initiating</b>				
Duct Detector	Ground PANDA EXPRESS DUCT DINNING FRONT ENTRY			
Duct Detector	Ground PANDA EXPRESS DUCT DINNING FRONT ENTRY (LEFT)			

**Building: LAULANI VILLAGE, BLDG. M & N**      **Control Panel: 2 - Fire-Lite MS 9200UDLS**

*The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed/Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.*

<b>Device Type</b>	<b>Location</b>	<b>Service</b>	<b>Time</b>	<b>Date</b>
<b><i>Passed</i></b>				
<b>Control</b>				
Control Panel	Ground BLDG M&N BUFFALO WINGS FACP	Tested	2:37:25 PM	10/15/2018
<b>Initiating</b>				
Heat Detector	2nd ELEVATOR MECHANICAL RM	Visually Checked	11:05:18 AM	12/24/2018

# Service Summary

Generated by: BuildingReports.com

Building: LAULANI VILLAGE, BLDG. M & N

*The Service Summary section provides an overview of the services performed in this report.*

Device Type	Service	Quantity
<b><i>Passed</i></b>		
Annunciator	Tested	1
Battery	Tested	16
Communicator	Tested	1
Control Panel	Tested	2
Duct Detector	Tested	14
Heat Detector	Visually Checked	5
Power Supply	Tested	6
Pull Station	Tested	21
Smoke Detector	Tested/Cleaned	7
Smoke Detector	Visually Checked	3
Total		76
<b><i>Untested</i></b>		
Duct Detector		2
Total		78

# Battery & Power Supply Testing

Generated by: BuildingReports.com

Building: LAULANI VILLAGE, BLDG. M & N		Control Panel: 1 - Fire-Lite MS 9200UDLS					
<p><i>The Control &amp; Power Testing section details the readings and measurements of batteries and power supplies used to provide power to the fire alarm and life safety systems. Items are grouped by Passed or Failed/Other.</i></p>							
Type	Location	Rated Ah	Rated Volts	Pre Test	Post Test	Min Ah	Tested Ah
<b>Passed</b>							
<b>Battery</b>							
Sealed Lead Acid	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 2	3.09ah	13.83v				
Sealed Lead Acid	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 2	2.32ah	13.70v				
Sealed Lead Acid	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 3	7.00ah	13.66v				
Sealed Lead Acid	Ground BLDG M MAIN ELECTRICAL RM BOOSTER 3	7.00ah	13.70v				
Sealed Lead Acid	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 1	7.32ah	13.42v				
Sealed Lead Acid	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 1	11.30ah	13.15v				
Sealed Lead Acid	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 2	7.99ah	12.77v				
Sealed Lead Acid	Ground BLDG M&N MAIN ELECTRICAL RM BOOSTER 2	7.99ah	13.46v				
Sealed Lead Acid	Ground BLDG M&N MAIN ELECTRICAL RM FACP	6.76ah	13.58v				
Sealed Lead Acid	Ground BLDG M&N MAIN ELECTRICAL RM FACP	7.00ah	13.50v				
Sealed Lead Acid	Ground BUFFALO WILD WINGS FACP BATTERY	7.00ah	13.70v				
Sealed Lead Acid	Ground BUFFALO WILD WINGS FACP BATTERY	7.00ah	13.66v				
Sealed Lead Acid	Ground DENTAL (Telcom Closet)	5.02ah	13.70v				
Sealed Lead Acid	Ground DENTAL (Telcom Closet)	2.71ah	13.83v				
Sealed Lead Acid	Ground MAIN Electrical Room BLDG. M BOOSTER 1	7.00ah	13.66v				
Sealed Lead Acid	Ground MAIN Electrical Room BLDG. M BOOSTER 1	7.00ah	13.70v				

# Inventory & Warranty Report

Generated by: BuildingReports.com

Building: LAULANI VILLAGE, BLDG. M & N		Control Panel: 1 - Fire-Lite MS 9200UDLS		
<p><i>The Inventory &amp; Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.</i></p>				
Device or Item	Category	% of Inventory		Quantity
Duct Detector	Initiating	20.51%		16
Pull Station	Initiating	26.92%		21
Smoke Detector	Initiating	12.82%		10
Heat Detector	Initiating	6.41%		5
Battery	Control	20.51%		16
Annunciator	Control	1.28%		1
Communicator	Control	1.28%		1
Power Supply	Control	7.69%		6
Control Panel	Control	2.56%		2
Type	Qty	Model #	Description	Install Date
<b><i>In Service - 3 Years to 5 Years</i></b>				
Duct Detector	4	SL2000P		07/07/2015
<b>Fire-Lite</b>				
Duct Detector	1	SL2000P		07/07/2015
<b>Power-Sonic</b>				
Battery	2	12V 5AH	Sealed Lead Acid	01/01/2015
<b>Fire-Lite</b>				
Battery	2	12V7AH	Sealed Lead Acid	12/05/2014
<b>Fire-Lite</b>				
Battery	1	12V 7AH	Sealed Lead Acid	05/10/2014
<b>Fire-Lite</b>				
Annunciator	1			05/10/2014
Communicator	1	FA2000C	Digital Communicator	05/10/2014
		5ZONE DACT		
Control Panel	1	MS 9200UDLS		05/10/2014
Duct Detector	7	SL2000P		05/10/2014
Power Supply	6	S2424		05/10/2014
Pull Station	4	BG12LX		05/10/2014
Pull Station	16	BG12LX	Single Action	05/10/2014
Pull Station	1	SL2000P		05/10/2014
Smoke Detector	10	SD355	Photoelectric	05/10/2014
<b>HONEYWELL</b>				
Heat Detector	4	H355		05/10/2014
<b>Power-Sonic</b>				
Battery	7	12V 7AH	Sealed Lead Acid	05/10/2014



<b>System Sensor</b>				
Duct Detector	4	D4120		05/10/2014
<i>In Service - 5 Years to 10 Years</i>				
Battery	1	12V 12AH	Sealed Lead Acid	05/01/2013
Battery	2	12V 7AH	Sealed Lead Acid	05/01/2013
<b>Power-Sonic</b>				
Battery	1	12 V 12 AH	Sealed Lead Acid	05/01/2013

Building: LAULANI VILLAGE, BLDG. M & N      Control Panel: 2 - Fire-Lite MS 9200UDLS

*The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.*

Type	Qty	Model #	Description	Install Date
<b><i>In Service - 3 Years to 5 Years</i></b>				
<b>Fire-Lite</b>				
Control Panel	1	MS 9200UDLS		05/10/2014
Heat Detector	1	FX/ROR		05/10/2014

# Zone Address Report

Generated by: *BuildingReports.com*

Address	Device Type	Location	Type	ScanID
<b>Building: LAULANI VILLAGE, BLDG. M &amp; N</b>				
<b>Control Panel: 1 - Fire-Lite MS 9200UDLS</b>				
<i>The Zone Address Report lists all of the devices and items that have an individual address, or are grouped together under a common zone. The device type, location, and description are included for your reference.</i>				
<b>Zone/Circuit: D001</b>				
M0	Duct Detector	Roof SUITE 203		35101910
M055	Duct Detector	Roof SUITE 202		45517876
M061	Duct Detector	Roof SUITE 201		35101904
<b>Zone/Circuit: D002</b>				
	Smoke Detector	Ground BUFFALO WILD WINGS FACP OFFICE SMOKE	Photoelectric	38902101
	Smoke Detector	Ground ELECTRICAL RM FACP	Photoelectric	30926911
<b>Zone/Circuit: D007</b>				
	Heat Detector	Ground BUFFALO WILD WINGS KITCHEN MIDDLE		45517833
	Smoke Detector	Ground ELEVATOR LOBBY	Photoelectric	30926913
<b>Zone/Circuit: D010</b>				
	Heat Detector	Ground BUFFALO WILD WINGS KITCHEN NORTH		45517836
<b>Zone/Circuit: D011</b>				
	Smoke Detector	Ground BLDG ELECTRICAL RM 103	Photoelectric	30926914
<b>Zone/Circuit: D012</b>				
	Smoke Detector	Ground BLDG ELECTRICAL RM 103	Photoelectric	30926915
<b>Zone/Circuit: D015</b>				
	Smoke Detector	2nd ELEVATOR LOBBY	Photoelectric	30926916
<b>Zone/Circuit: D018</b>				
	Smoke Detector	2nd ELEVATOR MECHANICAL RM	Photoelectric	30926917
<b>Zone/Circuit: D044</b>				
	Heat Detector	Ground BUFFALO WILD WINGS KITCHEN SOUTH		45517835
	Heat Detector	Ground RUSSO KITCHEN		31160363
<b>Zone/Circuit: D047</b>				
	Smoke Detector	Ground DENTAL (Telcom Closet)	Photoelectric	35101927
<b>Zone/Circuit: D048</b>				
	Smoke Detector	Ground DENTAL (Compressor RM)	Photoelectric	35101926
<b>Zone/Circuit: M0013</b>				

Pull Station	Ground STAIR 2	Single Action	35101897
<b>Zone/Circuit: M0014</b>			
Pull Station	2nd BLDG M CORRIDOR	Single Action	30926907
<b>Zone/Circuit: M0016</b>			
Pull Station	2nd ELEVATOR LOBBY	Single Action	30926908
<b>Zone/Circuit: M005</b>			
Pull Station	Ground STAIR 3	Single Action	35101898
<b>Zone/Circuit: M008</b>			
Pull Station	Ground ELEVATOR Lobby	Single Action	35101896
<b>Zone/Circuit: M011</b>			
Pull Station	GROUND BUFFALO WILD WINGS KITCHEN PULL	Single Action	38902102
<b>Zone/Circuit: M016</b>			
Pull Station	GROUND BUFFALO WILD WINGS WEST EXIT PULL	Single Action	38902103
<b>Zone/Circuit: M017</b>			
Pull Station	GROUND BUFFALO WILD WINGS FRONT ENTRY	Single Action	38902104
<b>Zone/Circuit: M023</b>			
Duct Detector	Roof Bangkok Chef AC-M-102		35101909
<b>Zone/Circuit: M025</b>			
Pull Station	Ground PANDA DINNING (FRONT)	Single Action	31160357
<b>Zone/Circuit: M028</b>			
Pull Station	Ground PANDA DINNING(NEAR REST RM)	Single Action	31160358
<b>Zone/Circuit: M029</b>			
Pull Station	Ground PEARLS		35101915
<b>Zone/Circuit: M030</b>			
Pull Station	Ground SUPERCUTS (Front)	Single Action	35101895
<b>Zone/Circuit: M036</b>			
Pull Station	Ground UPS STORE	Single Action	30926900
<b>Zone/Circuit: M037</b>			
Pull Station	Ground RUSSO KITCHEN EXIT	Single Action	30926901
<b>Zone/Circuit: M038</b>			
Pull Station	Ground RUSSO DINNING EXIT	Single Action	30926902
<b>Zone/Circuit: M039</b>			
Pull Station	Ground RUSSO DINNING Entry	Single Action	30926903
<b>Zone/Circuit: M045</b>			
Pull Station	Ground VERIZON (FRONT)		35101900
<b>Zone/Circuit: M046</b>			
Pull Station	Ground VERIZON (REAR EXIT)		35101899
<b>Zone/Circuit: M053</b>			
Duct Detector	Roof SUITE 207		35101912

<b>Zone/Circuit: M054</b>			
Duct Detector	Roof SUITE 205		35101911
<b>Zone/Circuit: M055</b>			
Duct Detector	Roof SUITE 202		35101913
<b>Zone/Circuit: M056</b>			
Duct Detector	Roof SUITE 213		35101914
<b>Zone/Circuit: M057</b>			
Duct Detector	Roof SUITE 208		35101908
<b>Zone/Circuit: M058</b>			
Duct Detector	Roof SUITE 206		35101907
<b>Zone/Circuit: M059</b>			
Duct Detector	Roof SUITE 234		35101906
<b>Zone/Circuit: M060</b>			
Pull Station	Ground ROYAL NAILS (Front)	Single Action	35101894
<b>Zone/Circuit: M062</b>			
Duct Detector	Roof SUITE 232		35101905
<b>Zone/Circuit: M070</b>			
Pull Station	Ground DAICHI (REAR)		35101901
<b>Zone/Circuit: M071</b>			
Pull Station	Ground DAICHI (FRONT)		35101902
<b>Zone/Circuit: MO42</b>			
Duct Detector	Ground RUSSO KITCHEN(INSIDE WOMENS REST RM)		31160362
<b>Zone/Circuit: MO43</b>			
Duct Detector	Ground RUSSO DINNING (JUST FRONT OF RESTROOMS)		31160361
<b>Zone/Circuit: MO50</b>			
Duct Detector	Ground PANDA EXPRESS DUCT DINNING FRONT ENTRY		31160360
<b>Zone/Circuit: MO51</b>			
Duct Detector	Ground PANDA EXPRESS DUCT DINNING FRONT ENTRY (LEFT)		31160359
<b>Zone/Circuit: PNL A-74</b>			
Power Supply	Ground DENTAL (Telcom Closet)		35101930
Power Supply	Ground MAIN Electrical Room BLDG M & N BOOSTER #1		0004
Power Supply	Ground MAIN Electrical Room BLDG M & N BOOSTER #2		0005
Power Supply	Ground MAIN Electrical Room BLDG M BOOSTER #3		0003
Power Supply	Ground MAIN Electrical Room BLDG. M BOOSTER #2		0002
Power Supply	Ground MAIN Electrical Room BLDG. M BOOSTER 1		0001



**Exhibit 8**

**DreamHouse Ewa Beach**

**Food service plan**

# Food Service

May 1, 2019

*Submit your school's plan for food service. If applicable, submit vendor services contract for food service approved by your AG. If applicable, submit food permit no later than May 1, 2019.*

---

As of April 30, 2019, DreamHouse 'Ewa Beach is considering multiple food vendor proposals.

- Good Clean Food Hawai'i
- The Keiki Lunchbox
- Hawai'i DOE
- Kama'aina Catering & Tent Rentals

At this point, a final vendor has not been selected. As soon a final vendor is selected, this information will be submitted to the Charter Commission.



**Exhibit 9**

**DreamHouse Ewa Beach**

**Occupancy permit**

## **Occupancy Permits (Same Update as Facilities)**

May 1, 2019

*Submit certificate of occupancy as soon as possible. No later than May 1, 2019.*

---

As of April 30, 2019, DreamHouse 'Ewa Beach has submitted drawings and application for a Certificate of Occupancy (CO) from the Department of Planning and Permitting (DPP) for the Laulani Village Shopping Center space.

The architect, Dr. Francine Palama of Maunakai & Associates, has completed drawings, submitted application, and communicated to DPP that a CO is expected and due to the State Charter Commission by May 1, 2019 at 5PM HST.

DPP personnel and two separate permit expeditors have offered verbal assurance that these drawings and application should see no issues and that a CO should be issued shortly without delay.

Upcoming steps are as follows:

- Follow up with DPP right up until 5PM HST on May 1, 2019 to check on status of application;
- If CO is not issued by May 1, 2019, ensure consistent and persistent follow up until CO is issued;
- Attend May 15, 2019 scheduled meeting with DPP as a back-up meeting date for CO;
- Submit CO, Zoning Letter, and any other documentation to Charter Commission ASAP.

From Landlord on April 29, 2019: DreamHouse has been cleared to receive keys and begin tenant improvements (paint & carpet) at Laulani Village.

**Exhibit 10**

**DreamHouse Ewa Beach**

**Zoning clearance letter**

# **Zoning Clearance Letter**

May 1, 2019

*Submit zoning clearance letter as soon as possible. No later than May 1, 2019.*

---

As of April 30, 2019, DreamHouse 'Ewa Beach has submitted architecture drawings and application for occupancy to DPP; personnel at DPP has confirmed to architect that Zoning Clearance Letter will be part of the review and approval process.

The parcel of land where the founding school site is located is zoned "B-5" which lists schools as a Permitted Use.



**TABLE 21-3  
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

**KEY**

Ac	=	Special accessory use subject to standards in Article 5
Cm	=	Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
C	=	Conditional Use Permit-major subject to standards in Article 5; public hearing required
P	=	Permitted Use
P/c	=	Permitted use subject to standards in Article 5
PRU	=	Plan Review Use

ZONING DISTRICTS																					
USES (Note: Certain uses are defined in Article 10.)	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1

Repair establishments, minor															P	P	P	P	P	P	P
Resource extraction	C	C	C																	P	
Salvage, scrap and junk storage and processing																				Cm	Cm
Storage yards																			P/c	P/c	P/c
Warehousing																			P	P	P
Waste disposal and processing	C		C																	Cm	Cm
Wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination																					P
Wholesaling and distribution															P/c	P/c	P	P	P		P

**OUTDOOR RECREATION**

Amusement facilities, outdoor, not motorized														C	C	C		C	C	C		Cm
Amusement facilities, outdoor, motorized														C	C	C		C	C	C		Cm
Golf courses	PRU P/c													P								
Marina accessories	Cm													Cm		Cm	Cm	Cm		P	P	P/c
Recreation facilities, outdoor	Cm		Cm	Cm										P	Cm	Cm	Cm	Cm				

**SOCIAL AND CIVIC SERVICE**

Art galleries and museums														P	P	P	P	P				P <sup>2</sup>
Cemeteries and columbaria	P		Cm																			
Colleges, business														P		P	P	P				
Day-care facilities			C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P	P			P
Hospitals	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Meeting facilities			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P/c	P/c			P
Prisons	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Public uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools, business													P	P	P	P	P	P				

**TABLE 21-3  
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Schools: Elementary, intermediate and high			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm		P	P	P	P				
Schools, language				P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P	P	P	P				
Schools, vocational, technical, industrial, trade																		P	P		P
Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features													P	P	P	P	P				P
Theaters													P	P	P	P	P				P <sup>2</sup>
Universities, colleges	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU

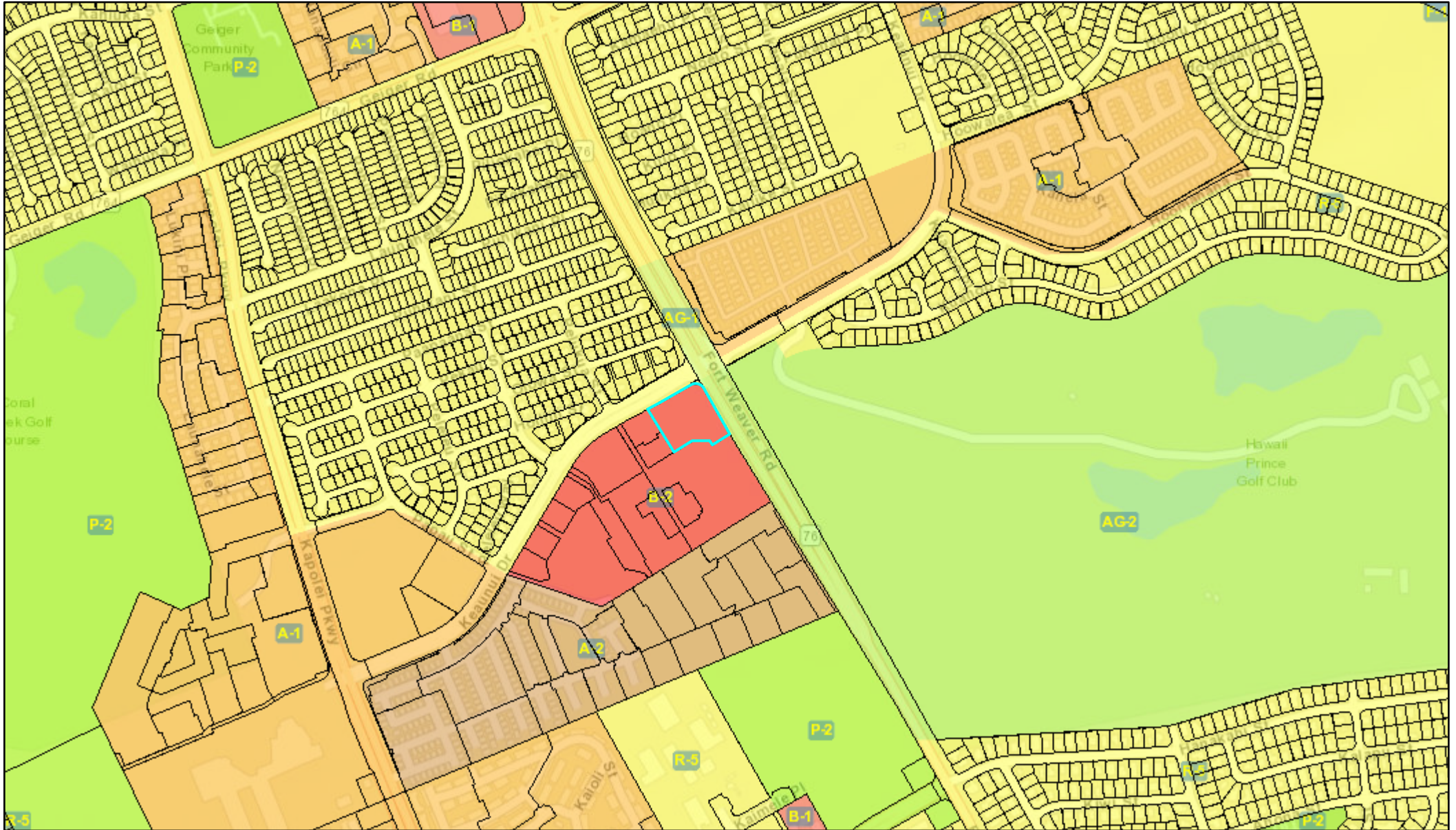
**TRANSPORTATION AND PARKING**

Airports	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	
Automobile service stations														Cm P	P	P	P	P	P		P	
Car washing, mechanized														P/c	P/c	P/c	P/c	P/c	P/c		P/c	
Commercial parking lots and garages										P/c <sup>1</sup>	P/c <sup>1</sup>	P/c <sup>1</sup>	P	P	P	P	P	P	P		P	
Heliports																				P		
Helistops		C	C										C		C	C	C	C	C	P	P	C
Joint use of parking facilities				Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Off-site parking facilities				Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Truck terminals																				P	P	







**UTILITIES AND COMMUNICATIONS**

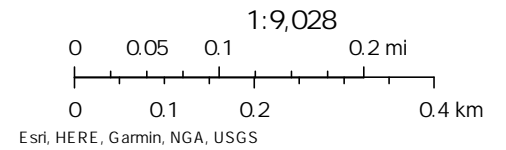
Antennas, broadcasting	Cm	Cm	Cm															C	C	C	C
Antennas, receive-only	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
Broadcasting stations													P		P	P	P	P	P	P	P
Utility installations, Type A	P/c	P/c	P/c	P	P	P	P	P/c	P/c	P	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c
Utility installations, Type B	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Wind machines		Cm Ac	Cm Ac	Cm Ac	Cm	Cm								Cm	Cm			Cm	Cm		Cm

# Parcel and Zoning Information



4/9/2019, 8:31:14 AM

-  Tax Parcel
-  A-3
-  AG-1
-  A-1
-  AG-2
-  A-2







Date: 10/13/2017 NH

LCAPP 1069, MAPS 1518, 1525, 1547, 1565, 1567. HONOLULU, EWA, OAHU, HAWAII (Formerly por. 9-1-69)

COPYRIGHT CITY & COUNTY OF HONOLULU - ALL RIGHTS RESERVED 2017  
 FOR PROPERTY ASSESSMENT PURPOSES, PARCELS MAY NOT BE LEGALLY SUBDIVIDED LOTS - SUBJECT TO CHANGE

DEPARTMENT OF BUDGET & FISCAL SERVICES  
 REAL PROPERTY ASSESSMENT DIVISION  
 TAX MAPS BRANCH  
 CITY & COUNTY OF HONOLULU

FIRST TAXATION DIVISION		
ZONE	SECTION	PLAT
9	1	149

SCALE: 1 INCH = 100 FEET

**Exhibit 11**

**DreamHouse Ewa Beach**

**Facility plan**

# Facilities

May 1, 2019

*Submit your school's plan and procedures that have been implemented to comply with applicable laws, rules, regulations, and provisions of the Section 11 of the Charter Contract relating to the school facilities, including but not limited to: compliance with building, zoning, fire, health, and safety codes; fire inspections and related records; viable certificate of occupancy or other required building use authorization; and compliance with DOE requirements for schools occupying DOE facilities.*

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