

DAVID Y. IGE  
GOVERNOR



CATHERINE PAYNE  
CHAIRPERSON

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

1111 Bishop Street, Suite 516, Honolulu, Hawaii 96813  
Tel: (808) 586-3775 Fax: (808) 586-3776  
<http://www.chartercommission.hawaii.gov>

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**RECOMMENDATION SUBMITTAL**

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DATE OF SUBMITTAL: August 05, 2016

DATE OF MEETING: August 11, 2016

TO: Catherine Payne, Chairperson

FROM: Yvonne Lau, Acting Executive Director

AGENDA ITEM: XX. Action on Amendment to the Educational Program, Exhibit A of the Charter Contract, of Hawaii Technology Academy

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I. DESCRIPTION

Recommendation that the State Public Charter School Commission ("Commission") approve Hawaii Technology Academy's (HTA's) request to amend its Educational Program, Exhibit A, of the State Public Charter School Contract ("Charter Contract") to:

1. Allow changes and amendments to the Location section of its Exhibit A, to (A) reflect the school's move to a new location for its Oahu Learning Center, (B) to reflect the addition of a school site, Maui Learning Center, and (C) to approve additional Location changes by removing from the list the partner sites that the school no longer utilizes.

II. POLICY CONTEXT

The Charter Contract is the formal agreement between a charter school and the Commission that gives legal life to the charter school and outlines the roles, powers, and responsibilities. Although almost all of the Charter Contract is common for all schools, the Educational Program, Exhibit A of the Charter Contract ("Exhibit A"), is customized to set forth the school's distinguishing characteristics. Exhibit A provides some details as to the school's operations, physical location, and the grades served, and, therefore, should accurately reflect what is happening at a school.

Revisions to Exhibit A are considered material changes to the Charter Contract and therefore require the Commission's approval. In the case where a school campus is relocated to different facilities, the Commission has the oversight responsibility to ensure that new facilities comply with applicable state and county safety code requirements.

### III. BACKGROUND

HTA requests approval of amendments to the Educational Program, Exhibit A, of its Charter Contract to allow changes and amendments to (1) reflect the school's move to a new site for its Oahu Learning Center, (2) to reflect the school's addition of the Maui Learning Center, and (3) remove from the list of sites any partner locations that are no longer utilized by the school. The school's current Exhibit A is provided as **Exhibit 1** of this submittal.

The school's proposed amendments to Exhibit A are explained in the Charter Contract Amendment Form, provided as **Exhibit 2** of this submittal. The following area of HTA's Exhibit A is to be amended:

1. Location: The school requests changes to the list of addresses from which it provides its educational services and delivers instruction. The school's locations in its Exhibit A will be amended to **change it's Oahu Learning Center address to 94-450 Mokuola St. Waipahu, HI 96796, add a Maui Learning Center at 2050 Main St. Wailuku, HI 96793, and remove Historic Spencer House, Waikoloa Village Community Center, and Maui Community School for Adults** from the list of operation sites.

### IV. DECISION MAKING STATEMENT

In the spring of 2016 the school's Executive Director informed the Commission's office on HTA's plans to move its Oahu Learning Center to a new location and to add a permanent site on Maui, the Maui Learning Center. Moving the learning center on Oahu and adding one on Maui supports the school by increasing opportunities and additional ways for the school to enhance delivery of its blended education program that has face-to-face, virtual, and independent components. The school and the families both benefit from the new learning centers in several ways but a particular impact will be on the school's face-to-face component.

The school reported that as it has collected data that indicates students require more physical classroom space for face-to-face learning. The new learning centers enable the following: all students are offered a wider choice of classes; the school's capacity for one-to-one, small group and more inclusion programs for special education will expand; there will be additional counseling space which is needed to support rising enrollment of students with 504 plans; and the school will be able to provide better equipped science labs and art space. Other benefits of the new locations include more flexible classroom spaces (for instance, class rooms that serve kindergarteners one day and high school students the next); newly renovated classrooms that allow for more dynamic teaching; and community common areas in which learning coach trainings can occur, faculty professional development can be held, and student groups can hold events.

The school has already made the necessary preparations to operate the new learning centers. A site manager has been hired for Maui and the scope of work for the Oahu site manager has been expanded.

The school reports that its 2016-2017 budget provides for the rent/CAM and material costs at both new locations and at the already operating partner locations. Despite the location changes, the school expects a surplus of 3% at the end of the current school year. The school also expects an increase in enrollment on Maui in the 2017-2018 school year and anticipates the increase will favorably impact the school's future finances. A review of HTA's 2016-2017 budget did not raise any financial concerns. For clarity, it should be noted the budget summary does not provide a breakdown of rent/CAM fees by location but rather provides a lump sum.

Amendments to HTA's Exhibit A are needed to accurately reflect what is happening at the school. The Locations section needs to be updated to show the new learning centers, at which the school began operating this school year, and also removal from the section, any sites no longer being utilized by the school. The school has been in good communication with the Commission's office throughout this process, providing timely updates and requested documentation. The school reports that they have been actively working with their respective landlords to provide the Commission with the proper documentation, specifically the Certificates of Occupancy, certifying that the buildings at the new sites meet all applicable health, safety, building, and zoning code requirements. In the interim, the school has provided the building permits for the work at the Oahu Learning Center, provided in **Exhibit 3** of this submittal. Because of the evidence of diligence on the school's part and the temporary building permits and certificates provided, it is recommended that the Commission approve the proposed motion.

V. RECOMMENDATION

Proposed motion:

**“Moved the Commission approve the requested amendments to the Educational Program, Exhibit A, of the Charter Contract, for Hawaii Technology Academy, to (A) reflect the school's move to a new location for its Oahu Learning Center, (B) reflect the addition of another new site, Maui Learning Center, and (C) remove additional locations listed that the school no longer utilizes.”**

**Exhibit 1**

**Current Educational Program, Exhibit A of the Charter Contract for Hawaii  
Technology Academy**

**Exhibit A**  
**Educational Program**

<b>Material Term</b>	
<b>School Name:</b>	Hawaii Technology Academy
<b>Mission: (Not formally evaluated)</b>	Hawaii Technology Academy is a state-wide kindergarten through grade 12 public charter school that partners educators, families (learning coaches) and students through differentiated curriculum and delivery methods. HTA is committed to providing the highest quality education for a diverse population, taking pride in being the right fit for the right student at the right time. With mobility and flexibility woven into every fiber of the data driven individualized learning plans (ILPs), sustainable student success, facilitated by faculty and family, creates value in the home, community and world.
<b>Vision: (Not formally evaluated)</b>	Hawaii Technology Academy is committed to delivering student-centered education that encompasses the best of what is available in the world today to create value for the future through blended learning. HTA takes pride in being responsive to “community” needs, with students at the core, keeping pace with global, pedagogical and technological evolution.
<b>Essential Term #1: (formally evaluated)</b>	State-wide and community-based blended learning program. HTA educators and Administration work with students and learning coaches at community-specific sites on Oahu, Maui, Hawaii and Kauai by delivering content, experiential learning activities and support services reflective of each community’s educational need, while remaining aligned with HTA’s vision and mission.
<b>Essential Term #2: (formally evaluated)</b>	Individualized Learning Plans. Working in collaboration with educators, learning coaches, and student, each advisor develops a dynamic Individualized Learning Plan for every student. The ILP is reviewed and revised quarterly.
<b>Essential Term #3: (formally evaluated)</b>	Collaborative and communicative partnership between educators, students and families (learning coach) as measured by individual touches between educators and students/learning coaches; the ILP process; school to family communiqués; dynamic curriculum delivery and identification of/delivery methods at remote learning locations throughout the school

	year.
<b>Essential Term #4: (formally evaluated)</b>	N/A
<b>Essential Term #5: (formally evaluated)</b>	N/A
<b>Geographic Area Served:</b>	Statewide
<b>Location:</b>	Oahu Learning Center 94-810 Moloalo Street Waipahu, HI 96797  Temporary Remote sites throughout the state
<b>Grades Currently Served:</b>	K-12
<p>Is the school a virtual school?     ___Yes    _X__No  <i>For the purposes of this Exhibit, a virtual school is defined as a school that uses an online instructional model with students typically spending fewer than five hours per week in a school building.</i></p> <p>Does the school offer blended learning?  X___Yes   ___No  <i>For the purposes of this Exhibit, blended learning is defined as the delivery of instruction in a combination of time on-site in a supervised, physical location away from home and online delivery where the student has some control over time, place, path, or pace of learning.</i></p> <p>If yes, approximately what percentage of students participates in blended learning?  <u>100%</u></p> <p>Does the school offer digital learning?  _X__Yes   ___No  <i>For the purposes of this Exhibit, digital learning is defined as learning facilitated by technology that gives students some element of control over time, place, path, or pace of learning.</i></p> <p>If yes, approximately what percentage of students participates in digital learning?  <u>100%</u></p>	
<b>Educational Service Provider:</b>	HTA is in current negotiations with K12 Inc. to provide curriculum only for students in grades K-8. HTA teacher-

created curriculum, assignments, assessments and experiential learning units will supplement this curriculum. Final contract will be provided to CSC as soon as it is available (expected May 2014). HTA will also enter into a fee-for-product agreement with GradPoint (Pearson) Inc. for online curriculum for 50% of HTA's High School classes. Contract will be made available to CSC as soon as it is finalized (expected May 2014).

## ATTACHMENT 1

### TO EDUCATIONAL PROGRAM, EXHIBIT A

ISLAND LOCATED ON	ADDRESS
<b>Oahu</b>	Oahu Learning Center 94-810 Moloalo Street Waipahu, HI 96797
	Oahu Veterans' Center 1298 Kukila St. Honolulu, HI 96818
	Leeward Community College 96-045 Ala Ike St. Honolulu, HI 96782
<b>Kauai</b>	Kauai Community College 3-1901 Kaumualii Hwy. Lihue, HI 96766
	Princeville Community Center 4334 Emmalani Dr. Princeville, HI 96722
	Kauai Veterans' Center 3215 Kapule Hwy. Lihue, HI 96766
<b>Maui</b>	Maui Community School for Adults 179 W Kaahumanu Ave. Kahului, HI 96732
	Door of Faith Community Center 4275 Hine Way Kahana, HI 96767
	Hale o Na Kaula 262 Anuheha Place Pukalani, HI 96768
<b>Hawaii</b>	Hilo Learning Center 539 Kino'ole St. Hilo, HI 96720
	Kona Learning Center 75-5759 Kuakini Hwy. Kailua-Kona, HI 96740
	Spenser House 65-1158 Mamalahoa Hwy. Waimea, HI 96743

**Exhibit 2**

**Charter Contract Amendment Form and the Revised Educational Program,  
Exhibit A of the Charter Contract for Hawaii Technology Academy**

STATE OF HAWAII  
**STATE PUBLIC CHARTER SCHOOL COMMISSION**  
http://CharterCommission.Hawaii.Gov  
1111 Bishop Street, Suite 516, Honolulu, Hawaii 96813  
Tel: 586-3775 Fax: 586-3776

**CHARTER CONTRACT AMENDMENT FORM**

This form is only for charter contract amendments to the Educational Program (Exhibit A) and School-Specific Measures (Exhibit B.3). See form instructions before continuing. Attach additional sheets if the form does not provide enough space.

1. School Name: \_\_\_\_\_
  2. Contact Person: \_\_\_\_\_
  3. Phone: \_\_\_\_\_ Email: \_\_\_\_\_
- 
- 

**SECTION A.** Identify the material term within the Educational Program or School-Specific Measures that the charter school is seeking to amend **(required for all amendments)**.

**SECTION B.** Describe the proposed amendment to the material term and provide reasonable justification for the change **(required for all amendments)**.

**SECTION C.** Effective Date **(required for all amendments)**: \_\_\_\_\_

If Effective Date requested is before Commission approval, please provide explanation of why retroactive effective date is needed: \_\_\_\_\_

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- Educational Program amendments proceed to next section.
  - School-Specific Measure amendments skip to Section G
  - Name changes skip to Section H
- 
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**SECTION D.** Explain any **significant** impacts of the proposed amendment and how the charter school plans to address any potential negative impacts on the following **(for educational program amendments only)**:

D.1. Educational Program Design (see instructions for elements of program design)

D.2. Operations Plan and Capacity (see instructions for elements of plan and capacity)

D.3. Financial Plan and Capacity (see instructions for elements of plan and capacity)

- **If the amendment changes the school’s facility and/or location proceed to Sections E and H.**
- **If the amendment changes the school’s Educational Service Provider skip to Section F.**
- **If the amendment changes the grades served skip to Section H**

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**SECTION E.** Only for School Facilities amendments.

E.1. A Certificate of Occupancy for the new facilities:

- Is attached       Will be submitted later (estimated date: \_\_\_\_\_)

E.2. A lease, deed, or other documentation showing the school possesses the right to occupy the new premises:

- Is attached       Will be submitted later (estimated date: \_\_\_\_\_)

E.3. Documentation showing the new facilities meet applicable health, safety, fire, building, and zoning code requirements:

- Is attached       Will be submitted later (estimated date: \_\_\_\_\_)

E.4. Documentation showing the new facilities are of sufficient size to safely house anticipated enrollment:

- Is attached       Will be submitted later (estimated date: \_\_\_\_\_)

● **If the amendment changes the school's facility and/or location proceed to Section H.**

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**SECTION F.** Only for Educational Service Provider (ESP) amendments.

F.1. Confirm that each item below is attached (check each box to confirm)

- The final agreement to be entered into with an ESP **(required)**  
 A letter of assurance stating that the ESP agreement was reviewed and approved by the charter school's deputy attorney general and that all provisions of the ESP agreement meet the ESP requirements set forth in the charter contract **(required)**

F.2. Describe how the ESP agreement meets the ESP requirements in the charter contract (Exhibit C). Include citations to specific sections in the ESP agreement.

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**SECTION G.** Only for School-Specific Measure amendments.

G.1. Provide the language for any proposed new or amended School-Specific Measure, or identify the School-Specific Measure to remove.

G.2. Explain how the addition, removal, or amending of a School-Specific Measure provides a more accurate measurement of the charter school's performance.

G.3. Explain how the new or amended School-Specific Measure is outcome-based.

G.4. Explain the means of collecting data and report the new or amended School-Specific Measure.

G.5. Explain how the charter school will verify the accuracy of the measured outcome.

G.6.  Check the box to confirm that a sample report of the new or amended School-Specific Measure is attached to this form **(required)**

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**SECTION H.** Identify any potential data reporting issues, based on the charter school's discussion with the Department of Education Data Governance Office, and how such issues will be addressed.

**Exhibit 3**

**Building Permits for Renovations at Hawaii Technology Academy's Oahu  
Learning Center now Located at Mokuola Street**



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Phone: (808) 768-8220 \* Fax: (808) 768-6111

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRN  
 2/26/2016 2/25/2016 09:02:02 10

REG DTO1 WALKIN LS  
 RECEIPT # 495780 2/19/2016 OFLN  
 pt 9034 6238 BUILDING

# BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE  
 BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES  
 CHAPTERS 18, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18  
 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF  
 THE CITY AND COUNTY OF HONOLULU

Recpt Tot \$6,110.00  
 \$6,110.00 CK \$0.00 CA

**LOCATION**

Zone	Section	Plat	Parcel
9	4	161	005

**94-450 MOKUOLA ST Waipahu 96797**  
**76,448 Sq. Ft.**

**\$6,110.00**

**PERMIT FEE**  
 Type of Payment(s)  
 Cash  
 Check **X**  
 Charge

Site Address (if other than primary):

Accepted Value of Work: \$710,000

**PROJECT:**

**(BP #782545) [TMK: 94161005] Hawaii Tech Academy - Alteration to existing building - new classrooms**  
**[THIRD PARTY REVIEW]**

**TYPE OF WORK**

Alteration Y  
 Plumbing Work Y

Electrical Work Y  
 Fire Sprinkler Y

Fire Alarm Y  
 Air Conditioning Y

**RIGHT OF WAY WORK**

Sidewalk Types:  
 Linear Ft. of Sidewalk:

Driveway: New: Existing:  
 Curbing Types:  
 Linear Ft. of Curbing:

Private:  
 Driveway Types:  
 Linear Ft. of Driveway:

Please notify the Building Inspector listed below at least 24 hours before starting work in the Right-Of-Way.

**GENERAL CONTRACTOR**

Honolulu Builders, LLC  
 Contact Info: 521-1855  
 Lic. No.: CT24216

**NOTES**

DATE ISSUED: 02/25/2016

Location Permit Issued: FMB

Location Application Created: FMB

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS.**

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

	<u>Building Inspector</u>	<u>Electrical Inspector</u>	<u>Plumbing Inspector</u>
Name:	DERRICK UEHARA	LOUIS SLOVAK	DARREN NIINO
Phone No.:	(808) 768-3186	(808) 768-9218	(808) 768-8192

APPLICATION NO.: A2015-09-0670

JobID: 55832484

PERMIT NO.: 782545



**Building Permit Application approved to issue:**

The plans for the Building Permit Application listed below are approved and the Building Permit is ready to be issued.

Application No.: **A2015-09-0670**  
TMK: **94161005**  
Job Location: **94-450 MOKUOLA ST Waipahu 96797**  
Job Description: **[TMK: 94161005] Hawaii Tech Academy - Alteration to existing building - new classrooms  
[THIRD PARTY REVIEW]**  
Accepted Value of Work: **\$710,000.00** Building Permit Fee: **\$6,110.00**

**REMINDERS:**

- \* Please make check(s) payable to CITY AND COUNTY OF HONOLULU.
- \* If Ewa Highway Master Plan Impact Fees are due, a SEPARATE CHECK will be required.

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**PERMIT FEES:**

Building Permit Fee	\$6,110.00	
Adjusted Amount:	\$0.00	
Amount Paid:	\$0.00	
Balance Due:		\$6,110.00
<hr/>		
<b>Total Amount Due:</b>		<b>\$6,110.00</b>



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Phone: (808) 768-8220 \* Fax: (808) 768-6111

# BUILDING PERMIT APPLICATION

**A2015-09-0670**

(Third Party Review)

**055831993-002**

**LOCATION**

Contact Info: Jonn Serikawa 808-722-7386

Zone	Section	Plat	Parcel
9	4	161	005

94-450 MOKUOLA ST Waipahu 96797  
 76,448 Sq. Ft.

Site Address (if other than primary):

**PROJECT: [TMK: 94161005] Hawaii Tech Academy - Alteration to existing building - new classrooms [THIRD PARTY REVIEW]**

Proposed Use: school

Floor Level:

Estimated Value of Work: \$710,000.00

**APPLICANT**

Palekana Permitting and Planning  
 Palekana Permits  
 Contact Info: Phone: (808) 948-8728

**OWNER:**

SUGAR MILL GLEN LLC  
 Contact Info:  
 HAWAII TECH ACADEMY  
 Contact Info:

**PLAN MAKER**

INOSHITA VERNON D., c/o Design Partners  
 Contact Info: Phone: (808) 949-0044  
 Lic. No.: AR3480  
 Jim On, Barry  
 InSynergy Engineering  
 Contact Info: 521-3773  
 Lic. No.: PE9546  
 MASUDA GARRET A  
 Contact Info: 521-3773  
 Lic. No.: PE9756  
 TIMOTHY G S GOSHI  
 Contact Info:  
 Lic. No.: PE16073

**GENERAL CONTRACTOR**

**ELECTRICAL CONTRACTOR**

**PLUMBING CONTRACTOR**

**TYPE OF WORK**

Alteration Y  
 Plumbing Work Y

Electrical Work Y  
 Fire Sprinkler Y

Fire Alarm Y  
 Air Conditioning Y

Electrical Phases:

Plumbing Phases:

**RIGHT OF WAY WORK**

Driveway: New: Existing: Private:

Sidewalk Types:  
 Linear Ft. of Sidewalk:

Curbing Types:  
 Linear Ft. of Curbing:

Driveway Types:  
 Linear Ft. of Driveway:

**SEWAGE**

Sewage Disposal Type:

Sewage Disposal Method:

**RETROFIT**

Showers to be replaced:

Faucets to be Replaced:

Urinals to be Replaced:

Toilets to be Replaced:

Major Occupancy Group:

Commercial:

Hotel:

Industrial:

Residential:

**Type of Construction**

Minimum:  
 Actual:

**No. of Stories**  
 Existing:  
 Final:

**Flood Hazard Dist.**  
 N/A  
 Exempt:  
 Complied:

**Floor Area (Sq. Ft.)**  
 Existing:  
 New:  
 Total:

Require Special Inspection:

C.O. Required:

WORK WILL

ADD

DELETE

Require Called Inspection:

Restrictive Covenant required:

Residential Units

0

Affidavit required:

Hotel Rooms

Remarks: 2006/187 swb; 98(14)ease appd ; 2005/266 Sub App

**ZONING AND LUO DATA**

TMK: 9-4-161: 005  
 Development Plan Areas: Central Oahu  
 Flood Zones: D - Undetermined Flood Hazard  
 Height Limit: 60'  
 Historic Site Register: None  
 Lot Restriction: None  
 Slide Area: None  
 SMA / Shoreline: Not in SMA  
 Special Districts: Not in Special District  
 State Land Use: Urban District  
 Street Setback: NONE  
 Zoning (LUO): B-2 Community Business District

**NOTES**

**APPROVALS REQUIRED FROM: BWS**

**Wastewater**

**Zoning**

Other Agencies:

State-Health (AVC Ventilation)

State-Health (Sanitation)

Approved by:

Date:

Please visit DPP's website at: <http://dppweb.honolulu.gov> for permit information and status

**NOTICE TO HOMEOWNERS:** This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

Electrical and Plumbing work to be done by licensed persons and regulated under Chapter 448 F, Hawaii Revised Statutes

APPLICATION NO.: **A2015-09-0670**

JobID: 55832484

ExternalID: **055831993-002**

DAVID K. TANOUE  
DIRECTOR



No. 09-247  
TEMPORARY  
Expiration Date: JUN 17 2010

**CERTIFICATE OF OCCUPANCY**  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING  
BUILDING DIVISION

PLAZA AT MILL TOWN COMMERCIAL CENTER  
NAME AND/OR DESCRIPTION OF STRUCTURE

OWNER Avalon Development Company ADDRESS 841 Bishop Street, #1601

BUILDING ADDRESS 94-450 Mokuola Street

TAX MAP KEY 9-4-161: 005 MAJOR OCCUPANCY GROUP M, B

USE ZONE B-2, Community Business District TYPE OF CONSTRUCTION II-N

SPECIAL DESIGNATION \_\_\_\_\_ PERMIT NO. 636304 DATE 12/16/08  
629616 07/22/08  
631282 08/26/08  
632052 09/11/08

APPLICABLE CODE 1997 UBC / 2003 IBC

REMARKS: Temporary C.O. for Wellcare Hawaii, Waipahu Liberty Dialysis Center and Pearl's Chinese Kitchen II only.  
Non-separated uses (M).  
ALLOWANCE FOR:  Automatic Sprinkler System  
 Separation on \_\_\_\_\_ Sides  
 Area Separation Wall  
 Frontage Increase \_\_\_\_\_ %

*The above-described structure has been inspected and the following occupancy thereof is hereby authorized:*

OCCUPANCY		Floor Area (Sq. Ft.)	Maximum Allowable Occupant Load (Persons)
1 <sup>st</sup> Floor	B, Offices, *Restaurant M, Retail, Vacant Spaces (4)	24,320	*25
2 <sup>nd</sup> Floor	B, Offices	14,555	

**TEMPORARY**

By: [Signature] JUN 17 2010  
CHIEF BUILDING INSPECTOR DATE

Approved: [Signature] 6/17/10  
for DIRECTOR DATE

*This certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.*