



하와이 한인문화회관

Chair Person
Amanda Chang

Secretary
Foi Jang Byun

Assistant Secretary
Mi Suk Kim

Treasurer
Kwan Jay Cho

Advisors
Young Hae Kim

Board of Directors
Amanda S. Chang
Foi Jang Byun
Kwan Jay Cho
Peter Cho
Robert Gregory
Kap Suk Gregory
Paul Kang
James Y.T. Kim
Young Tae Kim
Young Tae Kim
Grace Lee
DanielnSeo
Gyoung Sil Han
Sam Woo

HAWAII KOREAN CULTURAL CENTER

1311 Kapiolani Blvd., Suite 200-5 Honolulu, Hawaii 96814
Tel (808) 535-8460 / Fax (808) 548-2400 /Email: asc@amandachang.com
website: www.hawaiikcc.com

November 18, 2025

Aloha!

We are privileged to submit a proposal for Grant in Aid for FY 2027, offered by the State of Hawaii. The Hawaii Korean Cultural Center (“HKCC”) is celebrating its 19th anniversary. This year we hosted our ninth annual Taste of Korea Fundraiser. The event was held on 21 November 2025 at the Honolulu Country Club Grand Ballroom. Through the Taste of Korea, we offer the local community, not just Koreans in Hawaii, a chance to enjoy authentic and fusion Korean cuisine combined with popular local ingredients together with Korean culture including traditional Korean dances and music and also modern Korean music, KPOP, and dances. A well-attended event to sample delicious creations by the local chefs inspired by Korea.

HKCC owns a real property at 3075 Kalihi Street, we cannot use the property as the cultural center because HKCC must rent the property to pay down the outstanding mortgage (about \$1,900,000.00) owed to CBB Bank, main branch in Ala Moana). We kindly ask for your support by granting the GIA to HKCC for major capital improvements of the HKCC building and contribute to paying off or paying down the mortgage. One hundred percent of the proceeds and donations from this event went towards building the Korean Cultural Center in Hawaii to showcase the rich Korean history and culture that permeates the islands, spanning from the first immigrants who came to Hawaii to work in the sugar plantations in 1903. Today, the interest in Korean culture and traditions has boomed through dramas, music, dance, and the arts.

The Korean Cultural Center will include, among other things, a museum, community meeting rooms, banquet halls, and an open park with a Korean theme to serve the interests of the local community while preserving the Korean tradition and legacy here in Hawaii. The GIA grant will be used for a public purpose by sharing the center with the all residents of Hawaii and those visiting Hawaii.

On behalf of the Hawaii Korean Cultural Center, we thank you in advance for your consideration of this GIA proposal. Please call us at (808) 535-8460 or email us at asc@amandachang.com if you have any questions or would like additional information.

Amanda Chang

Amanda Chang, Chair
Hawaii Korean Cultural Center

Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Hawaii Compliance Express Certificate (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - a) Budget request by source of funds ([Link](#))
 - b) Personnel salaries and wages ([Link](#))
 - c) Equipment and motor vehicles ([Link](#))
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing

Robert Gregory Jr.

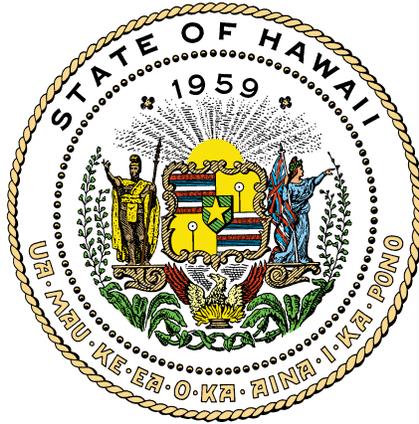
AUTHORIZED SIGNATURE

Robert Gregory Jr

PRINT NAME AND TITLE

9 Dec 2026

DATE



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 according to the records of this Department,

HKCC LLC

was organized under the laws of the State of Hawaii on 06/07/2013 ; that it is an existing limited liability company in good standing and is duly authorized to transact business.



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: November 17, 2025

Director of Commerce and Consumer Affairs

Statement of Public Purpose

Verification of public purpose and needs to be served;

The HKCC building once built will be a central location for members of the community regardless of their ancestry to come and learn about the cultural and traditions of Korea. We envision the center to be a resource and gathering place for the entire community with a focus on the following Objectives:

1. Promoting and assisting education of Korean language and culture for future generations.
2. Promoting and assisting our 1st generation immigrants. (Our Kapuna)
3. Providing referrals for professional services (i.e. Doctor, Lawyer, CPA, travel agent, etc.)
4. Providing support for American Citizenship processessies.
5. Place of Cultural exchange events and assembly for the Korean community in Hawaii.
6. Providing information for the integration of Koreans into American society.
7. Providing General Public information on all aspects of Korean Society, Culture and History,

II. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

1. A brief description of the applicants background The goals and objectives related to the request;

The Hawaii Korean Cultural Center (HKCC) is a 501 (c) (3) organization that was formed with the purpose of raising funds to build a Korean Cultural Center in Hawaii. HKCC was registered as an Hawaii corporation in 2007 and was granted 501 (c) (3) status that same year. Since that time, the HKCC has been diligently fundraising to reach its goal to have sufficient funds to establish the Hawaii Korean Cultural Center

The HKCC meets the conditions set forth in HRS Section 42F-103

The HKCC is made up of a Board of experienced volunteer professionals from various fields. The Board members are driven by the common goal of establishing the Hawaii Korean Cultural Center because we believe that Hawaii is a very important place in Korean immigration history and a common Center is needed to educate and discriminate this history with its impact then and now, on our local culture, and potential future interaction with Honolulu's Sister Cities in Seoul and Incheon.

2. The goals and objectives related to the request;

The HKCC seeks state funding at this time for capital to be used toward paying down or paying off the outstanding mortgage, the renovation of the Center, and funds granted to HKCC would be used to toward the establishment of the Center, including and not limited to such expenditures as fundraising, planning, construction, legal expenses, and any and all expenses reasonably related to furthering the mission of establishing a Korean Cultural Center in Hawaii. The HKCC currently owns property subject to a mortgage at 3075 Kalihi Street, but the property is in need of expansion and renovation to convert the existing structure into a cultural center. Due to the outstanding mortgage, HKCC is forced to rent to tenants to pay for the mortgage balance of about \$1,900,000 owed to CBB Bank, main branch in Ala Moana.

3. The public purpose and need to be served;

The HKCC building once completed will be a central location for members of the community regardless of their ancestry to come and learn about the cultural and traditions of Korea. We envision the center to be a resource and gathering place for the entire community with a focus on the following:

1. Promoting and assisting education of Korean language and culture for the future generations
2. Promoting and assisting education for 1st generation immigrants
3. Creating and location for professional service (i.e. doctor, lawyer, CPA, travel agent, etc.)
4. Place of Cultural events and assembly for the Korean community in Hawaii.
5. Place of public information for Korean about living in American society.
6. Providing services and transportation to our Kapuna

4. Describe the target population to be served;

The target population is all the residents of Ohau and visitors visiting Oahu. The center would be open to all and welcome people of all backgrounds. We hope to share the history and cultural of Korea with all the residents of Hawaii.

5. Describe the geographic coverage.

In November 2015, the HKCC purchased real property located at 3075 Kalihi Street. Although the property is located in Kalihi, we expect that people from all over Ohau will use and benefit from the Cultural Center regardless of its physical location.

III. Service Summary and Outcomes

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

1. Describe the scope of work, tasks and responsibilities; 3

At this time, the scope of the work is mainly focused on planning and renovation projects. The purchased lot has a building that will remain standing through the first phase of construction. Accordingly, the immediate construction plans are to develop the area around the existing structure in preparation to combine the existing structure with the new. Simultaneously, the HKCC Board is aggressively fund raising to pay off the underlying mortgage on property and we fall short of paying off the mortgage now.

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

2026-2027: Pay off the outstanding mortgage of about \$1,900,000, and plan and prepare to modify the spaces to accommodate the use as the Korean cultural center. Alternatively, sell the building at 3075 Kalihi Street and purchase a better location and/building which can be accessed by all ages of Hawaii residents from children to senior citizens and by cars and public transportation.

2026-2027: complete the renovation and modification of the spaces to accommodate the use as the Korean cultural center at 3075 Kalihi Street or alternatively a new building to be purchased if can sell the Kailihi Street building, which is in upper Kalihi Valley.

2027-2028: Open to the public to share the rich Korean culture and heritage with the people of Hawaii and those visiting Hawaii

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

The HKCC Board of Directors is closely involved with oversight of the construction project. Contractor provided Plan of Actions and Milestones (POA&M) is tracked by The HKCC Board during monthly board meetings to ensure milestones are met and funded as required. to complete project as scheduled and within budget.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the

measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

HKCC will provide an accounting of how the funds are used through CIP requests and will comply with all other reporting requests by the State.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds (Link)
 - b. Personnel salaries and wages (Link)
 - c. Equipment and motor vehicles (Link)
 - d. Capital project details (Link)
 - e. Government contracts, grants, and grants in aid (Link)

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2027

Quarter 1	Quarter 2	Quarter 3	Quarter4	Total Grant
\$1,900,000	\$200,000	\$200,000	\$200,000	\$2,500,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2025. HKCC also receives private donation from individuals and corporation both in the U.S. and in Korea. HKCC will also seek out other grant opportunities in 2026.

The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable. None.

The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2025 for program funding. HKCC received \$20,000 from the City & County of Honolulu in 2020 (SBRRF) which was granted. The funds received from the city were used to repair the building. Rev 10/29/2022 Application for Grants

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2025.

Please see the attached bank statements of December 2025 from First Hawaiian Bank and CBB Bank.

V. Experience and Capability

1. Necessary Skills and Experience

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

The HKCC Board of Director comes from various backgrounds: law, real estate, entrepreneur, education, engineering, program management and construction. The diverse backgrounds and specialties represented in the Board are conducive to planning and discussing issues relating to the building of the Center.

2. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

The HKCC purchased property at 3075 Kalihi Street in November 2015. The funds requested will be used to pay off the outstanding mortgage loan on the property, which is about \$1,900,000.00; construction Phase 1 (expansion and renovation of structure) and if possible as a long-term goal, sell the property and purchase a new building at better location for easier access by the public.

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

This is a request for capital for the renovation of the Center and/or paying off the outstanding mortgage against the HKCC's building at 3075 Kalihi Street. At this time, there is no staff or plans to hire full time staff during the planning and construction phase. Designated members The Board of Directors all serve on a volunteer basis and devoting their time and expertise. Directors also contribute in the way of financial donations toward building the Center. As a part of the planning and preparation for construction, we will determine when and what type of staff will be required for the future maintenance and upkeep of the Center.

2. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement request.

An Organizational Chart has been attached separately to this application.

The HKCC Board of Directors are:
Amanda Chang, Esq. - Chairperson
Foi-Jang Byun - Vice Chair and Secretary
Dr. Kwan Jay Cho - Treasurer

3. Compensation

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

There are no employees of the HKCC. None of the Board members receive any compensation.

VII. Other

1. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgment. If applicable, please explain.

Not Applicable.

2. Licensure or Accreditation

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.

Not Applicable.

3. Private Educational Institutions

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question.

Not Applicable.

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2026-27 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2025-26, but
- (b) Not received by the applicant thereafter.

If the GIA is granted for fiscal year 2027, HKCC will be able to continue planning for future required construction and begin contracted renovations of the current Cultural Center in Kalihi. If HKCC does not receive any future grants, it will continue its fund raising efforts through private channels.



HAWAII KOREAN CULTURAL CENTER
 1311 KAPIOLANI BLVD STE 200
 HONOLULU HI 96814-4513

Last statement: November 30, 2025
 This statement: December 31, 2025
 Total days in statement period: 31

Page 1 of 1
 0001066447
 (0) Number of enclosure items

Direct inquiries to:
 (808) 844-4444 or Toll Free
 (888) 844-4444

MAIN BANKING REGION
 999 BISHOP ST
 HONOLULU HI 96813

EFFECTIVE 4/1/26, THE EARLY WITHDRAWAL PENALTY FOR ALL CDS WITH A TERM OF 30 DAYS OR LONGER WILL BE AMENDED. INSTEAD OF SIMPLE INTEREST ON THE WITHDRAWN AMOUNT, COMPOUNDING INTEREST WILL BE CALCULATED ON THE WITHDRAWN AMOUNT. HOW MUCH COMPOUNDED INTEREST WILL BE WITHDRAWN DEPENDS ON THE CD TERM. YOUR IMPORTANT TERMS AND CONDITIONS AND SCHEDULE OF CHARGES IS AMENDED.

Business Free Checking

Account number	0001066447
Low balance	\$60,325.06
Average balance	\$62,365.54

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
11-30	Beginning balance			\$60,325.06
12-02	Ac/Nt Dep	650.50		60,975.56
12-02	Ac/Nt Dep	663.50		61,639.06
12-12	Ac/Nt Dep	591.25		62,230.31
12-12	Ac/Nt Dep	600.50		62,830.81
12-31	Ending totals	2,505.75	.00	\$62,830.81



3435 Wilshire Blvd., Suite 700
 Los Angeles, CA 90010
 323.988.3000

Last statement: November 28, 2025
 This statement: December 31, 2025
 Total days in statement period: 33

HAWAII KOREAN CULTURAL CENTER
 1311 KAPIOLANI BLVD # 200
 HONOLULU HI 96814-4513

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 (26)

DUE TO THE U.S. TREASURY DECISION TO STOP MINTING NEW PENNIES, THE FRB WILL NO LONGER PROVIDE PENNIES TO BANKS. AS A RESULT, OUR BANK WILL BE UNABLE TO ORDER OR PROVIDE PENNIES FOR CUSTOMER REQUESTS. ALSO, THE BANK WILL NOT PROVIDE EXACT CHANGES IN PENNY. IF YOU ARE ISSUING CHECKS THAT NEED TO BE CASHED, PLEASE DO SO IN AMOUNTS ENDING IN 0.05 OR 0.10. WE APPRECIATE YOUR UNDERSTANDING AND COOPERATION.

Business Interest Checking

Account number	XXXXXX1065	Beginning balance	\$100,197.37
Enclosures	26	Total additions	5,114.90
Low balance	\$55,681.57	Total subtractions	49,615.80
Average balance	\$82,381.66	Ending balance	\$55,696.47
Avg collected balance	\$82,321		

CHECKS

Number	Date	Amount	Number	Date	Amount
2278	12-04	198.00	2304	12-09	1,675.39
2289 *	12-08	1,092.33	2305	12-18	1,675.39
2291 *	12-02	251.18	2307 *	12-08	2,010.36
2294 *	12-01	1,000.00	2308	12-09	837.70
2295	12-02	800.00	2309	12-08	247.29
2296	12-03	174.49	2310	12-05	1,200.00
2297	12-15	87.29	2311	12-04	1,675.39
2298	12-16	280.00	2312	12-19	1,843.00
2299	12-05	2,400.00	2313	12-17	301.87
2300	12-05	1,600.00	2314	12-17	663.59
2302 *	12-09	1,675.39			
2303	12-10	5,068.14			

* Skip in check sequence



3435 Wilshire Blvd., Suite 700
 Los Angeles, CA 90010
 323.988.3000

HAWAII KOREAN CULTURAL CENTER
 December 31, 2025

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DEBITS

Date	Description	Subtractions
12-02	Preauthorized Wd MERCHANT SERVICE MERCH FEE 251130 8043565251	29.14
12-09	Preauthorized Wd HIGOV 8086954620 Hawaii pymt 251208	120.00
12-10	Direct S/C STOP PAYMENT FEE	30.00
12-31	Debit Memo	22,679.86

CREDITS

Date	Description	Additions
12-01	Deposit	600.00
12-18	Deposit	2,500.00
12-31	Deposit	2,000.00
12-31	Interest Credit	14.90

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-28	100,197.37	12-05	91,469.17	12-16	78,345.28
12-01	99,797.37	12-08	88,119.19	12-17	77,379.82
12-02	98,717.05	12-09	83,810.71	12-18	78,204.43
12-03	98,542.56	12-10	78,712.57	12-19	76,361.43
12-04	96,669.17	12-15	78,625.28	12-31	55,696.47

INTEREST INFORMATION

Annual percentage yield earned	0.20%
Interest-bearing days	33
Average balance for APY	\$82,381.66
Interest earned	\$14.90

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Commonwealth Business Bank



3435 Wilshire Blvd., Suite 700
 Los Angeles, CA 90010
 323.988.3000

Last statement: November 28, 2025
 This statement: December 31, 2025
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HAWAII KOREAN CULTURAL CENTER
 PROPERTY MANAGEMENT ACCT
 1311 KAPIOLANI BLVD # 200
 HONOLULU HI 96814-4513

Page 1
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DUE TO THE U.S. TREASURY DECISION TO STOP MINTING NEW PENNIES, THE FRB WILL NO LONGER PROVIDE PENNIES TO BANKS. AS A RESULT, OUR BANK WILL BE UNABLE TO ORDER OR PROVIDE PENNIES FOR CUSTOMER REQUESTS. ALSO, THE BANK WILL NOT PROVIDE EXACT CHANGES IN PENNY. IF YOU ARE ISSUING CHECKS THAT NEED TO BE CASHED, PLEASE DO SO IN AMOUNTS ENDING IN 0.05 OR 0.10. WE APPRECIATE YOUR UNDERSTANDING AND COOPERATION.

Small Business Checking

Account number	XXXXXX9589	Beginning balance	\$25,626.12
Enclosures	17	Total additions	29,735.09
Low balance	\$22,184.54	Total subtractions	13,930.66
Average balance	\$31,288.52	Ending balance	\$41,430.55
Avg collected balance	\$29,978		

CHECKS

Number	Date	Amount	Number	Date	Amount
1404	12-11	837.70	9514 *	12-11	193.02
1405	12-09	104.71	* Skip in check sequence		
1406	12-18	994.76			

DEBITS

Date	Description	Subtractions
12-02	' Preauthorized Wd BD OF WATER SUPP ABP-BWS 251202	2,575.21
12-03	' Preauthorized Wd HAWAII GAS COMM UTIL 251203	534.66
12-03	' Preauthorized Wd HAWAII GAS COMM UTIL 251203	6,506.71



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 Los Angeles, CA 90010
 323.988.3000

HAWAII KOREAN CULTURAL CENTER
 December 31, 2025

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 XXXXXX9589

Date	Description	Subtractions
12-10	' Preauthorized Wd HAWAII DEPT TAX DOTAX PMT 1311 KAPIOLANI BLV D**200*HONOLULU*HI*968144513*USA1	957.24
12-15	' Preauthorized Wd HAWN ELECTRIC ELEC PAYMT 251211	62.54
12-15	' Preauthorized Wd HAWN ELECTRIC ELEC PAYMT 251211	1,164.11

CREDITS

Date	Description	Additions
12-01	Deposit	1,000.00
12-01	Deposit	1,650.00
12-01	Deposit	1,875.00
12-02	Deposit	1,650.00
12-04	Deposit	1,700.00
12-05	Deposit	1,499.00
12-05	Deposit	7,607.64
12-15	Deposit	1,875.00
12-19	Deposit	1,650.00
12-23	Deposit	300.00
12-31	Deposit	1,499.00
12-31	Deposit	1,775.00
12-31	Deposit	5,654.45

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-28	25,626.12	12-05	32,991.18	12-18	30,552.10
12-01	30,151.12	12-09	32,886.47	12-19	32,202.10
12-02	29,225.91	12-10	31,929.23	12-23	32,502.10
12-03	22,184.54	12-11	30,898.51	12-31	41,430.55
12-04	23,884.54	12-15	31,546.86		

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Commonwealth Business Bank



3435 Wilshire Blvd., Suite 700
 Los Angeles, CA 90010
 323.988.3000

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HAWAII KOREAN CULTURAL CENTER
 1311 KAPIOLANI BLVD # 200
 HONOLULU HI 96814-4513

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DUE TO THE U.S. TREASURY DECISION TO STOP MINTING NEW PENNIES, THE FRB WILL NO LONGER PROVIDE PENNIES TO BANKS. AS A RESULT, OUR BANK WILL BE UNABLE TO ORDER OR PROVIDE PENNIES FOR CUSTOMER REQUESTS. ALSO, THE BANK WILL NOT PROVIDE EXACT CHANGES IN PENNY. IF YOU ARE ISSUING CHECKS THAT NEED TO BE CASHED, PLEASE DO SO IN AMOUNTS ENDING IN 0.05 OR 0.10. WE APPRECIATE YOUR UNDERSTANDING AND COOPERATION.

Small Business Checking

Account number	XXXXXX0716	Beginning balance	\$1,970.69
Low balance	\$1,970.69	Total additions	.00
Average balance	\$1,970.69	Total subtractions	.00
Avg collected balance	\$1,970	Ending balance	\$1,970.69

**** No activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Commonwealth Business Bank



Thank you for banking with Commonwealth Business Bank. If you need assistance, contact customer service.

Commercial Loan-5800-1

\$1,638,245.75
Current balance

Pending Transactions

No Records Available

Posted Transactions

Date	Description	Withdrawal/Deposit	Balance
12/31/2025	Payment	\$8,209.40	\$1,638,245.75 Interest: \$8,209.40 Effective Date: 12/31/2025
12/31/2025	Payment	\$3,635.18	\$1,638,245.75 Principal: \$3,635.18 Effective Date: 12/31/2025
12/31/2025	Reversal	-\$11,844.58	\$1,641,880.93 Effective Date: 12/31/2025
12/31/2025	Payment	\$11,844.58	\$1,641,880.93 Principal: \$11,844.58 Effective Date: 12/31/2025
12/31/2025	Reversal	-\$8,209.40	\$1,641,880.93 Effective Date: 12/31/2025
12/31/2025	Payment	\$8,209.40	\$1,641,880.93 Interest: \$8,209.40 Effective Date: 12/31/2025
12/31/2025	Payment	\$4,653.18	\$1,641,880.93 Principal: \$4,653.18 Effective Date: 12/31/2025
12/31/2025	Payment	\$4,785.24	\$1,646,534.11 Interest: \$4,785.24 Effective Date: 12/31/2025
12/31/2025	Rate change		\$1,646,534.11

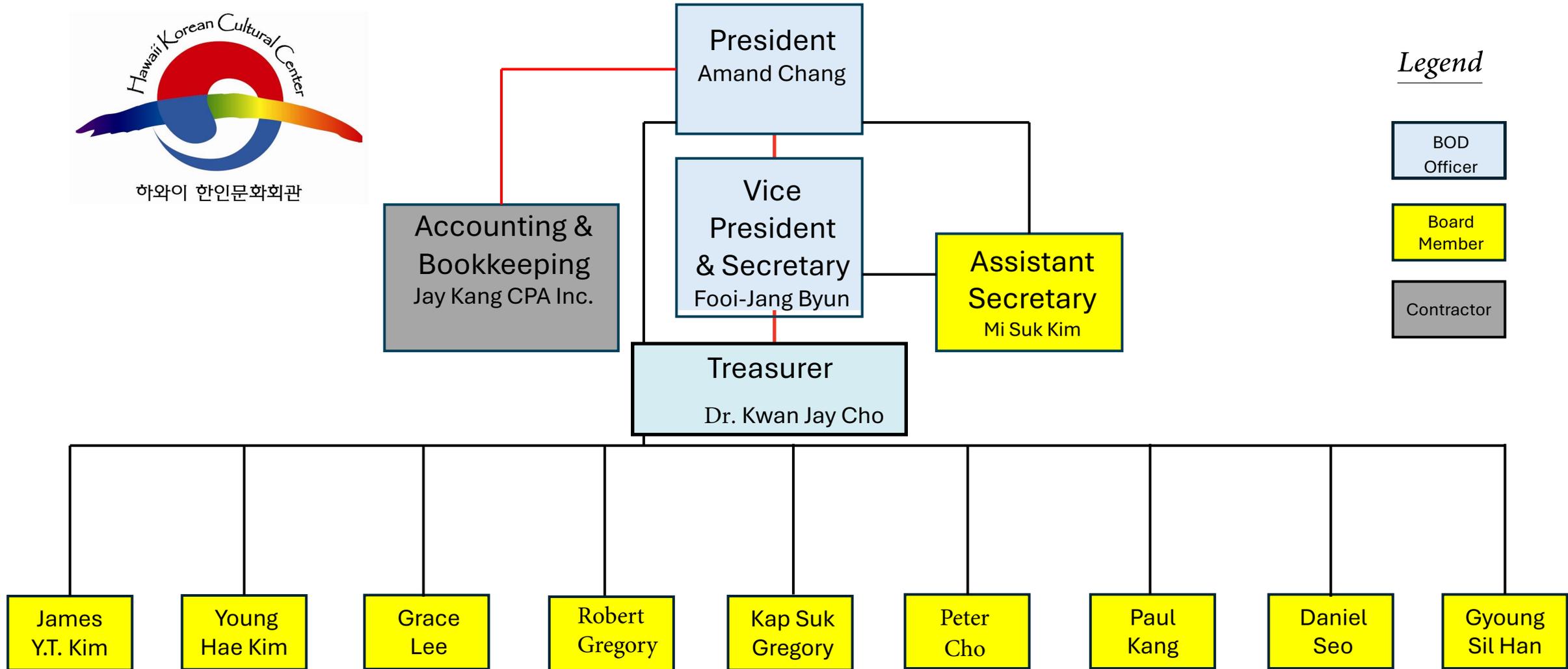
Account Summary

Current Balance	\$1,638,245.75
Original Balance	\$2,100,000.00
Interest Rate	6%

Interest Paid YTD	\$0.00
Interest Last Year	\$60,654.58
Remaining Payments	0
Issued On	11/18/2015
Matures On	02/18/2026
Next Payment Amount	\$11,844.58
Next Payment Due On	01/18/2026
Last Payment Amount	\$8,209.40
Last Payment On	12/31/2025
Estimated Payoff Amount	\$1,643,695.53
Estimated Payoff as of	01/20/2026

End

HAWAII KOREAN CULTURAL CENTER ORGANIZATIONAL CHART



Legend

BOD Officer

Board Member

Contractor

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: Hawaii Korean Cultural Center

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries	0	0	0	0
2. Payroll Taxes & Assessments	0	0	0	0
3. Fringe Benefits	0	0	0	0
TOTAL PERSONNEL COST	0	0	0	0
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island	0	0		
2. Insurance	0	0	0	0
3. Lease/Rental of Equipment	0	0	0	0
4. Lease/Rental of Space	0	0	0	0
5. Staff Training	0	0	0	0
6. Supplies	0	0	0	0
7. Telecommunication	0	0	0	0
8. Utilities	0	0	0	0
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	0	0	0	0
C. EQUIPMENT PURCHASES	0	0	0	0
D. MOTOR VEHICLE PURCHASES	0	0	0	0
E. CAPITAL	2,500,000	0	0	0
TOTAL (A+B+C+D+E)	2,500,000	0	0	0
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	2,500,000	Dr. Kwan Jay Cho (808) 348-7000		
(b) Total Federal Funds Requested	0	Name (Please type or print) Phone		
(c) Total County Funds Requested	0	<i>Robert Gregory</i> 1/9/2026		
(d) Total Private/Other Funds Requested	0	Signature of Authorized Official Date		
TOTAL BUDGET	2,500,000	Robert Gregory, Program Manager Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: Hawaii Korean Cultural Center

Period: July 1, 2025 to June 30, 2026

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
None; Not applicable				
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
None; Not applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

PROJECT JUSTIFICATION-CAPITAL PROJECTS-DETAIL
 Period July 1, 2026 to July 30, 2027

Applicant: Hawaii Korean Cultural Center							
FUNDING AMOUNT REQUESTED							
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS		
	FY: 2024-2025	FY: 2025-2026	FY:2026-2027	FY:2026-2027	FY:2027-2028	FY:2028-2029	
Pre-construction mobilization			26000				
Submeter procurement & Installation			78000				
Residential Unit Electrical Modernization			1950000				
Commercial Unit Electrical Modernization			1820000				
Testing, Labeling & Commissioning			260000				
TOTAL:			544240.62				
JUSTIFICATION/COMMENTS:	Note: Final price includes additional Contingency allowance of 127500 + Hawaii GET of 4.712% Please see detailed explanation in attached Contractor proposal. Contractor Project schedule and milestones is included in Proposal.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Hawaii Korean Cultural Center

Contracts Total: -

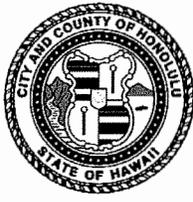
	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	None; Not applicable.				
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					

2025 - Hawaii Korean Cultural Center Annual Financial Report Summary

	Assets			
	3075/3059 Kalihi Street	Honolulu, HI	\$3857,100.00	Assessed value for property tax
	Account Names	As of 12/2025	Balance	
	CBB Checking Accounts		103,057.71	
	CBB CD		100,000.00	Reserved Funds
	CPB CD		151,000.00	Reserved Funds
	FHB Checking Account		62,830.31	
			416,888.02	
	Liabilities			
	Account Name	As of 12/2025	Balance	
	CBB Mortgage Loan		1,638,245.75	Real Estate



016438



2026 REAL PROPERTY NOTICE OF ASSESSMENT

CITY AND COUNTY OF HONOLULU

REAL PROPERTY ASSESSMENT DIVISION

TAX YEAR JULY 1, 2026 TO JUNE 30, 2027

001 140140250000
 02169
 1
 2
 ALOHA BIBLE CHURCH
 3075 KALIHI ST
 HONOLULU, HI 96819-3023

X

APPEAL HOTLINE: (808) 768-7000
 Available only from December 15, 2025 through
 January 15, 2026 from 7:45 A.M to 4:30 P.M. HST

THIS IS NOT A BILL-PLEASE REVIEW FOR ACCURACY

TAX RATES ARE POSTED ON OUR WEBSITE IN JUNE 2026 AND TAX BILLS ARE SENT IN JULY 2026

ASSESSMENT OF PROPERTY: This notice contains assessment information based on property records. Real property is assessed in accordance with the Revised Ordinance of Honolulu (ROH). "Real property shall be assessed in its entirety to the owner..." ROH § 8-6.3, "In its entirety" is interpreted as fee simple interest. "All real property shall be subject to a tax upon 100 percent of its fair market value..." ROH § 8-6.1.

Refer to the back of this page for more information on important dates, how to file an appeal, deadlines, and exemptions.

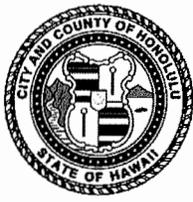
Note: Electronic Notices of Assessment will no longer be available. All related information will still be accessible on our website for your convenience. <https://www.qpublic.net/hi/honolulu/search.html>

PARCEL ID (Tax Map Key)	SITE ADDRESS		LAND AREA
140140250000	3075 KALIHI ST		33774 SQFT
FEE OWNER(S)	UNIQUE ID	LESSEE(S) / ASSIGNEE(S)	UNIQUE ID
HAWAII KOREAN CULTURAL CENTER	1401402500000003		
EXEMPTION TYPE		EXEMPTION AMOUNT AND NAME OF CLAIMANT	
CHURCH CHURCH NON-PROFIT ORG SCHOOLS		240,360 for ALOHA BIBLE CHURCH 240,360 for HONOLULU CHURCH OF LIGHT 240,360 for HAWAII KOREAN CULTURAL CENTER 963,100 for KEIKI O KA AINA PRESCHOOL INC	
2026 PROPERTY CLASS	2025 PROPERTY CLASS (IF DIFFERENT THAN 2026)	SPECIAL ASSESSMENT	
COMMERCIAL			
2025 PROPERTY VALUE	2025 EXEMPTION AMOUNT	2025 NET TAXABLE VALUE	
3,288,300	1,668,200	1,620,100	
2026 PROPERTY VALUE	2026 EXEMPTION AMOUNT	2026 NET TAXABLE VALUE	
3,319,900	1,684,200	1,635,700	





016444



2026 REAL PROPERTY NOTICE OF ASSESSMENT

CITY AND COUNTY OF HONOLULU

REAL PROPERTY ASSESSMENT DIVISION

TAX YEAR JULY 1, 2026 TO JUNE 30, 2027

001 140140280000 X
 02169
 2
 2 ALOHA BIBLE CHURCH
 3075 KALIHI ST
 HONOLULU, HI 96819-3023

APPEAL HOTLINE: (808) 768-7000
 Available only from December 15, 2025 through
 January 15, 2026 from 7:45 A.M to 4:30 P.M. HST

THIS IS NOT A BILL-PLEASE REVIEW FOR ACCURACY

TAX RATES ARE POSTED ON OUR WEBSITE IN JUNE 2026 AND TAX BILLS ARE SENT IN JULY 2026

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Note: Electronic Notices of Assessment will no longer be available. All related information will still be accessible on our website for your convenience. <https://www.qpublic.net/hi/honolulu/search.html>

PARCEL ID (Tax Map Key)	SITE ADDRESS		LAND AREA
140140280000	3059 KALIHI ST		5000 SQFT
FEE OWNER(S)	UNIQUE ID	LESSEE(S) / ASSIGNEE(S)	UNIQUE ID
HAWAII KOREAN CULTURAL CENTER	1401402800000003		
EXEMPTION TYPE		EXEMPTION AMOUNT AND NAME OF CLAIMANT	
NON-PROFIT ORG		288,500 for HAWAII KOREAN CULTURAL CENTER	
2026 PROPERTY CLASS	2025 PROPERTY CLASS (IF DIFFERENT THAN 2026)	SPECIAL ASSESSMENT	
COMMERCIAL			
2025 PROPERTY VALUE	2025 EXEMPTION AMOUNT	2025 NET TAXABLE VALUE	
568,800	288,500	280,300	
2026 PROPERTY VALUE	2026 EXEMPTION AMOUNT	2026 NET TAXABLE VALUE	
568,800	288,500	280,300	





CITY AND COUNTY OF HONOLULU
 Department of Budget and Fiscal Services
 Real Property Assessment Division

Parcel Information

Parcel Number 140140250000
 Location Address 3075 KALIHI ST
 Project Name
 Legal Information LOT 98-B 33,774 SF MAP 57, LCAPP 47
 Property Class COMMERCIAL
 Land Area (approximate sq ft) 33,774
 Land Area (acres) 0.7754

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at bfsrpmmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
 HAWAII KOREAN CULTURAL CENTER Fee Owner

Assessment Information

Show Historical Assessments

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2023	COMMERCIAL	\$2,751,300	\$0	\$1,395,700	\$1,355,600	\$457,000	\$231,800	\$225,200	\$3,208,300	\$1,627,500	\$1,580,800

[How to calculate real property taxes](#)

The Assessment Information section contains records for the last 10 years.

For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
COMMERCIAL	22,000	0.5051	
COMMERCIAL	11,774	0.2703	

[Department of Planning and Permitting \(DPP\)](#)

Commercial Improvement Information

Property Class	Building Card	Building Number	Improvement Name	Identical Units	Units	Structure Type	Year Built	Effective Year Built	Gross Building Description
	1	0001		1	1	COMMERCIAL C-3 (MAS)	1966	1966	
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall		
1	1	01	5,184	360	Retail Store	12	DEFAULT WALLS		
1	1	02	3,744	340	Apartment	8	DEFAULT WALLS		

Permit Information

Date	Permit Number	Reason	Permit Amount
8/4/2021	867514	RETAINING WALL	\$75,000
8/4/2021	867513	ALTERATION	\$375,000
12/27/2005	590221	REPAIR	\$2,500
1/20/2005	0002201	FIRE DAMAGE	\$50,000
10/26/2000	514600	DEMOLITION	\$10,000
1/26/1966	21117	NEW BUILDING	\$151,000

[Department of Planning and Permitting \(DPP\)](#)

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2022	\$18,399.12	(\$9,199.56)	\$0.00	\$0.00	\$0.00	\$9,199.56
2021	\$18,565.28	(\$18,565.28)	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$50,822.64	(\$50,822.64)	(\$2,079.87)	(\$847.28)	\$0.00	\$0.00
2019	\$47,903.68	(\$47,903.68)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$46,444.20	(\$46,444.20)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$46,332.60	(\$46,332.60)	(\$926.66)	(\$240.93)	\$0.00	\$0.00
2016	\$46,383.44	(\$46,383.44)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$44,586.68	(\$44,586.68)	(\$1,337.60)	(\$472.62)	\$0.00	\$0.00
2014	\$43,116.04	(\$43,116.04)	\$0.00	\$0.00	\$0.00	\$0.00

Treasury Division
How to calculate real property taxes

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmmailbox@honolulu.gov or (808)768-3980.

Map



No data available for the following modules: Condominium/Apartment Unit Information, Appeal Information, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Sketches, Other Building and Yard Improvements.

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[GDPR Privacy Notice](#)

Last Data Upload: 1/19/2023, 11:58:49 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.241



Peter Lee, RME
Hamma Contracting & Electrical Services LLC
License # CT-37903
(808) 590-0059
peter@hammaco.com

January 20, 2026

Hawaiian Korean Culture Center
3075 Kalihi Street
Honolulu, Hawaii 96819

Proposal for Electrical Submetering & Distribution Modernization

Total Estimated Cost: \$544,240.62

EXECUTIVE SUMMARY

This document has been prepared by Hamma Contracting & Electrical Services LLC (the “Contractor”) to provide the scope of work, cost estimate, and implementation plan to support the Owner’s, Board’s, and grant administrator’s planning and application process under the State of Hawai’i Grants-in-Aid (GIA) program. Contractor is not the grant applicant, awardee, or administrator and is not responsible for GIA compliance, reporting, reimbursement, or funding determinations.

The Hawaii Korean Culture Center (the “Client”) is undertaking a comprehensive electrical modernization project to improve safety, transparency, and long-term operational reliability within its mixed-use facility. The project will install individual electrical submeters, replace all existing subpanels and breakers, and fully reconfigure branch circuits for eight (8) residential units and six (6) commercial units, including a laundromat.

The existing electrical infrastructure does not provide adequate unit-level metering or clearly segregated branch circuit distribution. This creates challenges in tracking energy usage, allocating electrical costs, maintaining the system, and ensuring compliance with modern safety standards.

This project will modernize the electrical distribution system by installing dedicated submeters and new subpanels, fully replacing outdated breakers, and reconfiguring branch circuits. These improvements will enhance safety, transparency, reliability, and long-term maintainability. It will also enhance public safety, code compliance, and long-term maintainability while supporting the Center’s mission of providing a safe, functional, and sustainable cultural and community facility. Upon completion, the building will have a modernized electrical distribution system capable of supporting future growth and evolving program needs.

PROJECT OVERVIEW

This project consists of electrical submetering installation and branch circuit reconfiguration for a mixed-use building known as the Hawaii Korean Culture Center. The scope includes the installation of submeters at the main distribution panel, replacement of all existing subpanels and breakers, and the rewiring of individual residential and commercial units using surface-mounted raceway systems where required. Existing electrical pathways may be utilized where feasible and code-compliant.

The purpose of this project is to improve electrical accountability, enhance system organization, support accurate unit-level energy tracking, and ensure all systems are safe, reliable, and compliant with current electrical codes.

SCOPE OF WORK

This estimate includes construction-related electrical labor, materials, equipment, installation, testing and project closeout activities necessary to complete the scope of work described herein.

Phase I - Pre-Construction & Mobilization (\$26,000.00 + Hawaii GET)

- Verify existing condition
 - panel locations
 - unit layouts
 - existing pathways
 - feeder routing

Phase II - Submeter Procurement & Installation (\$78,000.00 + Hawaii GET)

- Install submeters at the main distribution panel for each designated unit

Phase III - Residential Unit Electrical Modernization (\$195,000.00 + Hawaii GET)

Upper Level (8 one-bedroom units)

- Installation of (8) new electrical submeters at the main distribution panel
- Reconfiguration of feeders from the main distribution panel to each individual unit
- Removal and replacement of all existing subpanels and breakers
- Rewiring of branch circuits from new subpanels
- Installation of new branch circuits using surface-mounted raceway systems
- Utilization of existing electrical pathways where feasible and code-compliant
- Installation of standard, code-compliant electrical devices and fixtures
- Circuit labeling, testing and verification

Phase IV - Commercial Unit Electrical Modernization (\$182,000.00 + Hawaii GET)

Ground Floor (6 units including one (1) laundromat)

- Electrical reconfiguration similar in nature to the residential units, adapted for commercial occupancy
- Replacement of all existing subpanels and breakers
- Rewiring of branch circuits from new subpanels
- Installation of surface-mounted raceway systems
- Utilization of existing electrical pathways where feasible and permitted
- Installation of standard, code-compliant devices and fixtures

- Coordination for higher-load equipment serving the laundromat unit
- Circuit testing, labeling and verification

Phase V - Testing, Labeling & Commissioning (\$26,000.00 + Hawaii GET)

- Perform testing, labeling and verification of all circuits

Phase VI – Final completion

- Electrical scope of work completed
- Project closeout
 - final walkthrough
 - punch list documentation

Contingency Allowance (\$12,750.00 + Hawaii GET)

Differing Site Conditions. Contractor will verify existing conditions to the furthest extent possible during Phase I. However, in the event of unforeseen work site conditions that were concealed or beyond Contractor’s control prior to Phase II, Contractor shall notify Client immediately without further disturbance of the specific area. Contractor will not perform work while the unforeseen conditions are being investigated by Client and/or both parties. If Contractor and Client agree that a differing or unforeseen site condition exists, from either the conditions stated or those which could reasonably be expected, Contractor will provide Client with a “Change Order” necessary for completion of work. Contractor may not exceed a contingency allowance of \$12,750.00 plus Hawaii GET of 4.712%.

Any activities beyond those specified in the scope of work will be considered supplemental services and will be invoiced on a time-and-materials (T&M) basis or covered under a separate, written proposal. However, no such services will be undertaken without Client’s authorization.

The following items are excluded:

- Electrical engineering and design services
- Load calculations and system studies
- Permitting, plan review, and associated fees
- Utility coordination and utility fees

PROJECT SCHEDULE

Milestone	Target Completion
Pre-Construction & Mobilization	TBD upon GIA approval and receipt of Phase I Funding
Submeter Procurement & Installation	+ 2 Months after completion of Phase I
Residential Unit Electrical Modernization	+ 3 Months after completion of Phase II
Commercial Unit Electrical Modernization	+ 4 Months after completion of Phase III
Testing, Labeling & Commissioning	+ 1 Month after completion of Phase IV
Final Completion	+ 1 Month after completion of Phase V

FEE

For the scope of work shown herein, the compensation for Contractor's services, including any allowance, shall be as follows plus Hawaii GET of 4.1712%:

Phase	Description	Allocated Cost
Phase I	Pre-Construction & Mobilization	\$26,000.00
Phase II	Submeter Procurement & Installation	\$78,000.00
Phase III	Residential Unit Electrical Modernization	\$195,000.00
Phase IV	Commercial Unit Electrical Modernization	\$182,000.00
Phase V	Testing, Labeling & Commissioning	\$26,000.00
Phase VI	Final Completion	\$ -
	Subtotal	\$507,000.00
	Contingency Allowance	\$12,750.00
	General Excise Tax @ 4.712%	\$24,490.62
	Total Cost	\$544,240.62

COMPLIANCE & SAFETY

All work will be performed in accordance with:

- National Electrical Code (NEC)
- Local Authority Having Jurisdiction (AHJ) requirements
- OSHA safety standards
- Manufacturer installation instructions

All subpanels, breakers, conductors, raceways, devices, and fixtures shall be new, listed, and approved for their intended use. Existing electrical pathways may be utilized where feasible, code-compliant, and approved by the AHJ.

EXPECTED OUTCOMES

Upon completion, this project will:

- Improve electrical safety for all occupants
- Provide transparent, unit-level energy accountability
- Increase long-term system reliability
- Reduce maintenance risks and downtime
- Support continued cultural and community programming
- Improve sustainability through efficient electrical distribution

COMMUNITY IMPACT (GIA PUBLIC BENEFIT ALIGNMENT)

This project directly supports the Hawaii Korean Culture Center’s role as a publicly beneficial cultural and community resource. The proposed electrical modernization will enhance life safety, reliability, and accessibility while reducing long-term operational risks. These improvements support continued cultural programming, community services, and public gatherings, aligning with the GIA program’s objectives of long-term public benefit and community impact. This project directly supports the Hawaii Korean Culture Center’s ability to serve as a safe, reliable, and accessible community resource. By modernizing the electrical infrastructure, the Center will reduce safety hazards, improve operational transparency, and create a more sustainable facility that can support cultural programming, community events, and essential services for years to come.

RISK MANAGEMENT & MITIGATION STRATEGIES

Risk	Mitigation Strategy
Occupied units during construction	Phased work and coordination with tenants
Hidden or undocumented wiring	Use of contingency allowance and field adjustments
Material lead times	Early procurement and vendor coordination
Limited access to pathways	Use of surface-mounted raceway systems
Code-driven changes	Coordination with AHJ and design team

REPORTING & DOCUMENTATION

The Contractor will provide progress documentation to ensure transparency and accountability, including:

- Periodic progress updates
 - Photo documentation of completed work
 - Inspection sign-offs
 - Final closeout package
 - As-built documentation
-

GIA COMPLIANCE CLARIFICATION & RESPONSIBILITY LIMITATION

All construction work performed by Contractor will comply with applicable building codes, safety standards, manufacturer requirements, and the executed construction contract.

Compliance with State of Hawai'i GIA program requirements—including reporting, reimbursement documentation, audits, procurement compliance, and grant administration—shall remain the sole responsibility of the Owner, Board, or designated grant administrator. Costs reflected herein represent prevailing market conditions and standard industry pricing for licensed electrical construction services in the State of Hawai'i.

Upon completion, this project will:

- Provide individual electrical usage tracking for each unit
- Improve system organization and long-term maintainability
- Enhance electrical safety and code compliance
- Support fair and transparent energy billing
- Increase system reliability and operational efficiency

CONTRACTOR AUTHORIZATION, GIA DISCLAIMER & USE OF ESTIMATE

This document is provided for budgeting, planning, and GIA application support purposes only. Final scope, pricing, and scheduling are subject to executed contract terms, final field verification, and regulatory approvals. This document does not constitute a binding contract, funding guarantee, or certification of GIA eligibility.

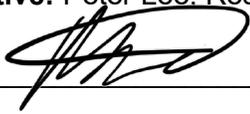
If awarded, grant funds would be applied toward labor, materials, equipment, installation, testing, and closeout services associated with the electrical modernization scope described herein.

Prepared By: Hamma Contracting & Electrical Services LLC

License No.: CT-37903

Authorized Representative: Peter Lee, Responsible Managing Employee

Phone: (808) 590-0059

Signature: _____


Date: 1/20/2026

RESUME

Amanda S. Chang

700 Bishop Street Suite 2100, Honolulu, Hawaii, 96813
Office Phone: (808) 548-2500 / [E-mail: asc@amandachang.com](mailto:asc@amandachang.com)

EDUCATION

2000 Juris Doctor, May 15, 2000; University of Hawai'i at Manoa, William S. Richardson School of Law (Top quartile)
2000 M. Ed. in Educational Foundations on May 14, 2000; University of Hawai'i at Manoa
1990 Certificate in Ethnic Studies (Korean/Japanese focus) at the University of Hawai'i.
1989 B.A. in Japanese Language & Literature at the University of Hawaii

WORK EXPERIENCE

2005 to Present Principal/Attorney LAW OFFICES OF AMANDA S. CHANG, Honolulu, Hawaii
A LAW CORPORATION, specialized in immigration law

2000 to Present Attorney CLAY CHAPMAN IWAMURA PULICE & NERVELL Associate Attorney (2000 to 2005) & Of Counsel from 2005 Honolulu, Hawaii

1999 - 2000 Law Clerk STANTON CLAY CHAPMAN CRUMPTON&IWAMURA Law Clerk to James Stanton, Esq.

1995 - 1997 President/Broker AMANDA CHANG REALTY, INC. Honolulu, Hawaii
President and Principal Broker of a residential real estate sales and management office.

1996 - 1997 Asst. Coordinator/Instructor KAPIOLANI COMMUNITY COLLEGE Honolulu, Hawaii
Coordinated international student exchange program; Created curriculum and taught "Korean for Visitors Industry."

1989 - 1995 Real Estate Broker/Supervisor PRUDENTIAL LOCATIONS, INC. Honolulu, Hawaii
Multi-million dollar producer. Facilitated real estate sales, contracts, research, analysis, and client management, etc.

1989 - 1989 Legislative Aide STATE OF HAWAII Honolulu, Hawaii
Late State Representative Roland Kotani.

1988 - 1989 Teacher HOKULANI ELEMENTARY: After School Care Program Honolulu, Hawaii
Taught Japanese to elementary school students.

1988 - 1989 Student Program Coordinator UNIVERSITY OF HAWAI'I Honolulu, Hawaii
Bureau of Student Activities. Coordinated approximately 20 non-credit classes for students, staff, faculty and community. Won Best Student Employee of the Year with scholarship.

1986 - 1988 Teacher STATE OF HAWAII Leeward and Honolulu Districts
Taught core classes to 7th to 12th grade students with limited English proficiency in the Department of Education.
Honolulu, Hawaii

COMMUNITY SERVICES

2022 – 2023	R.O.K. U.S. ALLIANCE FOUNDATION Serve as an officer and board member	Honolulu, Hawaii
2000 – present	AMERICAN IMMIGRATION LAWYERS ASSOCIATION HAWAII CHAPTER Serve as an officer and a member	Honolulu, Hawaii
2005 - 2023	THE SYNGMAN RHEE SOCIETY Serve as a board member and treasurer	Honolulu, Hawaii
2003 – 2015/2023 --	NATIONAL UNIFICATION ADVISORY COUNCIL	Honolulu, Hawaii
2000 – present	KOREAN AMERICAN BAR ASSOCIATION HAWAII Serve as a board member and current president	Honolulu, Hawaii
2006 – 2010	HAWAII COMMUNITY DEVELOPMENT AUTHORITY Serve as a board member	Honolulu, Hawaii
2005 – 2009	CHRISTIAN LEGAL SOCIETY Serve as a board member	Honolulu, Hawaii
2003 – 2005	YOUNG LAWYERS DIV., HAWAII STATE BAR ASSN. Served as a board member	Honolulu, Hawaii
2002 – 2006	LILIHA KOREAN CARE HOME Serve as a volunteer for Korean nursing home	Honolulu, Hawaii
2000 – 2005	HONOLULU KOREAN JAYCEES Serve as a member and former president	Honolulu, Hawaii
2000	PROJECT DANA Served as a volunteer assisting elderly and needy people	Honolulu, Hawaii
1997 - 2000	DOMESTIC VIOLENCE CLEARINGHOUSE & LEGAL HOTLINE: Volunteered in hotline counseling for domestic Abuse victims, and assisted staff attorneys with client consultation	Honolulu, Hawaii
1987 - 1994	AMERICAN FRIENDS SERVICE COMMITTEE Served as an executive committee member as well as the Chair of Asian Pacific sub-committee working on human rights and world peace issues.	Honolulu, Hawaii
1989 - 1991	CAMPUS CENTER BOARD, UNIVERSITY OF HAWAI Served as a board member formulating and implementing policies for the UH student center.	Honolulu, Hawaii

LANGUAGES

Fluent in English and Korean, and conversant in Japanese.

Cho, Kwan-Jay, Ed.D.
2916 Date Street #25N
Honolulu, Hawaii 96816

E-mail: drkjcho@gmail.com

RESUME

OBJECTIVE: **To contribute and serve society through research, global strategic management, and continuing education**

EDUCATION:

Dec. 1991 **Doctor of Education**
Department of Educational Policy, Planning and Administration
University of Southern California

May 1986 **Master of Art in Business Management**
Central Michigan University, Mount Pleasant, Michigan

February 1977 **Bachelors of Arts in Business Management**
Dong-A University, Pusan, Korea

EXPERIENCE:

1991 – Present **International Mid Pac College**

2011 – Present **Adviser, Hawaii Korean Cultural Center**

2024 – Present **Adviser/Treasure, Hawaii Korean Cultural Center**

2011 – Present **Professor, Gachon University**

2005 – 2006 **President, The National Unification Advisory Council, Republic of Korea, Hawaii Chapter.**

2006 – 2011 **Co Chairman, Hawaii Korean Cultural Center**

2003 - 2005 **Vice President, The National Unification Advisory Council, Republic of Korea, Hawaii Chapter.**

- 2000 **Visiting scholar, Center for Korean Studies, University of Hawaii**
Duties: Research on the acculturation for 1.5 and 2nd generation
- 1999 **Visiting scholar, Dangoon University,**
Duties: Teach/Research on global strategic management
- 1996 – 1997 **President, Korean Artist Association of Hawaii**
- 1992 **Coordinator, Asia Pacific Parliamentary Forum**
- 1986 – 1987 **Professor, Pusan Woman University**
Department of Economic and Business
Pusan, Korea
- 1986 – 1987 **Director of Planning and Policy, the Preparatory Committee for 1988 Seoul Olympic, Seoul, Korea**
- 1979 – 1984 **Researcher, Dong-A University**
Population Research Center
Pusan, Korea
- 1976 **Own Art Show of Photography**

PUBLICATION: Published the 1st own poem book (2001)
Published the 2nd own poem book (2023)

AFFILIATIONS:

Academy of International Business (member)
Hawaii Korean Literature Association (President)
NAFSA: National Association of International Educators (member)
Korean Artist Association of Hawaii (member)
TESOL (member)

FOOI-JANG BYUN

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HONOLULU HAWAII 96822

521-6341(R), 358-7488(C)

SKILLS *Word (Korean and English), Excel, Power Point,
Photoshop Processing, Web manages.

SUMMARY; *Typing: 140 WPM (Korean and English)

*Bilingual in Korean and English

* 3year courses of study in sociology

* 2year courses of study in Education (include E.S.L courses)

EXPERIENCE:

03/2012~ Present : Board of Directors and as Vice President/Secretary of HKCC

9/03 – 08/2015 Christ U. M. C. After School Care Program Director

5/00 ~ 07/2013 CUMC Computer class Teacher/Program Director

9/98 – 3/2012 Korean Language School Teachers

Korean Community School- 98~6/03,

New Hope Korean Language School- 9/03~ 3/2006

3/99 – 12/03 Christ United Methodist Church Library Director

9/01 – 10/02 U. H Library – Assistance of Asian collection librarian

10/92 –07/98 United States Postal Service Honolulu HI.

L. S. M clerk

04/86 –01/89 JUAM Enterprises Inc. Honolulu HI.

Sales Manager

04/77 – 04/80 HAN-JIN GROUP. Seoul, KOREA

(Development of Human Resources) Office Clerk

EDUCATION:

09/80– 06/82 UH Manoa & KCC of UH Honolulu HI.

03/74–02/77 KYOUNG-HEE UNIVERSITY, Seoul KOREA

06/76 Obtaining a teaching certificate (social studies assistant teacher – Ministry of Education examination at Korea)

Robert Gregory Jr.
Special Programs
Officer GS-1101-14
2005-2022

I. INTRODUCTION

This position is located in the Requirements section (N431) Fleet Maintenance Directorate N43, COMPACFLT Pearl Harbor, Hawaii. Incumbent is assigned as the Special Programs Officer for the Commander U. S. Pacific Fleet. Special programs include but are not limited to the Fleet Berthing and Messing Program, COMPACFLT Boathouse Boat Program Manager and Guam Program Manager. Incumbent is responsible for the execution of the OPNAV Berthing and Messing Program throughout the Navy to include Duty Crew Berthing Barge Maintenance, Barge Operations and provisions for adequate Off Ship Berthing and transportation for crews displaced from their ships during scheduled CNO availabilities. Incumbent is custodian of thirty three Duty Crew Berthing and Messing Barges. The incumbent has **fiduciary responsibility in the planning, programming and execution of a budget in excess of fifty million dollars (\$50M) annually.** Incumbent oversees the execution of depot level maintenance on all boats assigned to the COMPACFLT Boathouse. Incumbent is additionally assigned as the COMPACFLT Guam Program Manager, responsible for the oversight of all Naval (USN/MS) ship maintenance conducted in Guam/CNMI and the private sector ship repair industry. **The incumbent directly supervises four (4) government service workers and indirectly, as an Assistant Contracting Officer (ACOR), ninety (90) contractors.**

II. MAJOR DUTIES AND RESPONSIBILITIES

A. The incumbent is the recognized authority for Berthing and Messing in COMPACFLT and provides leadership, supervisory management, administration, analysis, evaluation, and recommended changes to the OPNAV Berthing and Messing Program. At this level incumbent is typically delegated complete responsibility and authority to plan, schedule and carry out major projects concerned with the analysis and evaluation of programs or organizational effectiveness. Analysis, evaluations and recommendations developed by the incumbent are normally reviewed by management for potential influence on mission or broad agency policy objectives. Findings and recommendations are normally accepted without significant change. Duties and responsibilities include;

- (1) Area of responsibility is PACFLT wide.
- (2) Develop Policy and Guidance.
- (3) Develop, program, manage and execute the program budget.
- (4) Oversee all Messing and Berthing Program Administrators.
- (5) Oversee all Berthing and Messing Program Regional Managers.
- (6) Maintain Duty Crew Barges in adequate material condition.
- (7) Assign Duty Crew Barges to ships in CNO availabilities.
- (8) Provide adequate Off-Ship Berthing to displaced crews.
- (9) Provide transportation for displaced crews from availability location to CBQ or contracted housing sites.

- (10) Conduct an annual program of record review (POR) and submit results to OPNAV N97I.
- (11) Liaison with CNIC and DCNO N4 to insure future program off-ship berthing requirements are incorporated into MILCON planning.
- (12) Insure that adequate funding is requested by OPNAV N97I to meet future program requirements.
- (13) Provide program representation at Work Definition Conferences to insure that TYCOM's "Declaration of Uninhabitable" is in strict compliance with COMPACFLT INST 4720.2E
- (14) Represent COMPACFLT at the Annual Service Craft Commanders Conference and the Berthing and Messing Program Managers Conference.
- (15) Present authoritative information and advice to inquiring parties on matters of mutual concern such as cost and time estimates, planning future work, plant capabilities and capacity for varied work accomplishment, production management, production problems and providing technical guidance regarding repair work, alterations and overhaul on a variety of types of service craft and ship projects.
- (16) Respond to inquiries from higher authority concerning the Fleet Berthing and Messing Program.

(50%)

B. The Incumbent provides expertise, team leadership and maintenance management of the COMPACFLT Boathouse. Incumbent monitors, tracks & provides oversight and recommendations on maintenance initiatives involving the hauling, repair and modernization of boats assigned to the COMPACFLT Boathouse.

(20%)

C. The incumbent provides expertise, team leadership and management as the Guam Program Manager. Incumbent monitors, tracks & provides oversight and recommendations on initiatives involving private sector ship maintenance issues in Guam/CNMI. Monitor, Track and verify ship repair capability, capacity and certification status of the current tenant at the former Ship Repair Facility (SRF) Guam. Serve as a working member of DPRI/MARIANAS OPT. In the area of Fleet Maintenance Support in Guam:

(1). Monitor ship repair capabilities and capacity available to U.S. Navy and Military Sealift Command (MSC) ships in Guam; provide status reports and recommendations to the Fleet Maintenance Officer as required.

(2). Monitor the property lease of the former Ship Repair Facility, Guam to the Government of Guam.

(3). Coordinate the development of U. S. Navy repair facilities in Guam with other staff elements.

(4). Research, analyze and provide information on industrial capabilities/capacity for ship maintenance facilities in the Western Pacific AOR. This includes opportunities to utilize these capabilities to support deployed ship readiness consistent with the restrictions of Title 10 USC limitations on overseas ship repair. This initiative is in support of the Commander's Theater Security Cooperation and engagement strategy for the Pacific Fleet.

(5). Provide annual Overseas Maintenance Reports (OSM) submission to OPNAV N43.

(20%)

D. The incumbent provides team leadership and supervisory management in the support of ashore maintenance facilities future improvement plans at Pearl Harbor Naval Ship Yard & Intermediate Maintenance Facility, U.S. Naval Ship Repair Facility Yokosuka and U. S. Naval Facilities Guam. Incumbent represents the Pacific Fleet Maintenance community as working group member of the Global Shore Improvement Board.

(05%)

E. This position provides corporate memory for COMPACFLT current Maintenance Officer's staff regarding highly visible QOL programs. Due to the urgency of this position, the incumbent must keep his supervisor apprised of any condition(s) that will keep him from successfully completing the assigned task.

(05%)