

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i 96813

February 27, 2026

Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

O'ahu

Approval to Amend General Lease SP0548 to Ke'ehi Memorial Organization to Restructure the Current Annual Lease Rent to the Prevailing Nominal Rate and Extend the Current Term By Thirty (30) Years for Continued Operation, Maintenance and Administration of Ke'ehi Lagoon Memorial State Park, Honolulu, Oahu, Tax Map Key: (1) 1-1-003:004;

and

Declare the Project Exempt from the Requirements of Chapter 343, Hawai'i Revised Statutes and Title 11, Chapter 200.1, Hawai'i Administrative Rules.

APPLICANT:

Ke'ehi Memorial Organization, a domestic non-profit 501(c)(3) corporation, whose business and mailing address is 2685 North Nimitz Highway, Honolulu, Hawaii 96819

LEGAL REFERENCE:

Section 171-43.1, Hawai'i Revised Statutes ("HRS"), as amended.

LOCATION:

Ke'ehi Lagoon Memorial State Park, Honolulu, Oahu, Tax Map Key: (1) 1-1-003:004, as shown on the map, outlined in red, attached as **EXHIBIT A**.

AREA:

10.78 acres, more or less.

ZONING:

State Land Use District: Urban
County of Honolulu CZO: P2 General Preservation

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act.
DHHL 30% entitlement lands pursuant to the Hawai’i State Constitution: NO

CURRENT USE STATUS:

Encumbered by Governor’s Executive Order No. 3967 setting aside land for park and recreational purposes, to be under the control and management of the State of Hawai’i, Department of Land and Natural Resources, Division of State Parks.

Encumbered by General Lease SP0548 to Ke’ehi Memorial Organization for Operation, Maintenance and Administration of Ke’ehi Lagoon Memorial State Park through October 10, 2028.

CHARACTER OF USE:

Administration, operation and maintenance of the park facilities.

ANNUAL RENT:

\$50,000.00 base rent, or 10% of gross receipts per annum, whichever is greater.

PERFORMANCE BOND:

Twice the annual minimum rental amount.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with Hawai’i Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources, reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to General Exemption Type 1 “Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing,” Part 1, Item No. 40: “Leases of State land involving negligible or no expansion or change of use beyond that previously existing.” See **EXHIBIT B**.

This site has a history of compliance, including a 2006 environmental assessment that resulted in a Finding of No Significant Impact (FONSI).

DCCA VERIFICATION:

Place of business registration confirmed:	YES
Registered business name confirmed:	YES
Applicant in good standing confirmed:	YES

BACKGROUND

Born from the vision of the Pacific War Memorial Commission, (established in 1949 by Act 228 of the Hawai‘i Territory Legislature), the Ke‘ehi Lagoon Memorial (“KLM”) stands as a living tribute to those who served and made the ultimate sacrifice in World War II. Spanning 10.78 acres of sacred ground, it serves as a dynamic space where the legacy of our fallen heroes lives on within the heartbeat of our active community.

Following Governor’s Executive Order 1534 in 1952, which formally set aside the site for a Living War Memorial, the Pacific War Memorial Commission partnered with the Disabled American Veterans (“DAV”) National to construct and maintain a permanent war memorial at this location. In 1961, oversight was transferred to the Hawai‘i DAV, with a specific mandate to remain financially self-sufficient, ensuring the memorial thrives without public funding.

In 1981, management of the site was eventually transferred to the Department of Land and Natural Resources (“DLNR”), subject to the approval of a management agreement by the Pacific War Memorial Commission and the Hawai‘i DAV.

In 1993, Ke‘ehi Memorial Organization (“KMO”) officially assumed management of the KLM facility. As an independent, 501(c)(3) non-profit, KMO operates without direct government funding, upholding a long tradition of stewardship on behalf of the State of Hawai‘i to honor fallen heroes and support the local community.

KMO’s mission is twofold: to empower our veterans and at-risk youth while preserving the campus as a vibrant, operational public park. As a dynamic living memorial, the grounds serve as a civic hub — offering halls for meetings and ceremonies, chapels for weddings and memorials, courts and open fields for youth programs and development. From shoreline access to camp areas and garden paths, the campus maintains a year-round rhythm of public use that enriches the surrounding community and seamlessly extends Honolulu’s network of parks.

Following a thorough, campus-wide infrastructure review in 2025, KMO developed a strategic **Capital Improvement Plan** designed to address facility upgrades, with a primary emphasis on safety, reliability, accessibility, and visitor experience. Detailed in “Exhibit B”, the phase 1 of this plan offers BLNR a dual-perspective view – organized by facility and by schedule – to ensure the project scope and, subsequently, the deployment timeline are transparent.

Exhibit B opens with **Projects by Facility**, which categorizes the total investment across thirteen (13) distinct identifiers (including “Grounds and Gardens”). Each facility is highlighted through a concise “portrait page” featuring a descriptive overview and a dedicated project table. This is followed by **Projects by Year**, which provides a high-level summary of the five-year investment horizon alongside a detailed quarterly rollout schedule. Combined, these sections provide a practical roadmap to ensure Ke‘ehi Lagoon Memorial remains a resilient, dignified, and welcoming space for community service and remembrance.

All project costs are expressed in current year dollars, incorporating inflationary adjustments and applicable excise taxes. While revenue from the park’s active facilities – including new business-to-business services like conference rentals, and mortuary support at Weinberg and Burns halls – backs this initiative, it is currently insufficient to secure the park’s future.

Therefore, to ensure sustained, high-quality operations, KMO requests a lease amendment to restructure the current annual lease rent to the prevailing nominal rate of \$480.00 per annum, as may be amended from time to time to keep pace with inflation, alongside a thirty (30)-year extension of the current lease, moving the expiration date from October 10, 2028, to October 09, 2058.

The Division of State Parks strongly endorses the above request as a vital step toward fiscal responsibility and long-term viability of KMO’s Capital Improvement Plan through Phase 1 and beyond.

RECOMMENDATIONS:

That the Board of Land and Natural Resources:

1. Declare that, after considering the potential effects of the request as provided by Chapter 343, Hawai’i Revised Statutes and Chapter 11-200.1, Hawai’i Administrative Rules, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Authorize the Chairperson to execute an amendment to General Lease SP0548 to restructure the annual lease rent to the prevailing nominal rate of \$480.00 per annum, as may be amended from time to time to keep pace with inflation, and extend the current lease term for additional thirty (30) years, moving the expiration date from October 10, 2028, to October 09, 2058, under the terms and conditions cited above, and further subject to the following:
 - a. All the other standard terms and conditions of the most current lease agreement, as may be amended from time to time;
 - b. Review and approval by the Department of the Attorney General; and
 - c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully submitted,



ALAN B. CARPENTER,
Acting Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:



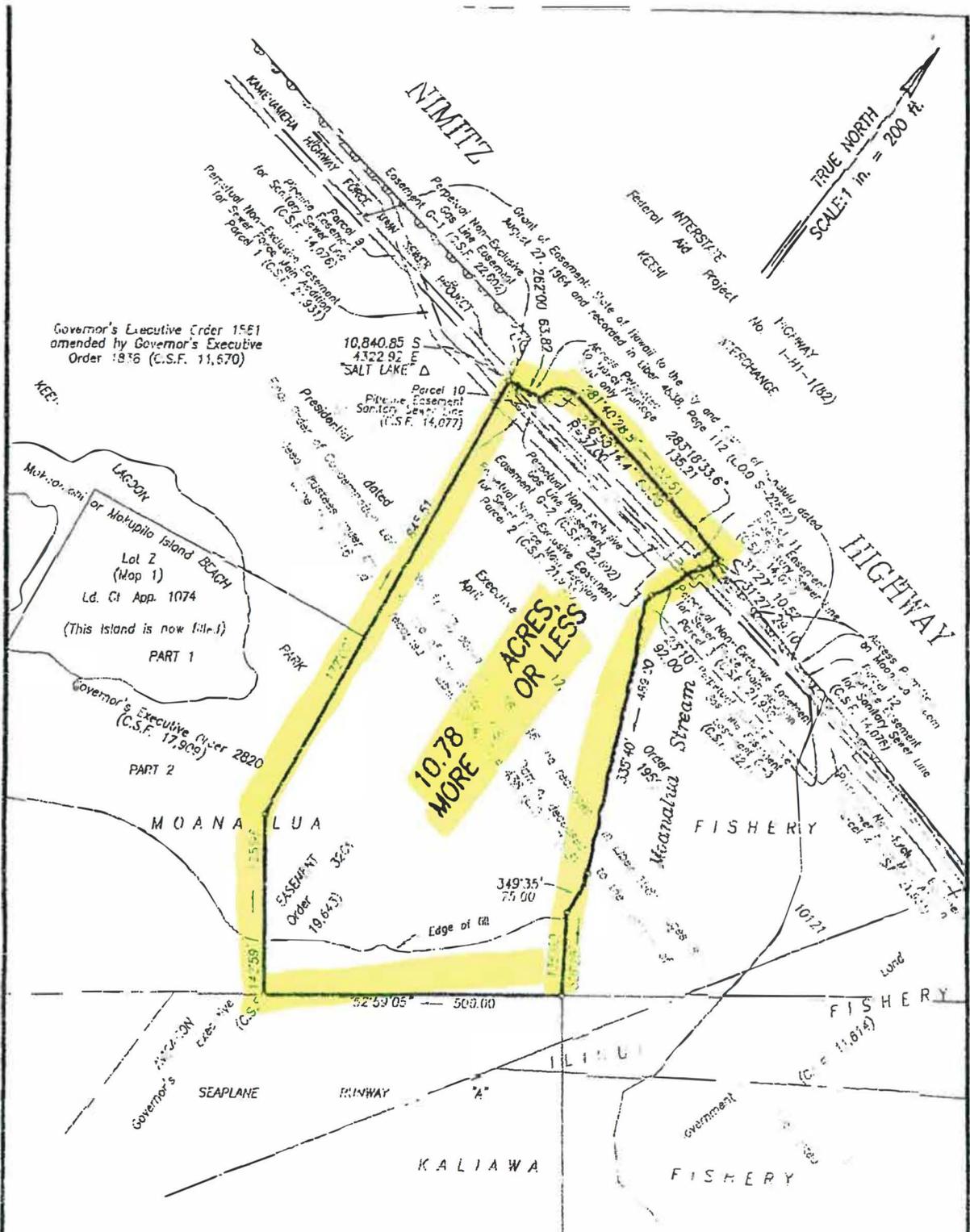
RYAN KANAKA'OLE
Acting Chairperson
Board of Land and Natural Resources

Attachments:

Exhibit A – Location Map

Exhibit B – Chapter 343, Environmental Assessment

Exhibit C – KMO’s Five-Year Capital Improvement Plan



PACIFIC WAR MEMORIAL SITE
 Moanalua, Honolulu, Oahu, Hawaii

Scale: 1 inch = 200 feet

REDUCED
 NOT TO SCALE

Job C-47(02)
 C. BK.

Denotes access permitted
 (See attached sheets for details)

TAX MAP: 1-1-03:04

SURVEY DIVISION
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 STATE OF HAWAII

C.S.F. NO. 23,326

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR

Project Title:	Amend General Lease SP0548 to Ke‘ehi Memorial Organization for Continued Operation, Maintenance and Administration of Ke‘ehi Lagoon Memorial State Park
Project/Reference No.:	Please see Exhibit B.
Project Location:	Please see Exhibit A.
Project Description:	The amendment of General Lease SP0548 proposes to restructure the current annual rent to a nominal rate of \$480 per annum and extend the lease term by thirty (30) years.
Chapter 343 Trigger(s):	Use of State Land.
Exemption Class No(s).;	<p>In accordance with Hawai‘i Administrative Rule Chapter 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to:</p> <p>General Exemption, Type 1: “Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing.”</p> <p>Part 1, Item Number 40: “Leases of State land involving negligible or no expansion or change of use beyond that previously existing.”</p> <p>The approval of lease amendment involves the continuation of existing use on the land. No change in use is authorized by the amendment.</p>
Cumulative Impact of Planned Successive Actions in Same Place, Over Time, Significant?	No, the requested location will be used for the same use as previously existing.
Action May Have No. Significant Impact on Particularly Sensitive	No.

Environment?	
Analysis	<p>The request pertains to the amendment of the lease for continued operation, maintenance, and administration of Ke'ehi Lagoon Memorial State Park.</p> <p>Staff believes the request would involve negligible or no expansion or change in use of the subject location beyond that previously existing.</p>
Consulted Parties:	Agencies listed in the submittal.
Declaration:	<p>That the Board finds this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.</p> <p>Site has a history of compliance, including a 2006 environmental assessment that resulted in a Finding of no Significant Impact (FONSI).</p>



Capital Improvement Plan

KE'EHILAGOONMEMORIALSTATEPARK

PHASE 1 (2026–2030)
EXECUTIVE SUMMARY

OCTOBER 2025

SUBMITTED TO:

Division of State Parks
Department of Land and Natural Resources
State of Hawai'i

PREPARED BY:

Dean Pua Kekoolani
Executive Director, Ke'ehi Lagoon Memorial
Ke'ehi Memorial Organization (KMO)
2685 North Nimitz Highway, Honolulu, Hawai'i 96819

October 1, 2025

EXHIBIT C

Table of Contents

Introduction	1
Plan Summary & Funding	3
Facility Map	4
Facilities (Catalog)	5–9
Summary: Cost by Facility	10
Projects by Facility (Detail)	11–18
Summary: Cost by Year	19
Projects by Year (Detail)	20–26
Acknowledgment & Contact Information	27



Ke‘ehi Lagoon Memorial State Park today — a living memorial maintained by the Ke‘ehi Memorial Organization (KMO) on behalf of the State of Hawai‘i.

Legacy Landmark

Ke‘ehi Lagoon Memorial was conceived as a living memorial, not a static monument—a place where remembrance and community life meet. Established under the custodianship of Disabled American Veterans in 1959, the site’s founding intent was clear: honor the heroic dead, serve youth, and remain self-sustaining as a public asset. In 1961 the Pacific War Memorial Commission affirmed that purpose and set the pattern that still guides the grounds today.

From the beginning, the Memorial’s story has been intertwined with the service of Hawai‘i’s veterans—especially the Nisei soldiers of the 100th Infantry Battalion and the 442nd Regimental Combat Team, whose record of duty in the European Theater remains a standard of courage and citizenship. Community leadership helped set the work in motion. Senator Daniel K. Inouye’s early advocacy and fundraising supported the initial build-out, and Senator Daniel K. Akaka’s long commitment to veterans and education is reflected in the naming of the park’s conference center—reminders that public service and public place belong together here.

Today Ke‘ehi Memorial Organization (KMO), a nonprofit formed in 1994, continues that stewardship on behalf of the State of Hawai‘i and the community. KMO’s kuleana is dual: to support veterans and youth at risk, and to maintain this campus as an open and working park. The grounds function as a civic campus—halls for meetings and ceremonies, chapels for weddings and memorials, courts and open fields for youth programs, camp areas, shoreline access, and garden paths—a year-round rhythm of public use that complements the adjacent Honolulu city and park and serves the surrounding neighborhoods.



Aerial view of Ke‘ehi Lagoon Memorial, circa 1986, captured by Capi Irwin Helicopter Hawai‘i, showing the park’s familiar facilities taking shape.

Stewardship

E ho‘okō kākou i ko kākou kuleana e mālama i ka ‘āina.

The campus that hosts today’s diverse community was built in phases over decades: early structures in the 1960s, additional halls and amenities in the 1980s, and renewal such as the 1992 Harry & Jeanette Weinberg Hall replacing the original Memorial Hall. Continuity of service is a point of pride; it also means that renewal cycles come due on a normal horizon.

In 2025, KMO completed a campus-wide review of physical plant needs and organized a five-year Capital Improvement Plan to address practical upgrades across all facilities—focused on safety, reliability, accessibility, and care for the visitor experience. This report presents that plan for DLNR Board members in two complementary views—by facility and by schedule—so that both the scope of work and the order of implementation are immediately clear. The section titled Projects by Facility summarizes total investment by thirteen facility identifiers (including the sitewide category of Grounds and Gardens) and then provides a concise portrait page for every facility with a short description and a project table. The section titled Projects by Year summarizes annual totals across the five-year horizon and then details the quarterly rollout of projects. Together, these pages outline the practical steps that will sustain Ke‘ehi Lagoon Memorial as a welcoming, resilient, and dignified place of remembrance and community service for the next generation.

Finance

All projected costs reflect current-year dollars, adjusted to account for expected inflation and standard excise tax. Funding for these improvements is anticipated to come from a combination of negotiated rent adjustments under the renewed DLNR lease and increased revenues from the park’s active facilities—primarily new business-to-business offerings for the Weinberg and Burns halls, including conference rentals, and mortuary support services. Together, these measures are intended to maintain the Capital Improvement Program as a self-sustaining enterprise, without placing any future fiscal burden on the State of Hawai‘i’s park system.



Original artist’s conception of Ke‘ehi Lagoon Memorial by David Chow, CADA (1961) — an early vision for the Memorial’s future landscape.

Facility Key

- 1. Memorial Obelisk
- 2. Gazebo
- 3. Harry & Jeanette Weinberg Hall
- 4. Caretaker Cottage
- 5. DAV Department's Headquarters
- 6. Alfred Los Banos Hall
- 7. Rental Office
- 8. Daniel K. Akaka Conference Center
- 9. Basketball / Volleyball Courts
- 10. John A. Burns Hall
- 11. Tommy Kakesako Hall
- 12. Plumeria Garden Chapels



Memorial Obelisk

The symbolic heart of the memorial grounds



The Memorial Obelisk stands at the park’s main entry, dedicated in 1963 to honor Hawai‘i’s veterans through a living place of remembrance. Cast in concrete and stone under the Pacific War Memorial Commission’s direction, it remains the park’s central landmark—visible from Nimitz Highway and from within the gardens where ceremonies gather. Upcoming work will clean, reseal, and restore the monument’s lighting, preserving its visibility and dignity for decades to come.

Harry & Jeanette Weinberg Hall

The community’s principal hall of gathering



Completed in 1992 with support from the Harry & Jeanette Weinberg Foundation, this 9,488-square-foot facility replaced the original Memorial Hall. Seating up to 400 guests, it serves as the site’s main venue for banquets, civic meetings, and community celebrations. The hall’s restrained architecture and broad lanai reflect Honolulu’s practical modernism and the memorial’s sense of welcome. Capital work will refresh the roof coating, repaint interiors, and update lighting and accessibility features to ensure comfort and durability for future use

Caretaker Cottage

Residence of the on-site manager and park steward



Built in 1965 and expanded in 1968, the 864-square-foot Caretaker Cottage provides continuous presence and security for Ke‘ehi Lagoon Memorial. The on-site manager’s residence embodies mālama ‘āina—care for place and duty of service—linking daily maintenance to long-term stewardship. Repairs will address roof and electrical systems and improve weather protection, extending the cottage’s life as a working home for park management.

DAV Department’s Headquarters

Administrative center of veteran service



The DAV Headquarters, built in 1968, houses the operations of the Disabled American Veterans (Hawai‘i Division). From this compact 552-square-foot office, generations of volunteers have coordinated programs, records, and community support. The building shows its age but continues to serve its original mission. Planned work will repair aging sewage and structural systems and renew exterior surfaces to ensure reliable service for years ahead.

Alfred Los Baños Hall

A gathering place built in honor of leadership and service



Completed in 1968 and named for community leader Alfred Los Baños, this 2,420-square-foot hall accommodates about 100 people for classes, receptions, and meetings. Its open-beam ceiling and cross-ventilated plan typify the optimism and practicality of 1960s civic design. Veterans’ groups and local organizations continue to rely on the hall as one of the park’s most active spaces. Improvements will renew interior lighting, repaint exterior walls, and upgrade ADA routes to maintain full accessibility.

Rental Office / Administration

Operations and coordination for every facility



The Rental Office manages event scheduling, accounting, and communication for the memorial’s entire campus. Within its modest footprint, staff handle bookings, visitor inquiries, and coordination with on-site maintenance. The space also contains the park’s telecom and network equipment along with storage for guest room linens, cleaning supplies, and audiovisual gear. Repairs will modernize electrical wiring and improve workspace ventilation, supporting efficient daily operations.

Basketball / Volleyball Courts

Recreation fulfilling the memorial’s civic purpose



The dual-striped basketball and volleyball courts, added in 1985, provide more than 7,000 square feet for youth leagues, school groups, and community tournaments. They realize the 1961 master-plan commitment to recreation as part of public remembrance. Resurfacing and lighting replacement will restore play quality and safety for everyday use.

John A. Burns Hall

A hall for celebration and remembrance



John A. Burns Hall, named after Governor Burns and opened in 1981, measures 6,880 square feet and accommodates up to 400 guests for weddings, banquets, and memorials. A full kitchen and adjoining lanai make it one of the park’s most active and self-supporting venues. Renovations will include interior flooring replacement, restroom modernization, and upgraded lighting to extend the hall’s comfort and longevity.

Tommy Kakesako Hall

A flexible meeting space supporting veterans and community service



Built in 1986 as the Tommy Kakesako Rehabilitation Center, the building now serves a variety of veterans’ service organizations and community partners. Groups such as Catholic Charities’ Suicide Prevention Hotline use the hall for meetings and outreach, continuing its original purpose of care and rehabilitation in a modern form. The 1,656-square-foot structure remains one of the park’s most important program spaces. Upcoming work will focus on roof maintenance and interior floor repairs to support safe, reliable community use.

Grounds and Gardens

The living landscape of remembrance



The memorial grounds form the park’s continuous landscape of lawns, gardens, and walkways, including the maintenance compound that supports daily operations and the Daniel K. Akaka Conference Center—a compact training space honoring the senator’s advocacy for veterans and education. These areas host ceremonies, camping programs, and community gatherings that sustain the park’s public character. Capital projects will renew pathways, upgrade irrigation, and enhance landscape lighting to preserve the memorial’s calm, open beauty.

SUMMARY

Cost By Facility

Memorial Obelisk	\$13,291.19
Harry & Jeanette Weinberg Hall	\$359,613.79
Caretaker Cottage	\$42,894.99
DAV Department’s Headquarters	\$18,296.25
Alfred Los Baños Hall	\$49,407.85
Rental Office / Administration	\$25,539.21
Basketball / Volleyball Courts	\$43,019.51
John A. Burns Hall	\$353,206.84
Tommy Kakesako Hall	\$82,284.99
Grounds and Gardens	\$682,081.31
TOTAL	\$1,669,635.94

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost
Memorial Obelisk			
2026 Q4	24172 Electrical & Irrigation Repair	Repairs and upgrades electrical and irrigation systems to restore reliable lighting and landscape watering. Replaces aging conduit, fixtures, and valves so the monument remains illuminated and its gardens maintained as a dignified focal point of the park.	\$13,291.19
TOTAL - MEMORIAL OBELISK			\$13,291.19
Harry & Jeanette Weinberg Hall			
2026 Q3	24101 Prep Roof for Solar Power System	Prepares and resurfaces the roof to meet structural and weatherproofing standards for solar installation. Renews the roof membrane and ensures proper anchoring for a future photovoltaic array, improving energy efficiency and protecting the building envelope.	\$34,039.02
2027 Q4	24138 Painting & Weatherproofing	Strips and repaints interior and exterior surfaces with protective coatings that resist corrosion and moisture. Restores the hall's finish, extending maintenance intervals and preserving a major public gathering space against island climate exposure.	\$21,393.35
2028 Q1	24570 Floor Repair & Retrofitting (Tile Replacement)	Removes deteriorated tile and installs new commercial-grade flooring with modern underlayment and expansion joints. Strengthens the structural slab, restores ADA-compliant walking surfaces, and maintains safe public access for one of the park's most heavily used venues.	\$201,709.40
2029 Q1	24129 Bathroom Repair & Retrofitting	Replaces worn fixtures, partitions, and floor finishes in both restrooms, updating plumbing and lighting to meet current codes. Renews sanitary conditions and restores full accessibility for guests, ensuring reliable operation during high-traffic community events.	\$83,506.42

Projects By Facility

Capital Improvement Plan

Schedule		Project Name	Project Description	Cost
2029 Q4	24166	New Doors	Install two new sliding glass doors with modern framing and hardware to replace aging roll-up systems. Improves safe access and weather protection for the main event hall while maintaining ease of use for large gatherings and service access.	\$18,965.60
TOTAL - HARRY & JEANETTE WEINBERG HALL				\$359,613.79
Caretaker Cottage				
2027 Q4	24106	Roof Reseal & Gutters	Reseals and coats the cottage roof and replaces deteriorated gutters to stop moisture intrusion and extend roof service life. The work protects the structure that houses on-site staff and preserves the building envelope for continued daily operations.	\$2,793.53
2027 Q4	24143	Painting & Weatherproofing	Repaints exterior walls and trim with protective coatings to guard against corrosion and humidity. Refreshes the small residence's appearance and provides durable protection for the park's operational quarters.	\$5,060.47
2028 Q4	24584	Floor Repair & Replacement	Removes worn flooring and installs new resilient material suited to heavy use. The upgrade improves safety, hygiene, and comfort for resident staff while reducing future maintenance needs.	\$1,443.92
2029 Q3	24155	Sewer Line Repair & Retrofitting	Repairs and retrofits the aging sewer connection serving the cottage to prevent leaks and system failures. Ensures reliable sanitation for staff housing and maintains environmental compliance within the park.	\$33,597.07
TOTAL - CARETAKER COTTAGE				\$42,894.99

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost
DAV Department's Headquarters			
2028 Q3	24156 Sewer Line Repair & Retrofitting	Replaces the aging sewer line serving the DAV headquarters to eliminate leaks and restore dependable service. The work ensures reliable sanitation for administrative offices and protects the adjacent grounds from wastewater intrusion.	\$18,296.25
TOTAL - DAV DEPARTMENT'S HEADQUARTERS			\$18,296.25
Alfred Los Baños Hall			
2027 Q4	24104 Roof Reseal & Gutters	Repair and reseal the roof to restore waterproofing and structural integrity. The work protects the hall's interior and electrical systems from leaks and extends the service life of this key community venue.	\$5,951.44
2027 Q4	24141 Painting & Weatherproofing	Repaint and seal interior and exterior surfaces with protective coatings to guard against moisture and UV damage. The renewed finish preserves the hall's appearance and prolongs its usefulness in Hawai'i's humid climate.	\$7,293.36
2027 Q4	24601 Concrete Floor Repair & Retrofitting	Mechanically resurface existing painted concrete floor, repair cracks with epoxy cement, and apply protective water-seal coating. Strengthens the facility's base structure and prolongs the useful life of this fixed asset.	\$7,958.10
2029 Q3	24132 Bathroom Repair & Retrofitting	Upgrade fixtures, finishes, and lighting to meet current codes and restore full accessibility. These updates ensure safe, sanitary conditions and maintain reliable operation for public events.	\$28,204.96
TOTAL - ALFRED LOS BAÑOS HALL			\$49,407.85

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost	
Rental Office / Administration				
2027 Q3	24105	Roof Reseal & Gutters	Repair roof, replacing deteriorated flashing to stop leaks and weather damage. This project safeguards telecommunications and storage systems housed in the office and keeps the park's service hub dry and operational.	\$3,361.09
2027 Q4	24142	Painting & Weatherproofing	Repaint interior and exterior walls with protective coatings that resist corrosion and humidity. The refreshed finish improves durability and maintains a professional appearance for visitors and staff.	\$7,344.43
2029 Q2	24154	Sewer Line Repair & Retrofitting	Ream existing sewer lines and install new PVC liners. Ensures reliable wastewater service for park administrative functions. Prevents unsanitary conditions and safeguards adjacent utilities, sustaining operational integrity.	\$14,833.69
TOTAL - RENTAL OFFICE / ADMINISTRATION			\$25,539.21	
Basketball / Volleyball Courts				
2030 Q2	24161	Court Repaving & Resurfacing	Resurface and re-stripe the basketball and volleyball courts to correct uneven areas and restore safe play conditions. This project renews the athletic surface, improving drainage and traction so the courts remain inviting and safe for youth programs and community recreation.	\$43,019.51
TOTAL - BASKETBALL / VOLLEYBALL COURTS			\$43,019.51	

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost	
John A. Burns Hall				
2027 Q4	24139	Painting & Weatherproofing	Repaint interior and exterior surfaces with protective coatings to prevent corrosion and water intrusion. Painting restores the building's appearance and safeguards its structure against the island climate.	\$21,393.35
2027 Q4	24568	Roof Reseal & Gutters	Reseal roof and replace deteriorated gutters to stop active leaks and protect hall interiors. This project maintains the roof's integrity, preventing water damage and extending the building's service life.	\$24,591.80
2029 Q2	24130	Bathroom Repair & Retrofitting	Upgrade restrooms with new fixtures, partitions, and lighting to meet code and restore accessibility. Renovation provides modern, sanitary conditions and reliable service for public events.	\$84,057.57
2030 Q1	24126	Cement Floor Resurfacing (Overlay)	Resurface cement flooring to eliminate cracks and uneven surfaces. This project strengthens the hall's foundation and provides a safe, durable floor for daily use and large gatherings.	\$223,164.12
TOTAL - JOHN A. BURNS HALL			\$353,206.84	
Tommy Kakesako Hall				
2027 Q2	24140	Painting & Weatherproofing	Repaint interior and exterior surfaces with moisture-resistant coatings to prevent corrosion and peeling. Painting refreshes one of the park's core community halls and extends its service life in a coastal environment.	\$4,955.63
2027 Q4	24103	Roof Reseal & Gutters	Reseal and coat existing roof to restore waterproofing integrity and replace deteriorated gutters to maintain effective rainwater drainage. Work ensures weather protection for hall interior and electrical systems.	\$4,101.54

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost
2027 Q4	24191 Floor Repair & Retrofitting (Tile Replacement)	Replace worn tile flooring and repair substrate to restore a smooth, durable walking surface. This project improves safety, maintains ADA compliance, and renews a well-used public venue.	\$36,718.16
2028 Q3	24152 Sewer Line Repair & Retrofitting	Repair and reline the building's aging sewer line to eliminate leaks and improve flow. The work safeguards sanitation systems and supports dependable facility operations for community events.	\$24,229.30
2029 Q1	24190 Bathroom Repair & Retrofitting	Upgrade restroom fixtures, flooring, and lighting to meet accessibility standards and improve hygiene. Renovation provides safe, comfortable facilities for campers, scout troops, and church youth groups who gather at adjoining campgrounds throughout the year.	\$12,280.36
TOTAL - TOMMY KAKESAKO HALL			\$82,284.99

Grounds and Gardens

2026 Q1	24560 Entry Road Elevation (Civil Engineering & Planning)	Conduct civil engineering, site survey, and project planning for elevating and resurfacing the main entry road. This project covers planning, design, and permitting only; construction will be funded by other goveragency budgets.	\$58,160.58
2026 Q2	24167 Fire Hydrants (Parking Lot)	Install two new fire hydrants to bring the park into compliance with Fire Department safety codes as required by the City and County of Honolulu Building Permits Division. The installation improves emergency-response readiness and ensures full coverage for all park halls.	\$170,615.53

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost
2027 Q1	24160 Parking Lot Reconstruction & Sealcoating	Reconstruct and sealcoat parking lots to correct surface failures, restore proper grading, and improve drainage. Work will bring pavement, striping, and drainage features into compliance with current City & County standards, enhancing safety and accessibility for all users.	\$128,423.42
2027 Q2	24171 Upgrade Exterior Lighting (Parking Lot)	Replace aging perimeter fixtures and wiring with modern LED systems. The improvement enhances nighttime security, reduces power consumption, and lowers maintenance across the grounds.	\$17,781.70
2027 Q2	24575 Maintenance Compound - Painting	Strip and repaint interior and exterior surfaces of maintenance buildings. Apply protective coatings to prevent corrosion and water intrusion; includes minor patching and sealing.	\$4,489.32
2027 Q4	24170 Parking Lot Light Poles (x2 New)	Install two new LED light poles in the main parking area to improve night-time illumination. The upgrade increases visibility and safety for evening and early-morning use while reducing maintenance and energy demand.	\$18,101.81
2027 Q4	24177 Sanitation & Waste Facilities (Upgrade)	Upgrade refuse and sanitation stations with new enclosures and service pads. The project improves cleanliness, streamlines collection access, and presents a more orderly appearance for visitors.	\$8,543.25
2028 Q2	24168 Security Cameras & Surveillance System	Install a site-wide security camera and recording system to expand coverage at key locations. The system improves visitor safety, deters vandalism, and supports incident response by park staff.	\$98,351.74
2028 Q4	24169 Security Floodlights (Campgrounds)	Install a 20-foot pole with area luminaires to improve illumination at the campgrounds. The added lighting improves visibility and security for campers and staff during evening hours.	\$18,382.11

Projects By Facility

Capital Improvement Plan

Schedule	Project Name	Project Description	Cost
2029 Q1	24597 Sidewalk Restoration (Phase I) Front of Park	Restore sidewalks lost when park frontage was land-filled for flood-mitigation work. New walkways re-establish safe, accessible routes along the frontage and direct runoff to proper drains, strengthening storm-water control.	\$25,226.11
2029 Q2	24598 Sidewalk Restoration (Phase II) Front of Park	Continue restoration through the remaining frontage areas to complete the sidewalk network begun in Phase I. The extension reconnects pedestrian routes and provides continuous, ADA-compliant access along the front of the park.	\$28,238.19
2029 Q4	24133 Guest Rooms - Bathroom Repair & Retrofitting	Replace outdated restroom fixtures, flooring, and partitions to meet accessibility standards and improve sanitation. The renovation provides durable, code-compliant facilities that support daily park operations and visitor comfort.	\$61,065.30
2030 Q3	24595 Drainage Canal Dredging & Rehabilitation	Dredge and clear the main drainage canal to remove silt and vegetation and restore design flow. The work prevents lawn flooding, protects adjacent pathways, and keeps the park's storm-water system in environmental compliance.	\$44,702.26
TOTAL - GROUNDS AND GARDENS			\$682,081.31
GRAND TOTAL			\$1,669,635.94

SUMMARY

Cost By Year

2026	\$276,106.32
2027	\$330,255.76
2028	\$362,412.72
2029	\$389,975.26
2030	\$310,885.88
TOTAL	\$1,669,635.94

Projects By Year

Capital Improvement Plan

Schedule	Facility Name	Project Name	Project Description	Cost
2026				
2026 Q1	Grounds	24560 Entry Road Elevation (Civil Engineering & Planning)	Conduct civil engineering, site survey, and project planning for elevating and resurfacing the main entry road. This project covers planning, design, and permitting only; construction will be funded by other goveragency budgets.	\$58,160.58
2026 Q2	Grounds	24167 Fire Hydrants (Parking Lot)	Install two new fire hydrants to bring the park into compliance with Fire Department safety codes as required by the City and County of Honolulu Building Permits Division. The installation improves emergency-response readiness and ensures full coverage for all park halls.	\$170,615.53
2026 Q3	Weinberg Hall	24101 Prep Roof for Solar Power System	Prepares and resurfaces the roof to meet structural and weatherproofing standards for solar installation. Renews the roof membrane and ensures proper anchoring for a future photovoltaic array, improving energy efficiency and protecting the building envelope.	\$34,039.02
2026 Q4	Memorial Obelisk	24172 Electrical & Irrigation Repair	Repairs and upgrades electrical and irrigation systems to restore reliable lighting and landscape watering. Replaces aging conduit, fixtures, and valves so the monument remains illuminated and its gardens maintained as a dignified focal point of the park.	\$13,291.19
TOTAL 2026				\$276,106.32
2027				
2027 Q1	Grounds	24160 Parking Lot Reconstruction & Sealcoating	Reconstruct and sealcoat parking lots to correct surface failures, restore proper grading, and improve drainage. Work will bring pavement, striping, and drainage features into compliance with current City & County standards, enhancing safety and accessibility for all users.	\$128,423.42

Projects By Year

Capital Improvement Plan

Schedule	Facility Name	Project Name	Project Description	Cost
2027 Q2	Kakesako Hall	24140 Painting & Weatherproofing	Repaint interior and exterior surfaces with moisture-resistant coatings to prevent corrosion and peeling. Painting refreshes one of the park's core community halls and extends its service life in a coastal environment.	\$4,955.63
2027 Q2	Grounds	24171 Upgrade Exterior Lighting (Parking Lot)	Replace aging perimeter fixtures and wiring with modern LED systems. The improvement enhances nighttime security, reduces power consumption, and lowers maintenance across the grounds.	\$17,781.70
2027 Q2	Grounds	24575 Maintenance Compound - Painting	Strip and repaint interior and exterior surfaces of maintenance buildings. Apply protective coatings to prevent corrosion and water intrusion; includes minor patching and sealing.	\$4,489.32
2027 Q3	Rental Office	24105 Roof Reseal & Gutters	Repair roof, replacing deteriorated flashing to stop leaks and weather damage. This project safeguards telecommunications and storage systems housed in the office and keeps the park's service hub dry and operational.	\$3,361.09
2027 Q4	Weinberg Hall	24138 Painting & Weatherproofing	Strips and repaints interior and exterior surfaces with protective coatings that resist corrosion and moisture. Restores the hall's finish, extending maintenance intervals and preserving a major public gathering space against island climate exposure.	\$21,393.35
2027 Q4	Caretaker Cottage	24106 Roof Reseal & Gutters	Reseals and coats the cottage roof and replaces deteriorated gutters to stop moisture intrusion and extend roof service life. The work protects the structure that houses on-site staff and preserves the building envelope for continued daily operations.	\$2,793.53
2027 Q4	Caretaker Cottage	24143 Painting & Weatherproofing	Repaints exterior walls and trim with protective coatings to guard against corrosion and humidity. Refreshes the small residence's appearance and provides durable protection for the park's operational quarters.	\$5,060.47

Projects By Year

Capital Improvement Plan

Schedule	Facility Name	Project Name	Project Description	Cost
2027 Q4	Los Banos Hall	24104 Roof Reseal & Gutters	Repair and reseal the roof to restore waterproofing and structural integrity. The work protects the hall's interior and electrical systems from leaks and extends the service life of this key community venue.	\$5,951.44
2027 Q4	Los Banos Hall	24141 Painting & Weatherproofing	Repaint and seal interior and exterior surfaces with protective coatings to guard against moisture and UV damage. The renewed finish preserves the hall's appearance and prolongs its usefulness in Hawai'i's humid climate.	\$7,293.36
2027 Q4	Los Banos Hall	24601 Concrete Floor Repair & Retrofitting	Mechanically resurface existing painted concrete floor, repair cracks with epoxy cement, and apply protective water-seal coating. Strengthens the facility's base structure and prolongs the useful life of this fixed asset.	\$7,958.10
2027 Q4	Rental Office	24142 Painting & Weatherproofing	Repaint interior and exterior walls with protective coatings that resist corrosion and humidity. The refreshed finish improves durability and maintains a professional appearance for visitors and staff.	\$7,344.43
2027 Q4	Burns Hall	24103 Roof Reseal & Gutters	Reseal and coat existing roof to restore waterproofing integrity and replace deteriorated gutters to maintain effective rainwater drainage. Work ensures weather protection for hall interior and electrical systems.	\$4,101.54
2027 Q4	Burns Hall	24139 Painting & Weatherproofing	Repaint interior and exterior surfaces with protective coatings to prevent corrosion and water intrusion. Painting restores the building's appearance and safeguards its structure against the island climate.	\$21,393.35
2027 Q4	Burns Hall	24568 Roof Reseal & Gutters	Reseal roof and replace deteriorated gutters to stop active leaks and protect hall interiors. This project maintains the roof's integrity, preventing water damage and extending the building's service life.	\$24,591.80
2027 Q4	Kakesako Hall	24191 Floor Repair & Retrofitting (Tile Replacement)	Replace worn tile flooring and repair substrate to restore a smooth, durable walking surface. This project improves safety, maintains ADA compliance, and renews a well-used public venue.	\$36,718.16

Projects By Year

Capital Improvement Plan

Schedule	Facility Name	Project Name	Project Description	Cost
2027 Q4	Grounds	24170 Parking Lot Light Poles (x2 New)	Install two new LED light poles in the main parking area to improve night-time illumination. The upgrade increases visibility and safety for evening and early-morning use while reducing maintenance and energy demand.	\$18,101.81
2027 Q4	Grounds	24177 Sanitation & Waste Facilities (Upgrade)	Upgrade refuse and sanitation stations with new enclosures and service pads. The project improves cleanliness, streamlines collection access, and presents a more orderly appearance for visitors.	\$8,543.25
TOTAL 2027				\$330,255.76
2028				
2028 Q1	Weinberg Hall	24570 Floor Repair & Retrofitting (Tile Replacement)	Removes deteriorated tile and installs new commercial-grade flooring with modern underlayment and expansion joints. Strengthens the structural slab, restores ADA-compliant walking surfaces, and maintains safe public access for one of the park's most heavily used venues.	\$201,709.40
2028 Q2	Grounds	24168 Security Cameras & Surveillance System	Install a site-wide security camera and recording system to expand coverage at key locations. The system improves visitor safety, deters vandalism, and supports incident response by park staff.	\$98,351.74
2028 Q3	DAV Bldg	24156 Sewer Line Repair & Retrofitting	Replaces the aging sewer line serving the DAV headquarters to eliminate leaks and restore dependable service. The work ensures reliable sanitation for administrative offices and protects the adjacent grounds from wastewater intrusion.	\$18,296.25
2028 Q3	Kakesako Hall	24152 Sewer Line Repair & Retrofitting	Repair and reline the building's aging sewer line to eliminate leaks and improve flow. The work safeguards sanitation systems and supports dependable facility operations for community events.	\$24,229.30

Projects By Year

Capital Improvement Plan

Schedule	Facility Name	Project Name	Project Description	Cost
2028 Q4	Caretaker Cottage	24584 Floor Repair & Replacement	Removes worn flooring and installs new resilient material suited to heavy use. The upgrade improves safety, hygiene, and comfort for resident staff while reducing future maintenance needs.	\$1,443.92
2028 Q4	Grounds	24169 Security Floodlights (Campgrounds)	Install a 20-foot pole with area luminaires to improve illumination at the campgrounds. The added lighting improves visibility and security for campers and staff during evening hours.	\$18,382.11
TOTAL 2028				\$362,412.72

2029

2029 Q1	Weinberg Hall	24129 Bathroom Repair & Retrofitting	Replaces worn fixtures, partitions, and floor finishes in both restrooms, updating plumbing and lighting to meet current codes. Renews sanitary conditions and restores full accessibility for guests, ensuring reliable operation during high-traffic community events.	\$83,506.42
2029 Q1	Kakesako Hall	24190 Bathroom Repair & Retrofitting	Upgrade restroom fixtures, flooring, and lighting to meet accessibility standards and improve hygiene. Renovation provides safe, comfortable facilities for campers, scout troops, and church youth groups who gather at adjoining campgrounds throughout the year.	\$12,280.36
2029 Q1	Grounds	24597 Sidewalk Restoration (Phase I) Front of Park	Restore sidewalks lost when park frontage was land-filled for flood-mitigation work. New walkways re-establish safe, accessible routes along the frontage and direct runoff to proper drains, strengthening storm-water control.	\$25,226.11
2029 Q2	Rental Office	24154 Sewer Line Repair & Retrofitting	Ream existing sewer lines and install new PVC liners. Ensures reliable wastewater service for park administrative functions. Prevents unsanitary conditions and safeguards adjacent utilities, sustaining operational integrity.	\$14,833.69

Projects By Year

Capital Improvement Plan

Schedule	Facility Name	Project Name	Project Description	Cost
2029 Q2	Burns Hall	24130 Bathroom Repair & Retrofitting	Upgrade restrooms with new fixtures, partitions, and lighting to meet code and restore accessibility. Renovation provides modern, sanitary conditions and reliable service for public events.	\$84,057.57
2029 Q2	Grounds	24598 Sidewalk Restoration (Phase II) Front of Park	Continue restoration through the remaining frontage areas to complete the sidewalk network begun in Phase I. The extension reconnects pedestrian routes and provides continuous, ADA-compliant access along the front of the park.	\$28,238.19
2029 Q3	Caretaker Cottage	24155 Sewer Line Repair & Retrofitting	Repairs and retrofits the aging sewer connection serving the cottage to prevent leaks and system failures. Ensures reliable sanitation for staff housing and maintains environmental compliance within the park.	\$33,597.07
2029 Q3	Los Banos Hall	24132 Bathroom Repair & Retrofitting	Upgrade fixtures, finishes, and lighting to meet current codes and restore full accessibility. These updates ensure safe, sanitary conditions and maintain reliable operation for public events.	\$28,204.96
2029 Q4	Weinberg Hall	24166 New Doors	Install two new sliding glass doors with modern framing and hardware to replace aging roll-up systems. Improves safe access and weather protection for the main event hall while maintaining ease of use for large gatherings and service access.	\$18,965.60
2029 Q4	Grounds	24133 Guest Rooms - Bathroom Repair & Retrofitting	Replace outdated restroom fixtures, flooring, and partitions to meet accessibility standards and improve sanitation. The renovation provides durable, code-compliant facilities that support daily park operations and visitor comfort.	\$61,065.30
TOTAL 2029				\$389,975.26

Projects By Year

Capital Improvement Plan

Schedule	Facility Name		Project Name	Project Description	Cost
2030					
2030 Q1	Burns Hall	24126	Cement Floor Resurfacing (Overlay)	Resurface cement flooring to eliminate cracks and uneven surfaces. This project strengthens the hall's foundation and provides a safe, durable floor for daily use and large gatherings.	\$223,164.12
2030 Q2	Basketball Court	24161	Court Repaving & Resurfacing	Resurface and re-stripe the basketball and volleyball courts to correct uneven areas and restore safe play conditions. This project renews the athletic surface, improving drainage and traction so the courts remain inviting and safe for youth programs and community recreation.	\$43,019.51
2030 Q3	Grounds	24595	Drainage Canal Dredging & Rehabilitation	Dredge and clear the main drainage canal to remove silt and vegetation and restore design flow. The work prevents lawn flooding, protects adjacent pathways, and keeps the park's storm-water system in environmental compliance.	\$44,702.26
TOTAL 2030					\$310,885.88
GRAND TOTAL					\$1,669,635.94

Acknowledgment & Contact Information

This report was prepared jointly by **Ke'ehi Memorial Organization** and the **Department of Land and Natural Resources, Division of State Parks**, to summarize planned capital improvements at Ke'ehi Lagoon Memorial State Park.

The projects described here reflect the shared commitment of both organizations to maintain a living memorial that continues to serve Hawai'i's veterans, families, and community.

For additional information or future updates, please visit www.klmemorial.org or contact:

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