

House District 6

Senate District 3

THE TWENTY-FOURTH LEGISLATURE
HAWAII STATE LEGISLATURE
APPLICATION FOR GRANTS & SUBSIDIES
CHAPTER 42F, HAWAII REVISED STATUTES

Log No: 160-C

For Legislature's Use Only

Type of Grant or Subsidy Request:

GRANT REQUEST - OPERATING

GRANT REQUEST - CAPITAL

SUBSIDY REQUEST

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

"Subsidy" means an award of state funds by the legislature, by an appropriation to a recipient specified in the appropriation, to reduce the costs incurred by the organization or individual in providing a service available to some or all members of the public.

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

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST

HAWAIIAN HOME LANDS

AND PROGRAM I.D. NO. _____

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:

Db: La'i'opua 2020

Street Address: 74-5100 Haleolono Pl.
Kailua-Kona, HI 96740

Mailing Address: P.O. Box 1992
Kealahou, HI 96750

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name CRAIG V. KAHUI

Title President

Phone # (808) 896-2252

Fax # (808) 355-8808

e-mail bokahui@yahoo.com

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION
- FOR PROFIT CORPORATION
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL

4. FEDERAL TAX ID #: PENDING

5. STATE TAX ID #: PENDING

6. SSN (IF AN INDIVIDUAL): _____

7. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

PLANNING, DESIGN, AND PHASE ONE CONSTRUCTION OF A REGIONAL RECREATION AND COMMUNITY CENTER COMPLEX IN THE VILLAGES OF LA'I'OPUA ON THE ISLAND OF HAWAII.

(Maximum 300 Characters)

8. FISCAL YEARS AND AMOUNT OF STATE FUNDS REQUESTED:

FY 2007-2008 \$ 290,000

FY 2008-2009 \$ 2,891,620

9. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

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

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

STATE \$ 0

FEDERAL \$ 0

COUNTY \$ 0

PRIVATE/OTHER \$ 0

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[Redacted Signature]

AUTHORIZED SIGNATURE

CRAIG V. KAHUI, PRESIDENT

NAME & TITLE

1/12/07
DATE SIGNED
COPY

Application for Grants and Subsidies

I. Background and Summary

Project Description

This is an application for a grant of \$3,181,620 in Capital Improvement Project (CIP) funds (FY 2008 = \$290,000, FY 2009 = \$2,891,620) for the planning, design, and first phase construction of the La'i'opua Community Center Complex. La'i'opua 2020, the applicant for this grant, is spearheading the creation of this regional community center complex within the Villages of La'i'opua in the Kealakehe area of the island of Hawaii.

The La'i'opua Community Center Complex is pictured as a regional center for recreational, social, cultural, and educational programs for the North Kona area. At full build-out, the complex will include a 16,500 square foot gym; football, soccer, and baseball fields; a 20,000 square foot community center building housing a variety of social, educational, and health services; a preschool; a computer center; and meeting space.

The current estimate for the total cost of the La'i'opua Community Center complex is about \$22.2 million. This includes planning and design work, site work, on-site infrastructure, internal roadways and parking, lighting, the playing fields, and building construction, along with architect fees, engineering costs and contingency costs. It is estimated that it will take about six years to complete the entire complex. A 16.5 acre site next to Kealakehe High School has been designated by the Department of Hawaiian Home Lands for the complex (see Figure 1).

Currently, La'i'opua 2020, the Kaniohale Community Association, the Department of Hawaiian Home lands, Kamehameha Schools, Queen Liliuokalani Trust, the County of Hawai'i Parks and Recreation Department, and the Neighborhood Place of Kona have committed to working together to create this multi-purpose complex.

Kamehameha Schools plans to build a preschool in the complex and the Queen Liliuokalani Trust intends to relocate its Kona offices and programs to the complex. The Neighborhood Place of Kona plans to provide services at the center. In addition, the West Hawai'i Community Health Center, Family Services of West Hawai'i, and the Friends of the Children's Justice Center are planning on offering their programs at the center. The County of Hawai'i Department of Parks and Recreation is very supportive of this project and is willing to incorporate the recreational facilities into the county parks system. (See letters of commitment.)

Applicant's Background

La'i'opua 2020, the applicant for this grant, is the nonprofit, charitable arm of the homeowners association for the Kaniohale subdivision built by the Department of Hawaiian Home Lands (DHHL) within the Villages of La'i'opua. The homeowners association is commonly referred to as the Kaniohale Community Association (KCA); although its official name is Kaniohale at the Villages of La'i'opua Association.

La'i'opua 2020 is a community-based nonprofit whose purpose is to identify community needs, develop and foster the creation of community facilities, and plan and partner with service providers for a variety of services and programs for residents of the Villages of La'i'opua and the broader Kealakehe area. La'i'opua 2020 is governed by a board of area residents. Its first major project is the creation of the community center complex described in this proposal.

The KCA was incorporated in 1998. The purposes of the association are to manage, maintain, and control the common areas and facilities within the Kaniohale homestead. Also, to exercise control over architectural design and development of real property within the Kaniohale homestead area. KCA has nine (9) board members that manage the affairs of the association.

KCA maintains a small community center, organizes community activities, manages the homeowners' association maintenance fee accounts, collects dues, contracts for general maintenance of common areas, and monitors compliance with the Declaration of Covenants, Conditions and Restrictions (DCCRs).

The Villages of La'i'opua is a master-planned community located on approximately 980 acres in Kealakehe north of Kailua-Kona on the island of Hawaii. The conceptual plan for the area, as originally designed by the Housing Finance and Development Corporation (subsequently known as the Housing and Community Development Corporation of Hawai'i and now known as the Hawai'i Housing Finance and Community Development Corporation – HHFDC), consists of 14 villages encompassing single and multi-family residences, recreational facilities, community facilities, neighborhood-commercial complexes, several parks, and cultural preserve sites. DHHL owns a major portion of the Villages.

The Villages of La'i'opua

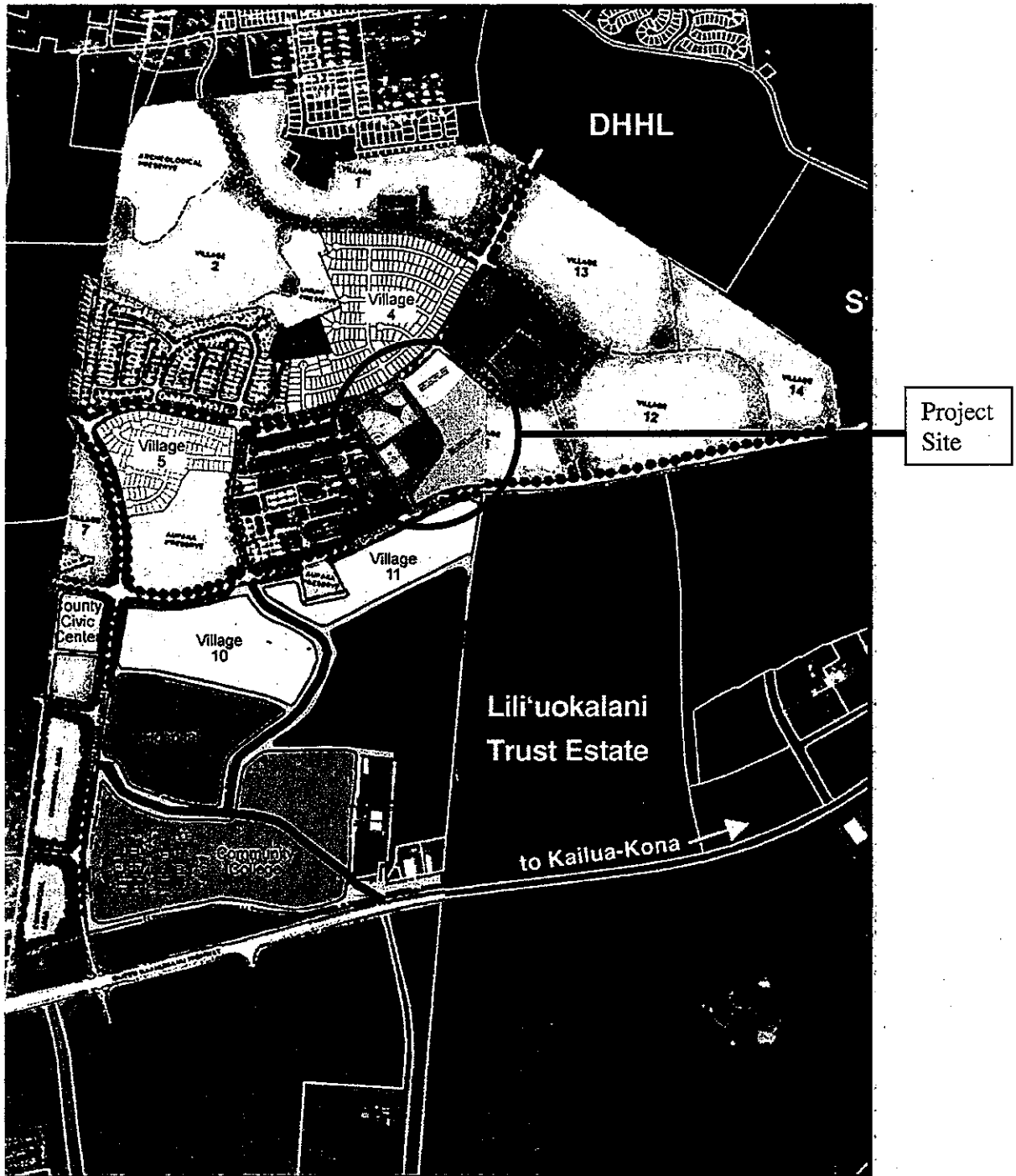


Figure 1 — The original HFDC master plan with the conceptual design for the La'i 'Opua Community Center Complex superimposed on Village 6.

To date, Village Three (the Kaniohale homestead) and Kealakehe High School have been completed. Kaniohale, completed in 1998, consists of 225 homes and a small, 750 square-foot community center. DHHL is currently doing site construction for about 350 single-family residential units in Villages Four and Five. When these two villages are completed in 2013 the number of homes in the neighborhood will more than double to 575 homes. When all the Villages are completed, there will be a total of about 2,665 homes.

In late 2003, Kaniohale residents began to discuss their concerns regarding the impact of residential and commercial developments planned for the area. In addition to traffic congestion and increased population, they noted a lack of community services and facilities to serve the growing population. The small community center is inadequate for the services and programs needed by the residents. Several of the programs that had been held at the small facility have outgrown the space and relocated outside of the community.

Through a series of community meetings and discussions with civic leaders and representatives from government and nonprofit agencies, residents began to solidify the idea of a regional community center complex that could include recreational facilities, space for health, education, and social programs, and serve as a cultural hub for the community. The KCA board realized that the complex and services being envisioning went beyond the purview of a homeowners association. Therefore, La'i'opua 2020, the applicant of this grant, was created as a separate nonprofit to develop and manage community facilities and programs to enrich the La'i'opua community.

While the HHFDC conceptual master-plan for the Villages of La'i'opua included small pocket parks and a regional park (as shown in Figure 1), no government agencies or private developers were taking steps toward their development. Seeing that there were no immediate plans for the recreational and social needs of this growing community, the board of La'i'opua 2020 took the initiative to develop and promote the idea of a regional community complex to be located on a portion of Village Six.

The design ideas for a regional community complex combining recreational and social programs emerged through discussions with residents, area service providers, and civic leaders. Currently, the vision of the complex includes a gym, a 20,000 square foot community center building, a pre-school, and baseball, football, and soccer fields. The community center building would include space for social service providers, classrooms, meeting rooms, a computer lab, medical and dental facilities, and a day care center (see Figure 2.)

La'i'opua Community Center Conceptual Design

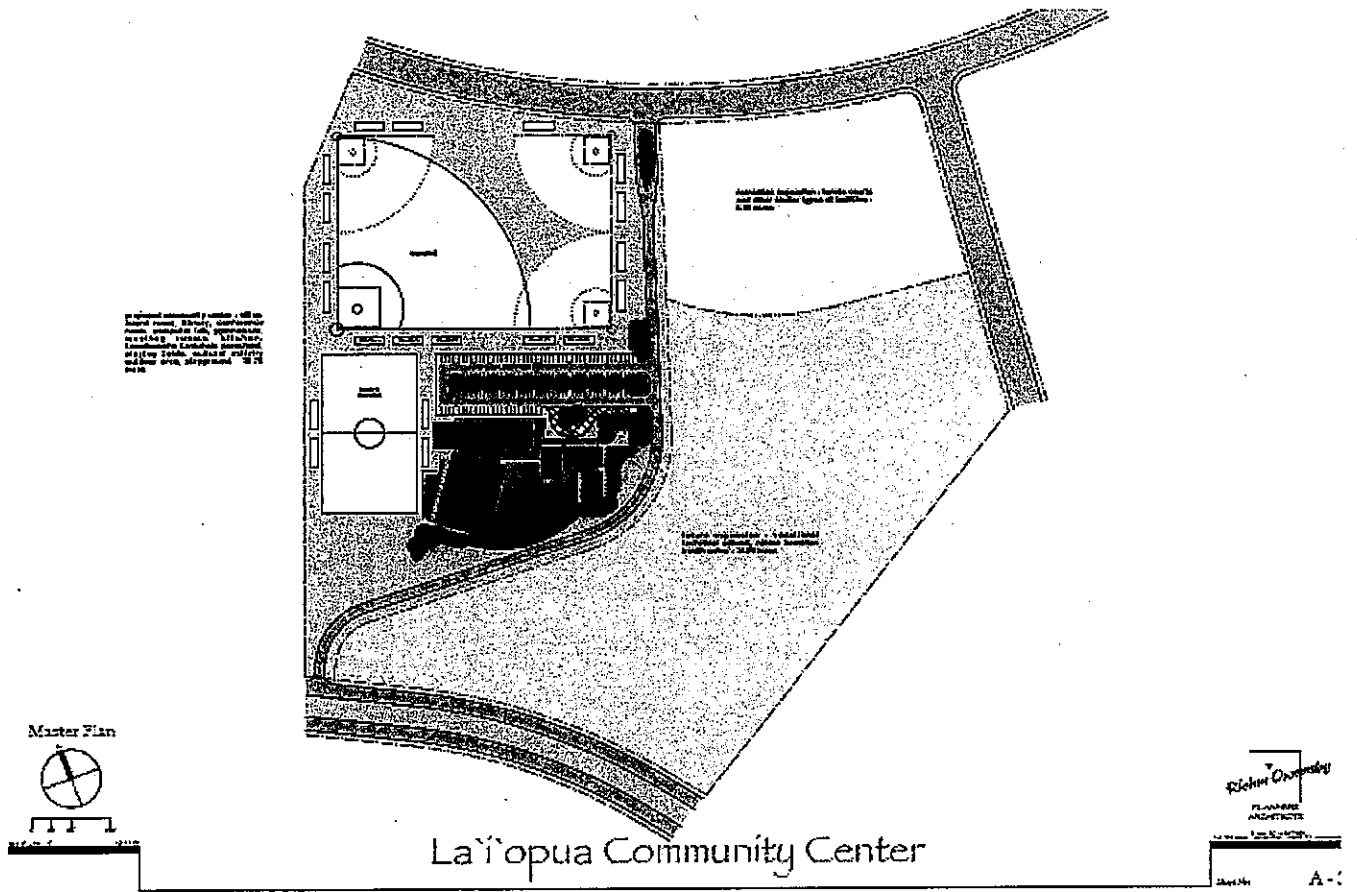


Figure 2

Project Goals and Objectives

This grant seeks funding for two years. The first year will be dedicated to the planning and design for the La'i'opua Community Center Complex. The second year will begin the first phase of a multiyear construction plan by mass grading the 16.5 acre site and installing ball fields. The specific goal of this funding request is to lay the groundwork for the eventual construction of the community center complex and its programs.

The long term goals are to:

- Provide recreational and social programs that are easily accessible to the residents of the Kealakehe area and North Kona.
- Become an integral component with other public facilities being built in the Kealakehe area.
- Provide and support job opportunities in the area by bringing employers into the community.
- Reduce the need for residents of Kealakehe to travel outside the area for services and recreation.
- Fulfill the intent of the master-plan for the Villages of La'i'opua.

By the end of year one, La'i'opua 2020 will have completed or made significant progress on the following planning and design tasks.

- A site evaluation.
- Topographic and property surveys.
- A geotechnical assessment.
- Conceptual land use and infrastructure planning.
- Proposed development schedules, with project phasing.
- Coordination of off site improvements with DHHL, HHFDC, the County of Hawaii, and others.
- Identification and resolution of land use issues, if any.
- Environmental assessment, if needed.
- Coordination with the Hawaii County parks and recreation division.
- Community briefings and design sessions.
- Identification and negotiation of partnership agreements
- Creation of a funding plan and initiation of funding requests.
- Initiation of required permits, land use approvals, and similar regulatory requirements.
- License agreements in place between DHHL and La'i'opua 2020 and other partners.

With these tasks completed, La'i'opua 2020 will have a clear project framework in place, partners identified, initial permits and approvals in place, and the detailed project cost estimates that will enable us to move to the construction phase of the project.

By the end of the second year of funding, the following tasks will be completed or nearing completion.

- Site preparation, grubbing and grading
- Soil, irrigation, and grass installation for a soccer/football field and four baseball fields.
- Preliminary design plans for future buildings and/or park amenities.
- Preparation complete for the next phase of construction.

DHHL is in the process of completing the conveyance of the land title for Village Six from the Department of Land and Natural Resources (DLNR). The development rights have already been conveyed to DHHL by the former HCDCH.

DHHL has expressed a commitment to allocate about 16.5 acres of Village Six for the community center complex (see letters of commitment.) DHHL will enter into license agreements with La'i'opua 2020 and other partner agencies to convey long-term use and control of the site. Further, DHHL is working with the County of Hawaii and DLNR to ensure that adequate water capacity is allocated for the development of the community center.

Public Purpose and Need to be Served

Currently, there are no parks located in the Villages of La'i'opua and the only community facility is a 750 square foot building with a central meeting room, a small kitchen area, storage space, restrooms, a 225 square foot covered lanai, and six, off-street parking stalls. While the facility is adequate for small meetings and community gatherings it is too small for the types of enrichment programs that residents desire. For example, a keiki day-care program was started at the center, but when the enrollment grew the program was forced to move to another site outside of the neighborhood. A community computer lab was discontinued when space could not be dedicated for the computers to be set-up. The community has had to pass up the opportunity to have several other programs due to lack of space.

As the residential population of the area grows, the need for recreational and social programs will grow. This need is well recognized by the County and State governments as demonstrated by the inclusion of a regional park in the original master plan for the area. The proposed La'i'opua community center complex will serve as a regional resource, benefiting residents throughout Kealahou and North Kona area. With the combination of facilities being proposed, the complex will be able to house programs ranging from recreation, to education, to health for every age group.

This type of multi-service facility is much needed in the growing North Kona region

where there are no large public parks. The nearest recreational facility is five miles away and the nearest health care facility is 15 miles away. This complex will bring numerous types of programs closer and enhance existing community facilities such as the Kona Aquatic Center near Kailua Town. Given the need for recreational facilities, the growing population, and the potential for partnerships to develop the complex, the Hawaii County Parks and Recreation Department is very supportive of this project and has indicated a willingness to manage it as part of their parks system (see letters of commitment.)

Target Population and Geographic Coverage

While the initiative for this project has come from the residents of Kaniohale, the complex will serve the entire region of Kailua-Kona. When fully built out, the Villages of La'i'opua will include about 2665 homes (an estimated residential population of nearly 8,000 assuming three people per household.) In addition, neighboring landowners such as the Queen Liliuokalani Trust are planning a sizeable residential development. The County projects the population of North Kona will increase by about 28% to 42,275 by the year 2020, assuming a moderate rate of growth.

The Kealakehe area is expected to become a major hub for regional business and commercial growth as well. Commercial and light industrial complexes are begin planned for the nearby Honokohau Harbor area, on DHHL land along Kealakehe Parkway, and on lands to the north owned by Palani Ranch Company, Inc. and Lanihau Partners, LP. The University of Hawaii is planning on constructing a community college campus in the area, land is being set aside for the West Hawaii Hospital, and planning for the new West Hawaii Civic Center is underway. With the increase in population, new schools will be built in the area as well. All of this will bring with it people seeking recreational activities and community programs.

The La'i'opua Community Center Complex will be located adjacent to Kealakehe High in the central area of the Villages of La'i'opua. Planned improvements to Ane Keohokalole Highway, Keanalehu Drive, Kealakehe Parkway, Kamanu Street, Queen Kaahumanu Highway, and the potential construction of a new mid-level road will make the center easily accessible from all directions. With its central location, range of programs, and convenient access, the La'i'opua Community Center will become a popular facility for residents of the North Kona district.

Community Benefit from This Grant

The long-term community benefit of this project is in having a regional recreational and multi-service complex in the fast growing Kealakehe area. The more immediate and specific benefit to the community from this grant is that the preliminary planning work, development scheduling, design costs, work to identify and secure funding sources for the entire complex, and site preparation can be done in a coordinated effort concurrently with the residential construction and infrastructure improvements taking place in the region.

This saves both time and money. It also provides an opportunity to identify potential cost sharing and coordination of off-site improvements. Both DHHL and HHFDC will be constructing homes in the Villages of La'i'opua over the next several years. In addition, the County and State will be working together to improve major roads serving the district and expand the capacity of the water system serving the area. Coordinating the construction of the community center complex with all this other construction will reduce the impact of construction on existing residents, enable a sensible phasing of the work, reduce costs, and potentially shorten the overall construction time for all the developments.

It is important to remember that this project is community driven. Residents are championing the concept, garnering support, building partnerships, and seeking out the funding. While technical assistance and guidance is being provided by agencies such as DHHL, and in the future by the County of Hawaii, Kamehameha Schools, and Queen Liliuokani Trust, it is accurate to say that the community is the developer in this project.

Therefore, one of the tangential benefits to the community is the development of skills, contacts, and experience that residents will gain as the project progresses. This will have a long-term impact on the ability of area residents to play a major role in guiding the future of their community.

This project will also serve as a model for other communities who want to participate in planning improvements to their neighborhoods. Across the State master-planned communities are being proposed by developers and government agencies. The Villages of Leialii and Kaanapali 2020 in West Maui, Koa Ridge in Central Oahu, and Ocean Pointe in Ewa on Oahu are examples of large residential developments being built near existing neighborhoods that could benefit from new community facilities and public improvements. The La'i'opua 2020 experience of project planning, construction coordination, and funding partnerships could help many other community groups take an active role in improving their neighborhoods by providing an example and developing a framework for working with large developers.

II. Experience and Capability

Skills and Experience

The board of La'i'opua 2020 will have primary responsibility for overseeing this project and directing the work of consultants. This project will require many different types of skills including, community facilitation, project management, construction planning and design, civil engineering, compliance with government regulations and guidelines, fiscal management, and contract oversight.

La'i'opua 2020 board members bring an array of skills to this project that will enable them to properly manage the grant and achieve the project objectives. Their skills include construction, computer systems management, personnel management, small business operations,

nonprofit board experience, business administration, public administration, paralegal, and customer service.

Since La'i'opua 2020 is a new organization it does not have a track record of past projects to demonstrate its experience. There is, however, a commitment from the Department of Hawaiian Home Lands and the firm of Riehm Owensby Planners Architect to provide assistance and guidance throughout the project. Their commitment includes training and support in construction project management, building design, nonprofit board operations, consultant selection, contracting and procurement, and compliance and monitoring. This support will enhance the skills of the board and expand our capacity to carry out this project.

The Kamehameha Schools and the Queen Liliuokalani Trust have committed to partnering in this development. Both of these organizations will share their extensive experience in construction and management of community facilities and program operations. They will also share in the cost of construction.

Quality Assurance and Evaluation

Project monitoring procedures will be developed to ensure that the planning and design for the community center complex stays on schedule and meets the standards expected of any successful developer. Procurement procedures patterned after those of the State Procurement Office will also be developed. The majority of work on this project will be contracted to technical experts such as civil engineers, planners, architects, and construction specialists. Detailed scopes of work and contracting requirements will be negotiated and a project team will monitor these contracts.

Project management systems and contractor monitoring procedures are also being developed. Monthly project meetings will be held with all consultants and written progress reports will be used to document project activities, any problems, and corrective actions to be taken. Staff from DHHL's Planning Office and Land Development Division will be available to provide guidance and assistance to the project team throughout the project. Periodic meetings will be held with DHHL, the County, and others to report on the status of the project and coordinate our work with theirs.

Facilities

This project does not require the use of special facilities. The small community center at Kaniohale serves as a meeting place for the La'i'opua 2020 board. Project records and planning documents will be kept at the center. Most project activities will take place at the community center, consultant's offices, or other locations as appropriate.

III. Personnel: Project Organization and Staffing

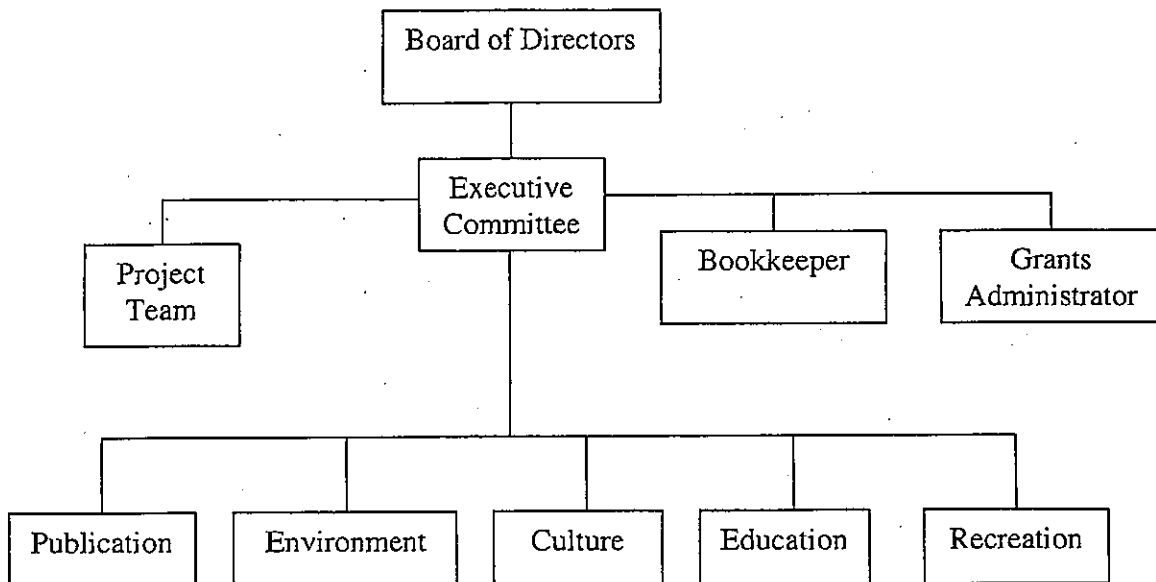
Proposed Staffing, Staff Qualifications, Supervision, and Training

La'i'opua 2020 is a volunteer organization with no paid staff. This project will be managed by a team of volunteers including board members, interested residents, and technical experts. The planning, design, and site work will be contracted to licensed architects, civil engineers and construction specialists. As mentioned previously, DHHL and the Riehm Owensby Planners Architect firm will lend their expertise on many of the technical aspects of this project. The team leader for this project is Craig "Bo" Kahui, the president of La'i'opua 2020. Mr. Kahui is experienced in residential construction, he was a small business owner, and has held supervisory positions in the public and private sector.

We do not anticipate hiring paid staff at this time. Bookkeeping and grants administration are being done by volunteers until such time as the work load requires more full-time support.

Organization Chart

La'i'opua 2020 board consists of six directors, three of whom are officers. In addition, there are five committees – Publications, Environment, Culture, Education, and Recreation. A Grants Administrator position has been created to oversee funding requests and fundraising activities. This project will be managed by a project team composed of board members, representatives from the partner organizations, and technical advisors. The organizational chart is shown below.



IV. Service Summary and Outcomes

Scope of Work

This project will require professional planning, surveying, engineering, and construction services in addition to the work the project team will do to develop partnerships and secure funding for future phases of construction. The La'i'opua Community Center complex will cover about 16.5 acres. The preliminary conceptual design and cost estimates were done on a *pro bono* basis by licensed architect, Michael Riehm. Further, more in-depth analysis, planning, and design work will be done in the first year. Also during the first year, partnerships will be further developed and design and construction plans will be coordinated among the partners. A detailed funding plan will be initiated for future phases.

YEAR ONE (FY 2008)

Site Evaluation. A consultant will be secured to assemble and analyze available information of the project site regarding:

1. Access
2. Water
3. Sewer
4. Electrical
5. Telecommunications
6. Drainage
7. Solid Waste
8. Archaeological

Topographic and Property Surveys. A civil engineer will be contracted to provide a topographic survey and prepare a preliminary layout of the site. This work will include recommendations and cost estimates for site work. If necessary, research will include land subdivision and legal descriptions, site control issues, and land tenure recommendations.

Geotechnical Exploration. Geotechnical engineering exploration will be conducted if needed. This will include obtaining and documenting soil samples, evaluation of relevant engineering characteristics of the soils on the parcel, and recommendations for grading, pavement design, foundations, and other geotechnical aspects of the project. It is anticipated that some relevant geotechnical data may be available from DHHL or others as part of their development work.

Environmental and Governmental Review and Approvals. Because this project will be done on State land and federal funds will likely be used, an Environmental Review Record (ERR) will be completed for the project. To the extent the authorities allow, the

environmental review requirements will be met using the 1990 EIS for the Villages of La'i'opua Master Plan and other documents. The ERR will be completed with the assistance of DHHL, the project architect, and appropriate consultants. A mitigation plan will be developed for any land use issues that are identified.. It is anticipated that because a community center complex is a more intensive use than the residential development originally planned for the site, OEQC will require at minimum a new biological/botanical study and most likely an environmental assessment for the site. Therefore, those studies are included in the work plan and the budget.

The required notices, permits, and governmental approvals will be obtained with the guidance of the project architect and DHHL staff. The costs of technical assistance to receive these approvals is included in the budget.

Conceptual Land Use and Infrastructure Plans. A consultant will be hired to prepare conceptual land use and infrastructure plans for the project. This work will include conceptual plans for grading, sewer, water, electrical, and roadways for the site. Along with a development phasing plan. The consultant will identify and help prepare any required documents and approvals needed to conform to state and county requirements for site work.

Stakeholder Involvement and Consent. The project team will conduct periodic community meetings to provide updates and gather input from area residents; community leaders, agency representatives, and government officials throughout the course of the project. In addition, in-depth discussions will be held with various state and county departments to ensure the project is in compliance with government regulations and standards.

Coordination of On and Off-Site Improvements. With the assistance of consultants, the project team will maintain regular communications with DHHL and the County so that the proposed site work and project phasing are complementary to their developments.

Identification and Negotiation of Partnerships and Funding. A partnership among La'i'opua 2020, DHHL, Hawai'i County, Kamehameha Schools, the Queen Liliuokalani Trust, the Neighborhood Place of Kona, and the consortium of service providers known as Hui Lauilima has already been formed. Additional service providers and agencies will be brought into the project as the planning progresses. Partnership agreements will be developed to outline roles and responsibilities and document commitments to the construction and operation of the complex.

The project team will be responsible for initiating partnership agreements, identifying funding sources, and developing a plan for securing funding based on the project phasing plan. It is anticipated that a consultant will be hired to develop partnership agreements and funding strategy, and initiate funding requests for future project phases. It is not reasonable to expect that the costs or management of construction will be borne by any

one agency. Therefore a number of important partnerships have already been forged to share costs as well as expertise.

The potential partners and funders include the State of Hawaii, DHHL, the County of Hawaii, the federal government, the Office of Hawaiian Affairs, Kamehameha Schools, Alu Like, Queen Liliuokalani Trust, Palani Ranch Company, Lanihau Partners, Menehune Development, Jacoby Enterprises, the Boys and Girls Club of Hawaii, and numerous civic and business groups in the North Kona area.

Securing License Agreements and Site Control. The site planning and facilities design process will determine what each partners needs are. It is expected that DHHL will enter into license agreements with each agency based on their site, legal and financial requirements. The project team, partner representatives, and DHHL staff will work closely to ensure proper site control and legal requirements are followed to ensure the project work stays on schedule and the long-term viability of the complex is ensured.

YEAR TWO (FY 2009)

The second year will initiate the construction on the site. This work is critical for setting the stage for the future construction of buildings. It was decided that the critical need for a safe place for the children of the area to play could be met with the creation of ball fields and open space for informal recreation. Therefore, the first phase of construction is the site preparation and installation of ball fields. This results in a park-like facility for the community while the planning and fund raising for building construction proceeds.

Currently the 16.5 acre parcel is vacant, with overgrown vegetation and some fencing. There are no roads, sewer, drainage, or infrastructure on the parcel at this time. The first year planning work will lead to the site work in the second year. This work will include:

Site Preparation. The site preparation phase will begin with the demolition of any existing fences and grubbing to remove vegetation. The major work at this stage is the mass excavation and grading to prepare the site for the construction of future buildings. This work will be coordinated with the DHHL construction in the neighboring Villages 4 and 5.

Installation of Soccer/Football and Baseball Fields. The land use and infrastructure plans developed in the first year will provide the layout of ball fields and buildings on the site. A soccer/football field and four baseball fields are planned. Soil will be brought in, the irrigation systems will be installed, and grass will be planted. The project team will work closely with the state Department of Health and the County Parks and Recreation staff to ensure that the fields meet state and county requirements.

Project Timeline

The timetable for the complete build-out of the La'i'opua Community Center complex is dependent on the development plans of partner agencies and securing funding. Ideally, the construction of the complex will coincide with DHHL's construction of Villages 4 and 5 adjacent to the complex site. The construction of the complex should take about six years to complete. It is anticipated that the planning and design phase will take 12 – 18 months and the first phase of construction (site preparation and installation of ball fields) will take about 12 months.

V. FinancialBudget

La'i'opua 2020 is requesting a biennium total of \$3,181,620 in Capital Improvement Project (CIP) funds for the planning, design, and first phase of construction for the La'i'opua Community Center complex. An estimated breakdown of the costs is provided below and on the attached required budget forms.

Task	Estimated Budget
FY 2008	
Consultant Fees for site evaluation, engineering studies, conceptual plans, development phasing plans, environmental assessments, and other planning and design work.	\$250,000
Coordination meetings, project documentation, community briefings, and project monitoring.	\$10,000
Development of partnerships, identification of funding sources, development of financing strategies and proposals.	\$20,000
Airfare and inter-island travel costs for coordination meetings and development of partnerships and funding.	\$5,000
Project supplies and miscellaneous costs.	\$5,000
FY 2008 Total	\$290,000
FY 2009	
Site Preparation of 16.5 acres including demo, grubbing and mass grading.	\$975,000
Installation of 64,360 sq.ft. of soil, an irrigation system, and grass for soccer/football field.	\$321,750
Installation of 266,399 sq.ft. of soil, an irrigation system, and grass for four (4) baseball fields.	\$1,331,995
Contingency fee at 10%	\$262,875
FY 2009 Total	\$2,891,620
BIENNIUM TOTAL	\$3,181,620

VI. Other

Litigation

La'i'opua 2020 is not a party to any litigation.

Licensure or Accreditation

Professional planners and engineers will be contracted for a major portion of the project work. We will ensure that anyone we contract with has the appropriate licensing and accreditation required by law.

Letters of Commitment

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOMELANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

January 3, 2007

Mr. Craig "Bo" Kahui
Kaniohale Community Association
74-5100 Haleopono Street
Kailua-Kona, Hawaii 96740


Dear Bo:

We are excited about your plans to build a new multi-service community center. This letter is to express our commitment to designate 16.5 acres in Village 6 of the Villages of La'i'opua for a community center complex. This type of multi-service facility is seriously needed in the growing region of North Kona where there are no large public parks and the nearest facility is inadequate to provide the type of enrichment programs and social services that the community desperately needs.

The Department of Hawaiian Home Lands (DHHL) is in the process of completing the conveyance of land title for Village Six from the Department of Land and Natural Resources (DLNR). The development rights have already been conveyed to DHHL by the former Housing and Community Development Corporation of Hawaii (HCDCH).

DHHL has received letters of intent to participate in this important endeavor from Queen Lili'uokalani Children's Center and the Kamehameha Schools. It is our intent to enter into license agreements with each participating agency and to work closely with La'i'opua 2020 on this very important project. We look forward to working with you.

Aloha and mahalo


Micah A. Kane, Chairman
Hawaiian Homes Commission

cc: KS, QLT

Harry Kim
Mayor



Patricia G. Engelhard
Director

Pamela N. Mizuno
Deputy Director

County of Hawai'i
DEPARTMENT OF PARKS AND RECREATION
101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720
(808) 961-8311 • Fax (808) 961-8411

January 12, 2007

Craig "Bo" Kahui
74-5100 Haleolono Street
Kailua-Kona, HI 96740

Subject: Support in Concept for Planning and Construction of Community Center as Part of Development of 16.75 acre Park Site with Recreational Facilities at the Villages of La'i'opua


Thank you for providing us with information about the La'i'opua 2020 Grant in Aid application for planning funds.

The County of Hawai'i Department of Parks and Recreation is generally in support of communities and groups that are seeking to build recreational facilities for the use of the public as well as their community members. We look forward to a discussion about our ability to supply staff for the gym and athletic facilities which will further the recreational pursuits of the people of West Hawaii as well as those in the Villages of La'i'opua. There is a possibility that our Recreation staff could also utilize the community center for crafts and passive recreational uses.

Please call if we can offer input involving your plans for facilities. We have many years of experience with recreational facilities on the Island of Hawai'i.

Again, our thanks for including us and providing information about your grant for design, planning and construction funds for the community center for the Villages of La'i'opua.

Sincerely,


Patricia G. Engelhard
Director

C: Mayor Harry Kim
Andy Levin
Arlene Miyake - Recreation Administrator



KAMEHAMEHA SCHOOLS

December 13, 2006

Micah Kane
Chairman
Department of Hawaiian Home Lands
1099 Alakea Street, Suite 2000
Honolulu, Hawai'i 96813

Dear Micah:

Our numerous discussions have generated many ideas and we are excited by the opportunity to collaborate with your organization to provide much needed homeownership, land stewardship and educational opportunities for Native Hawaiians within the homestead at Laiopua. Through your leadership and your integrated approach to developing and delivering land, the goal of self-sufficient and healthy communities for native Hawaiians will become a reality.

Please accept this letter as our intent to participate in this important endeavor. Based upon final approval by our CEO and Trustees, it is our intent to provide resources to build and operate a pre-school within the homestead at Laiopua. The specifics of our collaboration will be outlined via a memorandum of agreement (MOA). I look forward to beginning our MOA discussions in earnest.

Sincerely,

A handwritten signature in black ink, which has been redacted with a black box.

Christopher J. Pating
Vice President, Strategic Planning & Implementation

cc: Dee Jay Mailer, CEO of Kamehameha Schools

DEC 13 11 13 AM '06
DEPT OF HAWAIIAN
HOME LANDS

QUEEN LILI'UOKALANI TRUST

Alakea Corporate Tower
1100 Alakea Street, Suite 1100
Honolulu, Hawai'i 96813
Telephone: (808) 203-6150 Facsimile: (808) 203-6151

August 21, 2006

Mr. Micah Kane
Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
P.O Box 1879
Honolulu, HI 96805

Micah, Aloha:

Thank you for sharing your vision for Kealakehe/ Laiopua with us.

This is to express our intent to build a Queen Lili'uokalani Children's Center facility in your proposed community center. As discussed, we will need to relocate our Kona unit sometime in the near term depending on the timing of other projects.

Our trustees and Queen Lili'uokalani Children's Center management believe our relocating to your proposed center will enhance our ability to provide services to our beneficiaries. We support your vision to cluster agencies to better serve the needs of the Hawaiian community.

If this is acceptable to you, we would like to huddle to start the process, establish preliminary timetables, etc. as timing is significant for us. LeeAnn Crabbe and Michelle Orian will coordinate/facilitate planning from our end.

Please call me at 203-6150 if you have any questions. Looking forward to working with you.

Aloha,

Robert H. Ozaki
President and Chief Executive Officer

cc: Trustees
Claire Asam, Ph.D.

Aug 21 11:03 AM '06



Hui Laulima Council

Resolution

WHERE AS, Hui Laulima Council, a consortium of West Hawaii's major health and human service providers, faith-based groups, community associations, business, government and concerned individuals and,

WHERE AS, the Hui Laulima Council was formed in September 1999 to encourage collaboration particularly around matters affecting youth and families, and

WHERE AS, over fifty seven organizations and individuals in West Hawaii comprise Hui Laulima Council, which is involved in planning and resolving human services issues through its committees and monthly meetings, and

WHERE AS, the goal of Hui Laulima is to keep the lines of communication open, to share information, and to develop positive inter-agency relationships to meet the needs of the youths and families of Moku o Kona, and


WHERE AS, Hui Laulima through its partner agencies will provide health and social services as appropriate and feasible, and

WHERE AS, KCA/Laiopua Board of Director will provide and accommodate appropriate space within the proposed center and which will be determined during the planning and design phase,

THEREFORE BE IT RESOLVED, the Hui Laulima Council humbly accepts KCA/Laiopua 2020 Board of Directors invitation to be a partner in the proposed community center all in the name of furthering our goal to build healthy families and communities.

DONE at the Hui Laulima Council Meeting this fifth day of January 2007.

Wally Lau


Chairperson

NEIGHBORHOOD PLACE OF KONA

74-5565 Luhia Street, Suite B1
Kailua-Kona, Hawaii 96740
Phone: 808-331-8777 Fax: 808-331-8774

January 3, 2007

Graig "Bo" Kahui, President
KCA/L2020
74-5100 Halcolono Street
Kailua-Kona, Hawaii 96740

Aloha Bo,

Thank you for sharing the vision and plans of the Kealakehe/Laiopua Community Center with us.


This correspondence is to accept KCA/Laiopua 2020 Board invitation for the Neighborhood Place of Kona (NPK) to be a potential partner in your proposed community center.

As we discussed, the NPK is a community based non-profit 501(c) 3 organization that focuses on the well-being of children and families and the prevention of child abuse and neglect. NPK is a pu'uhonua (place of safety and peace), where participation is voluntary and services are free, non-judgmental, and culturally sensitive.

The Board of Directors is interested in further discussions on relocation and evaluating the feasibility of being a part of the center/kauhale that KCA/L2020 is planning. The Board believes in fostering the spirit of laulima and maximizing the tangible, intellectual, and cultural resources and expertise of the various providers with whom KCA/L2020 is discussing co-location with, all in the name of furthering our respective missions to build healthy families and communities.

We look forward to the prospect of building a collaborative partnership.

Malama Pono,


Wally Lau
Executive Director

Cc Board of Directors

Caring For Life

A 501(c) 3 non-profit organization that promotes environments of peace & safety that build resilient children, strong families and caring communities.

BOARD OF DIRECTORS

Gregg Chun
President

Marta Dering
Vice President

Susan Maddox
Secretary

Georgine Busch
Treasurer

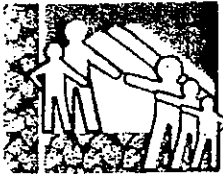
James Teixeira
Director

Mel Fujino
Director

Darlene Martin
Director

Byron Moku
Director

Wally Lau
Executive Director



Family Support Services of West Hawaii

75-127 Lunapule Rd., #11
Kailua-Kona, HI 96740
Phone: (808) 326-7778 Fax: (808) 326-4063
Email: kids@fsswh.org

January 2, 2007

Mr. Graig "Bo" Kahui, President
KCA/L2020
74-5100 Haleolono Street
Kailua-Kona, Hawaii 96740

Dear Mr. Kahui,

Thank you for sharing the plans of the Kealakehe/Laiopua Community Center with us and inviting us to participate in this visionary partnership. Family Support Services of West Hawaii gratefully accepts the KCA/Laiopua 2020 Board's invitation to be a potential partner in your proposed community center concept.

Family Support Services of West Hawaii is one of the oldest grass-roots, community-based non-profit organizations in West Hawaii. It was formed by caring members of the communities it serves, employs those who live and work in those communities and is managed by those very same community members as well. Family Support Services of West Hawaii's mission is "to provide support for families and communities in providing love and care for our children." We understand the relationship between adverse childhood experiences and the later challenges it causes including substance abuse, learning disabilities and poverty. Our programs are designed to alleviate those adverse conditions and create support for all members of the family from before birth through adolescence in partnership with the medical, mental health, education and other social service organizations.

The FSSWH Board of Directors is interested in further discussions on relocation and evaluating the feasibility of being a part of the center/kauhale that KCA/L2020 is planning. The Board believes in fostering the spirit of partnership and maximizing the tangible, intellectual, and cultural resources and expertise of the various providers with whom KCA/L2020 is discussing co-location with, all in the name of furthering our respective missions to build healthy families and communities.

We look forward to the prospect of building a collaborative partnership.

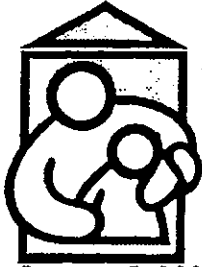
Sincerely,


JoAnn Bishop Freed
Executive Director

Cc Board of Directors



A United Way Agency



January 5, 2007

FRIENDS of the
Children's Justice Center
of West Hawaii

77-6403 Nalani St. • Kailua-Kona, Hawaii 96740
(808) 331-2425 • FAX (808) 331-2425
e-mail: fcjcofwh@lava.net

Mr. Craig "Bo" Kahui, President
KCA/L2020
74-5100 Haleolono Street
Kailua-Kona, HI 96740

Dear Mr. Kahui:

The Board of Directors of the FRIENDS of the Children's Justice Center of West Hawaii (FCJC-WH) is grateful for the opportunity to join with the Kaniohale Community Association/La'i'opua 2020 in developing the vision and plans for a Kaniohale/La'i'opua Community Center.

The FRIENDS of the Children's Justice Center of West Hawaii is a non-profit 501 (c) 3 corporation established in 1989 to help children who have been traumatized by sexual assault, physical abuse or neglect or who are witnesses to violent crime. The FCJC-WH's goal is "To help a victim become a child again."


The FCJC-WH's mission is:

- to provide assistance to children who have been traumatized by sexual assault, physical abuse or neglect or who are witnesses to violent crime;
- to promote prevention of child abuse;
- to support the Children's Justice Center of West Hawaii.

The FCJC-WH, via our "enhancement and basic needs program", provide assistance for the children from the time the abuse is documented until age 18 (or 21, if they are in post-high school education.). Requests for assistance come from professionals working directly with the children. The requests are targeted to build the child's self-esteem.

The FCJC-WH Board of Directors is interested in further discussions regarding the feasibility of being a part of the center/kauhale that KCA/L2020 is planning and the possibility of relocation there. Our participation is subject to our final approval of the organizational structure. The opportunity to foster cooperation among agencies and to improve public access to services and life-enhancing activities at a community center north of Kailua town is very appealing.

We look forward to further discussions and the opportunity to work together.

Sincerely yours, 

Denise Hill

President, Board of Directors
FRIENDS of the Children's Justice Center of West Hawaii

BUDGET REQUEST BY SOURCE OF FUNDS
(Period: July 1, 2007 to June 30, 2009)

Applicant: La'i'opua 2020

BUDGET CATEGORIES	Total State Funds Requested (a)	(b)	(c)	(d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST	0			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	3,181,620			
TOTAL (A+B+C+D+E)	3,181,620			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	3,181,620	Craig V. Kahui (808) 896-2252		
(b)		Name (Please type or print) Phone		
(c)		Signature of Authorized Official Date		
(d)		Craig V. Kahui, President		
TOTAL REVENUE	3,181,620	Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: La'l'opua 2020

Period: July 1, 2007 to June 30, 2009

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not Applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not Applicable			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

**BUDGET JUSTIFICATION
CAPITAL PROJECT DETAILS**

Applicant: La'iohua 2020

Period: July 1, 2007 to June 30, 2009

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ANY OTHER SOURCE OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED		FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2005-2006	FY: 2006-2007	FY: 2007-2008	FY: 2008-2009	FY: 2009-2010	FY: 2010-2011
PLANS			40000			
LAND ACQUISITION						
DESIGN			250000			
CONSTRUCTION				2891620		
EQUIPMENT						
TOTAL:			290,000			
JUSTIFICATION/COMMENTS:						

**DECLARATION STATEMENT
APPLICANTS FOR GRANTS AND SUBSIDIES
CHAPTER 42F, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant acknowledges that said applicant meets and will comply with all of the following standards for the award of grants and subsidies pursuant to section 42F-103, Hawaii Revised Statutes:

- (1) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant or subsidy is awarded;
- (2) Comply with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
- (3) Agree not to use state funds for entertainment or lobbying activities; and
- (4) Allow the state agency to which funds for the grant or subsidy were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and assuring the proper expenditure of the grant or subsidy.

In addition, a grant or subsidy may be made to an organization only if the organization:

- (1) Is incorporated under the laws of the State; and
- (2) Has bylaws or policies that describe the manner in which the activities or services for which a grant or subsidy is awarded shall be conducted or provided.

Further, a grant or subsidy may be awarded to a non-profit organization only if the organization:

- (1) Has been determined and designated to be a non-profit organization by the Internal Revenue Service; and
- (2) Has a governing board whose members have no material conflict of interest and serve without compensation.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

La'i'opua 2020

(Typed Name of Individual or Organization)

(Signature)

1/12/07
(Date)

Craig V. Kahui

(Typed Name)

President

(Title)