

House District: 6

Senate District: 3

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

Log No: 60-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 (LEAVE BLANK IF UNKNOWN):

Department of Hawaiian Home Lands

STATE PROGRAM I.D. NUMBER (LEAVE BLANK IF UNKNOWN):

1. APPLICANT INFORMATION:

Legal Name of Applicant: La'i'Opua 2020

Dba: La'i'Opua 2020

Street Address: 74-5599 Luhia St., Suite E-5  
Kailua-Kona, HI 96740

Mailing Address: 74-5599 Luhia St., Suite E-5  
Kailua-Kona, HI 96740

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name: CRAIG V. KAHUI

Title: Executive Director

Phone: (808) 327-1221 / (808) 896-2252

Fax: (808) 327-1223

e-mail: bokahui@yahoo.com

3. TYPE OF BUSINESS ENTITY:

NON PROFIT CORPORATION

FOR PROFIT CORPORATION

LIMITED LIABILITY COMPANY

SOLE PROPRIETORSHIP/INDIVIDUAL

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

LA'I'OPUA COMMUNITY CENTER COMPLEX:  
MEDICAL CLINIC & COMMUNITY CENTER COMPLEX  
INFRASTRUCTURE CONSTRUCTION & INSTALLATION

4. FEDERAL TAX ID #: [REDACTED]

7. FISCAL YEARS AND AMOUNT OF STATE FUNDS REQUESTED:

5. STATE TAX ID #: [REDACTED]

FY 2012-13 \$ 5,108,725.00

8. 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 \$ 1,198,611.00

FEDERAL \$ 144,631.00

COUNTY \$

PRIVATE / OTHER \$

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[REDACTED]

CRAIG V. KAHUI, EXECUTIVE DIRECTOR  
NAME & TITLE

1/30/2012  
DATE SIGNED

## Application for Grants and Subsidies

*If any item is not applicable to the request, the applicant should enter "not applicable".*

### I. Background and Summary

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

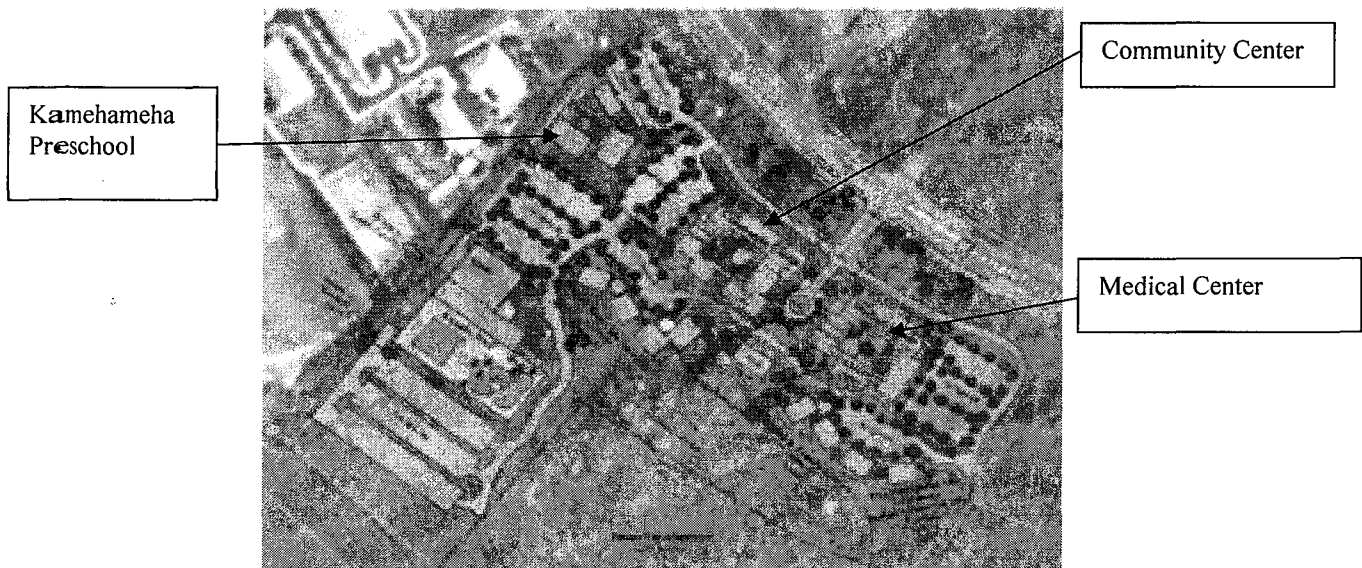
1. A brief description of the applicant's background;

La'i'Opua 2020 is a Kona-based 501(c)(3) tax-exempt organization whose primary purpose is to identify community needs, develop and foster the creation of community facilities, and plan and partner with service providers to offer a variety of services and programs for residents of the Villages of La'i'Opua and the broader North Kona area. La'i'opua 2020 serves as the charitable arm of the Kaniohale Community Association (KCA), the Hawaiian homeowners association for the Kaniohale subdivision built by the Department of Hawaiian Home Lands (DHHL).

La'i'Opua 2020 (L2020) was incorporated in March 2006 and received its federal 501(c)3 tax-exempt status in September 2007. The organization is guided by a board of 6 area residents. Our current focus is on the planning and construction of the La'i'Opua Community Center Complex and a commercial center within the Villages of La'i'Opua Hawaiian homestead subdivision.

2. The goals and objectives related to the request;

La'i'Opua 2020's goal is to create a modern day "*pu'uhonua*", a place of security and safety, where one can readily access a wide spectrum of health, education, recreation, and social services that are affordable and easily accessible. We have secured a 65-year general lease (with sub-leasing authority) from DHHL for the 26.75 acre parcel of vacant land adjacent to Kealakehe High School to develop the La'i'opua Community Center Complex. When fully built out, the complex will include a community center, medical clinic, child and adult day care facility, a Kamehameha Schools Preschool, gymnasium, aquatic center, ball fields and outdoor courts, amphitheater, meeting facilities, and office space. In total, the complex is projected to cost close to \$92 million dollars. This complex will serve as a regional resource, hosting and providing an array of programs and services to meet the health, social, educational and recreational needs of both the Hawaiian homesteads in the Villages of La'i'Opua and residents of the greater North Kona community



**Figure 1 La'i'Opua Community Center Complex Conceptual Plan**

The vision for the complex arose out of community discussions in 2005 about the lack of recreational facilities and social services close to La'i'Opua. The project was initially conceived as a community center building and sports fields. As discussions throughout the community continued, the vision for the complex grew and several organizations became interested in partnering with us. Currently, our partners include the West Hawai'i Community Health Center (WHCHC), Kealakehe High School, the Kamehameha Schools, the Office of Hawaiian Affairs, Alu Like, Legal Aid Society, Child and Family Service, Kona Adult Day Care Services, Neighborhood Place of Kona, Friends of the Children's Justice Center, and the County of Hawai'i. (See **Ex. A-** La'i'opua 2020 Community Center Master Plan, CCMP)

Given the scope of this development, the planning, design, and construction have been broken into phases. In the planning and design phase we completed the engineering studies, environmental and archeological reviews, and secured the entitlements needed to begin the construction phase (see **Ex B-** Task sheet for list of studies and approvals).

La'i'opua 2020 is ready to begin work on the on- and off-site infrastructure. L2020 is seeking a **\$5,108,725 capital improvement project grant** for this infrastructure work (see attached budget detail). This request represents 75% of the total "Pre-vertical infrastructure" construction cost and 10% contingency on estimated expenses. It is anticipated that the first phase of site preparation will take about 12 months. Overall, development of the entire complex should be completed in approximately three to six years.

The first phase of construction includes a 20,000sf community center and a 26,000sf medical clinic. These are the anchor facilities. La'i'Opua 2020 secured \$2.5million for planning and design work. La'i'opua 2020 has matched this CIP GIA- Legislative grant and has submitted a \$5,000,000 Federal Health Resource Service Administration (HRSA) grant and anticipate approval in early April 2012. These HRSA funds are allocated for vertical building construction of the medical clinic. (See **Ex. C-** HRSA Application Summary)

Group 70 International created the overall conceptual layout for the 26.75 acres and the conceptual design for the community center. Sandwich Isles Development - Arcadia Design created the medical clinic design. Additional planning, design, and site work has been contracted to licensed civil engineers and construction specialists to include contracts with RM Towill-Civil Engineering firm and a Project Manager- Armin Guenther. Funds for this work came from Federal HUD- Grant \$450,000 and \$1,526,000 in State CIP Bonds.

The application for County of Hawaii Plan Approval has been submitted. L2020 anticipate receiving our grubbing and grading permit in late February 2012. We have also secured 16 water credits from the county and electrical commitments from HELCO for the phase one facilities. A sewer connection has been installed for the first phase construction.

3. *State the public purpose and need to be served;*

The La'i'Opua Community Center complex is based on the premise that vital and necessary social infrastructure should be determined and in place as part of the region's overall comprehensive development, rather than well after the fact. While the initiative for this project has come from the native Hawaiian residents of Kaniohale (a.k.a. Villages of La'i'Opua), upon its completion, the La'i'Opua Community Center complex will serve the entire population of the Kailua-Kona and North Kona regions.

The County of Hawai'i projects that the population of North Kona will increase by about 28% to 42,275 by the year 2020 (assuming a moderate rate of growth.) This growth will include a significant number of Hawaiians living in DHHL's new developments and low- and moderate-income families living in Hawaii Housing Finance and Development Corporation's (HHFDC) affordable housing development. When fully built out, the Villages of La'i'Opua and HHFDC's Forest City development will include about 4,100 homes and approximately 20,000 residents.

This population increase drives the need for health, social, and educational programs and services. For example, the Kona Community Hospital, the nearest health care facility, is some 15 miles away from La'i'Opua. It is not close enough nor does it have the capacity to meet the health needs of these future residents.

Although the County of Hawai'i has long sited a regional park as part of its original regional master plan for North Kona, the area has no large public parks, and the nearest public recreational facility is at least five miles distant from the ahupua'a of Kealakehe. The La'i'Opua complex's recreational facilities are being developed in partnership with Kealakehe High School, and the County of Hawai'i Department of Parks and Recreation has indicated its willingness to manage it as part of its existing system.

While the goal of this project is to bring much needed health, recreational, and social services to a growing community, the added economic benefit is the creation of new jobs through both the construction and operations of the future facilities. Using the multiplier of 14 construction related jobs per \$1 million (the factor used by the Hawaii Department of Business, Economic Development, and Tourism for estimating job creation with federal Recovery Act money), we

can project approximately 140 construction jobs will be created over the course of this three year project.

In addition, the community center and medical clinic will contribute to the economic vitality of the region. Both will provide jobs for area residents, including critical entry-level jobs, along with training and career-building opportunities that are community-based. They will also purchase goods and services from local business. A study published by the National Association of Community Health Centers estimated that the average economic impact (direct, in-direct, and induced) of a small rural health center in Hawaii in 2005 was a little over \$1million and employed the equivalent of 129 full-time people.

Similar data from a 2009 report by the Building Owners and Managers Association (BOMA) found that the equivalent of 17.8 full-time positions were created for every \$1million spent on operating costs for an office building. Add to this the expenditures and employment created by the other planned facilities, including the pre-school, gym, and adult day-care center, we can clearly see that this first construction phase is the beginning of the creation of a significant economic engine for this region of the Kona Coast.

4. *Describe the target population to be served; and*

The initial users of the community center and medical clinic will be the 620 La'i'Opua homestead households<sup>1</sup> and the residents of the surrounding Kealakehe region<sup>2</sup>. In the near future, when both DHHL and HHFDC future projects have completed construction, the anticipated 20,000 residents will be the primary users of the facilities. In addition, as land owned by the Queen Liliuokani Trust (1,200 acres south of the villages) and Lanihau (337 acres to the north) are developed the population will increase even more.

Although the only available census data is from 2000, it still gives us an idea of the economic status of current residents. The average median household income for the North Kona Subdivision of Hawai'i County is \$47,610, which equates approximately to 95% of the median household income for the State of Hawai'i. The median household income for the Native Hawaiian community in North Kona is \$38,750 or 77% of the median household income for the State of Hawai'i, underscoring its designation as an economically challenged community.

Using recent economic and employment data, we can expect that many of the future residents will be low to moderate income families with a need for affordable and easily accessible services. For example, the 2010 Hawaii State Data Book estimated the median household income for Hawaii County to be 55,645 (the lowest in the state). Almost 10% of families were below the poverty line. Based on recent data reports, residents of Hawaii County also have the lowest life expectancy. In November 2011 (most recent published figures) the unemployment rate for Hawaii County was 9.6%. In comparison, the overall rate for the state was 6.6%. These are all indications of a need for social services.

<sup>1</sup> This includes the existing 270 homes and 350 planned for construction.

<sup>2</sup> HHFDC existing Affordable Housing project above Villages of La'i'opua comprise of 288 units (100 below 50% AMI)

5. *Describe the geographic coverage.*

The La'i'Opua Community Center Complex is located within the Villages of La'i'Opua - a master-planned community covering approximately 980 acres on the mid-level and lower slopes of Hualalai in the ahupua'a of Kealakehe, along the North Kona coast. The conceptual plan for the area, as originally designed by the State- Hawai'i Housing Finance and Community Development Corporation (HHFDC), consists of 14 villages encompassing single and multi-family residences, recreational facilities, community facilities, commercial complexes, several parks, and cultural preserve sites. The community center complex is being built on Village 6.

DHHL is developing four of 14 villages for native Hawaiian homesteaders. To date, 225 homes in Village Three (the Kaniohale homestead) and 45 homes in Village Five have been completed. Kaniohale, which was completed in 1998, includes a small 750 square-foot community center. DHHL is currently planning the construction of about 350 single-family additional residential units in Villages Four and Five. When completed, the numbers of Hawaiian homesteads in the region will more than triple.

Although the majority of users of the complex's services and programs will come from the immediate surrounding neighborhoods, it is anticipated that the facilities will draw residents from Kealakekua in the south to Kawaihae in the north.

## II. Service Summary and Outcomes

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

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

This request will fund the first construction phase of the development of the complex - the pre-vertical construction for the 20,000sf multi-purpose community center building and a 26,000sf medical clinic. At this stage all of the off-site utilities will be brought in at the top of the property along Keanulehu Drive and the on-site utilities for the two facilities will be constructed in preparation for the vertical build.

The bulk of the off-site cost of the pre-vertical construction is for installation of the external electrical and lighting systems (see **Ex. D-** Project Cost Summary & Itemized budget.) The off-site water and sewer systems were installed as part of the construction of the Keanulehu Drive Extension and DHHL's subdivisions. By forming partnerships and coordinating our construction plans, we are able to take advantage of the off-site improvements paid for by the state, thus, reducing our development costs.

The scope of work for this grant includes:

1. Site preparation, including clearing and grubbing; mass excavation; embankment; select borrowing; rough grading; and site walls and railing;
2. Off-site electrical and lighting;
3. On-site external water, sewer and drainage systems;
4. Foundation preparation; and
5. Paving, sidewalks, steps, and ramps.

Related tasks include soliciting bids and hiring contractors; overseeing day-to-day construction, managing the permitting and inspection processes; ensuring compliance with governmental regulations; and continuing to raise funds for future phases of construction.

2. *The applicant shall provide a projected annual timeline for accomplishing the results or outcomes of the service;*

Overall, development of the entire 26 acre complex should be completed in approximately three to six years. The time line is dependent on securing funding, approval of permits, coordination with DHHL's construction, and development of regional infrastructure (roads, sewer, water).

The construction of the community center and medical clinic is projected to take 12 to 18 months. Our construction is timed to coincide with DHHL's construction of Villages 4 and 5 adjacent to the complex site. This will help us share costs for off-site infrastructure and bring services on line as residents move in. A detailed timetable for the complete build-out of the La'i'Opua Community Center & Medical Clinic is attached, (see Ex. E- Project Time Line) This grant is for the on- and off-site infrastructure and site preparation. The timeline for this work is provided below. The preparatory work being done prior to the grant funding period is shown as well.

Task	2012				2013	
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2
Design & Review						
Permitting						
Bid Solicitation & Contracting						
Grading & Grubbing						
Underground Utilities						
Pad Preparation						

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

Fiduciary oversight will be provided by La'i'Opua 2020's board of directors (L2020 BOD) (see **Ex. G-** Board of Directors Lists). Monthly board meetings will be held to evaluate and monitor the progress of the project and deal with any delays or obstacles inhibiting the success of the project. La'i'opua 2020 Board members provide various skills and oversight for the project. **L2020 BOD- Mike Matsukawa**, a local attorney has extensive expertise in land use, real estate and contract issues; **L2020 BOD- Sam Walker, Sr.** works as an Engineer/ Safety Compliance Officer for EM Rivera & Sons and has extensive expertise in OSHA and related engineering safety issues. **L2020 BOD Byron Moku**, V.P. Cultural Resources- Hokulia 1250, has experience in real estate commercial development on the mainland and Hawaii.

**Craig "Bo" Kahui, La'i'Opua 2020's Executive Director**, will provide overall management of the project. He will be responsible for communication and coordination of activities among the partners and contractors, he will also oversee procurement, community outreach, public information, project reporting, and fundraising. Mr. Kahui has served as President of the Kaniohale Community Association and he has garnered significant experience in the field of community planning and development. Prior to La'i'Opua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector.

**Timberline Consulting Firm- President Armin Guenther** will serve as project manager overseeing the day-to-day construction activities. Mr. Guenther has over 25 years of construction industry experience in design, building and project management both in Hawaii and mainland. He will deal directly with contractors, ensure adherence to plans and regulatory requirements, and coordinate with state and county inspectors. Mr. Gunther will use a project management system to track daily progress and alert the executive director to potential delays. A grants administrator will be hired to manage all funding requests and appropriations, and provide support for the organization's prospective capital campaign and attendant fundraising activities. A comptroller will manage all bookkeeping and accounting duties (see page 11)

La'i'Opua 2020 uses the software Quickbooks Pro to manage its accounts. Per generally accepted accounting principles, a chart of account has been established to record transactions such as revenue, expenditures, assets and liabilities. Quickbooks Pro can be summarized into financial statements such as a Balance Sheet and Profit & Loss and other statements typically associated with a Non Profit entity. Internal controls have been established to assure all financial transactions are reviewed, authorized and recorded on a timely basis. Financial reports will be provided to the board on a monthly basis.

By using a project management system to track daily progress and accounting software to track expenditures, we will have the ability to measure our progress, make adjustments, and take corrective action in a timely manner.



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

While the ultimate measure of effectiveness is the successful completion of construction and occupancy of the facilities, for the purposes of this grant, success is completing the pre-vertical construction within 12 months. We have established several standards to ensure the project stays on track and we achieve our intended outcome. These are:

1. To use a fair and open procurement process for the selection of contractors.
2. To be fiscally responsible by containing costs and remaining within the projected budget.
3. To complete tasks within the projected timeline (for tasks within our control).
4. To maintain thorough and auditable financial and contract records.
5. To be transparent and accountable by providing regular reports and updates to the public and our funders.

La'i'Opua 2020 will provide the expending agency with the detailed timeline reference above (see **Ex. E**) to track our progress and measure our achievements. We will use a procurement process modeled after the state's practice to retain contractors. Contractors will be required to provide weekly progress reports, which in turn will be provided to the expending agency. Regular reports from the project manager will describe work progress, costs, construction issues, inspection reports, and potential change orders. Financial reports will be provided on a regular basis to document the expenditure of grant funds. Any material deviations from specifications and schedules will be submitted by the Executive Director to the La'i'Opua 2020 Board of Directors and the expending agency for approval, prior to implementation of any changes.

To date, La'i'opua 2020 has been in compliance with the State and Federal requirements to report its annual taxes and has received its Certificate of Compliance. In addition La'i'opua 2020 has its Certificate of Good Standing in keeping with its annual organization update with the State. (See **Ex. H**).

### III. Financial Budget

1. *The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.*

**See Page 13**

2. *The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2012-2013.*

**CIP- Budget Quarterly Expense includes 10% Contingency and Administration anticipated estimates.**

**Note: CIP request represents 75% of the total pre-vertical infrastructure cost of \$5,843.740 to total \$4,382,800**

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
CIP	\$ 1,861,207	\$ 662,104	\$ 1,197,382	\$ 662,107	\$ 4,382,800
10% Contingency	\$109,590	\$109,590	\$109,500	\$109,520	\$ 438,200
<b>CIP Request Sub Total</b>					<b>\$ 4,821,000</b>
Admin	\$71,931	\$71,931	\$71,931	\$71,932	287,725
<b>CIP with Admin Request TOTAL</b>					<b>\$5,108,725</b>

3. *The applicant shall provide a listing of all other sources of funding that they are trying to obtain for fiscal year 2012-2013.*

**See Ex. F**

4. *The applicant shall provide a listing of all state and federal tax credits that have been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.*

La'i'opua 2020 has not applied for any Federal or State tax credit within the prior three years. Additionally, at this time, we do not anticipate applying for any future tax credits.

### IV. Experience and Capability

#### A. Necessary Skills and Experience

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

Through the conceptual design and entitlements phase over the past four years, the La'i'Opua project has been managed by a team of volunteers comprised of the executive director, board members, community residents, and various technical consultants. Within this time period, the team has managed to raise \$3.094 million dollars and complete all of the conceptual design and entitlements work to begin construction and secured participation and financial commitments from major organizations such as the Kamehameha Schools, County of Hawaii, and the West Hawaii Community Health Center.

La'i'opua 2020 has demonstrated its development and construction abilities through the construction of a multi-media technology center on the grounds of Kealakehe High School. L2020 secured a federal grant for nearly \$1 million to construct the center. We oversaw the design, planning, and construction of this 1500 sq. ft. facility called "Kau I Ka Malie" (KIKM) - Multi-Media Cultural Learning Center. The project was completed in seven months and on budget. It was dedicated in December 2011 and has begun to offering education programs within the Kealakehe High School and to residents in the surrounding communities. According to Kealakehe High School Principle Wilfred Murakami, the Kau I Ka Malie construction was efficient and effectively managed by La'i'opua 2020 to the DOE State of Hawaii standards. In addition, through community outreach, L2020 had secured in-direct and in kind contributions that brought the construction costs to under \$112.00 per sq. ft.

Through the construction of the technology center, La'i'Opua 2020 has developed experience with procurement procedures, construction management, regulatory compliance, financial management, progress reporting, community outreach, and volunteer coordination.

In addition to the qualifications of the staff, the La'i'Opua 2020 board includes an attorney, a commercial property developer, a construction company safety compliance officer, a cultural specialist, and community leaders. This diversity of skills and capacity will ensure that the project is run professionally and in accordance with governmental regulations and standards.

## **B. Facilities**

*The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities. Also describe how the facilities meet ADA requirements, as applicable.*

La'i'opua 2020 operates out of a rented office in Kailua-Kona. We currently do not offer programs or services to the public, so our office is strictly used by our staff for planning and managing the community center construction. The building we are in meets all ADA requirements. We are on the 1<sup>st</sup> floor and our office is wheelchair accessible.

Once constructed, the community center will be the headquarters of La'i'opua 2020. The community center building, as well as the other facilities planned for the 26 acre parcel will be designed to meet ADA requirements. Because the facility will include adult day care service, special attention will be given to the needs of kupuna (elders).

## V. Personnel: Project Organization and Staffing

### A. Proposed Staffing, Staff Qualifications, Supervision and Training

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

Currently, there are four people on staff. Their qualifications are described below.

**CRAIG V. KAHUI (EXECUTIVE DIRECTOR):** As executive director, Mr. Kahui is responsible for the management of the organization and day-to-day operations. While construction is underway, he will work with the Board in the development of community relations, financial and personnel management, planning and marketing, and administration. He will also work with the La'i'Opua 2020 capital campaign committee throughout the lifetime of the campaign. Mr. Kahui has significant experience the field of community planning and development. Prior to La'i'opua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector. Once the La'i'Opua Community Center complex is completed and operational, Mr. Kahui will be responsible for managing the overall operations, finances, facilities and common areas of the La'i'opua Community Center in accordance with all Board-approved policies, plans, decisions and directives.

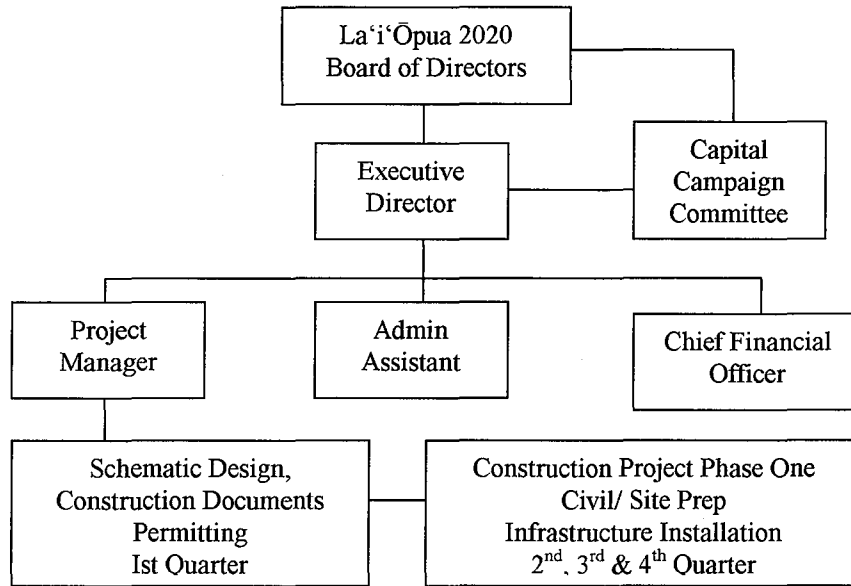
**ISAAC SYLVA (CHIEF FINANCIAL OFFICER):** The chief financial officer serves at the direction of the executive director, and is responsible for La'i'Opua 2020's financial management, fiscal accountability and all attendant duties in the area of human resources management. Mr. Sylva also works with technical consultants to ensure and maintain our IT infrastructure, data and systems management, and electronic communications. Mr. Sylva has a BA degree in Accounting, and served for 28 years as a comptroller in the hotel and construction industries.

**DIANA AKAO (ADMINISTRATIVE ASSISTANT):** The administrative assistant is responsible for management of the office, and for providing assistance to the executive director and others in the areas of communication, correspondence, support, references and referrals, record-keeping and the development, compilation and presentation of documents, bids and proposals under the direction of the Executive Director. Ms. Akao has over 10 years of administrative experience in a similar capacity for various companies and organizations.

**ARMIN GUNETHER (PROJECT MANAGER):** Mr. Guenther has over 25 years of construction industry experience in design, building, and project management. As project manager, Mr. Guenther will take charge of the development and oversee all development-related processes, including establishing timelines, and cost and fiscal management, and will work with the architect and Executive Director to ensure that the project will be coordinated, scheduled and completed in a timely manner according to prior specifications. Any material deviations from specifications and schedules will be submitted by the Executive Director to the La'i'Opua 2020 Board of Directors for approval.

**B. Organization Chart**

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



**VI. Other**

**A. Litigation**

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

La'i'Opua 2020 has no pending litigation.

**B. Licensure or Accreditation**

*Specify any special qualifications, including but not limited to licensure or accreditation that applicant possesses relevant to this request.*

The staff has no special licensure or accreditations applicable to this request.

## BUDGET REQUEST BY SOURCE OF FUNDS

(Period: July 1, 2011 to June 30, 2012)

La'opua 2020

Applicant: \_\_\_\_\_

BUDGET CATEGORIES	Total State Funds Requested (a)	HRSA (b)	EDA (c)	OHA (d)	DHHL (e)	HUD (f)
<b>A. PERSONNEL COST</b>						
1. Salaries	131,000			65,500	65,500	
2. Payroll Taxes & Assessments						
3. Fringe Benefits @32%	41,933			20,966	20,966	
<b>TOTAL PERSONNEL COST</b>	<b>172,933</b>			<b>86,466</b>	<b>86,466</b>	
<b>B. OTHER CURRENT EXPENSES</b>						
1. Airfare, Inter-Island	3,840			1,920	1,920	
2. Insurance	4,361			2,180	2,180	
3. Lease/Rental of Equipment						
4. Lease/Rental of Space	15,600			7,800	7,800	
5. Staff Training	850			850	850	
6. Supplies	1,800			1,800	1,800	
7. Telecommunication	4,272			2,136	2,136	
8. Utilities	5,400			2,700	2,700	
9. Project Management@ 4%	70,969			70,970	70,970	
a. Project meetings	2,000			1,000	1,000	
10. Accounting- Taxes/Audit	5,700			2,850	2,850	
11						
12. Fund Development				15,000	15,000	
13						
14						
15						
16						
17						
18						
19						
20						
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>114,792</b>			<b>109,206</b>	<b>109,206</b>	
<b>C. EQUIPMENT PURCHASES</b>						
<b>D. MOTOR VEHICLE PURCHASES</b>						
<b>E. CAPITAL</b>	<b>4,821,000</b>	<b>5,000,000</b>	<b>1,022,740</b>			
<b>TOTAL (A+B+C+D+E)</b>	<b>5,108,725</b>	<b>5,000,000</b>	<b>1,022,740</b>	<b>195,672</b>	<b>195,672</b>	<b>6,132,988</b>
<b>SOURCES OF FUNDING</b>		Budget Prepared E Craig V. Kahui, Executive Director La'opua 2020				
(a) Total State Funds Requested	5,108,725					
(b) HRSA Federal Grant- match	5,000,000	Name (Please type or print) _____ Phone _____				
(c) Economic Development Agency	1,022,740	Craig V Kahui, Executive Director- La'opua 2020 808-896-2252				
(d) OHA- Match	195,672	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">                     Signature of Authorized Official _____  </div> <div style="width: 35%; text-align: right;">                     Date  <i>1/30/2012</i> </div> </div>				
(e) DHHL- Opreation Funding	195,672					
(f) HUD Community facilities	6,132,988					
<b>TOTAL BUDGET</b>	<b>17,655,797</b>					



**DECLARATION STATEMENT  
APPLICANTS FOR GRANTS AND SUBSIDIES  
CHAPTER 42F, HAWAI'I 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, Hawai'i 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 ensuring 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:

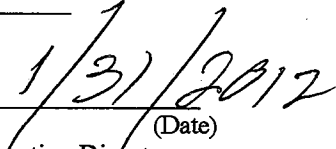
- (1) Has been determined and designated to be a non-profit organization by the Internal Revenue Service; and
- (2) Has a governing board whose members have no material conflict of interest and serve without compensation.

For a grant or subsidy used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant or subsidy was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant or subsidy used for the acquisition of the land.

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

  
Craig V Kahai

  
Executive Director

(Typed Name)

(Title)



# EXHIBIT LISTING

- EXHIBIT A: La'i'Opua 2020 Community Center Master Plan
- EXHIBIT B: Pre-Entitlement Development Task List/Studies
- EXHIBIT C: Health Resource Service Administration Grant Summary
- EXHIBIT D: Project Cost Summary & Itemized Budget
- EXHIBIT E: Project Time Line
- EXHIBIT F: La'i'Opua 2020 Schedule of Grants
- EXHIBIT G: La'i'Opua 2020 Board of Directors
- EXHIBIT H: Certificate of Good Standing & Certificate of Vendor  
Compliance

# **EXHIBIT A**

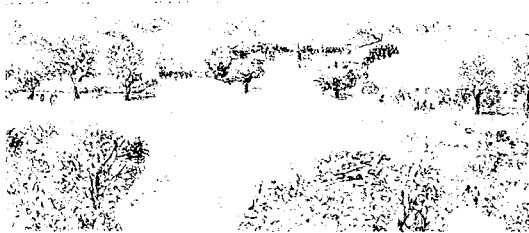
**La'i'Opua 2020 Community Center Master Plan**

*La'i Opua Community Center*



*January 2012*





## *La'i'opua 2020*

*a 501C-3 non-profit corporation*  
74-5599 Luhia Street  
Kailua Kona, 96740

Phone.....808-327-1221  
Fax .....808-327-1223  
email.....[bokahulia@yahoo.com](mailto:bokahulia@yahoo.com)

Aloha Kakou,

La'i'Opua 2020 was founded by the homesteaders of the Kaniohale Community Association (KCA), a Native Hawaiian homeowners association in the Villages of La'i'Opua, to ensure the existence of adequate health care, social service and recreational infrastructure to complement and support the Native Hawaiian homesteaders and surrounding communities residing in the greater Kealakehe community

Designed as a *pu'uhomua* (area of safety and peace), the La'i'opua Community Center in North Kona is distinctive— meeting the vital needs of Kona Coast residents while redefining how they live, work, play and learn. For many of those who reside here, La'i'opua is more than the construction of a new building and center, it's building a quality of life—a new way of life.

La'i'Opua Community Center will be on a 26.5-acre parcel immediately south and adjacent to Kealakehe High School, and serve as a primary regional resource for the Hawaiian people living both in the Villages of La'i'Opua and throughout North Kona region, offering an array of programs and services to meet most every health, social, educational and recreational needs of our people and surrounding communities.

Serving as a model for emerging communities statewide, La'i'opua 2020 and the surrounding communities will enjoy a pre-school, a community center facility, medical clinic, social service center, inter-generation daycare facility, abuse shelter, community gymnasium, and a aquatic center, and an amphied theater.

La'i'opua 2020 shall "*holomua*" (move forward), as we are compelled to phase our community development plan and develop phase one to include the pre-school, community center facility and medical clinic. Our current construction start-up for phase one will begin in July 2011. The other social & recreational components shall follow upon availability of funding.

E Komo Mai, Come  
Nana I Ke Kumu, Look to the Source  
A me Kulia I Ka Nu'u, Strive for Excellence

Mahalo,  
Craig "Bo" Kahui  
Executive Director

# *La'i'Ōpua Community Center in Context*

The La'i'Ōpua Community Center is in the piko of the growing urban community of Kealakehe, Hawai'i.

**(A) Kaniohale, Village 3** Completed. This Hawaiian Homes community provides 225 residential units.

**(B) West Hawaii Civic Center** Completed. The \$50 million West Hawai'i Civic Center offers residents a community center, amphitheater, services from 15 County agencies, a Hawai'i County Council Chamber, and Office of the County Clerk. The seven-acre parcel is located at the intersection of Ane Keohokalole and Kealakehe Parkway.

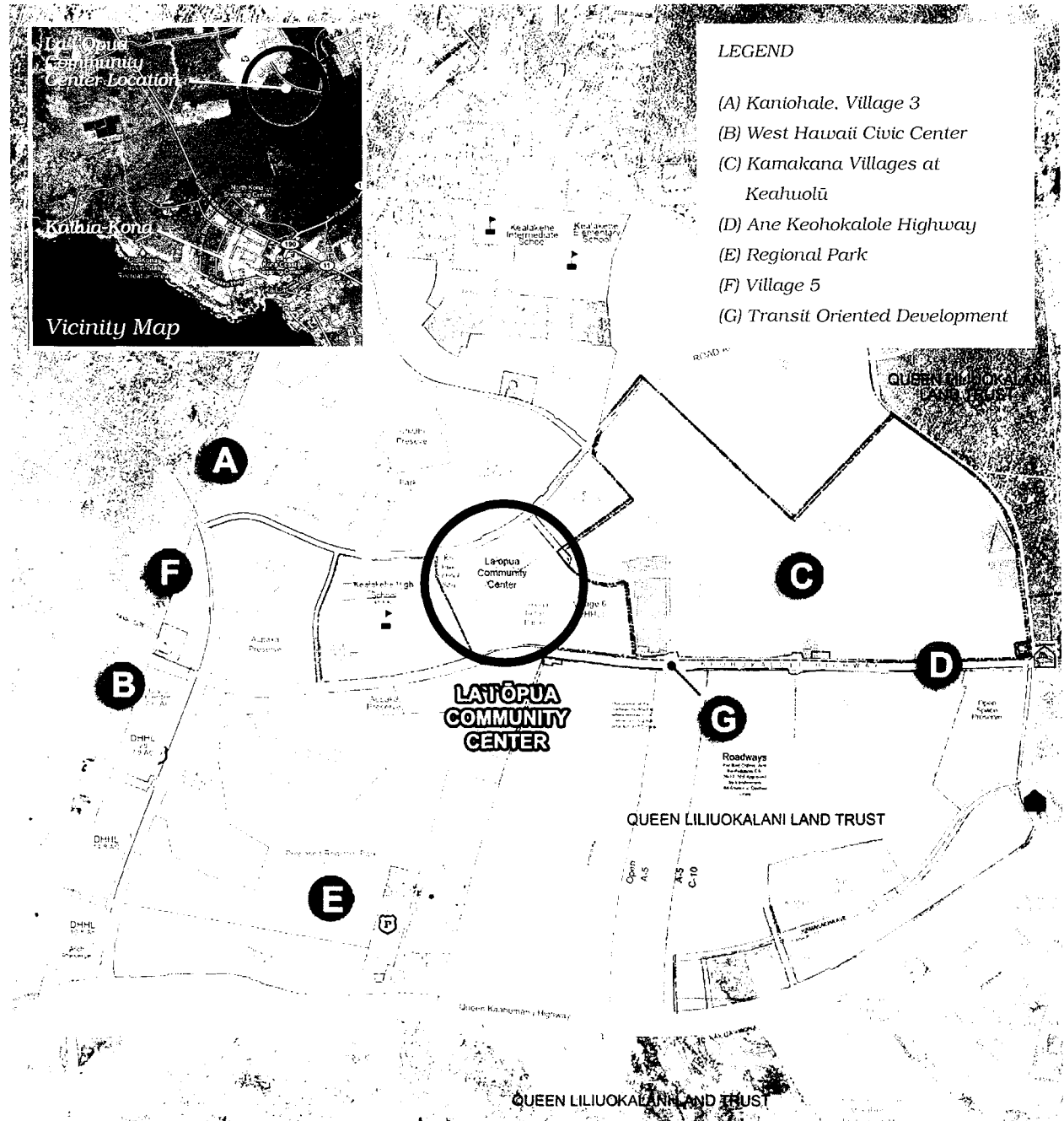
**(C) Kamakana Villages at Keahuolū** Proposed. Keahuolū is a State affordable housing project. HHFDC granted development rights to Forest City, Inc. whose plans include 2,400 high and low density residential units, an elementary school, commercial and park space.

**(D) Ane Keohokalole Highway** Under construction. Expected completion June 2012. This 3 mile, \$35 million thoroughfare to Palani Road broke ground in March 2010. Federal stimulus dollars have been appropriated for the construction of this Mid Level Road from Henry and Palani to Kealakehe Parkway.

**(E) Regional Park** The Governor executed the executive order establishing the Regional Park.

**(F) Village 5** Under construction. The village consists of 118 residential units.

**(G) Transit Oriented Development** Proposed. The county has designated the Intersection of Ane Keohokalole Highway and Manawale'a Street as a TOD providing public and commercial services to this area.



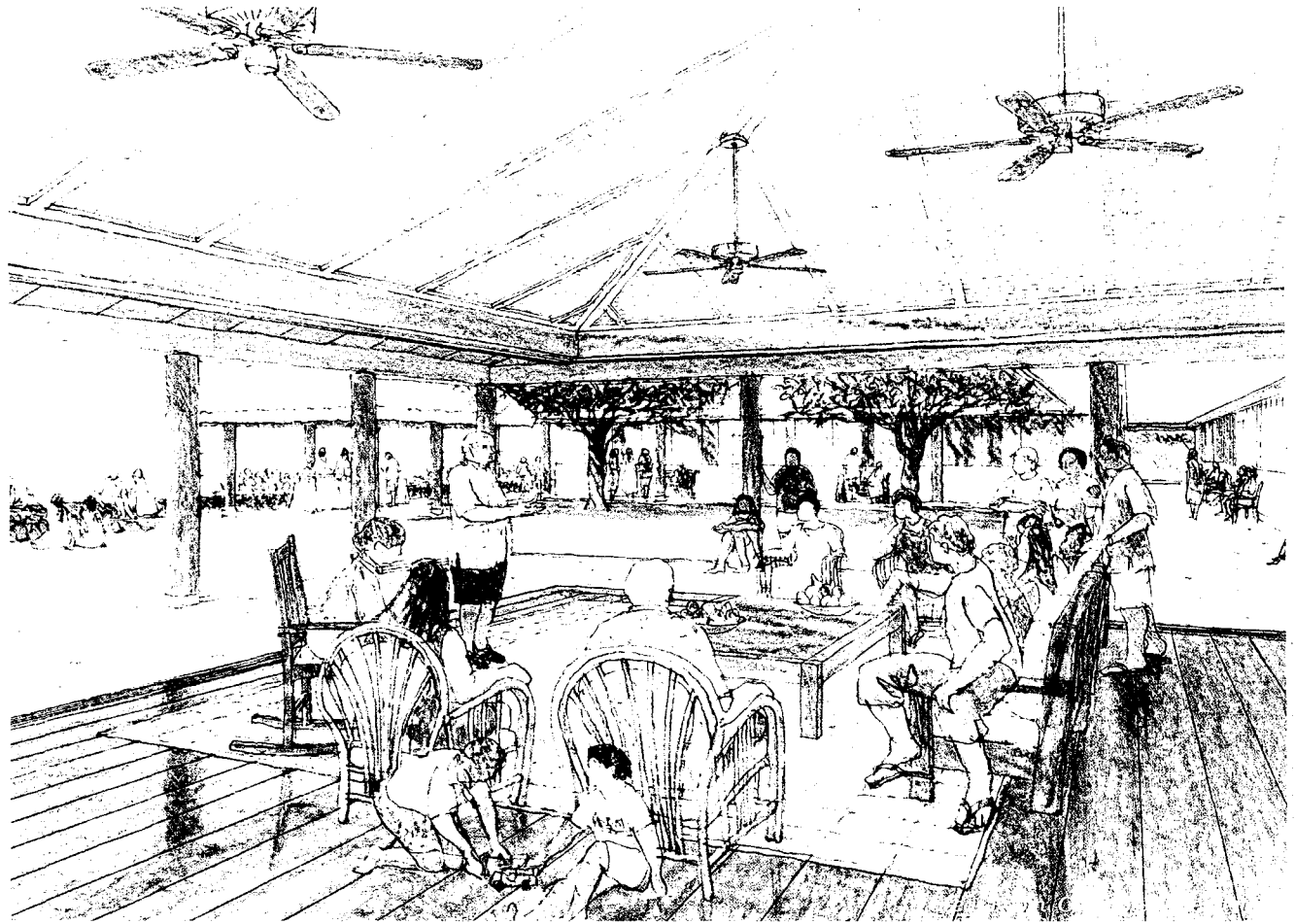
Through charrettes held in November and December of 2007, and August of 2010, the partners have articulated a vision of a community center that is built on the cultural and spiritual values inherent in the land and people of Hawai'i which serves as a pu'uhonua for those in need.

## 1. Spiritual & Cultural Values

Values of aloha, mālama ʻāina, pono, and lōkahi serve as the guiding principles in the vision for the La'i'Ōpua Community Center. Taking care of the land, water, air, and each other in spiritual harmony and creating opportunities for healthy lifestyles, both mentally and physically, are integral for the Community Center. Design integrated with the landscape, offering views of the ocean and connection to the wind and the sun are vital to the complex.

## 2. Pu'uhonua

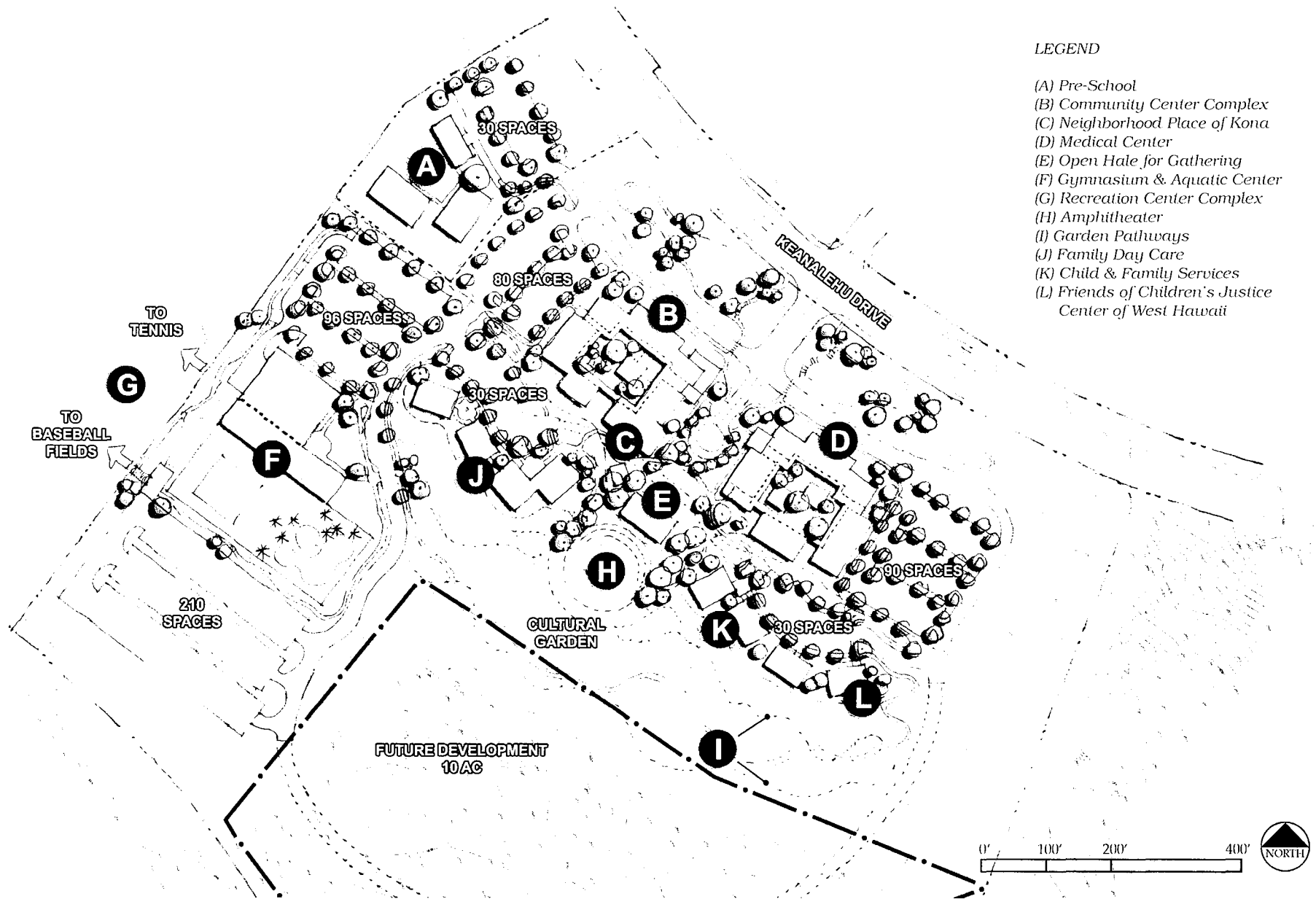
Traditionally, a pu'uhonua is a place of cultural agreement, allowing one to make right what was previously in discord. The Community Center is envisioned as a pu'uhonua, where one is safe, welcome to reflect, receive help, and reconnect again with family and community. Programs will offer health and wellness services in western practice and traditional means for transformation. Walking paths integrated with the natural landscape will allow for outdoor connection, reflection, and healing. During natural disasters, the Community Center can serve as a safe place of refuge and shelter.



## 3. Interconnectedness & Village Setting

Being respectful, interconnected, restored, useful, and caring within the community are core cultural values. Located at the heart of La'i'Ōpua, the Community Center is a place for residents to gather, celebrate, and enjoy the company of the community members. Pedestrian connections from the Community Center to the surrounding residential areas and to the Kealakehe High School facilities will broaden existing services to the community. Garden spaces will create scale and promote activities for healthy lifestyles. Multigenerational activities are key and program spaces will allow and foster interactions.

# *La'i'Ōpua Community Center Conceptual Plan*



## LEGEND

- (A) Pre-School
- (B) Community Center Complex
- (C) Neighborhood Place of Kona
- (D) Medical Center
- (E) Open Hale for Gathering
- (F) Gymnasium & Aquatic Center
- (G) Recreation Center Complex
- (H) Amphitheater
- (I) Garden Pathways
- (J) Family Day Care
- (K) Child & Family Services
- (L) Friends of Children's Justice Center of West Hawaii

The Conceptual Plan recommends developing a Community Center at La'i'Ōpua on the vacant parcel makai of Keanalehu Drive and adjacent to Kealakehe High School belonging to the Department of Hawaiian Home Lands to be leased and managed by the La'i'Ōpua 2020 organization. The plan calls for new construction of approximately 80,000 square feet over an area of approximately 16 acres with future expansion potential.



**(A) Preschool**

The Kamehameha Schools has committed to providing a preschool near the entrance of the Laiopua Community Center.

**(B) Community Center Complex**

As the primary anchor of the La'i'Ōpua Community Center, the 26,000 square foot community center complex will be the home of the La'i'Ōpua 2020 board. This facility will support office spaces, conference rooms, classrooms, a dance and audio visual center, computer lab and library, a teleconference room, a multi-purpose game room, space for afterschool A+ programs and a café.

**(C) Neighborhood Place of Kona**

The Neighborhood Place of Kona offers their welcoming spirit to La'i'Ōpua. Known for their ability to create a pu'uhonua, a place of refuge and safety, their facility will support a living room reception, cubicles and enclosed offices, meeting rooms for families and large groups and work rooms at the entrance of the La'i'Ōpua Community Center.

**(D) Medical Center**

The West Hawai'i Community Health Center (WHCHC) is committed to bringing medical, dental, behavior health, family planning, health education to La'i'Ōpua. As the other anchor, the 25,000 square foot medical center will have the ability to stabilize patients and call ambulatory transportation assistance. WHCHC is committed to developing a health academy in partnership with Kealakehe High School.

**(E) Open Hale for Gathering**

Working, eating and playing together at the Open Hale keeps the community interconnected and maintains community health. The open hale, with views of the ocean and the mountain, includes a kitchenette with flexible walls, where the community can openly gather for celebration and sharing.

**(F) Gymnasium & Aquatic Center**

A new gymnasium and an aquatic center containing a 50-meter pool for competition, aquatic recreation and safety instruction will expand athletic programs opportunities to Kealakehe High School. These facilities will support indoor volleyball, basketball and a family oriented pool.

**(G) Recreation Center Complex**

La'i'Ōpua 2020 and Kealakehe High School have partnered to turn existing high school playfields into regional recreational resources. New road access to the baseball fields and tennis courts along with lighting and parking are proposed to support the use of these fields by the community.

**(H) Amphitheatre**

Below the Hale lay an open amphitheatre for hula and other performance events.

**(I) Garden Pathways**

A pedestrian pathway of garden plants which promote healthy diets such as herb gardens and plants for hula and flower lei making will weave around to interconnect social service facilities.

**(J) Family Day Care Center**

The Family Support Services of Hawai'i (FSSH) is committed to provide infant and toddler day care programs and educational support to existing family infant care providers at La'i'Ōpua. In a cluster of small cottages, the Kona Adult Day Care will also be providing support for respite and education for families and other caregivers.

**(K) Child & Family Services**

Child and Family Services are committed to bringing programs for Alternative to Violence, Sex Abuse Treatment and Therapeutic Foster Homes through group counseling, video conferencing, and employee assistance to Laiopua. The facility will be served by a cluster of small cottages.

**(L) The Friends of the Children's Justice Center of West Hawai'i**

The Friends of the Children's Justice Center of West Hawaii partners with the State Judiciary sex assault services program for children and families and are committed to bringing these services to La'i'Ōpua.

# La'i'Ōpua Community Center Cost & Phasing

## Cost

The total cost of development is estimated in January 2008 dollars. Estimate is based on current cost for construction on the Big Island. Funding for development is expected to be shared with service providers and other partners. Approximately, an additional 15% of construction cost is expected for fees associated with architectural design, civil, surveys, permitting preparations and project management.

## Phasing

The La'i'Ōpua Community Center will be developed in three phases. The first phase involves construction of the Preschool, Community Center, Medical Center and associated road and parking areas. The second phase construction includes the Gymnasium, aquatic facilities, Hale, parking and linkages to Kealakehe High School athletic fields. The third phase will be the cottages of social service facilities and amphitheater.

<b>La'i'Ōpua Facility</b>	<b>Total Cost*</b>
<b>Phase 1 - (2011-2013)</b>	
Kamehameha Schools (KS) Preschool	Donated by KS
Community Center Complex	\$4,824,000
Site Work	\$5,000,000
<b>Sub-Total</b>	<b>\$9,824,000</b>

<b>Phase 2 - (2012-2013)</b>	
Medical Center	\$12,963,000
<b>Sub-Total</b>	<b>\$12,963,000</b>

<b>Phase 3 - (2013-2014)</b>	
Gymnasium & Aquatic Center	\$13,400,028
Lighting, Road Access	\$886,395
Hale	\$640,000
Site Work	\$15,000,000
<b>Sub-Total</b>	<b>\$29,926,423</b>

<b>Phase 4 - (2014-2015)</b>	
Family Day Care Center	\$4,044,000
Child & Family Center	\$2,696,000
The Friends of the Children's Justice Center	\$808,800
Site Work	\$18,000,000
<b>Sub-Total</b>	<b>\$25,548,000</b>

Cost estimates are based on costs for construction on the Island of Hawai'i. \*All costs 2008; \*\*± 15% for design related fees; Escalation rate for the next 5 years: 2008-2009 = 8-9%; 2009-2010 = 7-8%; 2010-2012 = 7%; 2011-2012 = 6%; 2012-2013 = 5%

<b>La'i'Ōpua 2020 - Schedule of Grants Received (3/31/07 - 11/30/11)</b>		
<b>Federal</b>		
US Department of Education - NHEA		\$926,109.00
US Department of Housing & Urban Development - EDI 2010		\$475,000.00
<b>Subtotal</b>	<b>\$1,401,109.00</b>	<b>\$1,401,109.00</b>
<b>State</b>		
State 2010-2011 CIP- Design Award		\$1,526,000.00
OHA/DHHL 2010-2011 Kulia I Ka Nu'u Award		\$250,000.00
DHHL 2009-2010 Implementation Award		\$40,000.00
DHHL 2009-2010 Regional Plan Priority Grant		\$32,000.00
State 2009 Sewer-CIP Bond Award		\$250,000.00
2009 OHA-Planning Grant		\$150,000.00
DHHL 2008 Priority Grant		\$243,716.00
State 2007 Grant-In Aid Award		\$125,000.00
DHHL Capacity Grant		\$2,525.00
<b>Subtotal</b>	<b>\$2,619,241.00</b>	<b>\$2,619,241.00</b>
<b>Private</b>		
Kona Kai Ola Foundation I & II		\$48,300.00
<b>Subtotal</b>	<b>\$48,300.00</b>	<b>\$48,300.00</b>
<b>TOTAL</b>		<b>\$4,068,650.00</b>

<b>La'i'Ōpua 2020 - Grants Pending</b>				
<b>Grants Pending</b>	<b>Application</b>	<b>Funding</b>	<b>Grant Amount</b>	<b>Limitations</b>
Health Resource Service Administration	Filed	Apr-12	\$5,000,000.00	Medical Center Vertical Construction
State GIA - CIP Grant	01/31/12	Jul-12	\$4,750,000.00	Community Center Complex Infrastructure Funding
USDA-Rural Development Grant	02/28/12	Jul-12	\$170,000.00	Capacity Funding
OHA Trustee Initiative - Kauhale	03/28/12	Jul-12	\$150,000.00	Capacity Funding
DHHL - Capacity	03/28/12	Jul-12	\$160,000.00	Capacity Funding
<b>TOTAL GRANTS PENDING</b>			<b>\$10,230,000.00</b>	

\*All costs 2008; \*\*± 15% for design related fees; Escalation rate for the next 5 years: 2008-2009 = 8-9%; 2009-2010 = 7-8%; 2010-2012 = 7%; 2011-2012= 6%; 2012-2013 = 5%

### Financing

Funding for development of site work, infrastructure, and the La'i'Ōpua Community Center is expected to be shared amongst public and private partnerships. Letters of commitments from public agencies, non-profit organizations, private foundations and companies are attached. Highlights include:

- Kamehameha Schools – committed to build and operate a preschool
- West Hawaii Community Health Center – committed to seeking public and private funds to develop a medical center
- DHHL – land and funding
- OHA – funding
- County Parks and Recreation – Staff for gym and athletic facilities
- TREE – educational programs
- Kona Community Hospital – urgent/emergency services facility

La'i'Ōpua 2020 has raised \$2.5 million through public and private partnerships:

Federal Funds (HUD, NHEA)	<b>\$1,401,190</b>
State Funds (State Grant-In-Aid, DHHL, and OHA)	<b>\$2,619,241.00</b>
Private Foundation (Kona Kai Ola Foundation)	<b>\$48,300</b>

In addition, \$10.23 Million dollars of funding requests are pending.

### Status

Below is significant La'i'Ōpua 2020 pre-development tasks and benchmarks completed:

- County of Hawaii(COH) re-zoned Village VI to CV7.5
- COH approved sub-division
- Preliminary Engineering Report Completed by RM Towil
- Sewer, water, & electrical entitlements approved
- NEPA Environmental EIS & EA completed
- Archeological Survey completed and approved by SHPD
- Phase one Sewer construction & installation scheduled for October
- Architect contract executed & schematic design underway

# Private & Public Partnerships

## La'i'Ōpua 2020 Executive & Board of Directors

<b>Craig "Bo" Kahui</b> , Executive Director	Board of Directors, Kaniohale Community Homestead Association
<b>Robert Lindsey</b> , President	Trustee, Office of Hawaiian Affairs
<b>Dora Aio-Leamons</b> , Secretary	President, Kaniohale Community Homestead Association
<b>Michael Matsukawa, Esq.</b> , Director	Board of Directors, West Hawai'i Community Health Center
<b>Byron Kumulani Moku</b> , Director	Vice President, Hokuli'a Cultural Resources Management
<b>Mahealani Pai</b> , Director	Board of Directors, West Hawai'i Community Health Center
<b>Sam Walker, Sr.</b> , Vice President	Engineer/Safety Compliance Officer, EM Rivera & Sons

## Letters of Support

<b>Hawai'i Island Caucus</b>	Senate and House of Representatives, State of Hawai'i
<b>Robert A. Fitzgerald</b>	Director, County of Hawai'i, Department of Parks and Recreation
<b>JoAnn Bishop Freed</b>	Executive Director, Family Support Services of West Hawai'i
<b>Denise Hill</b>	President of the Board of Directors, Friends of the Children's Justice Center of West Hawai'i
<b>Ken Ito</b>	House of Representatives, State of Hawai'i
<b>Micah A. Kane</b>	Chairman, Hawaiian Homes Commission
<b>Harry Kim</b>	Mayor, County of Hawai'i
<b>Wally Lau</b>	Executive Director, Neighborhood Place of Kona; Chairperson, Hui Laulima Council
<b>Donald Lewis</b>	West Hawaii Regional Chief Executive Officer, Kona Community Hospital
<b>Robert Lindsey</b>	Trustee, Office of Hawaiian Affairs
<b>Dee Jay Mailer</b>	Chief Executive Officer, Kamehameha Schools
<b>Wilfred Murakami</b>	Principal, Kealakehe High School
<b>Robert H. Ozaki</b>	President and Chief Executive Officer, Queen Lili'uokalani Trust
<b>Christopher J. Pating</b>	Vice President, Strategic Planning & Implementation, Kamehameha Schools
<b>Christy Schuman</b>	Executive Director, Tropical Reforestation & Ecosystems Education Center
<b>Maile Shimabukuro</b>	House of Representatives, State of Hawai'i
<b>Arthur Souza</b>	Area Superintendent, West Hawai'i District Complex, State Department of Education
<b>Richard J. Taffe</b>	Executive Director, West Hawai'i Community Health Center, Inc.
<b>Rowena L. Tiqui</b>	Executive Director, Kona Adult Day Center



HAWAII STATE LEGISLATURE  
HONOLULU, HAWAII 96813  
September 3, 2010

Governor Linda Lingle  
State of Hawaii  
State Capitol  
Honolulu, HI 96813

Dear Governor Lingle:

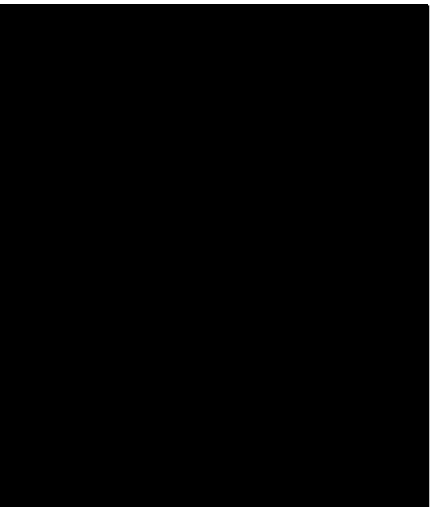
The Hawaii Island legislative team respectfully requests that you sign the authorization that will release the Grant-In-Aid (GIA) Capital Improvement Project (CIP) funds for the planning and design of the La'i Opua Community Center.

As legislators we are constantly being reminded that in today's economy, we must take advantage of public-private partnerships to grow and manage our state. The legislatively authorized funds for the La'i Opua Community Center is one of these partnerships, a small amount of state funds that will be leveraged by a non-profit private sector organization. In addition to creating construction jobs and permanent employment, the La'i Opua Community Center will provide core government service facilities in a key location of the Kailua Kona community.

As indicated on the requesting documents submitted to the Budget and Finance Department, the Department of Hawaiian Home Lands has issued a funds grant to La'i Opua for \$350,000 for sewer infrastructure. This is in addition to providing the long-term low-cost lease. A Federal Housing and Urban Development (HUD) Economic Development Initiative (EDI) grant for \$475,000 has been utilized to complete some of the initial site archaeological and engineering tasks.

If you have any questions, concerns and/or need any additional information to make a favorable decision, please contact Representative Denny Coffman as soon as possible at 586-9605. This project is in his district and accordingly he takes responsibility for coordinating any needed follow-up action.

Respectfully,



**Hawaii Island Caucus**  
*Senate and House of Representatives, State of Hawaii*

William P. Kenoi  
*Mayor*



**County of Maui**  
**DEPARTMENT OF PARKS AND RECREATION**  
101 Faubus Street, Suite 6 • Hilo, Hawaii 96720  
(808) 961-8311 • Fax (808) 961-8411

July 12, 2010

Mr. Craig "Bo" Kahui  
Kamohale Community Association  
74-5100 Haleoloa Street  
Kailua-Kona, HI 96740

**Re: 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**

Dear Bo:

The Hawaii County Department of Parks and Recreation is in support of communities and groups planning to build recreational facilities for the use of the public as well as their community members. We look forward to continuing discussions about our ability to supply staff for the gym and athletic facilities which will further recreational facilities for the people of West Hawaii as well as those in the Villages of La'i Opua. We welcome a partnership between the Hawaii County Department of Parks and Recreation and the Villages of La'i Opua for the positive development of our Keiki and Kupuna.

Please contact me for further discussions involving your plans for the recreational facilities planned for the Villages of La'i Opua.

Sincerely,



Robert A. Fitzgerald  
Director

Robert A. Fitzgerald  
*Director*  
Clayton S. Honma  
*Deputy Director*

County of Hawaii is an Equal Opportunity Provider and Employer

**Robert A. Fitzgerald**  
*Director, County of Hawaii, Department of Parks and Recreation*



Family Support Services of West Hawaii  
75-127 Lunalulu Rd., #11  
Kailua-Kona, HI 96740  
Phone: (808) 326-7778 Fax: (808) 326-4063  
Email: kids@fsswh.org

January 2, 2007

Mr. Craig "Bo" Kahui, President  
KCAI/2020  
74-5100 Haleoloa Street  
Kailua-Kona, Hawaii 96740

Dear Mr. Kahui,

Thank you for sharing the plans of the Keakeake/Alaopua Community Center with us and inviting us to participate in this visionary partnership. Family Support Services of West Hawaii gratefully accepts the KCAI/Alaopua 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/Kaunale that KCAI/2020 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 KCAI/2020 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,

[Redacted Signature]

JoAnn Bishop Freed  
Executive Director

Cc Board of Directors



**JoAnn Bishop Freed**  
Executive Director, Family Support Services of West Hawaii

10 *Bo'i Opua Community Center*



January 5, 2007

Mr. Craig "Bo" Kahui, President  
KCAI/2020  
74-5100 Haleoloa 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 Kanihale Community Association/La'iopua 2020 in developing the vision and plans for a Kanihale/La'iopua 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/Kaunale that KCAI/2020 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,

[Redacted Signature]

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

**Denise Hill**  
President of the Board of Directors, Friends of the Children's Justice  
Center of West Hawaii



HOUSE OF REPRESENTATIVES  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

Representative Michael Magaoy  
415 South Beretania Street Rm. #432  
Honolulu, HI 96813

To the Honorable Representative Magaoy:

I support the construction of the Lā'i'opua Community Center that will serve Native Hawaiians and the people of the Hawaiian Homes community of Kaneohe.

A community center that promotes education, provides child-care, serves as a safe-haven for youth and elderly alike, is essential to the creation and endurance of a vibrant community. For the 226 homes and 1243 individuals living in the Kaneohe community, these goals are inherent within the construction of the Lā'i'opua Community Center. Furthermore, the benefits the center will have for the children in promoting their education by providing an environment conducive to learning, is a reward that cannot be quantified.

The current center of Lā'i'opua is in a state of disrepair, small, and inadequate in serving the needs of the people in the community. Our community centers and community facilities are a representation of the state's care and investment in the people they serve. We have a responsibility to the people of Hawaii in ensuring that our communities thrive and the betterment of the Native Hawaiian people remains a point of practice.

Thank you for your consideration on this matter.

Sincerely,

Ken Ito  
State Representative  
48<sup>th</sup> District - Kaneohe

Ken Ito  
House of Representatives, State of Hawaii

HONOLULU  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOMELANDS  
P.O. BOX 859  
HONOLULU, HAWAII 96805

January 3, 2007

Mr. Craig "Bo" Kahui  
Kanioloale Community Association  
74-5100 Halepono 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 Lā'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 (HCCPH).

DHHL has received letters of intent to participate in this important endeavor from Queen Lili'uokalani Children's Center and the Kaneohe Schools. It is our intent to enter into license agreements with each participating agency and to work closely with Lā'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, QJW

Micah A. Kane  
Chairman, Hawaiian Homes Commission







**KONA  
COMMUNITY HOSPITAL**  
*CARE YOU CAN COUNT ON*

January 24, 2008

Craig "Bo" Kahui, President  
74-5100 Haleolono St.  
Kailua-Kona, HI 96740

Dear Bo:

It was a pleasure attending the La'i'Opua Community Center Development Plan presentation and further discussing with you the medical center aspect of the plan. I am interested in exploring with you, in conjunction with West Hawaii Community Health Center, the creation of an urgent/emergent services facility for the community.

Sincerely,

[Redacted Signature]

Donald Lewis  
West Hawaii Regional CEO

**KONA COMMUNITY HOSPITAL**  
HAWAII HEALTH SYSTEMS CORPORATION  
79-1019 Haukapila Street  
Kealahou, HI 96750  
(808) 322-9311

**Donald Lewis**  
West Hawaii Regional Chief Executive Officer,  
Kona Community Hospital



OFFICE OF HAWAIIAN AFFAIRS

April 22, 2007

The Honorable Michael Magnoy  
State House of Representatives  
State Capitol  
Honolulu, Hawaii 96813

Dear Representative Magnoy:

On Friday morning, April 20<sup>th</sup>, I had the opportunity to meet with Mr. Craig "Bo" Kahui, who presently serves as President of the Kanihale Community Association and La'i'Opua 2050. Bo has a wonderful vision for the Kaulahe Ahupua'a within the Villages of La'i'Opua are located, a vision which calls for Building a Community, not just a residential community, but a community which has all of the services and requirements for its residents from health care to recreation to early education.

There are several individuals and organizations who are advocating for this effort from Mayor Harry Kim, Mr. Micah Kane at DHH, Kamehameha Schools and the Queen Liliuokalani Children's Center, to name a few. I would like to add my support to the planning and design State Grant-Aid request of \$3.2 million for the Kanihale Community Center at La'i'Opua. I trust you will look favorably upon the request.

Mahalo nui,

[Redacted Signature]

RKLJRL:mw *LM*

711 Kanihale Blvd., Ste. 100, Honolulu, HI 96813-5249  
Phone: (808) 594-1828 • Fax: (808) 594-1865 • www.OHA.gov

**Robert Lindsey**  
Trustee, Office of Hawaiian Affairs



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
KEALAKEHE HIGH SCHOOL  
74-5000 PLOUGHFIELD STREET  
KAILUA-KONA, HAWAII 96740  
PHONE: (808) 327-4808 • FAX: (808) 327-4897

January 23, 2008  
Bo Kabui, President  
Lai'opua 2020  
74-5100 Haleolono Street  
Kailua-Kona, Hawaii 96740

Mr. Kahui,

Over the last several months, we had met on more than one occasion to discuss the proposed multi purpose community center complex for development adjacent and south of Kealakhe High School.

We had the opportunity to review your current vision to provide the broader west Hawaii region direct social, cultural, educational, recreational, medical and dental services and programs.

Specifically, your commitment to offer Kealakhe High school use of you community resources, such as the aquatic center and other components truly reflect the foundation for collaboration between our school and the community. In addition, your commitment to "upgrade" our athletic fields to provide lights and parking would offer access and a greater opportunity both for the school and the community.

We are excited over the prospects of a new beginning merging our school resources with the community resources to better maximize and utilize current and proposed facilities. Therefore, I'm please to support your initiative for the development of a multi purpose community center and commit to be a full and participating partner in your endeavor.

Sincerely,

Wilfred Aluakani  
Principal, Kealakhe High School

QUEEN LII'UOKALANI TRUST

Alaka Corporate Tower  
1100 Alaka Street, Suite 1100  
Honolulu, Hawaii 96813  
Telephone: (808) 203-6150 Fax: (808) 203-6151

August 21, 2006

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

Mireah, Aloha,

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

This is to express our intent to build a Queen Lii' 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 Lii' 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 handle to start the process, establish preliminary timetables, etc. as timing is significant for us. LeeAnn Crabbe and Michelle Oram 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  
Chae Aean, PH.D.

**Wilfred Aluakani**  
Principal, Kealakhe High School

14 *Bai'Opua Community Center*

**Robert H. Ozaki**  
President and Chief Executive Officer, Queen Lii' uokalani Trust



KAMEHAMEHA SCHOOLS

January 28, 2009

Craig 'Bo' Kahui  
Executive Director  
La'i 'Opua 2020  
74-5100 Haleloano Street  
Kailua-Kona, Hawaii 96740

Dear Bo,

Mahalo for your continued support of Kamehameha Schools' efforts to provide and facilitate educational programs for the La'i 'Opua community. We sincerely appreciate your consideration in allowing us to participate with your Board in the planning process to ensure that the needs and interests of the community are well served.

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 support the operation of educational programs in the La'i 'Opua Community Center within the homestead at La'i 'Opua.

Although specific programming and use of the space has not yet been determined, we estimate a need of approximately 1,500 to 2,000 sf, together with shared use of common meeting rooms, restrooms, and parking. We are in receipt of the consultant's design worksheet and will forward appropriate program information as soon as possible.

The specifics of our collaboration will be outlined via a memorandum of agreement (MOA). I look forward to beginning our MOA discussions in the near future.

Sincerely,

[Redacted Signature]

Christopher J. Pating  
Vice President, Strategic Planning & Implementation  
cc: Dee Jay Mailer, CEO of Kamehameha Schools

Crain, 30 International Ave

Dee Jay Mailer, Chief Executive Officer, Kamehameha Schools  
Christopher J. Pating, Vice President, Strategic Planning &  
Implementation, Kamehameha Schools



Tropical Reforestation & Ecosystems Education Center Hawaii

Ola ka 'Ihina, Ola no Kanaka  
Healthy land, Healthy people

April 18, 2007

From the Office of the Executive Director

Representative Michael Y. Magaoy  
State Capitol Room 432  
Honolulu, Hawaii 96813

Dear Representative Magaoy,

This correspondence is in support of Laiohona 2020 Multi Purpose Community Center Development Plan, Grant in Aid in the amount of \$3.2 million dollar. With Kealahou ahupua'a destined to see a significant growth of family residence, it is imperative that these families have access to recreational, social, health, educational and cultural services within their neighborhood. The community center will serve as a hub for families to access these services instead of traveling throughout West Hawaii.

BOARD OF DIRECTORS  
Executive Board  
Rob Pascoe  
President  
William E. Gault  
Vice President  
Rita A. Gault  
Secretary  
Francine Yasutani  
Treasurer  
Director of Large  
Hawaii Springs  
Robert Espino  
Tina K. Kama  
J.B. Friday PhD  
Margaret Madsen  
Kurt Marston  
Pilar Simpson  
Peggy Van Dyke  
Christine Hefner PhD  
Chris O'Shea PhD

CONTACT:  
Chris O'Shea, Hawaii  
80870  
Toll-free  
855-333-3330  
Website  
www.treeschool.org  
Email  
info@treeschool.org  
TREE Center  
Hawaii is a  
Non-Profit 501(c)(3)

Mahalo.

Your consideration is appreciated. If you would like to arrange a meeting to discuss with me you may reach me at 808-333-0330 or by email [cdstisy@treeschool.org](mailto:cdstisy@treeschool.org).

Christy A. Schumann  
Executive Director

TREE Center Hawaii is dedicated to the promotion of healthy ecosystems and healthy people. Our mission is to forge connections between people and forests with ongoing restoration and education programs.

Christy Schuman  
Executive Director, Tropical Reforestation & Ecosystems  
Education Center

*Appendices - Letters of Support*



**HOUSE OF REPRESENTATIVES**

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

February 16, 2007

Subject: La'i Opua Community Center Complex

To Whom It May Concern:

This letter is in support of the proposed La'i Opua Community Center Complex within the Villages of La'i Opua, a planned community by the Department of Hawaiian Home Lands in Kealahou, North Kona, Hawaii.

The Department of Hawaiian Home Lands has recognized the need to ensure that planned projects are consistent with their Regional Plans and Initiatives.

The proposed La'i Opua Community Center will provide much needed educational, cultural, recreational, and other health and social service programs and support for people who reside in Kealahou and other rapidly growing neighboring communities on the Island of Hawaii.

Your consideration and support for this program is appreciated.

**Maile**  
Representative Maile S.T. Shimabukuro  
State Representative for District 15  
Chair, Committee on Human Services & Housing

Representative Maile S.T. Shimabukuro, District 15  
(Yvri name: Maikahe-Aiaka)  
Chair, Committee on Human Services & Housing  
Member, Committees on Education, Higher Education, Health & International Affairs  
Hawaii State Capitol, Room 406, Honolulu, Hawaii 96813  
Phone: (808) 586-8160/Fax: (808) 586-8464/E-mail: repshimabukuro@capitol.hawaii.gov

**Maile Shimabukuro**  
House of Representatives, State of Hawaii

16 *La'i Opua Community Center*

LINDA LINGLE  
Governor



STATE OF HAWAII  
Department of Education  
Office Of The Complex Area Superintendent  
West Hawaii Complex Area  
75-1401 Hualalai Road  
Kailua-Kona, Hawaii 96740

December 3, 2007

TO WHOM IT MAY CONCERN:

It is with enthusiastic support that I write to endorse the Kanihohale Community Association Board's proposal for funding.

The Board is hard at work on the La'i Opua 20/20 Plan which is a proposal to create a Community Center Complex in North Kona. The vision of the Complex which would include educational, recreational, cultural and medical facilities is to create a unique opportunity for "Community Wellness". Much of the Kanihohale Community Association's vision is guided by its belief in creating community partnerships to create collaborative planning and implementation.

To this end, the Department of Education, West Hawaii District Office, is pleased to be a full and participating partner in this initiative.

We look forward to continued work with the community association as the process moves forward.

Sincerely,

**Arthur F. Souza**  
Complex Area Superintendent  
West Hawaii District

PATRICIA HAMAMOTO  
Superintendent  
Arthur Souza  
Complex Area Superintendent

**Arthur Souza**  
Area Superintendent, West Hawaii District Complex,  
State Department of Education

**West Hawaii Community Health Center, Inc.**

75 5741 Kahahele Highway, Suite 101A • Kilahele, HI 96740 • phone: (808) 326-5629

January 10, 2007

Mr. Craig "Bo" Kahui, President  
Kahaheles Community Association/Lai' o' pua 2020  
74-5100 Halekono Street  
Kahahele-Kona, Hawaii 96740

Aloha Mr. Kahui,

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

This correspondence is to accept KCAI, Iaiopua 2020 Board invitation to the West Hawaii Community Health Center (WHCHC) to be a potential partner in your proposed community center.

As you may know, WHCHC is a community based non-profit 501(c)(3) organization offering health care services to all residents of West Hawaii without regard to income. Our mission, as adopted by the Board of Directors, is: *"To make quality, comprehensive, and integrated health services accessible to all who pass through our doors regardless of their ability to pay. These services will be culturally sensitive and will promote community well-being through the practice of 'mālama pono'."* To fulfill this mission, WHCHC seeks its service fees for those individuals who have no health insurance and we base those fees on income and family size.

The WHCHC Board of Directors is interested in discussing and evaluating further the feasibility of being a part of the center/kahale that KCAI, 2020 is planning. We believe in fostering the spirit of mālama and maximizing our limited resources and expertise in order to achieve the greatest benefit for our community. Your preposed invitation is a major step in that direction and we are excited to be a potential partner in your vision for our community.

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

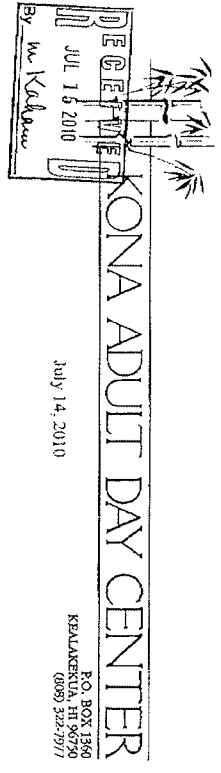
Melania Pono,

Richard J. Tafire, Executive Director

CC Board of Directors

**Richard J. Tafire**

Executive Director, West Hawaii Community Health Center, Inc.



Bo Kahui  
Laiopua 2020  
74-5599 Iulia Street #E5  
Kahahele-Kona HI 96740

Dear Bo,

Please accept this letter of support for the Laiopua 2020 Project and also for the capital campaign. This multi-purpose community center complex will include a medical clinic, pre-school, inter-generational day care facility, aquatic center & gym, and an abuse treatment center.

The shortage of healthcare providers (medical, dental, behavioral health and family support services) is most critical. Physicians are closing their practices at an alarming rate in areas which has limited access, or in some cases, virtually no access to health care. As a rural area and an island, the only way to get services not available locally to the Big Island is to fly to Honolulu. The cost of round trip flights range from \$1,700.00 to \$2,300.00. Often medical trips require an overnight stay which is an additional cost of at least \$200.00 for room, meals and transportation.

We are the only Adult Day Care facility in West Hawaii, which is about 25 miles south of Laiopua. Having an Adult Day Center closer to the hub of town will increase the availability of our services to the North Kona community. Our aging community needs this facility and all it offers. The Kona Adult Day Center, Inc. is a community 501 C-3 non-profit organization. This development of social structure will set the course for this growing Kona community over the next decade.

Our community is in dire need of this Laiopua 2020 Project and I totally support it and all that it will bring to us. Feel free to contact me with any questions at (808) 322-7977.

Melania Pono,

Rouena L. Tiqui, Executive Director

*"We extend the quality of life for your family"*  
www.konaadultdaycenter.com

**Rouena L. Tiqui**

Executive Director, Kona Adult Day Center

# La'i'opua 2020

a 501C-3 non-profit corporation  
74-5599 Luhiia Street #E5  
Kailua Kona, 96740

Phone.....808-327-1221  
Fax.....808-327-1223

**November 1, 2011**

To whom it may concern:

I strongly support of the creation of a community health center in the Villages of La'i'opua, which will serve as a satellite clinic of the West Hawaii Community Health Center (WHCHC).

I'm currently the President of the Board of Directors of La'i'opua 2020, a 501-C3 nonprofit corporation whose mission is to provide the native Hawaiian community and surrounding area affordable housing projects and neighborhood medical services and programs

The proposed WHCHC facility will have a significant impact to these communities as it will provide direct access to health related services and programs. WHCHC has proudly served West Hawaii since it welcomed its first patients in 2005. In the past 6 years, the WHCHC has proven its ability to meet the need for health care in West Hawaii, particularly the underinsured and uninsured in our community. WHCHC's efforts in La'i'opua will undoubtedly increase access to primary health care to residents of the greater Kona community.

Sincerely,



Robert Lindsey  
President

# La'i'opua 2020

a 501C-3 non-profit corporation  
 74-5599 Luhia Street #ES  
 Kailua Kona, 96740

Phone.....808-327-1221  
 Fax.....808-327-1223  
 email.....[bokahui@yahoo.com](mailto:bokahui@yahoo.com)

November 1, 2011

Health Resources and Service Administration  
 Bureau of Primary Health Care Centers  
 Washington, DC

Subject: West Hawaii Community Health Clinic Grant

To whom it may concern,

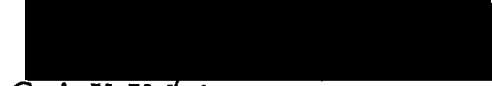
I strongly urge and support the creation of a community health center in the Villages of La'i'opua, which will serve as satellite clinic of the West Hawaii Community Health Center (WHCHC).

The Villages of La'i'opua and surrounding Hawaii Housing Finance Development Corporation- low affordable housing complexes today comprise over 500 single and multifamily units with another 245 Hawaiian homestead homes to be built in the next three years. This medical facility will serve the immediate medical and health needs of our communities within these housing projects. Most important, the Villages of La'i'opua housing project is a State of Hawaii- Hawaiian Homes Land development serving native Hawaiians and their families.

As the Executive Director, we have partnered with WHCHC to bring health services to our Native Hawaiian community, the surrounding housing projects, as well as the greater Kona community. More importantly, WHCHC will be centered within our Villages and provide our Kupuna (elders) direct access to health services, currently unavailable within close proximity. Finally, my family will benefit with direct access to the WHCHC health services in our community rather than traveling to the next district for medical services.

WHCHC has proudly served West Hawaii since it welcomed their first patients in 2005. In the past 6 years, the WHCHC has proven its ability to meet the need for health care in West Hawaii, particularly the under and uninsured in our community. Their efforts in La'i'opua will undoubtedly increase access to primary health care to native Hawaiian community, surrounding low-affordable housing and neighborhoods, and the residents of the greater Kona community.

Mahalo Nui Loa,



Craig V. Kahui  
 Executive Director

Cc: L2020 BOD



**STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813**

**November 1, 2011**

Health Resources and Service Administration  
Bureau of Primary Health Care Centers  
Washington, DC

**Subject: West Hawaii Community Health Clinic Grant**

To whom it may concern:

As the Hawai'i Island Trustee for the Office of Hawaiian Affairs (OHA) I strongly support the establishment of a Community Health Center in the Villages of La'i'opua. This Center will serve as a satellite unit of the West Hawai'i Community Health Center (WHCHC).

OHA's Mission by statute as a State Agency is to "better conditions for Hawaiians." OHA has three Strategic Roles; Advocacy, Asset Management and Research and six Strategic Priorities, one of those Priorities and a very significant one is Health. Ethnically Hawaiians lead our State in heart disease, obesity, cancer and stroke.

This Community Health Center will have a significant impact on our North Kona Community in particular and the Kona Community in general. WHCHC has served West Hawai'i well for more than a decade especially the underinsured and the uninsured. WHCHC's presence in La'i'opua will undoubtedly increase access to primary health care not only to La'i'opua but to every resident in our Kona community.

With Kind Regards,

Robert K. Lindsey, Jr

Hawai'i Island Trustee



William P. Kenoi  
Mayor



William T. Takaba  
Managing Director

Walter K.M. Lau  
Deputy Managing Director

## County of Hawai'i Office of the Mayor

25 Aupuni Street, Suite 2603 • Hilo, Hawai'i 96720 • (808) 961-8211 • Fax (808) 961-6553  
KONA: 74-5044 Ane Keohokalole Hwy., Bldg. C • Kailua-Kona, Hawai'i 96740  
(808) 323-4444 • Fax (808) 323-4440

October 24, 2011

Aloha,

This correspondence is in strong support of the creation of a community health center in Lai`o`pua, which will be a satellite clinic of the West Hawaii Community Health Center (WHCHC).

As the Deputy Managing Director for the County of Hawaii, we embrace the Clinic into what according to the Kona Community Development Plan, an area that will see a substantial increase population of families. In particular this Clinic will certainly support the families in the County's Kaloko Transitional Housing complex for homeless families that is scheduled to be open for service in December 2011.

WHCHC has proudly serve West Hawaii since it welcomed their fist patients in 2005. In the past 6 years, the WHCHC has proven its ability to meet the need for health care in West Hawaii, particularly the under and uninsured in our community. Their efforts in Lai`o`pua will undoubtedly increase access to primary health care to residents of the greater Kona community.

Sincerely,

  
Wally Lau,  
Deputy Managing Director



*Inspiring Hope, Changing Lives*

October 31, 2011

Re: Lai'o'pua

To whom it may concern:

I am writing on behalf of HOPE Services Hawaii, Inc. to express support <sup>of</sup> the West Hawaii Community Health Center's efforts to establish a satellite clinic in Kealakehe. HOPE Services Hawaii (HOPE) is a faith-based non-profit organization committed to *bringing to life gospel values of justice, love, compassion, and hope through service, empowerment and advocacy*. HOPE provides a comprehensive array of services for families and individuals experiencing homelessness including homeless outreach, SNAP outreach, representative payee services, emergency shelter, transitional housing and permanent supportive housing with a focus to help them work towards becoming self sufficient.

Majority of the persons we serve have no insurance or are underinsured. We lean and depend on the West Hawaii Community Health Center (WHCHC) to provide the necessary primary, dental and behavioral health care necessary to improve the quality of life of our clients. WHCHC has responded! They opened their mobile dental van for clinic services on-site at one of our Friendly Place Campus, as well as set weekly "health clinic" days at our Drop In Center. This addressed our client's concerns of access to services, with the convenience of clinic days on-site.

WHCHC has been providing comprehensive primary, dental, and behavioral health care to the underserved and vulnerable communities of West Hawai'i. This area experiences some of the highest rates of poverty, health disparities, and barriers to health care access than much of the rest of the State of Hawai'i. It is without hesitation that I extend my support to the West Hawaii Community Health Center so that they can continue to provide affordable care to all regardless of their ability to pay. I urge you to approve funding for Lai'o'pua to expand accessibility of health services in our community.

Sincerely,

A solid black rectangular box redacting the signature of Brandee Menino.

Brandee Menino, MA  
Chief Executive Officer

KEALAKEHE COMMUNITY ASSOCIATION

Phone:

Fax:

October 18, 2011

To whom it may concern:

I strongly support the creation of a community health center in Lai'o'pua, which will be a satellite clinic of the West Hawaii Community Health Center (WHCHC).

My name is Elaine Watai and I am the Community Coordinator for the Kealakehe Community Association and also the advisor of our Neighborhood Watch and our Youth Crime Watch of Kealakehe; which all advocate for a Community health center facility in our District.

With the increase in our population, and the numerous medical problems our Kupuna, Makua and Youth constantly attain in this day and age, and in our daily lives, travelling the distance we have to, north or south, oft at times increase the medical problems and put our people at greater risks to be cared for.

Undoubtedly, increased access to health care for residents of the greater Kona community can only be a more positive asset in our community today. I know for a surety, this can be a welcomed addition to our area and please feel free to acknowledge our support as deemed necessary.

Respectfully submitted

Elaine P. Watai

*Kaniohale*  
*Community Center*  
74-5100 Haleolono Place  
Kailua-Kona, Hawaii 96740

RECEIVED

OCT 31 2011

WEST HAWAII COMMUNITY  
HEALTH CENTER

West Hawaii Community  
Health Center  
75-5751 Kuakini Hwy, Suite 203  
Kailua Kona, Hawaii 96740

October 27, 2011

To whom it may concern:

I strongly support of the creation of the community health center in La'opua, which will be a satellite clinic of the West Hawaii Community Health Center (WHCHC)

I Am Dora Aio-Leamons, President of the Kaniohale Community Center at La'opua Villages. Also the Secretary for L2020 Board. Along with all of the board of directors on both associations we have worked very hard to make this a reality for the community and all of the surrounding communities as well.

Currently we have to take our Kupunas and Keikis to other areas for their check ups or doctors appointments which does cause some hardship for our families in our communities. This health center is well needed for a long time and we welcome it to the La'opua Villages.

WHCHC has proudly served West Hawaii since it welcomed their first patients in 2005. In the past 6 years, the WHCHC has proven its ability to meet the need for health care in West Hawaii, particularly the under and uninsured in our community. Their efforts in La'opua will undoubtedly increase access to primary health care to residents of the greater Kona community.

Sincerely,



*Dora Aio-Leamons, RCHP Resident*  
*L2020 Secretary*

October 24, 2011

To Whom It May Concern:

I am writing on behalf of Hui Mālama Ola Nā 'Ōiwi, Native Hawaiian Health Care System for Hawai'i Island, to express strong support for the creation of a community health center in La'i'opua, which will be a satellite clinic of the West Hawai'i Community Health Center.

Hui Mālama Ola Nā 'Ōiwi (HMON'O) is a 501(c)(3) non-profit agency and is recognized as the Hawaiian health entity serving the Big Island's Native Hawaiians. Native Hawaiians face immense health issues, especially in the areas of obesity, hypertension, diabetes, cancer, and heart disease. The mission of HMON'O is to provide health services to address these disparities, and enhance the quality of life of our Native Hawaiian people.

Hui Mālama Ola Nā 'Ōiwi and West Hawai'i Community Health Center (WHCHC) have a strong history of partnership in providing comprehensive primary health care for Native Hawaiians in West Hawai'i. Our partnership with WHCHC is integral to providing our Native Hawaiian clients with additional medical care to manage their health as well as access to medical, dental, and behavioral health care providers. WHCHC's established access to the Native Hawaiian community through their health center is a valuable avenue for Hui Mālama Ola Nā 'Ōiwi to continue its mission to provide health services and to enhance the quality of life among our Native Hawaiian people.

West Hawai'i Community Health Center has proudly served West Hawai'i communities since it welcomed their first patients in 2005. Over the past 6 years, the WHCHC has consistently proven its ability to meet the need for health care in West Hawai'i, particularly the under- and uninsured individuals in our community. Their efforts in La'i'opua will undoubtedly increase access to primary health care to Native Hawaiians, and all residents, of the greater Kona community.

Aloha Pumehana,



Michelle Malia Hiraishi  
Executive Director  
Hui Mālama Ola Nā 'Ōiwi



*Lifting the Nation*

**Hui Mālama Ola Nā 'Ōiwi**  
Native Hawaiian Health Care System

**BOARD OF DIRECTORS**

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**HONOOLULU OFFICE**

2000 Kalaniana'olaha Avenue, Suite A-3  
Honolulu, HI 96820  
(808) 969-9220  
(808) 961-4794, fax  
[www.huilamalamaolanao'iwi.org](http://www.huilamalamaolanao'iwi.org)

**KONA OFFICE**

(888) 929-9700  
(888) 929-9744 fax

**KONA OFFICE**

(888) 323-3618  
(888) 323-2096 fax

**KAHOOLA OFFICE**

(808) 965-5521  
(808) 965-5527 fax

**WAIHEA OFFICE**

(808) 885-0489  
(808) 885-0882 fax

**PRIMARY CARE CLINIC**

3400 Kalia Drive, Suite 6-B  
Honolulu, HI 96820  
(808) 935-8484  
(808) 961-6710 fax

Your Native Hawaiian partner  
in healthy living!

Neil Abercrombie  
Governor

Kathryn S. Matayoshi  
Superintendent



**STATE OF HAWAII**  
DEPARTMENT OF EDUCATION

Kealakehe Elementary School  
74-5118 Kealakaa St.  
Kailua-Kona, HI 96740  
Phone: 808-327-4308 FAX: 808-327-4347

October 24, 2011

To Whom It May Concern:

West Hawaii Community Health Center (WHCHC) has proudly served West Hawaii since it welcomed its first patients in 2005. In the past six years, WHCHC has proved its ability to meet the need for health care in West Hawaii, particularly to the underinsured and uninsured in our community.

WHCHC is planning to establish a satellite clinic in La'i o'pua. This location is closer to Kealakehe Elementary School than the Kailua-Kona site. The proximity will provide increased access to primary health care to families in our geographic area.

I strongly support the creation of a community health center in La'i o'pua. Easier access to health care is critical to helping families keep their children healthy. Studies show that healthy children who attend school on a regular basis experience greater academic success. A community health center in our neighborhood will be a welcomed resource for the school and its families.

Sincerely,



Nancy N Matsukawa  
Principal

*Values*

*Tu'uhonua*

*Interconnectedness*



# **EXHIBIT B**

Pre-Entitlement Development Task List/Studies



# La'i'opua 2020 Community Center Development

## La'i'opua 2020 & Contractor Tasks Sheet

Preliminary Entitlements & Category Range of Requirements/ Parameters & Milestones  
(Exhibits Available upon Requests)

	Parameters	Requirements	La'i'opua 2020 Project: Milestones & Tasks Completed
Building Site Criteria	Physical parameters required for site development;  <b>Completed</b>	Size/buildable area	L2020 Building TMK 7-4-021:002 Lot B1 (26+ Acres), <b>Ex. A-Site Map</b>
		Slope hazard/soil depth	The site's slope is between 3%– 15% grade of the property. <b>Ex. B-Topo Map, Ex. B1-Topo Map</b>
		Tsunami and flood inundation	Site location not within the tsunami & flood inundation area. <b>Ex. C- Tsunami &amp; Flood Map</b>
		Lot configuration	<b>Ex. A-COH- Preliminary Subdivision Map Approved</b>
	Operational constraints such as roadways and utilities  <b>Completed</b>	Roadways	Internal roads design complete.
		Water	L2020 has secured 16 water credits for the first phased development for Community Center & Medical Clinic
		Wastewater	Site has sewer credits to the current Sewerage Treatment Plant. L2020 has constructed an interim sewer connection. Permanent sewer connection pending new Ane Keahokalole Hwy highway construction completion June 2012.
		Drainage	Consultants RM Towill to complete drainage report.
		Power and communications	Keanulehu Drive serves the site, <b>Ex. C-1 Preliminary Engineering Report Completed</b>
	Environmental Assessment  <b>Completed</b>	Pedestrian/alternative transportation accessibility	Pedestrian access and alternative transportation accessibility is planned on Ane Keahokalole Hwy and mauka makai routes with newly planned roads Site is located within the Transit Oriented Development
Cultural/archaeological Flora/fauna Air quality/noise Environmental hazards (e.g. hazardous materials)		Federal Environmental EA and Archeological studies complete. No Findings of Significant Impact was determined. Data recovery of site 13207 <b>completed</b> . Botanical Study <b>completed</b> with no impact to flora & fauna, & Soil Survey <b>completed</b> .  <b>Ex. Federal- Environmental Review, Ex. E-Archeological Report, Ex. F-Botanical Report, Ex. I Geotechnical/ Soils Survey</b>	
Design		<b>Community Center Complex</b>	
Building Site Criteria	Design	<b>Medical Clinic Complex</b>	
	Grubbing & Grading Permit <b>Pending</b>	County of Hawaii (COH) Plan Approval	COH Plan approval pending County review for first phase development grubbing & grading and infrastructure installation, <i>ie. Sewer, water, electrical, date, parking, roads, landscaping</i>
	Meets sustainable design objectives	Leadership in Energy and Environmental Design (LEED)	Not required, but highly recommended
	Ceded land status		Non-ceded property;
Community Criteria	Governmental/land use Approvals  <b>Completed</b>	State Land Use District	Urban
		County General Plan	Urban
		County Zoning	Zoned Commercial Village- (CV7.5) <b>Ex. G- DHHL Zoning Declaration, Ex. G1 County Zoning Approval, Ex. G2- Final Subdivision Approval</b>
		Special Management Area	Outside SMA area
	Relationship to surrounding community		No displacement of residents Native Hawaiian Community and Surrounding Communities support L2020 vision for the community center program & services.
	Location in relationship to population centers and commercial activity		Site location in increasing populated growth with an estimated 4100 mix units planned for the area. Office & Business centers planned adjacent to Community Center development
	Surrounding land uses	Compatibility to adjacent uses or services	A. Police station and cell block is less the 1 mile to site location, and custody transfers present minimal risk. B. Commercial & Retail Services planned-TMK 7-4-021:003 C. County Civic Center D. Regional Park Planned 194 acres
Land ownership	DHHL State-owned	State owned; Land transferred to La'i'opua 2020 with a 65 year general lease. L2020 has sub-lease authority <b>Ex. H- L2020 Community Center Lease;</b>	
Cost Considerations	Site acquisition	La'i'opua 2020 receives DHHL License & site control	State DHHL executed 65 year General License with La'i'opua 2020 August 2009
	Demolition of existing structures		No structures exist on the site location
	Required on- and off-site improvements		Site requires on-off site improvements; sewer, water, electric, and data.
	Location in relationship to other support services		Proposed site is adjacent to mixed use commercial property with potential to serve and offer other activities and services.
Insurance		La'i'opua 2020 has secured insurance for the site	

# **EXHIBIT C**

**Health Resource Service Administration Grant Summary**



## **Application Submitted to HRSA**

**Submitted to HRSA**

---

**Organization: West Hawaii Community Health Center, Inc, Kailua Kona, Hawaii**

**Grants.gov Tracking Number: GRANT10968124**

**EHB Application Number: 93646**

**Grant Number: N/A**

**Funding Opportunity Number: HRSA-12-115**

**Received Date: 11/9/2011 2:06:29 AM**

**Total Number of Pages Submitted by the Applicant: 55**

**(Number of pages counted in accordance with program guidance: 22)**

**Error List:**

**No Errors**

# Application for Federal Assistance SF-424

<p><b>* 1. Type of Submission</b></p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Changed/Corrected Application</p>	<p><b>* 2. Type of Application</b></p> <p><input checked="" type="checkbox"/> New</p> <p><input type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>	<p><b>* If Revision, select appropriate letter(s):</b></p> <p><input type="checkbox"/> * Other (Specify)</p>
---	---	--

<p><b>* 3. Date Received:</b></p> <p>11/9/2011</p>	<p><b>4. Applicant Identifier:</b></p> <p>H80CS06640</p>
--	--

<p><b>* 5.a Federal Entity Identifier:</b></p> <p>Application #: 93646</p> <p>Grants.Gov #: GRANT10968124</p>	<p><b>5.b Federal Award Identifier:</b></p>
---	---

<p><b>* 6. Date Received by State:</b></p>	<p><b>7. State Application Identifier:</b></p>
--	--

**8. Applicant Information:**

<p>* a. Legal Name</p>	<p>West Hawaii Community Health Center, Inc</p>
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p>	<p>* c. Organizational DUNS:</p> <p>145968777</p>

**d. Address:**

<p>* Street1:</p>	<p>75-5751 Kuakini Hwy</p>
<p>Street2:</p>	<p>STE 203</p>
<p>* City:</p>	<p>Kailua Kona</p>
<p>County:</p>	<p>Hawaii</p>
<p>* State:</p>	<p>HI</p>
<p>Province:</p>	
<p>* Country:</p>	<p>US: United States</p>
<p>* Zip / Postal Code:</p>	<p>96740-1753</p>

**e. Organization Unit:**

<p>Department Name:</p>	<p>Division Name:</p>
-------------------------	-----------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

<p>Prefix: Mr.</p>	<p>* First Name: Richard</p>
<p>Middle Name: J</p>	
<p>Last Name: Taaffe</p>	
<p>Suffix:</p>	
<p>Title: Executive Director</p>	
<p>Organizational Affiliation:</p>	
<p>* Telephone Number: (808)326-3878</p>	<p>Fax Number: (808)327-1939</p>
<p>* Email: rtaaffe@westhawaiihc.org</p>	

**9. Type of Applicant 1:**

Not for Profit Organization

Type of Applicant 2:

Type of Applicant 3:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Health Resources and Service Administration

**11. Catalog of Federal Domestic Assistance Number:**

93.526

CFDA Title:

FIP Verification

**\* 12. Funding Opportunity Number:**

HRSA-12-115

\* Title:

Affordable Care Act Capital Development - Building Capacity Grant Program

**13. Competition Identification Number:**

5068

Title:

Affordable Care Act Capital Development - Building Capacity Grant Program

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

See Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Lai'opua Health Center -- West Hawaii Community Health Center will provide primary medical, dental and

**16. Congressional Districts Of:**

\* a. Applicant HI-02

\* b. Program/Project HI-002

**17. Proposed Project:**

\* a. Start Date: 4/1/2012

\* b. End Date: 3/31/2015

**18. Estimated Funding (\$):**

* a. Federal	\$5,000,000.00
* b. Applicant	\$397,964.00
* c. State	\$0.00
* d. Local	\$1,405,592.00
* e. Other	\$0.00
* f. Program Income	\$0.00
* g. TOTAL	\$6,803,556.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent Of Any Federal Debt(If "Yes", provide explanation in attachment.)**

- Yes
- No

**Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

\_\_\_\_\_

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

I Agree

### Project/Performance Site Location(s)

#### Project/Performance Site Primary Location

Organization Name: West Hawaii Community Health Center

\* Street1: TMK:7-4-21:02 & portions of 03 (no address available)

Street2:

\* City: Kailua Kona County: Hawaii

\* State: Hawaii Province:

\* Country: United States \* ZIP / Postal Code: 96740

# La'i'opua 2020 Community Center Development

## La'i'opua 2020 & Contractor Tasks Sheet

Preliminary Entitlements & Category Range of Requirements/ Parameters & Milestones  
( Exhibits Available upon Requests)

	Parameters	Requirements	La'i'opua 2020 Project: Milestones & Tasks Completed
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		Tsunami and flood inundation	Site location not within the tsunami & flood inundation area. <b>Ex. C- Tsunami &amp; Flood Map</b>
		Lot configuration	<b>Ex. A-COH- Preliminary Subdivision Map Approved</b>
	Operational constraints such as roadways and utilities  <b>Completed</b>	Roadways	Internal roads design complete.
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		Power and communications	Keanulehu Drive serves the site; <b>EX. C-1 Preliminary Engineering Report Completed</b>
	Environmental Assessment  <b>Completed</b>	Cultural/archaeological Flora/fauna Air quality/noise Environmental hazards (e.g. hazardous materials)	Pedestrian/alternative transportation accessibility
Design			Federal Environmental EA and Archeological studies complete. No Findings of Significant Impact was determined. Data recovery of site 13207 <b>completed</b> . Botanical Study <b>completed</b> with no impact to flora & fauna, & Soil Survey <b>completed</b> .  <b>Ex. Federal- Environmental Review, Ex. E-Archeological Report, Ex. F-Botanical Report, Ex. I Geotechnical/ Soils Survey</b>
Design			<b>Community Center Complex</b> Group 70 International (G70) contracted to complete community center architectural design- <b>Pre-design complete</b>
Design			<b>Medical Clinic Complex</b> Sandwich Isles Development/ Arcadia Design (SID) to complete medical clinic design- <b>Pre-design complete</b>
Building Site Criteria	Grubbing & Grading Permit <b>Pending</b>	County of Hawaii (COH) Plan Approval	COH Plan approval pending County review for first phase development grubbing & grading and infrastructure installation, <i>ie. Sewer, water, electrical, date, parking, roads, landscaping</i>
	Meets sustainable design objectives	Leadership in Energy and Environmental Design (LEED)	Not required, but highly recommended
	Ceded land status		Non-ceded property;
	Community Criteria	Governmental/land use Approvals  <b>Completed</b>	State Land Use District
County General Plan			Urban
County Zoning			Zoned Commercial Village- (CV7.5) <b>Ex. G- DHHL Zoning Declaration, Ex. G1 County Zoning Approval, Ex. G2- Final Subdivision Approval</b>
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Relationship to surrounding community			No displacement of residents Native Hawaiian Community and Surrounding Communities support L2020 vision for the community center program & services.
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Cost Considerations	Land ownership	DHHL State-owned	State owned; Land transferred to La'i'opua 2020 with a 65 year general lease. L2020 has sub-lease authority <b>Ex. H- L2020 Community Center Lease</b>
	Site acquisition	La'i'opua 2020 receives DHHL License & site control	State DHHL executed 65 year General License with La'i'opua 2020 August 2009
	Demolition of existing structures		No structures exist on the site location
	Required on- and off-site improvements		Site requires on-off site improvements; sewer, water, electric, and data.
	Location in relationship to other support services		Proposed site is adjacent to mixed use commercial property with potential to serve and offer other activities and services.
	Insurance		La'i'opua 2020 has secured insurance for the site

# **EXHIBIT D**

## **Project Cost Summary & Itemized Budget**



**PROJECT COST ESTIMATE**  
**SUMMARY 2012**

**La'l'opua 2020 - Phase 1**

Item#	<u>Work Description</u>	<u>Off-Site</u>	<u>Community Center</u>	<u>Medical Center</u>
1	<b><u>Pre-Vertical Infrastructure</u></b>			
	Site Work	\$ 23,400.00	\$ 835,600.00	\$ 739,800.00
	External Water Supply	\$ -	\$ 186,600.00	\$ 159,300.00
	External Sewer Drainage	\$ -	\$ 138,800.00	\$ 29,000.00
	Darinage System	\$ -	\$ 120,000.00	\$ 80,000.00
	External Electrical and Lighting	\$ 920,000.00	\$ 1,837,500.00	\$ 773,740.00
	<b>Sub-Total Pre-Vertical - Infrastructure:</b>	<b>\$ 943,400.00</b>	<b>\$ 3,118,500.00</b>	<b>\$ 1,781,840.00</b>
	<b>Total:</b>	<b>\$ 943,400.00</b>	<b>\$ 3,118,500.00</b>	<b>\$ 1,781,840.00</b>
	<b>Grand Total Pre-Vertical - Infrastructure:</b>	<b>\$</b>	<b>\$</b>	<b>5,843,740.00</b>
2	<b><u>Build</u></b>			
	Vertical Construction	\$ -	\$ 5,169,318.00	\$ 4,274,050.00
	Landscaping	\$ -	\$ 415,440.00	\$ 536,180.00
	<b>Total Build:</b>	<b>\$ -</b>	<b>\$ 5,584,758.00</b>	<b>\$ 4,810,230.00</b>
	<b>Total:</b>	<b>\$</b>	<b>\$ 5,584,758.00</b>	<b>\$ 4,810,230.00</b>
	<b>Grand Total Build:</b>	<b>\$</b>	<b>\$</b>	<b>10,394,988.00</b>
3	<b><u>Post Vertical Infrastructure</u></b>			
	Site Work	\$ 26,000.00	\$ 371,000.00	\$ 341,000.00
	<b>Sub-Total Post-Vertical Infrastructure:</b>	<b>\$ 26,000.00</b>	<b>\$ 371,000.00</b>	<b>\$ 341,000.00</b>
	<b>Total:</b>	<b>\$ 26,000.00</b>	<b>\$ 371,000.00</b>	<b>\$ 341,000.00</b>
	<b>Grand Total Post Vertical - Infrastructure:</b>	<b>\$</b>	<b>\$</b>	<b>738,000.00</b>
	Sub-Total Infrastructure + Build	\$	<b>16,976,728</b>	
	General Conditions (Assume Owner Build)			
	Overhead, Project Management, etc. At 4% of total infrastructure and build		<b>\$679,069</b>	
	<b>GRAND TOTAL PHASE 1</b>	<b>\$</b>	<b>17,655,797</b>	

**PROJECT COST ESTIMATE  
2012**

**La'opua - Phase 1**

**PRE-VERTICAL DETAIL COST**

**Off-Site**

**Community Center  
Phase 1A**

**Medical Center  
1D**

**Phase**

Notes  
Calculation

Notes  
Calculation

Notes  
Calculation

	Unit	QTY	Rate	Total Cost		Unit	QTY	Rate	Total Cost		Unit	QTY	Rate	Total Cost
<b>Site Work</b>														
Clear and Grub	Acre	0		\$ -		Acre	3.8	\$ 2,000	\$ 7,600		Acre	4.9	\$ 2,000	\$ 9,800
Demolish	LS	1	\$ 10,000	\$ 10,000					\$ -					\$ -
Curb Ramp	EA	2	\$ 5,000	\$ 10,000					\$ -					\$ -
Mass Excavation	CY	120	\$ 20	\$ 2,400		CY	1,000	\$ 20	\$ 20,000		CY	5,700	\$ 20	\$ 114,000
Embankment	CY	0		\$ -		CY	26,600	\$ 30	\$ 798,000		CY	20,200	\$ 30	\$ 606,000
Erosion Control	LS	1	\$ 1,000	\$ 1,000		LS	1	\$ 10,000	\$ 10,000		LS	1	\$ 10,000	\$ 10,000
<b>Sub-Total Pre-Vertical Site Work:</b>				<b>\$ 23,400</b>					<b>\$ 835,600</b>					<b>\$ 739,800</b>
<b>External Water Supply</b>						LS					LS			
8-inch PVC Waterline	LF					LF	1,100	\$ 120	\$ 132,000		LF	1,050	\$ 120	\$ 126,000
6-inch PVC Waterline	LF					LF	40	\$ 110	\$ 4,400		LF	40	\$ 110	\$ 4,400
Copper Water Lateral	LF					LF	40	\$ 30	\$ 1,200		LF	30	\$ 30	\$ 900
Fire Hydrant Assembly	EA					EA	3	\$ 7,500	\$ 22,500		EA	2	\$ 7,500	\$ 15,000
8" D.C. Meter	EA					EA	1	\$ 10,000	\$ 10,000		EA			\$ -
Gate Valve	EA					EA	7	\$ 2,000	\$ 14,000		EA	6	\$ 2,000	\$ 12,000
Connect to Existing Waterline	EA					EA	1	\$ 500	\$ 500		EA	1	\$ 500	\$ 500
Cut and Plug for Future Connection	EA					EA	4	\$ 500	\$ 2,000		EA	1	\$ 500	\$ 500
<b>Total External Water Supply:</b>				<b>\$ -</b>					<b>\$ 186,600</b>					<b>\$ 159,300</b>
<b>External Sewer Drainage</b>						LS					LS			
8-inch PVC Sewerline	LF					LF	630	\$ 120	\$ 75,600		LF	90	\$ 120	\$ 10,800
6-inch PVC Sewerline	LF					LF	20	\$ 110	\$ 2,200		LF	20	\$ 110	\$ 2,200
Sewer Manhole	EA					EA	4	\$ 15,000	\$ 60,000		EA	1	\$ 15,000	\$ 15,000
Connect to Existing Sewer Line	EA					EA	1	\$ 500	\$ 500		EA	1	\$ 500	\$ 500
Cut and Plug for Future Connection	EA					EA	1	\$ 500	\$ 500		EA	1	\$ 500	\$ 500
<b>Total External Sewer Drainage:</b>				<b>\$ -</b>					<b>\$ 138,800</b>					<b>\$ 29,000</b>
<b>Drainage System</b>														
20' Deep Drywell	EA			\$ -		EA	3	\$ 40,000	\$ 120,000		EA	2	\$ 40,000	\$ 80,000
<b>Total Drainage System:</b>				<b>\$ -</b>					<b>\$ 120,000</b>					<b>\$ 80,000</b>
<b>External Electrical and Lighting</b>														
Allowance - Upgrade HELCO Kealakehe Sub-Station	All.	1	\$ 400,000	\$ 400,000		LS			\$ -		LS			\$ -
Allowance-HELCO's Cost to Extend Distribution Circuits to Project Site	All.	1	\$ 320,000	\$ 320,000										
Allowance- SIC's Cost to Extend Tel/CATV Services to Project Site	All.	1	\$ 200,000	\$ 200,000										
Electrical and Lighting (see attached details)				\$ -					\$ 1,837,500					\$ 773,740
<b>Total External Electrical and Lighting:</b>				<b>\$ 920,000</b>					<b>\$ 1,837,500</b>					<b>\$ 773,740</b>

Pre-Vertical Infrastructure

**Pre-Vertical Infrastructure Summary**

**PRE-VERTICAL COST SUMMARY**

Off-Site

Community Center - Phase 1

Medical Center - Phase 1

Sub-Total Pre-Vertical Infrastructure: \$ 943,400

\$ 3,118,500

\$ 1,781,840

Sub-Total Pre-Vertical Infrastructure: \$ 5,843,740

Total Pre-Vertical Infrastructure \$ 5,843,740

**POST BUILDING CONSTRUCTION**

**Off-Site**

**Community Center Phase 1A**

**Medical Center 1D Phase**

Notes Calculation

Notes Calculation

Notes Calculation

Unit QTY Rate Total Cost

Unit QTY Rate Total Cost

Unit QTY Rate Total Cost

Post-Vertical Infrastructure

**Site Work**

2-1/2" Asphalt Concrete Pavement	Tons	50	\$ 300	\$ 15,000
6-inch Layer Aggregate Base	CY	60	\$ 50	\$ 3,000
6-inch Asphalt Curb	LF	350	\$ 20	\$ 7,000
4-inch Concrete Sidewalk	SF	0		\$ -
Traffic Signs	LS	0		\$ -
Striping	LS	1	\$ 1,000	\$ 1,000
Misc. Site walls/Railings	5 LS			\$ -
<b>Sub-Total Post-Vertical Site Work:</b>				<b>\$ 26,000</b>

	Tons	740	\$ 300	\$ 222,000
	CY	980	\$ 50	\$ 49,000
				\$ -
	SF	9,000	\$ 10	\$ 90,000
	LS	1	\$ 5,000	\$ 5,000
	LS	1	\$ 5,000	\$ 5,000
	5 LS			\$ -
				<b>\$ 371,000</b>

	Tons	690	\$ 300	\$ 207,000
	CY	900	\$ 50	\$ 45,000
				\$ -
	SF	7,900	\$ 10	\$ 79,000
	LS	1	\$ 5,000	\$ 5,000
	LS	1	\$ 5,000	\$ 5,000
	5 LS			\$ -
				<b>\$ 341,000</b>

Summary Infrastructure

Total Post-Vertical Infrastructure: \$ 26,000

\$ 371,000

\$ 341,000

Total Infrastructure: \$ 969,400

\$ 3,489,500

\$ 2,122,840

Sub-Total of Phase 1 Infrastructure: \$ 6,581,740

Total Phase 1 Infrastructure \$ 6,581,740

	Notes Calculation	Off-Site				Notes Calculation	Co					Notes Calculation	Medical Center 1D				Phase
		Unit	QTY	Rate	Total Cost			Unit	QTY	Rate	Total Cost		Unit	QTY	Rate	Total Cost	
<b>BUILD</b>		<b>Unit</b>	<b>QTY</b>	<b>Rate</b>	<b>Total Cost</b>			<b>Unit</b>	<b>QTY</b>	<b>Rate</b>	<b>Total Cost</b>		<b>Unit</b>	<b>QTY</b>	<b>Rate</b>	<b>Total Cost</b>	
	<b>Vertical Construction</b>							SF	12,859	\$ 402	\$ 5,169,318		SF	10,450	\$ 409	\$ 4,274,050	
	<b>Landscaping</b>																
	Trees							No	40	\$ 700	\$ 28,000		No	52	\$ 700	\$ 36,400	
	Grassing/shrubs including soil/amendments (partial site)							SF	96,860	\$ 2	\$ 193,720		SF	124,945	\$ 2	\$ 249,890	
	Irrigation System (partial site)							SF	96,860	\$ 2	\$ 193,720		SF	124,945	\$ 2	\$ 249,890	
	<b>Landscaping Total:</b>										\$ 415,440					\$ 536,180	
	<b>Sub-Total Build:</b>				\$ -						\$ 5,584,758					\$ 4,810,230	
	<b>Total of Phase 1 Build (Community Center and Medical Clinic):</b>				\$ 10,394,988						\$ 5,584,758					\$ 4,810,230	

<b>Summary</b>	<b>Sub-Total Infrastructure + Build:</b>	\$	16,976,728
	<b>General Conditions</b> (Assume Owner Build)		
	Overhead, Project Management, etc. - see attachment		
	<b>At 4% of total infrastructure and build</b>	\$	679,069
	<b>Grand Total Phase 1 :</b> (Off-Site, Community Center Phase 1A, Medical Center 1D)	\$	17,655,797

**Notes:**  
 Is indicated as percent of total project (calculated by percentage of total acreage) Per RLB Report

Community Center is 15.83% of Total Project

Medical Center is 20.42% of Total Project

Indicates from PER dated: November, 2010

# **EXHIBIT E**

## **Project Time Line**

L2020 Project Timeline		Phase 1				2011				2012				2013				2014	
						1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter
		<b>Cost Estimate</b>																	
<b>Task Name</b>		<b>Off-Site</b>	<b>Community Center</b>	<b>Medical Center</b>															
X = Complete																			
Design Team	<b>Project Design and Development</b>	\$ 206,772.00	\$ 352,688.00																
	Hire Architect					C													
	Staffing Model						C												
	Space Program						C												
	Site Plan							C											
	Schematic Design								PC	X									
	Design Development									X	X								
	Owner Review										X								
	Permitting									X									
	L2020	<b>Bid Processes</b>																	
Bid Documents										X									
Bid to Sub Contractors										X									
Bid Review										X									
Contract Negotiations										X									
Contract Award											X								
Finalize Contract										X									
GC	<b>Site Preparation</b>	\$ 943,400.00	\$ 3,118,500.00	\$ 1,781,840.00															
	<i>Total:</i>	\$ 943,400.00	\$ 3,118,500.00	\$ 1,781,840.00															
	<b>Grand Total Site Prep:</b>	<b>\$5,843,740.00</b>																	
	Mobilization										X								
GC	Grading and Grubbing										X	X							
	Underground Utilities											X							
	Pad Preparation											X							
	<b>Vertical Construction</b>	\$ 5,584,758.00	\$ 4,810,230.00																
<i>Total:</i>	\$ 5,584,758.00	\$ 4,810,230.00																	
<b>Grand Total Vertical Construction:</b>		<b>\$10,394,988.00</b>																	
GC	<b>Concrete</b>																		
	Foundation Excavation											X							
	Foundation Forms											X							
	Form Inspection											X	X						
	Foundation Pour												X						
	Backfill												X						
	Slab Prep												X						
Slab Pour												X							
GC	<b>Rough Construction</b>																		
	Rough Framing												X	X					
	Building Wrap													X					
	Rough Mechanical													X					
	Rough Electric													X					
	Rough Plumbing													X					
Fire Suppression Piping													X						



# **EXHIBIT F**

**La'i'Opua 2020 Schedule of Grants**



TABLE No. 1: La'i'Opua 2020 Projected Quarterly Expenditures				
Q2 FY 2012: Oct 1 – Dec 31, 2012	Q3 FY 2012: Jan 1 – Mar 31, 2013	Q4 FY 2012: Apr 1 – June 30, 2013	Q1 FY 2013: July 1 – Sept 30, 2012	FY 20112: Amount of Grant to be Expended
\$ 2,042,728	\$ 843,625	\$ 1,378,813	\$ 843,559	\$ 5,108,725

TABLE No. 2: La'i'Opua 2020 Active Grants					
Source of Funds	Date	Status	Restrictions	Amount to Date	Remaining Balance
State GIA	November 2010	Active	Design: Community Center & Medical Clinic	1,526,000	1,138,000.00
Dept. of Hawaiian Home Lands	October 2010	Active	Sewer system design & hook-up	250,000.00	60,611.00
U.S. Dept. of Housing & Urban Development	December 2009	Active	Planning, Design & Capital funding	475,000.00	144,631.00
<b>TOTALS</b>				<b>\$493,716.00</b>	<b>\$1,343,242.00</b>

TABLE No. 3: La'i'Opua 2020 Pending Grants				
Source of Funds	Application Date	Funding Date	Restrictions	Grant Amount
Health Resource Service Administration	November 2011 (Filed)	April 2012	Medical Clinic Vertical Construction	\$5,000,000.00
State GIA CIP	January 2012 (Filed)	November 2012	On-Off Site Infrastructure	\$5,108,725.00
Office of Hawaiian Affairs	February 2012	April 2012	Capacity funding	\$ 195,672 .00
HUD- Community Facilities	February 2012	June 2012	Capacity funding	\$ 6,132,988.00
Department of Hawaiian Homes Land	March 2012	September 2012	Capacity funding	\$ 195,672.00
Economic Development Agency	Mar- June 2012	September 2012	Matching Sources	\$ 1,022,740.00
<b>Total Proposed Funding Program</b>				<b>\$17,655,797.00</b>

## LA'TOPUA2020

### SCHEDULE OF GRANTS RECEIVED -(03/31/ 2007 THRU 11/30/2011)

#### **Federal**

US Deaprtment of Education - NHEA	926,109.00	
US Department of Housing & Urban Development - EDI	475,000.00	
subtotal	1,401,109.00	1,401,109.00

#### **State**

State 2010-2011 CIP- Design Award	1,526,000.00	
OHA/ DHHL 2010-2011 Kulia I Ka Nu'u Award	250,000.00	
DHHL 2009-2010 Implementation Award	40,000.00	
DHHL 2009-2010 Regional Plan Priority Grant	32,000.00	
State 2009 Sewer- CIP Bond Award	250,000.00	
2009 OHA- Planning Grant	150,000.00	
DHHL 2008 Priority Grant	243,716.00	
State 2007 Grant-In Aid Award	125,000.00	
DHHL Capacity Grant	2,525.00	
subtotal	2,619,241.00	2,619,241.00

#### **Private**

Kona Kai Ola Foundation	subtotal	48,300.00	48,300.00
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<b>GRANTS RECEIVED TO DATE- TOTAL</b>	<b>4,068,650.00</b>
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# **EXHIBIT G**

La'i'Opua 2020 Board of Directors

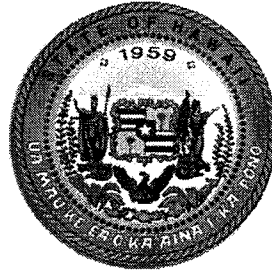
**LA'ŌPUA 2020 BOARD OF DIRECTORS**  
**BOARD COMPOSITION**

<b><u>Name &amp; Position</u></b>	<b><u>Phone #</u></b>	<b><u>Terms</u></b>
<b>Robert Lindsey – President (Native Hawaiian)</b> Trustee, Office of Hawaiian Affairs 711 Kapiolani Blvd. Honolulu, Hawaii 96815	<b>808.594.1882</b> Cell <b>808.936-6795</b>	<b>2008 -2011</b>
<b>Sam Walker SR. – Vice President (Native Hawaiian)</b> Engineer/Safety Compliance Officer EM Rivera & Sons PO Box 9031 Kailua-Kona, Hawaii 96740	<b>808.325.5057</b> Cell <b>808.895.8941</b>	<b>2009-2012</b>
<b>Dora Aio-Leamons – Secretary (Native Hawaiian)</b> Kaniohale Community Association – President 74-5142 Haleolono Place Kailua-Kona, HI. 96740	<b>808.355.8800</b> Cell <b>808.987.6178</b>	<b>2009-2012</b>
<b>Mahealani Pai - Director (Native Hawaiian)</b> Cultural Specialist Kamehameha Investment Corp./Bishop Holdings 78-6740 Makolea Street Kailua-Kona, Hawaii 96740	<b>808.322.0088</b> Cell <b>808.217.7446</b>	<b>2008 -2011</b>
<b>Michael Matsukawa - Director (Non-Hawaiian)</b> Attorney, Director West Hawaii Community Health Center 75-5751 Kuakini Hwy. Kailua-Kona, Hawaii 96740	<b>808.329.1385</b> Cell <b>808.345.0084</b>	<b>2009-2012</b>
<b>Byron Kumulani Moku - Director (Native Hawaiian)</b> V.P. , Cultural Resources 1250 Ocean Partners / Hokulia 73-1207 Melomeolo St. Kailua-Kona, HI 96740	<b>808.325-2689</b> Cell <b>808.896.8774</b>	<b>2010-2013</b>
<b>Vacancy</b>		<b>2010-2013</b>

UP-DATED: November 2, 2011  
DLA

# **EXHIBIT H**

Certificate of Good Standing & Certificate of Vendor  
Compliance



**STATE OF HAWAII  
STATE PROCUREMENT OFFICE**

**CERTIFICATE OF VENDOR COMPLIANCE**

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

**Vendor Name: LA'I OPUA 2020**

**DBA/Trade Name: Laiopua 2020**

**Issue Date: 01/27/2012**

**Status: Compliant**

Hawaii Tax#: w83586989.01

FEIN/SSN#: XX-XXX8917

UI#: No record

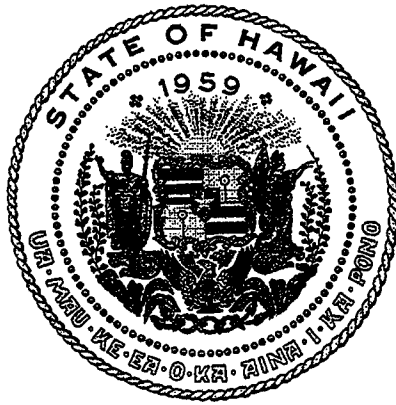
DCCA FILE#: 215148

**Status of Compliance for this Vendor on issue date:**

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

**Status Legend:**

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	The entity is compliant with DLIR requirement
Submitted	The entity has applied for the certificate but it is awaiting approval



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

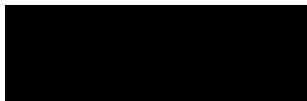
I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

LA'I'OPUA 2020

was incorporated under the laws of Hawaii on 03/24/2006 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: December 27, 2011



Director of Commerce and Consumer Affairs