

THE THIRTIETH LEGISLATURE
APPLICATION FOR GRANTS
CHAPTER 42F, HAWAII REVISED STATUTES

Type of Grant Request:

☐

Operating

☒

Capital

Legal Name of Requesting Organization or Individual: Db:

FIVE MOUNTAINS HAWAII, INC

KIPUKA O KE OLA

Amount of State Funds Requested: \$ 3,500,000

Brief Description of Request (Please attach word document to back of page if extra space is needed):

-Five Mountains Hawaii dba Kipuka o ke Ola is the State of Hawaii's only independent Rural Health Clinic. KOKO is located on Hawaii Island in the rural town of Waimea (Kamuela). Currently, KOKO provides a variety of integrated health services to include Primary Care, Women's Health, Psychiatry, Psychology, and Native Hawaiian Medicine. We currently provide over 10,000 health care visits a year. KOKO has physically outgrown our current rented space. The clinic is raising the capital for a brand new 14,000 square foot facility located on Department of Hawaiian Homelands in Waimea, Hawaii Island. KOKO currently has a 7-acre parcel with grading and grubbing permits completed and building plans submitted for county permitting. The new space will allow for growth of health-related services as the population of Waimea and North Hawaii has grown. Native Hawaiian health equity is at the center of this project's intention.

-A new facility would allow KOKO to provide prevention services such as nutrition planning and prepping, patient navigation to address the social determinants of health, and the eventual expansion to dentistry and pharmacy.



Amount of Other Funds Available:

State: \$ 500,000- Grant-in-Aid

Federal: \$ n/a

County: \$ n/a

Private/Other: \$ 786,320

Total amount of State Grants Received in the Past 5 Fiscal Years:

\$ 794,634

Unrestricted Assets:

\$ 4,000,000

New Service (Presently Does Not Exist): ☐

Existing Service (Presently in Operation): ☒

Type of Business Entity:

☒

501(C)(3) Non Profit Corporation

☐

Other Non Profit

☐

Other

Mailing Address:

PO Box 818

City:

Kamuela

State:

HI

Zip:

96743

Contact Person for Matters Involving this Application

Name:

Claren Kealoha-Beaudet

Title:

Chief Executive Officer

Email:

clarenk@aol.com

Phone:

(808) 937-7171

Claren Kealoha-Beaudet

Authorized Signature

Claren Kealoha-Beaudet, CEO

Name and Title

01/09/2025

Date Signed

Applicant Kipuka o Ke ola

Application Submittal Checklist

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

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

Claren Kealoha Beaudet

AUTHORIZED SIGNATURE

Claren Kealoha-beaudet, CEO

PRINT NAME AND TITLE

01-08-25

DATE



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: FIVE MOUNTAINS HAWAII, INC. *

DBA/Trade Name: Kipuka o ke Ola

Issue Date: 01/08/2025

Status: Compliant

Hawaii Tax#: 20522006

New Hawaii Tax#:

FEIN/SSN#: XX-XXX0168

UI#: No record

DCCA FILE#: 104938

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	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	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISÉD STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) 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 is awarded;
 - b) Complies 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;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant 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.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant 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 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.

FIVE MOUNTAINS HAWAII, INC/ DBA KIPUKA O KE OLA

(Typed Name of Individual or Organization)



(Signature)

01/08/2025

(Date)

CLAREN KEALOHA-BEAUDET

CEO

(Typed Name)

(Title)

Application for Grants

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

I. Certification – Please attach immediately after cover page

1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2024.

2. Declaration Statement

The applicant shall submit a declaration statement affirming its compliance with [Section 42F-103, Hawaii Revised Statutes](#).

3. Public Purpose

The applicant shall specify whether the grant will be used for a public purpose pursuant to [Section 42F-102, Hawaii Revised Statutes](#).

II. Background and Summary - see attached

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

1. A brief description of the applicant's background;
2. The goals and objectives related to the request;
3. The public purpose and need to be served;
4. Describe the target population to be served; and
5. Describe the geographic coverage.

III. Service Summary and Outcomes - see attached

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

1. Describe the scope of work, tasks and responsibilities;
2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;
3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and
4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

IV. Financial - *see attached*

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds ([Link](#))
 - b. Personnel salaries and wages ([Link](#))
 - c. Equipment and motor vehicles ([Link](#))
 - d. Capital project details ([Link](#))
 - e. Government contracts, grants, and grants in aid ([Link](#))
2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2026.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
875,000	875,000	875,000	875,000	3,500,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2026.
4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2026 for program funding.
6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2024.

V. Experience and Capability

1. Necessary Skills and Experience - *see attached*

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.

2. Facilities

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

VI. Personnel: Project Organization and Staffing - *see attached*

1. Proposed Staffing, Staff Qualifications, Supervision and Training

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

2. Organization Chart - *see attached*

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

3. Compensation

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

VII. Other

1. 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.

2. Licensure or Accreditation

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

3. Private Educational Institutions

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

4. Future Sustainability Plan

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

- (a) Received by the applicant for fiscal year 2026, but
- (b) Not received by the applicant thereafter.

II. Background and Summary

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

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

Kipuka o ke Ola was established in 2011 when the Waimea Hawaiian Homesteaders' Association conducted a community needs assessment of the association's members. At that time, the homestead beneficiaries identified the need for a Health Clinic that was culturally competent and truly dedicated to addressing the health and social disparities that are commonly associated with the Native Hawaiian population, and particularly those Native Hawaiian's that currently live on Department of Hawaiian Homeland communities. Following this needs assessment, in 2012, the Waimea Nui Project became one of 21 DHHL regional plans - with a health clinic to be a critical part of that initiative.

In 2013, Five Mountains Hawai'i Inc dba Kipuka o ke Ola (KOKO) was established and soon thereafter, in early 2014, became a 501c3 non-profit organization located in Waimea, Moku o Keawe.

In March of 2017, KOKO became Hawai'i's only Independent Native Hawaiian Rural Health Clinic. This status came via federal accreditation by the Center for Medicare and Medicaid Services (CMS). KOKO is currently deemed an Exemplary Provider by the CMS designated Compliance Team. As an Independent Native Hawaiian Rural Health Clinic, KOKO provides direct services to its North Hawai'i residents with a special emphasis on addressing Native Hawaiian health disparities in a culturally competent manner. KOKO's direct services offer an array of health modalities including primary care, psychiatric care, psychological care, and traditional healing care. KOKO's patient panel has grown to 3,300+ patients with over 10,000 health visits annually. Importantly, 42% of KOKO's patients are of Native Hawaiian ancestry - by far the highest percentage of Native Hawaiian patients that any health facility on the Big Island serves! The vision of a place of healing for the homestead beneficiaries in North Hawai'i has become a reality in KOKO.

2. Goals and objectives related to the request:

The goal of this request for funding is to support the vertical phase or the “building” of a brand new 14,700 square foot facility whose function will be to serve as a Health & Healing Center for the County of Hawaii. This building will be the primary location for Kipuka o ke Ola, a Native Hawaiian Focused Federally Qualified Rural Health Clinic. In addition to the Rural Health Clinic, KOKO plans to focus on a Program Titled “*Ulu Laukahi*”. This program’s objective is to educate, train, and change the nutritional and dietary lifestyles of Native Hawaiian’s and the broader North Hawaii community. The health disparity most associated with Native Hawaiian’s is directly associated with obesity, and how obesity influences and shapes many of the negative health outcomes experienced by the Native Hawaiian population (diabetes, cardiovascular disease, depression, anxiety). KOKO’s CIP plan includes a certified kitchen to aid in the distribution of healthy food options and nutritional coaching with food preparation. Also in the plan for future development is a dentistry suite and pharmacy.

3. The public purpose and need to be served:

The humble beginnings of Five Mountain’s Hawaii dba Kipuka o ke Ola started in 2013, in a 600 square foot office space, in the KTA Shopping Complex in Waimea, Hawaii. Within a year of operations KOKO rented an additional 800 square feet of clinic space next door to the original 600. By 2016 there was no more expansion space available at the KTA complex, so KOKO made the decision to relocate the facility to our current location in Uilani Plaza. Once again, KOKO has outgrown the clinic space we are currently in. The timeline below will provide a visual explanation of our need for expansion. The timeline also tells the story of KOKO providing comprehensive health care services to a severely underserved population. KOKO’s intention is to continue to grow along with the expanding community, in other words, as the need for services expands and evolves so will KOKO’s services. KOKO is asking for the capital to create a space where our health care services can be delivered and expanded upon in the very near future. Plans include a certified kitchen for healthy meal preparation, walking trails

for healthy body movement, and a full-service Ulu Laukahi Program to help address multigenerational nutrition planning and preparation to encourage and facilitate lifestyle changes that provide the support needed in shaping a healthier lahui (community).

SERVICES:

2013: Behavioral Health

2016: Behavioral Health, Primary Care, & Psychiatry

2017: Federally Qualified Rural Health Clinic

2019: Native Hawaiian Healing practices – lomi lomi and la’au lapa’au.

2020: COVID Pandemic – Continued to provide service to community with zero layoffs or clinic closures.

2022: Launch Ulu Laukahi Program – diet, nutrition, exercise, health psychology, chronic disease management.

2023: Transcranial Magnetic Stimulation (TMS) – Treatment for difficult to treat or unresponsive to medication mental health conditions: Major Depressive Disorder, Post Traumatic Stress Disorder, Anxiety, ADHD.

2024: Women’s Health Services

2025: Break ground for New Facility

STAFFING:

2013: 2 psychologists

2024: 22 staff - Providers: 4 Primary Care Providers, 1 Psychiatry, 2 Psychology, 1 Native Hawaiian Healer. Support Staff: 14 Total = 22 KOKO employees as well as 6 independent contractor services.

PATIENT ENCOUNTERS:

Total patient encounters in 2013 = 800

Total patient encounters in 2024 = **12,000+**

4. Describe the target population to be served; and

The best method to describe our target population is reflected in our mission and vision statement.

Vision: KOKO is a Department of Hawaiian Homes Land beneficiary led organization that is committed to serve Native Hawaiians living in North Hawai'i with the highest quality comprehensive healthcare from prenatal to the end of life.

Mission: KOKO provides cultural, spiritual, medical, and psychological services to all residents of North Hawai'i with a special emphasis for the Kānaka Maoli. This mission is our Kuleana. KOKO provides culturally informed direct services, actively collaborates with Hawaiian agencies and associations to meet their member's needs and is led by the community it serves.

5. Describe the geographic coverage:

The geographic coverage of Kipuka o ke Ola is the entire Big Island or county of Hawaii. As a result of the current health care/provider shortage/crisis on the Big Island, KOKO provides services island wide. KOKO provides Primary Care Services in the geographic area of North Hawaii. However, the service that has been consistently the most requested is for Mental Health. KOKO currently employs one Psychiatric Nurse Practitioner, two Psychologist, 1 mental health Physician Assistant, and one Transcranial Magnetic Stimulation (TMS) therapy machine to aid in meeting the demand for treatment of mental health services. Because the need for mental health services is so great, KOKO often participates in the CMS allowable telehealth services. Telehealth allows us to reach the entire County of Hawaii except for those areas with poor WIFI coverage.

III. Service Summary and Outcomes

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

1. Describe the scope of work, tasks and responsibilities:

- a. Scope of Work: KOKO is asking that the funding for this Capitol Improvement grant cover partial costs of the work required to begin the vertical/building process for the new Kipuka o ke Ola health care clinic. \$9,564,000.00 is the total cost of the vertical build. KOKO is requesting \$3,500,000.00 of this cost to be funded through the State of Hawaii CIP.
 - b. Tasks: Request for bid of the vertical building from contractors, vet and contract company to complete the construction project. Hire an independent project manager to provide quality assurance of building and compliance with all funding requirements and County of Hawaii permitting rules and regulations.
 - c. Responsibilities: KOKO CEO and Board of Directors to publish, review, and select contractor bids for the scope of work.
2. Provide a projected annual timeline for accomplishing the results or outcomes of the service:
 - a. Jan-June 2025: Submit for building permit application
 - b. June-Dec 2025: Grading and site improvement
 - c. Jan 2026 – July 2028: Construction
 - d. Aug 2028 – close out and facility start-up
3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and
 - a. Working with licensed professional contractors and consultants to ensure that the scope of work is completed within the parameters in which it was designed and legally agreed to.
 - b. Construction Monitoring Services. Description of the proposed full-time construction monitoring in accordance with RD Instruction 1942-A. Full time resident inspection is required during construction.
4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of the appropriation differs from the

amount included in this application, the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

- a) Progress and completion of site work to be completed prior to the building of the Medical Facility.
- b) The independent Project Manager and the contracted Civil Engineer will confirm that the scope of the work has been duly completed.
- c) At the beginning of vertical build, contractors and project manager will submit goals, objectives, and timelines for completion of work within the licensed standards outlined by the County of Hawaii building permit. This document shall be submitted and used as a measurement for effectiveness.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
(Please refer to budget attachments)

V. Experience and Capability

1. Necessary Skills and Experience

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

Skills, abilities, knowledge, experience

Over the past eleven years KOKO has had to complete many construction projects. As stated in our previous answers KOKO has had to relocate, fix existing problems with leased space, increase capacity to serve by building-out, and operationalize several clinic expansion projects. Expertise with these projects was for the most part contracted out to professional companies that completed the projects. The skills and

abilities necessary to locate then “bid out” these professionals was executed by the CEO and Board President of KOKO. This leadership team along with community partners like Waimea Hawaiian Homesteaders Association and Nanea Studios (Architect Services), provide the experience and expertise to ensure the planning and execution to completion needed for the new KOKO Clinic expansion on Hawaiian Homestead Land.

Last Three Years of completed projects:

- May of 2022 – received funding from the Department of Hawaiian Homelands to complete the following tasks: Survey of seven acres of community lands (completed), Environmental Assessment (completed), Architectural design (completed), grading and grubbing permit (completed). To be completed: Final County of Hawaii building permit.
- October of 2022 – renovated new clinic space, 1200 square feet, to relocate administrative offices and lomi lomi and massage rooms.

2. Facilities

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

- KOKO currently operates out of disconnected office spaces in a 2-story building. The existing leased space is approximately 6,000 square feet. KOKO has outgrown the available space. Offers to purchase the building have not been responded to by the Owner.
- Directly above the main KOKO office space is a gymnasium, which creates loud sounds and vibrations throughout the building. The loud sounds and vibrations create anxiety in Patients and Staff. Working with the Gym Owner has not provided a satisfactory solution.
- Due to the Gym and other business functions at the leased building, parking is very limited, and access to and from the highway is restricted by a narrow driveway.
- The proposed facility will provide KOKO with approximately 13,700 square feet gross of enclosed building area, with connected and functional spaces, and with new mechanical, plumbing, and fire sprinkler systems. A Porte Cochere and

Covered Walkway will provide protection from the typical weather near the entry to the building for drop-off and pick-up purposes. Parking is planned for 80 stalls to allow for overflow parking. The site includes proposed features to support KOKO's healthcare programs, including two walking loops, and a La'au Lapa'au Garden (Native Hawaiian Medicinal Plants).

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

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

- CEO to hire licensed and experienced contractors for all phases of design and construction. The three-bid process will require resumes and previous construction projects, as well as letters of recommendations.
- CEO to develop RFP for grubbing and grading site work to be completed.
- CEO to develop RFP for construction of building after site work is completed.
- KOKO to use a contracted attorney to review all contracts before signature.
- KOKO CEO, contracted Architect, contracted Civil Engineer, contracted Project Manager to provide supervision and oversight of CIP project until building is ready for occupancy of clinic and all programs.

2. Organization Chart

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

Please review organizational chart in attachments

3. Compensation

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

- Chief Executive Officer/Clinical Psychologist \$175,000 a year
- Chief Operations Officer/Clinical Psychologist \$160,000 a year
- Family Medicine MD \$280,000 a year

1.Litigation

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

2.Licensure or Accreditation

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

RHC- Federally Qualified Rural Health Clinic.

3.Private Educational Institutions

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

4.Future Sustainability Plan

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

- (a) Received by the applicant for fiscal year 2026, but
- (b) Not received by the applicant thereafter.

-Continued fund-raising efforts until project is completed and Health Clinic moves to new location.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: FIVE MOUNTAINS HAWAII, INC/ DBA KIPUKA O KE OLA

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST	127,500			
1. Salaries				
2. Payroll Taxes & Assessments	13,500			
3. Fringe Benefits	8,443			
TOTAL PERSONNEL COST	149,443			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	0			
C. EQUIPMENT PURCHASES	0			
D. MOTOR VEHICLE PURCHASES	0			
E. CAPITAL	3,350,557			
TOTAL (A+B+C+D+E)	149,443			
SOURCES OF FUNDING		Budget Prepared By: WENDY CYPRIANO, BUSINESS MANAGER 808-657-0756 Name (Please type or print) _____ Phone _____ <i>Claren Kealoha-Beaudet</i> 01/10/25 Signature of Authorized Official _____ Date 1/9/2025 CLAREN KEALOHA-BEAUDET, CEO Name and Title (Please type or print) _____		
(a) Total State Funds Requested	3,500,000			
(b) Total Federal Funds Requested	0			
(c) Total County Funds Requested	0			
(d) Total Private/Other Funds Requested	0			
TOTAL BUDGET	3,500,000			

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Applicant: FIVE MOUNTAINS HAWAII, INC

POSITION TITLE		FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
CLAREN KEALOHA-BEAUDET, CEO		.50 FTE	\$175,000.00	50.00%	\$ 87,500.00
WENDY CYPRIANO, BUSINESS DEVELOPMENT MANAGER		.50 FTE	\$80,000.00	50.00%	\$ 40,000.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
TOTAL:					127,500.00
JUSTIFICATION/COMMENTS:					

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2025 to June 30, 2026

Applicant: FIVE MOUNTAINS HAWAII, INC/ DBA KIPUKA O KE OLA

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY:2023-2024	FY:2024-2025	FY:2025-2026	FY:2025-2026	FY:2026-2027	FY:2027-2028
PLANS	\$ 100,000.00					
LAND ACQUISITION						
DESIGN		\$ 739,782.16				
CONSTRUCTION		\$ 4,031,217.84	\$ 3,500,000.00	\$ 4,000,000.00		
EQUIPMENT				\$ -		
TOTAL:	\$ 100,000.00	\$ 4,771,000.00	\$ 3,500,000.00	\$ 4,000,000.00	\$ 4,527,297.93	
JUSTIFICATION/COMMENTS:						
Awarded GIA FY 2025 in the amount of \$500,000- pending payment. \$4,000,000 requested from USDA- prior authorization for loan was approved.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Five Mountains Hawaii, Inc/ dba Kipuka o ke Ola

Contracts Total: 500,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	GIA 2024	07/01/24-06/30/25	Office of Community Services	Hawaii State	500,000
2					
3					
4					
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6					
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24					
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26					
27					
28					
29					
30					

TEAM KOKO (REV 1/6/25)

Dr. Claren Kealoha-Beaudet*
CEO/Clinical Psychologist

Dr. Ken Riff
Medical Director
Internist

Dr. Franco Acquaro
COO
Clinical Psychologist

Soonja Tyrrell
Psychiatric
Nurse Practitioner

Wendy Cypriano
Business
Development
Manager

Crystal O'Reilly*
Grants & Special
Projects Manager

Dr. Myra Dmitrov
Family Physician

Candice Camacho*
Clinic Operations
Manager

Kaika Lindsey*
Traditional Healing
Practitioner

Eva Maikui*
TMS Technician

Kevi Andrade *
Billor

Leah DeNike
Social Media &
Telephone

Robin Char*
Physician Assistant

Netu Gill
Patient Navigator

Jen Hashimoto*
Family Nurse
Practitioner

Kahlia Takushi
Lead
Medical Assistant

Stasia Nauka*
Patient Care
Coordinator

Kacie DeCoito*
Medical Assistant

Alita-Ray Cookman*
Medical Records
Coordinator

Anurenue
Pupuhi*
Medical Assistant

Sandra Kaniho
Front Office Lead

Mikayla Carter*
Data Migration &
Integration Specialist

PROJECT	Project:	KOKO - Kipuka O Ke Ola at Waimea Nui, Rural Health Care Clinic.		
DATE	Date:	1/9/2025		
RE:	Re:	PRELIMINARY EXECUTIVE BUDGET SUMMARY		
ITEM NO.	PROGRAM NAME	DESCRIPTION	FLOOR AREA (S.F.)	ESTIMATED COSTS
1	A&E FEES	Estimated Architectural and Engineering services thru permitting and completion of construction, includes Plan Approval, estimate for printing & permit fees.	n/a	\$ 706,492.25
2	SITE WORK	Estimated for all site work from raw land thru completion of grading, roads, and utilities within 5-ft of building, including parking lot and striping at end of construction.	n/a	\$ 3,637,440.00
3	LANDSCAPING	Estimated for all site landscaping material and installation, irrigation, ground cover, allowance for mounding at \$150K.	n/a	\$ 1,273,462.98
4	CONSTRUCTION	Estimated for foundation thru completion of interior spaces. Includes all interior FF&E. Excludes Site Work, and Landscape. 14,700 square feet.	\$ 650.62	\$ 9,564,077.95
5	CONTINGENCY	10% CONTINGENCY ON HARD COSTS (excludes site work & landscape).		\$ 956,407.80
6		SUB-TOTAL		\$ 16,137,880.98
7		G.E.T. AT 4.712%		\$ 760,416.95
		Project Budget:		\$ 16,898,297.93
				\$ 16,900,000.00 MAX. BUDGET

4.3779%

Linked to Project-Budget-Prelim File.

Estimate by RMT, revised 4/6/2024. Linked to Project-Budget-Prelim File.

Estimate by b+k. Linked to Project-Budget-Prelim File.

Cost per S.F. Linked to Project-Budget-Prelim File.

14700 \$ 650.62

Certificate of Accreditation Exemplary Provider® Award

Granted To

Five Mountains Hawaii Inc

Kipuka o ke Ola

64-1035 Mamalahoa Hwy Suite F Kamuela, HI 96743

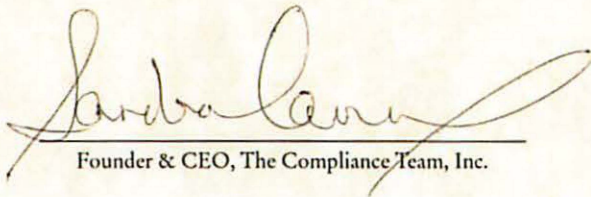
for demonstrating
Outstanding Healthcare Delivery Practices
and
Compliance to

Safety ♦ Honesty ♦ Caring®

Accreditation Quality Standards

RURAL HEALTH CLINIC

EXPIRATION DATE: MARCH 28, 2026


Founder & CEO, The Compliance Team, Inc.

033239

March 28, 2023
Date

DMEPOS

PHARMACY

RURAL HEALTH

PATIENT-CENTERED
MEDICAL HOME

CLINIC

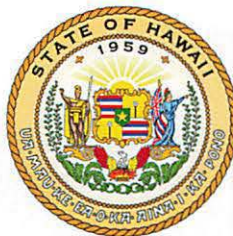
PHYSICIAN

INFUSION

OCULARIST



The Promise of
HEALTHCARE
EXCELLENCE



**OFFICE OF HAWAIIAN AFFAIRS
BOARD OF TRUSTEES**

560 N. Nimitz Hwy., Suite 200
Honolulu, HI 96817

January 10, 2025

Honorable Members of the Hawai'i State Legislature
Hawai'i State Capitol
415 S Beretania St
Honolulu, HI 96813

Dear Honorable Members of the Hawai'i State Legislature,

Subject: Support for Kipuka o ke Ola's Grant-In-Aid Application

As the Chairperson of the Office of Hawaiian Affairs (OHA), I am writing to express my full and enthusiastic support for Kipuka o ke Ola (KOKO) and their application for a Grant-In-Aid to facilitate the construction of a new Health and Healing Center in Waimea, Moku o Keawe.

Since its establishment in 2013, Kipuka o ke Ola has been a cornerstone for health and healing in North Hawai'i, particularly for our Native Hawaiian community. As Hawai'i's only independent Native Hawaiian Rural Health Clinic, KOKO addresses critical health disparities with services rooted in cultural competence and care. With 42% of their 3,300+ patient panel being Native Hawaiian, they provide essential services including primary care, psychiatric care, psychological therapy, and traditional healing.

The proposed new facility will increase KOKO's ability to serve a growing population by expanding their physical space to a state-of-the-art 14,700-square-foot health and healing center. This project will enhance access to comprehensive care, including nutrition education through their innovative "Ulu Laukahi" program, a certified kitchen, dental services, and pharmacy support. These efforts directly address the pressing health challenges faced by Native Hawaiians, such as diabetes, obesity, and cardiovascular disease, while incorporating cultural practices and values into care delivery.

The construction of this new facility will also mitigate current challenges KOKO faces in their outdated and insufficiently-sized leased space. The proposed site will offer a healing environment with walking trails and a Native Hawaiian medicinal plant garden, ensuring that patients can access care in a setting that reflects our culture and values.

This initiative exemplifies the vision of creating sustainable, community-led health solutions that align with OHA's mission to improve the well-being of Native Hawaiians. KOKO's leadership,

in collaboration with trusted partners, has consistently demonstrated their capability to execute large-scale projects, making them well-positioned to manage this endeavor responsibly.

I urge the Hawai'i State Legislature to prioritize and support KOKO's Grant-In-Aid request. By investing in this vital project, you will not only help improve health outcomes for our lāhui but also contribute to building a healthier, more resilient Hawai'i.

Should you have any questions or require additional information, please do not hesitate to contact me.

Mahalo nui loa for your consideration.

Hau'oli Ka Mana'o,

A handwritten signature in black ink, appearing to be 'Kaiali'i Kahele', written in a cursive style.

Kaiali'i Kahele
Chairperson
Office of Hawaiian Affairs



Waimea Nui Community Development Corporation
(Incorporated 2013)

Date: 1/13/25
To: Honorable Members of the Thirtieth Hawai'i State Legislature
Hawai'i State Capital, Honolulu, HI 96813
From: Waimea Nui Community Development Corporation (WNCDC)
Re: Letter of Support for Kīpuka o ke Ola (KOKO) Grant-in-Aid Application

Aloha e Honorable Members of the Thirtieth Hawai'i State Legislature-

The WNCDC is the development arm of the Waimea Hawaiian Homesteader's Association in North Hawaii. Please accept this letter of support from the WNCDC on behalf of Kipuka o ke Ola's – Grant-In-Aid– in their efforts to begin the building process for their new Health Care Clinic in Waimea, Big Island.

WNCDC and Five Mountains Hawaii dba Kipuka o ke Ola (KOKO) have been collaborative partners since KOKO's emergence in 2013 as a nonprofit health clinic and the partnership has continued through KOKO becoming the State of Hawaii's only Independent Rural Health Clinic in 2017, continuing onwards to the present day where KOKO now stands as the premier health clinic for our lahui and surrounding community in North Hawaii. It serves several thousand community members in our rural community – a federally designated medically underserved area. It has placed a special emphasis on addressing the health disparities on Native Hawaiians and now serves nearly 42% Native Hawaiians – far above other health care institutions on the island. The new facility will allow KOKO to expand its ability to serve our rural community with culturally-appropriate primary care, pediatric care, women's health, psychological and psychiatric care, and traditional healing care services.

WNCDC will continue to partner with KOKO as it moves forward in its many efforts that will directly benefit our Waimea Hawaiian Homestead Association members. We fully endorse their efforts to support our lahui and surrounding community through this Grant-in-Aid request!

Sincerely,

Michael. Hodson,
WNCDC President

C. Kimo Alameda, Ph.D.
Mayor



William V. Brillhante, Jr.
Managing Director

Merrick Nishimoto
Deputy Managing Director

County of Hawai'i ~ Office of the Mayor

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

January 10, 2025

Honorable Members of the Hawai'i State Legislature Hawaii State Capitol
415 S Beretania St Honolulu, HI 96813

Dear Honorable Members of the Hawaii State Legislature,

Subject: Support for Kipuka o ke Ola's Grant-In-Aid Application

As the Mayor of Hawaii County, I am writing to express my support for Kipuka o ke Ola (KOKO) and their application for a Grant-In-Aid to facilitate the construction of a new Health and Healing Center in Waimea, Hawaii.

I have known Kipuka o ke Ola since it first started in 2013. Since then, it has been the hub for health and healing in North Hawaii, particularly for our Native Hawaiian community. As Hawaii's only independent Native Hawaiian Rural Health Clinic, KOKO addresses critical health disparities with services rooted in cultural competence and care. With 42% of their 3,300+ patient panel being Native Hawaiian, they provide essential services including primary care, psychiatric care, psychological therapy, and traditional healing.

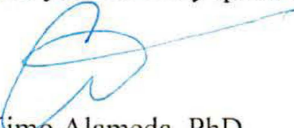
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This project will enhance access to comprehensive care, including nutrition education through their innovative "Ulu Laukahi" program, a certified kitchen, dental services, and pharmacy support. These efforts directly address the pressing health challenges faced by Native Hawaiians, such as diabetes, obesity, and cardiovascular disease, while incorporating cultural practices and values into care delivery.

The construction of this new facility will also mitigate current challenges KOKO faces in their outdated and insufficiently sized leased space. The proposed site will offer a healing environment with walking trails and a Native Hawaiian medicinal plant garden, ensuring that patients can access care in a setting that reflects our culture and values.

I urge the Hawaii State Legislature to prioritize and support KOKO's Grant-In-Aid request. By investing in this vital project, you will not only help improve health outcomes for our lāhui but also contribute to building a healthier, more resilient Hawaii.

Should you have any questions or require additional information, please call 808-345-9286.



C. Kimo Alameda, PhD
Mayor

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ke Kia 'āina o ka Moku 'āina 'o
Hawaii'i*

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
*Ka Hope Kia 'āina o ka Moku 'āina
'o Hawaii'i*



KALI WATSON
CHAIRPERSON, HHIC
Ka Luma Ho'okele

KATIE L. LAMBERT
DEPUTY TO THE CHAIR
Ka Hope Luma Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho'opulapula Hawaii'i

P. O. BOX 1879
HONOLULU, HAWAII 96805

January 13, 2025

To: Honorable Members of the Hawai'i State Legislature

From: Chairman, Hawaiian Homes Commission

RE: Letter of Support for Kīpuka o ke Ola (KOKO) Grant-in-Aid Application

Aloha e Honorable Members of the Hawai'i State Legislature

The Hawaiian Homes Commission is pleased to provide this letter of support for Five Mountains Hawaii Inc., dba: Kīpuka o ke Ola (KOKO) for their 2025 Grant-in-grant application. This CIP will provide KOKO with resources to move forward with the building of the Hale o ka Piko Health Clinic in the heart of North Hawaii. It will be built on their newly acquired 7-acre long-term lease with the Department of Hawaiian Home Lands.

The Hawaiian Homes Commission/DHHL works in close collaboration with KOKO – a beneficiary-serving non-profit organization. KOKO is part of the DHHL Regional Priority Waimea Nui Project at Pu'ukapu Homestead. KOKO's health clinic is one of the Waimea Nui Project community facilities designed to enhance the quality of life for Hawaiian homesteaders and all residents of Waimea. In addition to the lease provision for their clinic site, DHHL's support has also included providing resources to KOKO via four separate DHHL grants in recent years.

We believe that the proposed Kīpuka o ke Ola's 2025 Grant-in-Aid will be a significant step in creating equitable healthcare for our Native Hawaiian communities, especially in Northern Hawai'i, Big Island, and sincerely hope you give it your full consideration.

Sincerely,

Kali Watson, Chairperson
Hawaiian Homes Commission