

Application Submittal Checklist

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

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

Denise S. Nakanishi Denise S Nakanishi, Chair

AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

DATE

1/17/25

Applicant HAWAII ISLAND VETERAN MEMORIAL INC.

I Certification (see attachments)

II Background and Summary

Hawaii Island Veterans Memorial, Inc. (HIVM) dba Ka Hui Koa was organized as a 501c3 tax exempt non-profit corporation in 1997 by a group of military veterans representing 30 separate veterans' organizations on Hawaii Island. The first mission of HIVM was to build an affordable senior independent living community in Hilo for elderly military veterans and their spouses. The second HIVM mission is to establish a healthcare facility in proximity to the senior living community.

Following years of fund raising and searching for a site HIVM was able to acquire two separate state parcels under two separate governor's Executive Orders in late 2004. Administrative responsibility for the lots was transferred to Hawaii County, who then leased the lots to HIVM in 2005. These three parcels totaled approximately 7-1/2 acres and are located on the northeast corner of Kapiolani St. and Kawili St. HIVM then obtained an acre partial designated as a (paper) road located between the two state parcels, and were successful in obtaining it, thereby enabling us to organize these three adjoining partials into three separate TMKs. Our two separate capital projects are appropriate urban infill projects consistent with community desires that meet state and county plans and best planning practices.

After completing the comprehensive FEA, and getting basic infrastructure in place, via a state GIA award in 2015-16, HIVM selected EAH Housing of Honolulu and San Rafael, Ca. to develop and operate an affordable senior independent living community on our lots. EAH is a non-profit housing developer and facility operator with a long history of success and reliability. At this date, ground breaking has occurred and horizontal construction is well underway to build 92 units of rental town houses, a community center and other amenities on the upper 6-1/2-acre lot, by Isemoto Contracting of Hilo. General contractor, Maryl Construction of Honolulu, estimates the project to cost \$48-50M, with opening scheduled for early 2024. The project will house senior residents (preference to veterans) with earnings between 30-80% of area median income, thereby accomplishing one of our strategic goals to develop affordable housing for elderly military veterans living on modest means. The project will also meet the needs of other elderly residents of modest earnings, including veterans who are 100% disabled, who may exceed the limit for low-income housing.

This is a GIA request for sufficient funds to extend an 8" fire hydrant and 1-1/2" water service line under Kawili St. to our 1-1/2-acre lot with stub outs, making the lot fully construction-ready to build a full-service community medical center. Once completed, this project will complement the common use entrance road cross a box culvert and sewer taps we were able to install six years ago with our previous GIA funds allocated in 2016.

The target audience and beneficiaries of this GIA are members of the general public of East Hawaii including residents of Puna, Hilo and Hamakua.

With the housing project completed, our focus is on the proposed 15,000 sf medical center (see rendering attached) which is estimated to cost approximately 30 million dollars. It will be staffed and operated by Big Island Docs with whom we have a staffing agreement in place. It will service them along with traveling specialists which will help negate the requirement for local folks to travel off-island for services. Our intent for funding is to model what we were able to accomplish with our Veteran's preference housing using a combination of grants, private donors and a medical developer. This will lower construction costs and in turn, keep rental costs low helping to attract new Doctors to our island.

III, Service Summary and Outcomes

The scope of work for this project started with engineered plans which were provided by a reputable Big Island engineering firm: (1) to trench 60 (+) feet across a busy street (Kawili) to the HIVM lot, where we will provide stub outs for a hydrant and water service meters to follow at the time of construction. (2) Now that the survey and engineering are completed, an RFP was issued. There were two responses, both which eclipsed our original estimate by a significant amount. (3) The Project Manager together with the a Procurement Management Committee will select one of the firms. (4) Once the project begins, the County DPW will assign one staff engineering member to assist HIVM in ensuring all work is completed to County standards.

Measures of the effectiveness and accountability will be determined by progress meeting identified time-lines and budget members, consistent with procurement requirements as evidenced in report document sent to our state agency POC.

IV Financial

The budget noted is tentatively planned for disbursement as shown in the quarterly planning chart although we'll likely request an adjustment to timing from our expending agency POC in order to complete the objective in 3 quarters.

There will be no salaries or equipment costs no reimbursement costs sought. A state GIA award of the capital funds requested to develop the engineer plan and do the actual construction will supplemental by HIVM fundraising efforts. There will be no co-mingling of funds. No other grants or awards have been solicited or received other than the original GIA approved in 2023-2024. HIVM will cover costs of insurance, property taxes and property maintenance. We have already covered to engineering and RFP costs. HIVM has not received or applied for any state or federal tax credits.

V. Experience and Capability

In 2016, HIVM utilized a State GIA award in the amount of \$425,000 to design and engineer a box culvert, sewer and two lane paved entrance which was shared by the now completed housing and the proposed medical center. The project also included 2 sewer connections to accommodate the upper lot housing project. The project was completed on time and on budget.

This past year, HIVM again demonstrated both the experience and capability to develop a large scale housing project first envisioned 15 years ago. The 92 unit, \$68 million senior independent living is now almost completely occupied.

The sole purpose of HIVM has been to make these two public service capital projects (affordable housing and medical) available to under-served individual and communities on the Big Island. This includes elderly veterans and elderly residents of modest means consistent with County and State goals and objectives.

HIVM will proceed and accomplish this current infrastructure project correctly and expeditiously within 9 months' time.

VI: Project Organization and Staffing

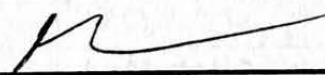
The Project Manager, Bob Williams, has served as Army Installation Manager from March 1984 to Oct 1986. It was his responsibility to command and supervise the military and civilian workforce of over 500 personnel.

A four-member Procurement Management team selected from among the HIVM Board of Directors is led by Joseph Kamelamela, former attorney with Hawaii Island Corp Counsel. Michael Singer, a general contractor specializing in Government contracting routinely deals with County, State and Federal agencies. Dr James Wyban, PHD is a successful entrepreneur who is currently an independent consultant and advisor to the College of Business at UH-Hilo.

VII: Other N/A

This statement serves as verification the GIA grant shall be used for a public purpose.

HAWAII ISLAND VETERANS MEMORIAL INC


Denise S. Nakanishi (Maj, USAR ret) Chair

11/17/25
Date

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

Type of Grant Request:

☐ Operating

☒ Capital

Full Name of Requesting Organization or Individual: Dba: Hawaii Island Veterans Memorial Inc.

Amount of State Funds Requested: \$ 183,811

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

see Background

Amount of Other Funds Available:

State: \$ 81,000

Federal: \$ _____

County: \$ _____

Private/Other: \$ 8,000

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

\$ _____

Unrestricted Assets:

\$ _____

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:

City:

State:

Zip:

Contact Person for Matters Involving this Application

Name: Denise S Nakanishi

Title: Chair

Email: denise@teamnakanishi.com

Phone: 808-936-5100

Denise S Nakanishi

Authorized Signature

Chair

Name and Title

1/17/21

Date Signed

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: _____

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries	NA	NA	3000 in King	NA
2. Payroll Taxes & Assessments	NA	NA	NA	NA
3. Fringe Benefits	NA			
TOTAL PERSONNEL COST	NA			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island	400			
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies	100			
7. Telecommunication				
8. Utilities				
9. Contracted services	183,877			
10. Construction				
11				
12				
13				
14				
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16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL				
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By: 808-936-5100 Hivm 1/17/25 Name (Please type or print) Phone Denise S Nakamishi Signature of Authorized Official Date Denise S Nakamishi Name and Title (Please type or print)		
(a) Total State Funds Requested				
(b) Total Federal Funds Requested				
(c) Total County Funds Requested				
(d) Total Private/Other Funds Requested				
TOTAL BUDGET				

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: HAWAII ISLAND VETERANS MEMORIAL INC.

Contracts Total: -

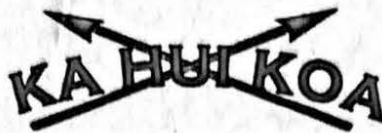
	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	WATER LINE EXTENSION	7/1/2025	6/30/2026		
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30					

Applicant: HAWAII ISLAND VETERANS MEMORIAL INC.

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
<u>\$1272877.00</u>						
PLANS						
LAND ACQUISITION						
DESIGN						
<u>\$272877.00</u> CONSTRUCTION						
EQUIPMENT						
TOTAL:						

JUSTIFICATION/COMMENTS:
SUPPLEMENTS PREVIOUS CIA AWARD OF \$90.00



Hawaii Island Veterans Memorial Inc.
P.O. Box 6820
Hilo, Hawaii 96720

Villocks Construction Corporation
6-209 Malekahiwa Place
Halea, Hawaii 96749

December 5, 2024

SUBJECT: RFP-24-001-HIVM
Fire and Domestic Water Service Laterals for Hawaii Island Veterans Memorial

HIVM Inc. is pleased to inform you that your proposal for the referenced project has been accepted. A subcontract is awarded to you for the amount of TWO HUNDRED SEVENTY-TWO THOUSAND EIGHT HUNDRED SEVENTY-SEVEN DOLLARS (\$272,877.00), including all taxes.

SCOPE OF WORK: This work includes furnishing and paying for all materials, tools, transportation, equipment, labor, and incidental work necessary to construct and complete the "Fire and Domestic Water Service Laterals for Hawaii Island Veterans Memorial, Tax Map Key Parcel No. (3) 2-4-057:029, South Hilo, Hawaii." All work must adhere to the plans, specifications, and approved submittals, along with any attachments, exhibits, or addenda included in the RFP.

Please sign and return a copy of this letter via email to bobwilliams63@msn.com within TEN (10) calendar days of receipt. We will then proceed with preparing your subcontract agreement. Kindly provide your acceptance by separate correspondence.

Sincerely,

R.N. Williams
Lt Col, USA, ret.
HIVM Project Manager

Baptist Collegiate Ministries

Kapolei St

General Parking Lot

Episcopal Church of the Holy Apostles

Hilo Marsholf

Mulani Street

Hale Haunana

Kinolea St

W. Keweenaw St

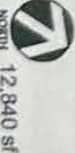
HIVM Parcel
(Bob Williams)

Requested waterline

Apartment complex
(Under construction)

Hilo Campus of The Waiapahu Community

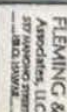




TAX MAP KEY: (3) 2-4-057: 029

TAX MAP KEY: (3) 2-4-057: 029

04/09/2014



**FLEMMING &
Associates, LLC**
577 MARQUARD STREET
— BILLO, ILLINOIS —



100

1

10

110

10

1

1 KAWILI STREET VIEW
SCALE: 1/8" = 1'-0"



KAWILI HEALTHCARE CENTER

DATE: 08/01/2018

BY: [Signature]

PROJECT: KAWILI HEALTHCARE CENTER

SCALE: 1/8" = 1'-0"

COMPILED BY: [Signature]

FLEMING ASSOCIATES, INC.

ARCHITECTS

1000 N. 10TH AVE., SUITE 100

PHOENIX, AZ 85006

TEL: 602.254.1100

WWW.FLEMINGASSOCIATES.COM

REVISIONS:	
PROJECT NO.:	
PROJECT NAME:	
SHEET NO.:	
SHEET TOTAL:	
DATE:	
SHEET:	



DATE: 04/07/2014
PROJECT: KAWILI HEALTHCARE CENTER
DRAWN BY: DWF
CHECKED BY: DWF
APPROVED BY: DWF

KAWILI HEALTHCARE CENTER
WEST KAWILI STREET
HILLO, HAWAII
TAK MAP KEY (3) 3-4-0971 039

PROJECT NO.: 20080100
PROJECT AREA:
PROJECT LOCATION:
SHEET: 04-0001

DATE: 04-0001
SHEET: 04-0001



1 ENTRY RENDERING
SCALE NOT TO SCALE