

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:

Young Womens Christian Association of O'ahu

YWCA O'ahu

Amount of State Funds Requested: \$ 694,544.00

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

Funding is requested to complete the final phase of renovations for Juliette M. Atherton Hall and Kitchen to address critical updates required for compliance with current health, safety, and accessibility standards. These improvements will modernize the facilities to support workforce development, resources for small businesses and farmers, and event rental. The renovations will also resolve structural issues inherent to the building's historic nature and proximity to Kāne'ohe Bay, ensuring its continued use as a vital community resource.

Amount of Other Funds Available:

State: \$ _____

Federal: \$ 565,000.00

County: \$ _____

Private/Other: \$ _____

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

\$ 1,476,000.00

Unrestricted Assets:

\$ 3,011,270.22

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:

1040 Richards Street

City:

Honolulu

State:

HI

Zip:

96813

Contact Person for Matters Involving this Application

Name:
Kate Chan

Title:
Director of Finance

Email:
kchan@ywcaoahu.org

Phone:
808-538-7061


Authorized Signature

Noriko Namiki, Chief Executive Officer
Name and Title

January 17, 2025
Date Signed



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: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF OAHU

DBA/Trade Name: YWCA of Oahu

Issue Date: 01/13/2025

Status: **Compliant**

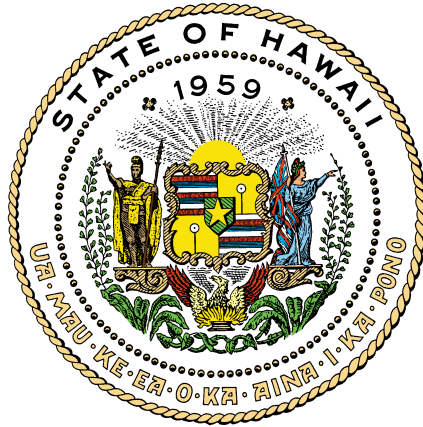
Hawaii Tax#: W40393744-01
New Hawaii Tax#: GE-0412014592-01
FEIN/SSN#: XX-XXX3534
UI#: No record
DCCA FILE#: 481

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



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

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF OAHU

was incorporated under the laws of Hawaii on 01/12/1903 ;
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: January 13, 2025

Director of Commerce and Consumer Affairs

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

The undersigned authorized representative of the applicant certifies the following:

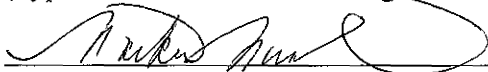
- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide 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, Hawai'i 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, Hawai'i 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, Hawai'i 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.

Young Womens Christian Association of O'ahu

(Typed Name of Individual or Organization)



(Signature)

January 17, 2025

(Date)

Noriko Namiki

Chief Executive Officer

(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.

The Hawai'i Compliance Express Certificate is attached to this application.

2. Declaration Statement

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

The Declaration Statement is attached to this application.

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](#).

The Young Women's Christian Association of O'ahu confirms that this grant will be used for a public purpose, pursuant to Section 42F-102, Hawai'i Revised Statutes.

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;

The Young Women's Christian Association of O'ahu (YWCA O'ahu), the largest and oldest women's organization in Hawai'i, empowers women, girls, and families by providing programs and opportunities for economic advancement, leadership development, and business entrepreneurship. The organization offers signature programs at three facilities: YWCA Laniākea (flagship headquarters) in downtown Honolulu, YWCA Kokokahi (education and recreation) in Kāne'ohe, and YWCA Fernhurst (women's transitional housing) in Makiki, along with remote services to neighbor islands. In 2025, the YWCA O'ahu celebrates 125 years serving our Hawai'i community. The YWCA O'ahu is dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom, and dignity for all.

2. The goals and objectives related to the request;

The goal of this request is to complete renovations to Juliette M. Atherton Hall, specifically its kitchen and multipurpose room, to provide training and workforce development programs, small business resources, and a recreational venue for the community. The project is currently in the permitting and plan review phase with the City & County of Honolulu, with construction anticipated in late 2025.

Background: In 1927, Dr. Theodore Richards, former Principal of Kamehameha Schools, envisioned a community center where people of all races could come together as "one blood" or "kokokahi". In a time when it was common for communities to be segregated by race, YWCA Kokokahi was an unprecedented effort to break down racial barriers.

Originally constructed in 1936, Juliette M. Atherton Hall is a two-story, 5,890 square foot multipurpose building. The main floor consists of a spacious, open floorplan with views of Kāneʻohe Bay and the Koʻolau mountain range. The kitchen wing comprises a commercial kitchen, pantry, custodial closet, and restroom facilities. A lanai surrounds the multipurpose hall.

The specific objectives include:

- Renovate the facility for compliance and modernization for continued use in economic advancement and business entrepreneurship programs.
- As an extension of the Patsy T. Mink Center for Business and Leadership, utilize the venue to host programs for product development, marketing and branding, and ShopSmall Hawai'i.
- Provide kitchen facilities and dining venue to support a workforce development program for culinary training and food service.
- Create a versatile space for community events, trainings, workshops, and rentals to generate income for sustainable operations.
- Conduct renovations in line with the U.S. Department of Interior standards to maintain the historical character of the building.

3. The public purpose and need to be served;

The public purpose is to renovate and modernize the kitchen and multipurpose meeting space to provide:

- Resources and technical assistance for small business owners, farmers, local food producers, and entrepreneurs in rural communities;
- Workforce development to support growth in the food service industry;
- Sustainability in local food systems through value-added product development;
- Facilities for recreational programs and special events for the community.

4. Describe the target population to be served;

The target population includes:

- Job seekers pursuing training and employment in the food service industry;
- Socially and economically disadvantaged small business owners;
- Justice-involved women reintegrating into the workforce;
- Local farmers and food producers developing value-added products;
- Minority entrepreneurs, with a focus on Native Hawaiians and other underrepresented groups.

5. Describe the geographic coverage;

The project is located at 45-035 Kāneʻohe Bay Drive, Kāneʻohe, Hawaii 96744 (TMK 4-5-104-045, 046, 065) on the northeast side of the island of Oʻahu. YWCA Kokokahi is a 10.23 acre education and recreation complex on Kāneʻohe Bay providing valuable resources to the Windward Oʻahu community.

Juliette M. Atherton Hall is situated on Lot 45, which encompasses the majority of the site's key structures, including Ruth Midkiff Hall and Gymnasium, the swimming pool and pool house, the office, and most of the multipurpose cabins. Surrounding land uses include residences to the east, south and southwest and the Waikalua Fishpond to the northwest.



The area surrounding the property has been urbanized through the development of residential subdivisions, which started in the 1930s and continued through the 60s. Despite these changes, YWCA Kokokahi retains its large, grassy open spaces, gently sloping topography, sweeping views of Kāneʻohe Bay, historic buildings, and mature trees. Its open lawns and oceanfront location offer recreational use for neighboring communities, and access for emergency management services, including helicopter and water rescue.

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;

Scope of Work: The capital improvement grant would fund the following renovations:

1) Kitchen and Food Service: Removal and replacement of grease interceptor. The capital improvement grant would fund the following renovations: 1) Kitchen and Food Service: Removal and replacement of grease interceptor. Electrical upgrades to support the kitchen design. Replace existing lighting with new, energy efficient fixtures. Replace mechanical ventilation system. Remove and replace ceiling as needed for removal and installation of electrical, mechanical ductwork, overhead plumbing lines, and lighting. Replace kitchen sanitary lines, and installation of a new secondary handsink. Install a backflow preventer at the property entrance. Remove existing water heater tank and installation of a new instant hot water heater. Repairs to the existing quarry tile flooring. Replace any damaged tile and cove bases with new to match existing. Cover existing kitchen wall surfaces with new FRP wall panels. Remove roll-up doors, infill wall, new wall at dishwash area, updated storage room layout. New high-performance windows for security and energy efficiency. New glazing to be impact resistant, include screens. Inspect existing gas lines and replace them as needed.

2) Multipurpose Room: Repairs to the ceiling and roof structure. Repairs to the deck and railing. Replace existing flooring with new vinyl tile. Install commercial fans for improved air circulation.

Tasks: To support the facility renovation project, the following tasks will be performed:

- Maintain project services with Faith Works Studios, architect.
- Maintain project services with 'Eleu Consulting, project management.
- Contract with Cultural Surveys for archaeological monitoring during construction.
- Issue bid forms, conduct pre-bid inspections, evaluate submissions to select the most qualified general contractor based on project criteria.
- Mobilize for construction in November 2025.
- Perform the kitchen renovations as designed in the construction drawings.
- Perform the multipurpose room renovations as design in the construction drawings.
- Inspections and project close-out.

Responsibilities:

- Faith Works Studios will provide Architectural-Engineering services for the duration of the project, along with the subcontractors for structural, mechanical, kitchen design, and archaeology.
- The Facilities Committee will provide input and guidance during the bid

process for general contractor candidates and make a recommendation to the Board for hire.

- The Facilities Committee will review monthly progress reports.
- The Director of Finance will manage project accounting by ensuring compliance, preparing financial reports, and overseeing expenditures with review from the Finance Committee and Board.
- 'Eleu Consulting will provide project management services for construction, including owner, architect, and contractor meetings, managing change orders, and project close out.
- The Chief Operating Officer will work with the project manager and architect to provide additional oversight and management of the project.
- The Chief Executive Officer will provide strategic direction, ensure alignment with the organization's mission, and oversee stakeholder engagement and funding efforts to support the project's successful completion.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

The Estimated Construction Schedule & Duration (Rev. October 2024):

Bid Date:	July 1, 2025
Bid Award Date:	August 30, 2025
Mobilization Date:	November 1, 2025
Construction End Date:	April 30, 2026

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

The YWCA O'ahu ensures quality assurance and evaluation through a well-established process informed by its successful track record in capital improvement projects, including;

- Executive Oversight: Leadership provides strategic direction, monitors progress, and ensures accountability at all project stages.
- Professional Expertise: Project management professionals, consultants, architects, and engineers inform project planning and execution.
- Progress Reports: The Facilities Committee reviews monthly progress and financial reports, recommending adjustments to keep the project on schedule and within budget.
- Cross-Departmental Collaboration: Operations, facilities, finance, and accounting teams are involved in the grant application, administration, procurement, and record retention processes.
- Adherence to Standards: Capital improvement projects follow the standards for the American Institute of Architects (AIA), International Building Code (IBC), and the U.S. Department of Interior guidelines for quality and historic preservation.
- Regulatory Compliance: All work complies with local, state, and federal requirements.

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.

Measures include reporting the completion of the following;

- 100% of the base bid construction scope of work is completed.
- 100% of the multipurpose room repairs are completed.
- 100% of the plumbing repairs for kitchen compliance are completed.
- 100% of the wood roof and structural repairs are completed.
- 100% of the guardrail repairs are completed.
- Building permit close-out inspections are completed.

IV. Financial

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
\$572,844.00	\$121,700.00	\$0.00	\$0.00	\$694,544.00

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2026.

The YWCA O'ahu is seeking state funding to bridge the shortfall between available resources and the estimated total renovation cost, ensuring the project's successful completion.

The total construction cost estimate for the project is \$1,217,000, including the base bid and required alternates for compliance. For more information, please see the cost estimate overview from J. Uno & Associates, construction cost consultant, attached. The full cost estimate detail is available.

The YWCA O'ahu has committed more than \$345,000 for program planning,

construction feasibility, architectural-engineering design, and permitting from 2021 through 2024. The building permit application was submitted in October 2024, and construction is anticipated to begin in November 2025 for a period of six months.

There is \$565,000 available for construction, leaving a \$652,000 shortfall despite reducing the scope of work during design development by \$284,000 in July 2024. Additionally, we are requesting \$42,544 for construction administration and archaeological monitoring costs.

The budget variance reflects the challenge of renovating a historic facility and escalating construction costs, which necessitates additional funding to fully realize the project's scope and objectives.

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.

The YWCA O'ahu has not been granted state or federal tax credits in the past three years, nor have they applied for or do they anticipate applying for tax credits related to any capital project.

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.

See attachment.

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2024.

As of December 31, 2024, the unrestricted assets are \$3,011,270.22.

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 of related projects or contracts for the most recent three years that are pertinent to the request.

The YWCA O'ahu has been serving the community for over 125 years, successfully delivering programs through its experienced executive and operations team. This team has a proven track record of managing multiple capital projects. Below is a list of contracts from the past three years, demonstrating our expertise in effectively managing and overseeing projects.

Title of Project:

Laniākea Building Preservation

U.S. Department of the Interior, National Parks Service, Save America's Treasures
1849 C Street, NW Mail Stop 7360

Washington, DC 20240

Contact: James Alvey, Grants Management Specialist

Phone: 202-536-6557

Email: james_alvey@nps.gov

Title of Project:

Kokokahi Atherton Hall Renovation

U.S. Small Business Administration, Community Project Funding
409 3rd Street, SW

Washington, DC 20416

Contact: Phuc Nguyen, Grants Management Specialist

Phone: 202-505-7712

Email: phuc.nguyen@SBA.gov

Title of Project:

Laniākea Water Mitigation

Office of Community Services, Department of Labor and Industrial Relations
830 Punchbowl Street, Room 420

Honolulu, Hawaii 96813

Contact: Bernardino Menor, Senior Program Specialist

Phone: (808) 586-8687

Email: bernardino.r.menor@hawaii.gov

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.

The YWCA O'ahu owns the land and buildings designated for the project and has completed site feasibility studies and pre-design, confirming the facilities are well-suited for the renovation to support workforce development, small business owners, and the community of Windward O'ahu.

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.

The YWCA O'ahu is governed by a volunteer Board of Directors. Leading the

organization is the Chief Executive Officer who reports to the Board. The Facilities Committee and Finance Committee of the Board of Directors actively participate in capital improvement project planning and execution discussions. The YWCA O'ahu's executive leadership and operations team will be responsible for successfully completing the proposed project with the engagement of professional consultants.

Noriko Namiki, M.S.W

As the Chief Executive Officer, Noriko is the visionary leader of the YWCA O'ahu. She is responsible for the leadership, strategic planning, development, and overall management of the organization, while overseeing programs and operations at the three locations. With Noriko's leadership, the YWCA O'ahu has developed long-term capital improvement plans for its facilities and successfully implemented a dozen major construction projects spanning three locations in the last decade.

Terri Funakoshi, B.S., CFRE

Terri is the Chief Operating Officer responsible for agency-wide operations with emphasis on business development and fund development. As part of the executive team reporting to the CEO, Terri has oversight responsibility for the organization's strategy. Terri has been responsible for several successful capital improvement projects, including the Minority Business Development Center at YWCA Laniākea and YWCA Kokokahi.

Rhonda Jones, B.S., CCM, PMI-CP

Rhonda is the Facilities and Projects contractor with over 20 years of experience in construction and facilities management. She has partnered with the YWCA O'ahu, leading capital improvement projects and contributing to concept planning and construction strategy development. Reporting to the Chief Operating Officer, Rhonda oversees pre-construction design reviews, budgeting, construction administration, and project close-out.

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, mutlipurpose organization, include an organization chart that illustrates the placement of this request.

See attachment.

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 \$130,000

Chief Operating Officer \$120,000

Director of Development and Community Affairs \$90,000

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.

The YWCA O'ahu does not have pending litigation or outstanding judgements.

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.

The YWCA O'ahu does not possess any licensure or accreditation relevant to this request. However, YWCA O'ahu is a non-profit 501(c)(3) incorporated in the State of Hawai'i and registered with the State of Hawai'i Department of Consumer Affairs.

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.

The proposed funding will not support or benefit a sectarian or non-sectarian private education institute.

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.

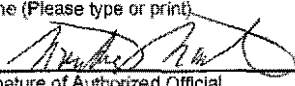
State funding will cover critical infrastructure upgrades, which are essential to compliance and operational success at the kitchen facility. These improvements will directly support workforce development and small business programs for the local community. Without state funding, the construction scope will be significantly reduced, preventing necessary kitchen repairs required for operational compliance and limiting the center's ability to run its programs.

If state support is not secured, the YWCA O'ahu will continue to pursue funding through grants and agency-restricted funds. However, without state funding, the project scope will be drastically reduced to focus on essential compliance items, forfeiting significant cost savings from consolidating projects and mobilization. This reduction would also delay operations, limiting programs and service delivery, and the budget.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2025 to June 30, 2026

Applicant: Young Women's Christian Association of O'ahu

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				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	694,544			
TOTAL (A+B+C+D+E)	694,544			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	694,544	Kale Chan, Director of Finance 808-536-7061		
(b) Total Federal Funds Requested	0	Name (Please type or print) Phone		
(c) Total County Funds Requested	0	 January 17, 2025		
(d) Total Private/Other Funds Requested	0	Signature of Authorized Official Date		
TOTAL BUDGET	694,544	Noriko Namiki, Chief Executive Officer		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2025 to June 30, 2026

Applicant: Young Women's Christian Association of O'ahu

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
NA				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2025 to June 30, 2026

Applicant: Young Women's Christian Association of O'ahu

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
NA			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
NA			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2025 to June 30, 2026

Applicant: Young Women's Christian Association

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						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION			694544			
EQUIPMENT						
TOTAL:			694,544			
JUSTIFICATION/COMMENTS: Architectural (Walls, Roof, Floors, Ceilings, Doors, Counters, etc.) \$263,572, Electrical \$84,182, HVAC \$53,260, Plumbing \$250,986, Project Management \$21,727, Archaeology \$20,817						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

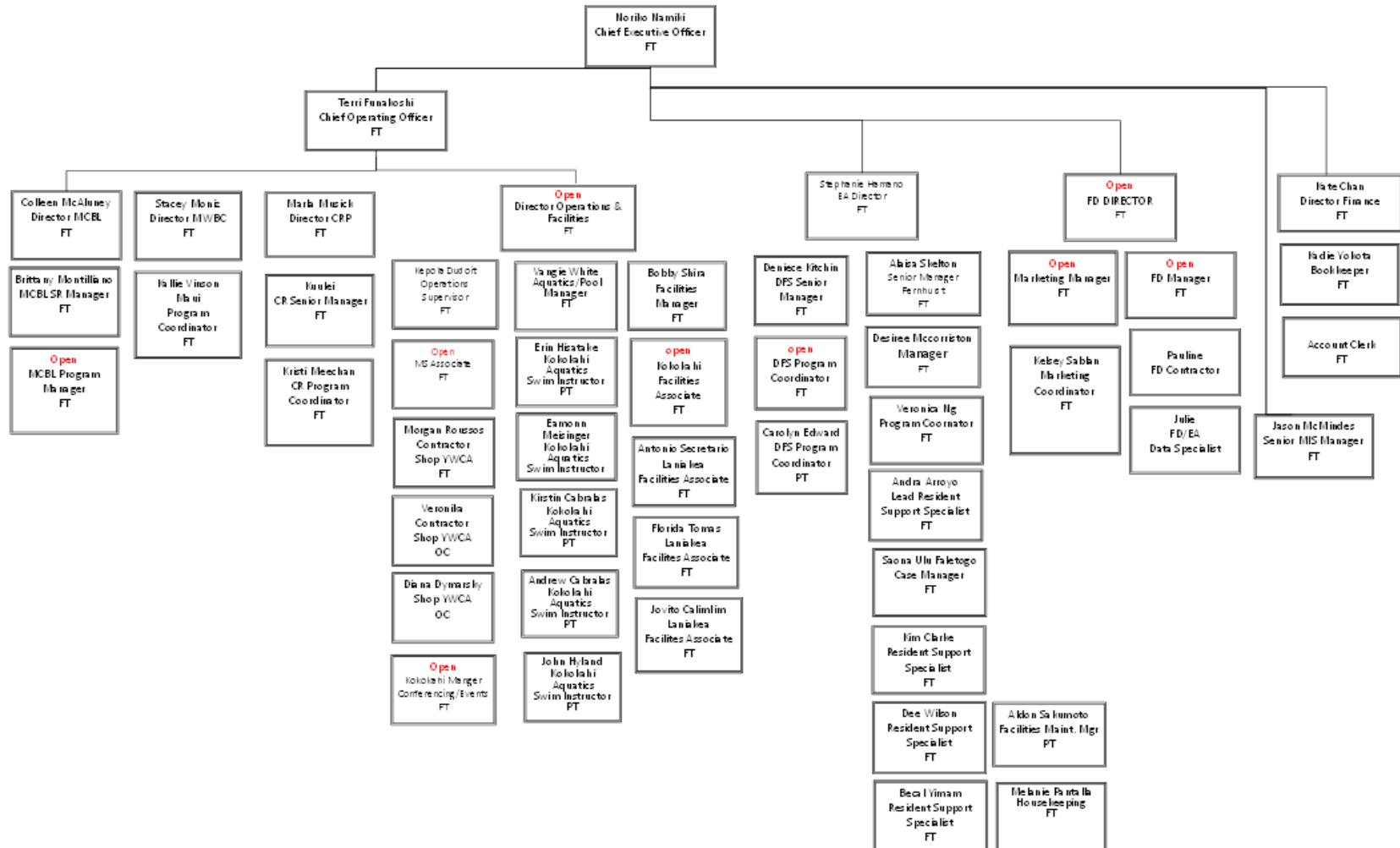
Applicant: Young Women's Christian Association of O'ahu

Contracts Total: 12,548,956

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Grant-in-Aid to help economically disadvantaged, primarily formerly incarcerated women, transition to independence and a permanent home.	11/1/24-10/31/25	Department of Community Services	Honolulu County	150,000
2	Grant-in-Aid to help economically disadvantaged, primarily formerly incarcerated women, transition to independence and a permanent home.	11/1/23-10/31/24	Department of Community Services	Honolulu County	200,000
3	Grant-in-Aid to help economically disadvantaged, primarily formerly incarcerated women, transition to independence and a permanent home.	08/1/22-10/31/23	Department of Community Services	Honolulu County	200,000
4	Grant-in-Aid to help economically disadvantaged, primarily formerly incarcerated women, transition to independence and a permanent home.	08/1/21-07/31/22	Department of Community Services	Honolulu County	125,000
5	Fernhurst emergency transitional housing for federal female defendants.	10/1/22-09/30/23	Hawaii Judicial District	U.S.	11,034
6	Fernhurst emergency transitional housing for federal female defendants.	10/1/21-09/30/22	Hawaii Judicial District	U.S.	8,292
7	General business and financial services to enhance skills needed for launching and scaling investable businesses capable of accessing capital through SSBCI, government programs or	09/01/23-08/31/27	Minority Business Development Agency - Capital Readiness Program	U.S.	3,000,000
8	Provides women entrepreneurs with resources, training, counseling and events aimed at facilitating access to contracts and funding for medium-sized businesses.	09/01/23-08/31/24	Minority Business Development Agency - Enterprising Women of Color	U.S.	500,000
9	Provides women entrepreneurs with resources, training, counseling and events aimed at facilitating access to contracts and funding for medium-sized businesses.	09/01/22-08/31/23	Minority Business Development Agency - Enterprising Women of Color	U.S.	500,000
10	Provides women entrepreneurs with resources, training, counseling and events aimed at facilitating access to contracts and funding for medium-sized businesses.	09/01/20-08/31/22	Minority Business Development Agency - Enterprising Women of Color	U.S.	1,000,000
11	Business counseling to support prospective entrepreneurs and small business owners through the Maui Women's Business Center.	06/01/25-05/31/26	U.S. Small Business Administration	U.S.	150,000
12	Business counseling to support prospective entrepreneurs and small business owners through the Maui Women's Business Center.	06/01/24-05/31/25	U.S. Small Business Administration	U.S.	150,000
13	Business counseling to support prospective entrepreneurs and small business owners during COVID through the Women's Business Center.	05/01/20-04/30/22	U.S. Small Business Administration - COVID19	U.S.	420,000
14	Business counseling to support prospective entrepreneurs and small business owners through the Women's Business Center.	09/30/24-09/29/25	U.S. Small Business Administration	U.S.	150,000
15	Business counseling to support prospective entrepreneurs and small business owners through the Women's Business Center.	09/30/23-09/29/24	U.S. Small Business Administration	U.S.	150,000
16	Business counseling to support prospective entrepreneurs and small business owners through the Women's Business Center.	09/30/22-09/29/23	U.S. Small Business Administration	U.S.	150,000
17	Business counseling to support prospective entrepreneurs and small business owners through the Women's Business Center.	09/30/21-09/29/22	U.S. Small Business Administration	U.S.	150,000
18	Fernhurst Work Furlough and Homebase Transitional Living programs	08/31/22-08/30/23	U.S. Department of Human Services	U.S.	200,000
19	Laniakea historic preservation project for properties listed in the National Register of Historic Places.	12/1/23-9/30/27	U.S. Department of the Interior, National Park Service	U.S.	500,000
20	Kokokahi multipurpose venue and kitchen facility modernization planning, design, and construction.	09/1/23-1/31/27	U.S. Small Business Administration	U.S.	915,000
21	Fernhurst Residence facility modernization.	03/15/25-03/15/35	U.S. Department of Housing and Urban Development	U.S.	1,000,000
22	TANF Maintenance of Effort Grant to provide employment support services.	01/1/22-12/31/22	Department of Human Services	State	125,000

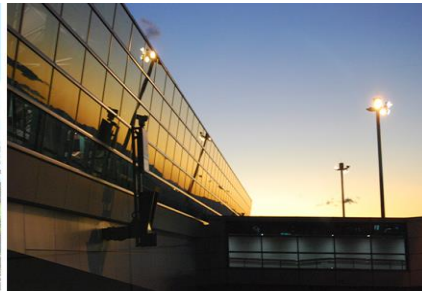
23	Affordable housing and support services for women from vulnerable populations.	06/30/24-6/30/25	Department of Human Services	State	556,800
24	Grant-In-Aid to support Dress for Success Honolulu services.	12/21/23-6/30/25	Department of Labor and Industrial Relations	State	225,000
25	Laniakea water mitigation and preservation projects.	05/1/2023-4/30/25	Department of Labor and Industrial Relations	State	250,000
26	Laniakea plumbing and building systems repairs projects.	07/01/20-06/30/23	Department of Labor and Industrial Relations	State	401,000
27	Housing for inmates from Women's Community Correctional Center Furlough program.	08/16/24-08/15/26	Department of Public Safety	State	400,000
28	Housing for inmates from Women's Community Correctional Center Furlough program.	07/01/24-08/15/24	Department of Public Safety	State	112,500
29	Housing for inmates from Women's Community Correctional Center Furlough program.	07/01/23-06/30/24	Department of Public Safety	State	0
30	Housing for inmates from Women's Community Correctional Center Furlough program.	07/01/22-06/30/23	Department of Public Safety	State	0
31	Housing for inmates from Women's Community Correctional Center Furlough program.	10/01/20-06/30/22	Department of Public Safety	State	849,330

2025
YWCA OAHU ORGANIZATIONAL CHART






■ CONSTRUCTION COST CONSULTANTS



Cost Estimate for:

PROJECT NAME:	YWCA OAHU
	YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN
LOCATION:	KANEOHE, OAHU, HAWAII
DATE:	AUGUST 12, 2024
PROJECT NO.:	23011
J. UNO NO.:	23-270
PREPARED FOR:	FAITH WORKS STUDIO
SUBMITTAL:	DESIGN DEVELOPMENT AND PERMIT DRAWINGS

P R O J E C T C O S T S U M M A R Y				
	PROJECT:	YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN		ESTIMATE NO.: 23-270
	LOCATION:	Kaneohe, Oahu, Hawaii	PROJECT NO.: 23011	DATE: 8/12/2024
	ARCHITECT:	Faith Works Studio	SUBMITTAL: DESIGN DEVELOPMENT	CHECKED BY: E. Yamamoto
	QTY BY:	K. Siliga	PRICES BY: K. Siliga	DATE CHECKED: 8/12/2024
DESCRIPTION		QTY	UNIT	T O T A L
				UNIT COST TOTAL

PROJECT COST SUMMARY

BASE BID	1	LS	\$1,128,000
ADDITIVE ALTERNATE #1: DOOR REPLACEMENT	1	LS	\$277,000
ADDITIVE ALTERNATE #2: MULTIPURPOSE ROOM - REQUIRED	1	LS	\$34,000
ADDITIVE ALTERNATE #3: NEW FLOOR OUTLETS	1	LS	\$7,000
ADDITIVE ALTERNATE #4: NEW HAND SINK - REQUIRED	1	LS	\$11,000
ADDITIVE ALTERNATE #5: WOOD ROOF REPAIRS - REQUIRED	1	LS	\$23,000
ADDITIVE ALTERNATE #6: GUARDRAIL REPAIRS - REQUIRED	1	LS	\$21,000
TOTAL ESTIMATED CONSTRUCTION COST,	1	LS	\$1,501,000

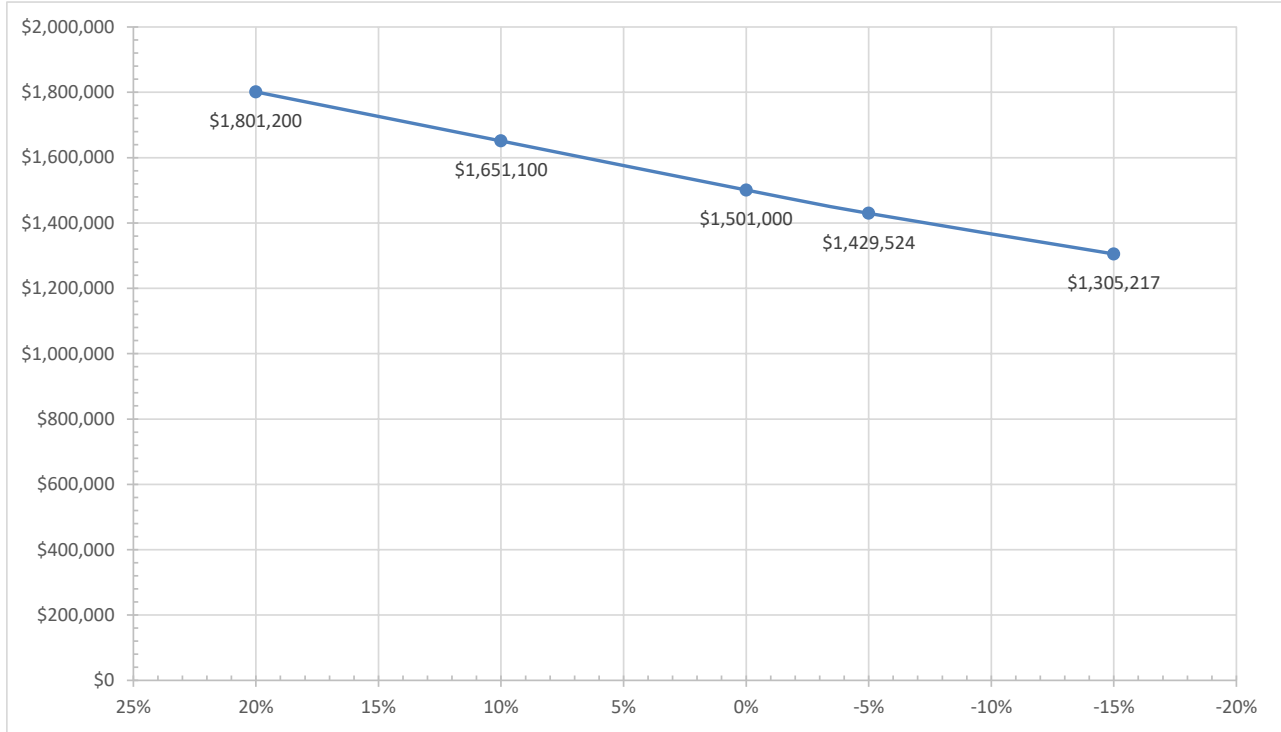
PROJECT COST SUMMARY



PROJECT: **YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN** ESTIMATE NO.: 23-270
 LOCATION: KANEOHE, OAHU, HAWAII PROJECT NO.: 23011 DATE: 8/12/2024
 ARCHITECT: FAITH WORKS STUDIO SUBMITTAL: DESIGN DEVELOPMENT CHECKED BY: E. YAMAMOTO
 QTY BY: K. SILIGA PRICES BY: K. SILIGA DATE CHECKED: 8/12/2024

DESCRIPTION	QTY	UNIT	T O T A L	
			UNIT COST	TOTAL

ESTIMATED EXPECTED ACCURACY



ESTIMATE CLASS	Primary Characteristic	Secondary Characteristic		
	MATURITY LEVEL OF PROJECT DEFINITION DELIVERABLES Expressed as % of complete definition	END USAGE Typical purpose of estimate	METHODOLOGY Typical estimating method	EXPECTED ACCURACY RANGE Typical variation in low and high ranges at an 80% confidence interval
Class 5	0% to 2%	Functional area, or concept screening	SF or m ² factoring, parametric models, judgment, or analogy	L: -20% to -30% H: +30% to +50%
Class 4	1% to 15%	or Schematic design or concept study	Parametric models, assembly driven models	L: -10% to -20% H: +20% to +30%
Class 3	10% to 40%	Design development, budget authorization, feasibility	Semi-detailed unit costs with assembly level line items	L: -5% to -15% H: +10% to +20%
Class 2	30% to 75%	Control or bid/tender, semi-detailed	Detailed unit cost with forced detailed take-off	L: -5% to -10% H: +5% to +15%
Class 1	65% to 100%	Check estimate or pre bid/tender, change order	Detailed unit cost with detailed take-off	L: -3% to -5% H: +3% to +10%

Table 1 – Cost Estimate Classification Matrix for Building and General Construction Industries

P R O J E C T N O T E S & B A S I S O F C O S T E S T I M A T E



PROJECT:	YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN	ESTIMATE NO.:	23-270
LOCATION:	KANEOHE, OAHU, HAWAII	PROJECT NO.:	23011
ARCHITECT:	FAITH WORKS STUDIO	SUBMITTAL:	DESIGN DEVELOPMENT
QTY BY:	K. SILIGA	PRICES BY:	K. SILIGA
		CHECKED BY:	E. YAMAMOTO
		DATE CHECKED:	8/12/2024

PROJECT NOTES & BASIS OF COST ESTIMATE

BASIS OF ESTIMATE:

Project Type:	Renovation
Estimate Purpose:	Construction Budget Determination
Estimate Level:	Design Development
Methodology:	Quantity Takeoff, Square Foot

ESTIMATING TEAM & QUALITY CONTROL:

Lead Estimator:	K. Siliga, Project Estimator
Estimator(s):	C. Wong, Project Estimator
Quality Control:	E. Yamamoto, Project Estimator

SUBCONSULTANT ESTIMATES PROVIDED BY:

Hazmat/ Enviro:	J. Uno & Associates, Inc.
Demolition:	J. Uno & Associates, Inc.
Structural:	J. Uno & Associates, Inc.
Architectural:	J. Uno & Associates, Inc.
Mech - Plumbing:	J. Uno & Associates, Inc.
Mech - HVAC:	J. Uno & Associates, Inc.
Electrical:	J. Uno & Associates, Inc.
Kitchen Equipment:	Faith Works Studio

RECEIVED ON:

August 12, 2024
August 12, 2024
August 12, 2024
August 12, 2024
August 12, 2024
August 12, 2024
August 12, 2024
August 12, 2024

REFERENCED DOCUMENTS:

Name of Drawings:	YWCA DD Review Set 072624
Level of Drawings:	Design Development
Provided By:	Faith Works Studio
Date Provided:	7/26/2024

SCOPE OF WORK:

The main goal of this project is to create a commercial kitchen that is accessible to rural community-based small businesses, thus giving them opportunities for economic advancement.

CONTRACT & BIDDING ASSUMPTIONS:

Contract:	Design-Bid-Build
Bidding Situation:	Assume Non-restrictive and competitive proposals are sought from at least 4 qualified prime contract bidders and 4 qualified sub-contract bidders. In the event that the number of bidders falls below this minimum threshold, it could lead to potential cost escalations.
Bidding Climate:	Assume peak market conditions extending through the completion of this project. Expect prime contractors and subcontractors to be at peak capacity.

P R O J E C T N O T E S & B A S I S O F C O S T E S T I M A T E



PROJECT:	YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN	ESTIMATE NO.:	23-270
LOCATION:	KANEOHE, OAHU, HAWAII	PROJECT NO.:	23011
ARCHITECT:	FAITH WORKS STUDIO	DATE:	8/12/2024
QTY BY:	K. SILIGA	SUBMITTAL:	DESIGN DEVELOPMENT
		CHECKED BY:	E. YAMAMOTO
		PRICES BY:	K. SILIGA
		DATE CHECKED:	8/12/2024

PROJECT NOTES & BASIS OF COST ESTIMATE

ESTIMATED CONSTRUCTION SCHEDULE & DURATION:

Bid Date: May 1, 2025
Bid Award Date: June 30, 2025
Mobilization Date: September 1, 2025
Construction End Date: March 5, 2026
Construction Months: 6 Months
Contract Duration: 8 Months

COST BASIS:

Material Costs: Based on historical local data & vendor quotes.
Labor Costs: Prevailing wage union rates & fringe benefits.
Labor Productivity: Based on historical local data & vendor quotes.
Equipment Costs: Based on historical local data & vendor quotes.

SUBCONTRACTOR MARKUPS:

Job Office Overhead (JOOH): A markup which covers the indirect contractor costs at the jobsite. These generally include but are not limited to temporary construction facilities and consumables, field supervision, field office costs, construction equipment and tools, and other expenses for General Conditions.

Home Office Overhead (HOOH): A markup which covers the indirect contractor costs at their home office. These generally include, but are not limited to executive and administrative salaries, legal and accounting expenses, home office rent and expenses, advertising, company insurance, recruiting costs, utilities, bid costs, etc.

Profit: A markup which addresses a contractor's anticipated fee in addition to the anticipated construction cost.

DIRECT MARKUPS:

Location Factor: Includes but not limited to: Regional and locational factors and premiums.

Escalation to Midpoint: A provision in costs for uncertain changes in technical and economic conditions over time. Inflation (or deflation) is a component of Escalation to Midpoint of Construction.

Design Contingency: A markup factor for design contingency is applied to cost estimates to address design maturity, information risks during design, and design risks. The design contingency normally begins higher in earlier phases of design and becomes lower as final design is reached. Design contingency only applies to factors associated with the design and design process.

PRIME MARKUPS:

Job Office Overhead (JOOH): A markup which covers the indirect contractor costs at the jobsite. These generally include but are not limited to temporary construction facilities and consumables, field supervision, field office costs, construction equipment and tools, and other expenses for General Conditions.

Home Office Overhead (HOOH): A markup which covers the indirect contractor costs at their home office. These generally include, but are not limited to executive and administrative salaries, legal and accounting expenses, home office rent and expenses, advertising, company insurance, recruiting costs, utilities, bid costs, etc.

Profit: A markup which addresses a contractor's anticipated fee in addition to the anticipated construction cost.

Bond(s): Includes but not limited to: Bid, Performance & Payment Bonds for the project.

Insurance(s): Includes but not limited to: General Liability, Worker's Comp & Builder's Risk for the project.

G.E. Tax: General Excise Tax (GET)

Competition Premium: Competition Premium to account for low competition due to market saturation and low amount of bids.

P R O J E C T N O T E S & B A S I S O F C O S T E S T I M A T E



PROJECT:	YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN	ESTIMATE NO.:	23-270
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		DATE CHECKED:	8/12/2024

P R O J E C T N O T E S & B A S I S O F C O S T E S T I M A T E

ESTIMATE ASSUMPTIONS:


Phasing:	Assume no phasing of project scope through construction.
Access Restrictions:	Assume no access restrictions to contractor throughout duration of work.
Workhours:	Assume normal daytime workhours with no planned overtime.
Geotechnical:	Assume existing soil retains adequate load bearing properties for the proposed foundations.

EXCLUDED COSTS:

1. Soft Costs
2. Furniture, Fixtures & Equipment (FF&E) Unless Otherwise Noted
3. Owner's Construction Contingency (Change Orders From Unforeseen Conditions)
4. Owner's Scope Contingency (Change Orders From Owner's Scope Changes)

GENERAL NOTE:

This estimate is an opinion of probable construction cost created by J. Uno & Associates, Inc (J. UNO). It is based on delivered information, documentation and prices assumed to be true, accurate and valid at the time of estimation. J. UNO uses proprietary procedures and formulae in producing this estimate, and it represents our experience and qualifications as construction cost professionals generally familiar with the industry in respective areas. J. UNO shall not be held liable for design changes made after this estimate has been submitted, nor for errors and omissions not exposed during a normal design review process. The recipient of this estimate is urged to review it carefully and address any discrepancies. This estimate shall not be altered without prior consent from J. UNO.

A R E A A N A L Y S I S						
	PROJECT:	YWCA KOKOKAHI RENOVATION OF ATHERTON HALL AND KITCHEN				ESTIMATE NO.: 23-270
	LOCATION:	Kaneohe, Oahu, Hawaii		PROJECT NO.: 23011		DATE: 8/12/2024
	ARCHITECT:	Faith Works Studio		SUBMITTAL: DESIGN DEVELOPMENT	CHECKED BY: E. Yamamoto	
	QTY BY:	K. Siliga		PRICES BY: K. Siliga	DATE CHECKED: 8/12/2024	
DESCRIPTION		ENCLOSED		UNENCLOSED		TOTAL AREA
		AREA	% FACTOR	AREA	% FACTOR	TOTAL UOM

PROJECT AREA ANALYSIS

PRIMARY FACILITIES

PRIMARY FACILITY #1	3,404	100%	-	50%	3,404	ASF
TOTAL, PRIMARY FACILITIES,					3,404	ASF

PROJECT AREA CALCULATION NOTES

PRIMARY FACILITIES
Project areas are calculated using an adjusted square foot (ASF) or adjusted square meter (ASM) method.
100% of enclosed spaces + 50% of unenclosed covered spaces = total ASF or ASM