

Applicant Five Mountains Hawaii, Inc  
Dba 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)
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing

Claren Keolu-Bennett, PhD.

AUTHORIZED SIGNATURE

Claren Keolu-Bennett, CEO

PRINT NAME AND TITLE

01/22/2026

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: **01/22/2026**

Status: **Compliant**

Hawaii Tax#: [REDACTED]

New Hawaii Tax#: [REDACTED]

FEIN/SSN#: [REDACTED]

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 REVISIED 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.

FIVE MOUNTAINS HAWAII, INC/ DBA KIPUKA O KE OLA

\_\_\_\_\_  
(Typed Name of Individual or Organization)

Claren Kealoha-Beaudet, Per D. 01-22-2026

(Signature)

(Date)

CLAREN KEALOHA-BEAUDET, 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, 2025.

#### **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**

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 Hawai'i's only 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, TMS - Transcranial Magnetic Stimulation (for difficult to treat depression), and Native Hawaiian healing modalities of lomi lomi massage and la'au lapa'au plant-based medicine.

KOKO's patient panel has grown to 3,300+ patients with over 11,000 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. The goals and objectives related to the request.

KOKO has outgrown the physical space currently being rented in the U'i Lani Plaza located in the town of Waimea. 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;

Kipuka o ke Ola's public purpose can best be described by the organization's mission and vision:

Five Mountains Hawai'i Inc, dba Kipuka o ke Ola (KOKO) is a Hawaiian Homestead Beneficiary Organization with a Board of Directors that reside on Hawaiian Homesteads.

**Our vision:** KOKO is a Department of Hawaiian Homelands 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.

**Our mission:** KOKO provides cultural, spiritual, medical, and psychological services to all residents of North Hawai'i with a special emphasis for the Kanaka Maoli. This mission is our kuleana.

Other examples of public purpose can be evidenced by the following programs that are offered in addition to our clinic services:

**Kula Wai (ANA Grant)** – Assists patients with navigating social support systems such as health insurance, SNAP benefits, housing applications, SSI applications and a milieu of other support systems that tend to be computer based and difficult to navigate for many individuals, especially our kupuna, and those that do not have access to computers or WIFI. In addition, Kula Wai has responded to recent federal government cuts by assisting patients with food distribution during the holiday season.

**Ulu Laukahi Program (OHA Grant)** - is for patients with chronic disease related to obesity. Diabetes, cardiovascular disease and hyperlipidemia are a few of the health conditions addressed in the Kula Wai Program. These health conditions are documented

to be prevalent causes of early death for Native Hawaiians. This program is funded through the Office of Hawaiian Affairs.

4. Describe the target population to be served; and

KOKO's target population is all people in the State of Hawai'i that could benefit from the health and behavioral health care services we provide.

KOKO's target population is the disenfranchised, and medically and behaviorally underserved, Native Hawaiian Communities. Because KOKO is a Department of Hawaiian Homestead Beneficiary Organization our kuleana, as stated in our mission, is to directly and impactfully provide treatment and social interventions that positively address the health and wellness of our community, through the world view and cultural practices of Kanaka Mauoli. This intention is purposeful as KOKO would like to assist in moving and changing those health care and social statistics that consistently identify Native Hawaiian's as dying prematurely.

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 Capital Improvement grant cover partial costs of the work required for the vertical building of KOKO’s new facility, *Hale o ka Piko*. \$5,359,675.83 is the total cost of the vertical build. KOKO is requesting \$3,000,000.00 of this cost to be funded through the State of Hawaii CIP.

The following is a breakdown of the work completed to date and work scheduled to begin in March of 2026.

- **Completed to date:** Architecture & Design Phase Completed. All grubbing and grading and building permits submitted and approved by the County of Hawaii. Completed contract review and selected Rivera & Son’s for site grubbing and grading work.
- **Pending completion:**
  - Site work to include grading, drainage, sumps, utilities, prep for building slab. (Start of contact 03/01/2026)
  - Contract for vertical build in process, currently accepting bids
  - Concrete slab-foundation
  - Masonry & Stone – foundation
  - Metals, woods & plastics, thermal moisture protection – framing
  - Doors & windows
  - Finishes
  - Specialties
  - Equipment
  - Furnishings
  - Special Equipment
  - Parking lot & landscaping



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.
  - a) Progress and completion of site work to be completed prior to the building of the Medical Facility.
  - b) The independent Project Management company and the contracted Civil Engineer will confirm that the scope of work has been duly completed.
  - c) At the beginning of vertical building, contractors and project managers 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.
  - a. Budget request by source of funds ([Link](#))- *See attached*
  - b. Personnel salaries and wages ([Link](#))- *See attached*
  - c. Equipment and motor vehicles ([Link](#))- *N/A*
  - d. Capital project details ([Link](#))- *See attached*
  - e. Government contracts, grants, and grants in aid ([Link](#))- *See attached*
2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2027.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$750,000	\$750,000	\$750,000	\$750,000	\$3,000,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2027.
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 2027 for program funding.
6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2025.

## **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.

Kipuka o ke Ola has completed its twelfth year of clinic operations and eighth year as a Federally Qualified Rural Health Clinic. KOKO's humble beginnings started with a donation of \$10,000.00 from Medtronic Founder and inventor of the pacemaker, Dr. Earl Bakken. Since this vote of financial confidence Kipuka o ke Ola has grown in both the community services it provides and a fiscal value of \$5,524,156.00 according to our 2024 audit (*please see 2023 & 2024 audits in attachments A*).

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.

KOKO's leadership began and continues to be two Clinical Psychologists. Dr. Claren Kealoha-Beaudet, PsyD. and Dr. Franco Acquaro, PhD. Both providers were previously living and serving as established Psychologists in the community of Waimea.

**Dr. Claren Kealoha-Beaudet** - is a Homestead Beneficiary who lives on a Pastoral Lease in the Puu Kapu Region of Waimea. In 2011, while attending a Waimea Hawaiian Homesteaders

Association Meeting, Dr. Kealoha-Beudet listened to the results of the needs assessment presented by WHHA President, Mike Hodson. As a result of the data presented Dr. Kealoha-Beudet approached Mike Hodson to ask if she could take on the *kuleana* of developing the Health Clinic for the Homesteaders in the Waimea Nui Region.

**Dr. Franco Acquaro** - is currently the COO and Clinical Provider at KOKO. Dr. Acquaro has lived in Hawaii for the past thirty years and is married to and has two children from his Kanaka Mauoli wife. The Acquaro 'ohana are deeply embedded in the cultural practice of Hula and thrive as community members in the district of Waimea.

Because KOKO is a Homestead Beneficiary Organization, our Board of Directors are comprised of members who are beneficiaries. The following is a list of the KOKO Board of Directors and a little about their background.

**Oliver “Sonny” Shimaoka, BOD President** – “Sonny” is a beneficiary and lives on his ten-acre farm lease in Pu’ukapu. Sonny served in the military and completed two tours in Vietnam. He later joined the Hawaii County Police Department as an officer and a Chaplain. Since his retirement, Sonny serves on numerous Community Boards, grows vegetables for the Waimea Farmers Market, and continues to provide spiritual support as a Pastor to the Waimea Community.

**Lila Malani DeAguiar, Vice President** – Malani is a beneficiary who lives on her DHHL home lease at La’iopua in Kailua, Kona. Malani spent her career as a Hawaiian Studies Resource Teacher. The bulk of her career was with the State of Hawaii Department of Education, followed by Hawaii Preparatory Academy, and retiring her career from Kamehameha Schools. Malani currently serves on several Community Boards, provides community service as a Kahu, and enjoys practicing her Hawaiian culture through mele and spiritual advising.

**Kathy “Aunty Chaddie” Manuel, Secretary** – Aunty Chaddie lives in the homestead of Kailapa in Kawaihae and attends to her DHHL farm in Pu’ukapu where she raises asparagus and honey to sell at the Waimea Farmers Market. Aunty Chaddie retired from First Hawaiian Bank as a Personal Banker. Aunty practices her culture through Malama ‘Aina and Hula.

**Russell Paio, Treasurer** – Russell is a beneficiary and lives in the Homestead Village of La’iopua. Russell is a retired Hawaii County Police officer and currently holds a leadership role in the prestigious benevolent group known as The Royal Order of Kamehameha I Moku o Kona.

**Lynette Hodgins, BOD At Large** – Lynette is a beneficiary and cultivates vegetables on her DHHL Pu’ukapu Farm lot. Lynette is a retired DOE Elementary School Teacher and a master Hula dancer and lei maker.

**Chad “Onohi” Paishon, BOD At Large** – Chad is a beneficiary. However, Chad has not received a lease to date. Chad is a master navigator “Po” and is the Executive Director of the non-profit Nakalaiwa’a Navigational Society. Chad serves his community through his church, his mele, and through his role as a cultural practitioner.

KOKO’s organizational chart is also provided for your review (*Attachment B*). Many of KOKO’s staff have been employed for at least five years. This demonstrates KOKO’s ability to retain providers and staff.

## **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.

Please see attached building plans for new facility “Hale o ka piko”.

## **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 directions relative to the request.

- Waimea Nui CDC 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 recommendation.
- KOKO CEO to develop all RFP's.
- KOKO to use a contracted attorney to review all contracts before signature.
- Work with BOD and Waimea Nui CDC to provide oversight of all phases of CIP.

### **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.

See Attached

### **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.

Family Medicine Physician	Annual Salary \$250,000-\$280,000
Chief Executive Officer/Clinical Psychologist	Annual Salary \$175,000-\$190,000
Chief Operations Officer/Clinical Psychologist	Annual Salary \$160,000-\$175,000

## **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.

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 (see attached certification).

### **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 2027 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2027, but
- (b) Not received by the applicant thereafter.

Continued fundraising efforts until project is completed and Health Clinic moves to new location.

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

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)
<b>A. PERSONNEL COST</b>				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
<b>TOTAL PERSONNEL COST</b>				
<b>B. OTHER CURRENT EXPENSES</b>				
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				
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<b>TOTAL OTHER CURRENT EXPENSES</b>				
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>	3,000,000			
<b>TOTAL (A+B+C+D+E)</b>	<b>3,000,000</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	3,000,000	WENDY CYPRIANO, BUSINESS MANAGER <span style="float: right;">808-657-0756</span>		
(b) Total Federal Funds Requested		Name (Please type or print) <span style="float: right;">Phone</span>		
(c) Total County Funds Requested		<i>Claren Kealoa-Beaudet, PSND</i>		
(d) Total Private/Other Funds Requested		Signature of Authorized Official <span style="float: right;">Date</span>		
		1/22/2026		
<b>TOTAL BUDGET</b>	<b>3,000,000</b>	CLAREN KEALOHA-BEAUDET, CEO		
		Name and Title (Please type or print)		



## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

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:2024-2025	FY:2025-2026	FY:2026-2027	FY:2026-2027	FY:2027-2028	FY:2028-2029
PLANS	\$ 100,000.00					
LAND ACQUISITION						
DESIGN	\$ 740,330.08					
CONSTRUCTION	\$ 1,334,698.04	\$ 700,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 2,475,135.92	
EQUIPMENT						
<b>TOTAL:</b>	<b>\$ 2,175,028.12</b>	<b>\$ 700,000.00</b>	<b>\$ 3,000,000.00</b>	<b>\$ 3,000,000.00</b>	<b>\$ 2,475,135.92</b>	
<b>JUSTIFICATION/COMMENTS:</b> AWARDED GIA FY 2024 \$500,000 AND GIA 2025 \$200,000.00 AWAITNG CONSTRUCTION TO START TO DRAW DOWN FUNDS. \$3,000,000.00 PRE-APPROVED FROM USDA,						

**GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID**

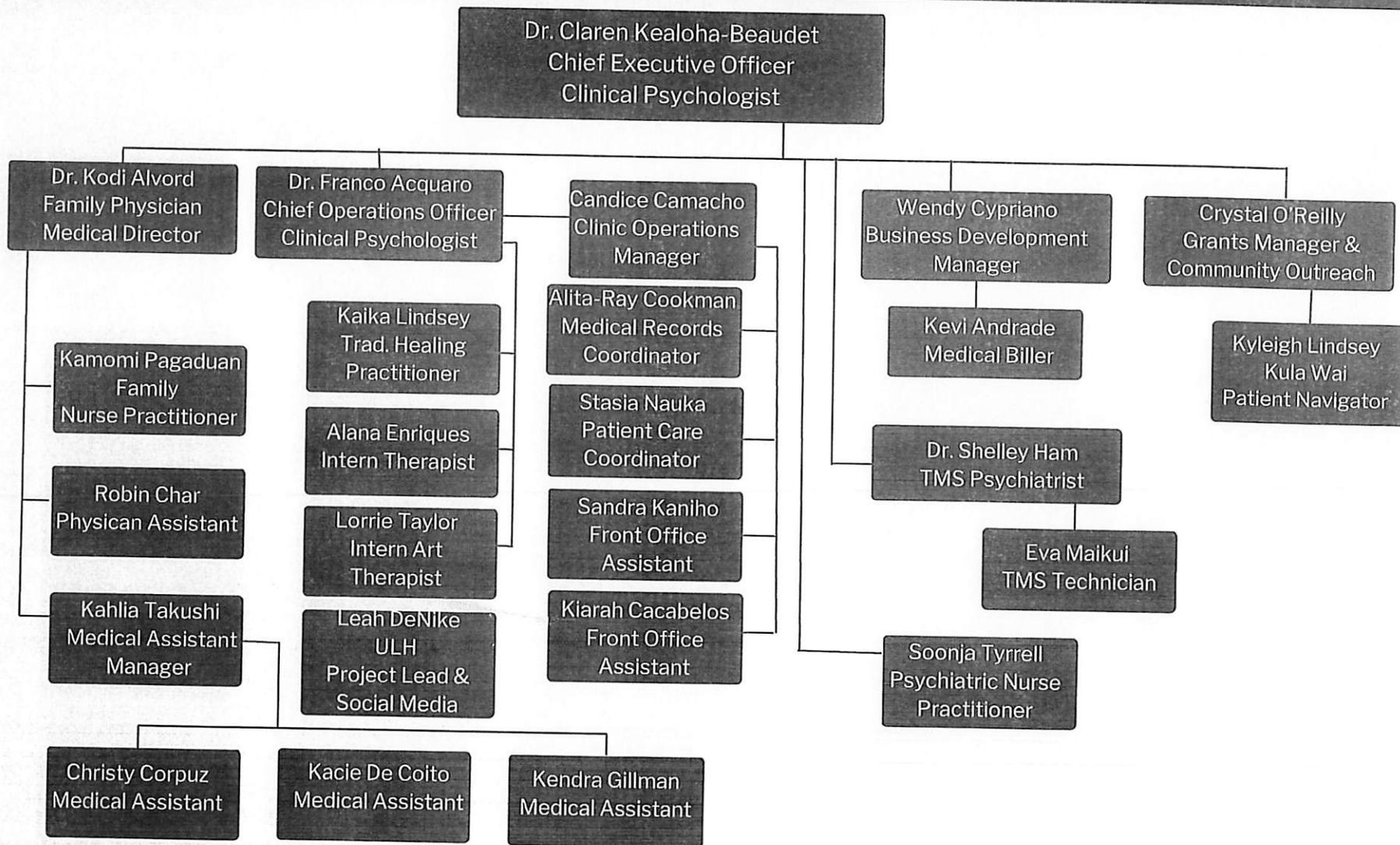
Applicant: Five Mountains Hawaii, Inc/ dba Kipuka o ke Ola

Contracts Total: 800,000

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)</b>	<b>CONTRACT VALUE</b>
1	Community Development Grant	05/16/2022-07/31/2026	Department of Hawaiian Home Lands	State of Hawaii	100,000
2	GRANT-IN-AID	9/1/2025-8/31/2026	State of Hawaii	State of Hawaii	500,000
3	GRANT-IN-AID	9/1/2026-8/31/2027	State of Hawaii	State of Hawaii	200,000
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# Kipuka o ke Ola

## Organizational Chart (Rev 1/5/26)



<b>PROJECT</b>	<b>Project:</b>	<b>KOKO - Kipuka O Ke Ola at Waimea Nui, Rural Health Care Clinic.</b>		
<b>DATE</b>	<b>Date:</b>	<b>1/22/2026</b>		
<b>RE:</b>	<b>Re:</b>	<b>PRELIMINARY EXECUTIVE BUDGET SUMMARY</b>		
<b>ITEM NO.</b>	<b>PROGRAM NAME</b>	<b>DESCRIPTION</b>	<b>FLOOR AREA (S.F.)</b>	<b>ESTIMATED COSTS</b>
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	\$ 754,036.50
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.	\$ 316.54	\$ 4,653,174.97
5	CONTINGENCY	10% CONTINGENCY ON HARD COSTS (excludes site work & landscape).		\$ 521,296.55
6		SUB-TOTAL		\$ 10,839,411.00
7		G.E.T. AT 4.712%		\$ 510,753.05
8	PROJECT MANAGEMENT	Project Management and administrative costs		\$ 485,103.60
		Project Budget:		\$ 11,835,267.65
				\$ 12,000,000.00 MAX. BUDGET

6.9564%

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.

14700 \$ 316.54 Cost per S.F. Linked to Project-Budget-Prelim File.

# Certificate of Accreditation

# Exemplary Provider<sup>®</sup> Award

Granted To

*Five Mountains Hawaii Inc*

*Kipuka o ke Ola*

64-1035 Mamalahoa Hwy Suite F Kamuela, HI 96743

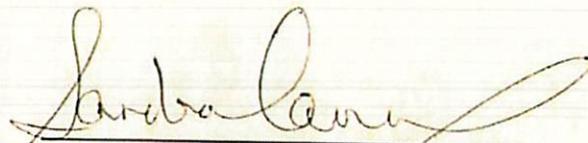
for demonstrating  
Outstanding Healthcare Delivery Practices  
and  
Compliance to

***Safety ♦ Honesty ♦ Caring<sup>®</sup>***

Accreditation Quality Standards

***RURAL HEALTH CLINIC***

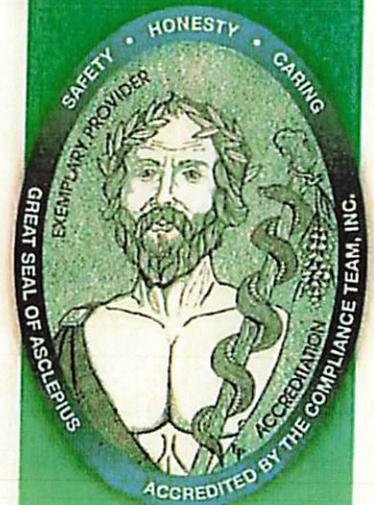
EXPIRATION DATE: MARCH 28, 2026

  
Founder & CEO, The Compliance Team, Inc.

033239

March 28, 2023  
Date

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**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,



**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,

A handwritten signature in black ink, appearing to read "MH", written over a white rectangular area.

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.

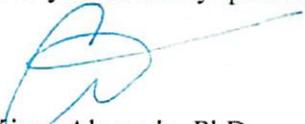
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This project will enhance access to comprehensive care, including nutrition education through their innovative "Ulu Laukahi" program, a certified kitchen, dental services, and pharmacy support. These efforts directly address the pressing health challenges 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  
*Ka Kia 'āina o ka Moku 'āina 'o  
Hawaii'*

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



KALI WATSON  
CHAIRPERSON, IHIC  
*Ka Luma Ho'ohole*

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

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