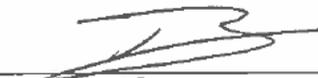


Applicant Ke Kula 'O Pi'ilani

Application Submittal Checklist

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

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


AUTHORIZED SIGNATURE

Bryce Thayer, President
PRINT NAME AND TITLE

1-23-26
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: KE KULA O PIILANI

Issue Date: 01/19/2026

Status: **Compliant**

Hawaii Tax#: [REDACTED]
New Hawaii Tax#: [REDACTED]
FEIN/SSN#: [REDACTED]
UI#: No record
DCCA FILE#: 260498

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, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Ke Kula 'O Pi'ilani
(Typed Name of Individual or Organization)


(Signature) 1-23-26
(Date)

Bryce Thayer
(Typed Name) President
(Title)



STATEMENT OF PUBLIC PURPOSE

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

Ke Kula 'o Pi'ilani will use State Grant-In-Aid funding for a public purpose pursuant to Section 42F-102, Hawai'i Revised Statutes. Specifically, this Capital Improvement Project supports planning and renovations to Maui County-owned facilities used to provide non-sectarian, community-based Hawaiian language immersion education and cultural programming for Maui residents.

The project advances statewide public priorities including education, cultural preservation, community resilience, and stewardship of public lands, while improving the safety, functionality, and long-term viability of facilities serving Maui's children and families.

Ke Kula 'O Pi'ilani

Independent Hawaiian Immersion Elementary School

875 'Īao Valley Road, Wailuku, Maui, Hawai'i 96793 P.O. Box 1934, Wailuku, Maui, Hawai'i 96793

Office: (808) 214-5006 | admin@kekulaopiilani.com

Visit our website at www.kekulaopiilani.com

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.

The Ke Kula 'o Pi'ilani Certificate of Vendor Compliance from Hawaii Compliance Express is attached.

2. Declaration Statement

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

The Ke Kula 'o Pi'ilani Declaration Statement affirming compliance with Section 42F-103HRS is attached.

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 grant will be used for a public purpose pursuant to Section 42F-102, Hawai'i Revised Statutes. Specifically, this Capital Improvement Project supports the planning and design of renovations to county-owned facilities used to provide non-sectarian, community-based Hawaiian language immersion education and cultural programming for Maui residents.

The project advances statewide public priorities including education, cultural preservation, community resilience, and stewardship of public lands, while improving the safety, functionality, and long-term viability of facilities serving Maui's children and families.

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;

Ke Kula ‘O Pi‘ilani (Pi‘ilani) is a 501(c)(3) nonprofit, independent Hawaiian language and culture immersion elementary school located in ‘Īao Valley, Maui. Pi‘ilani provides a public-serving educational program grounded in Hawaiian language, culture, and ‘āina-based learning, with a mission to nurture lifelong learners and community leaders through academic excellence rooted in Hawaiian values.

Since 2016, Pi‘ilani has provided Hawaiian medium education to elementary students, their families, and the broader Maui community. The school has continuously operated at its current campus at 875 ‘Īao Valley Road since the 2017–2018 school year and is now in its 10th year of operation, serving 59 students in grades K–5 with 35 hours per week of full Hawaiian language immersion instruction.

The campus is located within ‘Īao Valley, a wahi pana of deep cultural, historical, and environmental significance. The surrounding landscape, waterways, and mo‘olelo are integral to Pi‘ilani’s ‘āina-based curriculum, which emphasizes stewardship, ‘ike kupuna, and place-based learning. The school’s long-term presence at this site has enabled the development of educational programs and community partnerships that are inseparable from ‘Īao Valley itself.

In 2023, the County of Maui acquired the property and entered into a 50-year lease with Ke Kula ‘O Pi‘ilani, establishing long-term site stability and a formal public–nonprofit partnership. This lease positions Pi‘ilani to responsibly pursue State and County funding to address decades of deferred maintenance and safety needs in aging facilities that were not originally designed for long-term educational use. Prior to County ownership, capital investment was not feasible.

Pi‘ilani’s educational program follows Hawaiian immersion benchmarks aligned with Hawai‘i’s Common Core State Standards and is organized around four thematic pillars—Wai, Lani, ‘Āina, and Kai—which guide integrated instruction in language, culture, and academics. Students learn through oli, mele, hula, mahi‘ai, and other cultural practices, supported by Hawaiian cultural practitioners and reinforced through intergenerational programming that serves families and the broader community.

Although the ‘Īao Valley campus includes three buildings, their deteriorated state has rendered one building unusable for school purposes. As such, Pi‘ilani has only been able to utilize two of the buildings, which has inhibited the school from expanding its programs and serving more students and families. State investment through this GIA request will protect and improve a County-owned public asset, address urgent facility repair needs, and ensure that Pi‘ilani has the capacity to safely deliver a culturally grounded educational program that serves students, families, and the wider Maui community for generations to come.

2. The goals and objectives related to the request;

Goal

To foster the expansion of Ke Kula 'O Pi'ilani's capacity to provide Hawaiian language and culture-based educational programs for Maui keiki and 'ohana by addressing critical repairs on buildings and utilities, improving indoor and outdoor learning spaces, and completing planning and engineering for comprehensive renovations to the school's County-owned campus in 'Īao Valley.

Objectives

1. **Complete Capital Repairs to Address Safety and Deferred Maintenance**
Tasks include roof replacement, plumbing and electrical system repairs, solarium ceiling system repairs, window and screen replacements, perimeter fencing, arborist-recommended tree mitigation.
2. **Improve Indoor and Outdoor Learning Spaces**
Tasks include installation of shelving units to create a library and study hall, as well as the installation of a playground structure.
3. **Complete Project Planning for Next Phase of Comprehensive Building Improvements**
Tasks include development of project plans and completion of applicable permitting and entitlement processes for comprehensive renovations to all three campus buildings. These construction-ready plans will support a subsequent request for congressionally directed spending to fund that major capital improvement.

3. The public purpose and need to be served;

This project addresses a clear public need by investing in the planning and design necessary to rehabilitate County-owned facilities used for public educational purposes. The existing buildings at 875 'Īao Valley Road have experienced decades of deferred maintenance under previous ownership. In response, this project will pursue thoughtful, professional planning to ensure safety, functionality, and regulatory compliance for critical renovations that will significantly extend the usable life of the campus.

By funding the architectural and engineering phase, the State of Hawai'i will help ensure that future renovations are well-designed, cost-effective, environmentally responsible, and aligned with community and cultural values. The project directly supports public education, Hawaiian language revitalization, and the stewardship of culturally significant lands in 'Īao Valley.

4. Describe the target population to be served; and
- Ke Kula ‘O Pi’ilani currently serves approximately 60 elementary-aged children (ages 5–11) enrolled in grades K–5 in Hawaiian language immersion education. Among the student body:
 - 95% of students require tuition assistance
 - 79% of families qualify as HUD-defined low-income households
 - 42% qualify as very-low income, and 16% as extremely low income
 - 40% of families receive public assistance
 - 30% of enrolled students are from fire-affected families

Although tuition is a challenge for nearly all enrolled families, they are steadfast in their commitment for the culturally grounded education that the school provides, recognizing the value of the investment in their children's future.

- Alongside the enrolled student body, Pi’ilani serves dozens of family members and community partners who participate in parallel school-based community language and cultural programming.
- Outside of the school’s in-house educational programming, Pi’ilani makes the campus spaces available for mission-aligned community groups such as hula hālau and local nonprofit organizations to conduct classes, workshops, and forums.
- Pi’ilani further serves the broader Maui community who benefit from strengthened Hawaiian language engagement and cultural stewardship through enhanced educational infrastructure.

5. Describe the geographic coverage.

At this location, Ke Kula ‘O Pi’ilani serves students, families, and community partners from across Maui Island, including Upcountry, South, Central, and West Maui.

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;

Ke Kula ‘O Pi‘ilani’s request supports capital rehabilitation and planning for its Maui County-owned educational campus in ‘Īao Valley. The proposed scope addresses urgent safety, structural, and deferred maintenance needs in the most heavily used facilities while completing design, permitting, and entitlements necessary to advance a future phase of renovation and program expansion for which congressional funding support will be pursued.

The campus consists of three aging buildings constructed between 1957 and 1981, all of which experienced decades of deferred maintenance prior to the County of Maui’s acquisition of the property in 2023 and execution of a 50-year affordable lease with Ke Kula ‘O Pi‘ilani. The proposed improvements are designed to both enhance the County-owned public asset and create a campus environment optimized for supporting Ke Kula ‘o Pi‘ilani’s long-term educational mission with an enriching environment grounded in Hawaiian culture and values.

Ke Kula ‘O Pi‘ilani’s request addresses urgent safety, structural, and educational deficiencies at the Maui County-owned property in ‘Īao Valley, which currently houses the school’s elementary Hawaiian language immersion program. The campus consists of three aging buildings constructed between 1957 and 1981, all of which have experienced decades of deferred maintenance prior to the County of Maui’s acquisition of the property in 2023 and execution of a 50-year affordable lease with Ke Kula ‘O Pi‘ilani.

Buildings 2 and 3, constructed in 1957 and 1960 respectively, are the oldest structures on the site and are in particularly poor condition. These buildings were originally designed and configured for short-term hotel-style occupancy, not for modern educational use. They currently require substantial rehabilitation to be safely and appropriately converted into permanent classroom buildings for elementary students. Deferred maintenance issues include deteriorating windows, roofing, plumbing, electrical systems, termite damage, flood-related wall damage (Building 3), and outdated bathroom facilities. Although Pi‘ilani has modified interior spaces of Building 2 through incremental tenant improvements, the school has never been able to utilize Building 3 due to its severely degraded condition. Without the proposed repairs and improvements, the buildings cannot safely support long-term instructional use, thus inhibiting the full realization of the programmatic reach that Ke Kula ‘O Pi‘ilani envisions with its strategic plan.

Building 1, while newer (constructed in 1981), is the most heavily used facility on campus and requires immediate repairs to prevent service disruptions and safety hazards. Building 1 houses two elementary classrooms as well as the school’s primary multipurpose space, which is used daily for arts instruction, cultural practices, assemblies, community classes, and public events. Immediate needs include roof replacement, plumbing repairs, electrical rewiring, window and screen replacement, and repairs to the solarium’s retractable ceiling system to ensure safe daily use.

Ke Kula ‘O Pi’ilani has operated continuously at this site for eight years, initially through a lease from the previous owner and now through long-term lease from the County of Maui. While the school has made incremental interior and exterior modifications and repairs over the years to create conducive learning spaces, the buildings will not be optimized for permanent classroom use without substantial rehabilitation and reconfiguration.

Prior to the County’s purchase of the property in 2023, the school lacked the site control, legal and financial stability necessary to pursue capital improvements on a privately owned parcel. The County’s acquisition and long-term lease agreement have now enabled the school to responsibly plan, design, and implement critical safety and infrastructure upgrades and to pursue Capital Improvement Project (CIP) funding in alignment with County stewardship goals and public benefit.

Ke Kula ‘O Pi’ilani will engage qualified professionals to complete the following tasks:

A. Capital Repairs and Safety Improvements

Complete immediate capital repairs and safety improvements necessary to ensure continued safe operation of the campus for students, families, staff, and community users. This work will focus on site safety and security, outdoor learning spaces, and critical repairs to Building 1, the most heavily used facility on campus and the primary hub for instruction, cultural practice, and community engagement:

- **Building 1 roof replacement** to address active leaks and prevent further deterioration in classrooms and multipurpose instructional spaces.
- **Plumbing repairs** to ensure reliable water service and sanitary conditions.
- **Electrical rewiring** to address outdated and unsafe electrical systems.
- **Repair of the solarium’s retractable glass ceiling**, including motors and switches, to ensure safe daily use of the school’s primary multipurpose space.
- **Window and screen repair and replacement** in instructional and administrative areas to improve safety, ventilation, and durability.
- **Arborist services** to trim and remove hazardous tree overgrowth near Building 3 and outdoor learning areas.
- **Installation of perimeter fencing** to secure outdoor learning spaces adjacent to ‘Īao Valley Road and protect students from traffic hazards and damage from feral ungulates.
- **Installation of school-grade playground equipment** to support safe physical activity, outdoor learning, and child development.

- **Library shelving** to support student learning and literacy within shared instructional spaces.

These improvements address immediate life-safety concerns, protect the County's assets from further deterioration, and ensure continuity of Hawaiian language immersion education and community cultural programming currently serving Maui students and families.

B. Permitting, and Entitlements for Future Phases

In parallel with the tasks listed above, the project will complete the permitting, and entitlements necessary to advance comprehensive renovation of all three buildings, particularly Buildings 2 and 3, which were originally designed for short-term hotel-style occupancy and are not suitable for permanent classroom use without substantial rehabilitation and reconfiguration:

- **Project planning, permitting, and entitlement services** for all three buildings to support future construction and rehabilitation.
- **Preparation of construction-ready documentation and cost information** sufficient to support future capital funding requests, including County-led and federal funding opportunities.

C. Project Oversight and Responsibilities

Ke Kula 'O Pi'ilani will:

- Procure and manage qualified contractors and professional consultants with relevant experience with similar facilities.
- Coordinate work sequencing to maintain uninterrupted school operations on an active campus.
- Oversee contractor performance, safety, and compliance with grant requirements.
- Coordinate with the County of Maui to ensure alignment with County stewardship goals, public benefit, and long-term use of the facilities.

Collectively, this work will yield a safe, functional, and culturally appropriate campus that will support Ke Kula 'o Pi'ilani's mission for decades to come, strengthening Hawaiian language immersion education on Maui while enhancing the value and usefulness of a County-owned public asset.

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

The proposed project will be implemented over a twelve-month period, with capital repairs and safety improvements proceeding in parallel with architectural, engineering, and permitting activities. This coordinated approach ensures continuity of school operations while advancing both immediate safety needs and long-term capital readiness. Contractors have already been identified for the perimeter fencing, tree trimming and mitigation, and engineering, permitting, and entitlements.

- **Months 1–3:**
 - Finalize procurement of contractors and professional consultants.
 - Initiate tree trimming, perimeter fencing, site safety preparations, shelving for indoor learning space, and outdoor playground.
 - Conduct pre-construction planning for Building 1 repairs to the roof, plumbing, and electrical utilities.
 - Assess Buildings 1, 2, and 3 to determine the scope of the comprehensive renovations; initiate engineering and project planning for permitting and entitlements; engage with County departments on regulatory coordination for all three buildings.
- **Months 4–6:**
 - Implement capital repairs and safety improvements, including Building 1 roof replacement, plumbing and electrical repairs, window and screen replacements, solarium system repairs, fencing installation, and playground equipment installation.
 - Finalize engineering and project planning for permitting and entitlements; engage with County departments on regulatory coordination for all three buildings.
- **Months 7–9:**
 - Complete remaining construction activities and site improvements; conduct inspections, testing, and corrective work as needed.
 - Continue processing of permitting and entitlements for comprehensive building renovations.
- **Months 10–12:**
 - Complete close-out of capital work, including final inspections and documentation.
 - Obtain entitlements and permitting approvals necessary to support future capital funding requests and construction implementation.

All work will be carefully sequenced to maintain uninterrupted school operations and ensure student, staff, and community safety on an active campus.

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

Ke Kula 'o Pi'ilani will ensure quality, accountability, and compliance throughout the project through structured oversight, professional standards, and coordination with County partners.

Quality assurance measures will include:

- Procurement of licensed, qualified, and experienced contractors, architects, engineers, and professional consultants with experience in facility rehabilitation, public-sector projects, and work on occupied school campuses.
- Clear scopes of work within contracts, including deliverables and review milestones, for all capital repair and design activities under this project.
- Regular (biweekly) progress and coordination meetings with consultants to review technical accuracy, safety considerations, schedule adherence, and budget alignment.
- Oversight of construction activities, including verification that work is performed in accordance with approved plans, applicable codes, and safety requirements.
- Review of entitlement documents for alignment with long-term campus plans and programmatic needs as well as technical accuracy regulatory readiness.
- Design documents and cost estimates will be evaluated for technical sufficiency and readiness to advance to construction funding, including use in a congressionally directed spending request led by the County of Maui.
- Coordination with County of Maui staff to ensure design work aligns with County requirements, regulatory pathways, and readiness for future construction funding.

As a steward of this property, Ke Kula 'o Pi'ilani takes seriously the kuleana of supporting County stewardship goals, protecting this public asset, and advancing the long-term public benefit of the campus. All project activities will be documented, and corrective actions will be taken promptly if issues arise.

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.

The effectiveness of this project will be measured by the successful completion of the following tangible and verifiable outcomes:

1. Completion of Capital Repairs and Safety Improvements

- Replacement of the Building 1 roof.
- Completion of plumbing and electrical repairs in Building 1.
- Repair of the solarium retractable ceiling system in Building 1.
- Completion of window and screen repairs and replacements for Building 1.
- Installation of perimeter fencing and school-grade playground equipment.
- Completion of arborist-recommended tree trimming and hazard mitigation.
- Installation of library shelving in Building 1 to support student learning.

2. Protection and Enhancement of a County-Owned Asset

- Reduction of safety risks and addressing deferred maintenance issues.
- Improved functionality and reliability of buildings used daily by students and the community.

3. Completion of Entitlement Work for Future Phases

- Delivery of permitting and entitlement documentation for all three buildings.

4. Continuity and Readiness for Long-Term Educational Use

- Maintenance of uninterrupted school operations during implementation.
- Readiness of the campus buildings and learning spaces to support expanded Hawaiian language immersion, 'āina-based learning, and community cultural programming in future phases.

Progress toward these measures will be tracked through contractor deliverables, inspections, consultant submissions, and final project close-out documentation.

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 2027.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$282,385	\$102,384	\$102,384	\$82,384	\$569,537

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2027.

County Of Maui Office of Economic Development
 Kamehameha Schools Kaiāulu
 Office of Hawaiian Affairs

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.

Not 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.

County Of Maui Department of Economic Development FY 24: \$40,000.00
 County Of Maui Department of Economic Development FY 25: \$100,000.00
 County Of Maui Department of Economic Development FY 26: \$67,500.00
 County of Maui Department of Oihi Resources FY 25: \$50,000.00
 County of Maui Department of Oihi Resources FY 26: \$50,000.00
 County of Maui Department of Agriculture FY 26: \$133,017.00

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2025.

As of December 31, 2025, Ke Kula 'o Pi'ilani's unrestricted current assets are \$147,703

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.

Ke Kula 'o Pi'ilani has demonstrated the necessary skills, experience, and organizational capacity to successfully manage complex facility improvement projects through a series of County of Maui Office of Economic Development (OED) grants intentionally structured as a multi-year, phased campus improvement strategy.

Beginning in FY2024, Ke Kula 'o Pi'ilani pursued and was awarded County OED funding to address long-standing deferred maintenance, safety concerns, and infrastructure deficiencies at its 'Iao Valley campus. The FY2024, FY2025, and FY2026 OED grants were designed as three sequential phases, allowing the school to stabilize facilities, improve critical systems, and build toward long-term capital planning in a fiscally responsible and operationally feasible manner.

Under the completed FY2024 and FY2025 OED grants, Ke Kula 'o Pi'ilani successfully:

- Procured and managed licensed contractors and skilled trades;
- Completed interior and exterior building repairs across multiple aging structures;
- Addressed plumbing, electrical, flooring, painting, and carpentry needs in high-use instructional spaces;
- Implemented site safety improvements, including landscaping, tree mitigation, drainage, and outdoor area maintenance;
- Phased work carefully to maintain uninterrupted school operations on an active campus;
- Met all County reporting, documentation, and fiscal compliance requirements.

The current FY2026 OED grant, *Ke Ola Hou Project for Maniana – Phase 3*, builds upon this foundation and represents the most advanced phase of the County-funded effort to date. This phase focuses on more complex systems work and coordinated improvements, including plumbing system rehabilitation, water treatment and pump repairs, flooring and interior upgrades in heavily used multipurpose spaces, irrigation and drainage improvements, and continued contractor oversight and documentation.

Through these grants, Ke Kula ‘o Pi‘ilani has demonstrated its ability to responsibly steward public funds, manage multi-scope facility projects, and work collaboratively with County departments to advance shared public benefit goals. The organization has successfully sequenced repairs and improvements in alignment with County priorities while maintaining safe, continuous educational operations.

Ke Kula ‘o Pi‘ilani is governed by an experienced and dedicated Board of Directors and led by a professional administrative team with extensive experience in nonprofit management, fiscal oversight, grant compliance, and capital project coordination. The organization has consistently met County reporting requirements and maintained compliance with all grant terms and conditions.

Collectively, this experience directly positions Ke Kula ‘o Pi‘ilani to successfully manage the proposed architectural and engineering design phase under this GIA–CIP request, which represents the next logical step in transitioning from phased repairs to comprehensive, construction-ready capital improvements on County-owned property.

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.

Since 2017, Ke Kula ‘o Pi‘ilani has operated out of the campus at 875 ‘Īao Valley Road, Wailuku, Maui (TMKs (2)3-3-003:006 and (2)3-3-003:008). This property was under the ownership of the Hawaii Nature Center until the County purchased the property and executed a 50-year affordable lease to Ke Kula ‘o Pi‘ilani on August 15, 2023. The campus consists of three existing buildings constructed between 1957 and 1981, along with outdoor learning areas including māla (gardens) that are used daily for instruction, cultural practice, and community engagement.

The facilities have supported the school’s Hawaiian language and culture immersion programs; however, due to the age of the structures, their original design for non-educational (commercial hospitality) use, and decades of deferred maintenance prior to the County of Maui’s acquisition of the property in 2023, the campus requires extensive improvements to support the school’s vision for long-term, safe, and culturally enriching educational use. Thus far, the school has only been using Buildings 1 and 2, as the deteriorated condition of Building 3 rendered it unusable.

Over the past three fiscal years, Ke Kula ‘o Pi‘ilani has undertaken a phased approach to stabilizing and improving these facilities through County of Maui Office of Economic Development grants. These projects have addressed urgent repairs and site safety needs while maintaining uninterrupted school operations and have provided valuable insight into building conditions, system limitations, and long-term infrastructure requirements.

With the County’s acquisition of the property and execution of a long-term lease, Ke Kula ‘o Pi‘ilani is now positioned to move beyond short-term repairs and toward comprehensive capital planning. The proposed architectural and engineering design project represents the critical next step in enhancing a County-owned asset by preparing the campus for responsible, long-term public use as a permanent educational facility.

Completion of this design phase will allow the County of Maui to pursue construction funding for renovations that will modernize the campus, address longstanding safety and structural deficiencies, and extend the useful life of these public facilities for decades to come. At the same time, the project will position Ke Kula ‘o Pi‘ilani for long-term success by creating a school campus intentionally designed to support high-quality Hawaiian language immersion, ‘āina-based learning, and Hawaiian culture-based education for students and families across Maui. With all three buildings and outdoor spaces fully optimized, Ke Kula ‘o Pi‘ilani will be positioned to expand its programs to educate and enrich more students, families, and community members of Maui.

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.

For this grant, Head of School (Po‘okula) Lani Eckart-Dodd will be responsible for:

- Procurement and contracting, including soliciting and documenting competitive bids, evaluating contractor qualifications, and executing contracts in accordance with State and County requirements;
- Contractor and consultant oversight, ensuring work is completed in compliance with approved scopes, schedules, and permits;
- Fiscal management, including review and approval of invoices, tracking expenditures against the approved budget, and ensuring costs are allowable, reasonable, and properly supported;

- Documentation and record retention, maintaining organized records sufficient to support State monitoring and audits; and
- Grant reporting and compliance, including timely submission of required narrative and financial reports to the expending agency.

Lani will be supported by an Administrative Assistant, who will assist with invoice tracking, document management, scheduling, and maintenance of grant files. This staffing structure provides appropriate internal controls, administrative capacity, and continuity for effective grant administration.

In August 2024, Lani Eckart-Dodd assumed the role of Head of School/Executive Director at Ke Kula 'O Pi'ilani and will serve as the Project Lead and Grant Administrator for this request. She will be responsible for the full administrative, fiscal, and programmatic oversight of all grant-funded activities, ensuring compliance with State procurement requirements, grant conditions, documentation standards, and audit readiness expectations.

Lani brings extensive experience in program administration, fiscal oversight, contractor coordination, and compliance, developed through leadership roles in nonprofit management, youth education, and community-based organizations. As Head of School, she currently oversees daily operations of a multi-building campus, including facilities use, safety coordination, vendor relationships, and compliance with the school's long-term lease on County-owned property. She has been directly involved in identifying deferred maintenance priorities, coordinating with architects and planners, and sequencing repairs to ensure continuity of school operations—experience directly relevant to managing a capital improvement grant.

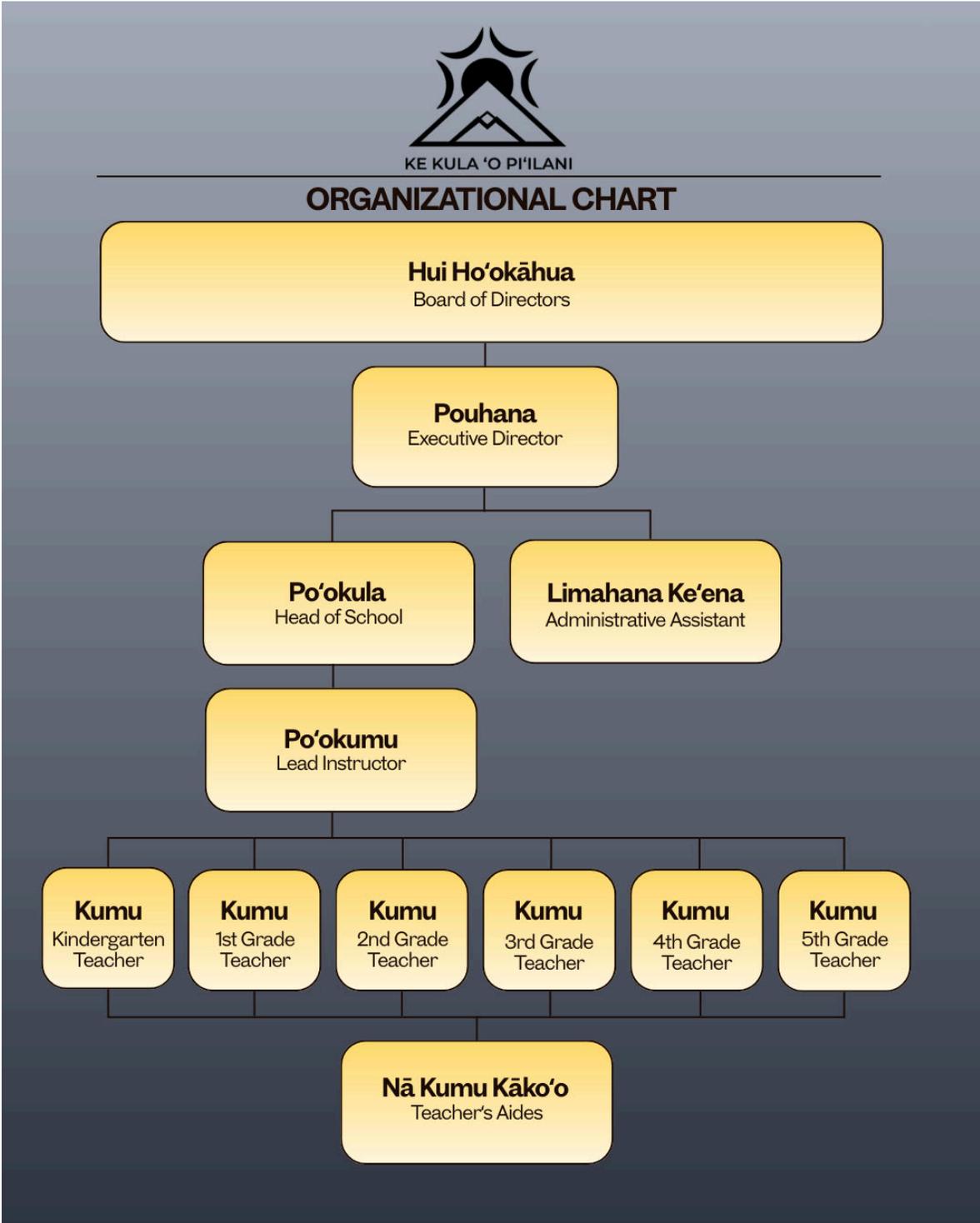
Lani previously served as Programs Manager for Hui Mālama O Ke Kai Foundation, where she managed culture-based educational programs requiring contractor coordination, budget oversight, staff supervision, and reporting to funders and boards. She was responsible for ensuring expenditures were allowable, deliverables were met, and documentation was maintained in accordance with funder requirements.

Her experience as an Education Supervisor with the U.S. Peace Corps in Thailand further demonstrates her capacity for large-scale administration and accountability. In that role, Lani supervised and trained more than 250 primary school teachers, coordinated multi-site programs, and produced detailed reports for federal oversight, requiring disciplined documentation, monitoring, and compliance with established administrative protocols.

Lani currently serves as Treasurer for Hui O Nā Wai 'Ehā, providing financial oversight and reinforcing her familiarity with internal controls, fiscal review, and nonprofit accountability. Since Ke Kula 'O Pi'ilani's inception, she has also played a central role in grant writing, contractor coordination, documentation, and reporting, contributing to both programmatic and facilities-related initiatives.

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.



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.

Po'okula (Head of School)/Executive Director \$75,000

Po'okumu (Lead Teacher) \$60,000

Kumu (Kindergarten Teacher) \$42,000

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.

Not applicable.

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.

Ke Kula 'o Pi'ilani has maintained licensure as an independent school with the Hawaii Council of Private Schools since 2024.

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.

Ke Kula 'O Pi'ilani is a non-sectarian independent educational institution.

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.

If the grant requested in this application is received for fiscal year 2027, Ke Kula 'O Pi'ilani will use the funds as a one-time capital investment to address critical deferred maintenance and facility improvements at the County-owned campus at 875 'Āao Valley Road. These improvements are intended to stabilize the facilities, reduce ongoing maintenance risks, and position the campus for phased, long-term rehabilitation.

To sustain and advance the activity beyond fiscal year 2027, Ke Kula 'O Pi'ilani will pursue a diversified public funding strategy. Upon receipt of this grant, the school will apply for matching Capital Improvement Project (CIP) funding through the Office of Hawaiian Affairs (OHA) to leverage State investment and continue the rehabilitation of classroom and site infrastructure. In parallel, the school will continue to seek capital and facilities support from the County of Maui Department of Economic Development, with a focus on addressing remaining deferred maintenance and improving public safety and accessibility.

In addition, Ke Kula 'O Pi'ilani will work with the Office of the Mayor and County partners to pursue federal Congressional funding opportunities to support larger-scale capital repairs and infrastructure improvements that exceed the scope of State and County grants.

If the grant is not received beyond fiscal year 2027, Ke Kula 'O Pi'ilani will continue to implement a phased approach to facility improvements, prioritizing safety and instructional needs as funding becomes available. The school will maintain its current facilities through staff and volunteer efforts while continuing to pursue additional public funding sources and partnerships.

Through this strategic approach, Ke Kula 'O Pi'ilani will sustain progress toward long-term facility rehabilitation and ensure continued safe public use of this County-owned educational site.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

Applicant: Ke Kula'O Pi'ilani

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	\$7,750.00	0		0
1. Salaries			0	
2. Payroll Taxes & Assessments	\$939.00			
3. Fringe Benefits	\$848.00			
TOTAL PERSONNEL COST	\$9,537.00			
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				
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TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	\$560,000.00			
TOTAL (A+B+C+D+E)	\$569,537.00			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	\$569,537.00	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><i>Bryce Thayer</i> Name (Please type or print)</p> <p><i>[Signature]</i> Signature of Authorized Official</p> <p>Bryce Thayer, President Name and Title (Please type or print)</p> </div> <div style="width: 35%;"> <p>808.276.5298 Phone</p> <p>1-23-26 Date</p> </div> </div>		
(b) Total Federal Funds Requested				
(c) Total County Funds Requested				
(d) Total Private/Other Funds Requested				
TOTAL BUDGET	\$569,537.00			

Applicant: Ke Kula 'O Pi'ilani

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS: no equipment requested

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS: no motor vehicles requested

Applicant: Ke Kula 'O Pi'ilani

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			\$150,000.00			
LAND ACQUISITION						
DESIGN						
CONSTRUCTION	\$100,000.00	\$67,500.00	\$410,000.00			
EQUIPMENT						
TOTAL:	\$100,000.00	\$67,500.00	\$560,000.00			
JUSTIFICATION/COMMENTS: This is a standalone request for a package of CIP projects to be completed within a year. Construction funds are for immediate repairs, safety and security measures, and improvements to indoor and outdoor learning spaces. Plans funds are for planning, permitting, and entitlements for comprehensive renovation of the three campus buildings to enable program expansion; congressionally directed spending will be sought to fund this construction.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Ke Kula 'O Pi'ilani

Contracts Total: \$300,517.00

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Space Lease	8/15/23-6/30/73		Maui County	n/a
2	Grant - repairs and maintenance	FY26	Dept. of Economic Development	Maui County	\$67,500.00
3	Grant - capacity building	FY25	Dept. of Oihi Resources	Maui County	\$50,000.00
4	Grant - professional development	FY26	Dept. of Oihi Resources	Maui County	\$50,000.00
5	Grant - mala (farming) program	FY26	Dept. of Agriculture	Maui County	\$133,017.00
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