

COVER PAGE

BRIEF DESCRIPTION OF PROJECT

PA'I FOUNDATION is requesting Grant in Aid support to continue initiating the creation of a Native Hawaiian Cultural Center. PA'I is uniquely positioned to bridge the gap between Native Hawaiian arts and cultural programs that nurture and perpetuates the lāhui..

PA'I recognizes that there is no Native Hawaiian Cultural Center in Hawai'i. There is a Japanese Cultural Center, an Okinawan Cultural Center, a Filipino Cultural Center, a Polynesian Cultural Center, but no Native Hawaiian Cultural Center that honors the Native people of Hawai'i.

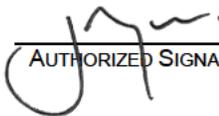
PA'I envisions a Native Hawaiian Cultural Center on undeveloped lands at Ke'ehi Lagoon Beach Park and Sand Island State Recreation Area. Once a thriving fishing village, it is currently the home to the Hokule'a and 16 local and high school canoe clubs, the area serves nearly 2,400 adults and youth annually year-round for after school and weekend activities, yet the space lacks the infrastructure, bathroom facilities and storage space for their equipment.

The funding for this project will support the development, design, and engineering and impact assessments needed to move this project from inception to shovel-ready.

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

Jay Rojas, Finance Officer,
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: PA'I FOUNDATION*

DBA/Trade Name: PA'I FOUNDATION*

Issue Date: 01/22/2026

Status: **Compliant**

Hawaii Tax#: [REDACTED]
New Hawaii Tax#: [REDACTED]
FEIN/SSN#: [REDACTED]
UI#: XXXXXX7278
DCCA FILE#: 121756

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, HAWAI'I REVISED STATUTES**

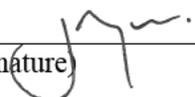
The undersigned authorized representative of the applicant certifies the following:

- 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 1/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.

PA'I Foundation
(Typed Name of Individual or Organization)

 1/23/2026
(Signature) (Date)

Jay Rojas Finance 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.

See Attachment

2. Declaration Statement

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

See Attachment

3. Statement of Public Purpose pursuant to Section 42F-102

PA'I Foundation ensures that the funds requested shall be used for a public purpose pursuant to [Section 42F-102, Hawaii Revised Statutes](#).

II. Background and Summary

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

PA'I Foundation (PA'I), incorporated in 2001, is a 501(c) 3 nonprofit organization whose mission is to preserve and perpetuate Hawaiian cultural traditions for future generations. An eight member Board of Directors comprised of professionals in marketing, education, urban planning and health governs PA'I. In addition, all directors are trained cultural practitioners. A goal of PA'I Foundation is to establish a Native Hawaiian Cultural Center on O'ahu to better serve the broader Hawaiian community, our businesses, residents and visitors to our islands.

PA'I was established and is guided by its Executive Director, kumu hula (master teacher of Hawaiian dance) Vicky Holt Takamine. In 1975, Takamine 'ūniki, graduated through the rituals of hula, as a kumu hula (master teacher of Hawaiian dance)' from one of Hawai'i's most renowned master teachers, Maiki Aiu Lake. In 1977, she founded her

own hālau hula (school of Hawaiian dance), Pua Ali'i 'Ilima (The Royal 'Ilima Blossom). Takamine received her BA and MA in Dance Ethnology from the University of Hawai'i at Mānoa and taught for more than thirty years at the UH Mānoa Music Department and Leeward Community College on O'ahu. Takamine is well recognized in the Hawaiian community as a prominent leader and a strong advocate for the protection of Native Hawaiian rights and the natural and cultural resources of Hawai'i.

Mission & Goals:

PA'I's mission is to preserve and protect Native Hawaiian cultural traditions for future generations. Since its inception in 2001, PA'I has planned, organized and implemented educational outreach programs locally, statewide, nationally and internationally. PA'I staff, board and volunteers work together to coordinate programs and events throughout the year that serve the mission and goals of our organization. We do this by partnering with other Native Hawaiian institutions, cultural practitioners and artists to deliver these programs. (www.paifoundation.org)

PA'I partnered with Artspace, the largest nonprofit housing developer in the US dedicated to build affordable housing for artists. In 2020 PA'I & Artspace opened Ola Ka 'Ilima Artspace Lofts, an 84 unit rental housing for artists. In 2023, PA'I as the anchor tenant of the Ola Ka 'Ilima Artspace Lofts, opened a 5,328 square foot Native Hawaiian Cultural Center with performing arts and dance studio, a meeting space and offices.

2. The goals and objectives related to the request;

Project Goal:

PA'I recognizes that there is no Native Hawaiian Cultural Center in Hawai'i. There is a Japanese Cultural Center, an Okinawan Cultural Center, a Filipino Cultural Center, a Polynesian Cultural Center, but no Native Hawaiian Cultural Center that honors the Native people of Hawai'i.

PA'I envisions a Native Hawaiian Cultural Center on undeveloped lands at Ke'ehi Lagoon Beach Park and Sand Island State Recreation Area. Once a thriving fishing village, it is currently the home to the Hokule'a and 16 local and high school canoe clubs, the area serves nearly 2,400 adults and youth annually year-round for after school and weekend activities, yet the space lacks the infrastructure, bathroom facilities and storage space for their equipment.

A comprehensive master plan is needed to serve the needs of all users and address aging infratstructures and facilities for this area. PA'I proposes that a Native Hawaiian Cultural Center that will integrate the needs of the canoe clubs and other Native Hawaiian cultural organizations can also help to address some of the other social and illegal activities occurring on these state lands.

In order to help with this effort, in 2023 PA'I submitted and received a grant request of \$40,000 from the National Endowment for the Arts to begin the process. We contracted with Group 70 to begin the intial design charette and community outreach and to work with the Hawai'i State Parks Department.

3. The public purpose and need to be served;

This project, when completed will serve as a gathering place for Native Hawaiians, residents, visitors to Hawai'i, businesses and all those who come to Hawai'i to live, work and play. We expect that we will be able to host national and international events like the World Sprints, canoe races, educational and recreational activities. When completed we will be able to host large cultural events like the Merrie Monarch Hula Festival, Festival of Pacific Arts etc.

4. Describe the target population to be served;

Target population to be served include people of all ages, from keiki to kupuna. It will include all of the canoe clubs and more than 2,400 adults and youth who paddle year-round at Ke'ehi. It will include space for hālau hula and other organizations to practice, host community events and showcase their arts and cultural practices. It will be a place where our people, can create and showcase their arts and practices.

5. Describe the geographic coverage.

While primarily serving the people of O'ahu on a daily basis, the center intends to host state, national and international events and activities.

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;

Funding will support the environmental assessments, additional design works, community outreach, planning and permitting required to move this project forward.

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

July – September, 2026

Hire Project Director and Project Assistant

Hire Architectural Firm for to begin Design, Community Outreach,
Environmental Assessments and Planning for Phase II

October 2026-June 2027

Implementation of Phase II

Community Outreach, Required Assessments and Planning

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

PA'I Executive Director, Vicky Holt Takamine, will oversee all Phases and Implementation of this project to ensure project success. Takamine has successfully planned and implemented the planning, building, construction and completion of the Ola Ka 'Ilima Artspace Lofts in Kaka'ako. The 84 unit housing project is completed and fully operational. In addition, PA'I operates two dance studios in Honolulu, one in Kapālama and one in the Artspace Lofts in Kaka'ako. This project is a priority for Takamine. In addition, if fully funded, PA'I intends to work with Group 70 who has done the initial project charette and community outreach to ensure continuity and completion of all design phases. Group 70 president has already been in communication with State Parks for Phase 1 of the project and we want to ensure progress continues.

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.

- PA'I will hire the project team for to manage the design and engineering for the Native Hawaiian Cultural Center
- PA'I will contract with G70 to complete the design and engineering requirements for the project.
- PA'I will engage members of the Department of Land and Natural/Department of Parks and Recreation in all stages of the design and engineering progress.
- PA'I and G70 design team will collaborate to host community outreach programs to include Native Hawaiian traditional organizations including but not limited to wa'a (canoeing) organizations, wayfaring community, hula, lu'au, etc.

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
\$87,500	\$487,500	\$487,500	\$487,500	\$1,550,000

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

PA'I will be seeking additional funding from Federal (National Endowment for the Arts), local (Hawai'i Community Foundation, Atherton, Castle) as well as national Funders (Ford, Mellon Foundations)

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.

PA'I has not applied for any tax credits.

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.

National Endowment for the Arts \$40,000

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

Total unrestricted assets - \$4,832,772.34

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.

PA'I, in partnership with Artspace Projects, has successfully planned and implemented the planning, building, construction and completion of the Ola Ka 'Ilima Artspace Lofts in Kaka'ako. The \$55 million dollar, 84 unit housing project is completed and fully operational. In addition, PA'I operates two dance studios in Honolulu, one in Kapālama and one in the Artspace Lofts in Kaka'ako.

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.

PA'I currently operates two spaces.

PA'I Kapālama is located in Kapālama at 904 Kohou St. #102, Honolulu, 96817. It is a 3,000 sq ft ground floor space leased from the Kamehemeha Schools. The space is sectioned of into a 2,000 sq ft dance studio with meeting and office spaces and a storage space.

PA'I Arts & Cultural Center @ Kaka'ako is located at 1034 Kawaiaha'o St, Honolulu 96814. It is a 4,000 sq ft space with a 3,000 sq ft dance studio, 1,000sq ft multi use space and 1,000 sq ft mezzanine with meeting spaces and offices.

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.

Cultural Advisor – Vicky Holt Takamine

PA'I Executive Director will serve as the Cultural Advisor for the project. Vicky Holt Takamine is a renowned kumu hula (master teacher of Hawaiian dance). Vicky 'ūniki (graduated through the rituals of hula) as a kumu hula from hula master Maiki Aiu Lake in 1975 and established her own hālau, Pua Ali'i 'Ilima, (school of Hawaiian dance) in 1977. She earned her BA & MA in dance ethnology from the University of Hawai'i at Mānoa. In addition to teaching at her own school, Vicky taught at the University of Hawai'i at Manoa and Leeward Community College for more than 35 years. In 2001, Vicky established a non-profit organization, PA'I Foundation, to serve the needs of her Hawaiian community and those who make Hawai'i their home. She has received numerous awards including the 2016 Doris Duke US Artist Fellow, 2025 Gish Prize, 2025 Honpa Hongwangi Living Treasures and more.

Project Director - Jay Rojas

An effective leader with over twenty (20) years of experience in both the public and private sectors, Rojas currently serves as the Finance Officer for PA'I Foundation. From November 2015- December, 2018, he served as the Chief Executive Officer/Administrator for the Guam Economic Development Authority in Tamuning, Guam. Rojas is proficient in developing, implementing, and managing people, effective policies, programs, and processes.

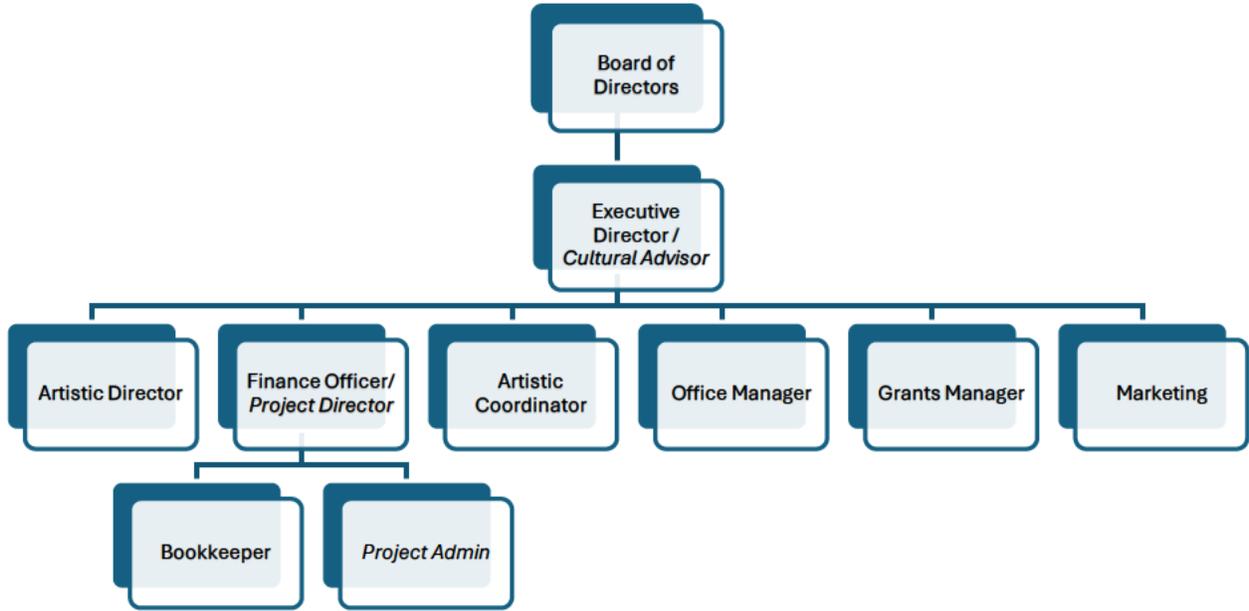
Proven success in partnering with business and civic leaders at the international, federal, state, territorial, and local level to optimize integrated collaboration. Proficient in developing, implementing, and managing people, effective policies, programs, and processes. Well-developed decision-making skills combined with an open and accessible management style, emphasizing individual empowerment, multigenerational communication, and organizational development. Excellent knowledge of public policy and expertise with the states and territories of the United States of America, its Freely Associated States, Asia, and other Pacific Islands bringing a strategic perspective to policy implications.

Duties: Responsible for grant and project management including (1) implementation of all activities under Native Hawaiian Culture and Arts Center and management of project expenses including taking the lead to prepare progress and financial reports; (2) ensuring adherence to the project schedule and budget; (3) participating in monthly Meetings; (4) interfacing with all contractors; and (5) managing and evaluating the performance of the Project Assistant and Project Bookkeeper. The oversight and evaluation of the Project Director's performance is the responsibility of the PA'I ED, Vicky Holt Takamine

Project Assistant – To be hired

Responsible for supporting grant and project management including (1) assistance with implementation of activities under Native Hawaiian Culture and Arts Center and the management of project expenses including providing support for the preparation of progress and financial reports; (2) participation in monthly Meetings; (3) supporting adherence to the project schedule and budget; and (4) helping respond to requests for information. The oversight and evaluation of the Project Assistant will be the responsibility of the Project Director.

2. Organization Chart



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.

Executive Director – \$90,000
Grants Administrator - \$60,000
Artistic Director - \$50,000

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.

Not Applicable

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.

Not Applicable

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:

PA'I is committed to seeking funding for this project from Federal, Local and National funders whether or not we are funded for fiscal year 2027.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

App

PAI Foundation

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	162,500			
2. Payroll Taxes & Assessments	16,250			
3. Fringe Benefits	33,000			
TOTAL PERSONNEL COST	211,750			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island	13,500			
2. Insurance	3,000			
3. Lease/Rental of Equipment	N/A			
4. Lease/Rental of Space	38,000			
5. Staff Training	N/A			
6. Supplies	28,800			
7. Telecommunication	2,400			
8. Utilities	2,550			
9. Community Outreach expenses	50,000			
10.				
11.				
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19.				
20.				
TOTAL OTHER CURRENT EXPENSES	138,250			
C. EQUIPMENT PURCHASES	N/A			
D. MOTOR VEHICLE PURCHASES	N/A			
E. CAPITAL	1,200,000			
TOTAL (A+B+C+D+E)	1,550,000			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	1,550,000	Jay Rojas 808-769-1198		
(b) Total Federal Funds Requested	0	Name (Please type or print) Phone		
(c) Total County Funds Requested	0	46,044		
(d) Total Private/Other Funds Requested	0	Signature of Authorized Official Date		
TOTAL BUDGET	1,550,000	Jay Rojas Financial Officer Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2026 to June 30, 2027

Applicant: PA'I Foundation

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Not Applicable	0.00	\$0.00	\$ -	0
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				0
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Not Applicable	0.00	\$0.00	\$ -	0
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				0
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2026 to June 30, 2027

Applicant: PA'I Foundation

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	0	0				
LAND ACQUISITION	0	0	0			
DESIGN	40000	0	1200000			
CONSTRUCTION	0	0	0			
EQUIPMENT	0	0	0			
TOTAL:	40000	0	1,200,000			

JUSTIFICATION/COMMENTS:

Design request includes all architectural and engineering expenses for the site, and would also include the required assessments and impact studies needed for the project to include, but not limited to environmental, historical, site safety, and flood risk mitigation.

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

App

Pa'i Foundation

Contracts Total:

40,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Initial Community Consultation & Charette Design	2023-2024	National Endowment for the Arts	U.S.	40,000
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