

House District 47

Senate District 23

THE TWENTY-SIXTH LEGISLATURE
HAWAII STATE LEGISLATURE
APPLICATION FOR GRANTS & SUBSIDIES
CHAPTER 42F, HAWAII REVISED STATUTES

Log No: 62-C

For Legislature's Use Only

Type of Grant or Subsidy Request:

Rec'd JAN 28 2011

GRANT REQUEST - OPERATING

GRANT REQUEST - CAPITAL

SUBSIDY REQUEST

"Grant" means an award of state funds by the legislature, by an appropriation to a specified recipient, to support the activities of the recipient and permit the community to benefit from those activities.

"Subsidy" means an award of state funds by the legislature, by an appropriation to a recipient specified in the appropriation, to reduce the costs incurred by the organization or individual in providing a service available to some or all members of the public.

"Recipient" means any organization or person receiving a grant or subsidy.

STATE DEPARTMENT OR AGENCY RELATED TO THIS REQUEST (LEAVE BLANK IF UNKNOWN):

WINDWARD COMMUNITY COLLEGE

STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN): _____

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:
Kualoa-He'eia Ecumenical Youth Project

Db: **KEY Project**

Street Address: **47-200 Waihe'e Rd., Kaneohe, HI**

Mailing Address: **47-200 Waihe'e Rd., Kaneohe, HI 96744**

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name JOHN L. REPPUN

Title Executive Director

Phone # (808) 239-5777

Fax # (808) 239-3902

e-mail jreppun@keyproject.org

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION
- FOR PROFIT CORPORATION
- LIMITED LIABILITY COMPANY
- SOLE PROPRIETORSHIP/INDIVIDUAL

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

UPGRADE/RENOVATION OF RESTROOMS/RELATED INFRASTRUCTURE & STORAGE FOR KAHALU`U MULTI-PURPOSE FACILITY

4. FEDERAL TAX ID #: _____

5. STATE TAX ID #: _____

7. AMOUNT OF STATE FUNDS REQUESTED:

FY 2011-2012: **\$440,000**

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

- NEW SERVICE (PRESENTLY DOES NOT EXIST)
- EXISTING SERVICE (PRESENTLY IN OPERATION)

SPECIFY THE AMOUNT BY SOURCES OF FUNDS AVAILABLE AT THE TIME OF THIS REQUEST:

STATE \$ 0

FEDERAL \$ 0

COUNTY \$ 0

PRIVATE/OTHER \$ 0

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

AUTHORIZED SIGNATURE

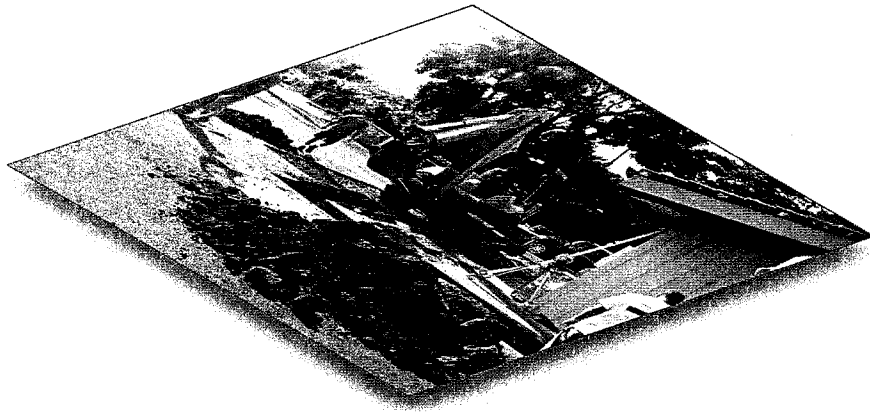
JOHN L. REPPUN, EXECUTIVE DIRECTOR
NAME & TITLE

1/26/2011
DATE SIGNED



KEY Project
Capital Improvement Project
Grant-In-Aid Application

Upgrade/Renovation of Restrooms/Related Infrastructure
& Storage for Kahalu`u Multi-Purpose Facility



2011 Legislative Session
State of Hawaii



Application for Grants and Subsidies

If any item is not applicable to the request, the applicant should enter "not applicable".

I. 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. Include the following:

1. A brief description of the applicant's background: *KEY Project is a 501(c)(3) non-profit organization serving a primary constituency from Kualoa-to-He'eia and an extended reach into communities from Kane'ohe through Kahuku. Founded in 1968, the community-organized agency continues with its original purpose of serving youth and families in the context of community-through a wide array of programs and services that, together, replicate the intergenerational family setting. "The mission of KEY Project is to nurture and promote the cultural, environmental, social, economic and recreational well-being of the Kualoa-He'eia area by providing a vital grassroots civic resource that effectively serve s the needs of our diverse, multi-cultural community."*
2. The goals and objectives related to the request: *The goal of this grant request is to support reconstruction for both the existing men's and women's restrooms, incorporating appropriate ADA-compliant facilities and restoration of below-slab plumbing drain lines. In regards to objectives: KEY operates from a multi-purpose facility that was built, with the agency in mind, in the late 70's. The "new" site, opened in the early 80's, was selected and designed to house the agency following displacement from its original "store-front" on Kamehameha Highway. Relocation from the latter was necessary to make way for a joint Federal-State-County Flood Control Project. The agency now holds a long-term lease (30 years) for use of the multi-purpose complex, including a large pavilion, classrooms, office spaces and a newly refurbished kitchen (thanks to Legislative support). The facility is up and away from the floodplain where KEY began, located on Waihe'e Road in the ahupua'a of that name. The family/community center is strategically situated for programs and services in Northern Ko'olaupoko and adjacent Ko'olauloa, sited in the midst of what was long-envisioned as a "civic center". Surrounding amenities include the new Kahalu'u Regional Park, Kahalu'u Elementary School, area churches, the Windward Office for HCAP, a Kamehameha Pre-School site and more. The park, with KEY at its center, represents a major element of the required "public benefit" for the flood-control effort of 30 years ago. KEY's role as a gathering place and activity center*

has become even more important given the available services and support we offer during critical non-school hours. Activity levels for those utilizing our own and surrounding amenities are on the rise with increased demands on capacity. While KEY's lease agreement with the City (subleased from State) includes a threshold of agency responsibility for basic repair and maintenance (\$5K annually), the goal of this CIP GIA request is to address substantial improvements and renovations that are urgent and beyond our means: renovations and an upgrade to our aging, failing septic system and related amenities, critical for daily operations. This project is described as "Phase Two" – follow-up for Phase One work, now completed wherein we successfully upgraded our kitchen to commercial prep status and renovated classrooms to create a computer learning center. With the latter now complete, this project, if funded, is "shovel ready", with detailed designs & Scope of Work (for prospective contractors) already prepared – with little, if any, modification necessary.

3. *State the public purpose and need to be served: KEY provides a wide array of services and opportunities to benefit the public. These include our own programs as well as those of others with whom we have fashioned agreements and understandings. Among these we call attention to services such as: the Castle High School Alternative Learning Center (daily, off campus placement for teens); our relatively new, successful Competency Based high school diploma program (CBASE), a collaboration with Windward School for Adults, OHA, Kamehameha Schools – for ages 16-adult; after-school learning and activities, in collaboration with Kahalu`u Elementary and 21st Century funding; our long-standing Summer Cultural Heritage Program, partially funded by the State Foundation on Culture & the Arts, along with intersession programs. Our site is also used daily as a meal and social setting for seniors - collaboration with Lanakila Pacific, Catholic Charities (providing transportation). Simultaneously, we have morning programs for Parents/Grandparents and pre-school aged children (Tutu & Me Traveling pre-school; KS' Hi`ilani program) along with programs for mentoring young mothers and providing financial literacy training. It is important to note that KEY also functions around the clock as a site for gathering of clubs, organizations, meetings – all of which help to promote civic engagement. Examples of organizations making use of the facility include the Kahalu`u Lions Club, sports organizations, a hula halau, the Neighborhood Board for our area, community policing groups and more. On weekends, the facility is heavily used for family gatherings, an area church, hosting of community service events. KEY, in cooperation with HCAP, volunteers, Hawaii Foodbank, offers twice-monthly 'Ohana Produce food distributions, with in-between weeks offering non-perishable food support assisting up an average of 400 individuals each month. Family events, use of the main hall on weekends routinely bring 150-to-300 on site. All such activities require that amenities that can be relied upon. KEY is ADA compliant – so all services and amenities are readily available to those facing physical challenges.*

4. Describe the target population to be served: *KEY's programs and services are open to all. The demographics of the area, while slowly changing, show financial and educational needs, increasing as one travels north from Kane`ohe to Kahuku. One indicator of need, commonly used, shows greater numbers of families whose school-age children qualify for "free or reduced lunch" support from Ko`olaupoko north into Ko`olauloa. The target population for use of the multi-purpose center is culturally and ethnically diverse, and of all ages from keiki to kupuna.*
5. Describe the geographic coverage. *See above (description of agency). KEY's reach, per agency by-laws, is from Kane`ohe to Kahuku.*

II. 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.

1. Describe the scope of work, tasks and responsibilities:
Capital improvements will include reconstruction of both men's and women's Restrooms, incorporating ADA compliant facilities/amenities along with restoration of 30-year old plumbing and drain lines, as shown in plans/designs (attached to this submittal). Within this scope, the existing men's room will be demolished and relocated. The open space remaining at ground level will result in an improved entryway with positive impact on security, safety, circulation as well as lighting and ventilation. New restrooms will be configured within a two-story structure, providing improved accessibility (including better ADA access) for classrooms/seniors' site/meeting areas on the ground floor, the main hall and 2nd floor classrooms/computer learning center. This will expand the building area by ~450 sq ft. One (1) ADA compliant toilet and lavatory sink will be provided in each of the reconstructed/relocated men's and women's restrooms.

Existing off-pavilion storage space, currently housing equipment such as a forklift, chairs etc., will be displaced by restroom relocation. This project will therefore also include new storage space, away from the main structure on an existing concrete pad intended for this use.

Restoration of below-slab plumbing drain lines will involve partial replacement and installation of PVC lining to restore degraded cast iron piping, where replacement is not feasible (condition of pipes confirmed via agency-contracted video inspection in 2007). Construction documents are complete for the restroom up-grades, permit and construction ready; and, construction drawings are in-process for a new 340 sq ft storage building.

2. The applicant shall provide a projected annual timeline for accomplishing the results or outcomes of the service: *Capital Improvements are expected to be completed within a year of funding release. This time frame will ensure that work can be scheduled to accommodate continued program and community use of the overall facility, without displacement, to the extent practicable.*
3. The applicant shall describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results: *KEY's Board of Directors includes members with an extensive array of professional expertise, including an architect, contractors, those familiar with contract management and the building industry. The agency's Physical Plant Committee – a standing committee of the Board that includes the Board President and the agency's Executive Director, will monitor progress via monthly meetings or more frequently as may be required, with consideration given to engaging construction management expertise if deemed necessary. RFPs will be prepared and bids sought and reviewed by the committee or project manager prior to contracting for work.*
4. The applicant shall 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. *Having seen to the completion of Phase One work (kitchen and computer learning center improvements – completed in December 2010), KEY's Board and Administration now have recent, extensive experience in management of capital improvements such as the phase proposed. Its Physical Plant Committee and Executive Director have worked closely with the proposed "expending agency" (previously funded work routed through the UH Community College Physical Facilities, Planning & Construction section). The latter understands the scope of work proposed, having review preliminary plans and is very familiar with the site and KEY's level of management expertise or capacity to engage same.*

III. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2011-2012.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
<i>120,000</i>	<i>120,000</i>	<i>120,000</i>	<i>80,000</i>	<i>440,000</i>

3. The applicant shall provide a listing of all other sources of funding that they are trying to obtain for fiscal year 2011-2012. *No other funding has been obtained in support of this project. The project, substantially identical, was previously funding – with funding lapsed in the final stages of the 2010 Legislative session, as we neared the final stage of contractor selection. The newly cast project is, as a result, “shovel ready” at this writing. Design and specs preparation are pro bono.*

IV. Experience and Capability

A. 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. *KEY Project, its Board and Administration have recent, continuing experience with management of a wide array of capital improvements to this and abutting community facilities/parklands. Its Board includes those with requisite credentials for management of or contracting of management to oversee the proposed CIP, including architectural, construction, legal expertise along with government related administration (see attached Current Board of Directors/Terms revised January 2011).*

Recent Projects:

The agency’s Executive Director, along with the standing Physical Plant Committee has overseen recent work, previously described as “Phase One”, to completion – resulting in commercial-level certification for the kitchen and major improvements to the Computer Learning Center. The “Project Acceptance Notice” (Project No. CC-06-6204) was transmitted to KEY dated 12/16/10.

Also in 2010, KEY requested proposals for replacement/addition of energy efficient air conditioning for rooms that will support computer-based learning at KEY (to complement Phase One work, mentioned above), utilizing private foundation funding (Atherton Foundation, via Hawaii Community Foundation), The project was completed successfully

In recent years, infrastructure connections (drainage) and pathways to interface KEY with surrounding parklands were planned and designed with KEY input and our collaboration. Working with City officials (City Dept of Design & Construction, Dept. of Parks and Recreation), contractors the project was completely successfully resulting in improved drainage/safety, access (ADA compliant) to and from Kahalu`u Regional Park – a benefit to our seniors and early childhood program clientele. This project also included parking lot improvements, drainage across the full length of the property that KEY utilizes and siting and pouring of a 340 sq ft concrete pad to anticipate the storage structure, mentioned as a part of this CIP request..

This past year, the agency addressed also addressed issues with our septic system processing plant by contracting for replacement of failed sump pumps (\$8K cost) – accomplished as an emergency repair.

B. 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. Also describe how the facilities meet ADA requirements, as applicable.

KEY's ADA compliance dates back to funding and construction of the multi-purpose complex and requirements of the Community Development Block Grant monies used for that purpose. The facility includes an elevator in the two-story structure, maintained at KEY expense. ADA compliance has been adhered to ever since, an advantage for program and service participants. The complex includes a diverse array of spaces, suitable for many uses: a pavilion or main hall with stated capacity for 173; an attached 460 sq. ft. kitchen, now re-certified from meal serving to food prep; several classrooms, including conjoined rooms for larger meetings, education, retreats and informational briefings; an administrative office and other office spaces both upstairs and downstairs; patio areas suitable for early childhood activities, away from the parking areas and also providing additional spill-over space for meetings. The total area, under roof (as calculated by adding square footage of all individual spaces utilized), amounts to 10,740 sq. ft. Access to surrounding parklands is seamless, with ADA standard pathways connecting on the makai side of the ½ acre property KEY sits on. Access to areas mauka of KEY (parklands) is still conceptual. The entire site is mauka of the floodplain and Special Management Area; situated within the Kane`ohe Bay area, KEY's site is not within a Tsunami zone. Kahalu`u Fire Station is located a few hundred yards mauka, on widened Waihe`e Road, just above Kahalu`u Elementary School, ensuring rapid "first response" during emergencies.

V. Personnel: Project Organization and Staffing

A. 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. *N/A, beyond previously described Administrative/Board oversight for CIP management, described previously.*

B. 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 organizational chart that illustrates the placement of this request. *KEY's Executive Director is hired by and serves in that capacity at the discretion of the agency's volunteer Board of Directors.*

VI. Other

A. 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*

B. Licensure or Accreditation

Specify any special qualifications, including but not limited to licensure or accreditation that applicant possesses relevant to this request. *Not Applicable*

**DECLARATION STATEMENT
APPLICANTS FOR GRANTS AND SUBSIDIES
CHAPTER 42F, HAWAII REVISIED STATUTES**

The undersigned authorized representative of the applicant acknowledges that said applicant meets and will comply with all of the following standards for the award of grants and subsidies pursuant to section 42F-103, Hawaii Revised Statutes:

- (1) 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 or subsidy is awarded;
- (2) Comply 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;
- (3) Agree not to use state funds for entertainment or lobbying activities; and
- (4) Allow the state agency to which funds for the grant or subsidy 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 or subsidy.

In addition, a grant or subsidy may be made to an organization only if the organization:

- (1) Is incorporated under the laws of the State; and
- (2) Has bylaws or policies that describe the manner in which the activities or services for which a grant or subsidy is awarded shall be conducted or provided.

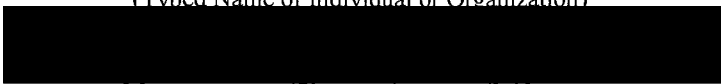
Further, a grant or subsidy may be awarded to a non-profit organization only if the organization:

- (1) Has been determined and designated to be a non-profit organization by the Internal Revenue Service; and
- (2) Has a governing board whose members have no material conflict of interest and serve without compensation.

For a grant or subsidy used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant or subsidy 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 or subsidy 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.

KEY Project (Kualoa-He'eia Ecumenical Project)
(Typed Name of Individual or Organization)



(Signature)

1/29/210

(Date)

John Lewis Reppun

(Typed Name)

Executive Director

(Title)

BUDGET REQUEST BY SOURCE OF FUNDS
(Period: July 1, 2011 to June 30, 2012)

Applicant: _____ KEY Project (Kualoa-Heeia Ecumenical Youth Project)

BUDGET CATEGORIES	Total State Funds Requested (a)	(b)	(c)	(d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	440,000			
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	440,000	Steven Banner, Financial Officer (808)239-5777		
(b)		Name (Please type or print) Phone		
(c)		[REDACTED]		
(d)				
TOTAL BUDGET	440,000	John L. Reppun Executive Director Name and Title (Please type or print)		

BUDGET JUSTIFICATION PERSONNEL - SALARIES AND WAGES

Applicant: KEY Project (Kualoa-Heeia Ecumenical Youth Project)

Period: July 1, 2011 to June 30, 2012

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
Executive Director	FULL TIME	\$42,000.00	20.00%	
Programs Director	FULL TIME	\$34,000.00	20.00%	
Financial Officer	FULL TIME	\$34,000.00	20.00%	
Office & Facility Manager	FULL TIME	\$25,750.00	20.00%	
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				0.00

JUSTIFICATION/COMMENTS:
The salaries of the administration unit will be paid by unrestricted fund generated by KEY Project; all CIP funds, therefore, available for construction.

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

KEY Project (Kualoa-Heeia Ecumenical Youth Proj) Period: July 1, 2011 to June 30, 2012

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
			\$ -	0
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				0
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	0
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				0
JUSTIFICATION/COMMENTS:				
No equipment purchases needed for construction. Supplied by contractor				

BUDGET JUSTIFICATION CAPITAL PROJECT DETAILS

Applicant: KEY Project (Kualoa-Heeia Ecumeni

Period: July 1, 2011 to June 30, 2012

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2009-2010	FY: 2010-2011	FY:2011-2012	FY:2011-2012	FY:2012-2013	FY:2013-2014
PLANS			0			
LAND ACQUISITION			0			
DESIGN			5000			
CONSTRUCTION			435000			
EQUIPMENT			0			
TOTAL:			440,000			
JUSTIFICATION/COMMENTS:						
Minimal design funds to address any adjustments, permitting as may be needed.						



*a 501(c)(3) Non-profit
Organization*

BOARD OF DIRECTORS
Executive Committee:

Ted Sakai, *President*

Romeo Corpuz, *Vice-President*

Carol Chang, *Secretary*

Danielle Aiu, *Treasurer*

Snookie Mello, Past President

Directors:

Dr. Carl Ackerman

Daniel Bender

Iris Catalani

Dawn Chang

Steven Golden

Linda Goldstein

David Knox

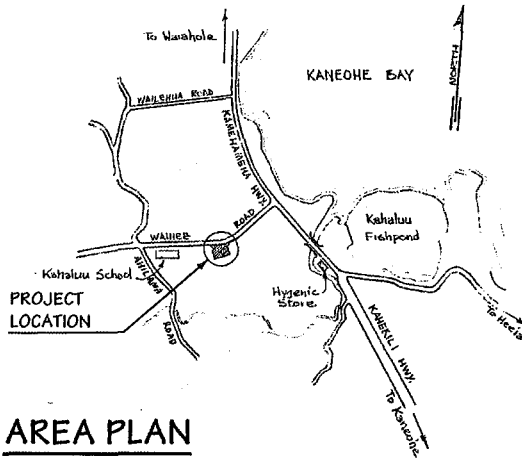
Gary Masuda

Ted Talbot

Charles Toguchi

Richard S. Towill

Richard Vermeesch



AREA PLAN

NO SCALE

KEY PROJECT RENOVATION

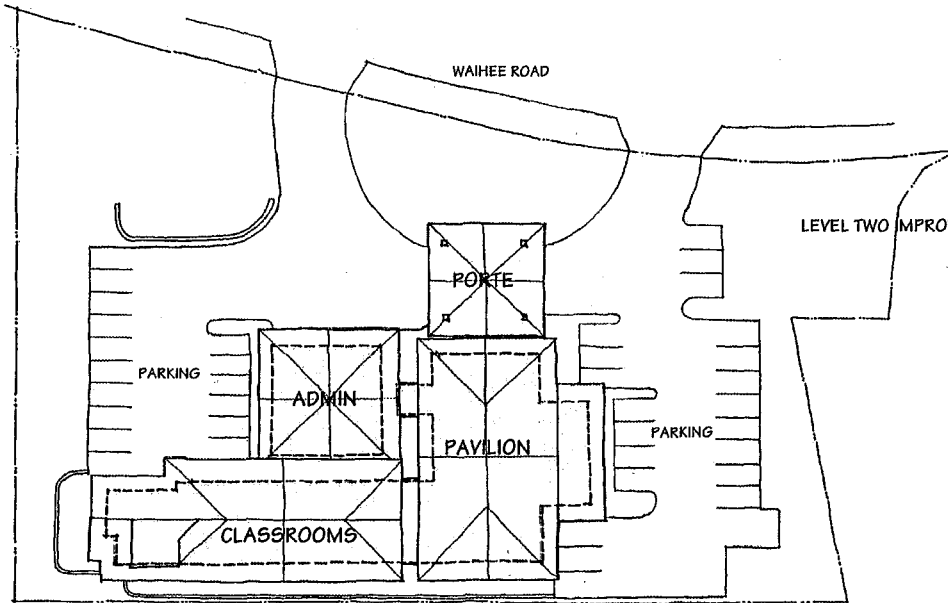
TOILET ROOMS EXPANSION AND UPGRADES

KUALOA-HE'EIA ECUMENICAL YOUTH PROJECT 47-200 Waiheea Road, Kaneohe, HI 96744

PREPARED BY KNOX HOVERSLAND ARCHITECTS LTD
850 Milliani Street Mall, Honolulu, HI 96813 | Telephone 808.524.2244 Fax 808.528.2244 Email kha@knoxoversland.com

BUILDING CODE DATA:

- TMK: 4-07-012:017 & 19 Portion (Future 4-7-12:2B & Portion 4-7-12:11 & 24)
- NOTE: (See Joint Development Agreement between City & State and Revised Lease Agreement with City Leasing Department)
- ZONING: AGRICULTURAL AG-2 / PRESERVATION P-2
- OCCUPANCY GROUP: RESIDENTIAL R-1
- LOT AREA: UNDESIGNATED
- LOT COVERAGE: N/A
- TYPE OF CONSTRUCTION: I-HT
- NUMBER OF EXISTING BUILDINGS: ONE
- NUMBER OF STORIES: TWO
- TOTAL EXISTING INTERIOR FLOOR AREA: 10,634 SF



SITE PLAN

SCALE: 1" = 40' - 0"

SHEET INDEX

TITLE, SITE PLAN, BUILDING CODE DATA, SHEET INDEX	A-1
EXISTING FLOOR PLANS	A-2
EXISTING EXTERIOR ELEVATIONS	A-3
LEVEL ONE DEMOLITION & IMPROVEMENT FLOOR PLANS	A-4
LEVEL ONE IMPROVEMENT FLOOR & ROOF FRAMING PLANS, SECTION, EXTERIOR ELEVATIONS	A-5
LEVEL ONE WOMEN'S TOILET INTERIOR ELEVATIONS	A-6
LEVEL ONE MEN'S TOILET INTERIOR ELEVATIONS	A-7
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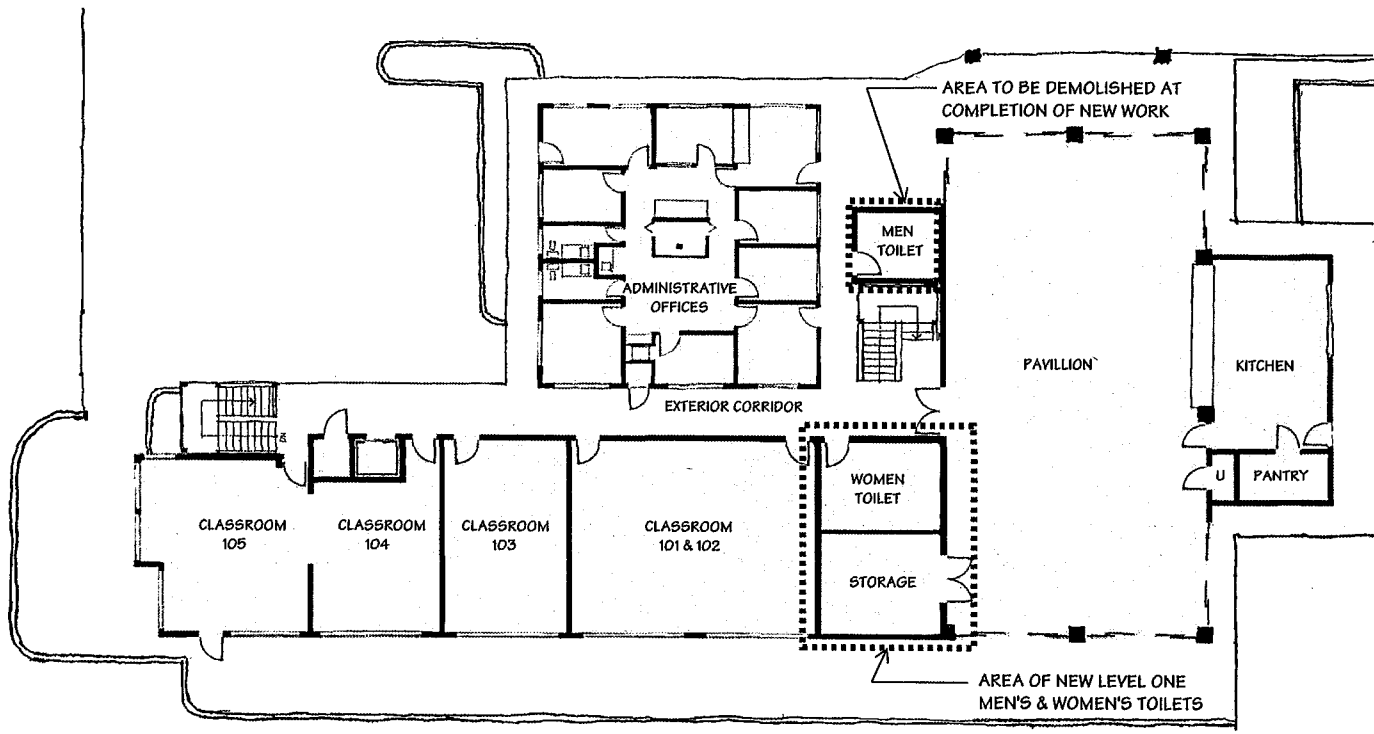
DATE: 10 FEB 2010

KHA
David Knox
KEY PROJECT
Registration: 0000
2010/01/10

A-1

AREA & SITE PLANS, PROJECT DATA, ETC

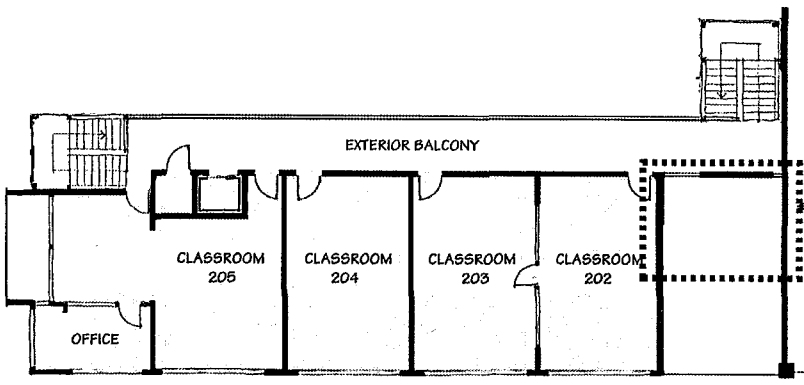
This work was prepared by me or under my supervision and I am a duly Licensed Professional Engineer, Architect and Surveyor of the State of Hawaii.



EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1' - 0"

SEE SHEET A-4



EXISTING SECOND FLOOR PLAN

SCALE: 1/16" = 1' - 0"

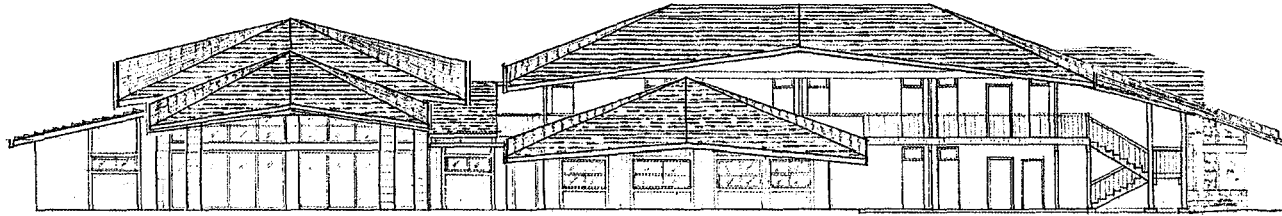
AREA OF NEW LEVEL TWO MEN'S & WOMEN'S TOILETS SEE SHEET A-5

This document was prepared by me or under my supervision and I am a duly licensed professional engineer or architect in the State of Hawaii. I am not providing any services in any other jurisdiction. I am not providing any services in any other jurisdiction. I am not providing any services in any other jurisdiction.

EXISTING FLOOR PLANS

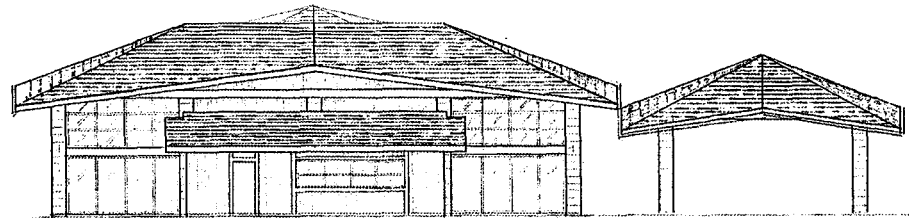



 Project No. **KEY PROJECT**
 Project No. 0000
 Date: 10 FEB 2020



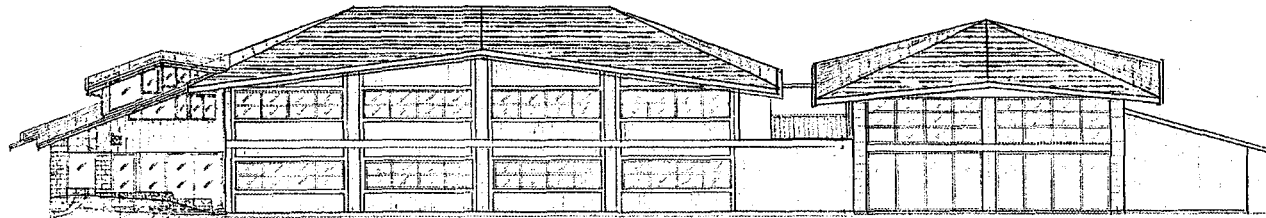
EXISTING NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1' - 0"



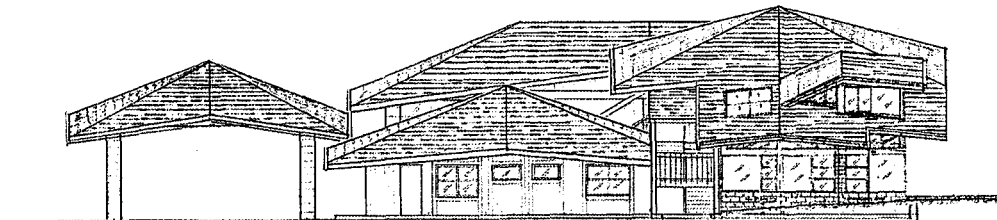
EXISTING EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1' - 0"



EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1' - 0"

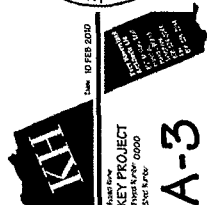


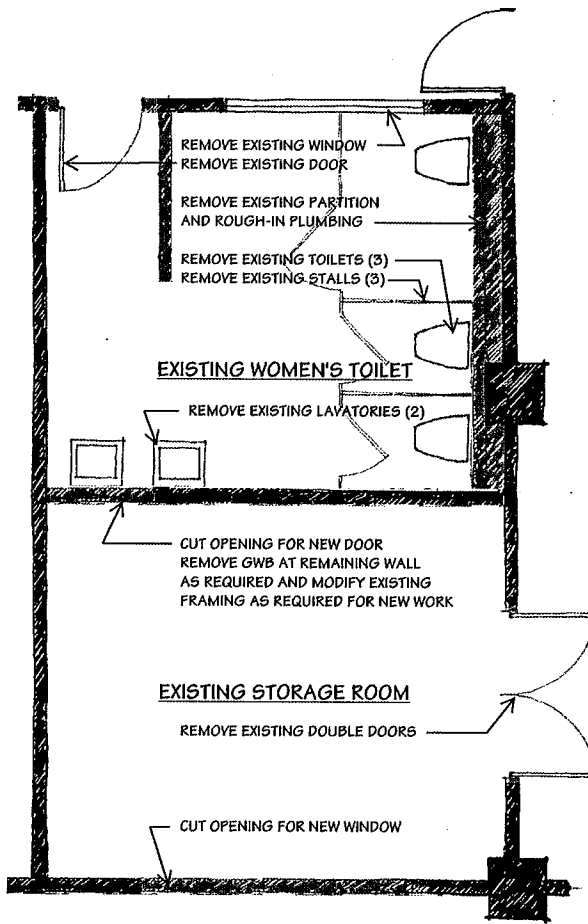
EXISTING WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1' - 0"

The work was prepared by me or under my supervision and construction of this project is by me or under my supervision. I am a duly licensed Professional Architect in the State of Hawaii.

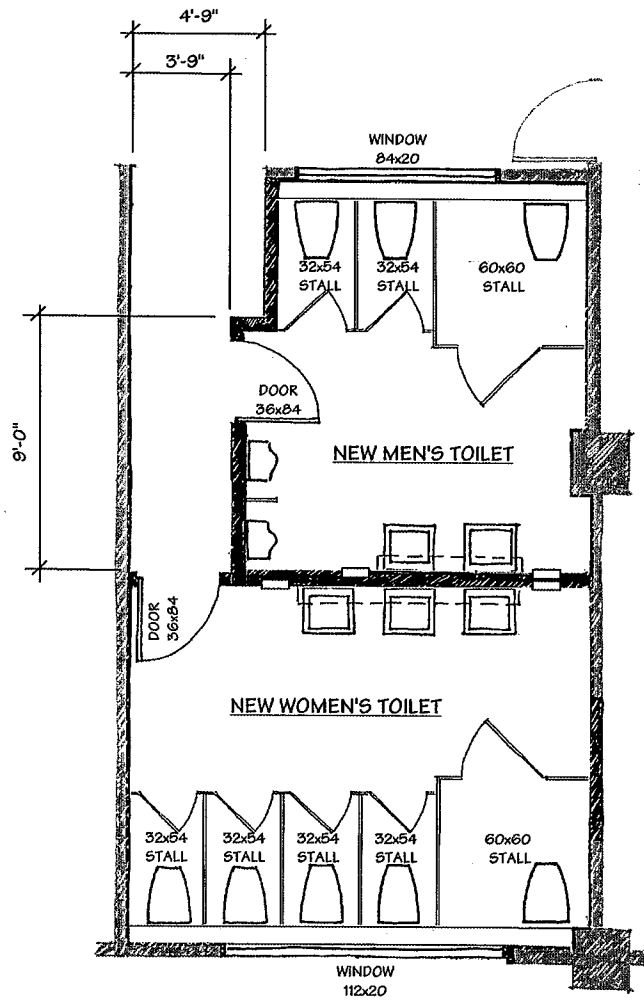
EXISTING EXTERIOR ELEVATIONS





DEMOLITION FLOOR PLAN

SCALE: 1/4" = 1' - 0"



IMPROVEMENT FLOOR PLAN

SCALE: 1/4" = 1' - 0"

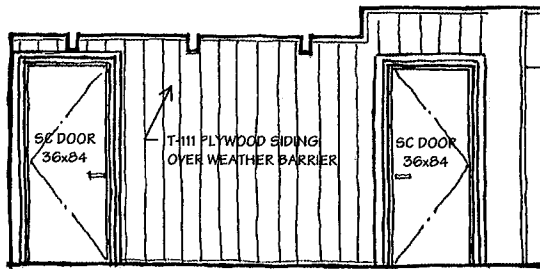
This work was prepared by me or under my supervision and a professional seal and certificate of completion are provided in Paragraphs 602.21 for me and implementation of this Board of Professional Engineers, Architects and Surveyors of the State of Hawaii.

LEVEL ONE

DEMOLITION & IMPROVEMENT FLOOR PLANS

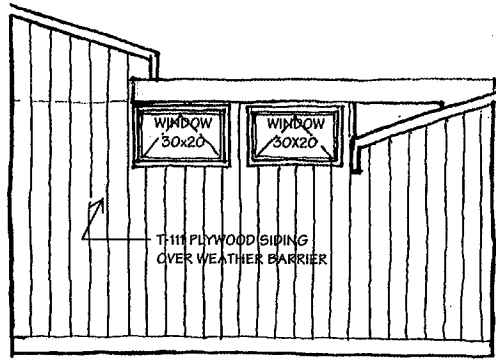


A-4

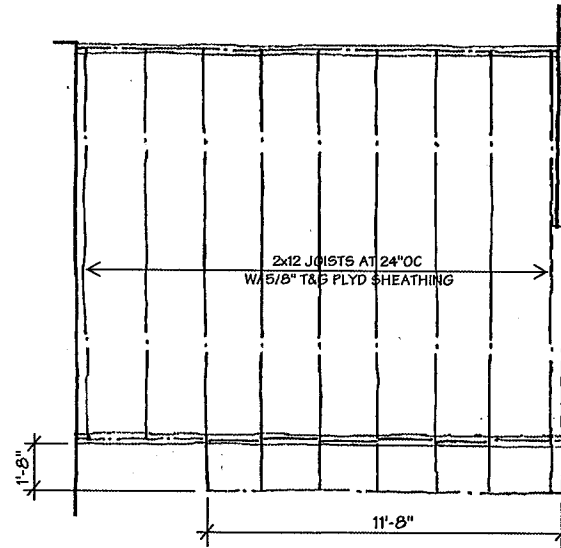


NORTH
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1' - 0"

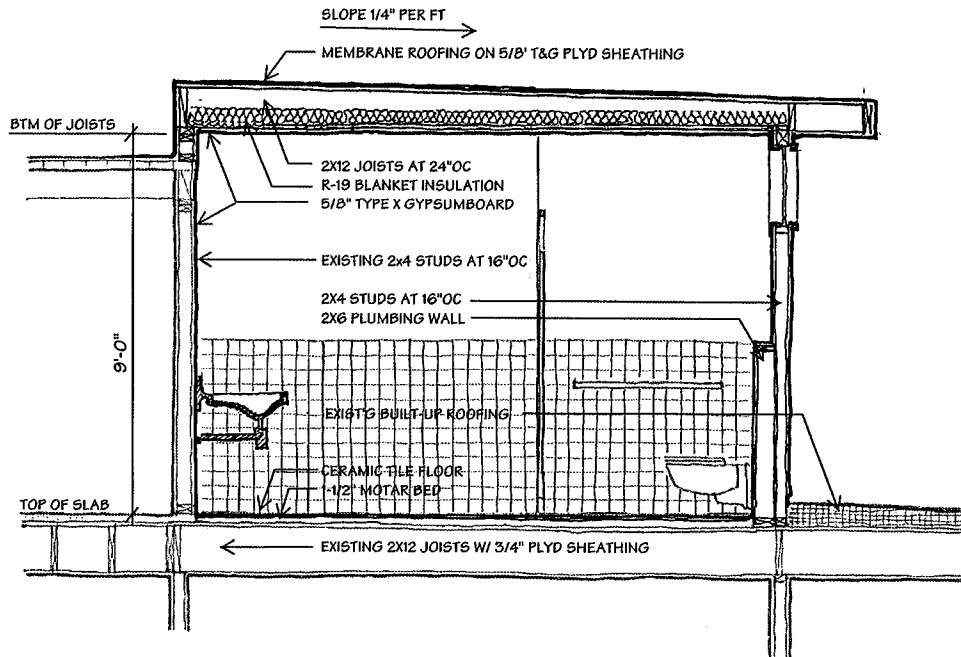


SOUTH



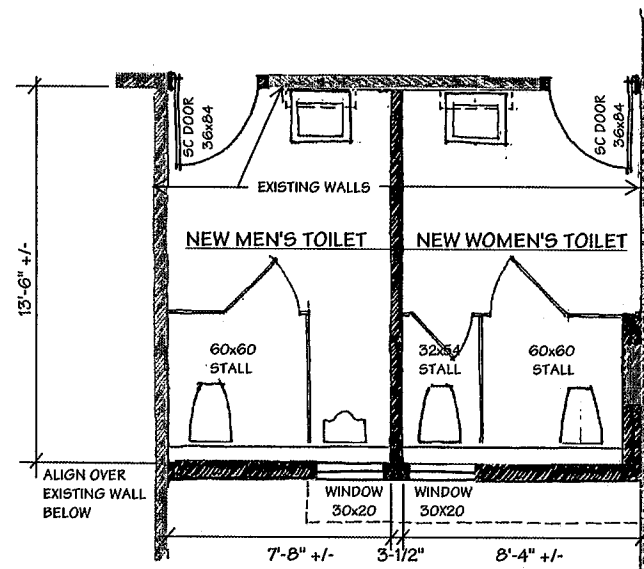
ROOF FRAMING PLAN

SCALE: 1/4" = 1' - 0"



SECTION

SCALE: 3/8" = 1' - 0"

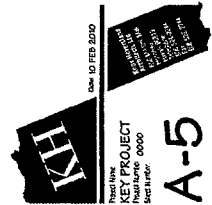


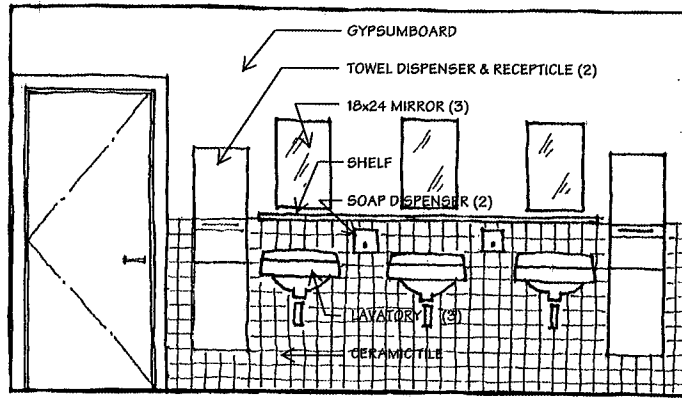
IMPROVEMENT FLOOR PLAN

SCALE: 1/4" = 1' - 0"

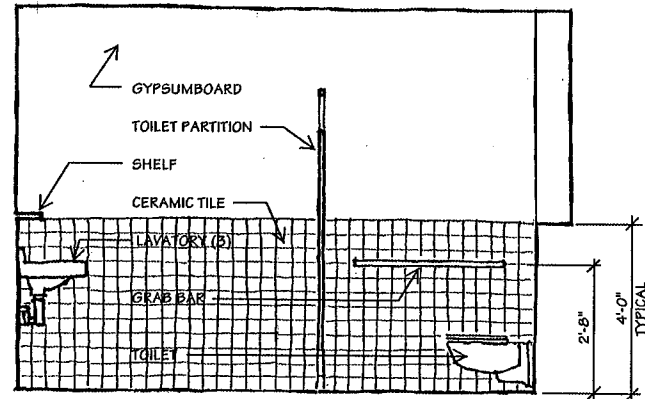
All work was prepared by me or under my supervision and production of the project was in order to improve and modernize the project as to meet the requirements of the State of Hawaii and Department of Health.

LEVEL TWO
IMPROVEMENT FLOOR & FRAMING PLANS, ETC

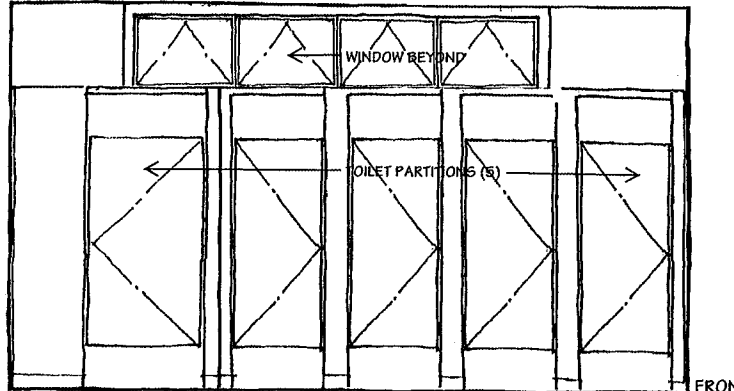
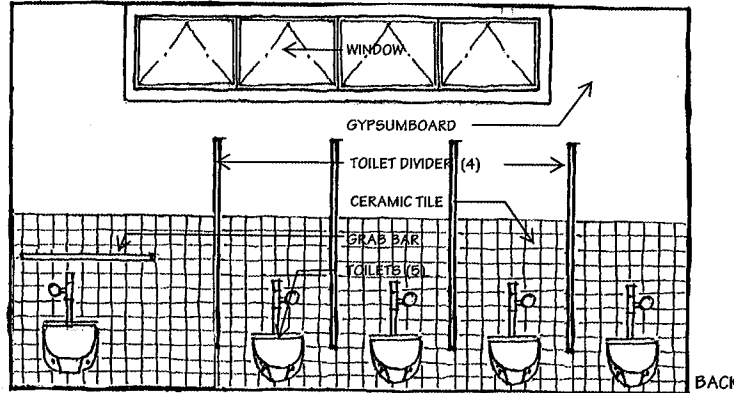




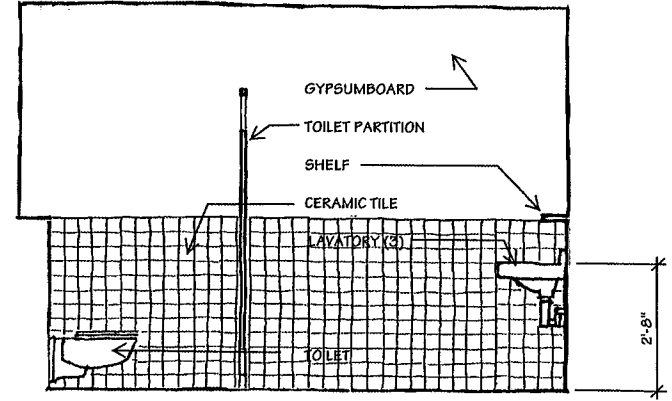
ELEVATION A



ELEVATION B



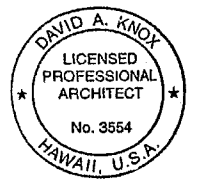
ELEVATION C



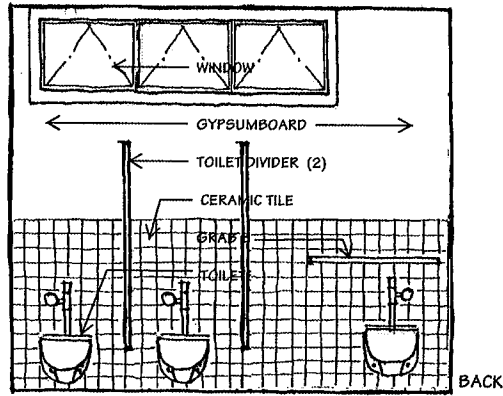
ELEVATION D

This work was prepared by me or under my supervision and execution of the project will be under my direction. I represent and warrant that the design, construction, materials and workmanship of the work are in accordance with the applicable codes and regulations of the State of Hawaii.

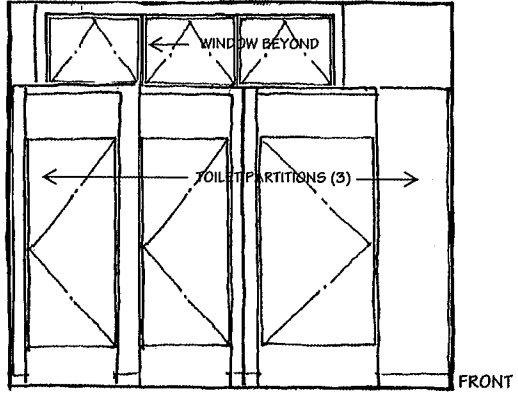
**LEVEL ONE
WOMEN'S TOILET INTERIOR ELEVATIONS**



**LEVEL ONE
WOMEN'S TOILET INTERIOR ELEVATIONS**
SCALE: 3/8" = 1' - 0"

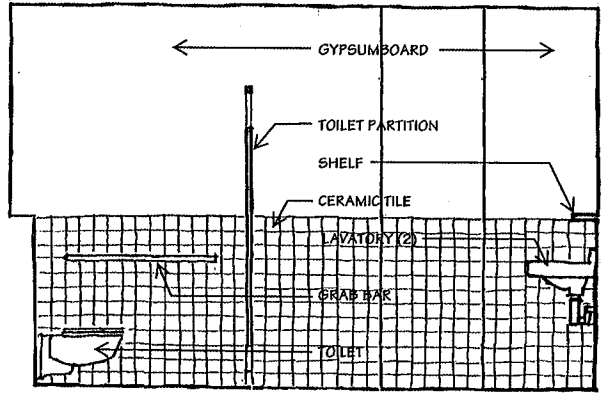


BACK



FRONT

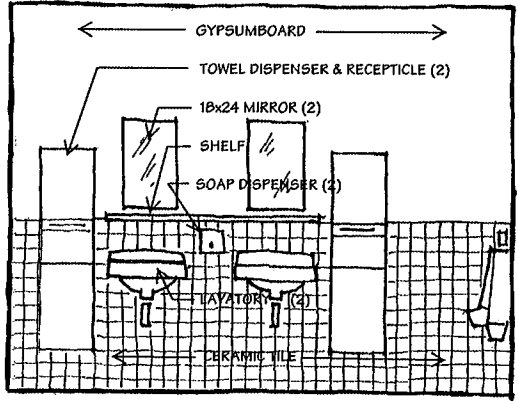
ELEVATION A



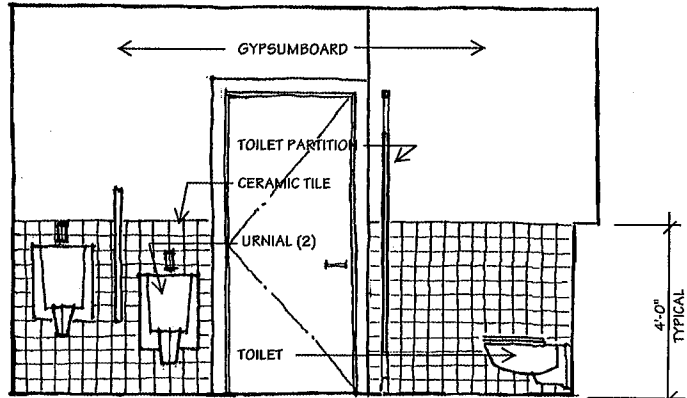
ELEVATION B

LEVEL ONE
MEN'S TOILET INTERIOR ELEVATIONS

SCALE: 3/8" = 1' - 0"



ELEVATION C



ELEVATION D

This set was prepared by me or under my supervision and construction of the project was by me or my assistant. Department of Professional Engineers, Architects and Engineers of the State of Hawaii.

LEVEL ONE
MEN'S TOILET INTERIOR ELEVATIONS



DATE: 10 FEB 2010

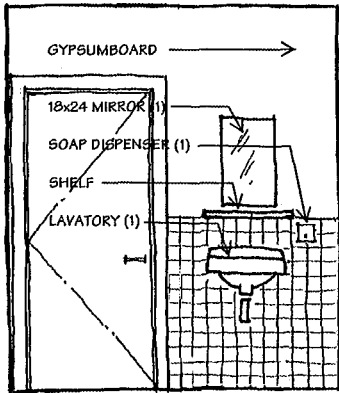
PROJECT: KEY PROJECT

NO. 0000

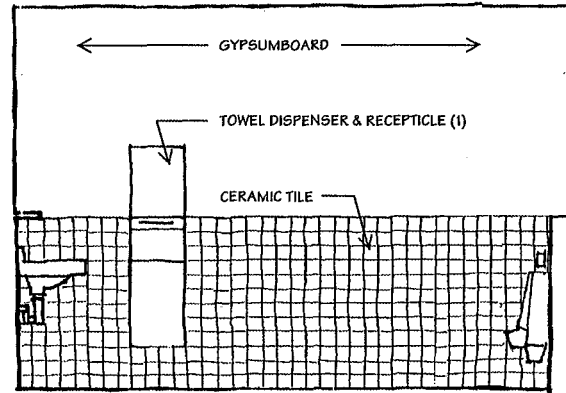
REV: 0000

KAH

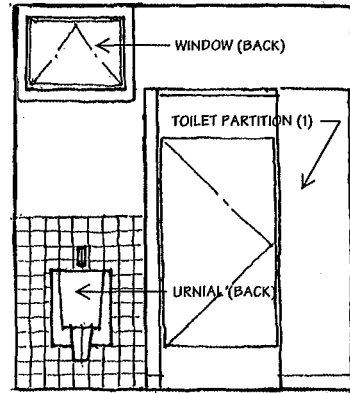
A-7



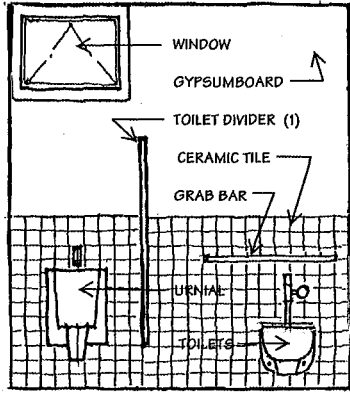
MEN'S ELEVATION A



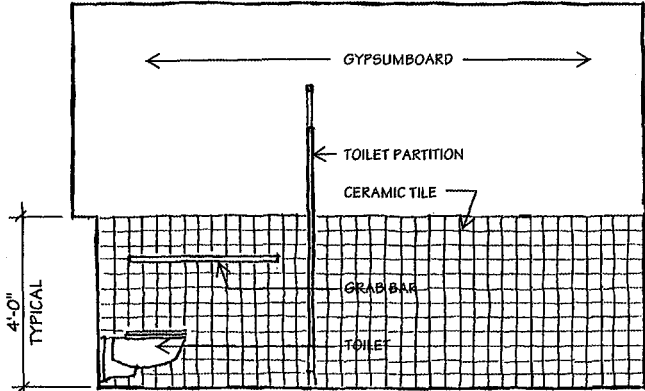
MEN'S ELEVATION B



MEN'S ELEVATION C FRONT

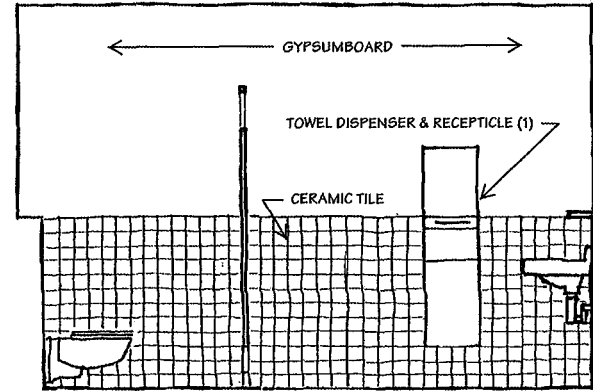


BACK

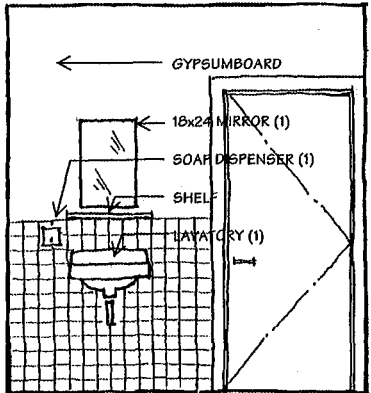


MEN'S ELEVATION D

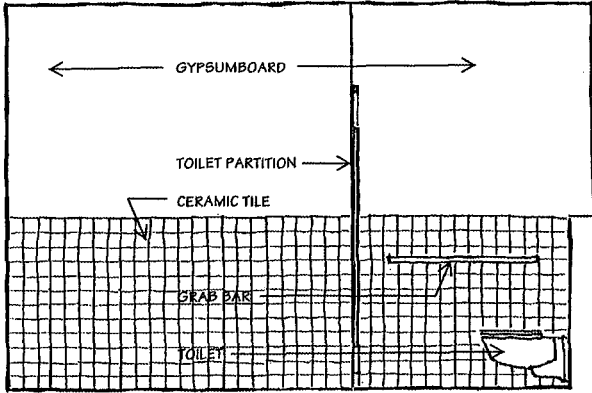
LEVEL TWO
**MEN'S & WOMEN'S TOILET
 INTERIOR ELEVATIONS**
 SCALE: 3/8" = 1' - 0"



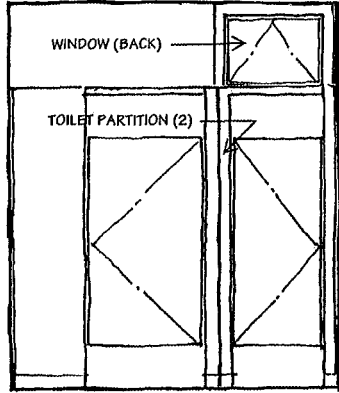
WOMEN'S ELEVATION D



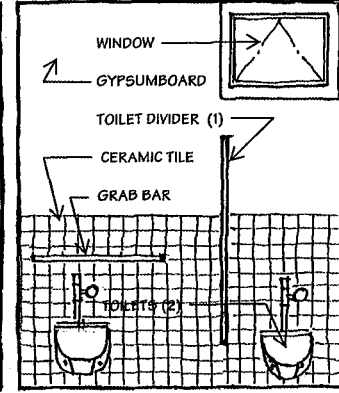
WOMEN'S ELEVATION A



WOMEN'S ELEVATION B



WOMEN'S ELEVATION C FRONT

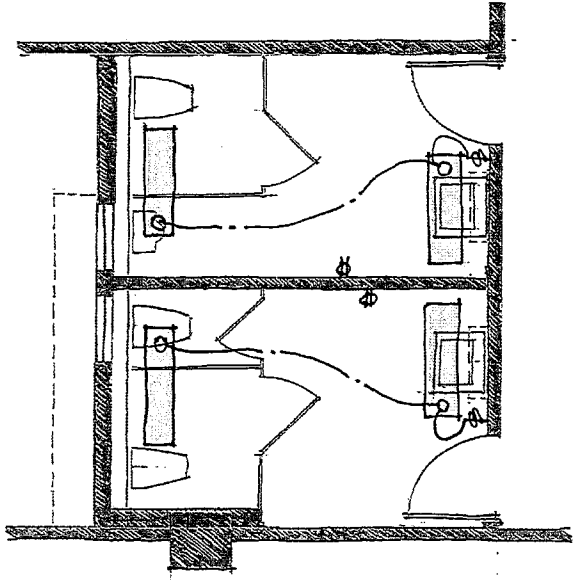


BACK

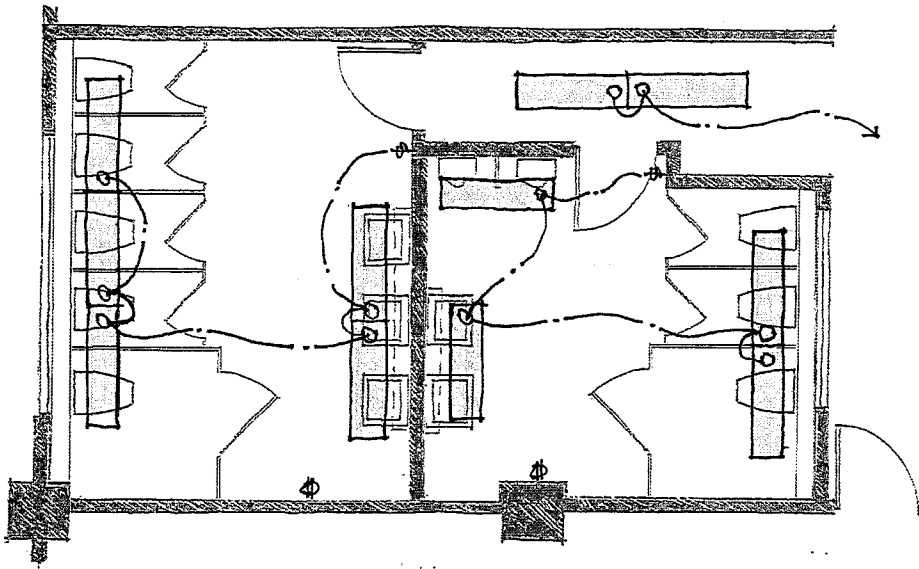
These drawings were prepared by me or under my direct supervision and I am a duly licensed Professional Engineer, Architect and Surveyor of the State of Hawaii.

**LEVEL TWO
 MEN'S & WOMEN'S TOILET INTERIOR ELEVATIONS**





LEVEL TWO ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



LEVEL ONE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

This work was prepared by me or under my supervision and construction of the project will be under my observation. Expiration of construction as defined in Paragraph 16-02-2 of the rules and regulations of the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii.

ELECTRICAL PLANS



Project Name: **KEY PROJECT**
Project Number: 0000
Scale: 1/4" = 1'-0"

E-1

ABRIDGED SPECIFICATIONS

DIVISION 1: GENERAL CONDITIONS

- 1 GENERAL:** The work of these Drawings involves remediation and expansion of existing toilet room facilities to provide new level one men's and women's toilet rooms in replacement of existing toilet rooms, and adding new level two men's and women's toilet rooms.
- 2 PERMIT:** Obtain building and any other required permits, and perform all work in accordance with code and ordinance requirements and this document.
- 3 GENERAL:** The Contractor shall provide all items, materials, operations or methods listed, mentioned or scheduled herein, or as reasonably inferable to be required; including all labor, materials, equipment, and incidentals necessary and required for their completion.
- 4 TEMPORARY SERVICES:** Temporary electric and water services shall be obtained as required from the existing building services. Owner shall bear the cost of services used. Contractor shall provide temporary connections as necessary and remove at the completion of construction operations.
- 5 SANITARY PROVISIONS:** Contractor may use existing toilet facilities, provided contractor ensures a neat sanitary condition resulting from contractor use.
- 6 WORKMANSHIP AND MATERIALS:** Conform to the Building Code of the City and County of Honolulu, the amended International Building Code, 2003 edition. However, where reference is made to performance conforming to other standards the more stringent shall apply.
- 7 MAINTENANCE CLEAN-UP:** Maintain building, grounds, and public areas free from accumulations of waste materials and rubbish. Provide waste receptacles for collection of waste materials, debris, and rubbish. Empty the receptacles at least once a week and dispose of the contents at public dumping areas off Owner's property.
- 8 FIELD CONDITIONS:** The Contractor shall take field measurements and verify field conditions and compare such field measurements and conditions with the drawings before commencing work. Report in writing to the architect all inconsistencies and omissions.
- 9 CONTRACTOR RESPONSIBILITY:**
- 9.1 The Contractor shall be responsible for methods of construction, workmanship, and job safety.
- 9.2 The Contractor shall provide temporary shoring and bracing as required for stability of structural members and systems.
- 9.3 The Contractor shall be responsible for protection of adjacent properties, structures, streets, and utilities during the construction period.
- 9.4 The Contractor shall be responsible for coordinating the work of all trades.
- 10 INSURANCE:** During the term of the Agreement, the Contractor, shall, at his own expense, purchase and maintain insurance in accordance with the stipulated AIA Owner and Contractor Agreement and as follows:
- 10.1 Workmen's Compensation: Minimum Limits of \$1,000,000; Basic Policy including occupational disease at Statutory limits; and Employer's Liability at Statutory limits.
- 10.2 General Liability: Minimum Limits of Bodily Injury at \$1,000,000 each person and \$1,000,000 each occurrence; Property Damage at \$1,000,000 each occurrence and \$2,000,000 aggregate
- 10.3 Automobile Liability: Minimum Limits for Bodily Injury of \$1,000,000 each person and \$2,000,000 each occurrence; Property Damage of \$1,000,000 each occurrence.
- 10.4 Contractor shall furnish Owner with certificates, policies or binders showing the type, amount, class of operations covered, effective dates and dates of expiration of policies all indicating the Contractor is covered by the required insurance, prior to the Owner issuing a Notice to Proceed. KEY PROJECT (Owner) be included as additional insured's.
- 11 CLAIMS AND DISPUTES**
- 11.1 In the event any claim or dispute arises under this Agreement, the parties shall first endeavor to settle their disputes by direct discussion. Thereafter, failing resolution by discussion, the parties shall endeavor to mediate their disputes in good faith.
- 11.2 Claim or dispute not resolved by direct discussion shall, shall be submitted to Mediation as a next condition precedent to Arbitration. The parties shall endeavor to resolve their claim or dispute by a mediation process proceeding through the Hawaii based company known as Dispute Prevention and Resolution Inc (DPR). Request for Mediation shall be filed in writing with the other party to the Agreement and with DPR. The request may be made concurrently with the filing of a demand for Arbitration, which shall be stayed pending mediation for a period of SIXTY (60) days from the date of filing, unless stayed for a longer period by agreement of the parties. The parties shall share the mediator's fee and any filing fees equally.
- 11.3 Claim or dispute not resolved by Mediation shall be decided by binding Arbitration which, unless the parties mutually agree otherwise, shall also be conducted by DPR. The demand for Arbitration shall be filed in writing with the other party to the Agreement and with DPR. A single arbitrator shall be agreed to between the parties. The decision and award of a majority of the Arbitrator shall be final and binding upon the parties, and may be confirmed as a judgment by the Court, as permitted under Hawaii law. The prevailing party in the Arbitration proceeding shall be entitled to an award of attorney's fees and costs, as determined by the Arbitrator.

DIVISION 06: CARPENTRY

- 6.1 Structural lumber shall be Douglas Fir, No. 2 & Btr for joists, Construction for wall framing, and 5/8 inch CDX T&G for sheathing. All lumber shall be Hi-Bor pressure treated.
- 6.2 Fasteners, including nails, bolts, screws, and anchors, shall be hot-dipped galvanized.
- 6.3 Exterior siding shall be Douglas Fir, Premium grade, T-111 grooved siding matching existing.
- 6.4 Finish lumber for door and other trim shall be Douglas Fir, solid stock, Clear grade.
- 6.5 Finish hardware shall be installed as required, as selected by the Architect, within an Allowance to be set forth by the Contractor in the construction agreement.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

- 7.1 Thermal insulation installed within roof framing shall be fiberglass unfaced rolled batte of R-19 rating
- 7.2 Membrane roofing shall be a two-ply modified bitumen self adhered membrane, base and cap sheets, Liberty SBS as manufactured by GAF or equal, installed per the manufacturers recommendations direct applied to plywood sheathing substrate slope at a minimum of 1/4 inch per foot for code compliant drainage.
- 7.3 Sheet metal flashing shall be fabricated from 16 ounce Copper to profiles as provided by the Architect, and assembly shall utilize soldered joints.

DIVISION 08: OPENINGS

- 8.1 Swing doors shall be 1-3/4 inch thick solid core wood doors with paint grade Birch veneer, pre-hung in Douglas Fir, Clear grade frames with 1.5 pair of square corner butt stainless steel ball bearing action hinges per door.
- 8.2 Awning windows shall be of extruded aluminum frame as manufactured Fleetwood Window & Doors, Westwood 250 Series, frame color to match existing or as approved by Architect, nail-on flange, obscure single glazing, roto-gear operators, and full hinged screens.

DIVISION 09: FINISHES

- 9.1 Gypsumboard interior wall and ceiling finish shall utilize 5/8 inch thick, Type X, with boards applied with long dimension perpendicular to the framing, with staggered joints, fastened with 1-1/4 inch Type W galvanized drywall screws at 8 inches on-center along edges and 12 inches on-center in the field. Provide plastic type corner and edge trims at all external corners and intersections with dissimilar materials. Joints shall be taped and finished for smooth wall Level 4 finish. Gypsumboard behind ceramic tile wall finish shall utilize water-resistant gypsum backing board, installed with suitable blocking at perimeter, backing for grab bars and other mounted equipment, and with joints fire-tapped.
- 9.2 Ceramic tile floor and wall finish shall be as selected by Architect within an Allowance to be set forth by the Contractor in the construction agreement. All ceramic tile shall be thin-set over Level One existing concrete floors, over Level Two new 1-1/2 inch minimum thickness mortar bed installed on existing plywood subfloor, and to walls over water-resistant gypsum backing board. Grout tile with epoxy grout. Installation shall be in accordance with the recommendations of the current edition of the TCA Handbook published by the Tile Council of America.
- 9.3 Paint all exposed finished surfaces intended for painting including wood elements and gypsumboard. Paint exterior siding, wood doors, and trim to match existing colors and sheens, unless otherwise requested by the Architect. Paint interior gypsumboard finish with color selected by the Architect in semi-gloss sheen. All painting to involve primer coat, and two finish coats.

DIVISION 10: SPECIALTIES

- 10.1 Provide satin finish stainless steel toilet and urinal partitions as manufactured by WR Hardware or equal within an Allowance to be set forth by the Contractor in the construction agreement.
- 10.2 Provide toilet room accessories as manufactured by Bobrick or equal including wall mirrors, soap dispensers, combination paper towel dispensers and waste receptacles, toilet paper holders, toilet seat cover dispensers, and grab bars within an Allowance to be set forth by the Contractor in the construction agreement.

DIVISION 15: PLUMBING

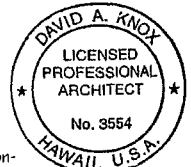
- 15.1 New plumbing drain, waste, and vent line shall be of no-hub cast iron, connected to existing lines as required. Remove all existing plumbing piping to existing fixtures and replace existing main drain line below the existing slab-on-grade within the work area with new piping.
- 15.2 New plumbing fixtures shall be as manufactured by Kohler Company or equal including wall hung toilets and lavatories, and their fittings, within an Allowance to be set forth by the Contractor in the construction agreement.

DIVISION 16: ELECTRICAL

- 16.1 New electrical wiring shall connect to existing breaker panels and be code compliant installed.
- 16.2 Electrical fixtures shall be as selected by the Architect within an Allowance to be set forth by the Contractor in the construction agreement.

These specifications were prepared by the contractor and are subject to the provisions of the contract documents, including the Standard Contract Documents published by the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii.

ABRIDGED SPECIFICATIONS





to the health and future of our community

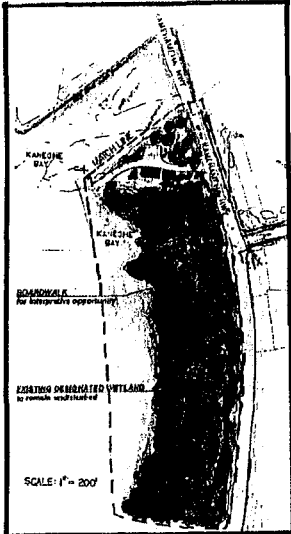
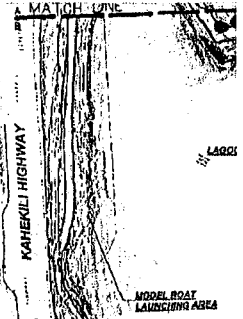
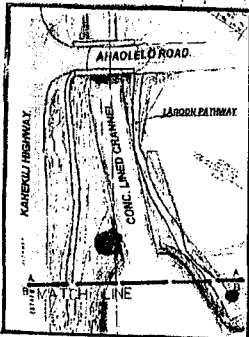
Kualoa-He'eia Ecumenical Youth Project (KEY)
www.keyproject.org



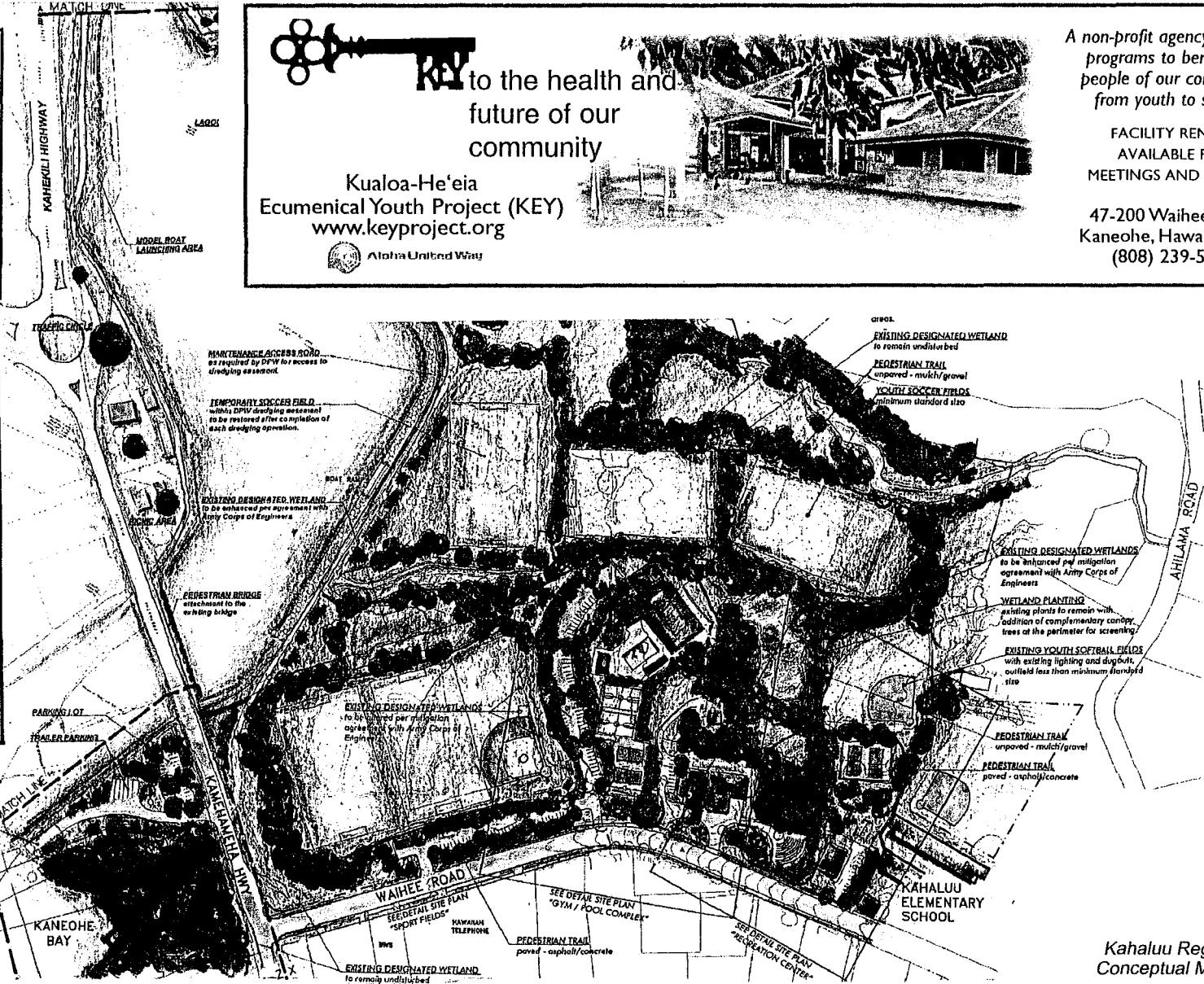
A non-profit agency providing programs to benefit the people of our community from youth to seniors

FACILITY RENTAL AVAILABLE FOR MEETINGS AND EVENTS

47-200 Waihee Road Kaneohe, Hawaii 96744 (808) 239-5777



SCALE: 1" = 200'



BOAT LAUNCH/RAMP modify existing ramp

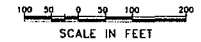
CANOE HOLE for canoe storage

COMFORT SEATING w/ beach shower

BOARDWALK for interpretive opportunity

prepared by:
Lester H. Inouye & Associates inc.
90 Kawanonakoo Place
Honolulu, Hawaii

Kahaluu Regional Park
Conceptual Master Plan



University of Hawai'i

W I N D W A R D C O M M U N I T Y C O L L E G E

January 26, 2011


Mr. John Reppun
Executive Director, KEY Project

Dear Mr. Reppun:

Windward Community College continues to support the KEY projects efforts to complete the Phase Two portion of its CIP project, the (restroom renovations and septic system improvements). The proposed renovations will provide the KEY Project with essential facilities for continuing its operation, and will incidentally help the economy by providing construction work on the Windward side.

KEY provides an essential gate for young people who do not view themselves as college material to focus their efforts on higher education. Their efforts are good for the young people, good for the Windward side, and good for Windward Community College.

Cordially,



Richard D. Fulton
Vice Chancellor for Academic Affairs
Windward Community College