

House District _____

Senate District _____

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

Log No: _____

For Legislature's Use Only

Type of Grant or Subsidy Request:

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): _____

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

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:

Dbn: Ho'oulu Lahui

Street Address: 14-5322 Kaimu Kapoho Road

Mailing Address: P.O. Box 2177
Pahoa, HI
96778

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name SUSIE OSBORNE

Title Director _____

Phone # 808 640-3439

Fax # 808 965-2181

e-mail pualaa@ilhawaii.net

3. TYPE OF BUSINESS ENTITY:

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

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

TO PROVIDE THE CONSTRUCTION COSTS TO BUILD A SHOVEL READY COMMUNITY CERTIFIED KITCHEN

4. FEDERAL TAX ID #: _____

5. STATE TAX ID #: _____

7. AMOUNT OF STATE FUNDS REQUESTED:

FY 2013-2014: \$: 869,408.

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 \$ _____
FEDERAL \$ _____
COUNTY \$ _____
PRIVATE/OTHER \$200,000.0 - OHA

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

AUTHORIZED SIGNATURE

President Board of Director
NAME & TITLE

1/23/2013
DATE SIGNED

**DECLARATION STATEMENT
APPLICANTS FOR GRANTS AND SUBSIDIES
CHAPTER 42F, HAWAII REVISED 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.

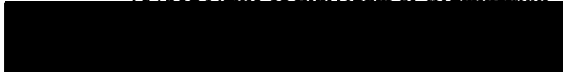
Further, a grant or subsidy may be awarded to a non-profit organization only if the organization:

- (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.

Ho'oulu Lahui
(Typed Name of Individual or Organization)


(Signature)

January 28, 2013
(Date)

Charles Auli'I Mitchell
(Typed Name)

President, Board of Directors
(Title)

BUDGET REQUEST BY SOURCE OF FUNDS
(Period: July 1, 2013 to June 30, 2014)

App

Ho'oulu Lahui Inc.

BUDGET CATEGORIES	Total State Funds Requested	OHA		
	(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, builders risk	6,000			
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities	18,000			
Printing and copying allowance	800			
Architect and Engineers	15,000			
Project Contingency	48,884			
Project Managment/ Contract	35,000			
Project Administration 5%	50,924			
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	174,408			
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	895,000	200,000		
TOTAL (A+B+C+D+E)	1,069,408			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	869,408	Susie Osborne	808 640-3439	
b) OHA	200,000			
(c)				
(d)				
TOTAL BUDGET	1,069,408	Signature of Authorized Official _____ Date _____		
		Aulii Mitchell, President Board of Directors Name and Title (Please type or print)		

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;

The educational non-profit corporation (501c3) of Ho'oulu Lāhui was formed in 1995 through a community grassroots effort with the vision of restoring the 600 acre ancient Hawaiian village of Pu'ala'a as an educational opportunity for the youth and families of Puna, Hawai'i Island.

Since its creation Ho'oulu Lahui has offered successful programs for our community youth and families. We believe that investing in the education of our community is the key to changing the trends of destitution facing our community currently. Our programs are culturally driven; yet support the skills necessary to succeed in today's technological world and challenging economic conditions. Practical skills with real world application offer a successful combination. Ho'oulu Lāhui strives to support and develop local access to, and coordination of services and programs which safeguard the education, health, cultural well-being, and economic self-sufficiency of our community.

From 1995 until today many partnerships have been formed within the community. When our local programs became established, we extended our program reach statewide, nationally and internationally. Pu'ala'a is comprised of approximately 600 acres that are filled with low land rain forest, alkaline ponds, fish-ponds, archaeological sites, and native plants. The restoration and stabilization of this coastal village offers a unique and dynamic learning environment to all who come, young and old.

Our educational programs were initially designed for "at risk" native Hawaiian youth, families, private and public schools but as we grew over the last 20 years, we have broadened our services to deeply reflect and support the people and needs of our community. Native Hawaiian services organizations such as QLCC and ALU LIKE, mental health organizations and the prison system

have all partnered with us in project based activities. Ho`oulu Lāhui had successfully developed and run cultural and educational programs for eight years when the legislation for Charter Schools was passed. So with the success of Ho`oulu Lāhui's Hawaiian culturally driven programs and the numerous community based partnerships we had developed, Kua O Ka Lā Public Charter School [KOKL PCS], a separate entity but partner to Ho`oulu Lāhui was established. (2000). KOKL PCS has 252 students in grades K-12. The school will also be a beneficiary of the certified community kitchen.

Kua O Ka Lā PCS will utilize these facilities during school hours and Ho`oulu Lāhui's other programs will be offered at alternative times to support the community. This is consistent with Ho`oulu Lāhui's mission and vision.

Mission statement, purpose and long-term goals.

Mission Statement: Ho`oulu Lāhui's mission statement is to awaken Hawaiian culture, values, and lifestyle in partnership with the community to achieve unity, harmony and lokahi (total well being). Ho`oulu Lāhui has a broad range of identified purposes which seek to meet the diverse needs of our students, families and community at large.

Ho`oulu Lāhui's purpose: To develop and operate a community cultural education center. The self sufficiency of Ho`oulu Lāhui will occur through culturally appropriate economic development opportunities and collaborations with other agencies and organizations. In order to achieve our long term goals, our strategic planning process has identified the need for various buildings to house and support the tools necessary for each program to succeed. The certified community kitchen/cafeteria/toilet complex is just the type of infrastructure that helps us achieve our community goals. Specifically, it supports our goal of providing the necessary infrastructure to create economically focused business ventures through the development of cottage industries for our community. We are an agricultural District and there is a great need to farmers to be able to produce value added products in order to sustain their business. The facility will also be available to provide job training programs offered through our partnerships. College and University partnerships are being formed so that the students do not need to travel in to Hilo and can have credit and non credit classes available to them here in Puna. This facility will be available for these classes as well as weekly culinary classes offered through partnering Kua o ka

La PCS. Having this kitchen will greatly impact the quality of food served to KOKL students. All community schools or other groups that need a certified kitchen for fund-raising initiatives will have access to this facility.

Ho`oulu Lahui's Long Term Goals:

- ◆ Cultural empowerment (a place to practice Hawaiian values and arts)
- ◆ Community involvement (partnerships, programs offered to the community)
- ◆ Culturally appropriate sustainable economic development (value added products through agriculture and aquaculture, etc.)
- ◆ Site for mental, physical and spiritual health
- ◆ Restoration of a Hawaiian cultural area (Hawaiian village, fishing grounds)
- ◆ Experiential education site (food preparation and cultivation, agriculture, etc.)
- ◆ Linking with local schools, human service and other agencies (DOE, State, etc.)
- ◆ Family pu'uhonua (a safe place where families come for rejuvenation)
- ◆ A place for cultural practitioners (Makahiki games, gathering, etc.)
- ◆ Employment (Puna is a rural community with high rates of unemployment)

2. The goals and objectives related to the request;

Goal: To build a 56 x 56 certified community cafeteria/kitchen, toilet (4) and eating area facility. The building plans have all been approved by the County and the project is “shovel ready.” (See attached: building permit, facility floor plan, approval to construct by Landowner, Kamehameha Schools) \$300,000.00 has been secured through Office of Hawaiian Affairs. The contractor has been selected through a bid process and we are finalizing contracts, bonds etc. in preparation of ground breaking.

Objective: The completed facility will enrich and empower our local Puna community by providing a necessary certified community kitchen/cafeteria and lua (toilet) that will support employment and educational opportunities including K-12, after school, vocational, and college initiatives for students and families of the community..

3. State the public purpose and need to be served;

The Puna community faces significant challenges in 4 key areas i) economic/employment ii) education, iii) health & wellness and iv) cultural/social development and many secondary problems stemming from these primary issues.

Residents in the Puna district face several barriers to a healthy, economically stable and traditional lifestyle resulting from the region's isolation, lack of adequate educational opportunities, drastic changes in the community's social makeup, and a limited job market dominated by low-paying low-skill jobs. Few job opportunities and an extremely high cost of living forces most community members to work multiple jobs and long hours. Our community needs training opportunities in practical skills with future employment potential. Our community needs access to infrastructure such a certified community kitchen to support the development of cottage industries for our families and community at large. There is no certified community kitchen in our area. As a Hawaiian organization, hospitality is a key function in our operations of programs and this is very hard to do without the adequate infrastructure.

i) economic/employment needs statement:

- ◆ There is a lack of opportunities for our community members due to the remoteness of the community and lack of infrastructure that would support cottage industries.
- ◆ Local farmers that may want to produce a value added product from their crops cannot do so without access to a certified kitchen.
- ◆ There is a lack of understanding of the economic impact of relying on non-local products.
- ◆ The Department of Health requires a certified kitchen for anyone wishing to do fundraising or entrepreneurial ventures that involves food. Local groups and schools will have access to the certified kitchen for fundraising/entrepreneurial initiatives.

ii) education need statement:

- ◆ There is a lack of educational training facilities that support career pathway and employment opportunities in the culinary field.
- ◆ There is no access to a certified kitchen for culinary programs.
- ◆ Research shows that poor eating habits directly impact student focus and academic

grades.

iii) health & wellness need statement:

- ◆ A lack of available local foods contributes to poor diet and related health challenges such as obesity and diabetes which plagues our Native Hawaiian families. This project will support whole and healthy food initiatives in systemically addressing our health concerns.

iv) cultural/social development need statement:

- ◆ Overall, Hawaiians on the Big Island of Hawai'i are disconnected from their traditional, cultural and staple foods. The critical need to reconnect our native youth and families to the 'aina (land), fresh locally grown produce, traditional foods, and balanced diets is evident by the numerous documented facts that support the noted challenges. This lifestyle change will positively impact many mental health concerns that exist.

a. Support the need with statistical evidence or real life examples

The Puna District is severely economically depressed resulting in many challenges. The opportunities provided through the development of this infrastructure will directly impact many of these issues with a positive outcome.

Economic:

- ◆ Our community data consistently demonstrates the lowest per capita income of all Hawai'i county. By county division, we have the lowest family median income. The 2000 census, shows Hawai'i county families in the Pahoia District to be 15% below poverty level.
- ◆ There is a demand for a greater number of personnel with technical and professional training in the fields of agriculture and culinary practices. The agriculture industry accounts for 9.5 percent of the Islands employment. In 2002, reports indicate for the state of Hawai'i, the second largest industry area by the number of establishments is accommodations and food service. By sales, payroll, and number of paid employees, it is the largest. Hawaii's leisure and hospitality industry, employing around 110,300 workers.

Many of these workers are employed in the culinary industry, particularly in catering and gourmet cooking.

- ◆ 95% of KOKL families are on the “free & reduced Lunch” program. It is an indicator of economic poverty of our families and is one of the highest percentages in the state.
- ◆ The district of Puna experiences the highest unemployment rates in the state at 15.6 per cent, about 4% higher than in the rest of the County.
- ◆ Less than 5% of Native Hawaiians are self employed or own their own business.

Education:

- ◆ Practical career pathways are explored throughout student curricula and culinary and agriculture studies are woven throughout the grade 6-12 projects. Our local students especially respond to hands on relevant education that is provided by the Native Hawaiian Charter Schools such as Kua O Ka La PCS.
- ◆ Career opportunities exist but the education programs to prepare our youth for such career paths do not currently exist in our community. USDA projections for the U.S. points out: “Each year in the US we need new college graduates to fill 50,000 jobs in the food, agricultural and natural resource system”.
- ◆ Research indicates that even mild malnutrition experienced by children during critical periods of growth impacts the behavior of children, their school performance, and their overall cognitive development.
- ◆ Children who are hungry may not perform well academically and are likely to have impaired cognitive functioning and diminished capacity to learn, achieve lower test scores and overall school performance, need to repeat a grade, experience school absences, tardiness, and school suspensions.

Health and Wellness:

- ◆ With so many people experiencing the results of poor nutrition, having children grow and prepare their own food in school can provide them with valuable knowledge about nutrition and health — as well as about biology, geography, ecosystems, and the environment. With a global food crisis, rising environmental concerns, and America's children facing epidemic levels of diet-related diseases, we as educators can develop programs to positively engage students in understanding the connections among these

topics. Poor diet also impact students grades immediately.

Cultural/Social Development:

- ◆ The practices of our kupuna must be preserved for future generations
- ◆ There are career pathways that flow naturally from our cultural foundations and link our traditional native practice to modern applications such as culinary arts
- ◆ Perpetuate the Hawaiian value of mea ho`okipa and other cultural traditions through practice

In order to address the critical challenges facing our youth and their families in Puna it is necessary for us to seek financial resources and support to develop specific programs that will bridge the gap. We must provide our youth with rigorous academics grounded in culture that is supported with modern technologies. The practices of our kupuna (elders) must also be preserved through the future generations. Given the proper infrastructure coupled with our current programs, we can prepare and provide our youth and families with culturally responsive education, healthy lifestyle options, support services and economic opportunities.

4. Describe the target population to be served;

The completion of the kitchen facility will support the development and delivery of programs for the Puna community members at large.

The kitchen/cafeteria/lua facility will be used Monday - Friday by Kua O Ka Lā PCS for breakfast, lunch and for culinary and entrepreneurial programs. The educational programs for the participants will provide skills development in the culinary field and other entrepreneurial initiatives that increases their employment potential.

- ◆ The facility will allow us to provide meals that are healthier and more balanced impacting the health and well being of students, families and community visitors
- ◆ Ho`oulu Lāhui's programs will serve a minimum of 500 community members and groups annually

In times of alternative school hours, the facility will be made available to the community to support fund raising initiatives, culinary based cottage industry development and employment training.

How will they benefit:

- ◆ We will be able to prepare healthy school breakfasts and lunches for students thereby benefiting their overall health and the reduction of disease
- ◆ The kitchen is designed to hold culinary classes for the school and college programs thereby exposing students to career pathways
- ◆ A certified kitchen for fund raising initiatives will support student programs or field trips
- ◆ Entrepreneurial cottage industries opportunities will be developed to support economic self sufficiency for community members
- ◆ Culinary job training programs will improve employment potential
- ◆ Other community programs will have access to the facility after school hours expanding their available resources
- ◆ Hosting visitors from the community, state, nation and world will provide cultural exchange and enrichment

b. Describe how participants are selected.

Ho`oulu Lāhui hosts a variety of programs from a partial day to a multi day retreats. This is usually done in partnership with an outside group or agency such as Kamehameha Schools - Ho`olauna Puna Program or Michigan State University who annually bring students for the past 9 years. The organization contacts Ho`oulu Lāhui, confirms dates, # of persons, age of persons, type of program desired. (Cultural, hands-on or tour etc.) Budget is discussed and agreed upon. Ho`oulu Lāhui may charge for program supplies or personnel. There is no selection process other than availability of date. A user fee system will be developed for the kitchen for community members that plan to sell products. Educational and job training opportunities will waive these fees.

Many of Ho`oulu Lāhui's programs are done with community partners such as ALU LIKE summer youth employment and training program. They have their own selection process that we adhere to.

5. Describe the geographic coverage.

Puna is very rural with few conveniences and substandard infrastructure. Many homes still catch their water in tanks from the roof, many do not have access to electricity and the roads are of poor quality or unpaved. Some families live without running water or telephone service. Like many rural areas of the state and because of its extreme isolation, the people of Puna have undergone and continue to experience profound economic, social, cultural, and environmental transformation. Our community is adversely affected by high rates of social and economic problems with the greatest challenges resting with the Native Hawaiian people. Ho`oulu Lāhui services hundreds of families and organizations of the District of Puna. The population of Puna is approximately 31,335 (2000) and an estimated 27% are native Hawaiian. Partnering Kua O Ka Lā Public Charter School serves predominately Native Hawaiian youth and supports over 250 students and their families. The communities who will be significantly impacted by the project include students, employers, the businesses in the agricultural and food/hospitality industries, teachers and families. Community education workshops and Festivals offered through Ho`oulu Lāhui will also utilize the facility.

Ho`oulu Lāhui and our partner Kua O Ka Lā PCS are located in the Puna community at Pu`ala`a beside Kumukahi, the eastern most point of the Island and a culturally significant place for Native Hawaiians. The 600 acre property is filled with low land rain forest, alkaline ponds, fish ponds, archaeological sites and native plants, an abundance of natural resources waiting to be acknowledged and harnessed. The community certified kitchen will directly support this vision.

Ho`oulu Lāhui (HL) and Kua O Ka Lā Charter School (KOKL PCS) operate as a Hawaiian community learning center, with a special focus on education, and to create a sustainable, culturally and community-based model for land use management, inspired by the traditional values of ahupua`a. In ancient times, ahupua`a were sustainable communities that reflected the interdependence between the land and the people. Such was a mutuality in which land, water and economic, social and cultural choices flourished in balance.

The project will be administered and experienced at the 600 acre site leased to us by Kamehameha Schools, but this project will serve the students and families of the large District of Puna which covers 508 square miles. (See attached; area site map)

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;

The funding being requested through the State Grant in Aide will support the construction and project management of the construction of our community certified kitchen/ cafeteria/ lua facility. The building is 56' x 56' and will house 4 toilets and address all of the water needs for this building and the two surrounding classroom/office buildings (we have no toilets on the mauka side of our property where all our classrooms are). Ho`oulu Lāhui has secured the building permits for the facility and upon receiving funds, will begin with construction. Ho`oulu Lāhui has secured \$300,000.00 from the Office of Hawaiian Affairs for the construction of the facility and we are seeking the balance from the State GIA. We have also completed a kitchen operations manual that will be used in student, staff and community training for all aspects of the use of the facility.

Without financial assistance specifically for facilities expansion, upgrades and related infrastructure and systems, we remain unable to provide quality educational programs and the necessary resources to offer programs that would allow our high school students, families and community to be more competitive in the local job market and/or continue on to post secondary programs.

Data indicates that the economic situation of families in the Puna community is depressed. The development of the kitchen will allow our young people to gain the knowledge, skills, and values essential to sustainable living and increased employment potential thereby reinvigorating them with a sense of purpose.

As cooking is best learned in the kitchen, sustainability is best learned in the real world and our participants learn best from active engagement in which their actions matter and have meaning. They can then leverage these new skills to develop waiwai; wealth and abundance for themselves, their families and their community. They also learn that they can make a difference, which lays a foundation for responsible, active citizenship. Ho`oulu Lahui is a Hawaiian values driven organization and incorporates service and community outreach as often as possible.

All work will be done by a Licensed Contractor. A bid process has occurred and the Contractor has been selected.

Cost breakdown for the 56 x 56 complex facility is as follows:

Project Management (construction):	\$35,000.00
Project Administration (financial and reporting):	\$50,924.00
Insurance:	\$ 6,000.00
Utilities:	\$18,000.00
Printing:	\$ 800.00
Architect and Engineers	\$15,000.00
Contingency	\$48,864.00
Construction	\$895,000.00
Total	\$1,069,408.00
Secured Funding:	\$200,000.00
Proposed GIA:	\$ 869,408.00

2. The applicant shall provide a projected annual timeline for accomplishing the results or outcomes of the service;

PHASE I – PLANNING

- ◆ Site Investigations: Ho`oulu Lāhui began the planning for this facility in 2009. The original plans contained the classrooms, the administrative offices and the lua(toilet) in one facility.
- ◆ Permits: All building permits have been secured from the county of Hawai`i. The project has completed the Planning and Design phase and is ready to begin construction. American with Disabilities Act (ADA) construction regulations with building are adhered to.
- ◆ The classroom and administration facility has been completed and we are now ready to begin the kitchen/lua complex project.

PHASE II - DESIGN

- ◆ All design duties, including conceptual site plan, design documents, site & floor plans, elevations have been drafted by a professional architect and county permits have been secured. A site and floor plan have been attached for your review.
- ◆ All pre-construction engineering requirements have been conducted and met with county compliance.
- ◆ We have established a proposed preliminary development schedule and we have secured cost estimates.
- ◆ Narrative description of proposed project including location: This building is 56' x 56' and houses 4 toilets, a certified cafeteria/kitchen, an eating area and storage for the kitchen and cleaning of facilities.
- ◆ Government permits/approvals necessary for construction.

PHASE III - CONSTRUCTION

- ◆ All of the planning and design phase have been completed. The project is ready to begin construction.
- ◆ Final cost estimate for entire project with breakdown of each project component: The budget on the following pages addresses the entire project costs with breakdown of the project components.
- ◆ Construction cost estimates include all hard and soft costs, and account for cost escalations: Contingency costs have been included to account for cost escalations or other undetermined project costs. This will ensure the project is successfully completed within timelines.
- ◆ The cost estimates have been provided by the selected contractor, architect and Project Manager.

The project will begin as soon as the contract has been drafted and signed. The appropriate bonding must be also put in place. We are able to begin Phase 1 with the OHA funds as we continue to secure the balance of funds required for the project. We have included a contingency fund for the unforeseen fiscal budget items that may arise and this Gantt includes a contingency time line for unforeseen construction circumstances. A Project Manager will be hired for the oversight of the project.

Objective Work Plan:

Activities	Position Responsible	Time Period	
		Begin	End
Draft and Sign construction contract	Project Manager	Month 1	Month 2
Site Preparation for construction	Contractor	Month 2	Month 3
Building foundation commences	Contractor	Month 3	Month 4
Sanitation excavation and preparation	Contractor	Month 4	Month 5
Framing building	Contractor	5	6
Roofing	Contractor	6	7
Subcontractors Plumbing/Electrical/Gas	Contractor	7	8
Interior Completion drywall/sheeting etc	Contractor	8	9
Subcontractor plumbing/electrical fixture installation i.e. lights, toilets	Contractor	9	10
Painting Exterior/Interior	Contractor	10	11
Equipment Installation i.e. stoves etc.	Contractor	11	12
Final finish work	Contractor	11	12
Secure final certificate of occupancy	Project Manager	12	
Plan and hold blessing and dedication of building	Project Manager	13	14
Project reporting occurs quarterly Fiscal and Progress Reports	Project Manager Fiscal clerk	Month 4	Month 12

All plans have been approved by Building Department of the County of Hawai'i and the project is "shovel ready".

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; and

Success of the project shall be based upon:

- ◆ Completed kitchen
- ◆ Occupancy certificate received from the county of Hawai'i
- ◆ Blessing and dedication has occurred
- ◆ Kitchen will be in use by various culinary classes
- ◆ Completed kitchen operations training. (An operations manual has already been developed)
- ◆ The program budget to actual is aligned and within budget
- ◆ Thorough planning results in on time project completion

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.

- ◆ Project will be completed on time
- ◆ Project will be completed within budget
- ◆ Photo documentation will cover the entire project process
- ◆ # of jobs created will be monitored

III. Financial

Budget

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

Included

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2013-2014.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$217,352.00	\$217,352.00	\$217,352.00	\$217,352.00	\$869,408.00

3. The applicant shall provide a listing of all other sources of funding that they are trying to obtain for fiscal year 2013-2014.

We have submitted a grant to DHHS:ANA for programmatic support to expand our agriculture and culinary programs in the hopes of supporting the students education on entrepreneurship through the development of values based products. We have no other grants pending at this time.

4. The applicant shall provide a listing of all state and federal tax credits that have 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

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.

When we began our educational programs over 18 years ago, Pu'ala'a was just an overgrown jungle. Now, the village is vibrant and alive again with children and families, traditional and modern hale surrounded with native plants and enjoyed by all who visit; young and old.

Prior and current Infrastructure Development:

- ◆ Special Education office
- ◆ 3 Administration offices
- ◆ Composting toilet complex (makai side)
- ◆ Solar Driven Computer Lab
- ◆ Generator/power houses (2)
- ◆ Classroom complex including tech lab, 7 classrooms, central courtyard (7000 sq. feet)

Our second classroom building has just been completed and received its Certificate of Occupancy. During that time, the plans for the certified kitchen/ cafeteria/lua complex were drafted and submitted to the county. We have received all of our county building permits to begin formal construction of the facility. This is what we are requesting funding support for from the State GIA. This is a shovel ready project.

Prior and current Programmatic Development: One day a week, students have classes that focus on practical skills development and career path opportunities designed to increase their potential for employment opportunities. For all of these programs, facilities are a big challenge and the programs are not able to be fully implemented as a result of this. Some of these classes include;

- ◆ Culinary class
- ◆ Construction class
- ◆ Energy initiatives i.e. solar

- ◆ Organic agriculture class
- ◆ Native medicinal plant class

Prior and Current Economic Support: We have secured \$300,000.00 from the Office of Hawaiian Affairs for the construction of the kitchen/luā complex through a Level 11 Award approved by the OHA Board of Directors this year. (\$150,000.00 -2011-2012 & \$150,000.00 -2012-2013) We have just completed year two of a three year grant with the Federal Department of Health and Human Services (\$290,000.00): Administration for Native Americans (ANA). The mission of ANA is to promote the goal of self-sufficiency and cultural preservation for Native Americans by providing social and economic development opportunities through financial assistance, training, and technical assistance to eligible Tribes and Native American communities, including American Indians, Alaska Natives, Native Hawaiians, and other Native Pacific Islanders organizations. Economic development projects involve the promotion of the physical, commercial, technological, industrial, and agricultural components necessary for a sustainable local community. Our ANA grant has three objectives that directly support our current request to OHA for funding our kitchen/cafeteria/luā complex.

Objective 1: provides for the internal outfitting of the kitchen. ANA does not fund construction but has funded the outfitting of our kitchen in support of program development and economic sustainability. We have now purchased all of the equipment that is housed in the facility (stoves, freezers, counter tops etc. These items are in storage waiting to be installed in the facility. A kitchen user manual has been completed through this project.

Objective 2 & 3: assists in the development of a comprehensive agriculture and culinary program for students piloted in Kua o Ka Lā Public Charter School. The building of the kitchen/cafeteria/luā complex will support the fulfillment of the objectives.

Prior and Current Community Partnerships: To date over 10,000 people have been involved in the development and expansion of our programs. This has included groups and individuals from our local community, our neighbor Hawaiian Islands, and the US mainland as well as participants from other countries such as Canada, Australia and New Zealand. Deep community and organizational collaborations have been formed with both private and public sectors and we have successfully partnered over the years with well over 150 different groups and agencies. We have

over 12 formalized MOU partnerships with community organizations. A few of our key long term partners include

- ◆ Kua O Ka La PCS
- ◆ Kamehameha Schools
 - Ho`olako Like Program
 - `Aina Ulu Program
 - Ho`olauna Puna Program
- ◆ County of Hawai`i
- ◆ Hawaii Community College
- ◆ University of Hawaii at Hilo & Manoa
- ◆ ALU LIKE Inc. Summer Youth Employment Project
- ◆ Na Pua No`eau
- ◆ Queen Lili`uokalani Childrens Center

d. Past accomplishments and their impact.

We have developed operational procedures, the impact of which has allowed us to develop and deliver practical programs and resources that support our community needs. We are guided by a strong board of directors and have systems for employment, medical and policies already in place. Hundreds of thousands of dollars in donations, volunteer time by the community and paid personnel through grants have given us the support and resources needed for success and a strong foundation.

We conduct strategic planning on a regular basis and have clearly identified goals and objectives.

Some of the formal plans that have been developed by Ho`oulu Lahui include:

- ◆ Conceptual Master Plan
- ◆ Ahupua`a Management Plan
- ◆ Waste Management of an Ahupua`a
- ◆ Forestry Plan
- ◆ Broad Master Plan
- ◆ Facilities Master Plan (Erskine 2011)

We work closely with the county to comply with building and other codes that are required to successfully build our infrastructure. We meet regularly with our partners to ensure that our goals are met. The impact has resulted in effective and efficient operations and procedures.

Funding management: Ho`oulu Lāhui has managed several Federal grants over the past 18 years and we are fiscally able to manage the funds for the project that we are requesting here.

We use an accounting system and conduct annual external financial audit reviews. We have an experienced fiscal administrator and have complied with all past reporting requirements. We use the Bank of Hawai`i for payroll services and Cabenero CPA as an auditor firm.

The impact has been successful fiscal management and compliance with all funding sources which has allowed us to be eligible for future funding.

Program development and implementation: Ho`oulu Lāhui, has been running educational programs in collaboration with local public and private schools and Hawaiian agencies for both youth and family programs for over seventeen years. These community partnerships and collaborations cultivated have resulted in Pu`ala`a now being a cultural cornerstone in the Puna community and Island of Hawai`i. The impact has been the delivery of successful programs that consistently meet our community needs.

Awards and Recognitions: Both Ho`oulu Lahui and Kua O Ka La PCS have received many awards over the past few years including:

- ◆ State of Hawai`i Arbor Day Award
- ◆ Region 9 Gold Leaf Award
- ◆ Region 9 Environmental Protection Agency Award
- ◆ Governors Innovation in Government Award
- ◆ World Photovoltaics High School Design Competition

The impact of these awards and recognitions has provided Ho`oulu Lahui with a great reputation and credibility that has led to acquiring additional funding.

Infrastructure Development: We have done several building projects prior to this. We have been able to develop infrastructure in a timely manner to meet the growing needs of our community.

**BUDGET JUSTIFICATION
CAPITAL PROJECT DETAILS**

Applicant: Ho'oulu Lahui _____

Period: July 1, 2013 to June 30, 2014

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS Received	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2011-2012	FY: 2012-2013	FY:2013-2014	FY:2013-2014	FY:2014-2015	FY:2015-2016
PLANS		75000				
LAND ACQUISITION						
DESIGN		25000				
CONSTRUCTION						
EQUIPMENT			869408	200000		
TOTAL:			869,408			

JUSTIFICATION/COMMENT We have secured OHA funding over two years and this year, \$200,000.00 is remaining for construction.

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

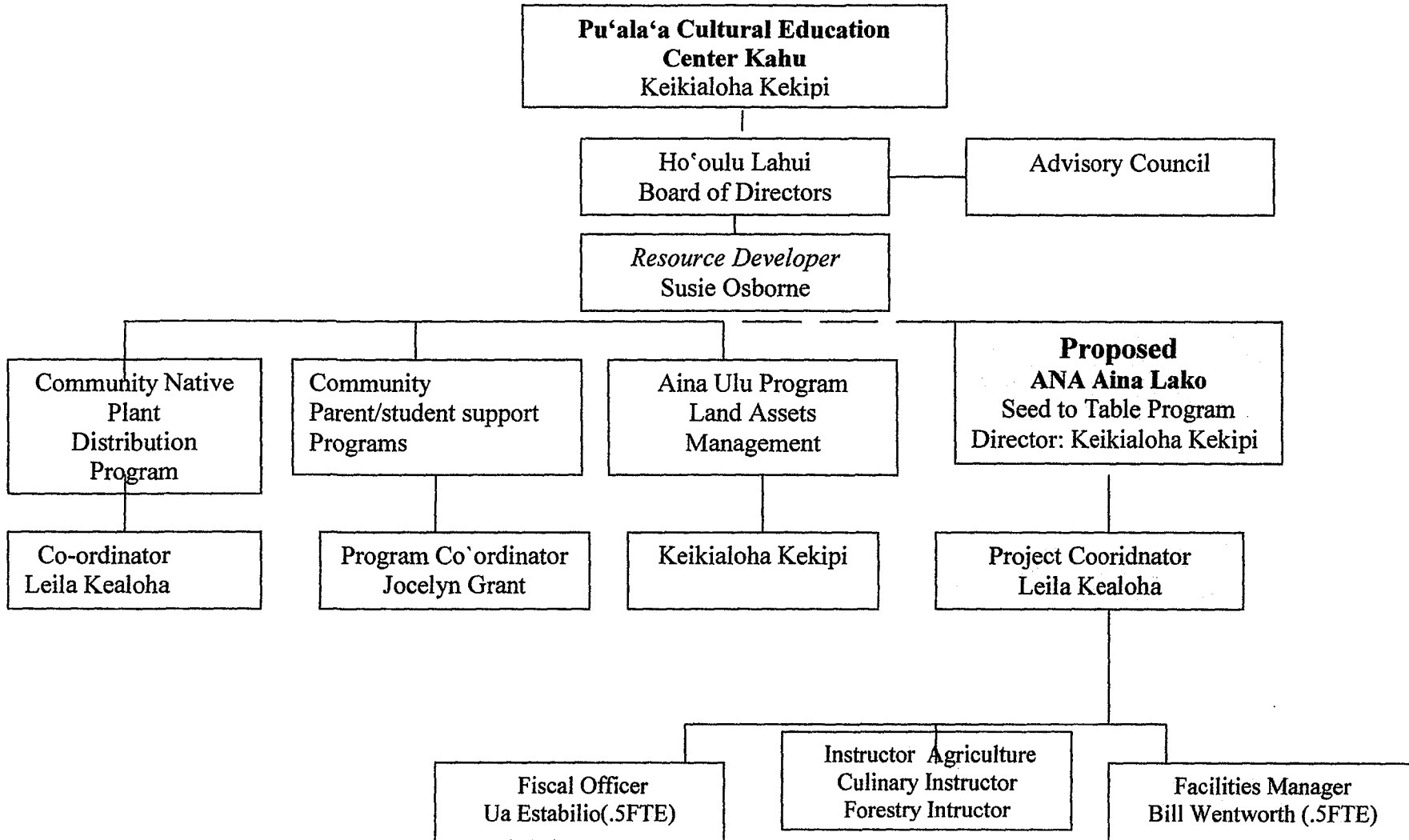
Ho'oulu Lahui Inc.

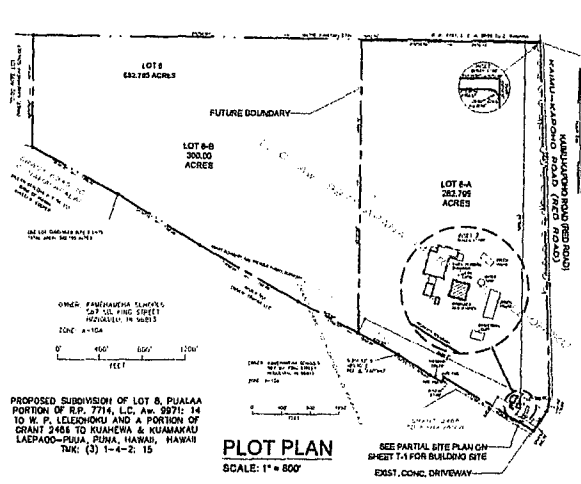
Period: July 1, 2013 to June 30, 2014

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

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

HO'OU LU LAHUI ORGANIZAIONAL CHART





REVISED BUILDING AREA CALCULATIONS:

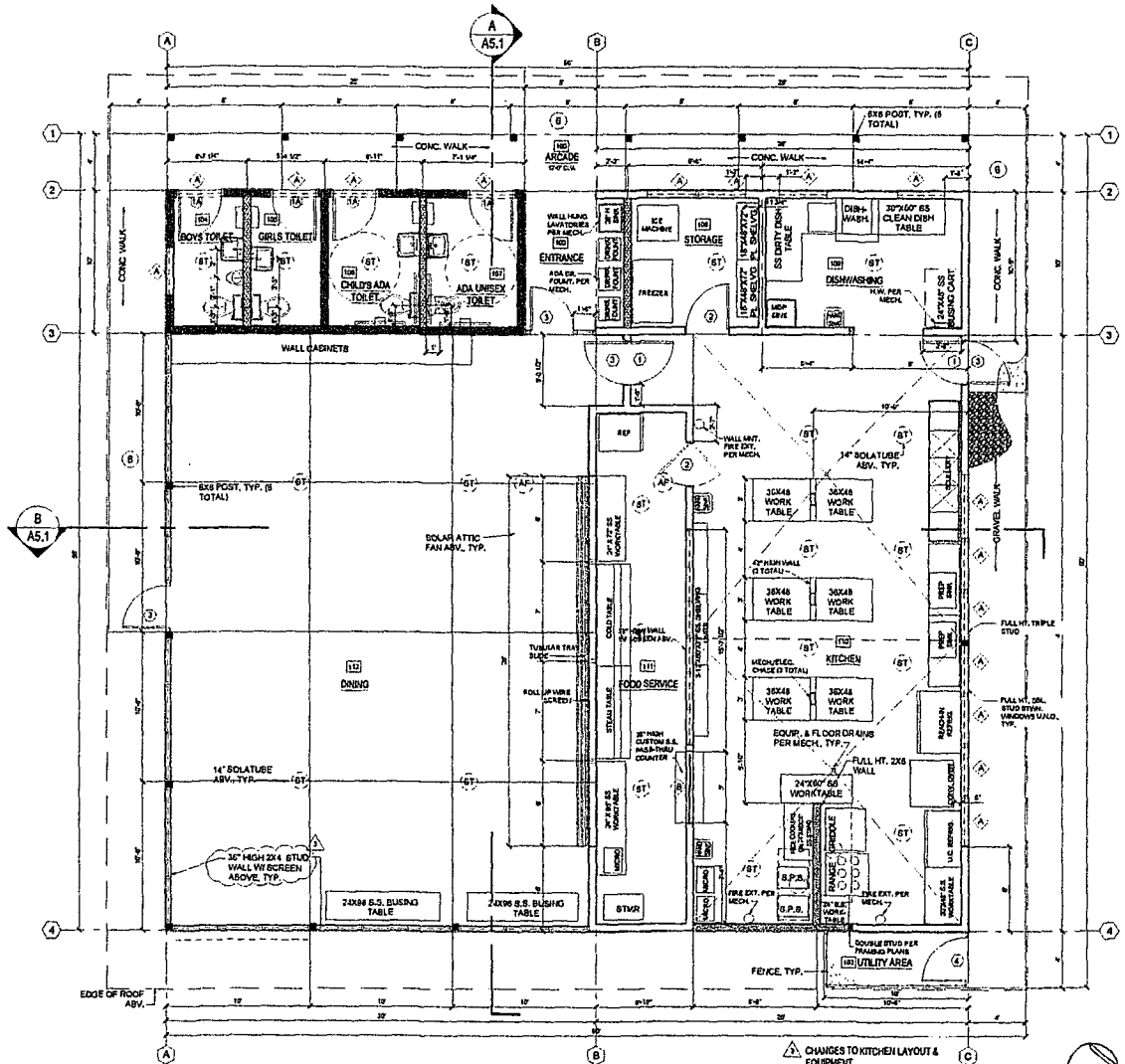
ROOM	SIZE/OC. FACTOR	OCC.	REQ'D. EXITS
KITCHEN	1339 SF/200	6	1
DINING	1253 SF/15	84	2
ACCESSORY	544 SF	NA	NA
TOTAL	3136 SF		

PARKING	REQ'D	PROVIDED
ADA VAN SPACES	1	2

ROOM FINISH SCHEDULE

ROOM	FLOORING	WALLS	CEILING	DOORS	BASE
100	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
101	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
102	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
103	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
104	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
105	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
106	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
107	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
108	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
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111	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
112	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
113	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
114	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
115	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
116	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
117	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
118	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
119	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH
120	2" SOLID CONCRETE TYPE 8	3/4" T-111 GROUTED, POLYESTER FINISH PAINTED	1" POLYURETHANE	1 1/2" HIGH 2 1/4" STUD WALL W/ SCREEN ABOVE TYP.	CONCRETE TYPE 8 FINISH

ROOM FINISH SCHEDULE NOTES
 1. 2" SOLID CONCRETE TYPE 8
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 3. 1/4" SOLID CONCRETE TYPE 8
 4. 1/2" SOLID CONCRETE TYPE 8
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 118. 1/2" SOLID CONCRETE TYPE 8
 119. 1/4" SOLID CONCRETE TYPE 8
 120. 1/2" SOLID CONCRETE TYPE 8



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

- WALL LEGEND**
- 2x6 WOOD STUDS @ 16" OC W/ 1/2" THK GYP. BD. INTERIOR
 - 2x8 CONCL. CHAIRS INTL STUDS @ 16" OC W/ 1/2" GYP. BD. @ INTERIOR
 - 2x6 WOOD STUDS @ 16" OC W/ BATT INSULATION, 1/2" GYP. BD. @ INTERIOR SIDE
 - 2x6 PLUMBING WALL, 2x8 STUDS @ 16" O.C. W/ BATT INSULATION, 1/2" GYP. BD. INTERIOR SIDE
 - LOW WALL W/ SCREEN ABV.

- ADAAG LEGEND**
- INTERNATIONAL SYMBOL OF ACCESSIBILITY PER ADAAG SECTIONS 4.1.2 (7)(3)
 - VAN ACCESSIBLE PARKING SPACE AND ACCESS ASILE PER ADAAG SECTIONS 4.6.3, 4.6.4 & 4.6.6; 2% MAX. SLOPE IN ANY DIRECTION.
 - PARKING SIGN (SEE PARKING SIGN DETAIL (1A-4))
 - "ACCESS ISLE" SIGN (SEE SIGN DETAIL (1A-4))
 - ACCESSIBLE RAMP (PER ADAAG SECTION 4.8) SLOPE SHALL NOT EXCEED 1:12 (WITH HANDRAILS) OR 1:20 (WITHOUT HANDRAILS). CROSS SLOPE SHALL NOT EXCEED 1:50 (2%). MAX. LEVEL CHANGE: 1/4".

- ACCESSIBLE WALKWAY (PER ADAAG SECTION 4.8): SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:50. MAX. LEVEL CHANGE: 1/4".
- HANDRAILS: THE DIAMETER AND WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS ARE MOUNTED TO AN ADJACENT WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".
- ROOM NAME PLAQUE (SEE SCHEDULE & SIGN DETAIL 21A.1)

VALERIE C. SIMPSON, ARCHITECT & ASSOCIATES
 84 HALEI STREET
 MOLOKAI, HAWAII 96720
 TEL./FAX: (808) 835-1740
 valerie@msarchitect.com

AA-638 (Rev. 03/2011)
 This work has prepared by me or under my supervision.
 Completion of this project will be under my direction.

**COMMUNITY KITCHEN
 HOOUJULU LAHUI, INC.
 PUALAA, DISTRICT OF PUNA, HAWAII
 TMK: 1-4-2-15**

PLOT PLAN, FLOOR PLAN
 ROOM FINISH SCHEDULE
 SCHEDULE

REVISIONS	BY
1	VCS
2	VCS
3	VCS
4	VCS
5	VCS

PROJECT NUMBER: 706
 DRAWN BY: VCS
 DATE: 2/28/2010
 SHEET: **A1.1**
 2 OF 17 SHEETS

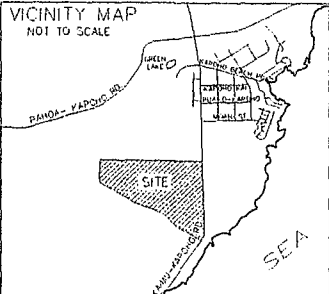
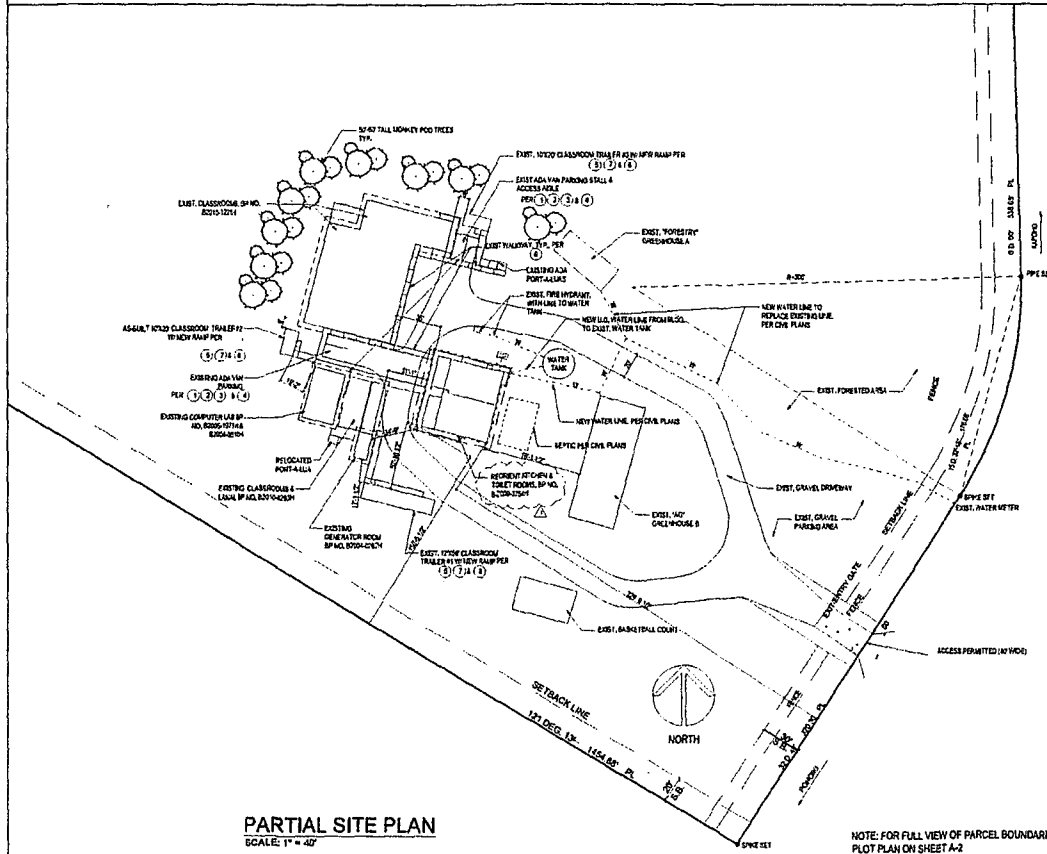
GENERAL NOTES

Contractor Responsibilities

- Contractor shall verify and be responsible for:
 - All work shown, described, noted, implied, or reasonably inferred, on the Contract Documents, General Notes, Drawings, Specifications and similar, and all work required by Code or Local Jurisdiction in order to build the Project, unless specifically noted as "Not in Contract", "N/C", or "by others."
 - All Contract Documents, General Notes, and all attached or referenced reports.
 - Omissions and/or conflicts between the various elements of the Contract Documents.
 - All dimensions and conditions at the site. (Dimensions take precedence over scales).
 - All conditions which in Contractor's opinion might endanger the stability of the structure or site, or might be dangerous to its owners, inhabitants, or visitors.
- Ensuring proper alignment and temporary bracing and shoring to provide structural stability of the structure during all phases of construction.
- Contractor shall immediately notify Architect or Structural Engineer of all discrepancies or omissions before proceeding with work.
- All work shall comply with the latest edition of the Uniform Building Code as adopted by the State of Hawaii and all applicable State and Local ordinances, codes, and restrictions.
- Resolve all conflicts on the plans or Contractor questions regarding the work with the Architect before proceeding with construction.
- Verify all dimensions and nomenclature data related to the work and coordinate all work with all other trades before proceeding with construction.
- All work shall conform to the requirements of all regulating Agencies exercising authority over any portion of the work, including but not limited to, State of Hawaii, CDMA, local Building Department, local Planning Department, local Ordinance Department, and local Health Department.
- All work shall conform to the BEST practice prevailing in the various trades comprising the work and to the project plans, details, specifications, drawings, drawings, addenda, and all other Contract Documents. ASTM designations shall be as amended to date.
- Contractor shall provide Owner a list of all Contractor-provided equipment, lighting fixtures, HVAC devices, equipment, plumbing fixtures, water heaters, toilet devices (if any), smoke detectors, ceiling fans, electric door & opener(s), propane system, water cabinet system, security system and exhaust fans indicating mfr.'s name, address, local representative, warranty period, and shall provide all operating instructions, maintenance manuals, and warranty information for all items.
- Contractor shall provide screens, barricades, or fence made of a material which preclude human climbing at every portion of every roof, balcony, or exterior surface which is within 6' of a lofty pole or similar structure.
- Contractor shall provide portable fire extinguishers with a rating of not less than 2A during construction and within 75 feet travel distance to all portions of building on each floor.
- Maximum concrete driveway slope shall be 20%, maximum driveway cross-slope shall be 10%, maximum slope within parking area shall be 5%.
- All ramps shall slope less than 1:20, unless handrail is provided at a height of between 2'8" and 3'0" as per ADA. Cross slope on landings shall be less than 1:50.
- Provide an approved permanent resident acoustical sealant along the joint between foot and sound walls (i.e. all classroom walls and between classroom and administration office walls).
- Contractor shall caulk and seal weatherstrips and weatherstrips around all window and door frames and between wall to wall plates and doors and between exterior wall panels.

HO'OLU LAHUI, INC. COMMUNITY KITCHEN

PUALA'A, DISTRICT OF PUNA
ISLAND OF HAWAII'
TMK:1-4-002:015



PROJECT DESCRIPTION

REVISIONS TO FOUNDATION, LAHAL WALKWAYS AND TOILET ROOMS OF NEW COMMERCIAL KITCHEN.

PROPERTY OWNER INFORMATION

TMK: 1-4-002:015
OWNER: B P BISHOP ESTATE TRUSTEES - KAMEHAMEHA SCHOOLS
P.O. BOX 3488 HONOLULU, HI 96801
TENANT: HO'OLU LAHUI, INC.
P.O. BOX 1413 PAHOA, HI 96778
ZONING: AG 20
FLOOD ZONE: SEE SITE PLAN

REQUIREMENTS BASED ON OCCUPANCY

URC 1981, HAWAII COUNTY CHAPTER 5
OCCUPANCY: B2
BUILDING TYPE: V-N
FLOOR AREA, OCCUPANTS & EXITING:

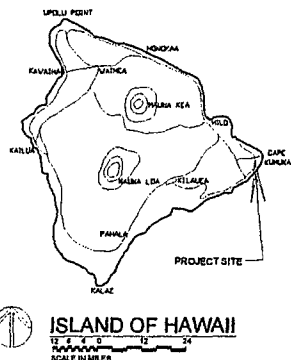
MAX. FLOOR AREA: 8,000 SF

ROOM	SIZE/OC. FACTOR	OCC.	RETD.	EXIT
KITCHEN	846 SF/200	5	1	NA
DINING	872 SF/115	85	2	NA
ACCESSORY	1319 SF	NA	NA	NA
TOTAL	2037 SF			

PARKING ADA VAN BRACES RECD PROVIDED
NOTE: SEE SHEET A1.1 FOR REVISED AREA CALCULATIONS

SHEET INDEX

- T1.0 SITE PLAN, PROJECT DATA
- A1.1 FLOOR PLAN, FINISH SCHEDULE
- A1.2 ROOF PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 FOUNDATION PLAN, DETAILS
- A4.1 ROOF FRAMING PLAN, DETAILS
- A5.1 BUILDING & WALL SECTIONS
- A5.1 INT. ELEVATIONS, DOOR & WIND. SCH.
- M-5 MECHANICAL (REPLACES M-1)
- M-6 MECHANICAL (REPLACES M-2)
- M-7 MECHANICAL (REPLACES M-3)
- E-1 ELECTRICAL
- E-2 ELECTRICAL
- E-3 ELECTRICAL
- E-4 ELECTRICAL
- E-5 ELECTRICAL



VALERIE C. SIMPSON, ARCHITECT & ASSOCIATES

84 HALEI STREET
HELO, HAWAII 96726
TEL/FAX: (808) 935-1749
valerie@mararchitect.com

AA-6332 Lic. Exp. 10/30/24
This work was prepared for me or under my supervision.
Completion of this project will be under my direction.

COMMUNITY KITCHEN
HO'OLU LAHUI, INC.
PUALA'A, DISTRICT OF PUNA, HAWAII'
TMK: 1-4-2-15

SITE PLAN, PROJECT INFO

REVISIONS	BY
△	
△	
△	02/12 BLDG. RE-DIRECTED VCB
△	5/18/17 ROOFING ADD-BUILD VCB
△	02/12 CHIT BASEMENT VCB

PROJECT NUMBER 706
DRAWN BY VCB
DATE 2/9/2010
SHEET

T1.0

1 OF 17 SHEETS



June 30, 2011

COPY

Mr. Charles Auli'i Mitchell
President, Board of Directors
Ho'oulu Lāhui, Inc.
PO Box 2177
Pahoa, HI 96778

Dear Mr. Mitchell:

The Office of Hawaiian Affairs (OHA) is pleased to inform you that the Board of Trustees has approved an award of \$150,000 for Fiscal Year 2011-2012, and \$150,000 for Fiscal Year 2012-2013 to Ho'oulu Lāhui, Inc. This award is to support the construction of a community kitchen/cafeteria complex for cultural, educational, and employment programs in partnership with Kua O Ka Lā Public Charter School.

A grant agreement with OHA must be signed prior to commencement of program activities and disbursement of funds. This grant agreement will list any and all provisos as indicated by the Board of Trustees. Our Transitional Assistance Program staff will be contacting you to update you on the process and next steps to take to begin negotiations for your agreement with OHA. As this award may be less than you originally requested, it may be advisable to submit a revised budget and scope of services in line with the above award amounts.

Your organization is required to issue a *press release* announcing the receipt of an OHA grant award. This can be submitted attention to Nancy King, Community Relations Specialist, via mailed hardcopy or by email to nancyk@oha.org. Nancy will serve as your point of contact, and should you have any questions, please feel free to call her at 594-1810 to discuss matters relating to this grant award.

We look forward to working with you to ensure the success of your project.

'O wau iho nō,



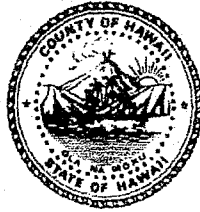
Trustee Colette Machado
Chairperson, Board of Trustees

cc: Board of Trustees – OHA
Clyde W. Nāmu'o, Chief Executive Officer – OHA

OFFICE OF HAWAIIAN AFFAIRS
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawai'i 96813-5249

www.oha.org
[P] (808) 594-1835
[F] (808) 594-1865

William P. Kenoi
Mayor



Walter K.M. Lau
Managing Director

Randall M. Kurohara
Deputy Managing Director

County of Hawai'i
Office of the Mayor

25 Aupuni Street, Suite 2603 • Hilo, Hawai'i 96720 • (808) 961-8211 • Fax (808) 961-6553
KONA: 74-5044 Ane Keohokalole Hwy., Bldg C • Kailua-Kona, Hawai'i 96740
(808) 323-4444 • Fax (808) 323-4440

January 22, 2013

Aloha,

I would like to extend my full support of Ho`oulu Lahui's submission of a request for funding through the State of Hawaii Grant-In-Aid program for the construction of their certified community kitchen at Pu`ala`a, located in the rural District of Puna, Hawaii Island.

The kitchen/cafeteria plans have passed through and been approved within the County planning and permitting departments. The contractors have been selected, and the project is shovel ready and waiting the funding required to build the facility. The support through the grant-in-aid funding of this project would allow for the successful completion of this important facility for our rural Puna community.

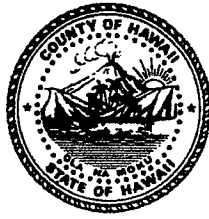
Hawai'i Island has watched this organization and partnering Kua o ka La NCPCS grow within our community, and we know the challenges they face with their facilities. This project also aligns with many of our County's general goals. Our charter schools are providing much needed employment within our community. This facility will also address the minimum health and safety standards we are working with charter schools to obtain.

We look forward to seeing this project move forward and recognize the many far reaching benefits that this opportunity and growth affords our community. Thank you for your consideration for funding this worthwhile initiative. If you have any questions, please do not hesitate to contact me.

Mahalo,


Billy Kenoi
MAYOR

Greggor Ilagan
Council Member
District 4



Office: (808) 965-2712
Fax: (808) 965-2707
Email: gilagan@hawaiiicounty.gov

COUNTY OF HAWAII
25 Aupuni Street
Hilo, Hawaii'i 96720

24 January 2013

Subject: Support for Ho'oulu Lahui's request for funding to the State of Hawai'i Grant-in-Aid Program for the construction of their certified community kitchen/cafeteria/lua facility at Pu'ala'a, Puna.

To Whom It May Concern:

Aloha! It is with great pleasure that I submit this letter of full support on behalf of Ho'oulu Lāhui's application to build the kitchen facility.

The future economic outlook for the County of Hawai'i is challenged due to the state of national and foreign economies. It has become clear that as an Island Nation we must take every step possible to address sustainability for our communities' well being and long term success. This requires basic infrastructure to support these goals and important related outcomes for our community.

The willingness of the County and its residents to innovate and expand into new fields of locally driven cottage industries will help the future stability and expansion of our economy. The County's agricultural resources, historical and cultural attributes and our numerous educational institutions and programs lend themselves to provide the catalyst to allow new niche markets to flourish.

Through extensive and on-going meetings with the community, the County has addressed several goals. Ho'oulu Lahui's construction project aligns and helps to support and fulfill these County goals.

County Goal #1: To provide residents with opportunities to improve their quality of life through economic development ventures.

County goal #2: Assist in the promotion of the agriculture industry whose products are recognized as being produced on the island of Hawai'i.

County Goal #3: Encourage the health/wellness industry.

*Serving the Interests of the People of Our Island
Hawai'i County Is an Equal Opportunity Provider And Employer*

We need to fully educate our children on how to grow food and cook in a way that will support our well being utilizing our locally grown produce. We severely lack infrastructure in the Puna District. Currently, there is no certificated kitchen in the area and this will not only allow these programs to develop fully but also support our families in entrepreneurial opportunities.

This organization has become an educational and cultural cornerstone for our District over the past 18 years. I thank you for your consideration in funding this important project that will enhance the total well being and waiwai of our Puna community.

Mahalo nui loa!



Greggor Ilagan
Council Member

THE KOHALA CENTER

education. environment. empowerment.

January 22, 2013

Aloha! The Kohala Center was formed in January 2001 and emerged in response to identified community needs and to the generous interest of the world's scientific community. The Kohala Center has a focus on research and education and its respectful engagement of Hawai'i Island environments, The Center assists in sustaining our Islands natural environment, strengthen the social fabric, and develop the economy of Hawai'i Island. The Kohala Center helps communities on the island ecologically, economically, culturally, and socially.

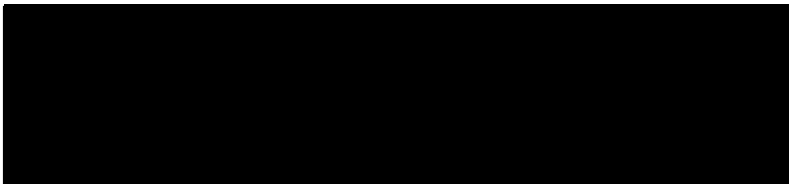
On Hawai'i Island there is a growing commitment to food self-reliance and land stewardship that promotes sustainable island communities. An Island of Hawai'i food system report prepared by the Rocky Mountain Institute in 2007 identifies the development and promotion of school gardens as an initiative that can substantially contribute to the development of a strong local food economy while helping youth with increased opportunities for health-promoting exercise and nutrition.

One of the Kohala Centers Programs is the Hawai'i Island School Garden Network (HISGN) of which Kua o ka La NCPCS is a partner. Our goal is to help island schools build gardening and agricultural programs that will significantly contribute to the increased consumption of locally produced food by involving students, their school communities, and their family networks in food production.

School Garden programs create hands-on living laboratories for students to deepen their understanding of the sciences and nutrition, incorporating social studies, language arts, and math into meaningful learning activities in an outdoor setting. The natural evolution of our garden program is the integrated culinary program offered at Kua o ka La NCPCS..

The development of a certified community kitchen through Ho`oulu Lahui, will greatly support and enhance Kua o ka La NCPCS hands on agriculture and culinary programs while also benefiting the larger community through the programs offered through Ho`oulu Lahui. The development of a certified kitchen will provide the opportunity to develop entrepreneurial programs through the development of value added cottage industries for the greater community such as our farmers. Please provide your deepest support to this important infrastructure development need in rural Puna. The benefits to the community will be considerable.

Mahalo,



Kua O Ka La PCS

PO Box 1413 Pahoa, Hawaii 96778 Tel: 808-965-5098 email: kuaokala@ihawaii.net



January 20, 2013

Aloha Esteemed Legislators:

Aloha! Please accept this letter of support for Ho`oulu Lāhui's grant submission to the State of Hawai'i Grant-in-Aid program in support of Ho`oulu Lahui's construction of the certified kitchen/cafeteria/luau complex.

Kua O Ka Lā PCS emerged as a result of the successful programs of Ho`oulu Lāhui. We received our Charter in 2000 and we opened in SY2002-2003 with 26 students. We now have 252 students in grade K-12.

We are grateful for the partnership and support of Ho`oulu Lāhui, our partner. In many ways our Charter School is blessed, but the lack of facilities is an ongoing challenge for us. Our programs want to continue to develop project based agriculture and culinary programs. Project based activities become very difficult due to inadequate infrastructure for the program. Having a kitchen would drastically increase our academic rigor and the quality of our program delivery. It would provide so many options for our students, families and community both programmatic and economic. We have begun our culinary program and we have secured many community partnerships already. The program concepts and components are incredible (locally grown food only) but really need the facility to realize the potential of the program

Currently, our breakfast and lunches are brought from a neighboring school and delivered in foam containers. The food comes cold, is unappetizing and tasteless. Research now shows that there is a direct link to a child's nutritional intake and their academic success. If we can ensure that our children can eat well, then we help support a great area of need for our Native Hawaiian youth who so often struggle with western academics. Many of our students depend on the school breakfast and lunch for their daily meals. The resulting waste from the foam shells also violates our school green philosophy.

Kua O Ka Lā PCS will be a direct and immediate beneficiary of this facility and we will use the facility Monday through Friday during school hours. In short, we are very excited and hope you will seriously consider supporting this important initiative!

Mahalo nui loa,

[REDACTED]

Susie Osborne
Principal, Kua o Ka Lā Public Charter School



January 20, 2013

Aloha!

RE: Grant in Aid Application for Ho`oulu Lāhui

Please accept this letter of support for Ho`oulu Lāhui's (HL) grant submission to the State of Hawai'i Grant-in-Aid program in support of HL's construction of a certified kitchen/cafeteria/bathroom complex.

Kua o ka La NCPKS (KOKL) is a Hawaiian culturally driven "start-up" charter school that was formed in 2000 and opened their doors in SY 2002-2003. They now have over 250 students and have become one of the largest Hawaiian focused charter schools in the State.

The school is located in the very rural district of Puna, where the schools within this district have been classified as being in one of two Hawaii Department of Education "Zones of Innovation." Public schools in these districts are receiving extra federal funding through the Race to the Top grant in support of academic success and infrastructure development.

Charter schools do not receive these additional supports and many, such as KOKL, continue to struggle to have their basic needs met such as toilets and a cafeteria. The construction project is shovel-ready. The certified kitchen will address KOKL's infrastructure needs while benefiting many larger community needs through the programs offered through the supporting non-profit, Ho`oulu Lahui.

Hawaii Public Charter Schools Network (HPCSN) is a 501c (3) that exists to advance quality education in Hawaii by advocating for, and providing support to, public charter schools across the State. The work of HPCSN is focused on supporting charter schools by offering member services and resources to improve the quality of programs and operations at charter schools; gathering data and providing opportunities for collaboration and resource sharing; and improving the public and political climate of the charter school sector. The network is supported by 34 schools and thereby indirectly serves over 10,000 public charter school students.

Mahalo for your consideration.

[REDACTED]
Lynn Finnegan
Executive Director



KAMEHAMEHA SCHOOLS

November 24, 2010

Mr. Peter Hanohano
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, HI 96813

Re: Ho'oulu Lāhui OHA Grant Application

Aloha e Peter Hanohano,

I write to encourage favorable consideration of Ho'oulu Lāhui's application to obtain Office of Hawaiian Affairs resources to assist in building a certified kitchen/cafeteria and sanitation infrastructure on Kamehameha Schools' (KS) lands in TMK (3) 1-4-002:015 (Por.) We recognize that this facility is of critical importance for allowing Kua o Ka Lā to better achieve their educational goals and are committed to working with them to ensure that this project is incorporated into an overall Facilities Plan for their program.

KS forged an important educational and land stewardship collaboration with Ho'oulu Lāhui and the Kua o ka Lā Public Charter School. We find that their goal to provide place-based educational opportunities for the keiki of Puna, Hawai'i, many of whom are of Hawaiian ancestry, aligns with the KS mission and Strategic Plan. The presence of the school and the stewardship of lands fill a critical need for the community of Puna by maintaining a safe and educationally productive environment, perpetuating cultural values and providing opportunities to hone attributes of servant leadership.

[REDACTED]

Nen Hanians
Director
Land Assets Division
Endowment Group
Kamehameha Schools



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

Peter Hanohano
Office of Hawaiian Affairs
711 Kapi'olani Blvd., Ste. 500
Honolulu, HI 96813

November 13, 2010

Dear Mr. Hanohano:

I am happy to provide this letter of support to the educational 501c3 Ho'oulu Lāhui in their endeavor to raise the funds through an Office of Hawaiian Affairs Level 11 grant which will build their cafeteria/lua complex.

I have watched this organization grow over the past two decades, becoming a stable cultural cornerstone for our community. Ho'oulu Lāhui has won many innovation awards and this community certified kitchen partnering with a public charter school offers us another creative model of addressing community concerns in these challenging economic times. The facility will also be powered by alternative energy.

This project is ready to proceed upon receiving their funding as Ho'oulu Lahui has secured all of the county building permits. Your funding support would ensure the success of this much needed facility. It is through our partnerships and collaborations that we see progress today. Please help our Puna community. We are the fastest growing District in the state and continue to contend with substandard infrastructure.

Having a certified community kitchen/cafeteria will provide innumerable benefits for our very rural community. Ho'oulu Lāhuis' programs benefit a broad range of community partners including other Hawaiian organizations such as QLCC, KS, Na Pua No'eau, ALU LIKE Inc. and others including UH Manoa, UH Hilo and KYBE to name a few. Many of these cultural programs would greatly benefit from a clean kitchen environment to support the hands-on programs provided by Ho'oulu Lahui.

Kua O Ka La Public Charter School is a partner with Ho'oulu Lāhui and this facility will provide much needed toilets, water and kitchen facilities for daily student use. Healthier meals will be able to be provided for students and staff which will impact student grades and the overall health and well being of our children. Employment opportunities will range from the actual construction of the project to opportunities with developing cottage industries upon completion of the project.

Mahalo for OHA's ongoing support of programs that uplift our Hawaiian communities statewide. Support of this initiative with assistance from OHA funding will have long term and broad reaching benefits for our community for decades to come. It will be a part of sustainability and addresses critical core infrastructure needs for Ho'oulu Lahui and Kua o Ka Lā Public Charter School.

Mahalo nui loa



Representative Faye Hanohano

LARRY K. FUKUNAGA & ASSOCIATES, LLC
FEBRUARY 2012
HONOLULU, HAWAII

OVERVIEW

The Firm has more than twenty (20) years experience in oversight, management and operations of commercial real estate development, land acquisition and disposition, construction management, asset and property management, tenant relationships, leasing, contractual and joint venture negotiations, construction management, land entitlements/permits, urban planning, government affairs, management of architectural and engineering design teams and project budget (cost) control, as a corporate executive, project manager and private consultant (owner's primary fiduciary representative).

ESSENTIAL SKILLS

- Corporate real estate development strategic planning and implementation (project inception, site search/selection, management and turnkey completion, market assessments, financial feasibility analyses, land/project entitlements).
- Financial and market analyses, including in-depth and comprehensive project feasibility and development pro-forma, NPV, ROI, cash flow studies and projections.
- Management and oversight of commercial project design, bidding, design-bid-build, design-assist, negotiations, contracting and construction.
- Land and real property acquisition and disposition.
- Corporate asset, property and budget management/oversight with focus on creating or maintaining value.
- Tenant lease management, lease negotiation and tenant relations.
- Fee and ground lease negotiation and acquisition.
- Oversight and management of tenant improvement construction work.
- Construction management, surveillance and cost control.
- Land use entitlements and environmental permits for a wide range of commercial and industrial projects).
- Owner or client fiduciary representation.

REPRESENTATIVE CAREER EXPERIENCE (CHRONOLOGIC ORDER)

- **Koolauloa Community Health & Wellness Center Expansion Program, Kahuku and Hauula, HI**, KCHWC Corporation, a 501-3C Hawaii Corporation and federally-qualified Community Health Center (5/10 to Present). Provide planning, development and construction management assistance for expansion of Clinic and services; assist in preparation of USDA Direct Loan Application for funding land acquisition, new construction and renovations.
- **Real Estate Development Management Consultant, Aloha Pacific Center, Kapolei, HI**, LA Anuenue, LLC (9/09 to Present). Provide development and construction management services for new LEEDS certified, 141,000 SF Class A

office condominium project in Oahu's "Second City." Results – Project currently in preliminary planning, design and financing phase. Project team pursuing equity financing, debt financing has been secured.

- **Real Estate Foreclosure Consultant (Parkside at Kilani, Wahiawa, Hi)**, Bank of Bozeman, Montana (5/09 to 3/11). Assist lead lender to repositioning and disposing of real estate owned (REO) asset acquired in foreclosure action, October 2009. Results – Project value was maintained and sold to a 3rd party.
- **Real Estate Consultant (New Class A Office Building, Honolulu)**, Royal State Insurance/DTRIC Insurance Group (6/07 to Present), ongoing development consultation for new build-to-suit office building project at 819 South Beretania Street, Honolulu. Results – Project in preliminary planning, design and feasibility analyses phase; project commencement is planned upon improved economic conditions.
- **Project Management Consultant (New 2,000 LF Relief Line Project)**, Kalakaua Relief Line, LLC (6/07 to December 2009), recently completed project management consultation for new 2,000 linear foot sewer line to alleviate current sewer moratorium in the Kapiolani Trunk Line and Ft. DeRussy Pump Station tributary service areas, affecting six (6) or more new development projects in these areas. Results – Project completed on schedule and budget and dedicated to the City & County of Honolulu.
- **Real Estate Consultant for RFQ/RFP Solicitation for Development of Two New Campuses, Hawai'i Island)**, University of Hawai'i (2/05 to 1/06), Owner's Representative and Consultant for the Hawai'i Community College System, Hilo, Hawai'i (HawCC). Assisted the University in preparation of RFQ/RFP documents and process to solicit and select developer for development of two (2) new campuses at Hilo and Kona under third party privatization initiatives. Results – With Consultant's assistance, HawCC successfully completed due diligence, interviews, evaluation and selection of a private development team for Phase One Feasibility Studies. Phase One for the West Hawai'i Campus is currently underway.
- **Real Estate Consultant for 909 Kapiolani Condominiums (New 227-Unit Upscale Residential Condominium Project, Honolulu)**, Posec Hawai'i Inc. (4/05 to 12/31/06), Development Manager and Owner's Representative for 909 Kapiolani, a \$130 million Condominium Project with 227 units. Assisted client to re-position a formerly languishing project to enable it to move ahead with final permitting and start of construction in the face of unprecedented rising construction costs, growing competition and other difficulties. Primary areas of service: project management; project permitting/entitlements; financing arrangements; sales and marketing program; construction; and other duties as directed by client. Results – Consultant successfully assisted client with pre-construction services, project management financing, sales and marketing coordination and discretionary and ministerial land use entitlements. Project was completed in 2007.
- **Development/Construction Manager for New Honolulu Advertiser 150,000 SF Production Facility, Kapolei**, Gannett Pacific, Inc. (11/01 to 11/04). In this position,

Larry Fukunaga was the Owner's primary representative with responsibility for comprehensive project management and oversight for the Honolulu Advertiser's \$83 Million state-of-the-art flagship, 148,000 SF production facilities at Kapolei, Hawaii. The Advertiser is a wholly-owned subsidiary of the Gannett Company, Inc., a leading U.S. newspaper chain. The facility will have two (2) state-of-the-art German offset printing press that will produce up to 140,000 complete copies per hour, and as well as bundling, packing and distribution facilities. In this capacity, he was responsible for all aspects of development and construction, with oversight for design, permitting, bidding, design-assist activities, contracting, procurements and construction for this new facility, working closely with the architect, general contractor and others including newspaper equipment vendors of Gannett Company. Results – Project was completed on-time in 2005, representing a complex, state-of-the-art newspaper publishing and distribution building for Hawaii's largest daily newspaper.

- **Project Management Officer (New Telephone Central Offices and Outside Plant Facilities for Independent Statewide Telephone System to Serve DHHL Lands)**, Sandwich Isles Communications, Inc. (December 1999 to 10/01). Before joining this telecommunications firm as an employee, Mr. Fukunaga served it as a consultant, responsible for planning and permitting for development and construction of its state-of-the-art fiber-optic network and telephone facilities (buildings and appurtenant equipment). Mr. Fukunaga's duties with this telecommunications firm included primary responsibility for construction oversight and management, securing land use entitlements and building permits, approvals for environmental assessments, federal Section 106 consultation and utility easements, and also government affairs work relating to coordination and construction with local jurisdictions, this +\$400 Million terrestrial (state-of-the-art) fiber optic network and telecommunication facilities under construction on six (6) Hawaiian Islands to connect lands owned by the State Department of Hawaiian Home Lands. This benchmark network project is funded by the U.S. Department of Agriculture, Rural Utilities Service. Results – During this time, approximately \$50 Million of construction occurred for new fiber optic networks and central office telecommunication buildings.
- **Commercial Real Estate Development and Planning Consultant (Various Projects)**, (1982 to 1987 & 1991 to present). As an independent consultant, Mr. Fukunaga has served to provide a full range of services inherent to commercial development, including project strategic planning, conceptualization, implementation, development management, fiduciary oversight, preparation of feasibility and budget analyses, development and construction cost control measures, leasing, real property acquisition and disposition, project financing and general fiduciary duties to protect the owner's financial and other interests, in addition to services listed under "Skills" hereinabove. Mr. Fukunaga's experience also includes securing land use entitlements, preparation of environmental assessments and environmental impact statements and assignments in government affairs and lobbying for clients.
- **Corporate Real Estate Development Manager (Grosvenor Center, Honolulu)**, Grosvenor International (Hawaii), Limited (1987 to 1991). In this position, Mr.

Fukunaga was second-in-command of Grosvenor Hawaii operations; he was responsible for development of new assets, multi-Million dollar budgets for real estate development and construction activities, acquisition and sale of real property, all construction activity in Grosvenor assets and had team responsibilities for property/asset management as well as for other corporate affairs and tasks. Grosvenor is a British company and is one of the world's leading commercial real estate firms with over \$15 Billion in owned real estate assets in the U.S., Canada, Australia and United Kingdom.

- **Chief Planner (Various Projects)**, Chapman, Cobeen, Desai & Sakata Architects (1980 to 1981). As manager of the firm's planning department, Mr. Fukunaga was responsible for execution of planning, land use entitlement and permit services for clients. This firm was one of Hawaii's largest full service architectural companies during this period.
- **Urban Planner (Staff) (Kakaako Community Development Plan for Mauka Area)**, Hawaii Community Development Authority (HCDA) (1978 to 1980). As a staff planner and team member, Mr. Fukunaga helped prepare the subsequently adopted and codified Kakaako (Mixed-Use) Community Development Plan for the +650-Acre underutilized area between Downtown Honolulu and Ala Moana Shopping Center. He also managed the HCDA Executive Director's Housing Advisory Committee and served also as Project Historian. The State commenced implementation of this Plan about 10 years ago and is currently in Phase 5 of infrastructure improvements.

PLANNING, DEVELOPMENT, MARKET & FINANCIAL FEASIBILITY

- **Hawai'i Community College Campuses at Komohana, Hilo, and Kona, Hawai'i.** Consulting engagement under a privatization initiative, prepared a comprehensive Request for Qualifications and Proposals (RFP) package to solicit and select a developer for two major campus facilities for the Hawai'i Community College system on Hawai'i Island. Also provided Owner's Representative assistance to the University in evaluation and selection of a developer for both new campuses (2006).
- **Kauai Center for Arts, Education and Technology, Puhi, Kauai.** Consulting engagement to prepare a comprehensive financial feasibility report for two major local banks in Honolulu, the construction and permanent lenders, pursuant to project financing under the USDA Rural Loan Guarantee Program for a group of Kauai non-profit companies, to develop and construct a new, modern office facility on Kauai. Client: American Savings Bank (2005).
- **Hawaii New Prison Project.** (2,300 Bed Build-to-Suit Facility). Primary Role: Consulting engagement under a privatization initiative to assist the State of Hawaii in assessment of new development and financing strategies for a new prison on Hawai'i Island. This work included review and comment on proposals from private companies interested in working with the State, and analyses of municipal tax-exempt bond and privatization initiatives (i.e., alternative strategies for privately vs.,

publicly developed correction facilities). Client: Hawaii State Department of Accounting and General Services (2001).

- **Kahului Civic Center Maui.** (Build-to-Suit +125,000 SF Office Building for State of Hawaii). Primary Roles: Consulting engagement under a privatization initiative to assist the State of Hawaii with preparation of a series of comprehensive real estate based financial and market feasibility analyses, preparation of cost estimates, planning and analyses/strategies for municipal tax-exempt bond financing strategies. Client: Hawaii State Department of Accounting and General Services (1998).

PLANNING, DEVELOPMENT & CONSTRUCTION MANAGEMENT

- **Sandwich Isles Communications Facilities at Six Hawaiian Islands.** Primary Roles as Project Management Officer: General oversight of all construction activities, including project permitting, design consultant oversight, construction management, for various state-of-the-art telephone central office/switch buildings, fiber-optic/copper route construction and new Network Operations Center (100,000 SF). These projects are equipped with the latest Lucent Technologies telecommunications equipment (2000-2002).
- **Tosei Wailuku Towne Center, Maui Island (Retail, 60,000 SF).** Primary Roles: Consulting engagement as Owner's Representative for all development activities, construction management and all tenant leasing negotiations including supermarket anchor; turn-key coordination of supermarket anchor and small tenant move-ins (1993-1996).
- **Bank of Hawaii Parking Center, Downtown Central Business District, Honolulu.** (200 Stalls & Commercial Space). Primary Roles: Consulting engagement as Owner's primary representative for oversight of entire development process, construction management, and negotiation of sale to Bank of Hawaii upon completion (1992-1996).
- **Grosvenor Center, Downtown Business District, Honolulu.** (Class A office and retail building with +700,000 SF). Primary Roles as Corporate Real Estate Development Manager: Development of commercial and industrial projects, tenant improvement construction management, oversight of asset and property management, tenant relations and leasing (1987-1991).
- **Grosvenor Hawaii Properties, Various Locations on Oahu.** (Class A and B Industrial buildings comprising approximately 400,000 SF). Primary Roles as Corporate Real Estate Development Manager: Development of new commercial and industrial projects, tenant improvement construction management, tenant relations, leasing and oversight of asset and property management (1987-1991).
- **Panasonic Pacific Corporate Headquarters, General Offices, Warehouse and Service Center, Honolulu.** (Build-to-Suit 55,000 SF Facility). Primary Roles as Corporate Real Estate Development Management: All development management,

construction management, turn-key coordination of tenant move-in, including tenant facilities and equipment (1987-1988).

- **Sealy Mattress Company Manufacturing Plant and Offices**, Campbell Industrial Park, Oahu (+50,000 SF Build-to-Suit Facilities). Primary Roles as Corporate Real Estate Development Manager: All development management, lease negotiations, construction management, turn-key Coordination of tenant move-in, including tenant manufacturing mattress factory equipment (1988-1989).

REAL ESTATE TRANSACTIONS

- **Straub Clinic Building Sale** to Hawaiian Trust Company, Honolulu. Primary Role: Consulting engagement as Seller's Representative for negotiations, due diligence and sale of property (1999).
- **National Cash Register Building Acquisition** for Unity House, Inc. Primary Role: Consulting engagement as Buyer's Co-representative for negotiations, due diligence and purchase of property (1997).

SELECT CLIENT LIST

University of Hawai'i
American Savings Bank
Grosvenor International Hawaii, Limited
Castle & Cooke, Inc., and Lanai Company
Hawaiian Trust Company, Ltd.
Toyo Real Estate Company, Hawaii Office
Kokusai Motor Coach Company, Hawaii (former owner of Hyatt Regency, Maui)
JTB Overseas Development Company, Hawaii Office
McDonald's of Hawaii Development Company
Mitsui Trust and Bank, Hawaii Office
Benihana of Tokyo, Hawaii Operations
Department of Accounting and General Services, State of Hawaii
Department of Transportation, Airports Division, State of Hawaii

PROFESSIONAL AFFILIATIONS & COMMUNITY SERVICE

Member, Land and Property Committee, YMCA of Honolulu (Past)
Waikiki Improvement Association (WIA), Board Member (Past)
Member, Mayor's Advisory Committee for Waikiki Special Design District (Past)
Charter Member and Former President-Elect, NAIOP, the Association for
Commercial Real Estate, Hawaii Chapter (Past)

EDUCATION

Master of Arts, Geography, University of Hawaii @ Manoa (Focus on
Urban/City Planning/Agricultural Economics)
Bachelor of Arts, Geography, University of Hawaii @ Manoa (Focus on Tourism)

and Destination Area Planning and Development)
Degree Scholar, East West Center (EWC), Technology Development Institute,
U.S. Department of State, University of Hawaii @ Manoa

CONTACT INFORMATION

Larry K. Fukunaga & Associates, LLC
P.O. Box 25421
Honolulu, Hawaii 96825
808.396.0098 (Voice); E-Mail: larryfukunaga@hawaii.rr.com
808.479.8871 (Cellular)

Supplemental Information & Representative Experience
Larry K. Fukunaga Associates, LLC
Updated January 2012

909 Kapiolani Residential Condominiums (Mixed Use)

- Owner's Primary Representative.
- Upscale 227-Unit with 4,000 SF commercial areas at ground level.
- Value: \$125 million mixed-use project located in Kakaako, Hawaii.
- Assisted client to re-position a languishing project to enable it to move ahead with final permitting and start of construction in the face of unprecedented rising construction costs, growing competition and other difficulties.
- Owner: Posec Hawaii, Inc., Subsidiary of Posco Engineering and Construction, Seoul, Korea.
- Primary areas of consulting service: project management; project permitting/entitlements; financing arrangements; sales and marketing program; pre-construction services; and other duties as directed by client.
- Status: Completed in 2007.



QUEEN LILI'UOKALANI CHILDREN'S CENTER QUEEN LILI'UOKALANI TRUST

HILO UNIT
919 ULULANI STREET HILO, HI 96720
PHONE (808) 935-9381 FAX (808) 969-7599

January 22, 2013

Auli'i Mitchell, Board President
Ho'oulu Lahui
P.O. Box 2177
Pahoa, Hawai'i 96778

Dear Mr. Mitchell,

On behalf of the Queen Lili'uokalani Children's Center, Hilo Unit, which services all of East Hawai'i, we are submitting this letter of unqualified support and sincere commitment to Ho'oulu Lahui and its proposal for funding through the State of Hawaii, Grant in Aid Program. We fully support the stated goal of this proposal: "To develop a certified community kitchen/cafeteria/luau complex" that will integrate agricultural and culinary programs offered through Ho'oulu Lahui. Funding of this proposal will provide the necessary infrastructure for a program that will utilize a culturally responsive approach that supports choices for a healthy and sustainable lifestyle for Native Hawaiian students (middle and high school) and families in the Puna Community. The proposal will also achieve the goal of creating greater economic self-sufficiency for these students and families in the Puna Community.

There will be two basic topic areas covered in this letter:

- First, we will describe who we are as an agency here in the State of Hawaii.
- Secondly, we will comment on why we support this proposal and why we strongly believe that Ho'oulu Lahui is an excellent candidate for this grant.

Queen Lili'uokalani Children's Center, the Organization:

The Queen Lili'uokalani Children's Center is an organization that was established by Queen Lili'uokalani, the last reigning monarch of the Hawaiian Islands, through her Deed of Trust which was executed on December 2, 1909. This Deed of Trust established the legal and financial foundation of this unusual institution dedicated to the welfare of orphaned Hawaiian children. In 1911 this Deed of Trust was amended to include other destitute children in the Hawaiian Islands with preference given to Hawaiian children of pure or part-aboriginal blood.

E 'ONIPA'A I KA 'IMI NA'AUAO ... BE STEADFAST IN THE SEEKING OF KNOWLEDGE

The Queen Lili'uokalani Children's Center is committed to building strong families, healthy children, and caring communities. In addition to these direct services, the Center worked collaboratively and in partnership with other groups and community entities (of which Ho'oulu Lahui is a part). These projects, sought to build capacities within communities, foster leadership, and strengthen the network of care for our beneficiaries.

The Center currently employs a total of 160 employees. There are a total of 9 geographic units state-wide plus our administrative office on Oahu. The Hilo Unit, which services East Hawaii on the Island of Hawaii, (where this project is situated) is comprised of 18 full-time staff.

Why is Queen Lili'uokalani Children's Center supporting Ho'oulu Lahui and why we strongly believe that Ho'oulu Lahui would be an excellent candidate to receive funding from the State of Hawaii Grant in Aid program:

The Queen Lili'uokalani Children's Center provides comprehensive services to help build thriving Hawaiian communities. The services provided are based upon four principles central to growth: Culture, Community Development, Leadership and Education. As part of its quest to develop a continuum of care for the children of Hawai'i, starting first with the identification of at-risk children, the Queen Lili'uokalani Children' Center adopted eight strategic initiatives in 1995 to provide vital connections with communities throughout Hawai'i. We will list those eight strategic initiatives and comment upon how Ho'oulu Lahui has been successful in helping us to impact each of these respective areas:

Access: Hawaiian orphans throughout the Islands are provided greater access to services through expanded facilities, awareness and recognition. *A demographic statistical review done by Kamehameha Schools Research and Evaluation Division indicated that there were an estimated total of 1,804 Hawaiian orphans and 22,320 destitute Hawaiian children in the State of Hawaii in 2005. The district of Puna is the third largest district on our island of Hawaii (approximately 500 square miles). The employment rate is over 5% lower than that of the County of Hawaii overall. The Puna median family income is \$25,754, which is almost \$10,000.00 lower than the Hawaii County rate of \$33,186. Fifteen percent of Puna households (1,045) are receiving public assistance versus 10% County-wide. These statistics demonstrate the needs that are prevalent and present for the children in Puna. Ho'oulu Lahui and the Kua O Ka La Public Charter School 's objectives seek to help young Hawaiian, at-risk youth and their families (considered destitute by virtue of their lack of successful educational experiences, basic needs, etc.), to develop livelihood skills strategies and opportunities which are direly needed in this geographical area.*

Assistance: Direct programs for orphans and destitute Hawaiian children are provided, including counseling, financial assistance, foster care, adoption, and legal guardianship. Over the years, our staff has periodically worked

directly with eligible Hawaiian orphaned and destitute children who have been attending the partnering Kua O Ka La Public Charter School and their families. We have supported these children via counseling and limited term financial assistance. In 2006, a contingent of Kua O Ka La Public Charter School students, along with other Children's Center sponsored students, attended the World Indigenous People's Conference in New Zealand. This was a once in a lifetime experience for these children that they will never forget.

Strengthening Individuals and Families: Assistance for individuals and families to understand and participate in issues of community, sharing and social development through supportive and preventive family counseling, ho'oponopono, and advocacy. *(See comments above under: Assistance).*

Collaboration and Partnership: Establish, coordinate, and support projects with public and private agencies to assist beneficiary families so they, in turn can meet the needs and opportunities that help their children thrive. *Ho'oulu Lahui and Kua O Ka La Public Charter School are a collaboration and partnership with the Queen Lili'uokalani Children's Center and many other partners, which include the following:*

- *The University of Hawaii at Hilo (Hawaiian Leadership Program);*
- *Geography Department and Exchange Student Tours;*
- *ALU LIKE;*
- *The State Department of Education;*
- *The Kamehameha Schools;*
- *The World Indigenous Peoples Conference on Education;*
- *Na Pua Noeau;*
- *The Institute for Family Enrichment;*
- *Ike Ao (a Native Hawaiian Educational Group) and;*
- *The Native Hawaiian Education Council.*

These deep community ties and collaborations strengthen and support Ho'oulu Lahui's programs.

Cultural Fulfillment: Support and strengthen Hawaiian families through planned activities that enrich and enhance the knowledge, skill and spirituality of Hawaiian culture. *This component is embedded in, and goes to the heart of Ho'oulu Lahui's philosophy and is practiced in all aspects of their work.*

Community Development: Activities and training for adult family members that stimulate community-directed programs to address concerns affecting children. *Our sixteen years of partnership with Ho'oulu Lahui, has been an adventure in our own learning about building community capacity and the tremendous potential there is in developing partnerships for the maximization of resources. Another realization is that it takes planning, time and capitol for any successful endeavor. Ho'oulu Lahuil, with our assistance has included planning as a priority component in their growth. This planning has included*

the community, and will assist and benefit the entire community. In this process, we have also extended our resources to Ho'oulu Lahui and Kua O Ka La Public Charter School, by providing consultation and training opportunities (e.g. fiscal management, program planning and board development) supplemental financial assistance for supplies and food for groups, supplemental financial assistance for children in need to get practical work experience while earning a stipend, facilities for meetings and other forms of technical assistance and support.

Education: Strengthening educational performance by supporting the nutrition of our students recognizing that measurable improvements in education lead to the development of thriving Hawaiian communities. *By incorporating education in all facets of Ho'oulu Lahui and Kua O Ka La Public Charter School's program we develop life-long learners in the communities. The community needs to be educated in the skills that are necessary for employment, leadership and entrepreneurship. We have found that the success of Ho'oulu Lahui and Kua O Ka La Public Charter School's programs have been based largely upon the following factors:*

- 1. The caring and dedicated instructors and hosts with whom the students could identify.*
- 2. Education, which recognizes the importance of the cultural roots of the students as a connecting point/source of personal pride and identity, which in turn formed the foundation of their further learning.*
- 3. A learning format that emphasized "hands on" experience which capitalized upon utilizing the land as a learning laboratory for students.*
- 4. All of this would not have been possible without the commitment, dedication, expertise and collaboration with the partners stated earlier and the founders and driving force behind this program, Keikialoha Kekipi and his partner, Susan Osborne. Both are driven by a sincere desire to truly 'make a difference' for our youth and to create with them, greater opportunities for their future.*

Certified Community Kitchen Benefits: This project will provide opportunities for our community to have more choices in creating sustainable futures and progressing towards greater economic self-sufficiency. The youth from partnering Kua O Ka La PCS will learn how to grow, produce and celebrate our local food sources through culinary explorations that support our culture and community. Having a kitchen to work in will make this all feasible. With our island's growing population and the accompanying unemployment problems, this is a win-win proposal. Career pathways will be explored and our community and our students will have the opportunity to look at entrepreneurship through value added projects.

In conclusion, Queen Lili'uokalani Children's Center, Hilo Unit, wholeheartedly commits to support and strongly recommends that your proposal for funding through the State of Hawaii Grant In Aid Program be supported in the construction of the community certified kitchen.

Sincerely,



Lance Niimi
Unit Manager
Facilitator



Lucille V. Chung
Community Building