

House District 11

Senate District 6

THE TWENTY-SEVENTH 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:
Wailea Community Association

Db:

Street Address: 555 Kaukahi Street, Kihei, Hawaii 96753

Mailing Address: : 555 Kaukahi Street, Kihei, Hawaii 96753

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name FRANK PIKRONE

Title General Manger

Phone # 808 874-6866

Fax # 808 874-4027

e-mail gm@wcamaui.com

3. TYPE OF BUSINESS ENTITY:

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

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

FUNDING TO ASSIST IN CONSTRUCTION OF SOUTH MAUI AMBULANCE STATION.

4. FEDERAL TAX ID #: [REDACTED]

5. STATE TAX ID #: [REDACTED]

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2014: \$ 500,000

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

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

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

STATE \$ _____

FEDERAL \$ _____

COUNTY \$ _____

PRIVATE/OTHER \$ 500,000

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[REDACTED]

FRANK PIKRONE, GENERAL MANGER
NAME & TITLE

1-27-13
DATE SIGNED

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:

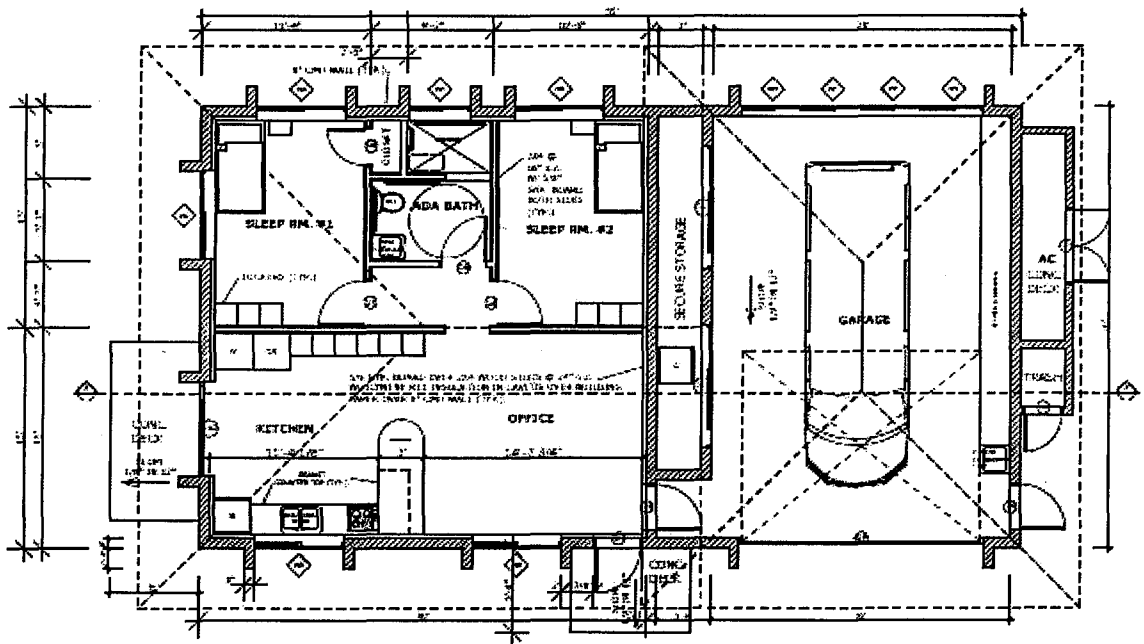
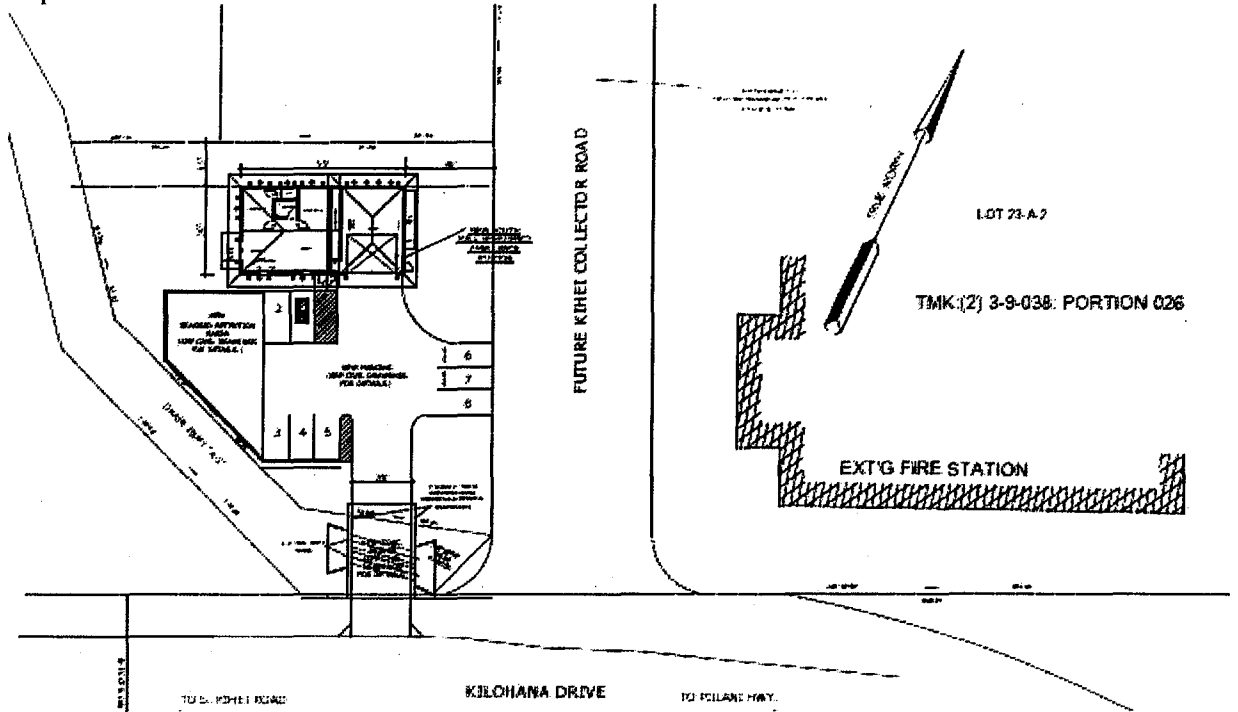
1. **A brief description of the applicant's background;** The community association is tasked with the upkeep & management of the Wailea Resort Community.
2. **The goals and objectives related to the request;** To construct an ambulance station to permanently house the existing South Maui ambulance station next to the Wailea fire station.
3. **The public purpose and need to be served;** South Maui is growing rapidly & a permanent location will benefit existing residents as well as planned development.
4. **Describe the target population to be served; and**
All residents and visitors of South Maui
5. **Describe the geographic coverage.** Kihei, Wailea, Makena, Honua'ula

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. The applicant shall:

1. **Describe the scope of work, tasks and responsibilities;**
The Wailea Community Association (WCA), a 501(c)(4), not-for-profit corporation, proposes to construct a new 1,500 SF emergency ambulance station and related improvements at the Wailea Fire Station property. The new facility will replace the current leased residential facility in a neighboring community which is being utilized on a temporary basis. The approximately one (1) acre project site is situated adjacent to the existing 3.152 acre Wailea Fire Station property. The project site is situated at the gateway to the Wailea Resort; a master planned resort-residential community. The County of Maui is the fee-simple owner of the property underlying the project site. The County will be named on the building permit and SMA application. Once the facility is complete, the County of Maui will initiate proceedings to accept the building from the WCA (acceptance is made by the County Council). The County will lease the building to the ambulance provider and will include maintenance and utility costs in the lease.

The proposed ambulance station will be a single-story building approximately 50 feet by 30 feet with approximately 1,500 square feet of floor area. The building will house an ambulance for emergency response service (911), sleeping and living quarters for two (2) emergency response personnel, an office area, small kitchen and medical supply storage area. The emergency ambulance station will be operational 24 hours a day, seven days a week. Related improvements include site grading, installation of underground utilities, four (4) parking stalls and a paved driveway off of Kilohana Drive and drainage improvements.



2. **Provide a projected annual timeline for accomplishing the results or outcomes of the service;**
 The WCA has completed the construction documents for the project, as well as an environmental assessment. Pre-bid analysis estimates the cost of the project at \$1 million including extensive site work. The WCA has private funding of \$250,000 plus a commitment from the Honua'ula developers for \$250,000. The WCA plans to bid the project in summer of 2013 and award the contract immediately thereafter. The construction timeline is estimated to take twelve (12) months.

3. **Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and**
 Currently, emergency ambulance response services for Maui County are provided by American Medical Response (AMR) under contract with the State of Hawaii. The company operates nine (9) emergency ambulance stations on the island of Maui. The South Maui station is currently housed in a rented cottage located in Maui Meadows, a residential community, about 1 mile northeast of the project site. The emergency ambulance service responds to emergency 911 calls involving medical and traumatic injuries. The South Maui station responds to a total of approximately 130-150 calls per month. All patients are transported to Maui Memorial Medical Center for medical care. The new emergency ambulance station adjacent to the Wailea Fire Station will enhance AMR's ability to respond to emergencies in South Maui on a timely basis.

4. **List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.**
 The WCA will provide the State with a copy of the construction documents, Application for Special Management Area Use Permit (SMA), Final Environmental Assessment (EA), a copy of all bids, final contract with contractor, monthly progress photos of construction, monthly payout requests, monthly payment and withholding documents, project close-out documents, and acceptance by the County of Maui.

III. Financial

Budget

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

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

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$125,000	\$125,000	\$125,000	\$125,000	\$500,000

3. **The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2014.**

The WCA has private funding of \$250,000 plus a commitment from the Honua'ula developers for \$250,000. The WCA is seeking access to the Honua'ula developers funding for construction start-up.

4. **The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.**

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.

As part of the WCA's ongoing responsibilities, the WCA reviews and approves all proposed and on-going construction activity within Wailea. Our staff includes a Design and Covenants Manger who is a licensed architect in the State of Hawaii and the immediate past president of the Maui Chapter of the AIA. He has been a team member for the past six (6) years and has been practicing architecture for the past 35 years. Previously, he had been the Vice President of Airport Affairs for United Airlines and was responsible for United Airlines construction activity world-wide. He will be managing all construction activities related to this project.

B. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities. The applicant shall also describe how the facilities meet ADA requirements, as applicable.

The WCA has permanent offices at 555 Kaukahi Street, Kihei, Hawaii 96753, which is located in the Hotel Wailea. The WCA has been there for the past 15 years. The office has a reception area, five (5) private offices, a conference room, and storage facilities.

V. Personnel: Project Organization and Staffing

A. Proposed Staffing, Staff Qualifications, Supervision and Training

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

Our staff includes a Design and Covenants Manger who is a licensed architect in the State of Hawaii and the immediate past president of the Maui Chapter of the AIA. He has been a team member for the past six (6) years and has been practicing architecture for the past 35 years. Previously, he had been the Vice President of Airport Affairs for United Airlines and was responsible for United Airlines construction activity world-wide. He will be managing all construction activities related to this project.

B. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organizational chart that illustrates the placement of this request.

The Design and Covenants Manger who will be responsible for this project reports to the General Manager of the WCA.

VI. Other

A. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

B. Licensure or Accreditation

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that applicant possesses relevant to this request.

The Design and Covenants Manger who will be responsible for this project is a licensed architect in the State of Hawaii and the immediate past president of the Maui Chapter of the AIA. He has been practicing architecture for the past 35 years.

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS AND SUBSIDIES PURSUANT TO
CHAPTER 42F, HAWAI'I REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants and subsidies pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant or subsidy is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant 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.
- 2) The applicant meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant or subsidy is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawai'i Revised Statutes, for grants or subsidies 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.

Frank Pikrone, General Manger, Wailea Community Association (WCA)
(Typed Name of Individual or Organization)

1-27-13
(Date)

Frank Pikrone
(Typed Name)

General Manager
(Title)

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

Applicant: _____ Wailea Community Association (WCA)

BUDGET CATEGORIES	Total State Funds Requested (a)	(b)	(c)	(d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	500,000			
TOTAL (A+B+C+D+E)	500,000			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	500,000	Frank Pikrone	808 874-6866	
(b) Private Funding	250,000		Phone	
(c) Honua'ula developers	250,000		1-22-13	
(d)			Date	
TOTAL BUDGET	1,000,000	Frank Pikrone, General Manager, WCA Name and Title (Please type or print)		

BUDGET JUSTIFICATION PERSONNEL - SALARIES AND WAGES

Applicant: Wailea Community Association (WCA)

Period: July 1, 2013 to June 30, 2014

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
Not applicable				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: _Wailea Community Association (WCA Period: July 1, 2013 to June 30, 2014

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

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

BUDGET JUSTIFICATION CAPITAL PROJECT DETAILS

Applicant: Wailea Community Association (W/

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 REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2011-2012	FY: 2012-2013	FY:2013-2014	FY:2013-2014	FY:2014-2015	FY:2015-2016
PLANS						
LAND ACQUISITION						
DESIGN	50000					
CONSTRUCTION		200000	500000	250000		
EQUIPMENT						
TOTAL:	50000	200000	500,000	250,000		
JUSTIFICATION/COMMENTS:						