

House District 28

Senate District 14

**THE TWENTY-SEVENTH LEGISLATURE  
APPLICATION FOR GRANTS AND 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):

Department of Health

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

**1. APPLICANT INFORMATION:**

Legal Name of Requesting Organization or Individual:  
**Kōkua Kalihi Valley (Comprehensive Family Services)**

Dbas:

Street Address: **2239 North School Street  
Honolulu, HI 96819**

Mailing Address:

**2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:**

Name Dr. David Derauf, M.D.

Title Executive Director

Phone # 791-9400

Fax # 848-0979

e-mail dderauf@kkv.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:**

REHABILITATION OF THE GULICK ELDER CENTER

4. FEDERAL TAX ID #: \_\_\_\_\_

5. STATE TAX ID #: \_\_\_\_\_

**7. AMOUNT OF STATE FUNDS REQUESTED:**

FISCAL YEAR 2015: \$ 340,000

**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 \$ 378,701  
 PRIVATE/OTHER \$ \_\_\_\_\_

**David Derauf, M.D. – Executive Director**

NAME & TITLE

**1/28/14**  
DATE SIGNED

## Application for Grants and Subsidies

### I. Background and Summary

#### 1. Applicant's Background

Kōkua Kalihi Valley Comprehensive Family Services (KKV) is a community-organized and community-operated non-profit corporation with a mission to promote healing and reconciliation in Kalihi Valley. It was formed in 1972 as a 501(c)(3) organization by community leaders in response to an absence of accessible and appropriate health services for the valley's large Asian and Pacific Island immigrant population. Kōkua Kalihi Valley has *41 years of experience* providing residents of Kalihi Valley with a broad array of comprehensive and holistic health care that includes clinical, preventive, mental health, and a variety of related social services.

From an initial staff of one Executive Director and four part-time community aides, KKV has grown to now include 185 staff, fluent in twenty-two languages, and working out of eight main locations—including two of the largest public housing developments in the State of Hawaii. In 1989, KKV was designated by U.S. Congress as a Federally Qualified Health Center (FQHC); it serves a Medically Underserved Area (MUA) and a Health Personnel Shortage Area (HPSA), as designated by the U.S. Public Health Service. KKV's Charles Judd Community Health Center and new Harry & Jeanette Weinberg Wellness Center provide primary medical, dental and behavioral health services to over 10,400 Kalihi Valley residents per year.

In 1999, in response to the great unmet need of aging elderly in Kalihi Valley, KKV embarked on a comprehensive strategy to provide community-based services that would increase the overall quality of life for elders and their families. Established in 2001, KKV's Elder Services program provides integrated case management and crisis intervention, health maintenance, caregiver respite and support, medical, dental, behavioral health, communal dining, interpreter services and transportation assistance to nearly 600 Kalihi Valley seniors each year.

#### 2. Project Goals and Objectives

The first goal of this project is to increase seniors' access to health services at the Gulick Elder Center through ADA compliance and planning for future expansion.

The second goal of this project is to repair damage that has resulted from the advanced age of the building, water, and property settlement and erosion, protecting this unique facility from further deterioration.

The planned facility rehabilitation will increase ADA accessibility at the Gulick Elder Center through such improvements as an improved ramp that will help elders to feel safe walking to the ground level, automatic doors to enable frail elders to enter and exit the building on their own, and renovated bathroom facilities to improve elders' access and privacy. In all, the proposed project will transform the Gulick Elder Center into safer, more welcoming facility that more effectively promotes the mental, physical and emotional health of Kalihi Valley's elders.

Success in this renovation will result in the following:

Outcome 1) The Gulick Elder Center will become fully ADA accessible, increasing at least 400 seniors' access to services including medical, dental and psychiatric care; health maintenance activities; and case management.

Outcome 2) The Gulick Elder Center will be protected from further deterioration due to water damage, and will be cleared of mold, decreasing participants' risk of exposure to harmful pollutants.

Outcome 3) At least 85% of elders will express satisfaction with the facility improvements.

Outcome 4) 20% of elders will express that they are likely, very likely or certain to increase their participation in the Health Maintenance program as a result of the facility improvements.

### **3. Public Purpose and Need to be Served**

KKV's Elder Services Program provides Kalihi Valley kupuna with opportunities for physical exercise, socialization and nutritious meals—the top elderly needs identified in a community-wide assessment. Since 2001, KKV's Gulick facility has exclusively served elders (age 62 and above), helping them to lead healthy, independent and meaningful lives, and to remain in their own homes or the location of their choosing as they age.

The rehabilitation of the Gulick Elder Center will bring great benefit to a vulnerable population, including seniors with severe disabilities. Last year, 100% of the 561 Gulick Elder Center clients were living below the Federal Poverty Line. 87% were disabled according to the Older Americans Act, and their median age was 73.

The planned facility rehabilitation will increase these clients' ability to access health promotion, medical and other services at the Gulick Elder Center by improving physical accessibility (through improvements such as an improved walking ramp and automatic doors) and by establishing plans for a future expansion in services. This project's benefits to low-income elders will be direct: none of the proposed facility

rehabilitation activities involve administrative space, and administrative time comprises only 6.5% of the total project budget. Finally, the benefit of this project will continue to meet the national objectives for more than twenty years. KKV currently has a 55 year lease for the Gulick property (ending in 2038) and long-term plans to serve the elders of Kalihi Valley from this facility for many decades hence.

The Gulick Elder Center is a two-story cedar structure (4,000 sq. ft.) that has two clinical examination rooms, a dental operatory, ADA compliant bathroom, office and storage space on the main level, and a large multi-purpose activity room for health maintenance, group medical visits, congregant dining and other large group activities located on the ground floor. Providing comprehensive services in a convenient location, this facility fulfills a wide range of needs for Kalihi Valley's low-income, limited-English proficient (LEP), elders who have high rates of diabetes, obesity, hypertension, cardiovascular disease and asthma. Through culturally-appropriate health care and support services, KKV enables elderly clients to achieve and maintain the highest possible levels of functional, social, and psychological independence. Elder Center staff assist seniors and their families to identify needs, explore options, manage crises, and mobilize resources to deal with problems and chronic conditions. In addition to improving seniors' quality of life, this support prevents institutionalization, which can incur great costs for families and the state. In 2013, 98% of seniors served were able to remain in their own homes due to KKV's support.

Now 28 years old, the Gulick facility is in need of renovations that will significantly improve access to these services for elderly and disabled individuals. The proposed project will address the physical deterioration that has resulted from the advanced age of the building, settlement and erosion of the property, mold, and water damage. Rehabilitation efforts will also address physical barriers to participation in Elder Services. At present, aging tiles make a number of our elderly clients hesitant about their footing, while the lack of adequate bathroom facilities on the ground floor level creates social discomfort and fear of embarrassment for some elders, further inhibiting participation. Staff often take the time to accompany seniors up the elevator to use the upstairs facilities, taking them away from their duties of leading and supervising the group.

GIA funding will enable KKV to rehabilitate this vital community center, increasing ADA accessibility for over 500 frail seniors and ensuring that it remains a safe and welcoming space. Along with protecting this unique facility from further deterioration, CDBG funding would allow KKV to move forward a future of sustained and expanded services for our seniors.

#### **4. Target Population to be Served**

KKV serves the Kalihi Valley (pop. 30,000), the most densely populated new immigrant community in the State of Hawaii. Among Kalihi Valley's greatest assets are its diversity of ethnic groups and the strong ties that are fostered within each

group. 98% of KKV's patients are of Asian/Pacific Island ancestry, including Filipino (31%), Micronesian (24%), Samoan (21%) and Native Hawaiian (7%). 37% percent of Kalihi Valley residents are foreign-born, compared to 18% statewide and 13% nationwide; over half speak a language other than English at home (2010 Census).

The Gulick Elder Center serves the low income, predominantly immigrant seniors who reside in Kalihi Valley (Census Tracts 61 through 65, Honolulu County). According to 2010-2011 U.S. Census Bureau numbers:

- This community has a large elderly population—nearly 5,000 individuals aged 65 and live in Kalihi Valley (comprising 16% of all residents, compared to 14% statewide);
- Per capita income in Kalihi Valley is \$19,210 (vs. \$29,203 statewide) and 15.4% of Kalihi Valley residents live below the Federal Poverty Level (vs. 7% statewide);
- 26% of Kalihi Valley households receive Food Stamps/SNAP, compared to 7% of households in Honolulu County; 41% of these Kalihi Valley families include at least one person age 60 or older;
- 37% of Kalihi Valley residents are foreign born (vs. 18% statewide), and 25% do not speak English very well, compared to 12% statewide;

The Gulick Elder Center provides a wide array of services including outreach, case management, health maintenance, group medical visits, medical, dental and psychiatric services and caregiver support services. Last year, the Center served 561 seniors, 100% of whom were living below the Federal Poverty Line. 97% of these elders were of the greatest social need as defined by the Elderly Affairs Division, and 88% were severely disabled, as defined by the Older Americans Act (Sec. 102). These individuals have chronic disabilities due to mental or physical impairment, and are substantially limited in function in three or more major life activities including: self-care, receptive and expressive language, mobility, capacity for independent living, economic self-sufficiency, cognitive functioning and emotional adjustment.

## **5. Geographic Coverage**

KKV serves Kalihi Valley (Census Tracts 61-65), a geographically well-defined community that extends from the interior areas of the valley downward to the H1 Freeway. Kalihi's highest peak, *Kilohana*, is the cosmological home of *Papahānaumoku*, ancestor to all Hawaiian people. A place of pilgrimage for generations, Kilohana is still honored in chants, songs and stories. Today Kalihi Valley is a densely populated urban community, with over 30,000 residents living in six square miles. There are four public housing developments in the Valley, including the first and third largest in the State, both of which are within walking distance of KKV's clinic. Kalihi Valley is federally designated as a Medically Underserved Area (MUA) and a Health Professional Shortage Area (HPSA).

## II. Service Summary and Outcomes

### 1. Scope of Work, Tasks and Responsibilities

The Gulick Elder Center, subject of this proposal, was built in 1985 as the first permanent structure to house Kōkua Kalihi Valley (KKV)'s clinical services as a Federally Qualified Health Center. It is a 4,000 sq. ft., two-story cedar structure located on land leased from the adjacent Kalihi Baptist Church for one dollar per year. Over the years, KKV not only rapidly expanded its service array beyond clinical medical and dental programs, but also significantly increased the number of Kalihi Valley residents served. In 2001, KKV opened a new health clinic on North School Street, and dedicated the Gulick facility to its growing Elder Services Program.

The building sits on land leased in 1983 from Kalihi Baptist Church, adjacent to the Gulick Elder Center. The lease is for 55 years at a dollar per year, and stipulates that the land must be used to provide human services for KKV clients. KKV is committed to using this facility to provide services for Kalihi Valley's low-income seniors into the foreseeable future (well beyond 20 years).

KKV is requesting GIA funds to rehabilitate this unique building, and to put into place the plans and permits for a second phase of renovation, which will eventually enable KKV to expand its service array to better meet the needs of Kalihi Valley's low-income seniors.

*Scope of Work* – KKV will first secure the services of a licensed Architect through a competitive bid process. This person or agency will be responsible for overseeing the whole rehabilitation project, working closely with KKV's Chief Operations Officer. All of KKV's Administrative staff are familiar with CDBG program requirements, having just completed the renovation of the P&P Building. In addition, the Architect to be selected will have experience with CDBG projects and a positive relationship with the Department of Planning and Permitting in order to ensure the smooth and timely completion of project activities. KKV is therefore confident that all project activities will be completed within the proposed one-year timeframe.

The following renovations will be made:

*Multipurpose Room/Ground Floor:*

- 1) The ceiling tiles in the multipurpose room all need to be replaced as over half of them are damaged by water, mold and/or age. In addition, roof leaks will be investigated and repaired.
  
- 2) The linoleum in the multipurpose room is the original flooring, and tiles have started to peel off and the finish is now slippery. The contractor will install flooring that is safer to elderly and disabled that have unstable mobility.

- 3) The walls of the multipurpose room are the original drywall, and there are multiple dents and holes in the walls that need to be repaired and painted. In addition, a vertical pole extending into the room that causes a safety hazard will be removed.
- 4) There is only one bathroom on the ground floor for both sexes, and it is not currently ADA compliant. In addition, the flooring, doors, walls and ceiling of this bathroom are in need of repair. A storage room adjacent to this room will be converted to another bathroom so that there are facilities for both sexes, and shower facilities will be added to each. Bathrooms and showers will be ADA compliant.
- 5) The kitchen area will be converted into additional gathering space for the Health Maintenance program, enabling KKV to better meet the staggering demand for these activities.
- 6) A separate shower near the kitchen will be converted into storage for program supplies.
- 7) Three windows on the ground floor are in disrepair, creating a risk for break-in. These will be replaced with new windows that include safety film.
- 8) The back wall of the ground floor is a hollow tile retaining wall that sits against the slope of a hill. Water damage has destroyed most of the paint, and a moisture barrier needs to be applied to prevent further deterioration.
- 9) The back door to the multipurpose room needs to be replaced due to age and weather damage.

*Ground Floor and Main Floor:*

- 10) Automatic doors will be installed at the entrance to the multipurpose room and the entrance to the main office to further improve access for disabled elders.
- 11) Five air conditioning units need to be replaced - three in the multipurpose room, one in the upstairs conference room, and one in the dental area.

*Outside:*

- 12) An exterior staircase that connects the ground and main floors is beginning to show damage. Repairs will be made to ensure staff and clients' safety.
- 13) The winding concrete ramp leading to the multipurpose room on the ground floor has cracked due to settlement and erosion of the property, and needs to be repaired. A non-skid surface will be applied and the new railings will be installed to replace the older, unstable poles now used for railings. These repairs will provide safer access for wheelchairs and elders with unstable mobility.

14) The rusting metal gate at the front of the parking lot will be replaced with one that provides greater security, following several attempted break-ins at Gulick and surrounding properties. A fence will also be installed around the perimeter of the property to increase security.

KKV will prioritize Energy Star guidelines and ratings in the selection of windows, doors and air conditioning units. In order to further reduce costs and environmental impact, for example, the new windows and doors will be double-glazed. This will lessen the overall building heat load, in turn reducing the required size of the AC units

## **2. Projected Annual Timeline**

Activities will be accomplished in the following sequence:

Following the bidding for an Architect An environmental investigation, including soil inspection and a topographic survey to study the impact of erosion around the facility, will be completed by the end of Month 2, with architectural designs completed from Months 2 through 4. Permits will be secured in Months 4 - 6, such that capital improvements may begin in Month 7. KKV will secure a licensed contractor for the proposed renovations through a competitive bid process. Once the contractor has been secured, the above-listed renovations will be completed by the end of Month 12.

The occupants of the building are 11 staff members of KKV in the Elderly Services Program and human resources department. There are three medical exam rooms and one dental exam operatory which are staffed part time during the week. None of these will be displaced during the capital improvement work, as this will primarily focus on the ground floor. If necessary during the course of renovation, KKV will make arrangements to temporarily relocated the Health Maintenance sessions and other group activities so that elders do not lose access to this service. KKV currently provides transportation for many of the elders to attend sessions at Gulick; a change in location would thus bring only minimal change to the current routine.

## **3. Quality Assurance and Evaluation Plans**

KKV monitors the quality and outcomes of all services through its Quality Assurance and Quality Improvement Program. The QA/QI Program is responsible for objectively and systematically monitoring and evaluating KKV's overall level of service to the Kalihi Valley community. KKV employs a **Quality Assurance Officer** who assists all program areas with developing effective mechanisms for defining and evaluating outcomes and quality services. In addition, KKV has a QA/QI Committee that meets monthly and that includes the Medical Director, QA Officer, CFO and members of KKV's Management Team. This committee reports to the board of directors who are responsible for giving final approval to capital projects.



KKV's Elder Services Director will be responsible for overseeing the evaluation of this capital improvement project, with additional oversight provided by KKV's Executive Director who has previously headed two major capital projects. Upon their selection, the contractors will work with the Program Coordinator and Executive Director to develop specific milestones and timelines. These will be monitored by the Program Coordinator, who will meet with the Executive Director, selected contractors and Elder Services program staff on a regular basis to ensure that the project is being completed satisfactorily, and to determine any corrective actions that might need to be taken to ensure quality and compliance.

The Program Coordinator will be responsible for preparing all required reports, which will be reviewed by KKV's Executive Director and shared with KKV's Board of Directors. Reports will include progress notes of meeting all goals and objectives in this proposal within the projected timeframe and any corrective actions taken to overcome obstacles or delays. The Project Coordinator will also be responsible for collecting and storing all relevant program information for further review if necessary.

#### **4. Measures of Effectiveness**

Primary evaluation of this project will be based on the successful completion of the renovation, on time and within budget, including all activities listed above.

Impact on clients will be assessed through a satisfaction survey administered annually by Elder Services program staff, addressing whether the services have met clients' needs. Following the renovation, the survey will include new questions about elders' satisfaction with the improvements, their perception of increased access to services and their likelihood of increasing their participation.

The following measures will demonstrate success in this project:

Outcome 1) The Gulick Elder Center will become fully ADA accessible, increasing at least 400 seniors' access to services including medical, dental and psychiatric care; health maintenance activities; and case management.

Outcome 2) The Gulick Elder Center will be protected from further deterioration due to water damage, and will be cleared of mold, decreasing participants' risk of exposure to harmful pollutants.

Outcome 3) At least 85% of elders will express satisfaction with the facility improvements.

Outcome 4) 20% of elders will express that they are likely, very likely or certain to increase their participation in the Health Maintenance program as a result of the facility improvements.

### **III. Financial**

#### **1. Budget Request**

KKV has a \$10M annual budget, reserve funds to cover lags in contract payments, a Chief Financial Officer with twenty years of experience in the health and human service field, a billing and accounting office with a staff of eight, and adequate accounting and management policies, procedures and systems.

Please see the attached budget forms. \$170,000 is needed for on-site improvements (including the walk ramp, fencing and parking lot repaving), along with an additional \$112,000 for facility rehabilitation. Finally, this request includes \$16,000 for administrative time (less than 6% of direct expenses) and \$42,000 for contingencies (at 15%). Each cost item has been identified by KKV's Administration together with a licensed architect/engineer.

- Total rehabilitation costs include: waterproofing of the ground floor outer walls by adding a moisture barrier (75 sq. ft. at \$1000 / sq. ft = \$75,000); the replacement of five air conditioning units (fixed equipment) at \$5,000 each (\$25,000); installation of two automatic sliding glass doors at \$12,500 each (\$25,000); and the improvement of 1,500 sq. ft. at \$150 / sq. ft. (\$225,000). This latter category (“improvement”) will cover the following tasks, as described above under Scope of Services:
  - o renovation of bathrooms for ADA compliance;
  - o conversion of existing shower to storage space;
  - o conversion of kitchen to gathering space;
  - o replacing ceiling tiles on ground floor;
  - o repairs to holes and dents in drywall;
  - o repairs to linoleum flooring;
  - o replacing ground floor windows;
  - o rehabilitating exterior staircase.
- Contingencies are budgeted at 15% of the abovementioned costs, to cover unforeseen permitting, demolition and abatement, onsite improvement, rehabilitation and architect/engineering costs.
- Administrative costs will cover KKV Administrative time to oversee project activities, and Accounting staff time to comply with Davis Bacon requirements, including certified payroll.

**2. Anticipated Quarterly Funding Requests for Fiscal Year 2014-2015**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$10,000	\$70,000	\$130,000	\$130,000	<b>\$340,000</b>

**3. Other Funding Sources**

KKV was selected to receive \$378,701 in CDBG FY14 funds, and has requested an additional \$103,000 from the City & County to be expended by April 15, 2014 for schematic designs.

**4. State and Federal Tax Credits**

KKV is not receiving any state or federal tax credits, and has not applied for any for this project to date.

**5. Unrestricted Current Assets**

As of December 31, 2013, KKV has a balance of \$12,675,785 unrestricted assets.

## IV. Experience and Capability

### A. Necessary Skills and Experience

As a Federally Qualified Health Center (FQHC) since 1989, KKV has the necessary experience and systems in place to manage the proposed capital improvement project. KKV's administrative and accounting resources include a Board of Directors that represents the community served; an Executive Director (M.D., MPH) who has worked at KKV for over two decades (including 14 years as Clinical Director and 10 as Executive Director); a Chief Operations Officer (M.D., MPH) with 17 years of clinical operations experience; and a full-time Quality Assurance Officer (MBA) who has a wide array of experience in the healthcare sector.

In addition, KKV has a Chief Financial Officer (MBA) with twenty years of combined accounting and finance experience in the health and human service field; a billing and accounting office with a staff of nine; a \$10 million annual budget with reserve funds to cover lags in contract payments for at least 3 months; and written accounting and management policies and procedures appropriate for managing Federal funds. KKV utilizes MIP Accounting Software and the Microsoft suite of spreadsheets to capture financial and accountant information and generate financial reports. In addition, KKV's practice management system, Medical Manager, tracks organizational debt to equity ratio, net assets and working capital.

As a community-based health organization, KKV has a broad mixture of skills and experiences needed to meet the needs of residents in the Kalihi Valley community. Skills include the professional services of KKV's doctors, dentists, nurses, psychologists, executive and administrative staff, as well as the broad range of skills needed to reach and work effectively with Kalihi Valley's low-income, limited English speaking populations. The following skills are indispensable to KKV's community work:

- **Collaborative Partnerships** – KKV has been actively involved in the social networks of Kalihi Valley throughout its history. For all services in the community, KKV has worked side-by-side with churches, schools community groups and both non-profit and government entities in Kalihi Valley in response to the need for appropriate and accessible health care. These initial collaborations have developed from small, local relationships into formal partnerships with all levels of government.
- **Cultural and Linguistic Competency** – One of the hallmarks of KKV's service to Kalihi Valley residents has been employing staff fluent in the languages spoken within Kalihi Valley. The majority of staff at KKV reflects the same multi-cultural, multi-linguistic backgrounds as the residents being served. KKV employees are fluent in 20 Asian and Pacific Island languages/dialects.
- **On-Going Assessment of Community Needs** – KKV has utilized on-going needs assessments in the community to best understand what services are

lacking, and most sorely needed, in Kalihi Valley. KKV was established through this process, as was its Spouse Abuse Treatment Center (1978), its Laotian Resource Center (1979), and its Youth Gang Prevention programs (1991). In 1996-1997, a comprehensive needs assessment conducted throughout Kalihi Valley documented the overwhelming desire for elder care services, providing the basis for KKV's Elderly Services program established a few years later. Ho'oulu 'Āina's programming was formed by a community steering committee that met monthly for two years, from 2005 – 2007.

***Related Project Experience – Capital Improvement Projects***

The following is a list of capital improvement projects that KKV has completed successfully over the past few years, and which are pertinent to the proposed project.

<i>Construction of the Charles Judd Community Health Center</i>	Total Budget \$2.7M
Funded by:	
The Hawaii State Legislature	
The Harry & Jeanette Weinberg Foundation	
The Queen Emma Foundation	

- In 2001, KKV completed the construction of a 12,000 square foot health clinic on the site of a former gas station. For the following decade, the Charles Judd Community Health Center—with eight medical exam rooms, six dental operatories, three behavioral health offices, a Maternal and Child Health section, and a large community education room—was the primary home to KKV's clinical services. The second major capital undertaking in KKV's history, this construction project was completed within schedule and within budget.

<i>Capital Improvements at Ho'oulu 'Āina</i>	\$160,000
Funded by the Hawaii State Legislature, Grant-In-Aid 2007	

- In addition to supporting the beginning stages of KKV's second major health center capital project (described below), Grant-In-Aid funding awarded in 2007 enabled the completion of improvements to Ho'oulu 'Āina's office and caretakers' residence for ADA compliance.

<i>Renovation of the "P&amp;P Building"</i>	Total Budget \$8M
Funded by:	
The Hawaii State Legislature, Grant-In-Aid 2007	
The U.S. Economic Development Administration	
The Health Resources & Services Administration	
The Harry & Jeanette Weinberg Foundation	
Additional Private Foundations	

- In 2012 KKV completed the renovation of the 16,500 square foot Harry & Jeanette Weinberg Wellness Center. With twelve dental operatories, the new

Wellness Center has doubled KKV's clinical capacity. In addition, following community demand for additional spaces to gather, greater access to healthy, cultural foods, and expanded opportunities for economic development, the new facility includes a commercial kitchen, a large dining area, a vocational training classroom and a retail space designed to showcase community products and talents. Renovation work was completed in a year and a half, and within budget.

**B. Facilities**

The Gulick Elder Center is one of KKV's nine sites throughout Kalihi Valley, and is home to KKV's Elder Services Program, established in 2001. KKV sees care for seniors as a central facet of its comprehensive services addressing all stages of the lifecycle, as well as of the organization's mission to promote healing, reconciliation and the alleviation of suffering for Kalihi Valley families.

KKV's main clinic is located at 2239 N. School Street, with its dental and administrative offices located at the adjacent Harry & Jeanette Weinberg Wellness Center. KKV also provides clinical and case management services at the Kuhio Park Terrace public housing development, and provides social services for families and youth at three additional sites including a 100-acre nature preserve at the back of Kalihi Valley. Elder Services is one of KKV's most popular social service programs; thus the quality of its facility is currently the highest capital improvement priority for KKV's Board and Administration.

## **V. Personnel: Project Organization and Staffing**

### **A. Proposed Staffing, Staff Qualifications, Supervision and Training**

Chief Operations Officer Jo Ayers, MPH, will have overall responsibility for this renovation project. Ms. Ayers received her MPH from the University of Hawaii, and has over 30 years of experience in the health care and social work fields, including 17 years in clinical operations.

Elder Services Director Merlita Compton, MPH, will assist with the development of renovation plans so as to best meet the participating elders' needs. She will also be responsible for overseeing the continued delivery of services throughout the renovation. Along with her Masters in Public Health, Ms. Compton holds an Advanced Certificate in Gerontology from the University of Hawaii at Manoa. She has over 20 years of experience enabling low-income elders to achieve a higher quality of life, including 7 years as the Coordinator of KKV's Elder Services Program. She was promoted to Elder Services Director in 2013.

KKV's Executive Director is David Derauf, MD, MPH. Dr. Derauf has been with KKV for 24 years. In 1989, he was hired as KKV's first Clinical Director and remained in this position until being named Executive Director in October 2003. Dr. Derauf was closely involved in the planning, design and development of KKV's main health center that was constructed in 2000-2001, as well as KKV's recently completed renovation of the Harry & Jeanette Weinberg Wellness Center (the former "P&P Building"). He played a critical role in outreach and fundraising for both projects and worked closely with the architects, Maurice Yamasato and Lance Kaneshiro, respectively, to ensure all medical and community spaces were designed appropriately. He will provide administrative oversight for this project, including bidding for contractors.

KKV will retain the services of a licensed contractor to make the proposed renovations. KKV will secure competitive bids for the work, and will work closely with the contractor to ensure renovations are made in a timely manner, within budget, and in compliance with applicable GIA requirements.

### **B. Organization Chart**

Please see KKV's organizational chart, attached.

### **C. Compensation**

The following are the three highest annual salaries paid at KKV:

- Executive Director, \$154,445.76
- Clinical Director, \$137,139.60
- Physician \$127,363.20

**VI. Other**

**A. Litigation**

KKV has no pending litigation or outstanding judgments.

**B. Licensure or Accreditation**

Not applicable.



## BUDGET REQUEST BY SOURCE OF FUNDS

(Period: July 1, 2014 to June 30, 2015)

Applicant: Kokua Kalihi Valley Comprehensive Family Services

BUDGET CATEGORIES	Total State Funds Requested (a)	(b)	(c)	(d)
<b>A. PERSONNEL COST</b>				
1. Salaries	\$ -			
2. Payroll Taxes & Assessments	\$ -			
3. Fringe Benefits	\$ -			
<b>TOTAL PERSONNEL COST</b>	<b>\$ -</b>			
<b>B. OTHER CURRENT EXPENSES</b>				
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				
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16				
17				
18				
19				
20				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>\$ -</b>			
<b>C. EQUIPMENT PURCHASES</b>	<b>\$ -</b>			
<b>D. MOTOR VEHICLE PURCHASES</b>	<b>\$ -</b>			
<b>E. CAPITAL</b>	<b>\$ 340,000.00</b>			
<b>TOTAL (A+B+C+D+E)</b>	<b>\$ 340,000.00</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	\$ 340,000.00	Laura Taylor - Grant Writer (808)791-9400		
(b)		Name (Please type or print) Phone		
(c)		[REDACTED]		
(d)		Signature of Authorized Official Date		
<b>TOTAL BUDGET</b>	<b>\$ 340,000.00</b>	David Derauf, M.D. - Executive Director		
		Name and Title (Please type or print)		

## BUDGET JUSTIFICATION PERSONNEL - SALARIES AND WAGES

Applicant: Kokua Kalihi Valley

Period: July 1, 2014 to June 30, 2015

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>				
N/A				

## BUDGET JUSTIFICATION CAPITAL PROJECT DETAILS

Applicant: Kokua Kalihi Valley

Period: July 1, 2014 to June 30, 2015

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: 2012-2013	FY: 2013-2014	FY:2014-2015	FY:2014-2015	FY:2015-2016	FY:2016-2017
PLANS		\$ 36,000		\$ 50,000		
LAND ACQUISITION						
DESIGN		\$ 41,000		\$ 53,000		
CONSTRUCTION		\$ 261,701	\$ 310,000			
EQUIPMENT		\$ 20,000	\$ 30,000			
<b>TOTAL:</b>		<b>\$ 358,701</b>	<b>\$ 340,000</b>	<b>\$ 103,000</b>		
<b>JUSTIFICATION/COMMENTS:</b> County to be expended by April 15, 2014 for schematic designs. An additional \$170,000 is needed for on-site improvements (including the walk ramp, fencing and parking lot repaving), along with an additional \$112,000 for facility rehabilitation. Finally, this request includes \$16,000 for administrative time (less than 6% of direct expenses) and \$42,000 for contingencies (at 15%).						

## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Applicant: Kokua Kalihi Valley

Period: July 1, 2014 to June 30, 2015

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
Photovoltaic System	1	\$25,000.00	\$ 25,000.00	
Bathroom Fixtures	10	\$500.00	\$ 5,000.00	
			\$ -	
			\$ -	
<b>TOTAL:</b>	11		\$ 30,000.00	

**JUSTIFICATION/COMMENTS:**

Includes Photovoltaic panels to reduce the Elder Center's electrical costs and environmental footprint; and fixtures including ADA accessible toilets, showers and sinks.

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				

**JUSTIFICATION/COMMENTS:**

N/A

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

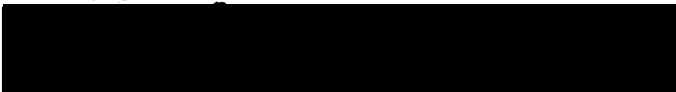
The undersigned authorized representative of the applicant certifies the following:

- 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.

Kokua Kalihi Valley (Comprehensive Family Services)  
(Typed Name of Individual or Organization)



01/28/14  
\_\_\_\_\_  
(Date)

David Derauf, M.D., MPH  
(Typed Name)

Executive Director  
(Title)

