

House District 6

Senate District 3

THE TWENTY-EIGHT 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.

COPY

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

DEPARTMENT OF HAWAIIAN HOMES LAND

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

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:

La'i'opua 2020

Street Address: 74-5599 Luhia Street, #E5  
Kailua Kona, Hawaii 96740

Mailing Address:

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name CRAIG "BO" KAHUI

Title Executive Director

Phone # 808-327-1221

Fax # 808-327-1223-

e-mail : bokahui@lelopuu.org

3. TYPE OF BUSINESS ENTITY:

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

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

LA'I'OPUA 2020 OPERATING FUNDING:  
REQUEST OPERATION FUNDING ASSISTANCE TO PROVIDE ADMINISTRATIVE CAPACITY TO CONTINUE THE ADMINISTRATION OF COMMUNITY CENTER CIVIL AND BUILDING CONSTRUCTION FOR THE 13,671 SQ.FT. LA'I'OPUA COMMUNITY CENTER COMPLEX

4. FEDERAL TAX ID #: [REDACTED]

5. STATE TAX ID #: [REDACTED]

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2015: \$ 300,000

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 \$ 428,890

FEDERAL \$ 32,588

COUNTY \$

PRIVATE/OTHER \$

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[REDACTED SIGNATURE]

AUTHORIZED SIGNATURE


CRAIG "BO" KAHUI, EXECUTIVE DIRECTOR  
NAME & TITLE

JANUARY 30, 2015  
DATE SIGNED

RECEIVED  
1-30-15 ✓

**BUDGET REQUEST BY SOURCE OF FUNDS**  
 (Period: October 1, 2015 to December 30, 2016)

Applicant: Lalolua 2020

BUDGET CATEGORIES	Total State	Fed.-HUD-EDI	(c)	(d)
	Funds Requested			
	(a)	(b)		
<b>A. PERSONNEL COST</b>				
1. Salaries	149,000			
2. Payroll Taxes & Assessments				
3. Fringe Benefits	70,544			
<b>TOTAL PERSONNEL COST</b>	<b>219,544</b>			
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island	9,000			
2. Insurance	2,810			
3. Lease/Rental of Equipment				
4. Lease/Rental of Space	18,200			
5. Staff Training				
6. Supplies	8,125			
7. Telecommunication	5,100			
8. Utilities	8,250			
9. Other Admin	10,598			
10 Fund development	20,375			
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>80,456</b>			
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>				
<b>TOTAL (A+B+C+D+E)</b>	<b>300,000</b>			
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	300,000	Craig "Bo" Kahui	808-896-2252	
(b) Federal- HUD EDI		Name (Please type or print)	Phone	
(c) NAHASDA Funds			1/30/15	
(d)		Signature of Authorized Official	Date	
<b>TOTAL BUDGET</b>	<b>300,000</b>	Craig "Bo" Kahui, Executive Director		
		Name and Title (Please type or print)		





## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2015 to June 30, 2016

Applicant: Laiopua 2020

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>  <div style="text-align: center; font-size: 1.2em;">Not Applicable to this Request</div>				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>  <div style="text-align: center; font-size: 1.2em;">Not Applicable to this Request</div>				

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2015 to June 30, 2016

Applicant: Laiopua 2020

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: 2013-2014	FY: 2014-2015	FY:2015-2016	FY:2015-2016	FY:2016-2017	FY:2017-2018
PLANS						
LAND ACQUISITION						
DESIGN	1,526,000					
CONSTRUCTION			3,346,868	3,346,869		
EQUIPMENT						
<b>TOTAL:</b>	<b>1,526,000</b>		<b>3,346,868</b>	<b>3,346,869</b>		
<b>JUSTIFICATION/COMMENTS:</b> Laiopua 2020 is requesting matching funding for the vertical construction of the community center facility. L2020 has qualified for New Market Tax Credits to which would support 50% the construction cost of the community center.						



# GOVERNMENT CONTRACTS AND/OR GRANTS

Applicant: La'i'Opua 2020

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau )	CONTRACT VALUE	CONTRACT BALANCE
1.	Design for Medical, Dental, & Community Center Project	November 2010	Department of Hawaiian Homes	State of Hawaii	\$1,526,000.00	\$377,890
2.	Planning & Construction	December 2009	HUD- EDI- Economic Development Initiative	Federal	\$475,000.00	\$32,586
3.	Operating Funding	December 2012	Department of Hawaiian Homes	State	\$400,000.00	\$51,000
4.	CIP- Building Medical & Dental Facilities	November 2011	Health Resource Service Administration- HRSA	Federal - HRSA	\$5,000,000.00	\$820,316
5.	CIP- Building Medical & Dental Facilities	February 2013	Community Development Fund Initiative- US Treasury	US Treasury- CDFI	\$4,080,000.00	\$902,567
6.						
7.						
				TOTAL	\$11,481,000.00	\$2,184,359

**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAII REVISIED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
  - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
  
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
  
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii 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, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

La'i'Opua 2020

(Typed Name of Individual or Organization)



(Signature)

January 30, 2015

(Date)

Craig V. Kahui

(Typed Name)

Executive Director

(Title)

**Laiopua2020**  
**State GIA - Operating Grant Budget**

State GIA Budget			Period: October 2015 thru Dec 2016 - 15 months						
			2015		2016				
			Oct Dec	Jan Mar	Apr Jun	July Sept	Oct Dec		
<b>Total Admin Payroll plus 32% PT&amp;B</b>			<b>219,544.00</b>	<b>46,570.00</b>	<b>39,917.00</b>	<b>46,570.00</b>	<b>46,570.00</b>	<b>39,917.00</b>	
Administration	per month	12 Months	15 months						
Office Rent	1,080.00	12,960.00	16,200.00	3,240.00	3,240.00	3,240.00	3,240.00	3,240.00	
Utility-Electricity	550.00	6,600.00	8,250.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	
Telephone	340.00	4,080.00	5,100.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	
Travel	600.00	7,200.00	9,000.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	
Admin Supplies	541.67	6,500.00	8,125.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	
Insurance	187.33	2,248.00	2,810.00	562.00	562.00	562.00	562.00	562.00	
Other Admin	393.33	4,720.00	10,596.00	580.00	1,030.00	7,380.00	680.00	926.00	
Capital Campaign	1,025.00	12,300.00	20,375.00	3,075.00	3,575.00	7,075.00	3,575.00	3,075.00	
	4,717.33	58,608.00	80,458.00	13,552.00	14,502.00	24,352.00	14,152.00	13,898.00	
<b>TOTAL ADMINISTRATION BUDGET</b>			<b>-</b>	<b>300,000.00</b>	<b>60,122.00</b>	<b>54,419.00</b>	<b>70,922.00</b>	<b>60,722.00</b>	<b>53,815.00</b>
			300,000.00						
<b>Schedule of Draw Down Date</b>			<b>Contract executed Oct 1, 2015</b>	<b>Jan 1, 2016</b>	<b>Apr 1, 2016</b>	<b>July 1, 2016</b>	<b>Oct 1, 2016</b>		
<b>Draw Request</b>			<b>300,000.00</b>	<b>100,000.00</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>100,000.00</b>		

**CASH FLOW AND DRAW SCHEDULE**

Carry forward	-	39,878.00	35,459.00	14,537.00	53,815.00
Draw Request	100,000.00	50,000.00	50,000.00	100,000.00	-
Expenditures	60,122.00	54,419.00	70,922.00	60,722.00	53,815.00
Cash Balance End of Period	39,878.00	35,458.00	14,537.00	53,815.00	-

**Tasks During Term of Contract/Grant:**

	2015		2016			2017	
	Oct Dec	Jan Mar	Apr Jun	July Sept	Oct Dec	Jan Mar	Apr Jun
New Market Tax Credit Administration-PRM assistance							
Medical Center Construction - Vertical Administration							
Grant Fund/ Other Funding Administration & Fund Raising (Capital Campaign)							
Community Center Pre-construction Administration							
Community Center Construction							
Community & Regional Informational Meetings							
Office Administration							
Maie Learning Center Supervision, Kealekehe High School Liaison, Curriculum Development and Fund Raising							



Tasks Detail	2016		2018			2017	
	Oct Dec	Jan Mar	Apr Jun	July Sept	Oct Dec	Jan Mar	Apr Jun
<b>New Market Tax Credit Administration-PRM assistance</b>							
Member of Pono Resource Mgmt (PRM) - Board of Director							
Report to PRM all activities related to project site related to community center pre-construction activities							
Assist PRM related to required reviews and audits of New Market Tax Credit program( NMTC)							
Assist as Directed by PRM Board of Director							
<b>Medical Center Construction - Vertical Administration</b>							
Assist PRM in any issues related to the vertical construction of the Medical Center and adjacent site coordinations							
<b>Grant Fund/ Other Funding Administration &amp; Fund Raising (Capital Campaign)</b>							
Maintain cash flow analysis and cash requirements for L2020 programs and admin.							
Assure L2020 considers for application all grants that it can qualify for							
Maintain a relationship with current and future Grantors							
Assure accurate and timely accounting and reporting for all current grants							
Select and Supervise grant writers							
Attend grant workshops, conferences and related meetings.							
<b>Project Sustainability Programs (Fund Raising)</b>							
<i>Sustainability from commercial lot revenues</i>							
Maximize potential revenues from commercial lot							
Execute a fair and reasonable final contract with commercial lot developer.							
Assist developer by attending county approval meetings and testify in favor, if required.							
Conduct community info meetings regarding the commercial project							
Coordination meetings with Developer and Contractor							
Assure accurate and timely accounting and reporting for project.							
Determine funds allocations to Community Center programs and support.							
Review developer contractor and tenant selections for comment and approval.							
Create a Capital Campaign Steering Committee							
- develop the Mission Statement							
- select the permanent committee							
- establish a budget							
Develop fund raising strategies, outcomes and results							
Provide training for committee and other volunteers							
Establish and maintain a contributor data base.							
INITIATE AND SUSTAIN A "MAKE THE ASK CAMPAIGN"							
Access and review, modify for success, execute for results.							
L2020 support of administrative detail, data base, accounting, design and printing, communications/reporting and mailing							
<b>Community Center Pre-construction Administration</b>							
<i>Managing pre-construction contracts</i>							
Architect progress meetings, reviews, change/modifications							
Engineering progress meetings, reviews, change/modifications							
Environmental / Archaeological contract review meetings							
Weekly Project Manager meetings							
Assure project construction funding.							
Managing RFP process, development, bidding and selection							
Complete final project phasing plan.							
Assure project permits are in effect prior to construction phase							
Assure all insurances are in effect for all phases of project.							
Contractor / Architect / Engineering progress meetings							
- assure effective pre-construction planning meetings and progress reviews							
<i>Managing the pre-start construction phase</i>							
Complete a construction budget and schedule of cash flow.							
Assure final engineering design plans and estimated project costs are available and being utilized.							
Initiate an on-going Weekly Contractor / Project Manager status meeting							
Review the Contractor construction schedule and anticipated cash flow requirements							
Assure permits and insurances are in effect.							
Determine the accounting, reporting and other admin protocol for the construction phase							
Develop a project fund draw process.							
Develop a progress billing process, approval and payment system.							
Develop an organized and fair change order process							
Assure all insurances are in effect for all phases of the project.							
Assure contractor RFP issued and contractor selected							





## 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;*

La'i'Opua 2020 is a Kona-based 501(c)(3) tax-exempt organization whose primary purpose is to identify community needs, develop and foster the creation of community facilities, and plan and partner with service providers to offer a variety of services and programs for residents of the Villages of La'i'Opua and the broader North Kona area. La'i'Opua 2020 serves as the charitable arm of the Kaniohale Community Association (KCA), the Hawaiian homeowners association for the Kaniohale subdivision built by the Department of Hawaiian Home Lands (DHHL).

La'i'Opua 2020 (L2020) was incorporated in March 2006 and received its federal 501(c)3 tax-exempt status in September 2007. The organization is guided by a board of 6 area residents. Our current focus is on the planning and construction of the La'i'Opua Community Center Complex and a commercial center within the Villages of La'i'Opua Hawaiian homestead subdivision.

*2. The goals and objectives related to the request;*

La'i'Opua 2020's goal is to create a modern day "*pu'uhonua*", a place of security and safety, where one can readily access a wide spectrum of health, education, recreation, and social services that are affordable and easily accessible. We have secured a 65-year general lease (with sub-leasing authority) from DHHL for the 26.75 acre parcel of vacant land adjacent to Kealakehe High School to develop the La'i'Opua Community Center Complex. When fully built out, the complex will include a community center, medical clinic, child and adult day care facility, a Kamehameha Schools Preschool, gymnasium, aquatic center, ball fields and outdoor courts, amphitheater, meeting facilities, and office space. In total, the complex is projected to cost close to \$92 million dollars. This complex will serve as a regional resource, hosting and providing an array of programs and services to meet the health, social, educational and recreational needs of both the Hawaiian homesteads in the Villages of La'i'Opua and residents of the greater North Kona community





**Figure 1 La'i'Opua Community Center Complex Conceptual Plan**

The vision for the complex arose out of community discussions in 2005 about the lack of recreational facilities and social services close to La'i'Opua. The project was initially conceived as a community center building and sports fields. As discussions throughout the community continued, the vision for the complex grew and several organizations became interested in partnering with L2020. Currently, our partners include the West Hawai'i Community Health Center (WHCHC), Kealakehe High School, the Kamehameha Schools, the Office of Hawaiian Affairs, Alu Like, Legal Aid Society, Child and Family Service, Kona Adult Day Care Services, Neighborhood Place of Kona, Friends of the Children's Justice Center, and the County of Hawai'i. (See Ex. A- La'i'opua 2020 Community Center Master Plan, CCMP)

Given the scope of this development, the planning, design, and construction have been broken into phases. In the planning and design phase we completed the engineering studies, environmental and archeological reviews, and secured the entitlements needed to begin the construction phase (see Ex B- Task sheet for list of studies and approvals).

More importantly, La'i'opua 2020 qualified and secured sufficient funding in the amount of \$4.08M in New Market Tax Credits Program and partner West Hawaii Community Health Center (WHCHC) received \$5.0M in from the Health Resource Service Administration funding to initiate the first phase construction of the 26,000sf medical center for both civil and building construction. La'i'opua 2020 was responsible for the pre entitlement and planning phase and has started civil construction work for the on- and off-site infrastructure for the medical center conducted By Goodfellows Bros. . Hawaii Home Builders General contractor received the "vertical construction contract" and is at 70% complete. Both La'i'Opua 2020 and partner West Hawaii Community Health Center (WHCHC) anticipates completing the Phase 1A construction and anticipates receiving the medical and dental center "Certificate of Occupancy" in late April 2015.



La'i'opua 2020 is seeking a \$300,000 grant to assist La'i'opua 2020 with its operations and administrative costs for the continuance of the infrastructure and building construction of the community center facility construction (see attached budget detail Ex. C, note the Group 70 Schematic Plan included). This grant request represents operation costs to include overseeing the construction administration, design and planning, financial and funding administration, fund development, pre & post construction administration, community and regional meetings.

This \$300,000 GIA Operation grant will facilitate L2020 operating capacity for 15 months to monitor Phase 1B Community center construction which includes the “infrastructure installation of the utilities and building construction for a 13,671 sf facility.” This community center facility is the anchor facility for numerous candidate organizations serve our community to include, but not limited to OHA, Legal Aid, Partners in Development, Neighborhood Place of Kona, La'i'opua 2020, Villages of La'i'opua Master Association, and DHHL office.

La'i'Opua 2020 secured \$1.5million for planning and design work for the community center component. La'i'opua 2020 has matched this CIP GIA- Legislative grant and has received a \$5,000,000 Federal Health Resource Service Administration (HRSA) grant and received \$4.08M through New Market Tax Credits-(NMTC) Community Development Funding Initiative (CDFI), US Treasury Department. These HRSA and NMTC funds were allocated for civil and vertical building construction of the medical clinic. La'i'Opua 2020 with partner West Hawaii Community Health Center began the civil and building construction of the medical center which is scheduled to open for business in April 2015.

Thus, this Operating grant will assist La'i'opua 2020 to bridge its operating capacity and continue and complete the construction of the medical center and further advance the civil and building construction and installation of the 13,671 sq.ft. community center complex.

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

The La'i'Opua Community Center complex is based on the premise that vital and necessary social infrastructure should be determined and in place as part of the region's overall comprehensive development, rather than well after the fact. While the initiative for this project has come from the native Hawaiian residents of Kaniohale (a.k.a. Villages of La'i'Opua), upon its completion, the La'i'Opua Community Center complex will serve the entire population of the Kailua-Kona and North Kona regions.

The County of Hawai'i projects that the population of North Kona will increase by about 28% to 42,275 by the year 2020 (assuming a moderate rate of growth.) This growth will include a significant number of Hawaiians living in DHHL's new developments and low- and moderate-income families living in Hawaii Housing Finance and Development Corporation's (HHFDC) affordable housing development. When fully built out, the Villages of La'i'Opua and HHFDC's Forest City development will include about 4,100 homes and approximately 20,000 residents. Currently, DHHL is constructing the civil infrastructure for Village IV Phase 1-Akau for 117 homestead units.



This population increase drives the need for health, social, and educational programs and services. For example, the Kona Community Hospital, the nearest health care facility, is some 15 miles away from La'i'Opua. It is not close enough nor does it have the capacity to meet the health needs of these future residents.

While the goal of this project is to bring much needed health, recreational, and social services to a growing community, *the added economic benefit is the creation of new jobs through both the construction and operations of the future facilities.* Using the multiplier of 14 construction related jobs per \$1 million (the factor used by the Hawaii Department of Business, Economic Development, and Tourism for estimating job creation with federal Recovery Act money), we can project approximately *140 construction jobs* will be created with the current construction of the medical center and an *additional 36 more jobs* over the course of this 16 month project.

In addition, the community center and medical clinic will contribute to the economic vitality of the region. Both will provide jobs for area residents, including critical entry-level jobs, along with training and career-building opportunities that are community-based. They (employed - workers) will also purchase goods and services from local business. A study published by the National Association of Community Health Centers estimated that the average economic impact (direct, in-direct, and induced) of a small rural health center in Hawaii in 2005 was a little over \$1million and employed the equivalent of 129 full-time people.

Similar data from a 2009 report by the Building Owners and Managers Association (BOMA) found that the equivalent of 17.8 full-time positions were created for every \$1million spent on operating costs for an office building. Add to this the expenditures and employment created by the other planned facilities, including the pre-school, gym, and adult day-care center, we can clearly see that this first construction phase of the medical center is the beginning of the creation of a significant economic engine for this region of the Kona Coast. The community center civil construction clearly adds value to the medical center construction as La'i'opua 2020 tailors its construction activities with DHHL Village IV and the medical clinic construction coordinating our construction activities and cost saving measures.

#### 4. *Describe the target population to be served; and*

The initial users of the community center and medical clinic will be the 620 La'i'Opua homestead households<sup>1</sup> and the residents of the surrounding Kealakehe region<sup>2</sup>. In the near future, when both DHHL and HHFDC future projects have completed construction, the anticipated 20,000 residents will be the primary users of the facilities. In addition, as land owned by the State- HHFDC (274 acres adjacent to L2020 project), Queen Lili'iuokani Trust (1,200 acres south of the villages) and Lanihau (337 acres to the north) are developed the population will increase even more.

<sup>1</sup> This includes the existing 270 homes and 350 planned for construction.

<sup>2</sup> HHFDC existing Affordable Housing project above Villages of La'i'opua comprise of 288 units (100 below 50% AMI). In addition, HHFDC/ Forest City Hawaii- Kamakana Villages development will add 2300 units to the area over 25 years.



Using recent economic and employment data, we can expect that many of the future residents will be low to moderate income families with a need for affordable and easily accessible services. For example, the 2010 Hawaii State Data Book estimated the median household income for Hawaii County to be 55,645 (the lowest in the state). Almost 10% of families were below the poverty line. Based on recent data reports, residents of Hawaii County also have the lowest life expectancy. In November 2011 (most recent published figures) the unemployment rate for Hawaii County was 9.6%. In comparison, the overall rate for the state was 6.6%. These are all indications of a need for social services.

5. *Describe the geographic coverage.*

The La'i'Opua Community Center Complex is located within the Villages of La'i'Opua - a master-planned community covering approximately 980 acres on the mid-level and lower slopes of Hualalai in the ahupua'a of Kealakehe, along the North Kona coast. The conceptual plan for the area, as originally designed by the State- Hawai'i Housing Finance and Community Development Corporation (HHFDC), consists of 14 villages encompassing single and multi-family residences, recreational facilities, community facilities, commercial complexes, several parks, and cultural preserve sites. The community center complex is being built on Village 6.

DHHL is developing four of 14 villages for native Hawaiian homesteaders. To date, 225 homes in Village Three (the Kaniohale homestead) and 50 of 117 homes in Village Five have been completed. In addition, Village 4 construction of 117 units of 220 will be available for occupation in three years. Village of La'i'opua Master Association, (formally Kaniohale-Village 3) which was completed in 1998, includes a small 750 square-foot community center. DHHL is currently under construction or planning the construction of about 392 single-family additional residential units in Villages Four and Five. When completed, the numbers of Hawaiian homesteads in the region will more than triple.

Although the majority of users of the complex's services and programs will come from the immediate surrounding neighborhoods, it is anticipated that the facilities will draw residents from Kealakekua in the south to Kawaihae in the north.

## 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;*

This \$300,000 GIA Operation request will fund the operations and capacity to support the necessary next steps to complete the second construction phase of the development of the La'i'opua Community Center complex – “the vertical construction for the 13,671sf multi-purpose community center building.” At this stage, all of the off-site utilities will be in place and brought in at the top of the property along Keanulehu Drive and the on-site utilities for the medical center will be constructed in preparation for the medical center vertical build.

Therefore, the La'i'Opua 2020 operational scope, task, and responsibilities related to the “pre-vertical” community center facility construction are as follows:

The scope of work for this grant includes:

1. Site preparation, including clearing and grubbing; mass excavation; embankment; select borrowing; rough grading; and site walls and railing;
2. On-site electrical and lighting;
3. On-site external water, sewer and drainage systems;
4. Foundation preparation, parking lot, access thoroughfares
5. Paving, sidewalks, steps, and ramps.
6. Concrete Slab & Building Framing\*/ Plumbing\*/ Elect
7. Exterior: Roofing/ Siding/Elec./ Plumbing
8. Interior: Drywall/ AC/IT-Data/ Elect\*/Windows
9. Interior Finishes: Paint/ Cabinet/ Flooring/Hardware/Elec./ AC
10. Exterior Finishes: Trim/ Painting/ Glazing/Fixtures/ Signage

The Operation grant supports the related administrative related tasks above include soliciting bids and hiring contractors; overseeing day-to-day construction, managing the permitting and inspection processes; ensuring compliance with governmental regulations; and continuing to raise funds for future phases of construction.

It's important to note the bulk of the off-site cost of the pre-vertical construction is for installation of the external electrical and lighting systems (see **Ex. D** - Project Cost Summary & Itemized budget.) The off-site water and sewer systems were installed as part of the construction of the Keanulehu Drive Extension and DHHL's subdivisions. By forming partnerships and coordinating our construction plans, we are able to take advantage of the off-site improvements paid for by the state and private partnerships, thus, reducing our development costs.

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

Overall, development of the entire 26 acre complex should be completed in approximately three to six years. The time line is dependent on securing funding, approval of permits, coordination with DHHL's construction, and development of regional infrastructure (roads, sewer, water).

The construction of the community center is projected to take 14 to 15 months. Our construction is timed to coincide with DHHL's construction of Villages 4 and 5 adjacent to the complex site. This will help us share costs for off-site infrastructure and bring services on line as residents move in. A detailed timetable for the complete build-out of the La'i'Opua Community Center Complex is attached, (see **Ex. E**- Project Time Line)



This \$300,000 operation grant is to provide the administrative and capacity support for the on-site infrastructure and site preparation for the community center complex construction. The timeline for this work is provided below. The preparatory work being done prior to the grant funding period is shown as well.

La'i'Opua Community Center Facility Construction Time Table

CIP Quarterly Spend-Down	2015			2016			Total
	Site Work	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	
La'i'Opua Community Center Construction (Spending X 1000s)	(950) Site Work	669	1,506	1,506	1,506	1,506	6,693,737
<b>Task</b>							<b>Work Days</b>
<b>Civil &amp; Site Work/Construction</b>							
Design & Review (Completed)							
Permitting (Completed)							
Bid Solicitation & Contracting (Completed)							
Grading & Grubbing							90
Underground Utilities*							120
Pad Preparation							150
Parking, Sidewalks, Striping & Landscaping							60
<b>Task:</b>		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	
<b>Building Construction Phase</b>							
Concrete Slab & Building Framing*/ Plumbing*/ Elect							90
Exterior: Roofing/ Siding/Elec./ Plumbing							120
Interior: Drywall/ AC/IT-Data/ Elect*/Windows							150
Interior Finishes: Paint/ Cabinet/ Flooring/Hardware/Elec./ AC							120
Exterior Finishes: Trim/ Painting/ Glazing/Fixtures/ Signage							60
*Inspections Included							

- 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.

Fiduciary oversight will be provided by La'i'Opua 2020's board of directors (L2020 BOD) (see Ex. G- Board of Directors Lists). Monthly board meetings will be held to evaluate and monitor the progress of the project and deal with any delays or obstacles inhibiting the success of the project. La'i'Opua 2020 Board members provide various skills and oversight for the project. **L2020 BOD- Mike Matsukawa**, a local attorney has extensive expertise in land use, real estate and contract issues; **L2020 BOD- Sam Walker, Sr.** works as an Engineer/ Safety Compliance Officer for EM Rivera & Sons and has extensive expertise in OSHA and related engineering safety issues. **L2020 BOD Greg Ogin**, Pres. Clarke Realty Inc., has experience in real estate commercial development on the mainland and Hawaii.

**Craig "Bo" Kahui, La'i'Opua 2020's Executive Director**, will provide overall management of the project. He will be responsible for communication and coordination of activities among the partners and contractors, he will also oversee procurement, community outreach, public information, project reporting, and fundraising.. Mr. Kahui has served as President of the Villages of La'i'opua Master Association, formally Kaniohale Community Association and he has garnered significant experience in the field of community planning and development. Prior to La'i'ōpua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector.

**Steve Machesky (Project Manager): Mr. Machesky** has over 30 years of construction industry experience in design, building, and project management. As project manager, Mr. Macheskyr will take charge of the development and oversee all development-related processes, including establishing timelines, and cost and fiscal management, and will work with the County and Executive Director to ensure that the project will be coordinated, scheduled and completed in a timely manner according to compliance standards and project specifications. Any material deviations from project and construction specifications and schedules will be submitted to the Executive Director to then, reported to the Board for actions to include County review and approval, if necessary.

La'i'Opua 2020 uses the software Quickbooks Pro to manage its accounts. Per generally accepted accounting principles, a chart of account has been established to record transactions such as revenue, expenditures, assets and liabilities. Quickbooks Pro can be summarized into financial statements such as a Balance Sheet and Profit & Loss and other statements typically associated with a Non Profit entity. Internal controls have been established to assure all financial transactions are reviewed, authorized and recorded on a timely basis. Financial reports will be provided to the board on a monthly basis.

By using a project management system to track daily progress and accounting software to track expenditures, we will have the ability to measure our progress, make adjustments, and take corrective action in a timely manner. Most important, the GIA \$300,000 Operation's grant allow L2020 to effectively monitor, evaluate, and improve the results of the construction activities.

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.*



While the ultimate measure of effectiveness is the successful completion of construction and occupancy of the facilities, for the purposes of this grant, success is completing the pre-vertical community center phase 1B construction within 14-16 months. We have established several standards to ensure the project stays on track and we achieve our intended outcome. These are:

1. To use a fair and open procurement process for the selection of contractors.
2. To be fiscally responsible by containing costs and remaining within the projected budget.
3. To complete tasks within the projected timeline (for tasks within our control).
4. To maintain thorough and auditable financial and contract records.
5. To be transparent and accountable by providing regular reports and updates to the public and our funders.

La'i'Opua 2020 will provide the expending agency- DHHL with the detailed timeline reference above (see Ex. E ) to track our progress and measure our achievements. We will use a procurement process modeled after the state's practice to retain contractors. Contractors will be required to provide bi-weekly progress reports, which in turn will be provided to the expending agency. Regular reports from the project manager will describe work progress, costs, construction issues, inspection reports, and potential change orders. Financial reports will be provided on a regular basis to document the expenditure of grant funds. Any material deviations from specifications and schedules will be submitted by the Executive Director to the La'i'Opua 2020 Board of Directors and the expending agency for approval, prior to implementation of any changes.

To date, La'i'opua 2020 has been in compliance with the State and Federal requirements to report its annual taxes and has received its Certificate of Compliance. In addition La'i'opua 2020 has its Certificate of Good Standing in keeping with its annual organization update with the State. (See Ex. H).



### III. Financial Budget

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

**See Page 13**

2. *The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2015.*

**CIP- Budget Quarterly Expense represents the total pre-vertical infrastructure cost of \$300,000**

	Quarter 1 Oct. 2014	Quarter 2 Jan 2015	Quarter 3 Apr 2015	Quarter 4 July 2015	Quarter 5 Sep 2015	Total Grant
CIP	60,122	54,419	70,922	60,722	53,815	<b>300,000</b>
Federal HUD- EDI	51,466					51,466
<b>CIP Total</b>						

1. *The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2015.*

**See Ex. F**

2. *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.*

La'i'opua 2020 has applied and received New Market Tax Credits (NMTC). L2020 received \$4.08M for the civil construction of the medical center infrastructure to include the installation of the sewer, water, electrical, data, and parking lot, L2020 began construction on January 20, 2014.

***As part of L2020's scope of work, La'i'Opua 2020 will apply for additional New Market Tax Credits funding and seek at minimum 50% the project costs or \$3,346,869.00. It's important to note that La'i'Opua 2020 is qualified for additional NMTC funding.***

3. *The applicant shall provide the balance of its unrestricted current assets as of December 31, 2013.*

All of the grants encumbered are restricted assets.

#### **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.*

Through the conceptual design and entitlements phase over the past four years between 2009 thru 2013, the La'i'Opua project has been managed by a team of staff and volunteers comprised of the executive director, board members, community residents, and various technical consultants. Within this time period, the team has managed to raise \$12,657,109 million dollars and completed all of the conceptual design and entitlements work to begin construction and secured participation and financial commitments from major organizations such as West Hawaii Community Health Center for the medical center –pre entitlement and construction phase.

La'i'opua 2020 has demonstrated its development and construction abilities and experience through the construction of a multi-media technology center on the grounds of Kealakehe High School. L2020 secured a federal grant for nearly \$1 million to construct the center. L2020 oversaw the design, planning, and construction of a 1500 sq. ft. facility called “Kau I Ka Malie” (KIKM) - Multi-Media Cultural Learning Center. The project was completed in seven months and on budget. It was dedicated in December 2011 and has offered and instituted education programs within the Kealakehe High School and to residents in the surrounding communities. According to Kealakehe High School Principle Wilfred Murakami, the Kau I Ka Malie construction was efficient and effectively managed by La'i'opua 2020 to the DOE State of Hawaii standards. In addition, through community outreach, L2020 had secured in-direct and in kind contributions that brought the construction costs to under \$112.00 per sq. ft. in 2011 dollars.

Through the construction of the technology center, La'i'Opua 2020 has developed experience with procurement procedures, construction management, regulatory compliance, financial management, progress reporting, community outreach, and volunteer coordination. In addition to the qualifications of the staff, the La'i'Opua 2020 board includes an attorney, a commercial property developer, a construction company safety compliance officer, a cultural specialist, and community leaders. This diversity of skills and capacity will ensure that this 2015 GIA Operation funding request of \$300,000 to support the community center construction project is run professionally and in accordance with governmental regulations and standards.

**B. Facilities**

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

La'i'opua 2020 operates out of a rented office in Kailua-Kona. L2020 currently do not offer programs or services to the public, so our office is strictly used by our staff for planning and managing the on-going medical center construction and proposed community center civil construction. The buildingL2020 office is in meets all ADA requirements. L2020 office is on the 1<sup>st</sup> floor and the office is wheelchair accessible.

Once constructed, the community center facility will be the headquarters of La'i'opua 2020. The community center building, as well as the other facilities planned for the 26 acre parcel will be designed to meet ADA requirements. Because the facility will include adult day care service, special attention will be given to the needs of the kekies (children) and kupuna (elders).

**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.*

Currently, there are four people on staff. Their qualifications are described below.

**CRAIG V. KAHUI (EXECUTIVE DIRECTOR):** As executive director, Mr. Kahui is responsible for the management of the organization and day-to-day operations. While construction is underway, he will work with the Board in the development of community relations, financial and personnel management, planning and marketing, and administration. He will also work with the La'i'Ōpua 2020 capital campaign committee throughout the lifetime of the campaign. Mr. Kahui has significant experience the field of community planning and development. Prior to La'i'ōpua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector. Once the La'i'Ōpua Community Center complex is completed and operational, Mr. Kahui will be responsible for managing the overall operations, finances, facilities and common areas of the La'i'opua Community Center in accordance with all Board-approved policies, plans, decisions and directives.



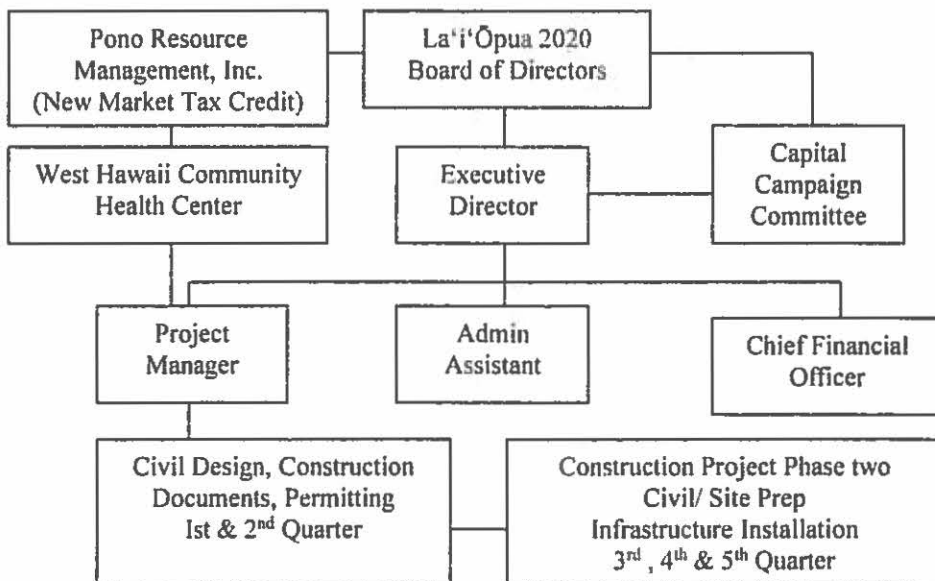
**ISAAC SYLVA (CHIEF FINANCIAL OFFICER):** The chief financial officer serves at the direction of the executive director, and is responsible for La'i'Opua 2020's financial management, fiscal accountability and all attendant duties in the area of human resources management. Mr. Sylva also works with technical consultants to ensure and maintain our IT infrastructure, data and systems management, and electronic communications. Mr. Sylva has a BA degree in Accounting, and served for 28 years as a comptroller in the hotel and construction industries.

**DIANA AKAO (ADMINISTRATIVE ASSISTANT):** The administrative assistant is responsible for management of the office, and for providing assistance to the executive director and others in the areas of communication, correspondence, support, references and referrals, record-keeping and the development, compilation and presentation of documents, bids and proposals under the direction of the Executive Director. Ms. Akao has over 10 years of administrative experience in a similar capacity for various companies and organizations.

**STEVE MACHESKY (PROJECT MANAGER):** Mr. MACHESKY has over 30 years of construction industry experience in design, building, and project management. As a General Contractor, Mr. Macheskyr will take charge of the development and oversee all development-related processes, including establishing timelines, and cost and fiscal management, and will work with the County and Executive Director to ensure that the project will be coordinated, scheduled and completed in a timely manner according to project specifications. Any material deviations from specifications and schedules will be submitted by the project manager to the Executive Director for review and approval by the La'i'Opua 2020 Board of Directors

**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.



## **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.*

*La'i'Opua 2020 has no pending litigation.*

### **B. Licensure or Accreditation**

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

*The staff has no special licensure or accreditations applicable to this request.*

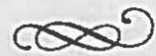


# **EXHIBIT LIST**

- EXHIBIT A:** La'i'Opua 2020 Community Center Master Plan
- EXHIBIT B:** L2020 & Contractor Task Sheet
- EXHIBIT C:** La'i'Opua Community Center Budget Details and Schedule of Values
- EXHIBIT D:** L2020 Phase IB – Projected Cost Summary & Itemized Budget
- EXHIBIT E:** L2020 Phase IB – Project Timeline
- EXHIBIT F:** La'i'Opua 2020 Projected Quarterly Expenses & Active Grants
- EXHIBIT G:** La'i'Opua 2020 Board of Directors
- EXHIBIT H:** Certificate of Good Standing & Certificate of Vendor Compliance



# *La'i'Ōpua Community Center*



*January 2012*





## *La'i'opua 2020*

a 501C-3 non-profit corporation  
74-5599 Luhia Street  
Kailua Kona, 96740

Phone.....808-327-1221  
Fax.....808-327-1223  
email.....bo@lahaia@yahoo.com

Aloha Kakou,

La'i'Opua 2020 was founded by the homesteaders of the Kaniohale Community Association (KCA), a Native Hawaiian homeowners association in the Villages of La'i'Opua, to ensure the existence of adequate health care, social service and recreational infrastructure to complement and support the Native Hawaiian homesteaders and surrounding communities residing in the greater Kealahou community.

Designed as a *pu'uhonua* (area of safety and peace), the La'i'Opua Community Center in North Kona is distinctive—meeting the vital needs of Kona Coast residents while redefining how they live, work, play and learn. For many of those who reside here, La'i'Opua is more than the construction of a new building and center, it's building a quality of life—a new way of life.

La'i'Opua Community Center will be on a 26.5-acre parcel immediately south and adjacent to Kealahou High School, and serve as a primary regional resource for the Hawaiian people living both in the Villages of La'i'Opua and throughout North Kona region, offering an array of programs and services to meet most every health, social, educational and recreational needs of our people and surrounding communities.

Serving as a model for emerging communities statewide, La'i'Opua 2020 and the surrounding communities will enjoy a pre-school, a community center facility, medical clinic, social service center, inter-generation daycare facility, abuse shelter, community gymnasium, and an aquatic center, and an amphitheater.

La'i'Opua 2020 shall "*holomua*" (move forward), as we are compelled to phase our community development plan and develop phase one to include the pre-school, community center facility and medical clinic. Our current construction start-up for phase one will begin in July 2011. The other social & recreational components shall follow upon availability of funding.

E Komo Mai, Come  
Nana I Ke Kumu, Look to the Source  
A me Kulia I Ka Nu'u, Strive for Excellence

Mahalo,  
Craig "Bo" Kahui  
Executive Director



## Major Development Concepts & Themes

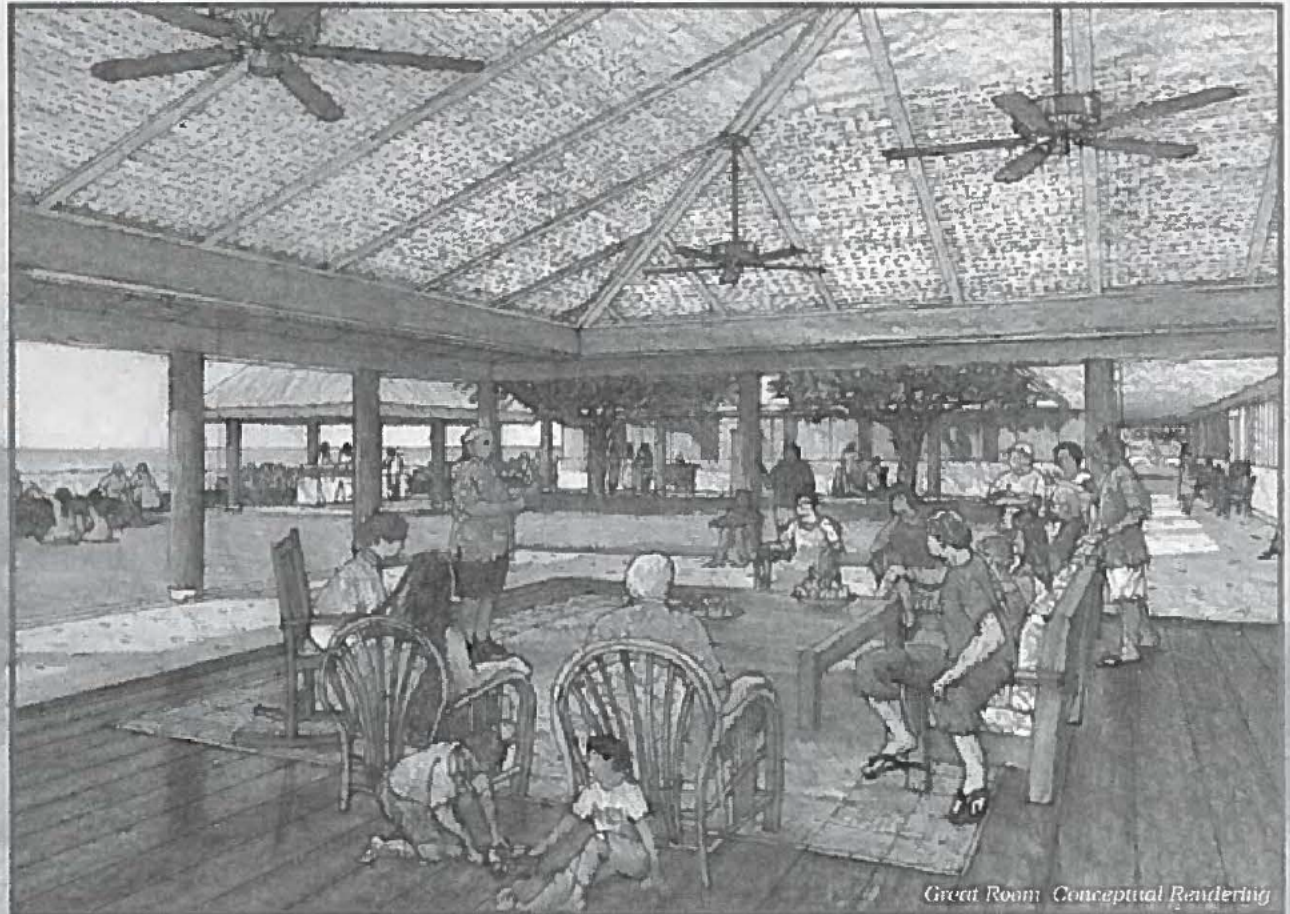
Through charrettes held in November and December of 2007, and August of 2010, the partners have articulated a vision of a community center that is built on the cultural and spiritual values inherent in the land and people of Hawai'i which serves as a pu'uhonua for those in need.

### 1. Spiritual & Cultural Values

Values of aloha, mālama 'āina, pono, and lōkahi serve as the guiding principles in the vision for the La'i'Ōpua Community Center. Taking care of the land, water, air, and each other in spiritual harmony and creating opportunities for healthy lifestyles, both mentally and physically, are integral for the Community Center. Design integrated with the landscape, offering views of the ocean and connection to the wind and the sun are vital to the complex.

### 2. Pu'uhonua

Traditionally, a pu'uhonua is a place of cultural agreement, allowing one to make right what was previously in discord. The Community Center is envisioned as a pu'uhonua, where one is safe, welcome to reflect, receive help, and reconnect again with family and community. Programs will offer health and wellness services in western practice and traditional means for transformation. Walking paths integrated with the natural landscape will allow for outdoor connection, reflection, and healing. During natural disasters, the Community Center can serve as a safe place of refuge and shelter.



Great Room Conceptual Rendering

### 3. Interconnectedness & Village Setting

Being respectful, interconnected, restored, useful, and caring within the community are core cultural values. Located at the heart of La'i'Ōpua, the Community Center is a place for residents to gather, celebrate, and enjoy the company of the community members. Pedestrian connections from the Community Center to the surrounding residential areas and to the Kealahou High School facilities will broaden existing services to the community. Garden spaces will create scale and promote activities for healthy lifestyles. Multigenerational activities are key and program spaces will allow and foster interactions.



**(A) Preschool**

The Kamehameha Schools has committed to providing a preschool near the entrance of the La'iohua Community Center.

**(B) Community Center Complex**

As the primary anchor of the La'iohua Community Center, the 26,000 square foot community center complex will be the home of the La'iohua 2020 board. This facility will support office spaces, conference rooms, classrooms, a dance and audio visual center, computer lab and library, a teleconference room, a multi-purpose game room, space for afterschool A+ programs and a café.

**(C) Neighborhood Place of Kona**

The Neighborhood Place of Kona offers their welcoming spirit to La'iohua. Known for their ability to create a pu'uhonua, a place of refuge and safety, their facility will support a living room reception, cubicles and enclosed offices, meeting rooms for families and large groups and work rooms at the entrance of the La'iohua Community Center.

**(D) Medical Center**

The West Hawai'i Community Health Center (WHCHC) is committed to bringing medical, dental, behavior health, family planning, health education to La'iohua. As the other anchor, the 25,000 square foot medical center will have the ability to stabilize patients and call ambulatory transportation assistance. WHCHC is committed to developing a health academy in partnership with Kealahou High School.

**(E) Open Hale for Gathering**

Working, eating and playing together at the Open Hale keeps the community interconnected and maintains community health. The open hale, with views of the ocean and the mountain, includes a kitchenette with flexible walls, where the community can openly gather for celebration and sharing.

**(F) Gymnasium & Aquatic Center**

A new gymnasium and an aquatic center containing a 50-meter pool for competition, aquatic recreation and safety instruction will expand athletic programs opportunities to Kealahou High School. These facilities will support indoor volleyball, basketball and a family oriented pool.

**(G) Recreation Center Complex**

La'iohua 2020 and Kealahou High School have partnered to turn existing high school playfields into regional recreational resources. New road access to the baseball fields and tennis courts along with lighting and parking are proposed to support the use of these fields by the community.

**(H) Amphitheatre**

Below the Hale lay an open amphitheatre for hula and other performance events.

**(I) Garden Pathways**

A pedestrian pathway of garden plants which promote healthy diets such as herb gardens and plants for hula and flower lei making will weave around to interconnect social service facilities.

**(J) Family Day Care Center**

The Family Support Services of Hawai'i (FSSH) is committed to provide infant and toddler day care programs and educational support to existing family infant care providers at La'iohua. In a cluster of small cottages, the Kona Adult Day Care will also be providing support for respite and education for families and other caregivers.

**(K) Child & Family Services**

Child and Family Services are committed to bringing programs for Alternative to Violence, Sex Abuse Treatment and Therapeutic Foster Homes through group counselling, video conferencing, and employee assistance to La'iohua. The facility will be served by a cluster of small cottages.

**(L) The Friends of the Children's Justice Center of West Hawai'i**

The Friends of the Children's Justice Center of West Hawaii partners with the State Judiciary sex assault services program for children and families and are committed to bringing these services to La'iohua.



La'i'Ōpua 2020 - Schedule of Grants Received (3/31/07 - 11/30/11)			
<b>Federal</b>			
US Department of Education - NHEA		\$926,109.00	
US Department of Housing & Urban Development - EDI 2010		\$475,000.00	
	<b>Subtotal</b>	<b>\$1,401,109.00</b>	<b>\$1,401,109.00</b>
<b>State</b>			
State 2010-2011 CIP- Design Award		\$1,526,000.00	
OHA/DHHL 2010-2011 Kula I Ka Nu'u Award		\$250,000.00	
DHHL 2009-2010 Implementation Award		\$40,000.00	
DHHL 2009-2010 Regional Plan Priority Grant		\$32,000.00	
State 2009 Sewer-CIP Bond Award		\$250,000.00	
2009 OHA-Planning Grant		\$150,000.00	
DHHL 2008 Priority Grant		\$243,716.00	
State 2007 Grant-In Aid Award		\$125,000.00	
DHHL Capacity Grant		\$2,525.00	
	<b>Subtotal</b>	<b>\$2,619,241.00</b>	<b>\$2,619,241.00</b>
<b>Private</b>			
Kona Kai Ola Foundation I & II		\$48,300.00	
	<b>Subtotal</b>	<b>\$48,300.00</b>	<b>\$48,300.00</b>
	<b>TOTAL</b>		<b>\$4,068,650.00</b>

La'i'Ōpua 2020 - Grants Pending				
Grants Pending	Application	Funding	Grant Amount	Limitations
Health Resource Service Administration	Filed	Apr-12	\$5,000,000.00	Medical Center Vertical Construction
State GIA - CIP Grant	01/31/12	Jul-12	\$4,750,000.00	Community Center Complex Infrastructure Funding
USDA-Rural Development Grant	02/28/12	Jul-12	\$170,000.00	Capacity Funding
OHA Trustee Initiative - Kauhale	03/28/12	Jul-12	\$150,000.00	Capacity Funding
DHHL - Capacity	03/28/12	Jul-12	\$160,000.00	Capacity Funding
<b>TOTAL GRANTS PENDING</b>			<b>\$10,230,000.00</b>	

All costs 2008. \*\* 15% for design related fees. Escalation rate for the next 5 years: 2008-2009 = 8.9%; 2009-2010 = 7.8%; 2010-2012 = 7%; 2011-2012 = 0%; 2012-2013 = 5%

## Financing

Funding for development of site work, infrastructure, and the La'i'Ōpua Community Center is expected to be shared amongst public and private partnerships. Letters of commitments from public agencies, non-profit organizations, private foundations and companies are attached. Highlights include:

- Kamehameha Schools – committed to build and operate a preschool
- West Hawaii Community Health Center – committed to seeking public and private funds to develop a medical center
- DHHL – land and funding
- OHA – funding
- County Parks and Recreation – Staff for gym and athletic facilities
- TREE – educational programs
- Kona Community Hospital – urgent/emergency services facility

La'i'Ōpua 2020 has raised \$2.5 million through public and private partnerships:

Federal Funds (HUD, NHEA)	<b>\$1,401,190</b>
State Funds (State Grant-In Aid, DHHL, and OHA)	<b>\$2,619,241.00</b>
Private Foundation (Kona Kai Ola Foundation)	<b>\$48,300</b>

In addition, \$10.23 Million dollars of funding requests are pending.

## Status

Below is significant La'i'Ōpua 2020 pre-development tasks and benchmarks completed:

- County of Hawaii (COH) re-zoned Village VI to CV7.5
- COH approved sub-division
- Preliminary Engineering Report Completed by RM Towil
- Sewer, water, & electrical entitlements approved
- NEPA Environmental EIS & EA completed
- Archeological Survey completed and approved by SHPD
- Phase one Sewer construction & installation scheduled for October
- Architect contract executed & schematic design underway





HAWAII STATE LEGISLATURE  
STATE CAPITOL  
HONOLULU, HAWAII 96813  
September 3, 2010

Governor Linda Lingie  
State of Hawaii  
State Capitol  
Honolulu, HI 96813

Dear Governor Lingie:

The Hawaii Island legislative team respectfully requests that you sign the authorization that will release the Grant-In-Aid (GIA) Capital Improvement Project (CIP) funds for the planning and design of the La'io'opus Community Center.

As legislators we are constantly being reminded that in today's economy, we must take advantage of public-private partnerships to grow and manage our state. The legislatively authorized funds for the La'io'opus Community Center is one of these partnerships, a small amount of state funds that will be leveraged by a non-profit private sector organization. In addition to creating construction jobs and permanent employment, the La'io'opus Community Center will provide core government service facilities in a key location of the Kailua-Kona community.

As indicated on the requesting documents submitted to the Budget and Finance Department, the Department of Hawaiian Home Lands has issued a funds grant to La'io'opus for \$250,000 for sewer infrastructure. This is in addition to providing the long-term low-cost lease. A Federal Housing and Urban Development (HUD) Economic Development Initiative (EDI) grant for \$475,000 has been utilized to complete some of the initial site archaeological and engineering tasks.

If you have any questions, concerns and/or need any additional information to make a favorable decision, please contact Representative Denny Cuffman as soon as possible at 546-9605. This project is in his district and accordingly he takes responsibility for coordinating any needed follow-up action.

Respectfully,

Senator Josh Green

Representative Andy Evans

Senator Russell Kikahaione

Representative Taya Hokenalea

Senator Dwight Takahama

Representative Bob Herkes

Representative Larry Cigna

Representative Mark Hokenalea

Representative Denny Cuffman

Representative Cliff T'ang



William P. Kuroi  
Mayor

Robert A. Fitzgerald  
Director

Clayton S. Houma  
Deputy Director

County of Hawai'i  
DEPARTMENT OF PARKS AND RECREATION  
181 Paahiki Street, Suite 6 • Hilo, Hawaii 96720  
(808) 961-8311 • Fax: (808) 961-8411

July 12, 2010

Mr. Craig "Bo" Kehui  
Kanihale Community Association  
74-5100 Haleolono Street  
Kailua-Kona, HI 96740

Re: Support in Concept for Planning and Construction of Community Center as part of Development of 16.76 Acre Park Site with Recreational Facilities at the Villages of La'io'opus

Dear Bo:

The Hawai'i County Department of Parks and Recreation is in support of communities and groups planning to build recreational facilities for the use of the public as well as their community members. We look forward to continuing discussions about our ability to supply staff for the gym and athletic facilities which will further recreational facilities for the people of West Hawai'i as well as those in the Villages of La'io'opus. We welcome a partnership between the Hawai'i County Department of Parks and Recreation and the Villages of La'io'opus for the positive development of our Keki and Kupuna.

Please contact me for further discussions involving your plans for the recreational facilities planned for the Villages of La'io'opus.

Sincerely,

Robert A. Fitzgerald  
Director

County of Hawai'i is an Equal Opportunity Provider and Employer

Hawai'i Island Caucus  
Senate and House of Representatives, State of Hawai'i

Robert A. Fitzgerald  
Director, County of Hawai'i, Department of Parks and Recreation



HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

Representative Michael Magnoy  
415 South Beretania Street Rm. #432  
Honolulu, HI 96813

*McKa*

To the Honorable Representative Magnoy:

I support the construction of the La'opua Community Center that will serve Native Hawaiians and the people of the Hawaiian Homes community of Kanihale.

A community center that promotes education, provides child-care, serves as a safe-haven for youth and elderly alike, is essential to the creation and endurance of a vibrant community. For the 226 homes and 1243 individuals living in the Kanihale community, these goals are inherent within the construction of the La'opua Community Center. Furthermore, the benefits the center will have for the children in promoting their education by providing an environment conducive to learning, is a reward that cannot be quantified.

The current center of La'opua is in a state of disrepair, small, and inadequate in serving the needs of the people in the community. Our community centers and community facilities are a representation of the state's care and investment in the people they serve. We have a responsibility to the people of Hawaii in ensuring that our communities thrive and the betterment of the Native Hawaiian people remains a point of practice.

Thank you for your consideration on this matter.

Sincerely,

Ken Ito  
State Representative  
48<sup>th</sup> District - Kaneohe



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1139  
HONOLULU, HAWAII 96805

MICAH A. KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION  
800 KICHIKOHOA  
HONOLULU, HI 96813  
KAMALAHILANI DRIVE  
CHAIRMAN'S OFFICE

January 3, 2007

LEANA LINGLE  
DIRECTOR  
STATE OF HAWAII

Mr. Craig "Bo" Kahui  
Kanihale Community Association  
74-5100 Haleopono Street  
Kailua-Kona, Hawaii 96740

Dear Bo:

We are excited about your plans to build a new multi-service community center. This letter is to express our commitment to designate 16.5 acres in Village 6 of the Villages of La'i'opua for a community center complex. This type of multi-service facility is seriously needed in the growing region of North Kona where there are no large public parks and the nearest facility is inadequate to provide the type of enrichment programs and social services that the community desperately needs.

The Department of Hawaiian Home Lands (DHHL) is in the process of completing the conveyance of land title for Village Six from the Department of Land and Natural Resources (DLNR). The development rights have already been conveyed to DHHL by the former Housing and Community Development Corporation of Hawaii (HCDCH).

DHHL has received letters of intent to participate in this important endeavor from Queen Lili'uokalani Children's Center and the Kamehameha Schools. It is our intent to enter into license agreements with each participating agency and to work closely with La'i'opua 2020 on this very important project. We look forward to working with you.

Aloha and mahalo

Micah A. Kane, Chairman  
Hawaiian Homes Commission

cc: KS,QLT

Ken Ito  
House of Representatives, State of Hawai'i

Micah A. Kane  
Chairman, Hawaiian Homes Commission





January 24, 2008

Craig "Bo" Kahui, President  
74-5100 Haleolono St.  
Kailua-Kona, HI 96740

Dear Bo:

It was a pleasure attending the La'i'Opua Community Center Development Plan presentation and further discussing with you the medical center aspect of the plan. I am interested in exploring with you, in conjunction with West Hawaii Community Health Center, the creation of an urgent/emergent services facility for the community.

Sincerely,

Donald Lewis  
West Hawaii Regional CEO

KONA COMMUNITY HOSPITAL  
HAWAII HEALTH SYSTEMS CORPORATION  
79-1019 Hooloahe Street  
Kailua-Kona, HI 96750  
(808) 322-8311



OFFICE OF HAWAIIAN AFFAIRS

April 22, 2007

The Honorable Michael Magaoy  
State House of Representatives  
State Capitol  
Honolulu, Hawaii 96813

Dear Representative Magaoy:

On Friday morning, April 20<sup>th</sup>, I had the opportunity to meet with Mr. Craig "Bo" Kahui, who presently serves as President of the Kailua Community Association and La'i'Opua 2050. Bo has a wonderful Vision for the Kailua Ahupua'a within which the Villages of La'i'Opua are located, a vision which calls for Building a Community, not just a residential community, but a community which has all of the services and requirements for its residents from health care to recreation to early education.

There are several individuals and organizations who are advocating for this effort from Mayor Harry Kim, Mr. Mitch Kano at DEHL, Kamehameha Schools and the Queen Liliuokalani Children's Center, to name a few. I would like to add my support to the planning and design State Grant-In-Aid request of \$3.2 million for the Kailua Community Center at La'i'Opua. I trust you will look favorably upon the request.

Mahalo nui,

Robert K. Lindsey, Jr.

RKL, JR:bw

711 Kalia Road, Ste 201, Honolulu, HI 96814-4249  
Phone (808) 594-1888 • Fax (808) 594-1885 • www.OHA.org

**Donald Lewis**  
West Hawaii Regional Chief Executive Officer,  
Kona Community Hospital

**Robert Lindsey**  
Trustee, Office of Hawaiian Affairs





KAMEHAMEHA SCHOOLS

January 28, 2009

Craig "Bo" Kahui  
Executive Director  
La'i 'Opua 2020  
74 5100 Haleakaloa Street  
Kailua-Kona, Hawai'i 96740

Dear Bo,

Mahalo for your continued support of Kamehameha Schools' efforts to provide and facilitate educational programs for the La'i 'Opua community. We sincerely appreciate your consideration in allowing us to participate with your Board in the planning process to ensure that the needs and interests of the community are well served.

Please accept this letter as our intent to participate in this important endeavor. Based upon final approval by our CEO and Trustees, it is our intent to provide resources to build and support the operation of educational programs in the La'i 'Opua Community Center within the homestead at La'i 'Opua.

Although specific programming and use of the space has not yet been determined, we estimate a need of approximately 1,500 to 2,000 sf, together with shared use of common meeting rooms, restrooms, and parking. We are in receipt of the consultant's design worksheet and will forward appropriate program information as soon as possible.

The specifics of our collaboration will be outlined via a memorandum of agreement (MOA). I look forward to beginning our MOA discussions in the near future.

Sincerely,

Christopher J. Pating  
Vice President, Strategic Planning & Implementation

cc: Dee Jay Mailer, CEO of Kamehameha Schools

Dee Jay Mailer, Chief Executive Officer, Kamehameha Schools  
Christopher J. Pating, Vice President, Strategic Planning & Implementation, Kamehameha Schools



Tropical Reforestation & Ecosystems Education Center Hawai'i

Olo ka 'Ihina, Olo no ka'ina  
Healthy land, Healthy people

From the Office of the Executive Director

April 18, 2007

Representative Michael Y. Magsoy  
State Capitol, Room 432  
Honolulu, Hawaii 96813

Dear Representative Magsoy,

This correspondence is in support of Laikipua 2020 Multi Purpose Community Center Development Plan, Grant in Aid in the amount of \$3.2 million dollar. With Kealahou ahupua'a destined to see a significant growth of family residence, it is imperative that these families have access to recreational, social, health, educational and cultural services within their neighborhood. The community center will serve as a hub for families to access these services instead of traveling throughout West Hawaii.

TREE Center Hawai'i has delivered programs in West Hawai'i for over a decade. Our programs are valued and respected in the community by parents, teachers, administrators, counselors. Demand for program based activities that provide young people with healthy, safe, educational and fun ways to spend their out of school time are in demand. TREE Center Hawai'i programs connect young people and adults to the land, to Hawai'i, and to island culture. Our programs present a "pathway" for environmental education, conservation, and leadership, through experiential learning and mentoring programs.

West Hawai'i families and youth deserve and need a "gathering place". Program based organizations like TREE need a "center" that will enable us to expand our connection with youth and families. The community can count on TREE to provide our invaluable programs. Mahalo for helping our West Hawai'i community by providing funding to build and create a safe gathering place. Through my letter I hope you will hear the voice of thousands of youth and you will hear their Mahalo. Your support of this Grant in Aid Request will help to enhance our coordinated services to families.

Your consideration is appreciated. If you would like to arrange a meeting to discuss with me you may reach me at 808-333-0330 or by email [christy@treehawaii.org](mailto:christy@treehawaii.org).

Mahalo,

Christy A. Schuman  
Executive Director

TREE Center Hawai'i is dedicated to the promotion of healthy Ecosystems and healthy People.  
Our mission is to forge connections between people and forests with ongoing reforestation and education programs.

BOARD of DIRECTORS  
Executive Board  
Ron Paschall  
President  
William E. Cowell  
Vice President  
Bob P. Cowell  
Secretary  
Position Vacant  
Treasurer  
Director at Large  
Harold Springer  
Robert Engle  
Tom Connor  
Dorothy Heale  
J.B. Foley PhD  
Margaret Kinnear  
Kurt Malmgren  
Marty Richards  
Peter Schmitt  
Peter Van Dyke  
Christine Hoffman PhD  
Ed Parnell  
David Chastler PhD

CONTACT:  
P.O. Box 411  
Kailua-Kona, Hawai'i  
96740  
Telephone  
808 333-0330  
Website  
[www.treehawaii.org](http://www.treehawaii.org)  
Email  
[tree@treehawaii.org](mailto:tree@treehawaii.org)  
TREE Center  
Hawai'i is a  
501(c)(3) organization

Christy Schuman  
Executive Director, Tropical Reforestation & Ecosystems Education Center

**West Hawaii Community Health Center, Inc.**

OLA KE OLA WAENA O HAWAII KOMOHANA

75 5751 Kuaahiki Highway Suite 101A • Kailua-Kona HI 96740 • phone: (808) 324-5629

January 10, 2007

Mr. Craig "Bo" Kahui, President  
Kanihohala Community Association/Lai'o'pua 2020  
74-5100 Haleolono Street  
Kailua-Kona, Hawaii 96740

Aloha Mr. Kahui,

Thank you for sharing the vision and plans of the Kealahou/Laiopua Community Center with us.

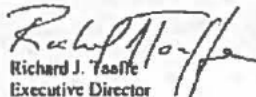
This correspondence is to accept KCA/Laiopua 2020 Board invitation to the West Hawaii Community Health Center (WHCHC) to be a potential partner in your proposed community center.

As you may know, WHCHC is a community based non-profit 501(c)3 organization offering health care services to all residents of West Hawaii without regard to income. Our mission, as adopted by the Board of Directors, is: "To make quality, comprehensive, and integrated health services accessible to all who pass through our doors regardless of their ability to pay. These services will be culturally sensitive and will promote community well-being through the practice of "malama pono." To fulfill this mission, WHCHC slides its service fees for those individuals who have no health insurance and we base those fees on income and family size.

The WHCHC Board of Directors is interested in discussing and evaluating further the feasibility of being a part of the center/kaupale that KCA/L2020 is planning. We believe in fostering the spirit of hula and maximizing our limited resources and expertise in order to achieve the greatest benefit for our community. Your proposed invitation is a major step in that direction and we are excited to be a potential partner in your vision for our community.

We look forward to the prospect of building a collaborative partnership.

Malama Pono.

  
Richard J. Taffe  
Executive Director

Cc Board of Directors

**Richard J. Taffe**  
Executive Director, West Hawaii Community Health Center, Inc.



**KONA ADULT DAY CENTER**

P.O. BOX 1350  
KEALAKEKUA, HI 96750  
(808) 322-7977

July 14, 2010

Bo Kahui  
Laiopua 2020  
74-5599 Lohia Street #E5  
Kailua-Kona HI 96740

Dear Bo,

Please accept this letter of support for the Laiopua 2020 Project and also for the capital campaign. This multi-purpose community center complex will include a medical clinic, pre-school, inter-generational day care facility, aquatic center & gym, and an abuse treatment center.

The shortage of healthcare providers (medical, dental, behavioral health and family support services) is most critical. Physicians are closing their practices at an alarming rate in areas which have limited access, or in some cases, virtually no access to health care. As a rural area and an island, the only way to get services not available locally to the Big Island is to fly to Honolulu. The cost of round trip flights range from \$170.00 to \$250.00. Often medical trips require an overnight stay which is an additional cost of at least \$200.00 for room, meals and transportation.

We are the only Adult Day Care facility in West Hawaii, which is about 25 miles south of Laiopua. Having an Adult Day Center closer to the hub of town will increase the availability of our services to the North Kona community. Our aging community needs this facility and all it offers. The Kona Adult Day Center, Inc. is a community 501 C-3 non profit organization. This development of social structure will set the course for this growing Kona community over the next decade.

Our community is in dire need of this Laiopua 2020 Project and I totally support it and all that it will bring to us. Feel free to contact me with any questions at (808) 322 7977.

Mehele mi loa,

  
Rowena L. Tiqui,  
Executive Director

"We extend the quality of life for your family"  
[www.konaadultdaycenter.com](http://www.konaadultdaycenter.com)

**Rowena L. Tiqui**  
Executive Director, Kona Adult Day Center





# EXHIBIT B

## La'i'opua 2020 Community Center Development

### La'i'opua 2020 & Contractor Tasks Sheet

Preliminary Entitlements & Category Range of Requirements/ Parameters & Milestones

( Exhibits Available upon Requests)

	Parameters	Requirements	La'i'opua 2020 Project: Milestones & Tasks Completed
Building Site Criteria	Physical parameters required for site development;  Completed	Size/buildable area	L2020 Building TMK 7-4-021:002 Lot B1 (26+ Acres), <b>Ex. A-Site Map</b>
		Slope hazard/soil depth	The site's slope is between 3%– 15% grade of the property. <b>Ex. B-Topo Map, Ex. B1-Topo Map</b>
		Tsunami and flood inundation	Site location not within the tsunami & flood inundation area. <b>Ex. C- Tsunami &amp; Flood Map</b>
		Lot configuration	<b>Ex. A-COH- Preliminary Subdivision Map Approved</b>
	Operational constraints such as roadways and utilities  Completed	Roadways	Internal roads design complete.
		Water	L2020 has secured 16 water credits for the first phased development for Community Center & Medical Clinic
		Wastewater	Site has sewer credits to the current Sewerage Treatment Plant. L2020 has constructed an interim sewer connection. Permanent sewer connection pending new Ana Kaahokalo Hwy highway construction completion June 2012.
		Drainage	Consultants RM Towill to complete drainage report.
		Power and communications	Keanulshu Drive serves the site; <b>EX. C-1 Preliminary Engineering Report Completed</b>
		Pedestrian/alternative transportation accessibility	Pedestrian access and alternative transportation accessibility is planned on Ane Kaahokalo Hwy and mauka makai routes with newly planned roads Site is located within the Transit Oriented Development
Environmental Assessment  Completed	Cultural/archaeological Flora/fauna Air quality/noise Environmental hazards (e.g. hazardous materials)	Federal Environmental EA and Archeological studies complete. No Findings of Significant Impact was determined. Data recovery of site 13207 <b>completed</b> . Botanical Study <b>completed</b> with no impact to flora & fauna, & Soil Survey <b>completed</b> . <b>Ex. Federal- Environmental Review, Ex. E-Archeological Report, Ex. F-Botanical Report, Ex. I Geotechnical/ Soils Survey</b>	
Building Site Criteria	Design	Community Center Complex	Group 70 International (G70) contracted to complete community center architectural design- Schematic Pre-design complete: DD Document 70% complete
	Design	Medical Clinic Complex	Sandwich Isles Development/ Arcadia Design (SID) to complete medical clinic design- Pre-design complete
	Grubbing & Grading Permit Pending	County of Hawaii (COH) Plan Approval	COH Plan approval pending County review for first phase development grubbing & grading and infrastructure installation, <i>ie. Sewer, water, electrical, data, parking, roads, landscaping</i>
	Meets sustainable design objectives	Leadership in Energy and Environmental Design (LEED)	Not required, but highly recommended
	Ceded land status		Non-ceded property;
Community Criteria	Governmental/land use Approvals  Completed	State Land Use District	Urban
		County General Plan	Urban
		County Zoning Approved	Zoned Commercial Village- (CV7.5) <b>Ex. G- DHHL Zoning Declaration, Ex. G1 County Zoning Approval, Ex. G2- Final Subdivision Approval</b>
		Special Management Area	Outside SMA area
	Relationship to surrounding community		No displacement of residents Native Hawaiian Community and Surrounding Communities support L2020 vision for the community center program & services.
	Location in relationship to population centers and commercial activity		Site location in increasing populated growth with an estimated 4100 mix units planned for the area. Office & Business centers planned adjacent to Community Center development
	Surrounding land uses	Compatibility to adjacent uses or services	A. Police station and cell block is less the 1 mile to site location, and custody transfers present minimal risk. B. Commercial & Retail Services planned-TMK 7-4-021:003 C. County Civic Center D. Regional Park Planned 194 acres E. New Judiciary to start construction by 2020
	Land ownership	DHHL State-owned	State owned; Land transferred to La'i'opua 2020 with a 65 year general lease. L2020 has sub-lease authority <b>Ex. H- L2020 Community Center Lease;</b>
Cost Considerations	Site acquisition	La'opua 2020 receives DHHL License & site control	State DHHL executed 65 year General License with La'i'opua 2020 August 2009
	Demolition of existing structures		No structures exist on the site location
	Required on- and off-site improvements		Site requires on-off site improvements; sewer, water, electric, and data.
	Location in relationship to other support services		Proposed site is adjacent to mixed use commercial property with potential to serve and offer other activities and services.
	insurance		La'i'opua 2020 has secured insurance for the site



EXHIBIT C

Laiopua Community Center	
SCHEDULE OF VALUES	
Based on the Schematic Design by Group 70 International	
<b>DESCRIPTION</b>	<b>TOTAL</b>
DIVISION 1 - GENERAL REQUIREMENTS	287,091.00
DIVISION 2 - SITE WORK	2,506,003.36
DIVISION 3 - CONCRETE	239,242.50
DIVISION 4 - MASONRY	47,848.50
DIVISION 5 - METALS	95,697.00
DIVISION 6 - WOOD & PLASTICS	717,727.50
DIVISION 7 - THERMAL & MOIST. PROTECTION	239,242.50
DIVISION 8 - DOORS & WINDOWS	95,697.00
DIVISION 9 - FINISHES	191,394.00
DIVISION 10 - SPECIALTIES	107,590.00
DIVISION 11 - EQUIPMENT	200,000.00
DIVISION 12 - FURNISHINGS	41,833.26
DIVISION 13 - SPECIAL CONSTRUCTION	41,833.26
DIVISION 14 - CONVEYING SYSTEMS	0.00
DIVISION 15 - MECHANICAL	626,815.35
DIVISION 16 - ELECTRICAL	511,978.00
DIVISION 17 - CONTRACT ADJUSTMENTS	743,744.39
<b>TOTAL (without the GC's profit, overhead and GET)</b>	<b>6,693,737.62</b>
TOTAL COST PER SQUARE FOOT (13,671 under r	490
V1.1 01-22-15	





No.	Date	Description

**Project Status**

The entire project is  
not under  
development and  
therefore the status  
will be under  
development.

Experience and  
knowledge of the design  
of all phases  
Administrative, Public, and  
for 10 years. ILL  
Professional Engineers,  
Architects, and Interiors,  
and Landscape Architects.

**Project Name**

**La'opua Community Center**

**Project Location**

14-021-002

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"

Author	Checked by
PA 0000	DA 0000
Issue	Issue
DATE	DATE

**A-101**



**1 CC ROOF SITE PLAN**  
SCALE 1" = 20'-0"



GROUP 70  
INTERNATIONAL

14160 BIRCH STREET, EMERALD  
HILLS, CALIF. 94618-4336  
PHONE: (415) 435-7400  
WWW.G70INTERN.COM

Number	Name	Area
100	CONCRETE	1492 SF
101	CONCRETE	1296 SF
102	CONCRETE	1236 SF
103	CONCRETE	396 SF
104	MEETING	180 SF
105	PROGRAMS	1179 SF
106	SUNLIT ROOM	1411 SF
107	CON	1179 SF
108	TENANT	1500 SF
109	KITCHEN	402 SF
110	MEETING	194 SF
111	MEETING	194 SF
112	PAVILION	1027 SF
113	STORAGE	102 SF
114	MEETING	194 SF
115	ME	17 SF
116	ME	17 SF
117	ME	17 SF
118	ME	17 SF
119	ME	17 SF
120	MEETING	194 SF
121	MEETING	194 SF
122	TENANT	1017 SF
123	TENANT	1017 SF
124	LEGAL AD	1017 SF
	<b>TOTAL</b>	<b>13877 SF</b>



No.	Date	Description

**Project Status**

This work was prepared by me or under my supervision and I am a duly licensed professional engineer in the State of California. I am responsible for the design and construction of this project. I am not responsible for any errors or omissions in this drawing or any other documents prepared by others for this project.

*(Signature)*  
Professional Engineer  
No. 61894-005  
San Diego, California  
www.pse.com

Project's Title

**La'Toyia Community Center**

Scale: 1/8" = 1'-0"

**KEY PLAN**

**LEGEND**

- CONCRETE WADDMOUNTS
- CONCRETE
- META STUD WALL

Author	Checker
Drawn	Checked
DATE	DATE

**A-102**





**GROUP 70**  
INTERNATIONAL

NATIONAL OFFICE: 1000 W. 10TH AVENUE  
DENVER, CO 80202  
WWW.GROUP70.COM

No.	Date	Description

**Project Status**

The work completed by the architect shall include all construction and coordination of the project with all other contractors.

Responsibility and coordination of the project shall be assumed by the Architect, A/E, and the Contractor.

Professional Services: Construction of and maintenance of all buildings, structures, and landscape facilities.

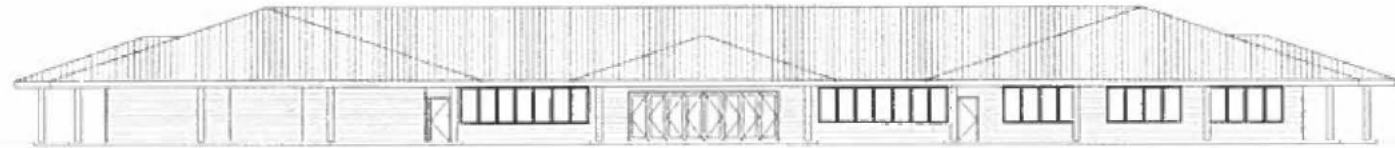
DATE: 10/20/10  
CHECKED: [Signature]

PROJECT TITLE:  
**La'Topua Community Center**

PROJECT NO.:  
C:\group\Drawings\_Comm\Comm\LA\_A\_1010.dwg

DATE PLOTTED:  
**EXTERIOR ELEVATIONS**

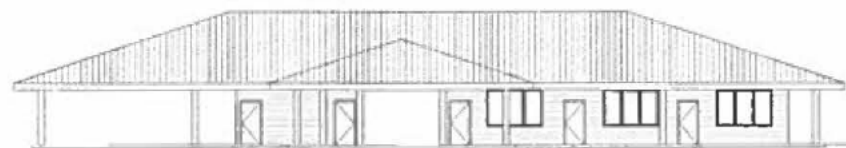
SHEET: 101 - 101  
DATE: 10/20/10  
Author: [Signature] Checker: [Signature]  
DATE: 10/20/10  
ISSUE: A-201  
DATE:



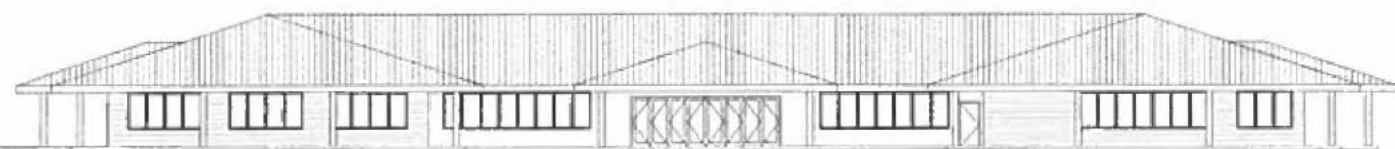
**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"







# EXHIBIT D

## La'I'opua 2020 - Phase 1B Community Center

### PROJECT COST ESTIMATE SUMMARY 2015-16

Item#	<u>Work Description</u>	<u>Off-Site</u>	<u>Community Center</u>	<u>TOTAL</u>
1	<b>Pre-Vertical Infrastructure</b>			
	Site Work		\$ 352,600.00	
	External Water Supply	\$ -	\$ 126,100.00	
	External Sewer Drainage	\$ -	\$ 109,800.00	
	Darinage System	\$ -	\$ 80,000.00	
	External Electrical and Lighting		\$ 1,837,500.00	
	<b>Sub-Total Pre-Vertical - Infrastructure:</b>	<b>\$ -</b>	<b>\$ 2,506,000.00</b>	
	<b>Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,506,000.00</b>
	<b>Grand Total Pre-Vertical - Infrastructure:</b>			<b>2,506,000.00</b>

2	<b>Build</b>			
	Vertical Construction		\$ 4,187,737.00	
	Concrete Slab & Building Framing*/ Plumbing*/ Elect			
	Exterior: Roofing/ Siding/Elec./ Plumbing			
	Interior: Drywall/ AC/IT-Data/ Elect*/Windows			
	Interior Finishes: Paint/ Cabinet/ Flooring/Hardware/Elec./ AC			
	Exterior Finishes: Trim/ Painting/ Glazing/Fixtures/ Signage			
	<b>Total Build:</b>	<b>\$ -</b>	<b>\$ 4,187,737.00</b>	<b>\$ -</b>
	<b>Total:</b>		<b>\$ 4,187,737.00</b>	<b>\$ -</b>
	<b>Grand Total Build:</b>			<b>4,187,737.00</b>

Sub-Total Infrastructure + Build **\$ 6,693,737**

**GRAND TOTAL PHASE 1B** **\$ 6,693,737**





**EXHIBIT E**

**Laiopua 2020 Community Center Project Timeline**

L2020 Project Timeline		Phase 1B		2015				2016
				1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter
		<b>Cost Estimate</b>						
<b>Task Name</b>								
<b>X = Complete</b>		<u>Off-Site</u>	<u>Community Center</u>					
<b>Design Team</b>	<b>Project Design and Development</b>							
	Hire Architect	COMPLETED						
	Staffing Model	COMPLETED						
	Space Program	COMPLETED						
	Site Plan	COMPLETED						
	Schematic Design	COMPLETED						
	Design Development	COMPLETED						
	Owner Review							
	Permitting			X				
	<b>L2020</b>	<b>Bid Processes</b>						
Bid Documents				X				
Bid to Sub Contractors				X				
Bid Review				X				
Contract Negotiations				X	X			
Contract Award				X	X			
Finalize Contract					X			
<b>GC</b>	<b>Site Preparation</b>		\$ 2,006,000.00					
	<i>Total:</i>	\$ -	\$ 2,006,000.00					
	<b>Grand Total Site Prep:</b>							
<b>GC</b>	Mobilization							
	Grading and Grubbing							
	Underground Utilities							
	Pad Preparation							
	<b>Vertical Construction</b>		\$ 4,187,737.00					
<i>Total:</i>		\$ 4,187,737.00						
<b>Grand Total Vertical Construction:</b>								
<b>GC</b>	<b>Concrete</b>							
	Foundation Excavation				X			
	Foundation Forms				X			
	Form Inspection				X			
	Foundation Pour				X			
	Backfill				X			
	Slab Prep				X			
	Slab Pour				X			
<b>GC</b>	<b>Rough Construction</b>							
	Rough Framing					X		
	Building Wrap					X		
	Rough Mechanical					X		
	Rough Electric					X		
	Rough Plumbing					X		
	Fire Suppression Piping					X		

L2020 Project Timeline cont.			Phase 1		2015				2016
					1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter
			Cost Estimate						
			Off-Site	Community Center					
GC	Rough Inspections						X		
	Insulation						X		
<b>Finishes - Interior</b>									
	Drywall						X		
	Acoustical Ceilings							X	
	Finish Carpentry							X	X
	Interior Painting								X
GC	Mechanical, Electrical, Plumbing Trims								X
	Floorcoverings								X
	Hardware								X
	Mech, Elec, Plumb - Inspections								X
	Equipment Installation								X
	Signage								
<b>Finishes - Exterior</b>									
GC	Roofing				X	X			
	Glazing				X	X			
	Siding and Trims				X	X			
	Ext. Painting						X		X
	Ext. Fixtures and Signage								X
GC	Final Site Work	\$ 26,000.00	\$ 474,000.00						
	Total:	\$ 26,000.00	\$ 474,000.00						
GC	Grand Total Final Site Work:	\$	500,000.00						
	Final Grading								X
	Seeding and Landscape								X
<b>Final</b>									
GC/L2020	Final Building Inspection								X
	Certificate of Occupancy								X
	Move-in								X
	Contract Close-out								X
	Total Project Cost:	\$ 26,000.00	\$ 6,867,737.00						
	Project Cost:		\$ 6,693,737.00						
	Grand Total		\$6,693,737.00						





## EXHIBIT F

TABLE No. 1: La'i'Opua 2020 Projected Quarterly Expenditures						
Source of Funding	Q3 FY 2015 Jul 1–Sep 30:	Q4 FY 2015 Oct 1–Dec 31	Q1 FY 2016 Jan 1 – Mar 31	Q2 FY 2016 Apr 1–Jun 30	Q3 FY 2016 Jul 1-Sep 30	Totals
2015 CIP Request	669,375.00	669,373.00	669,373.00	669,373.00	669,374.00	3,346,868.00
2014 CIP Pending Site Work	(950,000)					(950,000) Site Work
NMTC Pending		836,718.00	836,717.00	836,717.00	836,717.00	3,346,869.00
<b>Total</b>	<b>669,375.00</b>	<b>1,506,091.00</b>	<b>1,506,090.00</b>	<b>1,506,090.00</b>	<b>1,506,091.00</b>	<b>6,693,737.00</b>

TABLE NO. 2: LA'I'OPUA 2020 ACTIVE GRANTS AVAILABLE					
Source of Funds	Date	Status	Restrictions	Amount to Date	Remaining Balance
State GIA	November 2010	\$377,890.00	Design: Medical, Dental and Community Center	\$1,526,000	\$377,890
U.S. HUD Federal	December 2009	\$32,586.00	Planning, Design & Capital funding	\$475,000	\$32,586
2012 State GIA Operating Funds	December 2012	\$51,000.00	Operation & Administrative	\$400,000	\$51,000
<b>(La'i'Opua 2020 Active Grants: Medical Facility Construction Funding: Restricted)</b>					
Health Resource Service Administration	November 2011	\$820,316.00	Medical Facility Vertical Construction	\$5,000,000	\$820,316
CDFI- (NMTC) Tax Credit Funds	February 2013	\$902,567.00	Medical Facility Civil Construction	\$4,080,000	\$902,567
<b>TOTALS</b>				<b>\$11,481,000</b>	<b>\$2,184,359</b>

TABLE No. 3: La'i'Opua 2020 Pending Grants				
Source of Funds	Application Date	Funding Date	Restrictions	Grant Amount
2014 State CIP Grant	Jan 2014	Pending	Community Center CIP	\$950,000
NAHASDA GRANT	May 2012	Pending	Electrical Installations	\$5,900
New Market Tax Credit	April 2015	Pending	Vertical/ Building Construction	\$3,346,868
<b>Total Proposed Funding Program</b>				<b>\$4,302,768</b>



# Exhibit G

## **LA'I'ŌPUA 2020 BOARD OF DIRECTORS BOARD COMPOSITION**

<u>Name &amp; Position</u>	<u>Phone #</u>	<u>Terms</u>
<b>Sam Walker Sr. – President (Native Hawaiian)</b> Engineer/Safety Compliance Officer Kaniohale Community - Resident EM Rivera & Sons PO Box 9031 Kailua-Kona, Hawaii 96740	808.325.5057 Cell 808.895.8941	2013 - 2015
<b>Michael Matsukawa - Vice President (Non-Hawaiian)</b> Attorney, Director West Hawaii Community Health Center 75-5751 Kuakini Hwy. Kailua-Kona, Hawaii 96740	808.329.1385 Cell 808.345.0084	2013 - 2015
<b>Dora Aio-Leamons – Secretary (Native Hawaiian)</b> Kaniohale Community Association – President 74-5142 Haleolono Place Kailua-Kona, HI. 96740	808.355.8800 Cell 808.987.6178	2013 - 2015
<b>Daisy L. K. Mitchell – Treasurer (Native Hawaiian)</b> Member, Manager Agape Ventures, LLC P.O. Box 2627, Kailua Kona, Hawaii 96745 E-mail: <a href="mailto:DaisyLKMitchell@gmail.com">DaisyLKMitchell@gmail.com</a>	Cell 808.960.3964	2014 - 2016
<b>Robert Lindsey – Director (Native Hawaiian)</b> Trustee, Office of Hawaiian Affairs 711 Kapiolani Blvd. Honolulu, Hawaii 96815	808.594.1882 Cell 808.936-6795	2014 - 2016
<b>Gregory G. Ogin – Director (Non-Hawaiian)</b> President, Clark Commercial Group 77-340 Nohealani Street, Kailua Kona, HI 96740 E-mail: <a href="mailto:oginhi@hawaiiantel.net">oginhi@hawaiiantel.net</a> or <a href="mailto:gogin@clarkcommercial.com">gogin@clarkcommercial.com</a>	808.329.6446 Cell 808.987.6446	2014 - 2016
<b>Thomas J. Hickcox – Director (Native Hawaiian)</b> Retired Hawaii County Police Department 78-6871 Mamalahoa Hwy. Holualoa, Hawaii 96725 E-mail: <a href="mailto:kamakil@hawaiiantel.net">kamakil@hawaiiantel.net</a>	Cell 808.756.0756	2014 - 2016







STATE OF HAWAII  
STATE PROCUREMENT OFFICE

**CERTIFICATE OF VENDOR COMPLIANCE**

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

**Vendor Name:** LA'I`OPUA 2020

**DBA/Trade Name:** Laiopua 2020

**Issue Date:** 01/27/2012

**Status:** Compliant

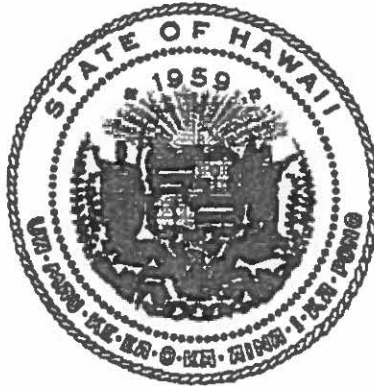
**Hawaii Tax#:** [REDACTED]  
**FEIN/SSN#:** XX-XXX8917  
**UI#:** No record  
**DCCA FILE#:** 215148

**Status of Compliance for this Vendor on issue date:**

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

**Status Legend:**

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	The entity is compliant with DLIR requirement
Submitted	The entity has applied for the certificate but it is awaiting approval



**Department of Commerce and Consumer Affairs**

**CERTIFICATE OF GOOD STANDING**

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

LA'I'OPUA 2020

was incorporated under the laws of Hawaii on 03/24/2006 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: December 27, 2011

Director of Commerce and Consumer Affairs

