

House District 13  
Senate District 7

THE TWENTY-EIGHTH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES

Log No:

For Legislature's Use Only

Type of Grant Request:

GRANT REQUEST – OPERATING

GRANT REQUEST – CAPITAL

"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.

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

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

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

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:  
Kaupo Community Association, Inc  
Dba: \_\_\_\_\_

Street Address:  
244 Laie Drive, Kula, Hawaii, 96790  
Mailing Address:  
P.O. Box 787, Kula, Hawaii, 96790

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name JONATHAN STARR  
Title Kaupo Community Association Board Restoration Chairman  
Phone # (808) 283-1183  
Fax # NA  
E-mail kalepa@maui.net

3. TYPE OF BUSINESS ENTITY:

- NON PROFIT CORPORATION INCORPORATED IN HAWAII  
 FOR PROFIT CORPORATION INCORPORATED IN HAWAII  
 LIMITED LIABILITY COMPANY  
 SOLE PROPRIETORSHIP/INDIVIDUAL  
 OTHER

6. DESCRIPTIVE TITLE OF APPLICANT'S REQUEST:

KAUPO COMMUNITY ASSOCIATION (A 501C3) GIA APPLICATION FOR RESTORATION OF THE OLD KAUPO SCHOOL FOR COMMUNITY CENTER AND DISASTER MITIGATION USE FOR THE REMOTE COMMUNITY OF KAUPO, SOUTHEAST MAUI, HAWAII.

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

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

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2017: \$ 975,000

8. STATUS OF SERVICE DESCRIBED IN THIS REQUEST:

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

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

STATE \$0  
FEDERAL \$0  
COUNTY \$0  
PRIVATE/OTHER \$10,926.21

TYPE NAME & TITLE OF AUTHORIZED REPRESENTATIVE:

[Redacted Signature]

LINDA CLARK, PRESIDENT

JANUARY 21, 2016

AUTHORIZED SIGNATURE

NAME & TITLE

DATE SIGNED



RECEIVED  
1/22/16 *kgz*

# Application for Grants

## 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. Please include the following:

### **1. A brief description of the applicant's background;**

Residents of Kaupo have been gathering for many years, to prioritize our community needs and to work together to find a way to utilize & restore the Old Kaupo School Property as the great asset it once was for the betterment of the Kaupo community. The Kaupo Community Association was first formed as an ad-hoc community empowerment organization in 1997, with a community council and a kupuna council. In 2015 the Kaupo Community Association, Inc. (KCA), a 501 (c)(3) non-profit (EIN: 99-0331373), non-governmental organization, was incorporated to acquire a long-term lease to the Kaupo School parcel, 2.214 acres at Kaumakalua, Kaupo TKM: (2) 1-7-002:015 from The Hawaii State Department of Land and Natural Resources, including the 1923 classroom building, teacher's cottage and other improvements. The two structures have not been used for a number of decades, and they have weathered and fallen into severe disrepair so serious that they were beginning to collapse. Although partially stabilized, they are currently dangerous for public utilization. There are no electrical infrastructure or public facilities available in the Kaupo area.

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

Kaupo Community Association's (KCA's) intent is to initially stabilize, and then restore the structures on the property to correct historical standards, and to utilize them for Community Center and related use for the benefit of the community. They will serve once again as the active, traditional place for Southeast Maui public and private community meetings and events, including holiday & ho'olaulea celebrations; and a location for community members' gatherings, parties, baby luau, cultural events and practices and educational programs. We will display historical pictures and historical artifacts in the buildings, and provide narratives about the history of Kaupo. We look forward to the day when the Kaupo School becomes once again the safe place for community members to gather regularly in evenings and weekends; where the kids of Kaupo can play and the adults can share stories.

The property will be the place where community members and visitors to the area will gather during severe weather events or emergencies, and the community will have the resources and a safe facility to make sure that basic hazard mitigation

needs are met. Several times every year, the Kaupo area is cut off by flash floods, rockfalls and other hazards, stranding tourists as well as residents. Currently there is no place of shelter, refuge, information or supply. KCA has begun to work with Maui County & State Civil Defense, Public Works, Police, Fire, DLNR, National Park Service and Kaupo Ranch & other stakeholders to create a base for operations & emergency planning and response. The property has a water meter on the property fed by the limited & tenuous County/Ranch hybrid system, and the project will include restoration of dependable on-site water storage. Small-scale potable water purification equipment will be acquired to supply small quantities of safe drinking water when needed. We will also have tentage and sleeping pads and a generator and ice machine available to set up temporarily on site for emergency response use.

### ***3. The public purpose and need to be served***

The Kaupo Community Restoration Project serves one of Maui's most remote and isolated communities, restoring vitally needed facilities that will service both local residents as well as visitors to the area. Kaupo is a geographically isolated area that is located two hours from the nearest urban center. The community experiences frequent road closures due to storm events, water flowing over the road or rock slides.

Kaupo currently has no facilities to hold community events or to respond to an emergency and/or disaster. Kaupo has no fire, police, or EMT personnel stationed in our area, nor hospitals, schools, or any other public facilities. Our limited access to emergency personnel and adequate facilities puts our community at increased risk to the negative impacts of crime, natural disasters, and other hazards.

The Project, situated on State land at the site of the Historic Kaupo School, will serve primarily as a community center, meeting our community's social and educational needs. The historic and cultural significance of the buildings themselves, as well as the Kaupo district as a whole, will be emphasized in our educational outreach efforts. The facilities will be open to all, including visitors to the area, old photos, maps, kupuna interviews, etc. In a separate structure on the property we will store emergency supplies, supporting a staging area post-disaster including storage of 30,000 gallons of potable water.

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

This project will serve a local community of approximately 100 residents as well as visitors that number more than 2,000 daily. The Kaupo community is primarily comprised of long-time residents, the majority of whom are Native Hawaiians with ancestral ties to the area that go many generations back. Residents have limited access to basic utilities such as electricity and water and rely heavily on solar electricity and water catchment to fulfill these basic needs. Subsistence hunting and fishing, as well as gardening, play a significant role in the lifestyle of most residents.

Kaupo Ranch is one of the few employers in our area and many residents must seek employment outside of Kaupo. This often entails maintaining a second residence nearer their places of employment or commuting an hour or more in each direction.

**5. Describe geographic coverage**

The district of Kaupo extends from Nu'u to Kalepa along Southeast Maui.

**II. Service Summary and Outcomes**

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

**1. Describe the scope of work, tasks and responsibilities:**

- A. Stabilize the existing structures, which have not been in regular use since 1968.
- B. Restore to original or historically relevant code-compliant condition the 1923 School Classroom Building and the 1923 Teachers' Cottage, and other existing improvements on the Property. The property is owned by the State of Hawaii and is under lease to the Association.
- C. Construct two new 15,000 gallon lined, galvanized water storage tanks to replace the defunct wood catchment tanks. Also water pumps, distribution lines and connection to the existing water meter on the County/Kaupo Ranch Water System.
- D. Construct a new compliant Septic System to replace the two existing non-compliant cesspools. Restore bathrooms in the School Building and Teachers' Cottage.
- E. Construct a new, hardened storage building at the location and copying the design elements of the old school outhouse building, to store emergency mitigation supplies.
- F. Construct a replacement building for the old electrical generator structure, to house batteries, inverters and electrical infrastructure.
- G. Add photovoltaic panels and storage batteries, inverters and backup generator & distribution sufficient for the basic needs of the facility.

- H. Acquire a potable water purification system, to provide safe drinking water during a hazard event.
- I. Acquire tentage, folding tables and chairs, sleeping pads and other disaster mitigation supplies to enable the property to serve as a pre & after-event mobilization, storage, resupply and evacuation facility for the community, suitable for helicopter operations in the event of a severe or prolonged hazard or road closure.
- J. Create a surveyed, marked grass helicopter landing location.
- K. Improve fencing, gate and security for the facility.
- L. Finish the interior of the School Building to serve as a community center and meeting place for community events. The walls will display historic photos and artifacts from the Kaupo area.
- M. Finish the interior of the Teachers' Cottage to serve as the administrative center for the facility, and the incident command post for disaster response and mitigation.
- N. Prepare a Kaupo School and community history research and cultural narrative project, including interviews with community elders and documentation of the original structures and uses. List the Teachers' Cottage on the National Register of Historic Places (the School Building was previously listed). Prepare historical displays. This project has been funded by a separate private grant and is ongoing.
- O. Remove several tons of debris and 50 abandoned vehicles, and clean the site property & landscaping and perform the initial emergency stabilization of buildings. This has been completed utilizing community volunteers & donations.
- P. Landscape the property, create irrigation and soil preparation to recreate community fruit & vegetable gardens & orchards.

**2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;**

- A. Preparation of project drawings, submittals and survey of existing structures: 2016 January-May (separately funded).
- B. Permit Submittal and Receipt: 2016 June-July.
- C. Hiring of Project Manager Consultant & Project Accountant: 2016 July.
- D. Hiring of Contractors: 2016 July-September.
- E. Stabilization, prep for hurricane season, make School Building safe to serve as contractor's dormitory & temp project admin, acquire storage containers & portable toilets: 2016 July-August.
- F. Sitework, excavation, septic, electrical: 2016 August-October.

- G. Landscaping: 2016 September-November.
- H. Order period-correct windows, doors, roofing etc: 2016 August.
- I. Restoration of Teachers' Cottage structure: 2016 September-December.
- J. Restoration of School Building structure: 2017 January- May.
- K. Interiors, historical displays, stocking of disaster mitigation supplies: 2017 June.
- L. Blessing, Dedication and availability for use: 2017 July 1.

**3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and**

The Project team overseeing this project takes responsibility for monitoring progress and addressing any issues in a timely manner. The following quality assurance measures will be implemented:

- 1) Daily personal interaction between Kaupo Resident KCA Board Members on project team and project manager consultant and any Contractor working on the project site; telephone or daily email communication between contractors and project manager consultant.
- 2) Weekly meetings of the project team and any contractors working at that time,
- 3) Monthly Project Review with Architect and Project Manager and Project Accountant to evaluate progress, address any issues, and analyze conformance to time and financial timelines,
- 4) Quarterly reports will be written and made available to the State and other funders.

The project will engage a qualified CPA to oversee financial management in accordance with industry standards and best practices and a project manager consultant to administer and oversee contracts and purchasing.

**4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.**

Monthly progress Reports will be made available to the Agency administering the Grant. Progress Milestones will be highlighted, along with notification and discussion of any setbacks or any areas where progress is delayed in relation to the timeline. Also to be Reported are any substantive changes in the project necessitated by site conditions, and issues related to quality, performance, inability to meet design or performance standards, and any other notable issues that could

delay or affect the excellence of the Project, or create a future limitation to the likelihood of meeting any goals or objectives.

### 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 Attached Forms Pages 5 – 10.

**2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2017.**

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$260,223	\$343,130	\$185,887	\$185,760	\$975,000

**3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2017.**

We will be seeking additional construction funds totaling \$300,000 from the following sources in fiscal year 2017: private donors, private foundations eg: Weinberg, Hawaii Community Foundation, Historic Hawaii Foundation, and maintenance and program funds from Community Block Development Grant, and Maui County Office of Economic Development.

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

N/A

**5. The applicant shall provide a listing of all federal, state, and county government contracts and grants it has been and will be receiving for program funding.**

N/A

**6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2015.**

As of December 31, 2015, KCA had an unrestricted bank balance of \$10,926.21 and no liabilities.

#### **IV. Experience and Capability**

##### **A. Necessary Skills & Experience**

- Jim Niess, Principal of Maui Architectural Group, Wailuku. Since 1974 the island's most experienced Architectural firm. Design, Licensed Architectural, Inspections, Estimating. Jim Neiss has supervised several recent historically correct restoration projects in the East Maui area, including churches and public buildings, and is the most familiar professional with knowledge of current project costs and local contractors specializing in restoration that have capacity for working in remote areas of Southeast Maui.
- Doug Cornelson, professional architect in Hawaii since 1986. Has worked on diverse projects including high-rise hotels and public buildings. Hana resident for past 20 years, worked with Jim Neiss on 3 recent projects in the area- historic restoration drawings for "Lindbergh's Church" in Kipahulu, a new school building for Hana Elementary School and a new visitor center for Hana's Kahanu Garden and Preserve. Doug will do site measurement and survey, inspections and construction drawings.
- Stanley Solamillo is the Architectural Historian for the Honolulu Authority for Rapid Transportation (HART). Prior to joining the agency in 2013, he was the Cultural Resource Planner for Maui County (2005-13), the islands of Maui, Lāna'i and Moloka'i, and was staff for the county's Cultural Resource Commission and Certified Local Government (CLG) Program. Stanley is doing Cultural, Historical, Architectural and Archeological research on the property funded by the Association through separate funding sources, and will provide expertise in these areas.
- Mike Munkeyo, President of Munekiyo Hiraga, Maui's full-service planning and project management consulting firm based in Wailuku since 1986. Mike and this respected firm are providing planning and project management consulting regarding entitlements and permitting, cost controls and robust project management.
- Bobby Ferreira, Manager of Kaupo Ranch. Kaupo Ranch is the largest employer and land owner in Kaupo, and Bobby has decades of experience managing Ranching operations all over the State of Hawaii. They have committed to help with mobilization, infrastructure, heavy equipment and other logistical help necessary to keep the project running smoothly.



- Jonathan Starr had 17 years of large project management experience as owner/manager of the Artkraft Strauss Companies in NYC up till 1994. He manufactured and installed most of the large electric signs and theatre marquees in Times Square, including the annual New Years Eve Ball and many of the scoreboards and giant video screens in major league sports stadiums around USA. Supervised planning, fundraising, design & project management for Central Maui and Lahaina Youth Centers as President of Boys and Girl's Club of Maui. Kaupo Community Association Board Member, School Project Chairman and Kaupo Resident. Will oversee daily, weekly, monthly, quarterly project objectives.
- Board Members Timothy Chinn, an attorney at law who is responsible for all Hawaii 5-0 set location selection, supervision management and legal contracts. Sam Aina, former US Army Command Master Sergeant who recently supervised the historic restoration of Kaupo's Hui Aloha Church in Mokulau, Kaupo. Sam Aina & Rose Soon, the Association's resident historian and curator, attended school at Kaupo School, and along with other Board Members will be on hand daily to assist with logistics, communications and historical integrity for the project. Intensive local support is critical to the success of complex project management in remote areas such as Kaupo.
- The Team will include a project CPA for accounting services, and a consultant project construction management specialist to supervise contract and payment processes.

#### **B. Facilities**

The project is located on just over two acres of land, which the Kaupo Community Association leases from the State Department of Land and Natural Resources (DLNR). There are two existing historical structures on the property, the old Kaupo School and the Teacher's Cottage. However both buildings need to be restored prior to usage. KCA has access to water for the property through Maui County's water line. There is no electricity on site, however electricity needed for the restoration project will be provided by portable generators. KCA is in the process of obtaining two secure shipping containers for storage of project equipment and supplies.

The Kaupo Ranch is the largest land owner and employer in the Kaupo area. Kaupo Ranch owners and manager Bobby Ferreira have offered full support and assistance with the project, and will be very helpful with regard to logistics, use and availability of heavy equipment, transport and other services.

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

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

Personnel scheduled to work on this project include the following. Their brief resume are listed in Section IV above.

Jim Niess, Principal of Maui Architectural Group  
Doug Cornelson, professional architect in Hawaii since 1986  
Stanley Solamillo, architectural cultural historian consultant  
Mike Munekeyo, President of Munekiyo & Hiraga, a full-service planning and project management consulting firm on Maui  
Jonathan Starr, a KCA volunteer board member with over 17 years of large-scale construction project experience.  
KCA board members, experienced community volunteers.

The team plans to hire qualified building contractors, a CPA and Project Management Contractor and other qualified personnel and contractors to meet the requirements of this project.

## **B. Organizational Structure**

Kaupo Community Association Board Members

School Restoration Project Chair: Jonathan Starr

- Project Architect: Jim Neiss Maui Architectural Group.
- Measurements, Drafting and Preparation of Submittals: Doug Cornelson.
- Architectural Historian, Archeological: Stanley Solamillo.
- Permits, entitlement research, County inspection co-ordination: Mike Munikiyo, Munikeyo Hiraga.
- Selection & supervision of contractors, contract negotiations, purchase of materials, logistics and other services: Project Manager Consultant TBD.
- Processing of payments and requisition: Project Accountant TBD.
- Daily supervision & maintenance of clear communication: Board Members resident in Kaupo.

## **C. Compensation**

To Date, the Kaupo Community Association has never paid anyone a salary. All work done by Board Members and others has been voluntary community service.

## **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.

**None.**

**B. Licensure or Accreditation**

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

**None.**

**C. Private Educational Institutions**

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question.

**Not Applicable.**

**D. Future Sustainability Plan**

The applicant shall provide a plan for sustaining after fiscal year 2016-17 the activity funded by the grant if the grant of this application is:

(1) Received by the applicant for fiscal year 2016-17, but

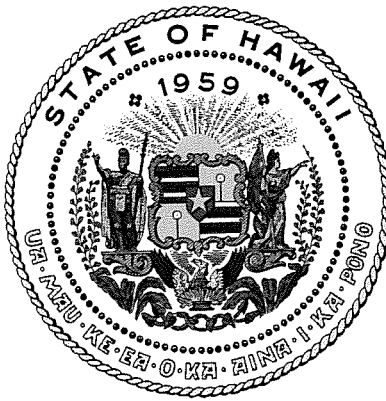
(2) Not received by the applicant thereafter.

**Not Applicable. Application is for a Capital Project.**

**E. Certificate of Good Standing (If the Applicant is an Organization)**

If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2015.

**Certificate Attached**



## 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

KAUPO COMMUNITY ASSOCIATION, INC.

was incorporated under the laws of Hawaii on 01/27/2014 ; 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: January 18, 2016

Director of Commerce and Consumer Affairs



## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2016 to June 30, 2017

Applicant: The Kaupo Community Association, Inc \_\_\_\_\_

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
<b>TOTAL PERSONNEL COST</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
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19				
20				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>	<b>\$975,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>
<b>TOTAL (A+B+C+D+E)</b>	<b>\$975,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	\$975,000	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><i>JAMES NIESS</i></p> <p>Name (Please type or print)</p> <p>Signature: </p> </div> <div style="width: 35%;"> <p><i>244-9011</i></p> <p>Phone</p> <p><i>1/20/16</i></p> <p>Date</p> </div> </div>		
(b) Total Federal Funds Requested	\$0			
(c) Total County Funds Requested	\$0			
(d) Total Private/Other Funds Requested	\$300,000			
<b>TOTAL BUDGET</b>	<b>1,275,000</b>	<p><i>MAUI ARCHITECTURAL GP, PRINCIPAL</i></p> <p>Name and Title (Please type or print)</p>		

## BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2016 to June 30, 2017

Applicant: Kaupo Community Association, Inc \_\_\_\_\_

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

# BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2016 to June 30, 2017

Applicant:     Kaupo Community Association, Inc.    

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

JUSTIFICATION/COMMENTS:

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

JUSTIFICATION/COMMENTS:

N.A.

# BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2016 to June 30, 2017

Applicant: \_The Kaupo Community Association

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: 2014-2015	FY: 2015-2016	FY: 2016-2017	FY: 2016-2017	FY: 2017-2018	FY: 2018-2019
PLANS		\$6,860				
LAND ACQUISITION						
DESIGN		\$4,250	\$46,000			
CONSTRUCTION			\$929,000	\$300,000		
EQUIPMENT						
<b>TOTAL:</b>		<b>\$11,110</b>	<b>\$975,000</b>	<b>\$300,000</b>		
<b>JUSTIFICATION/COMMENTS:</b>						
Prior Year Funds were contributed by private community donors, for planning/design. Other funds requested will be via Grant Requests from Weinberg, other foundations.						



**GOVERNMENT CONTRACTS AND / OR GRANTS**

Applicant: Kaupo Community Association, Inc. \_\_\_\_\_

Contracts Total: \_\_\_\_\_

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)</b>
1	N.A.			
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**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAI'I REVISED STATUTES**


The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant 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, Hawai'i Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
  
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

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

Kaupo Community Association Inc,  
(Typed Name of Individual or Organization)

  
(Signature)

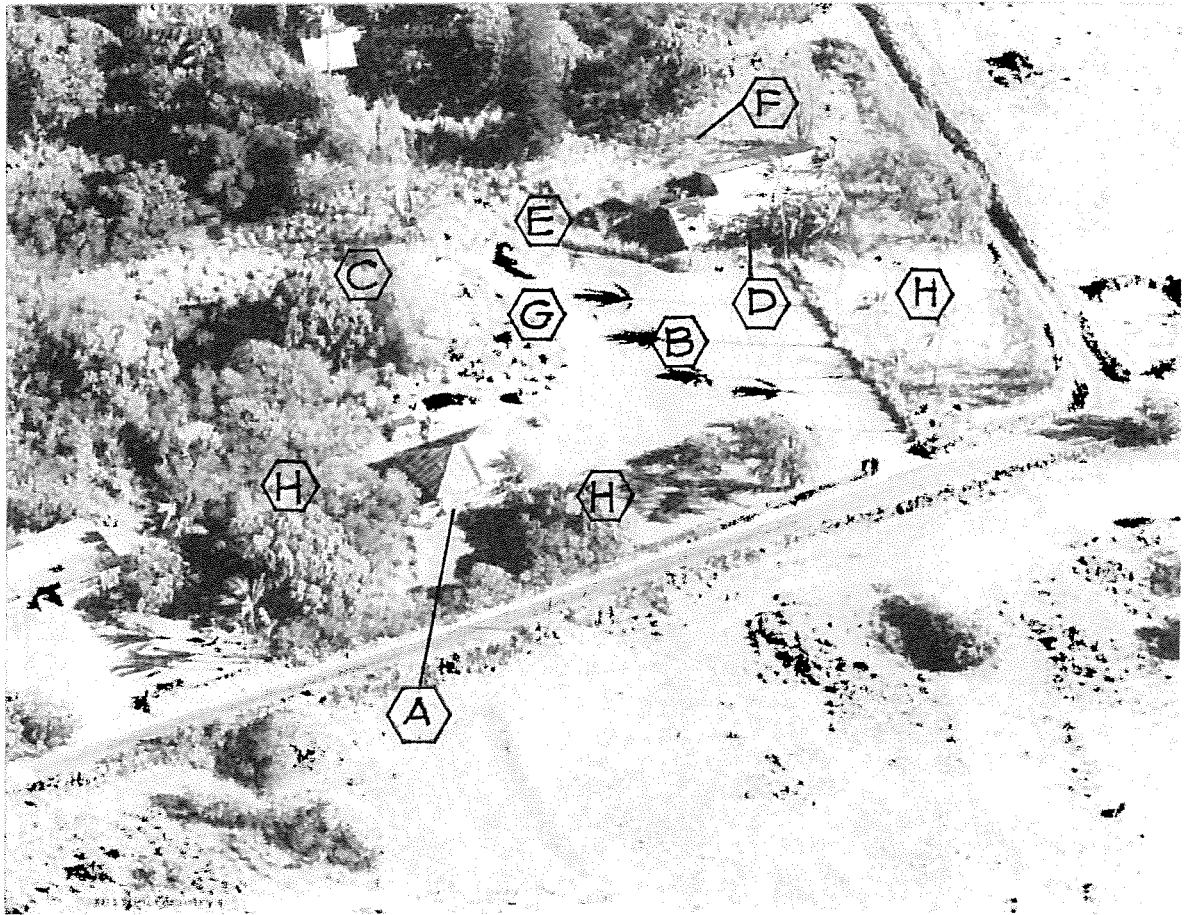
January 21, 2016  
(Date)

Linda Clark  
(Typed Name)

President  
(Title)



# OLD KAUPO SCHOOL — PROPOSED SITE LAYOUT



- A** RESTORE TEACHERS COTTAGE FOR ADMIN AND DISASTER MITIGATION
- B** PARKING AND EMERGENCY HELIPAD
- C** RESTORE OLD "OUTHOUSE" BLDG. (FOR STORAGE)
- D** RESTORE OLD SCHOOL BLDG. FOR COMMUNITY CENTER USE
- E** PROVIDE BLDG. FOR GENERATOR, BATTERIES, SOLAR EQUIP
- F** REPLACE 2 WATER TANKS
- G** NEW SEPTIC SYSTEM
- H** COMMUNITY GARDENS

# **Kaupo Community Association, Inc.**

**A 501c3 non-profit corporation dedicated to the  
preservation of the community and lands of Kaupo**

**P.O. Box 787  
Kula, Maui, HI 96790  
kaupocommunityassociation2015@gmail.com  
(808) 268-9844  
Federal EIN: 99-0331373**

**Directors:**

**Linda Clark, Board Chair  
Bob Murakami, Vice Chair  
Timmy Chinn, Treasurer  
Kauwila Hanchett, Secretary  
Sam Aina, Sergeant at Arms  
Rose Soon, Historian  
Jonathan Starr, Restoration Project Admin.**

January 16, 2016

Re: Narrative, Kaupo Community Association School Restoration Project

Residents of Kaupo have been gathering for many years, to discuss and work together to find a way to utilize the Old Kaupo School Property as the great asset it once was, for the betterment of the Kaupo Community. In 2015 the Kaupo Community Association, Inc. (KCA), a 501 (c)(3) non-profit (EIN: 99-0331373), non-governmental organization, was established to acquire a long-term lease to the Kaupo School parcel, 2.214 acres at Kaumakalua, Kaupo TKM: (2) 1-7-002:015 from The Hawaii State Department of Land and Natural Resources, including the 1923 classroom building, teacher's cottage and other improvements. The two structures have not been used for a number of years, and they have weathered and fallen into severe disrepair so serious that they were beginning to collapse. They are also dangerous for public utilization.

Our Community Association's intent has been to initially stabilize, and then restore the structures on the property to correct historical standards, and ultimately to utilize them for Community Center and related use for the benefit of the community. They will serve once again as the active, traditional place for community meetings and events, including holiday & ho'olaulea celebrations; and a location for community members' gatherings, parties, baby luau, cultural events and practices and educational programs. We will display historical pictures and historical artifacts in the buildings, and provide narratives about the history of Kaupo. We look forward to the days when the Kaupo School becomes the safe place for community members to gather regularly in evenings and weekends; where the kids of Kaupo can play and the adults can share stories.

The property will be the place where community members and visitors to the area can gather during severe weather events or emergencies, and the community will have the resources and a safe facility to make sure that basic hazard mitigation needs are met. We intend to work with Maui County & State Civil Defense, Public Works, Police & Fire, DLNR, National Park Service and Kaupo Ranch & other stakeholders to create a base for operations & emergency planning and response. KCA has a small water meter on the property fed by the limited County/Ranch system, and the project will include restoration of on-site water storage. Small scale potable water purification equipment will be acquired to supply small quantities of safe drinking water when needed. Currently, anyone walking down the Ranch Road from the Kaupo Gap has to walk all the way to the National Park in Kipahulu to find safe potable water. It would be good to be able to provide small quantities of drinking water to visitors passing through Kaupo on foot or bicycle. We will also have tentage and a generator and ice machine available to set up temporarily on site for emergency response use.

We do not expect that the restored buildings can be hardened to withstand intense 100mph plus winds in high-category cyclonic storms, due to the nature of the historic design located in an exposed site, and the requirements for renovation of structures on the National Register of Historic Places. The schoolhouse and teachers' cottage should provide safe refuge, however, in significant weather events that do not include cat 3 or 4 hurricanes; and the property will serve excellently as a pre & after-event mobilization, storage, resupply and evacuation facility for the community, suitable for helicopter operations in the event of a severe or prolonged hazard or road closure.

The 1920's configuration of the school included several male & female outhouses, rain catchment, 2 water tanks and gas lighting. Later, in the 1930's, the outhouses were replaced with bathrooms added to the school building, and indoor plumbing in the teachers' cottage. These utilized a 5/8" water meter connected to the waterline of the Kaupo Ranch/County hybrid water system. The water meter is currently registered to and paid by the Kaupo Community Association. The property has 2 legacy non-conforming cesspools. There were incandescent lights in the school building and cottage that were powered by a generator in a shed building installed in the 1930's, that was never stabilized and was destroyed by a passing cyclonic tropical storm in the summer of 2014.

The new plan includes replacing the 2 water tanks with new ones, and feeding them from the existing water meter and rain catchment to provide sufficient storage for resiliency and emergency non-potable use, along with a small R.O. purification unit that can be connected and used if necessary. The bathrooms in the 2 structures will be restored, and connected to a new, conforming septic system. Outbuildings where the outhouses and the generator shed once stood will be replaced with similar looking structures, that will be used to store supplies and can serve as supports for photovoltaic panels that will provide electricity. Batteries and inverters and a small back-up generator will be housed in the rebuilt generator shed.

We would like to cultivate a community garden, and provide gardening instruction to community youths, and perhaps in the future to host a fruit and vegetable stand where community members can sell produce raised on-site. This was a traditional part of the Kaupo School activities.

KCA does not foresee any private commercial use. This project is about community empowerment and preservation.

The Community Association has, to date, gained legal access and a short-term stewardship agreement with the Hawaii State Department of Land and Natural Resources. Liability Insurance is in place, the schoolhouse and teachers' cottage buildings have been initially stabilized by community volunteers, tons of accumulated junk and debris from a previous tenant have been removed from the property, mostly thanks to the hard work of the Maui DLNR Land team. The grass, trees and landscaping are being maintained in a clean and neat condition by volunteer members of KCA, who also maintain a security watch and have repaired the stone walls and gate to the property, which is kept locked when not in use to discourage vandalism and liability issues. Hana Police, Fire and other emergency services have coded access to the property. KCA has created a successful Community Watch program in partnership with the Maui Police Department and Kaupo Ranch. This has resulted in a near cessation of crime incidence in the Kaupo area.

During the award of the initial Right of Entry, an initial determination was made by the Board of Land & Natural Resources that the Community's entry into and caring for the property and long-existing structures would not create any significant impacts, and that an Environmental Assessment pursuant to HRS Chapter 343 and per the Exemption Notification Dated August 22, 2014, would not be required. It is our hope that this exemption will be continued through future stages of the project.

The Parcel is Zoned Agriculture in the State Land Use District and County CZO. The Maui County Department of Planning confirmed to us on July 27, 2015 that the restoration and rehabilitation of the old Kaupo school, and its use as a community center, would be considered a principal permitted use in the county Ag district. No use determination or special use permit would be required.

A Restoration Project Committee has been formed for the project, and is very active. Donations of approximately \$15,000 to KCA have been made for initial work by supporters of the project. Project planning and fund raising is moving forward, and assistance is being actively provided by Jim Neiss of Maui Architectural Group for Architectural Design; Doug Cornelson for drawings & permitting; Stanley Solamillo for the creation of a Cultural and Historical Assessment, Research and Narrative about the school and the Kaupo Community; and Mike Munikeyo and Mitch Hirano of Munikeyo & Hiraga, Planners, for Planning Consulting, as well as numerous community volunteers. Much of this expertise, the best on Maui, being provided pro-bono, or for the cost of expenses.

The Restoration project is estimated to cost around \$1,081,360, and the project will take approximately 3-4 years.

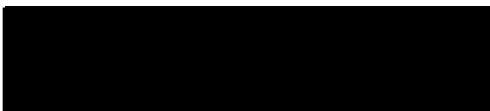
The decision has been made by the Community to list the Teachers' Cottage (the School Building is already listed) on the National Register of Historic Places, the integrity of which is overseen by historians of the National Park Service. The Restoration will be done in a historically correct fashion, and the project is intended to be a showcase of 1920's Hawaiiana style and detail. Along with the restoration of the structures, the project includes the creation of a Historic Narrative of the Kaupo Community, and extensive interviews of the surviving kupuna of the area is currently underway, in addition to a search for old photos and artifacts from the area.

Our intent is to do a showcase project, and to create a model for correct restoration & vibrant adaptive reuse in a setting where traditional Hawaiian values and culture maintain significance and importance to the community.

This project is a unique example of diligence and hard work by a small, isolated community to provide a community center and hazard mitigation program from a grassroots base. Over a million dollars will be raised and spent, countless hours have already been volunteered by residents. Due to the long-term nature of this project and the deep commitments and resolve of the community, KCA is requesting that the Board of Land and Natural Resources grant a 55-year direct lease, with minimal lease payments, taking into account the huge amount of in-kind services being provided by residents and supporters of an isolated community with little minimal base.

Kaupo is an exceptionally relevant and pristine Hawaiian Place, and the School will once again serve as the center of Kaupo. It will house the repository for photos and artifacts, as well as being the place for the Community, from youth to elders, and visitors to gain knowledge and experience of the rich history and culture of South East Maui.

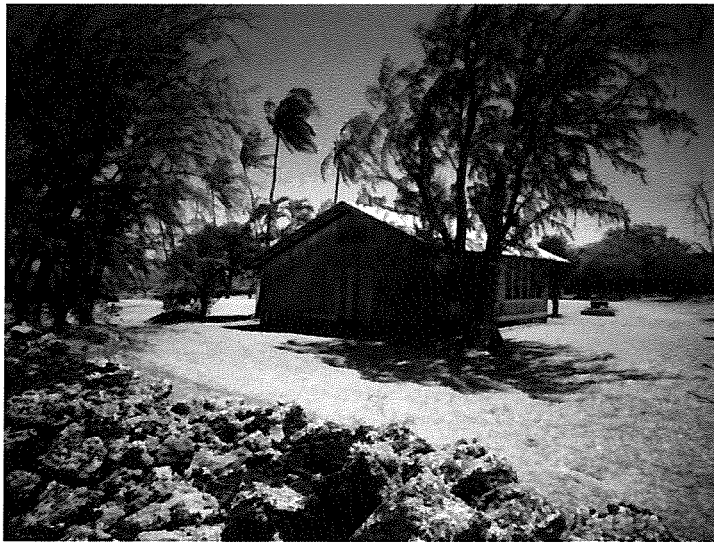
With Aloha,



Linda Clark  
Chairwoman, Kaupo Community Association,  
Kaupo, Maui, Hawaii  
kaupocommunityassociation2015@gmail.com



# FOR BACKGROUND HISTORICAL NARRATIVE



Kaupō School is one of two rural two-room schoolhouses that are known to exist in Maui County. Designed in the County engineer's office and built in 1923 with funds provided by the Maui County Loan Fund, Kaupō School served the children of ranchers, cowboys, and farmers (most of whom were Native Hawaiians) for grades 1-6. A furnished teacher's cottage, two privies, two water tanks, a flagpole and a rock wall were also erected on the grounds as well as a community garden. Kaupō School is inextricably tied to the ranching and agricultural culture of Kaupō and this community history project is focused on recording the memories of former students, producing an accurate history of the school and Kaupō, and an update to the NRHP nomination (1996).

## KAUPŌ SCHOOL COMMUNITY HISTORY PROJECT

Kaupō Community Center

### PROJECT DESCRIPTION

Kaupō is a small rural community that is situated at the base of a dormant volcano named Haleakalā and the end of the winding and narrow 64-mile long Hānā Highway on Maui. On clear days, the island of Hawai'i is visible in the distance when looking *makai* or toward the sea, across the windswept 'Alenuihāhā Channel. When looking *mauka* or toward the mountains, the view is dominated by a cleft in Haleakalā crater called Kaupō Gap. Kaupō is a Native Hawaiian place, replete with the ruins of ancient *heiau*, the foundations of commoners' houses or *kauhale*, as well as numerous legends, *mele* or songs, and stories. Its more recent history includes recollections of cattle ranches and cowboys, hog raisers, coffee planters, taro and potato farmers, and those who opposed the overthrow and annexation. Since 1887 when Kaupō School was established, it has been the only government institution in this otherwise isolated and provincial Hawaiian place, where *keiki* first learned to read and write in English only after learning to speak in Hawaiian as well as fish, hunt, and ride horses.

In 2015 the Kaupō Community Association, Inc. (KCA), a 501 (c)(3) non-governmental organization, was established to acquire a long-term lease to the Kaupō School parcel, including the classroom building, teacher's cottage and other improvements, and restore the building exteriors and rehabilitate the interiors for community uses. The request is pending. Consistent with the organization's objectives, KCA also recognized the need to collect community information about the school and the rural community that it served from an aging group of informants. The Kaupō School Community History Project (KSCHP) has been developed to achieve that end and incorporate the findings into an update of the property's nomination to the National Register of Historic Places (NRHP) that was prepared in 1996.

## PROJECT SCOPE

The KSCHP scope was developed following a visit to Kaupō and a scoping session that was conducted with members of the KCA board on July 8, 2015. The project scope includes oral history interviews with informants who were born and/or raised in Kaupō and attended Kaupō School as well as transcriptions of those interviews; historic photography reproduction from private collections; primary and secondary record research; preparation of a historic context/building history, and an update to the NRHP nomination.

## Oral Histories

There are a dwindling number of available informants who attended Kaupō School and the eldest is 90 years of age. The KSCHP will produce oral history interviews from at least ten (10) informants and produce at least five (5) verbatim transcriptions of those interviews. Preliminary research was conducted in city directories from 1901-25 to identify former Kaupō residents and increase the potential for additional informants. The current roster includes: Greg Librando (Hoopii), Charlie Kahaleauki Jr., Rose Soon, Francis Po'ouahi, Apey Fernandez, Merton Kekiwi, Sam Ka'ai, Jacob Mau, Makalapua Kanuha, and Helene Tamashiro. The scope for oral history and related research includes the following tasks:

- Conduct city directory research for informant identification and questionnaire development
- Locate other oral history interviews with Kaupō residents such as Tito Marciel (1977)
- Develop oral history questionnaires
- Conduct Interview sessions
- Transcribe interviews per NPS standards



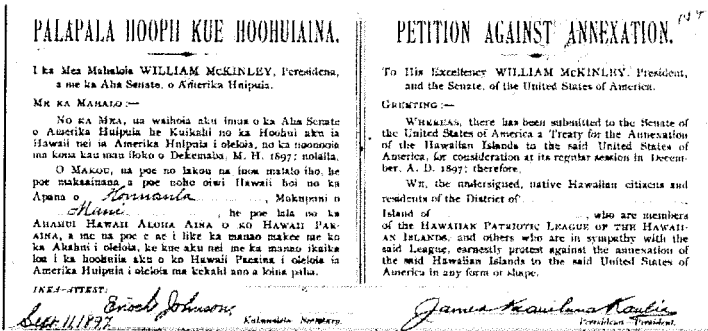
A rare undated photograph from the collection of Rose Soon showing Kaupō School students tending a garden with the teacher's cottage beyond. Agricultural training became part of the curriculum in 1898. Life for *keiki* at the school is recalled as having been more work than play and most of their families were poor.

## Historic Photography

Unlike many Maui communities, Kaupō is well documented by a large number of extant period photographs that were taken by Nicholas Soon, owner of Kaupō Store, or

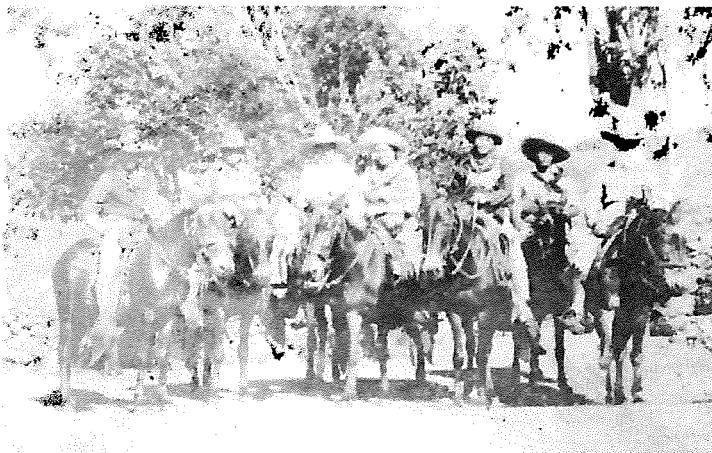
assembled by him. His collection is in the possession of his granddaughter, Rose Soon. The KSCHP will record Ms. Soon’s Kaupō photographs per NPS standards for archival storage and retrieval. Other photographs in the collections of Kaupō residents and/or informants will also be recorded per NPS standards. The scope for historic photography includes the following tasks:

- Record historic photographs at oral history interview sessions
- Identify all subjects in photographs (when known)
- Prepare photography index
- Conduct archival search (Bishop Museum et al) for additional photographs as needed



A mortuary portrait of Edward R. Keiki in the cemetery of Hualoaha Church in Kaupo prompted a search in the *Palapala Hoopii Kue Hoohuiaina* (Anti-Annexation petitions) that were circulated by the Hawaiian Patriotic League in 1897 (upper left). Keiki’s name, spelled “Keike,” along with those of his wife Ho’okano, and daughter Malani (Dolly), were among the signatures.

The U.S. Census sheets for 1910 (middle left) were also consulted and Keiki was identified as a “policeman” in Kaupō. Additional research that was conducted in city directories (1901-25) indicated that he later resigned from the position but that his daughter taught at Kaupō School in 1915.

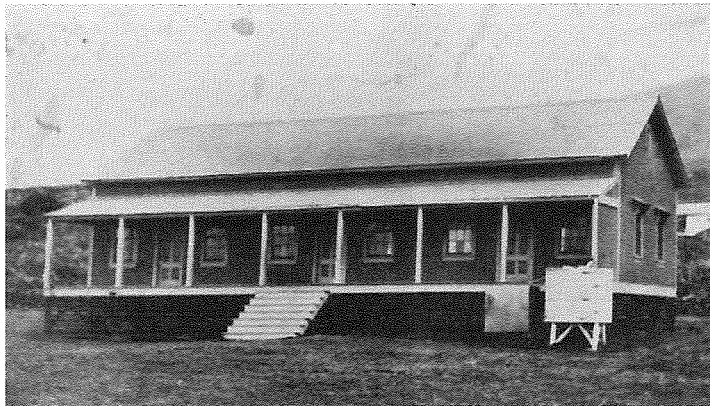


Area ranches are recalled in the oral tradition of many Kaupō residents as the principle sources of employment. However, city directory research suggests that there may have been as many farmers as paniolos. Similarly, Haleakala, Ulupalakua, and Kaupo Ranches are remembered as having been the cattle operations from the 1900s-1940s. There were at least two more—Antone V. Marciel’s Maua Ranch and another named Waiopae—suggesting that a chronology of ranches should be developed. The Marciel Family photograph identified as “Kaupo Ranch” (left) may be Maua Ranch instead, because Kaupo Ranch was not incorporated until 1957.

## Historic Context Update

Given its geographic isolation, Kaupō remained largely Native Hawaiian in population, culture, and politics throughout much of its history. Period descriptions from as late as the 1940s by former Kaupō residents indicate that lauhala mats were still in use in many Native Hawaiian houses and that their language was still spoken. Consequently, research will be conducted to document this aspect of Kaupō as well as produce an accurate historic context for the area that is augmented with information provided by census and other records. The historic context update includes the following tasks:

- Conduct map and literature search
- Conduct census and records research
- Conduct research in *Palapala Hoopii Kue Hoohuiaina* (Anti-Annexation petitions) and in Hawaiian language newspapers such as *Ka Nupepa Kuokoa*, *Ka Oka o Ka Pakipika* and *Ke Alakakai o Hawai'i*
- Conduct research in English language newspapers such as the *Maui News*
- Develop historic context



Another photograph from the collection of Rose Soon shows an earlier school building that predated the extant Kaupō School. The photograph is dated 1911 and suggests that further research in government records should be conducted to determine a history of the school buildings.



Reports from the Board of Education were located that noted in 1907 that there was a need to relocate Kaupō School to a lot in Kumunui to reduce the distance that students had to walk to and from class. A Hawaiian Government Survey map that was drawn in 1894 was found that showed the two school parcels.

The two-room edifice and teacher's cottage that were erected in 1923 were built on the school lot in Kumunui (right arrow). The former school lot (left arrow) with improvements, was sold to Charley Smith, manager of Waiopai Ranch. When initially constructed, none of the Kaupō School buildings were provided with electricity or running water and outdoor privies served as restroom facilities.

### **Architectural History**

Kaupō School appears to have been established in 1887 with Charles Lake as its first teacher. The current edifice (1923) is the second known classroom building to be erected for area students and replaced a more substantial building that may have been built as early as 1891. A recently discovered photograph of the earlier building in the collection of Rose Soon suggests that further research should be conducted in Ministry and Board of Education as well as Department of Public Instruction records to determine the dates for the acquisition of the school site and a building chronology. The scope for architectural history includes the following tasks:

- Conduct Hawaiian deed and title research for school lots
- Determine building sequence and history
- Identify engineers, builders, and costs
- Prepare updated architectural descriptions (school building, teacher's cottage, and perimeter rock wall)

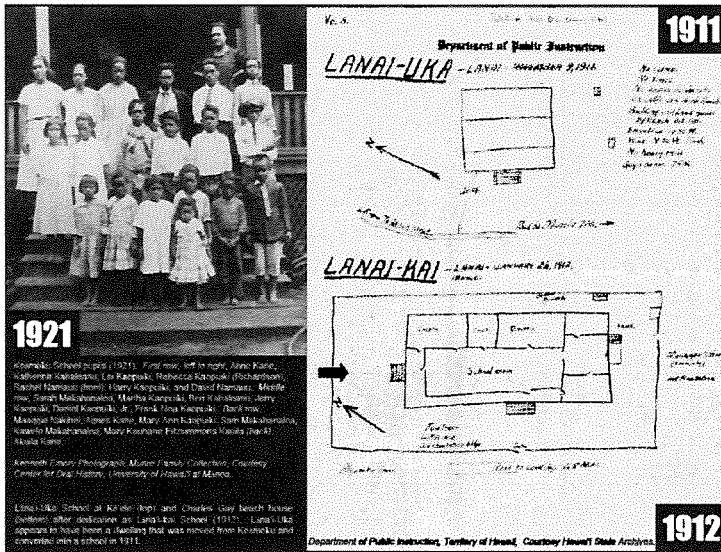


This photograph, also from the collection of Rose Soon, was taken on May Day, 1928. Kaupō School principal Lily Marciel and teacher Philip Ninomiya, along with 47 students, were recorded in this portrait. Lily was the wife of rancher Antone V. Marciel, Jr. and the principal at Kaupō School from the 1910s-1930s.

### **NHRP Nomination Update/Amendment**

The 1996 NRHP nomination only provided a brief one-page historic context and did not include the two-room teacher's cottage. When described following the construction of Kaupō School, the completely furnished building was touted by a Maui County official when he stated in 1923 that: "[T]he country teacher has not been neglected in this generous building program [and...] the comfortable little cottage at Kaupo [is an] example of this policy." He continued: "One result of this [program] has been...that Maui has not [had one] uncertified teacher...in the remote districts of Molokai and Hana." The cottage will be included along with an expanded historic context because the building was an important component of Kaupō School. The NRHP nomination update/amendment will also include the perimeter rock wall and consist of the following tasks:

- Update Kaupō School NRHP nomination with new historic context, site and building descriptions



This presentation slide for the Maui County Cultural Resources Commission (CRC) shows Keōmoku, Lānaʻi-uka, and Lānaʻi-kai Schools on the island of Lānaʻi. The students from a 1923 photograph have all been identified. The slide is an example of a public information product that was produced in 2013 by Stanley Solamillo from research that was conducted by Kepā Maly.

**Public Posting of Final Work Products**

Since the KSCHP is part of a larger restoration/adaptive reuse project, the public posting of final work products is considered to be an important component for public education and fund-raising. The posting of KSCHP final work products include the following tasks:

- Post historical and archival photographs, indexed and identified, along with the oral history transcriptions, photos and biographies of kūpuna who are interviewed and historic context via social media such as Wordpress.com.
- Post Kaupō School NRHP Update



The KSCHP project is the result of a scoping session that was held with KCA board members at Kaupō School on July 8, 2015. The participants included (from left to right): Bob Marciel, Stanley Solamillo, Samuel Aina, Helen Nielsen, Jonathan Starr, and Linda Clark.

**PROJECT PERSONNEL**

The staff for the project includes: Stanley Solamillo (oral history interviews, Hawaiian and English language newspaper research, deed and title research, U.S. Census research