

House District   6  

Senate District   3  

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): DEPARTMENT OF HAWAIIAN HOMELANDS  
STATE PROGRAM I.D. NO. (LEAVE BLANK IF UNKNOWN):

1. APPLICANT INFORMATION:

Legal Name of Requesting Organization or Individual:  
LA'I'OPUA 2020

Dba:  
L2020

Street Address:  
74-5599 LUHIA STREET #E5  
KAILUA, KONA HI 96740

Mailing Address:  
SAME AS ABOVE

2. CONTACT PERSON FOR MATTERS INVOLVING THIS APPLICATION:

Name CRAIG V. KAHUI

Title EXECUTIVE DIRECTOR

Phone # 808-327-1221 OFFICE

808-896-2252 - CELL

Fax # 808-327-1223

E-mail bokahui@laiopua.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 COMMUNITY CENTER BUILDING/ CAPITAL IMPROVEMENT PROJECT:

PURPOSE OF THIS \$2,995,000 CIP REQUEST TO CONSTRUCT 13,671 SQ.FT COMMUNITY CENTER FACILITY

4. FEDERAL TAX ID #: [REDACTED]

5. STATE TAX ID #: [REDACTED]

7. AMOUNT OF STATE FUNDS REQUESTED:

FISCAL YEAR 2016: \$ 2,995,000

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 \$ \$460,890

FEDERAL \$ \_\_\_\_\_

COUNTY \$ \$9101

PRIVATE/OTHER \$ \_\_\_\_\_

CRAIG V. KAHUI, EXECUTIVE DIRECTOR

NAME & TITLE

01-22-2016

DATE SIGNED



RECEIVED  
1/22/16 *AM*

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2016 to June 30, 2017

Applicant: Laiopua 2020

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	2,995,000	2,000,000		1,950,000
<b>TOTAL (A+B+C+D+E)</b>				
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	2,995,000	Craig Bo Kahui		
(b) Total Federal Funds Requested	2,000,000	808-896-2252		
(c) Total County Funds Requested		Phone		
(d) Total Private/Other Funds Requested	1,950,000	<div style="background-color: black; width: 100px; height: 20px; margin: 0 auto;"></div>		
		1/22/2016		
		Date		
<b>TOTAL BUDGET</b>	<b>6,945,000</b>	Craig Bo Kahui, Executive Director		
		Name and Title (Please type or print)		

## Application for Grants and Subsidies

*If any item is not applicable to the request, the applicant should enter "not applicable".*

### I. Background and Summary

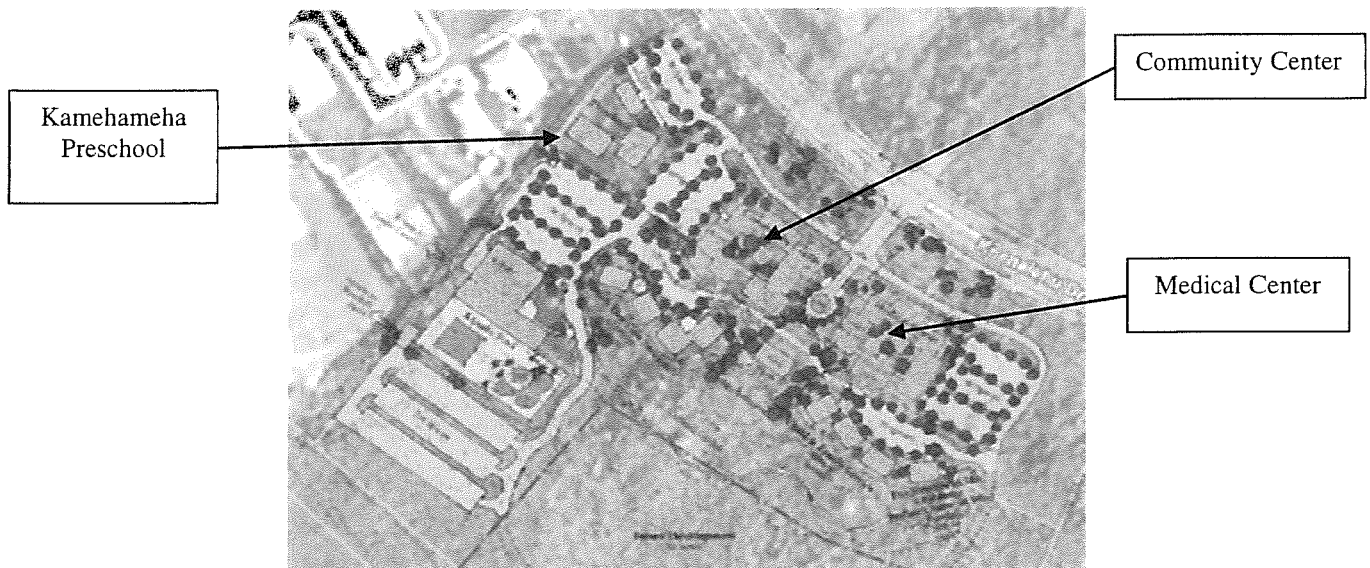
1. *A brief description of the applicant's background;*

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 Villages of La'i'Opua Community Association (VOLA), the Hawaiian homeowners association 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, 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 master 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 us. Currently, our partners include the West Hawai'i Community Health Center (WHCHC), Kealakehe High School, the Kamehameha Schools, the Office of Hawaiian Affairs, AluLike, 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 and more recently, La'i'Opua 2020 had secured sufficient funding in the amount of \$4.08M in New Market Tax Credits Program and \$5M in Health Resource Service Administration funding to initiate the first phase construction of the 11,000sf medical center for both civil and building construction. La'i'Opua 2020 and partner West Hawaii Community Health Center completed the construction of the medical and dental center which began operations in July 2015.

La'i'Opua 2020 is seeking a **\$2,995,000 capital improvement project grant** for the infrastructure installation and building construction work for the community center facility (see attached budget detail). This request of \$2.9M represents approximately 40% the total "infrastructure installation and building" construction cost of \$7,343,350. It is anticipated that the infrastructure installation and building construction work will take about 14-15 months beginning October 2016.

This project Phase 1B Community center construction includes the “infrastructure and building construction for a 13,671 sf facility. This facility will serve numerous organizations serving 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 Association, and a DHHL “satellite” office.

The application for County of Hawaii Plan Approval has been submitted and approved. L2020 received its grubbing and grading permit in late December 2013 and completed the grubbing and grading site preparation for this planned community center. ***The community center construction project is “shovel ready”.*** ***The Total Project cost is \$7,343,350.*** La'i'Opua 2020 received and expended **\$950,000** for the project to include pre-paid consulting services, site grubbing, grading and prep for utility installation construction. Therefore, the remaining “total” construction costs for the community center building is **\$5,994,748** including Landscaping and project management cost. **See Ex. C - Community Center Construction Budget**

Group 70 International created the overall “master” conceptual layout for the 26.75 acres and the architectural design for the community center. Additional planning, design, and site work has been contracted to licensed civil engineers and construction specialists to include contracts with RM Towill- Civil Engineering firm and a Project Manager- Steve Machesky.

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- Kamakana Villages will include about 4,100 homes and approximately 20,000 residents. Currently, DHHL completed the civil infrastructure for Village IV Phase 1- Akau for 119 homestead units which would increase the current homestead resident population from 840 to 1216 homestead residents.

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 **102.2 construction jobs** will be created with the current construction of the community center at the current estimated building construction cost of \$7,343,350.

In addition, the completed medical center and proposed community center will contribute to the economic vitality of the region. Both the medical center and community center 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 building construction clearly adds value to the medical center operations as La'i'Opua 2020 tailors its construction activities with DHHL Village IV while coordinating construction activities and cost saving measures.

Based upon the information above and the “distressed community” in Kealakehe, La'i'Opua 2020 has focused its priority to deliver workforce initiatives through its Kau I Ka Malie – Multi Media Technology & Cultural Center on the campus of Kealakehe High School. In January 2014, La'i'Opua 2020 began its Certified Nursing Assistant training program, graduated and licensed 40 C.N.A.s. More importantly, 95% of the L2020's licensed C.N.A. graduates are working. Other La'i'Opua 2020 workforce programs will include Commercial Driver's License Certification, Aquaponics Sustainability Certification, and Trades programs. All of these workforce programs will be operating in the Community Center once the construction is completed.

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

The initial users of the community center and medical clinic will be the 840 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'uokani Trust (1,200 acres south of the villages) and Lanihau (337 acres to the north) are developed, the population will increase even more. These and other initiatives are part of the County of Hawaii planned “Urban District” designation.

<sup>1</sup> This includes the existing 280 homes and 350 units 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.

Also, recent U.S. Census 2010 data, gives an idea of the economic status of current residents in the Villages of La'i'Opua. The average median household income for the Hawai'i County is \$54,996 which equates approximately to 82% of the median household income for the State of Hawai'i at \$68,201.

The median household income for the Native Hawaiian community in North Kona within the Villages of La'i'Opua is \$50,010 or 73% of the median household income for the State of Hawai'i, underscoring its designation as an "economically distressed" and challenged community.

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 and workforce initiatives to which La'i'Opua 2020 has made workforce training and employment its priority.

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 55 homes in Village Five have been completed. In addition, Village 4 - 119 single "rent to own" units will be available for occupation in two years. Villages of La'i'Opua Association, (formerly known as 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 350 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

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

This request will fund the second construction phase of the development of the La'i'Opua Community Center complex – the vertical construction for the 13,678sf multi-purpose community center building. At this stage and with the medical center construction completed, all of the off-site utilities are in place and brought in at the top of the property along Keanulehu Drive. Therefore, the scope, task, and responsibilities related to the community center “infrastructure and vertical building” construction are as follows:

The scope of work for this grant includes:

1. On-site electrical and lighting, external water, sewer and drainage systems installations
2. Foundation preparation, parking lot, access thoroughfares
3. Paving, sidewalks, steps, and ramps.
4. Building Construction: foundation, wall, trusses, roof, electrical plumbing, mechanical-AC, finishes, and furnishings

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.

The off-site water and sewer systems were installed as part of the construction of the Keanulehu Drive Extension and DHHL's subdivisions. It's important to note the bulk of the on-site costs of the pre-vertical construction is for installation of the driveway improvements, parking lot, external building electrical and lighting systems (see **Ex. D GBI-** Project Cost Summary & Itemized budget.

### 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 ten 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).

However, the construction of the community center is projected to take 14 to 16 months. Our construction is timed to coincide with DHHL's construction of Villages 4 and 5 adjacent to the complex site. A detailed timetable for the complete build-out of the La'i'Opua Community Center Complex is below.



This grant request is for the on-site infrastructure utility installations and building construction for the community center complex. The timeline for this work is provided below. The preparatory site work completed prior to the grant funding period is shown as well.

<b>Laiopua 2020 Community Center Facility Construction Costs &amp; Time Table</b>							
Total	2015	2016	2017				
	Qtr 4 Oct-Dec	Qtr 4 Oct-Dec	Qtr 1 Jan-Mar	Qtr 2 Apr-Jun	Qtr 3 Jul-Sep	Qtr 4 Oct-Dec	
<b>Total Construction Costs</b>	<b>6,393,350</b>	<b>950,000</b>	<b>1,435,000</b>	<b>1,038,128</b>	<b>1,400,400</b>	<b>1,262,484</b>	<b>307,338</b>
<b>2015 Site Prep - Phase 1</b>	<b>950,000</b>	950,000					
<b>COMPLETED</b> - Mass excavation and grading							
<b>Site Prep - Final Phase</b>	<b>1,648,128</b>		1,435,000	213,128			
Water, Drainage & Sewage, Communications & Electricals, Finishes							
<b>Vertical Constructions</b>	<b>3,795,222</b>			825,000	1,400,400	1,262,484	307,338
General Requirements	305,000						
Concrete	213,065						
Masonry and Metals	45,000						
Wood / Plastics	566,925						
Thermal / Moisture	215,919						
Doors / Windows	178,188						
Equipmnt. Finishes	426,458						
Mechanical, Electrical, Adjs	1,844,667						
<b>Total Vertical</b>	<b>3,795,222</b>						
<b>Site Prep -Final &amp; Vertical Construction</b>	<b>5,443,350</b>						
<i>Project Management</i>	<i>311,500</i>						
<i>Landscaping</i>	<i>239,500</i>						
<b>Subtotal</b>	<b>5,994,350</b>						
FF& E 6%	<i>399,000</i>						
<b>Sub-Total Construction Costs</b>	<b>6,393,350</b>						
<i>Completed Mass Excavation &amp; Grading</i>	<i>950,000</i>						<i>Includes Phase 1 Site prep costs</i>
<b>TOTAL BUILDING COSTS</b>	<b>7,343,350</b>						

- The applicant shall describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

Fiduciary oversight will be provided by La'i'Opua 2020's board of directors (L2020 BOD) (see **Ex. E- 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 President- 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**, Managing Director Sperry Van Ness 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 Association, formerly Kaniohale Community Association and he has garnered significant experience in the field of community planning and development. Prior to La'i'Opua 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. Machesky 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, report 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 accounts 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.

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

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 2 construction within 14-15 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 to track our progress and measure our achievements each quarter. 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. F).

### **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 Next Page through 11***

<b>Page 10</b>	<b>L2020 Construction Budget Detail</b>
<b>Page 11</b>	<b>State Form- Budget Justification – Personnel Salaries &amp; Wages</b>
<b>Page 12</b>	<b>State Form- Budget Justification- Capital Project Detail</b>
<b>Page 13</b>	<b>State Form- Government Contracts and/or Grants</b>

Laiopua Community Center		without GBI sitework			
SCHEDULE OF VALUES 06-02-15 adjusted sitework V1.2 based on the 70% design development drawings by Group 70 international		this total with GBI B/14089 REV01	TOTAL	TOTAL	PERCENTAGE METHOD USING HARD COST OF 5.468.M
DESCRIPTION		TOTAL	TOTAL		
DIVISION 1 - GENERAL REQUIREMENTS		305,000.00	305,000.00		5%
DIVISION 2 - SITE WORK - Utility Installation		1,648,128.00	9,200.00		19%
DIVISION 3 - CONCRETE		213,065.00	213,065.00		8%
DIVISION 4 - MASONRY		15,000.00	15,000.00		1%
DIVISION 5 - METALS		30,400.00	30,400.00		2%
DIVISION 6 - WOOD & PLASTICS		566,925.00	566,925.00		9%
DIVISION 7 - THERMAL & MOIST. PROTECTION		215,919.00	215,919.00		5%
DIVISION 8 - DOORS & WINDOWS		178,188.14	178,188.14		4%
DIVISION 9 - FINISHES		263,573.21	263,573.21		8%
DIVISION 10 - SPECIALTIES		8,500.00	8,500.00		2.25%
DIVISION 11 - EQUIPMENT		153,984.76	153,984.76		5%
DIVISION 12 - FURNISHINGS		0.00	0.00		0.25%
DIVISION 13 - SPECIAL CONSTRUCTION		0.00	0.00		0.25%
DIVISION 14 - CONVEYING SYSTEMS		0.00	0.00		0.00%
DIVISION 15 - MECHANICAL		557,335.00	557,335.00		13.10%
DIVISION 16 - ELECTRICAL		454,500.00	454,500.00		8.00%
DIVISION 17 - CONTRACT ADJUSTMENTS		832,832.26	832,832.26		10.00%
TOTAL WITH PROFIT, OVERHEAD, CONTINGENCY, TAX		5,443,350.37	3,804,422.37		100%
TOTAL COST PER SQUARE FOOT (13,671 under roof)		398	278		
<b>UTILITY INSTALLATION &amp; BUILDING CONSTRUCTION COST</b>		<b>\$5,443,350.00</b>			
PROJECT MANAGEMENT		311,500			5%
LANDSCAPING		239,500			4%
<b>TOTAL 2016-17 CONSTRUCTION PROJECT COST</b>		<b>5,994,350.00</b>			
FF&E 6%		399,000.00			
Sub-Total		<b>6,393,350.00</b>			
<b>Pre-Paid Construction Fees</b>					
SITE PREP- GRUBBING & GRADING (Completed)		950,000			
ARCHITECTURAL FEES (Pre-Paid Balance)					
ENGINEERING FEES (Pre-Paid Balance)					
<b>TOTAL COMMUNITY CENTER PROJECT COSTS</b>		<b>7,343,350.00</b>			

# BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2016 to June 30, 2017

LAIOPUA 2020

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
EXECUTIVE DIRECTOR	FULL TIME	\$63,897.00	50.00%	\$ 31,948.50
CONTROLLER	FULL TIME	\$55,910.00	30.00%	\$ 16,773.00
EXECUTIVE ASSISTANT	FULL TIME	\$47,924.00	30.00%	\$ 14,377.20
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				<b>63,098.70</b>

**JUSTIFICATION/COMMENTS:** It's anticipated the Executive Director will spend 50% of his time coordinating the site prep and vertical construction of the Laiopua 2020 Community Center. Coordination's will include all pre-construction activities with architects, engineers, county regulators, project managers and project funders. The construction phase will include coordination's with construction contractors and communications with governing boards, funders and Hawaiian Homes (Lessor). The Controller and Executive Assistant will dedicate 30% of their time providing the appropriate administrative support for Exec Director coordinations.

# BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2016 to June 30, 2017

Applicant: Laiopua 2020

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED FY: 2016-2017	OF FUNDS REQUESTED FY: 2016-2017	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2014-2015	FY: 2015-2016			FY: 2017-2018	FY: 2018-2019
PLANS						
LAND ACQUISITION						
DESIGN	461000					
CONSTRUCTION	950000		2995000	3950000		
EQUIPMENT						
<b>TOTAL:</b>	<b>1411000</b>		<b>2,995,000</b>	<b>3,950,000</b>		
JUSTIFICATION/COMMENTS:						

**GOVERNMENT CONTRACTS AND / OR GRANTS**

Applicant: Laiopua 2020

Contracts Total:

5,430,099

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)</b>	<b>CONTRACT VALUE</b>
1	2010 GIA- Design Services	7/1/2010	DHHL	State	1,526,000
2	2015 County Grant- Program Services	7/1/2015	County	Hawaii	18,000
3	US DOE Native Hawaiian Education 4th Yr *	9/2013	Federal	US DOE	132,715.00
4	STATE GIA - Capacity Grant	4/2013	DHHL	State	400,000.00
5	DHHL - GIA GRANT - Sewer	10/2010	State	State	250,000.00
6	STATE - 2007 GIA Grant	9/2008	State	State	125,000.00
7	DHHL - RPP	6/2011	DHHL	State	32,500.00
8	DHHL - KULIA IKA NUU	8/2011	DHHL	State	250,000.00
9	DHHL Capacity Grant	5/2007	DHHL	State	2,525.49
10	DHHL - Priority Grant	9/2008	DHHL	State	243,716.00
11	DHHL - Implementation Grant	1/2010	DHHL	State	40,000.00
12	US DOE Native Hawaiian Education 1st Yr class	11/2010	Federal	US DOE	425,849.37
13	US DOE Native Hawaiian Education 2nd Yr class	2/9/2011	Federal	US DOE	217,491.84
14	US DOE Native Hawaiian Education 3rd Yr class	2/9/1/2012	Federal	US DOE	191,301.05
15	OHA Grant	7/2008	State	State	150,000.00
16	HUD - EDI 2010	6/2010	Federal	HUD	475,000
17	2015 State CIP	4/1/2014	State		950,000
18					
19					
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2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year.

**CIP- Budget Quarterly Expense represents the total infrastructure and vertical building costs of \$5,994,748.**

State 2014 GIA	950,000	Site Prep Completed September 2015 and Grant funds Expended				950,000
<b>CIP- Budget Quarterly Expense 2016 - 2017</b>						
	Quarter 4 Oct. 2016	Quarter 1 Jan 2017	Quarter 2 Apr 2017	Quarter 3 July 2017	Quarter 4 Sep 2017	Total Grant
State-2016 CIP	449,250	299,500	748,750	1,048,250	449,250	<b>2,995,000</b>
Private-NMTC	292,500	195,000	487,500	682,500	292,500	1,950,000
Federal EDA	150,000	100,000	250,000	350,000	150,000	1,000,000
Federal OECD	150,000	100,000	250,000	350,000	150,000	1,000,000
FF&E Cost						(950,000)
<b>CIP Total</b>	1,041,750	694,500	1,736,250	2,430,750	1,041,750	<b>5,995,000</b>
<b>Total</b>	15%	10%	25%	35%	15%	<b>100%</b>

With the project site grubbed, graded and prepped for the installation of the utilities and building construction, the blue shaded area identifies the 2016 GIA grant request of \$2,995,000 the quarterly expenditures for the estimated 16 month construction period.

It's important to note that Office of Community and Economic Development grant application is intended to fund the furnishings, fixtures and equipment cost. Therefore the \$950K line item was adjusted to compensate for this expense and to further reflect the adjusted construction costs.

The Table below represents La'i'Opua 2020's active grant. The remaining amount State GIA Design includes the completion of the Community Center design and construction administration.

<b>LA'I'ŌPUA 2020 ACTIVE GRANTS AVAILABLE</b>					
Source of Funds	Application Date	Status	Restrictions	Amount to Date	Remaining Balance
State GIA	Jan 2010	November 2010	Design Grant: Community Center	\$1,526,000	\$460,890
County of Hawaii	Jan 2015	July 2015	Program Grant: Aquaponics Sustainable project	\$18,000	\$9,101



1. *The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2016.*

La'i'Opua 2020 is seeking other funding sources to complement this GIA request. La'i'Opua 2020 New Market Tax Credit funders has offered significant interest in this project. L2020 anticipates securing the estimated \$1,9M allocation base upon L2020's equity in the project to date and possibly receive this allocation at or during this year's Legislature's conference hearings.

<b>La'i'Opua 2020 Pending Grants</b>				
<b>Source of Funds</b>	<b>Application Date</b>	<b>Funding Date</b>	<b>Restrictions</b>	<b>Grant Amount</b>
State GIA-2016 CIP	1/22/2016	10/01/2016	Capital Improvement	2,995,000
Federal OECD	2/01/2016	10/01/2016	FF&E	1,000,000
Federal EDA	3/01/2016	09/0/2016	Capital Improvement	1,000,000
Private-NMTC	1/31/2016	04/01/2016	Capital Improvement	1,950,000
State GIA-2016 OP	1/22/2016	07/2016	Operation funding	199,000
Office of Hawaiian Affairs	11/31/2016	6/31/2017	Program Funding	400,000
DHHL	3/31/2016	6/31/2016	Program Funding	200,000
<b>Total Proposed &amp; Pending Grant Funding Program</b>				<b>7,744,000</b>

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 Private 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. The medical and dental center construction was completed in July 2015 and opened for operations in September 2015. Private New Market Tax Credit program is a US Treasury Community Development Initiative Fund seeking private investors to fund community based projects in "distressed communities" and in turn, receive a tax credit for the Federal Government upon completion of the project.

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

The La'i'Opua 2020's "unrestricted current asset balances total \$100,698.80.

## **IV. Experience and Capability**

### **A. Necessary Skills and Experience**

Through the conceptual design and entitlements phase over the past six years between 2009 thru December 2015, 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 and contractors. Within this time period, the team has managed to raise \$15,228,398 million dollars in capital and equity and completed all of the conceptual design and entitlements work to complete the design and construction of the 11,000 sq. ft. Medical Center which began operation in July 2015.

Also, 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.

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 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 the project is run professionally and in accordance with governmental regulations and standards.

### **B. Facilities**

L2020 office is used by its staff for planning and managing the on-going proposed community center project to include project management of the infrastructure installation and building construction. L2020 office is on the 1<sup>st</sup> floor, is wheelchair accessible and therefore ADA compliant.. In addition, La'i'Opua 2020 operates out of a rented office in Kailua-Kona and currently offers programs and services to the homestead community and public.

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 standards and requirements. The facility will include adult day care services, with special attention given to the needs of kupuna (elders).

## V. Personnel: Project Organization and Staffing

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

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'Opua 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'Opua 2020, he was a small business owner, and has held supervisory positions in both the public and private sector. Once the La'i'Opua 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.

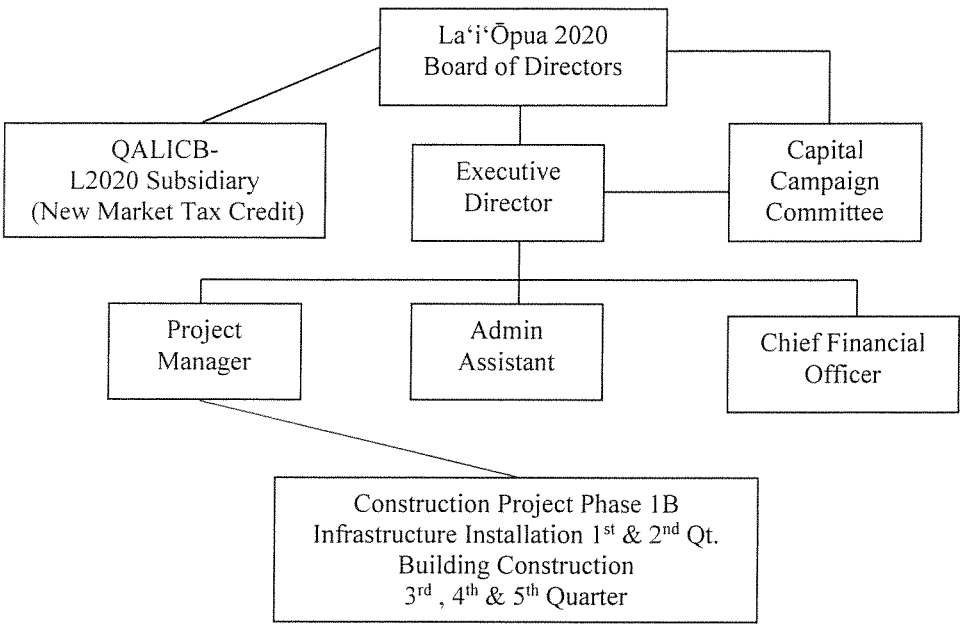
**ISAAC SYLVA (CHIEF FINANCIAL OFFICER):** The chief financial officer serves at the direction of the executive director, and is responsible for La'i'Opua 2020's financial management, fiscal accountability and all attendant duties in the area of human resources management. Mr. Sylva also works with technical 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 project manager, Mr. Machesky 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.

**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.*

**La'i'Opua 2020 has acquired several licenses and accreditation.**

- **County of Hawaii – Workforce Vendor/ Training Provider**
- **State DHS Certified to Conduct C.N.A. Training**
- **Regional Testing Center for State C.N.A Licensing**
- **Alulike Training & Career Sponsor**
  - **See Ex. G for documentation**

**C. Support Letters- See Ex. H**

# EXHIBIT LIST

- EXHIBIT A: La'i'Opua 2020 Community Center Master Plan
- EXHIBIT B: L2020 & Contractor Task Sheet
- EXHIBIT C: La'i'Opua 2020 Construction Budget
- EXHIBIT D: GoodfellowBros., Inc – Project Cost Summary & Itemized Budget
- EXHIBIT E: La'i'Opua 2020 Board of Directors List
- EXHIBIT F: La'i'Opua 2020 Certificate of Good Standing
- EXHIBIT G: La'i'Opua 2020 Licenses and Accreditations
- EXHIBIT H: La'i'Opua 2020 Letters of Support
- EXHIBIT I: Group 70 Architectural Plan
- EXHIBIT J: Landscape Plan

# **EXHIBIT A**

La'i'Opua 2020 Community Center Master Plan

# *La'i'Ōpua Community Center*



NOHO KAULIKE  
On Common Ground

MASTER PLAN  
UPDATE  
2016

## La'i'Opua 2020

a 501(c)(3) non-profit corporation  
74-5599 Laha Street  
Kailua Kona, 96740

Phone.....808-327-1221  
Fax.....808-327-1223  
email.....[bokahui@laihau.com](mailto:bokahui@laihau.com)

Aloha Kakou,

La'i'Opua 2020 was founded by Native Hawaiians in the Villages of La'i'Opua homesteaders association formerly known as Kanihale Community Association (KCA), 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 Kealahke 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 Kealahke 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 planned playground. In July 2015, La'i'Opua 2020 and partner West Hawaii Community Health successfully planned, designed and constructed the medical and dental center serving the immediate and surrounding communities in West Hawai'i.

La'i'Opua 2020 shall "holomua" (move forward), as we are compelled to phase our community development plan and develop the next phase to include the pre-school and community center facility. Our current construction start-up for the next phase will begin in November 2016. 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





## La'i'Ōpua Community Center in Context

The La'i'Ōpua Community Center is in the "Piko" of the growing urban community of Kealahkehe, Hawai'i.

**(A) Kaniohale, Village 3:** Completed. This Hawaiian Homes community provides 225 residential units.

**(B) West Hawaii Civic Center:** The \$50 million West Hawai'i Civic Center facility offers residents a amphitheater, services from 15 County agencies, a Hawai'i County Council Chamber, and Office of the County Clerk. The seven-acre parcel is located at the intersection of Ane Keohokalole and Kealahkehe Parkway.

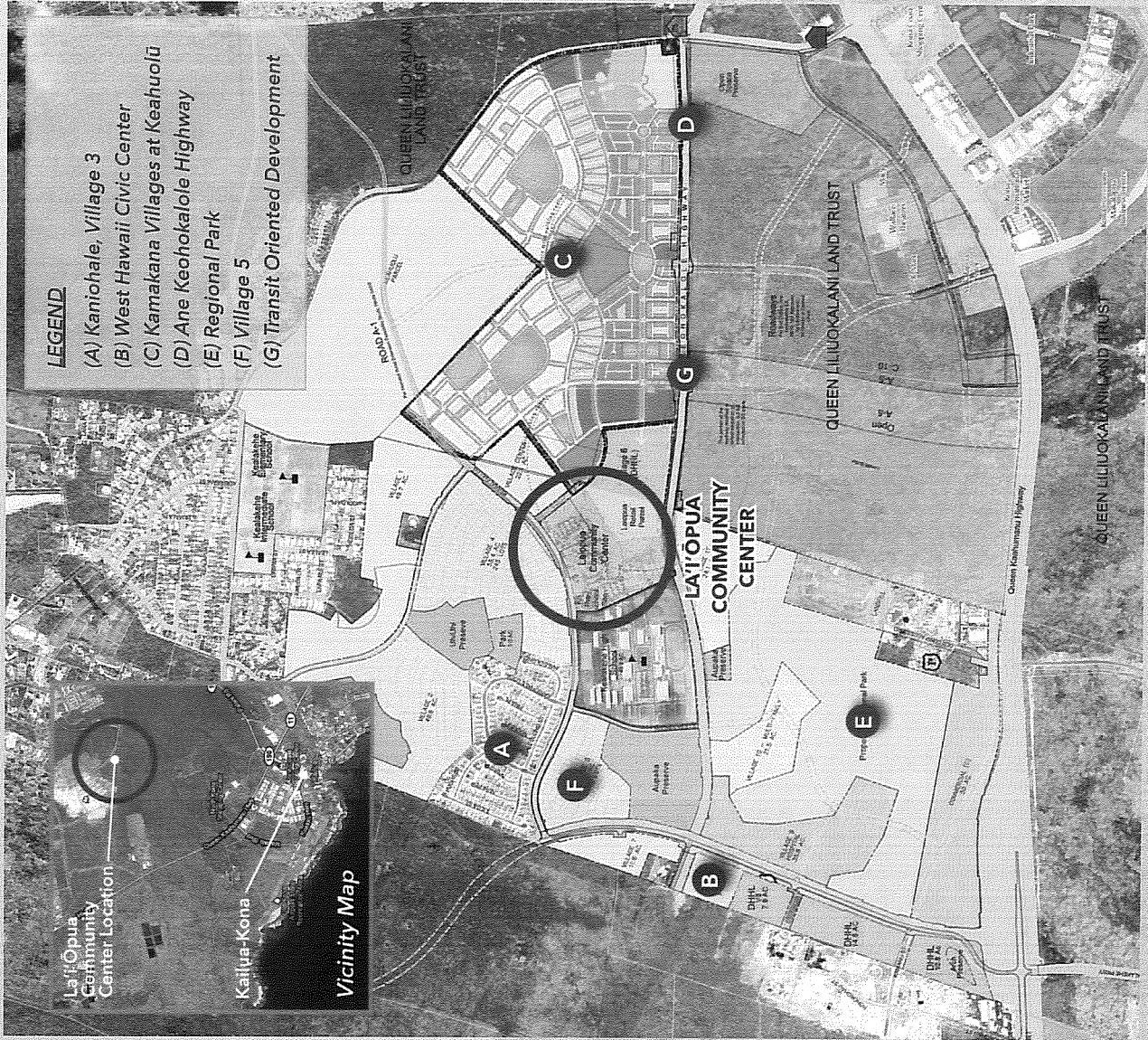
**(C) Kamakana Villages at Keahuolū :** Proposed. Keahuolū Kamakana Villages is a State affordable housing project. HHFDC granted development rights to Forest City, Inc, whose plans include 2,400 high and low density residential units, an elementary school, commercial and park space.

**(D) Ane Keohokalole Highway:** Phase One - Completed. The 3 mile, \$35 million thoroughfare to Palani Road broke ground in March 2010. Federal stimulus dollars were appropriated for the construction of this Mid Level Road from Henry and Palani to Kealahkehe Parkway, and further to Hinalani Street.

**(E) Kealahkehe Regional Park:** 2011 Executive Order No. 4355 amends the land use to designate 193 acres for a Regional Park.

**(F) Village 5:** Consists of 50 units built out of a planned total of 118 residential units. Habitat of West Hawaii built 7 units.

**(G) Transit Oriented Development:** Proposed. The county has designated the intersection of Ane Keohokalole Highway and Manawale'a Street as a TOD providing public and commercial services to this area.



## Major Developments Concepts & Themes

Through charrettes held in November and December of 2007, and August of 2010, he 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*

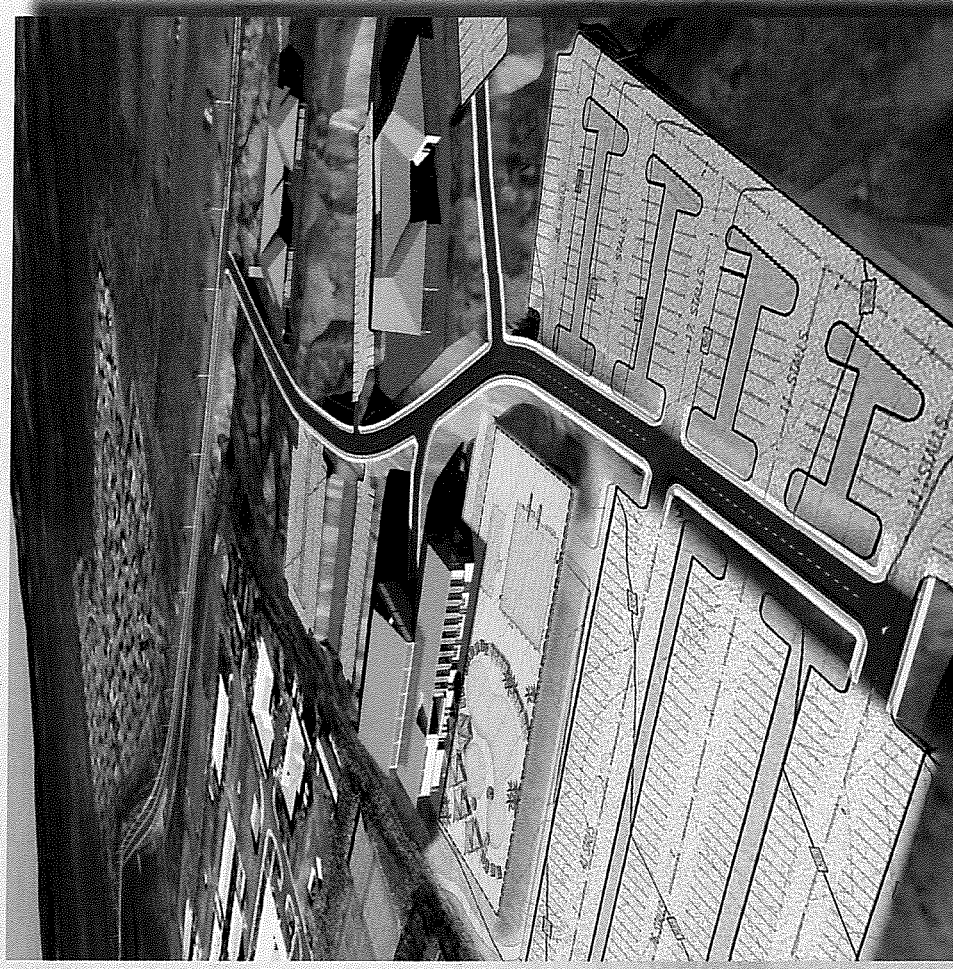
Values of aloha, mālama 'āina, pono, and lōkahi serve as the guiding principles in the vision for the La'i'Ōpua Community Center. Taking care of the land, water, air, and each other in spiritual harmony and creating opportunities for healthy lifestyles, both mentally and physically, are integral for 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*

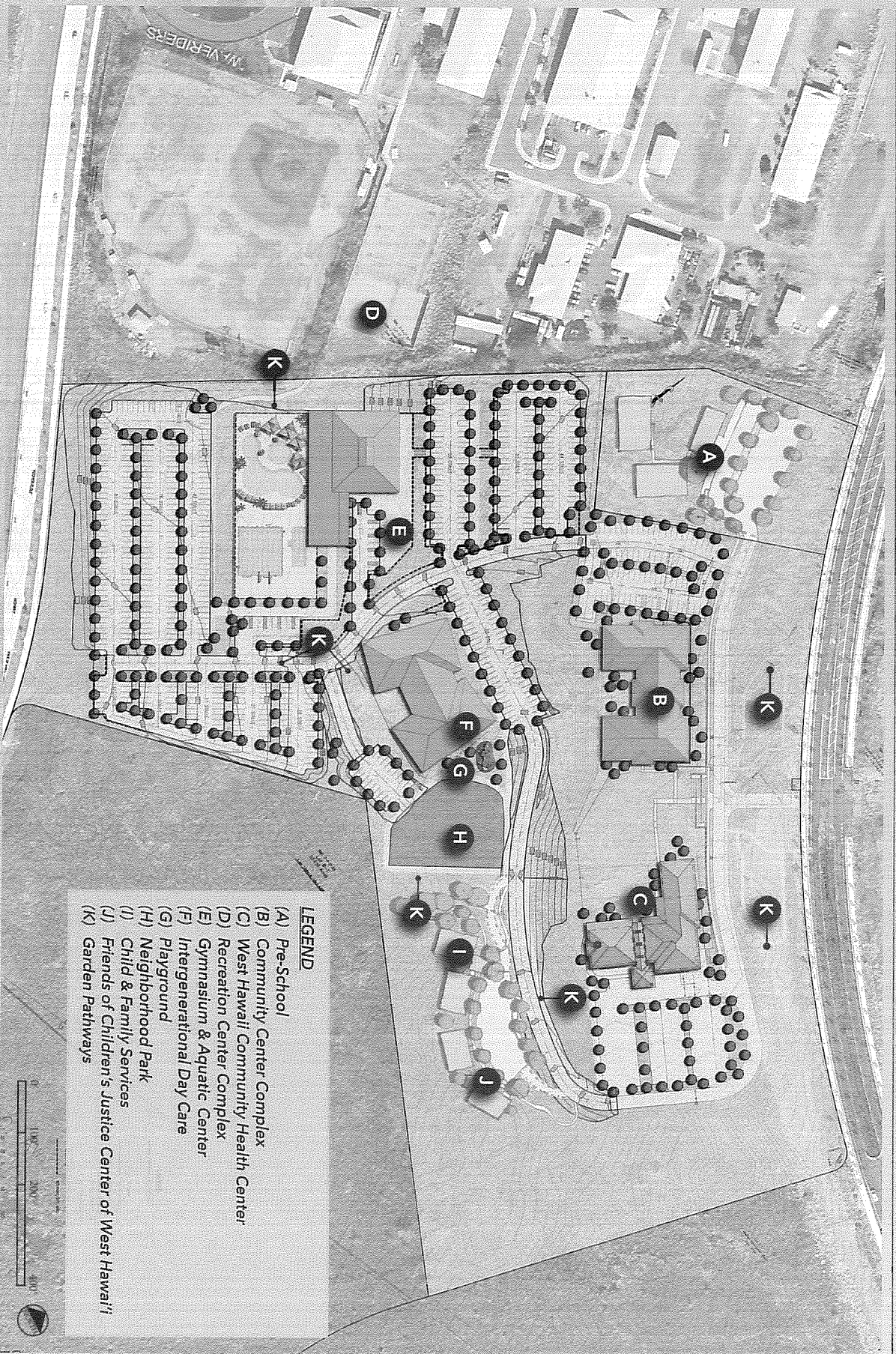
Traditionally, a pu'uhonua is a place of cultural agreement, allowing one to make right what was previously in discord. The Community Center is envisioned as a pu'uhonua, where one is safe, welcome to reflect, receive help, and reconnect again with family and community. Programs will offer health and 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.

### 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.



# Conceptual Plan



- LEGEND**
- (A) Pre-School
  - (B) Community Center Complex
  - (C) West Hawaii Community Health Center
  - (D) Recreation Center Complex
  - (E) Gymnasium & Aquatic Center
  - (F) Intergenerational Day Care
  - (G) Playground
  - (H) Neighborhood Park
  - (I) Child & Family Services
  - (J) Friends of Children's Justice Center of West Hawai'i
  - (K) Garden Pathways

The Conceptual Plan recommends developing a Community Center at La'i Opua on the vacant parcel makai of Kealahou Drive and adjacent to Kealahou High School belonging to the Department of Hawaiian Home Lands to be leased and managed by the La'i Opua 2020 organization. The plan calls for new construction of approximately 80,000 square feet over an area of approximately 16 acres with future expansion potential.

## Plan Program

### **(A) Preschool**

A land parcel has been set aside for a future preschool near the entrance of the Laiopua Community Center.

### **(B) Community Center Complex**

As the primary anchor of the La'i'i'Opua Community Center, the 13,000 square foot community center complex will be the home of the La'i'i'Opua 2020 board. This facility will support office spaces, conference rooms, adult job force training classrooms, workforce development programs, a business incubation center, a culinary incubation kitchen, and open air pavilion spaces for gatherings and community events.

The Neighborhood Place of Kona offers their welcoming spirit to La'i'i'Opua. Known for their ability to create a puyuhonua, 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'i'i'Opua Community Center.

### **(C) West Hawaii'i Community Health Center**

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

### **(D) Recreation Center Complex**

La'i'i'Opua 2020 and Kealahke 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.

### **(E) Gymnasium & Aquatic Center**

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

### **(F) Intergenerational Care Center**

The Family Support Services of Hawaii'i (FSSH) is committed to provide infant and toddler day care programs and educational support to existing family infant care providers at La'i'i'Opua. 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.

### **(G) Playground**

### **(H) Neighborhood Park**

### **(I) Child & Family Services**

La'i'i'Opua 2020 is committed to bringing programs for Alternative to Violence, Sex Abuse Treatment and Therapeutic Foster Homes through group counseling, video conferencing, and employee assistance to the center. The facility will be served by a cluster of small cottages.

### **(J) Friends of Children's Justice Center of West Hawaii'i**

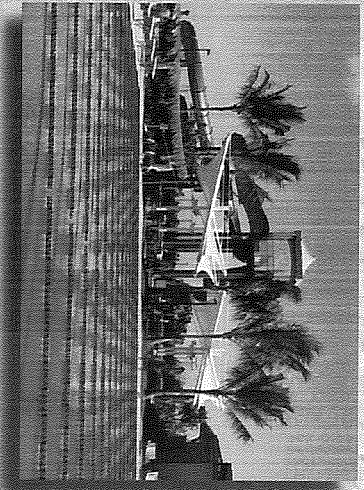
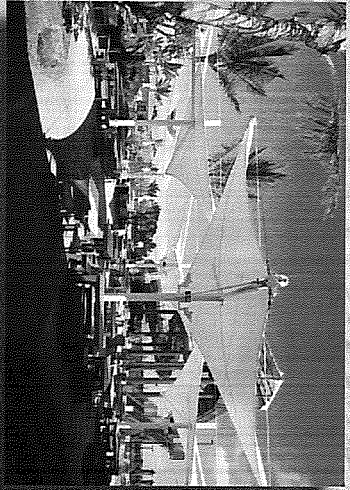
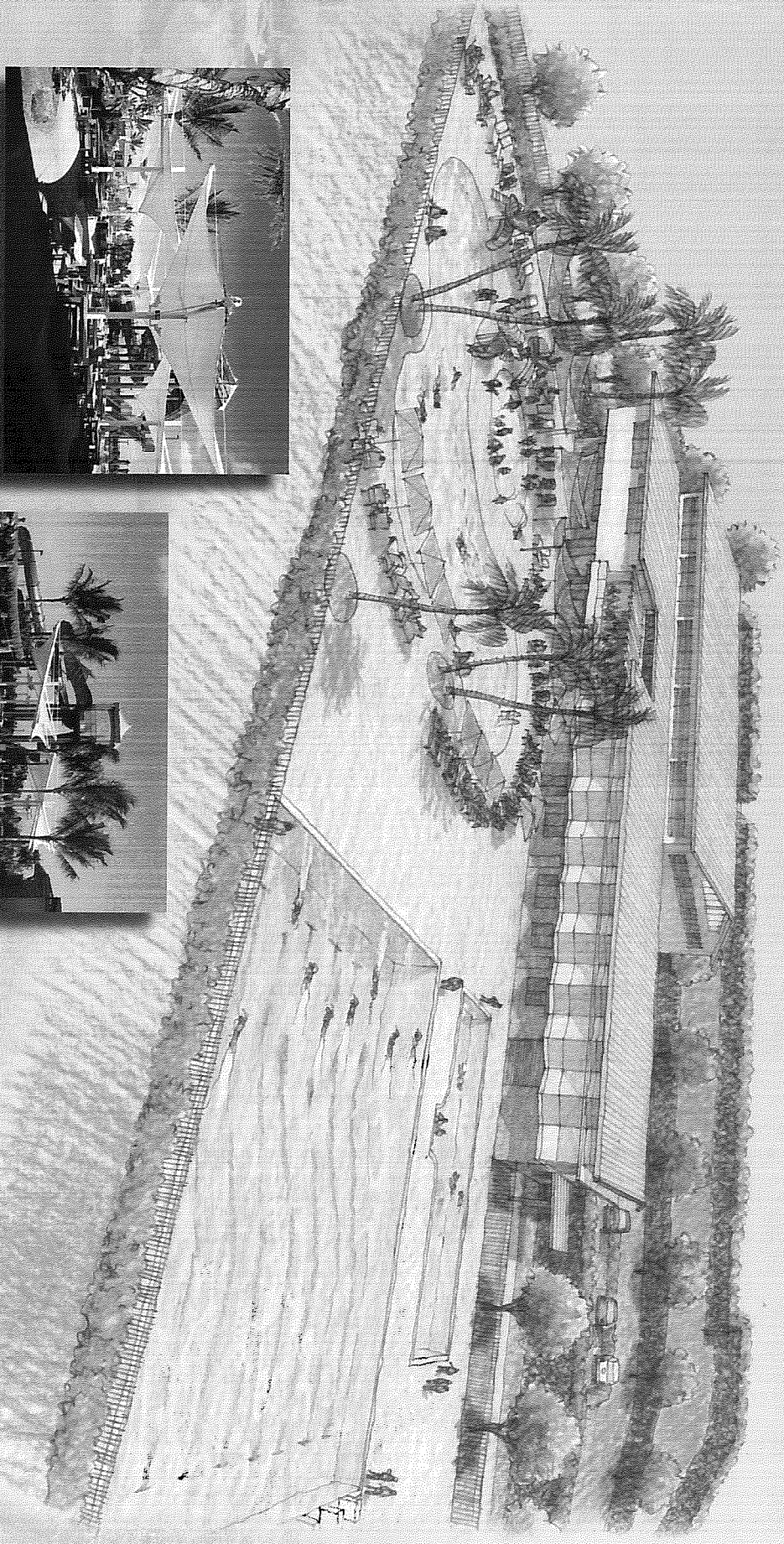
The Friends of the Children's Justice Center of West Hawaii'i partners with the State Judiciary sex assault services program for children and families and are committed to bringing these services to La'i'i'Opua.

### **(K) 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.

## *Aquatic Center & Gymnasium*

During a charrette held in September of 2015, the community defined a vision of the Aquatic Center built upon three main themes: Culture, Intergenerational Interaction, and Community.



Aquatic Center Perspective

# Aquatic Center & Gymnasium

## 1. Culture

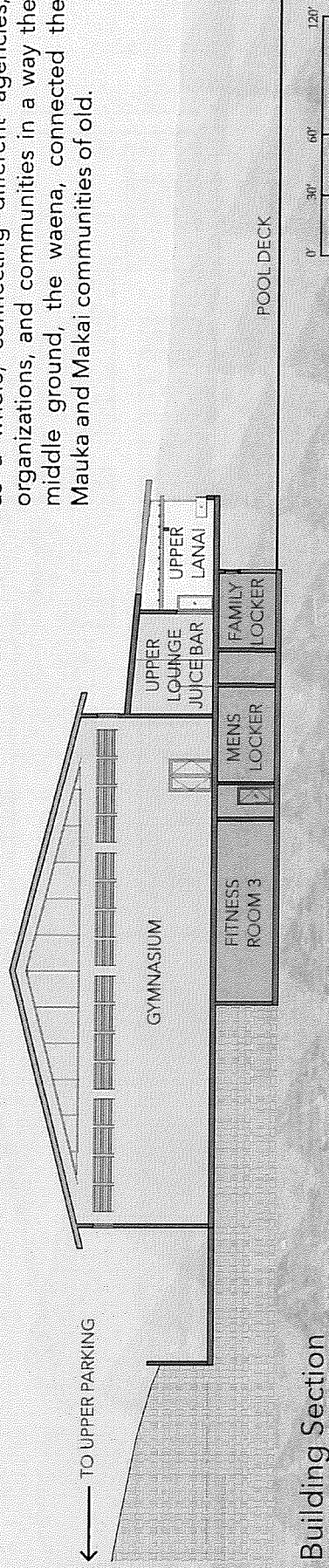
The aquatic center will be a place of culture that embraces regional marine and ocean themes in order to preserve and embrace the Hawaiian culture and heritage of the area. The center will also allow opportunities for interpersonal connections with different members of the community, and become a location that is distinctly known for representing, defining, and educating others in the Kona way of life.

## 2. Multigenerational + Intergenerational

The aquatic center will be a place that not only include and care for all generations, but encourages communication and interaction between the generations, providing a link between past and future members of the community, and solidifying the overarching theme of OHANA in the community that crosses all ages.

## 3. Community Hub

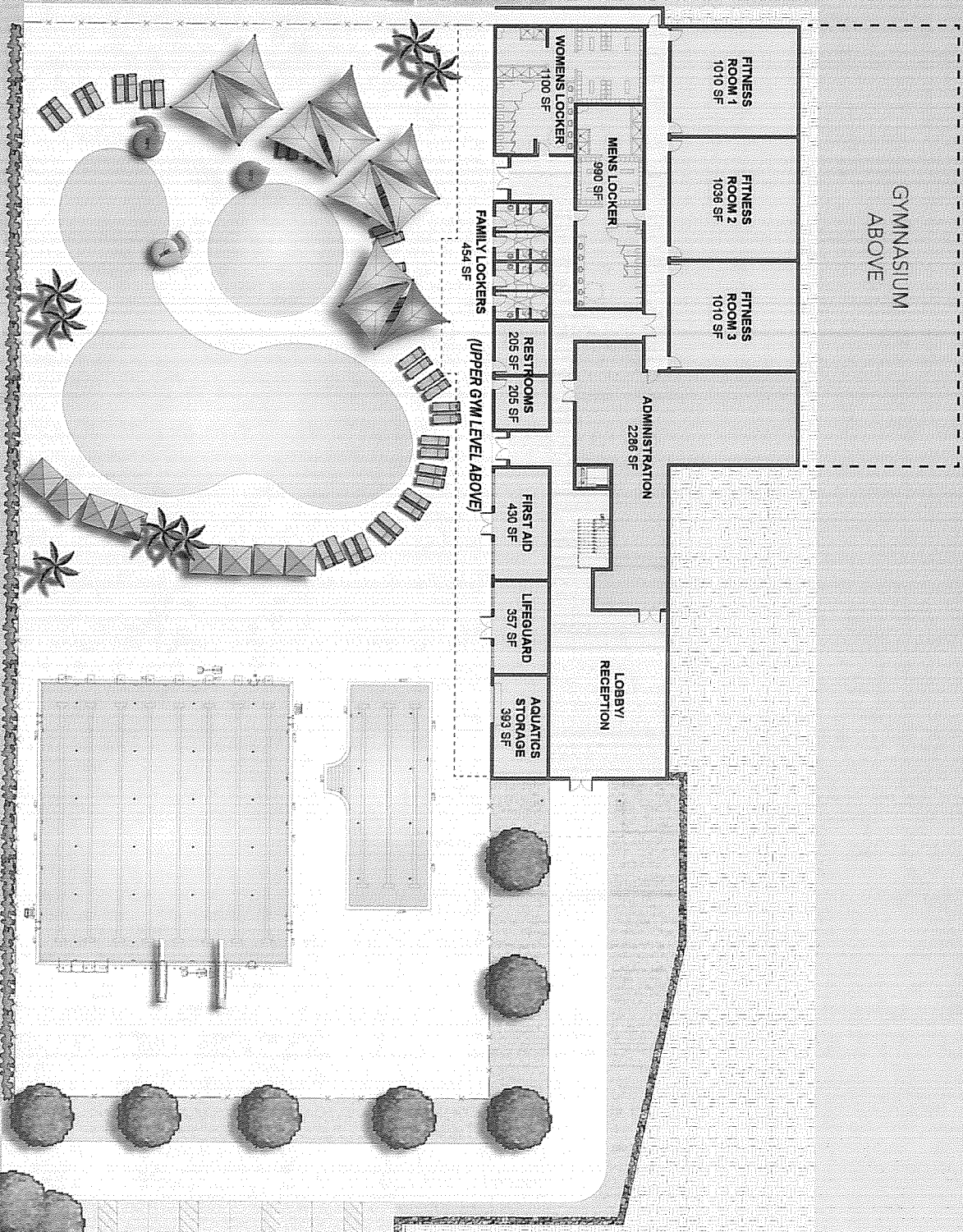
The aquatic center will be a hub of the community, as a place that promotes activeness, health, and wellness across all ages. The center will also create jobs for the community, and will develop capable youth into higher achievers that influence other areas in the island and the state. The center will also encourage sports in a way that ties back to the region's history as a royal playground, and will become a piko for the La'i'Opua master plan as well as the region as a whole, connecting different agencies, organizations, and communities in a way the middle ground, the waena, connected the Mauka and Makai communities of old.



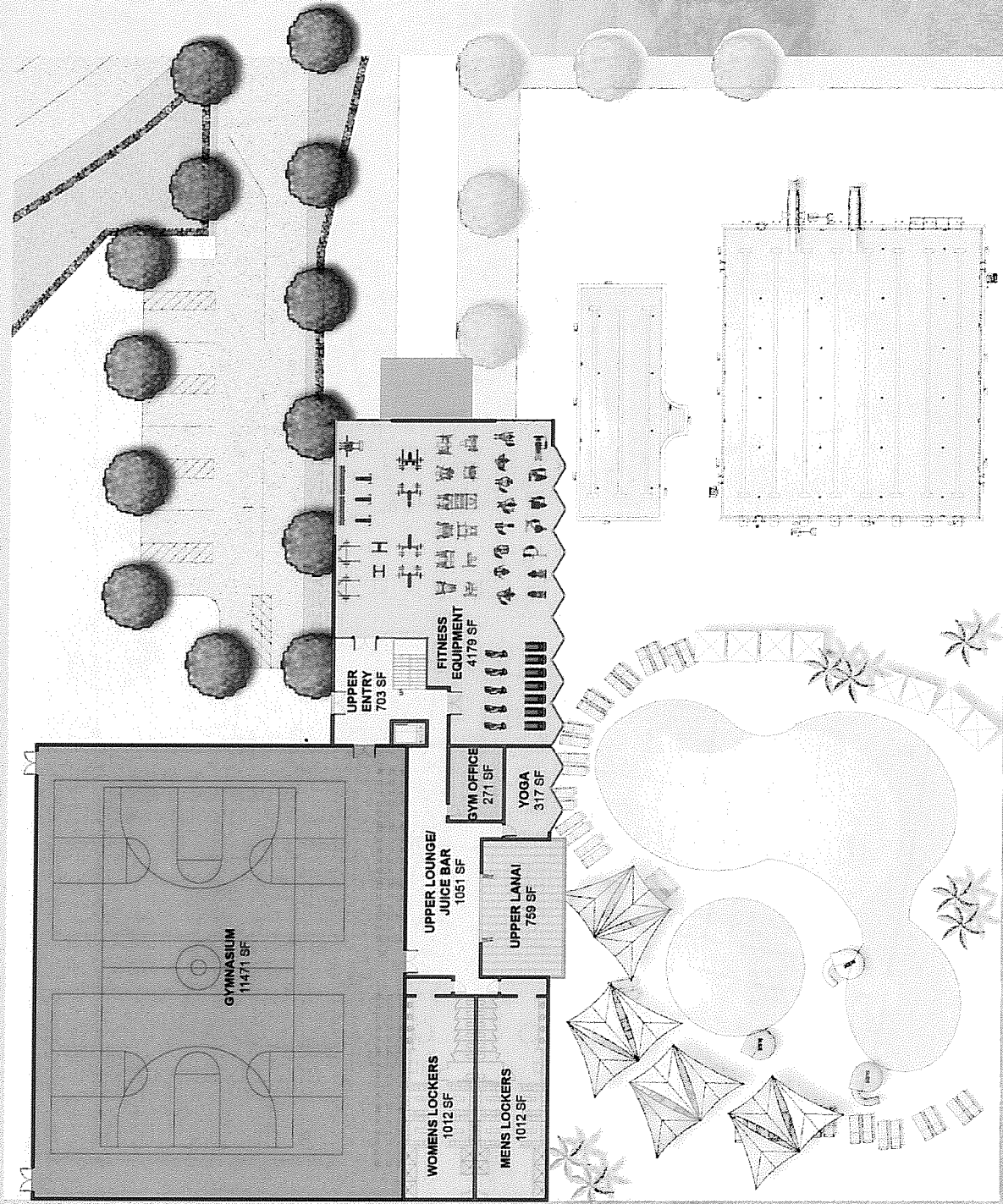
Building Section



# Aquatic Center Plans - Lower Pool Level

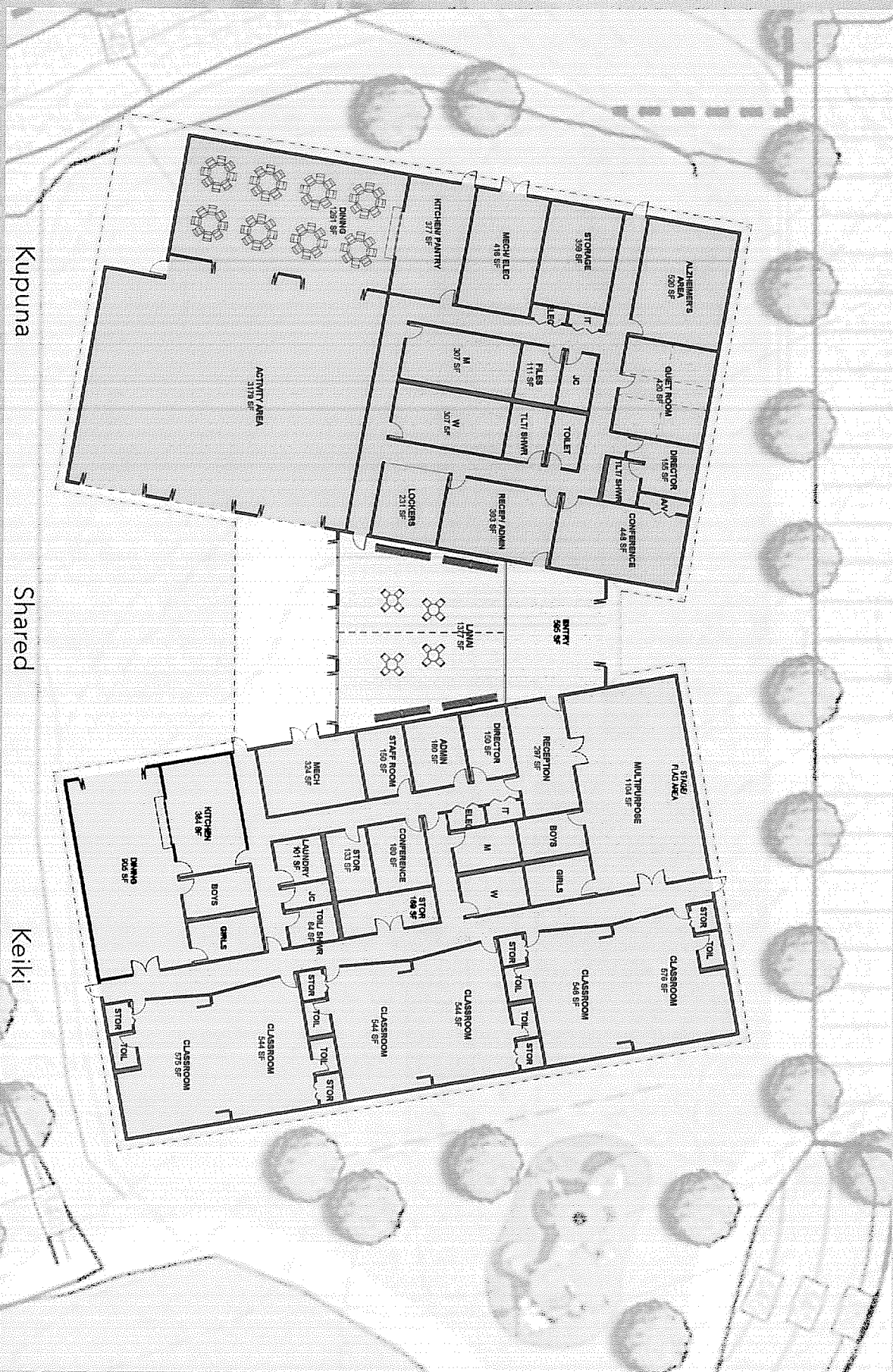


# Aquatic Center Plans - Upper Gym Level





# Intergenerational Day Care Plan



*Intergenerational Day Care Perspective*



# Cost & Phasing

## Cost

The total cost of development is estimated in January 2015 dollars. Estimate is based on current cost for construction on the Big Island. Funding for development is expected to be shared with service providers and other partners. Approximately an additional 15% of construction cost is expected for fees associated with architectural design, civil, surveys, permitting preparations and project management.

## Phasing

The La'i'Opua Community Center will be developed in three phases. The first phase involves construction of the Preschool, Community Center, Medical Center and associated road and parking areas. The second phase construction includes the Gymnasium, aquatic facilities, Hale, parking and linkages to Kealahou High School athletic fields. The third phase will be the cottages of social service facilities and amphitheater.

La'i'Opua Facility		Total Cost**
<b>Phase 1 - (2016-2018)</b>		
Preschool		\$7,500,000
Community Center Complex		\$5,995,000
Site Work, Lighting & Road Access		\$20,000,000
<b>Sub-Total</b>		<b>\$33,495,000</b>
<b>Phase 2 - (2017-2018)</b>		
Aquatic Center & Gymnasium		\$26,000,000
Intergenerational Daycare & Playground		\$14,500,000
Site Work		\$3,000,000
<b>Sub-Total</b>		<b>\$43,500,000</b>
<b>Phase 3 - (2019-2020)</b>		
Child & Family Center		\$2,830,000
Family Service Center		\$2,000,000
Site Work		\$10,000,000
<b>Sub-Total</b>		<b>\$14,830,000</b>

## Financing

Funding for development of site work, infrastructure, and the La'i'Opua 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

Cost estimates are based on costs for construction on the island of Hawaii. \*All costs 2015; \*\*± 15% for design related fees; Estimated escalation rate for the next 5 years: 2016-2017 = 8.9%; 2017-2018 = 7.8%; 2018-2019 = 7%; 2019-2020 = 6%; 2020-2021 = 5%

# La'i'Ōpua Community Center

La'i'Ōpua 2020 has raised \$15.2 million through public and private partnerships:

Over \$10.2 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
- Community Center building permit application scheduled to be submitted for County review April 2016
- Community Center construction scheduled to begin October 2016

La'i'Ōpua 2020 - Schedule of Grants Received (3/31/07 - 11/30/15)		
<b>Federal</b>		
US Department of Education - NHIEA	\$967,357.00	
US Department of Housing & Urban Development - EDI 2010	\$475,000.00	
US Health Resource Service Administration	\$5,000,000.00	
New Market Tax Credit (NMTC)	\$4,700,000.00	
<b>Subtotal</b>	<b>\$11,142,357.00</b>	<b>\$11,142,357.00</b>
<b>State</b>		
State 2010-2011 CIP- Design Award	\$1,526,000.00	
OHA/DHHL 2010-2011 Kula I Ka Nui 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	
DHHL Grant-In-Aid Capacity Grant	\$400,000	
State 2014 Grant-In-Aid Award	\$950,000	
<b>Subtotal</b>	<b>\$3,969,241.00</b>	<b>\$3,969,241.00</b>
<b>County</b>		
County of Hawaii Aquaponic Grant	\$18,000.00	
<b>Private</b>		
Kona Kai Ola Foundation I & II	\$48,300.00	
Private Foundation	\$50,000.00	
<b>Subtotal</b>	<b>\$116,300.00</b>	<b>\$116,300.00</b>
<b>TOTAL</b>		<b>\$15,227,898.00</b>

## La'i'Ōpua 2020 - Grants Pending

Grants Pending	Application	Funding	Grant Amount	Limitations
New Market Tax Credit	2/1/16	6/1/16	\$1,950,000.00	Community Center
State 2016 Grant-In-Aid	1/1/16	9/1/16	\$2,995,000.00	General Operations
Federal 2016 Office of Community Economic Development	3/1/16	10/1/16	\$1,000,000.00	Community Center
Federal 2016 Economic Development Agency	3/1/16	11/1/16	\$1,000,000.00	Community Center
State 2016 Grant-In-Aid OP	1/22/16	7/16	\$199,000.00	Operation Funding
Office of Hawaiian Affairs	11/31/16	6/31/17	\$400,000.00	Program Funding
Department of Hawaiian Home Lands	3/31/16	6/31/16	\$200,000.00	Program Funding
<b>TOTAL GRANTS PENDING</b>			<b>\$7,744,000.00</b>	

# Private & Public Partnerships

## La'i'Ōpua 2020 Executive & Board of Directors

Sam Walker Sr., President	Engineer/Safety Compliance Officer, EM Rivera & Sons
Dora Aio-Leamons, Secretary	Villages of La'i'Ōpua Homestead Community Association - President
Daisy L. K. Mitchell, Treasurer	Member, Manager, Agape Ventures, LLC
Gregory G. Ogin, Director	President, Clark Commercial Group
Thomas J. Hickey, Director	Retired Hawaii County Police Department
Avery Kramer, Director	Cellana, Engineer

## Letters of Support

Hawaii Island Caucus	Senate and House of Representatives, State of Hawaii
Josh Green, M.D.	3rd District State Senate
Nicole Lowen	District 6, Vice Chair, Committee on Energy & Environmental Protection, & Vice Chair, Committee on Ocean Marine Resources & Hawaiian Affairs
Cliff Tsuji	Executive Director, District 2, Keaukaha, Parts of Hilo, Waialea, and Panaeoa
Ken Ito	House of Representatives, State of Hawaii
Maile Shimabukuro	House of Representatives, State of Hawaii
Jobie M. K. Masagatan	Chairman, Hawaiian Homes Commission
Robert K. Lindsey, Jr.	Trustee, Office of Hawaiian Affairs
Wilfred F. Murakami	Principal, Kealahou High School
Billy Kenoi	Mayor, County of Hawaii
Clayton S. Honma	Director, County of Hawaii, Department of Parks and Recreation
Thomas Kāeo Duarte	Vice President, Community Engagement and Resources Group
Robert H. Ozaki	President and Chief Executive Officer, Queen Lili'uokalani Trust
Michelle Malia Hiraishi	Executive Director, Hui Mālama Ola Nā Ōiwi, Native Hawaiian Health Care System
Linda Jeffrey	Facilitator, West Hawaii Hui Lāulima
Richard J. Taft	Executive Director, West Hawaii Community Health Center, Inc.
Rowena L. Tiqwi	Executive Director, Kona Adult Day Center
Pablo Penaloza	President, Alakai Academy Child Development Center

# Appendices - Letters of Support



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 Great In-AG (GIA) Capital Improvement Project (CIP) funds for the planning and design of the La'i'opua 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'i'opua Community Center is one of those partnerships, a small project or phase funds that will be leveraged by a non-profit private sector organization. In addition, creating construction jobs and permanent employment, the La'i'opua 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'i'opua for \$250,000 for sewer infrastructure. This is in addition to providing the long-term low-cost issues. A Federal Housing and Urban Development (HUD) Economic Development Initiative (EDI) grant for \$175,000 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 Coffman at 346-9601. This project is in his district and accordingly he takes responsibility for coordinating any needed follow-up action.

Respectfully,

[Redacted Signature]

[Redacted Name]

[Redacted Title]

[Redacted Address]

[Redacted Phone]

[Redacted Email]

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



The Senate  
STATE CAPITOL  
HONOLULU, HAWAII 96813

December 7, 2015

Re: Support for La'i'opua 2020

Aloha,

It is my pleasure to provide my strong support for La'i'opua 2020 and the work that they continue to do in our community. I have expressed my support for La'i'opua 2020 in the past years and will continue to support all of their efforts to serve not only the native Hawaiian community of La'i'opua, but also its surrounding Kona communities.

As a state legislator and a physician, I have seen the benefits that our communities have received through projects such as the West Hawaii Community Health Center which provide critical medical services to our people, as well as the benefits we will receive from a modern day Pu'uohoua.

I believe that the people of West Hawaii can continue to benefit through the commitment and efforts of La'i'opua 2020, and I will continue to offer my full support in their mission to provide access to healthcare and better our communities.

Sincerely,

[Redacted Signature]

State Senate  
3rd District

Josh Green, M.D.  
3rd District State Senate

# Appendices - Letters of Support



REPRESENTATIVE NICOLE LOWEN  
 HAWAII STATE CAPITOL  
 415 S. BERENSON ST. ROOM 425  
 HONOLULU, HAWAII 96813

August 24, 2015

To Whom It May Concern:

As the State Representative for House District 6, I would like to provide this letter of support for La'i 'Opua 2020. The vision of La'i 'Opua is to create a community center facility which will include health and child care services; recreational and educational programs; and a variety of other programs to foster community engagement and greatly expand the opportunities available to nearby residents. La'i 'Opua 2020's goal is to create a place of wellness, safety, unity and, ultimately, a better quality of life for the Kona community.

This vision has already taken root with the construction and recent opening of a new location of the West Hawaii Community Health Center at the La'i 'Opua site on land that has generously been made available by the Department of Hawaiian Home Lands. The construction that is currently completed also includes the foundation for the community center that will be built in the future. La'i 'Opua 2020 has been successful in securing funding from both State and County governments, and has leveraged these funds to bring in additional federal dollars. They have demonstrated their ability to work with community members and organizations to achieve common goals. Clearly, leadership both on Hawaii Island and across the State support the goals of La'i 'Opua and recognize this organization's ability to bring its vision to fruition. I have confidence that any funds granted to this organization will be put to their best use to improve the community.

I strongly support the vision of La'i 'Opua and urge others to do the same.

Sincerely,

Representative NICOLE LOWEN  
 House District 6

Representative Nicole Lowen - District 6 - Vice Chair, Committee on Energy & Environmental Protection, and Vice Chair, Committee on Ocean, Marine Resources, & Hawaiian Affairs  
 415 S. Berensan St., Room 425, Honolulu, Hawaii 96813 - (808) 586-5400

**Nicole Lowen**

District 6, Vice Chair, Committee on Energy & Environmental Protection, & Vice Chair, Committee on Ocean Marine Resources & Hawaiian Affairs

16 | La'i 'Opua Community Center



HOUSE OF REPRESENTATIVES  
 STATE OF HAWAII  
 STATE CAPITOL  
 HONOLULU, HAWAII 96813

August 26, 2015

VIA ELECTRONIC MAIL  
 Mr. Craig "Bo" Kahui, Executive Director  
 La'i 'Opua 2020  
 74-5599 Luhia St., #E-5  
 Kailua-Kona, HI 96740

Dear Mr. Kahui:

I am pleased to accept your invitation and join other community leaders and citizens for continued support towards the completion of the West Hawaii Community Health Center. It was in 2008 when the Hawaii Island Caucus of legislators submitted a collective letter in support of the development of your multi-purpose community center development project for much needed social, educational, recreational, cultural, and medical services for residents of the West Hawaii Island region.

There is still a dire need for the addition of social infrastructure as Hawaii homes and neighboring communities in the Kealahou ahupua'a will be shared with future housing development of over 4,800 single and multi-family units.

As a public servant, I support and partner with your initiative to build a modern day Pu'uho'ona which will serve the Native Hawaiian village community and surrounding areas that "reflect the core values of our island people."

In keeping with those principles and aspirations, I urge all to welcome and support La'i 'Opua 2020 as it seeks to complete the West Hawaii Community Health Center.

Sincerely,

Cliff Tsuji  
 Vice, Waialeale, and Panewa  
 State Capitol 415 S. Berensan St., Room 402, Honolulu, HI 96813  
 Phone: 586-8486 Toll free from Hawaii Island 874-4090, ext. 08486 Fax: 586-8481  
 Email: rtsuji@capitol.hawaii.gov

**Cliff Tsuji**

Executive Director, District 2 - Keaukaha, Parts of Hilo, Waialeale, and Panewa



HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

Representative Michael Magway  
415 South Beretania Street, Room #432  
Honolulu, HI 96813

To the Honorable Representative Magway  
*M. K.*

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

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 Kaneohe community, these goals are inherent within the construction of the La'i'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'i'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

Ken Ito  
House of Representatives, State of Hawaii



HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

February 16, 2007

Subject: La'i'Opua Community Center Complex

To Whom It May Concern:

This letter is in support of the proposed La'i'Opua Community Center Complex within the Village of La'i'Opua, a planned community by the Department of Hawaiian Home Lands in Kaneohe, North Kona, Hawaii.

The Department of Hawaiian Home Lands has recognized the need to ensure that planned projects are consistent with their Regional Plans and Initiatives.

The proposed La'i'Opua Community Center will provide much needed educational, cultural, recreational, and other health and social service programs and support for people who reside in Kaneohe and other rapidly growing neighboring communities on the Island of Hawaii.

Your consideration and support for this program is appreciated.

Maile Shimabukuro  
State Representative for District 45  
Chair, Committee on Human Services & Housing

Representative Maile S.L. Shimabukuro, District 45  
(Waikane-Kaunohiwi)

Chair, Committee on Human Services & Housing

Member, Committee on Education, Higher Education, Health & International Affairs

Hawaii State Capitol, Room 406, Honolulu, Hawaii 96813

Phone: (808) 586-8160/Fax: (808) 586-8164/E-mail: [shimabukuro@capitol.hawaii.gov](mailto:shimabukuro@capitol.hawaii.gov)

Maile Shimabukuro  
House of Representatives, State of Hawaii



Appendices - Letters of Support



JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION  
WILLIAM J. A. M. JR.  
EXECUTIVE DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
1100 KALANANAKUWA'OA DRIVE  
HONOLULU, HAWAII 96813



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
560 N. KING ST., SUITE 200  
HONOLULU, HAWAII 96817

29 September 2015

PHONE (808) 594-1888

FAX (808) 594-1865

September 1, 2015

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Opua 2020  
74-5599 Luhia Street, #E-5  
Kaliua-Kona, HI 96740

Dear Mr. Kahui:

Subject: DHHL Letter of Support

The Department of Hawaiian Home Lands (DHHL) is pleased to offer this letter of support to La'i 'Opua 2020. DHHL has supported the work and vision of La'i 'Opua 2020 to create the modern day Pu'uhonua that is articulated in its 2012 master plan. The realization of this vision will help to serve and better the conditions of the native Hawaiian beneficiaries of the Hawaiian Home Lands Trust. DHHL congratulates La'i 'Opua 2020 on its recent completion of the West Hawaii Community Health Center and looks forward to the future achievements of this community-based organization.

Me Ke aloha,  
[Redacted]  
Jobie M. K. Masagatani, Chairman  
Hawaiian Homes Commission

Aloha,

I would like to lend my kaka'o, my support, to this great effort. La'i'Opua 2020 (L2020) is a bright spot for our Kona community. The medical and dental facilities have been completed. Also, the County of Hawaii has issued the Certificate of Occupancy for the facilities. Now, West Hawaii Community Health Center is providing much needed services to the broader West Hawaii community.

The project has completed approximately 70% of the community center design documents which will host numerous programs and services. One of the most positive points of this project is that it intends to include a workforce development and business incubation center. This is something that I strongly support.

Currently, L2020 conducts several programs including Hawaiian language, Aquaponics, Hydroponics, a Financial Literacy program in partnership with Hawaiian Community Assists, Certified Nursing Assistant program and computer training courses. All of these programs are already strengthening the abilities of the West Hawaii community.

I encourage continued support of L2020 and welcome any questions you may have. Please feel free to contact me at [Robert@ohla.org](mailto:Robert@ohla.org) or call my office at (808) 594-1855.

Aloha,  
[Redacted]  
Robert K. Lindsey, Jr.  
Chair, Board of Trustees

Jobie M. K. Masagatani, Chairman  
Chairman, Hawaiian Homes Commission

Robert K. Lindsey, Jr.  
Trustee, Office of Hawaiian Affairs

David Ige  
Governor

Kathryn S. Manryaali  
Superintendent



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
KEALAKEHE HIGH SCHOOL  
74-5000 PUOHUKUHI STREET  
KAILUA-KONA, HAWAII 96740  
PHONE: (808) 327-3000 • FAX: (808) 327-4307

October 20, 2015

Craig "Bo" Kahiui, Executive Director  
La'i'Opua 2020  
74-5599 Luhia Street  
Kailua Kona, HI 96740

Subject: Support for Workforce and Vocational Training Partnership

Aloha Mt. Kahiui

Over the last 5 years, La'i'Opua 2020 and Kealahou High School have worked together to bridge our relationship and through your concerted efforts, La'i'Opua 2020 has brought additional resources to our campus to deliver STEM and cultural curriculum utilizing the Kau I Ka Malie Center.

Over the years, La'i'Opua 2020 has helped with the Kealahou High School - CEPA courses in which graduating seniors needed additional credits to graduate. Your organization assisted our seniors in earning the necessary credits for graduation.

La'i'Opua 2020 has our continued support to assist in the delivery of the new workforce and vocational training initiatives developed by La'i'Opua 2020. In fact, over the past 16 months, La'i'Opua 2020 has been conducting the highly successful Certified Nursing Assistant Program.

Therefore, I'm in full support of the development of workforce development and vocational training programs to include the Carpenter's Apprentice program on Kealahou High School. More importantly, we will provide your Carpenter's Apprentice program access to the school's resources to include, but not limited to the CTE- Building and Construction Workshop and the new Computer Assistant Design Lab- (CAD Lab).

*If you need assistance understanding this document,  
please contact the principal of the school your child is attending.*

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Wilfred F. Murakami  
Principal, Kealahou High School



William P. Kenoi  
Mayor

Walter K.M. Lau  
Managing Director  
Randall M. Kurehara  
Deputy Managing Director

County of Hawaii'i  
Office of the Mayor

25 Arpani Street, Suite 2003 • Hilo, Hawaii, 96720 • (808) 961-8211 • Fax: (808) 961-6553  
KONA: 74-5044 Ave Keohokalohe Hwy, Bldg C • Kailua-Kona, Hawaii • 96740  
(808) 321-4444 • Fax: (808) 321-4410

August 24, 2015

Subject: La'i'Opua 2020 Community Center Development plan

Aloha,

As Mayor of the Island of Hawaii'i and on behalf of our West Hawaii'i residents, I'm submitting this letter to you in full support of La'i'Opua 2020 and the work that they are continuing to do to build a modern day pu'uhonua, or safe place to serve the native Hawaiian community of La'i'Opua and surrounding Kona communities.

The County of Hawaii'i is committed to working together with La'i'Opua 2020 and their partners to ensure that the people of Kealahou Ahupua'a have all the resources they need to build a strong, healthy, vibrant community. That commitment is embodied in the Ane Keohokālole Highway, which was completed to alleviate and mitigate traffic congestion ensuring safe travel for the families of the area. We are also a part of the Kealahou community ourselves, with the West Hawaii'i Civic Center bringing county government services together in one place for the first time in Kona's history.

The effort and perseverance of La'i'Opua 2020 has come to fruition in projects like the West Hawaii'i Community Health Center, now providing critical medical and dental care to the community. We look forward to continuing to support La'i'Opua 2020 in their endeavors to further build the community.



Billy Kenoi  
MAYOR

County of Hawaii'i is an Equal Opportunity Provider and Employer.

Billy Kenoi  
Mayor, County of Hawaii'i

# Appendices - Letters of Support



William P. Keoni  
Mayor

Clayton S. Honma  
Director  
Kenneth J. Van Bergen  
Deputy Director

**County of Hawaii**  
DEPARTMENT OF PARKS AND RECREATION  
101 Puuahi Street, Suite 6 • Hilo, Hawaii 96720  
(808) 961-3311 • Fax: (808) 961-3411  
<http://www.hawaii.gov/dpr/>

August 24, 2015

Mr. Craig "Bo" Kahui, Executive Director  
Lai'i Opua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, HI 96740

Subject: **Hawaii'i County Department of Parks and Recreation Support for Lai'i Opua 2020 Community Center Development Plan**

Aloha Mr. Kahui,

Mahalo to you and Lai'i Opua 2020 members for having the vision and dedication to create a modern pu'uhoonua or safe haven through your 2020 Community Development Plan that calls for a multi-purpose community center, recreation complex, and medical center. When completed, this project will improve the quality of life for West Hawaii residents by helping to meet their social, educational, recreational, and medical needs.

The progress that's been made toward achieving your grand vision is very impressive and a testament to your commitment, perseverance, and hard work. The recent opening of medical and dental facilities makes much-needed care available to Villages of Lai'i Opua residents and the larger West Hawaii community.

The Hawaii'i County Department of Parks and Recreation remains dedicated to working with community members who share our mission to provide a wide variety of recreational programs and services with excellence, integrity, and aloha. The Department is proud to support the Lai'i Opua 2020 Community Center Development Plan. We look forward to partnering with Lai'i Opua at its proposed athletic facilities that will benefit generations of West Hawaii'i keiki, families, and kōpuna.

████████████████████  
Director

County of Hawaii'i is an Equal Opportunity Provider and Employer.

Clayton S. Honma  
Director, County of Hawaii'i, Department of Parks and Recreation



KAMEHAMEHA SCHOOLS®

August 25, 2015

Lai'i Opua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, Hawaii 96740

Subject: Support for Lai'i Opua 2020

Aloha malikaku,

Kamehameha Schools (KS) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealahou by Lai'i Opua 2020. KS also considers this to be an opportune time and encourages others to come alongside the collective effort to strengthen this important community resource. Given that West Hawaii'i is designated as a medically underserved community, it is awe-inspiring to see the new medical and dental facility come to fruition, filling a long-standing gap. It is also very exciting that the organization is now moving forward with the community center. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawaii'i.

As an organization also dedicated to the well-being of Native Hawaiian children and families, KS values our relationship with Lai'i Opua 2020 and is confident that our partnership will continue to develop in the years to come. We are proud to have contributed to the success of the Certified Nurses Aide Program and will continue to fund more scholarships in the coming year. We believe in Lai'i Opua 2020's mission and work so much so, that we plan to explore more ways that we can partner with them for two main reasons: (1) to support Lai'i Opua 2020's plan towards organization sustainability, and (2) to better impact our West Hawaii'i communities via KS services and programs.

As a Hawaiian community living in the beautiful but rugged, dry lands of Kealahou, Lai'i Opua 2020 sets an example for not only how to survive but thrive as Kanaka maoli. Their efforts to achieve a healthy physical, emotional, mental, and spiritual space at Kealahou are inspiring and will prove to be a worthwhile investment.

████████████████████  
Thomas Kāeo Duarte  
Vice President  
Community Engagement and Resources Group

cc: Board of Trustees  
Livingston "Jack" Wong, CEO  
James Miller, West Hawaii'i Regional Po'o

567 South King Street • Honolulu, Hawaii 96813-3026 • Phone 808.523.6200  
Funded and Endowed by the Legacies of Princess Bernice Pauahi Bishop

Thomas Kāeo Duarte  
President and Chief Executive Officer, Queen Lili'uokalani Trust

# Appendices - Letters of Support

## QUEEN LILI'UOKALANI TRUST

Alaka Corporate Tower  
1106 Alaka Street, Suite 1100  
Honolulu, Hawaii 96813  
Telephone: (808) 203-6150 Facsimile: (808) 203-6151

August 21, 2006

Mr. Michah Kane  
Chairman  
Hawaiian Homes Commission  
Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

Michah, Aloha:

Thank you for sharing your vision for Kealahou/ Laniopua with us.

This is to express our intent to build a Queen Lili' uokalani Children's Center facility in your proposed community center. As discussed, we will need to relocate our Kona unit sometime in the near term depending on the timing of other projects.

Our trustees and Queen Lili' uokalani Children's Center management believe our relocating to your proposed center will enhance our ability to provide services to our beneficiaries. We support your vision to cluster agencies to better serve the needs of the Hawaiian community.

If this is acceptable to you, we would like to handle to start the process, establish preliminary timetables, etc. as timing is significant for us. LecAnn Crabbe and Michelle Ornan will coordinate/facilitate planning from our end.

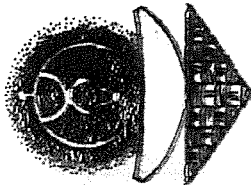
Please call me at 203-6150 if you have any questions. Looking forward to working with you.

Aloha,

Robert H. Ozaki  
President and Chief Executive Officer

cc: Trustees  
Claire Aram, Ph.D.

Robert H. Ozaki  
President and Chief Executive Officer, Queen Lili' uokalani Trust



*Uplifting the Nation*

*Hui Mālama Ola Nā 'Ōiwi*  
Native Hawaiian Health Care System

**BOARD OF DIRECTORS**  
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David J. Lovell, Vice-Chair  
Lanae Iano, Secretary  
Robert M. Yamada, II, Treasurer  
Dawn Hanaka, Director  
Lanae Hanaka, Director  
**DIRECTOR EMERITUS**  
Wynneford Kōle Hanau  
**EXECUTIVE DIRECTOR**  
Michelle Malia Hiraishi

**ADMINISTRATION**  
49 Kalia Ave., Suite 1-3  
Honolulu, HI 96825  
(808) 249-0270  
(808) 961-1739 fax  
www.hui-malama-ola-nai-oiwi.org

**HILO OFFICE**  
(808) 969-9229  
(808) 961-1739 fax

**KANŌ OFFICE**  
(808) 239-9700  
(808) 929-9744 fax

**KONA OFFICE**  
(808) 232-2615  
(808) 232-2096 fax

**PAHOA OFFICE**  
(808) 965-5327  
(808) 945-5327 fax

**WAIHEA OFFICE**  
(808) 885-0649  
(808) 887-0551 fax

Your Native Hawaiian partner  
in healthy living!

La'i'Ōpua 2020  
Craig "Bo" Kahui  
74-5399 Lulihia Street, #E-5  
Kailua-Kona, Hawaii 96740  
Subject: La'i'Ōpua 2020 Support

Aloha e Bo,

Hui Mālama Ola Nā 'Ōiwi, the Native Hawaiian Health Care System for Hawai'i Island, expresses deep and on-going support for La'i'Ōpua 2020, and the creation of a modern day Pu'uhonua. La'i'Ōpua 2020 will provide much needed services via their multi-purpose community center, recreation complex, and medical center for the residents of the Kealahou and West Hawai'i communities.

Hui Mālama Ola Nā 'Ōiwi (Hui Mālama) provides health enhancement, disease prevention, and wellness services to Native Hawaiians on Hawai'i Island. Although Hui Mālama targets Native Hawaiians, all individuals of our communities are invited for services. Hui Mālama is a 501(c)(3) non-profit agency established under the Native Hawaiian Health Care Improvement Act. Native Hawaiians face immense health issues, especially in the areas of obesity, hypertension, diabetes, cancer, and heart disease. The mission of Hui Mālama is to provide culturally sensitive disease prevention and health enhancement services to address these health disparities, and enhance the quality of life of our Native Hawaiian people and all people of our island community. Hui Mālama Health Enhancement Services are free to all individuals, and provide a comprehensive health education, management, and monitoring program. The program includes education and on-going monitoring, outreach services, case management, and transportation services.

Hui Mālama Ola Nā 'Ōiwi is committed to working with La'i'Ōpua 2020 to enhance the lives of our Hawaiian children and families, and bring much needed services to the Villages of La'i'Ōpua Hawaiian Homestead Community. Our collaboration will help to provide social, educational, recreational, cultural, and medical services and programs for the Villages of La'i'Ōpua Hawaiian Homestead Community, the surrounding neighborhoods, and the West Hawai'i region.

Please feel free to contact me at (808) 969-9220 if you have any questions.

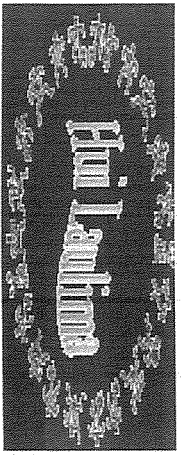
'O wau iho no,



Michelle Malia Hiraishi  
Executive Director

Michelle Malia Hiraishi  
Executive Director, Hui Mālama Ola Nā 'Ōiwi Native Hawaiian Health Care System

# Appendices - Letters of Support



## West Hawaii'i Hui Lailima

75-1666 Kalani Street, Suite 104  
 Kailua-Kona, HI 96740  
 (808) 331-8777

20 August 2015

Re: Support of Hawaii'i Island La'i'opua 2020 (L2020) Program

The Hui Lailima (which translates to "groups working together") is a consortium of West Hawaii's major health and human service providers, faith-based groups, community associations, businesses, government and concerned individuals. It was formed in September 1999 to encourage collaboration particularly around matters affecting West Hawaii's youth and families. There are over 50 organizations and individuals in the Hui.

L2020 represents a "building of quality life" to meet the needs of Kona Coast residents, both Native Hawaiian and surrounding communities residing in the greater Kealahou community. Many people have worked tirelessly to plan, develop, and build while securing financial assistance. The work is not done yet.

Continued efforts to move forward with "reorganizing and building a new business plan and fund development" are necessary and the Hui and all of its partnering agencies will continue to commit to working together to support this endeavor.

We need your help and ask for your financial support.

Sincerely,

[Redacted Signature]  
 West Hawaii'i Hui Lailima



Board of Directors  
 December 4, 2015

**Officers**

- Nehle Anderson, President
- Paula Pagan, Vice President
- Jean Omy, Secretary
- Vernon Blenwogl, Treasurer

**Members**

- Dart Batts
  - Brent Carey
  - Johann Fried
  - Jean Gunnson
  - Ed Haysaka
  - Peter Hoffmann
  - Jay Kussner
  - Bruce Makawetz
  - Eugene Yip
- Management**
- Michael Tsarik, CEO
  - Blaise Pava, CIO
  - Kathie Brooks, COO / HR
  - Chad Buswell, MS-PAC
  - Medical Director

Craig "Bo" Kahui, Executive Director  
 La'i'Opua 2020  
 74-5599 Iuhia Street  
 Kailua Kona, HI 96740  
 Aloha Bo,

West Hawaii Community Health Center is pleased to support La'i'Opua 2020 to create a "modern day pu'uhouma" (area of safety and peace) which will ensure the existence of adequate health care, social services and recreational infrastructure for our Ohana. The focus is to provide and implement social, educational, recreational, cultural, and health care programs for the people of the Kealahou ahupua'a and the nearby communities of north Kona.

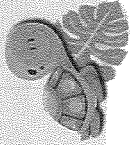
With the recent completion of the West Hawaii Community Health Center - Kealahou facility this summer, the focus of La'i'Opua 2020 has shifted to planning, designing and implementing the construction of a multi-purpose community center and important recreational complex. Once complete the L2020 initiative of its modern day pu'uhouma will redefine how the residents of West Hawaii live, work, play and learn and bring about a new quality of life for today and future generations to come.

West Hawaii Community Health Center and La'i'Opua 2020 share the same mission of dedication to the health and well-being of our island residents, recognizing that the health of each individual results in having a healthy community. We value the partnership we formed 8 years ago with La'i'Opua 2020 and look forward to supporting and continuing our partnership wholeheartedly. We are confident La'i'Opua 2020 will bring to completion our shared vision of a "modern day pu'uhouma" in Kealahou, North Kona.

[Redacted Signature]

75-5751 Kuukini Highway, Suite 203, Kailua-Kona, Hawaii 96740 - Administration (808) 326-3878 - Fax (808) 329-9370

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



ALAKA'I ACADEMY  
CHILD DEVELOPMENT CENTER

Craig "Bo" Kahui  
Executive Director  
La'i'Opua 2020  
74-5599 Luhia Street #E5  
Kailua-Kona, HI 96740

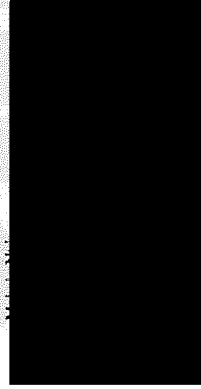
Letter of Support  
for the

La'i'Opua Community Center PROJECT

I, the undersigned, confirm on behalf Alaka'i Academy my interest in taking part of the La'i'Opua community development initiative. I understand that the proposed housing development surrounding the Community Center Project will bring about a surge in residents to the area. The meeting with Bo Kahui helped me comprehend La'i'Opua 2020 visionary design for a sustainable and culturally sensitive approach to community enlargement and improvement.

The increase in population will require a number of community based services, including childcare and early learning opportunities for children. Alaka'i Academy operates a premier Child Development Center, and currently serves families and children in North Kona. Alaka'i Academy aims to develop leaders from an early age and strive to provide an environment where children can thrive.

I therefore fully support this initiative. I encourage other community providers, legislators and donors to join this project and wish every success to the La'i'Opua Community Center Project Board, as well as commend them for the accomplishment of the proposed work thus far.

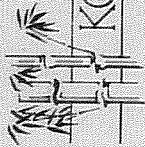


74-5599 LUHIA STREET  
KAILUA-KONA, HI 96740

808.881.3331  
WWW.AKAIACADEMY.COM

TEL: 888.333.8888  
FAX: 877.345.4272

**Pablo Penalzo**  
President, Alaka'i Academy Child Development Center



KONA ADULT DAY CENTER

P.O. BOX 1360  
KEALAKEKUA, HI 96750  
(808) 322-7977

October 5, 2015

La'i'Opua 2020  
74-5599 Luhia St. #E-5  
Kailua-Kona HI 96740

Subject: Support for La'i'Opua 2020

Aloha mai kakou!

Kona Adult Day Center (KADC) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealahou by La'i'Opua 2020. Given that West Hawai'i is designated as a medically underserved community, it is awe inspiring to see the new medical and dental facility come to fruition, filling a long standing gap. La'i'Opua 2020 will provide much needed services via their recreation complex, medical and dental center and multi-purpose center including an adult day center, child day care and a center for the Developmentally Challenged. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawai'i.

Kona Adult Day Center has partnered with La'i'Opua 2020 to open an Adult Day Center in their facility. We have been serving the West Hawaii community for 27 years from the Kealahou site. It is our mission to provide social and recreational programs and activities that enable impaired adults to experience feelings of belonging, friendship, acceptance, accomplishment and independence in a caring and secure social environment. In the new facility we will be able to serve more people. As the Kona coast grows so should our accessibilities to services.

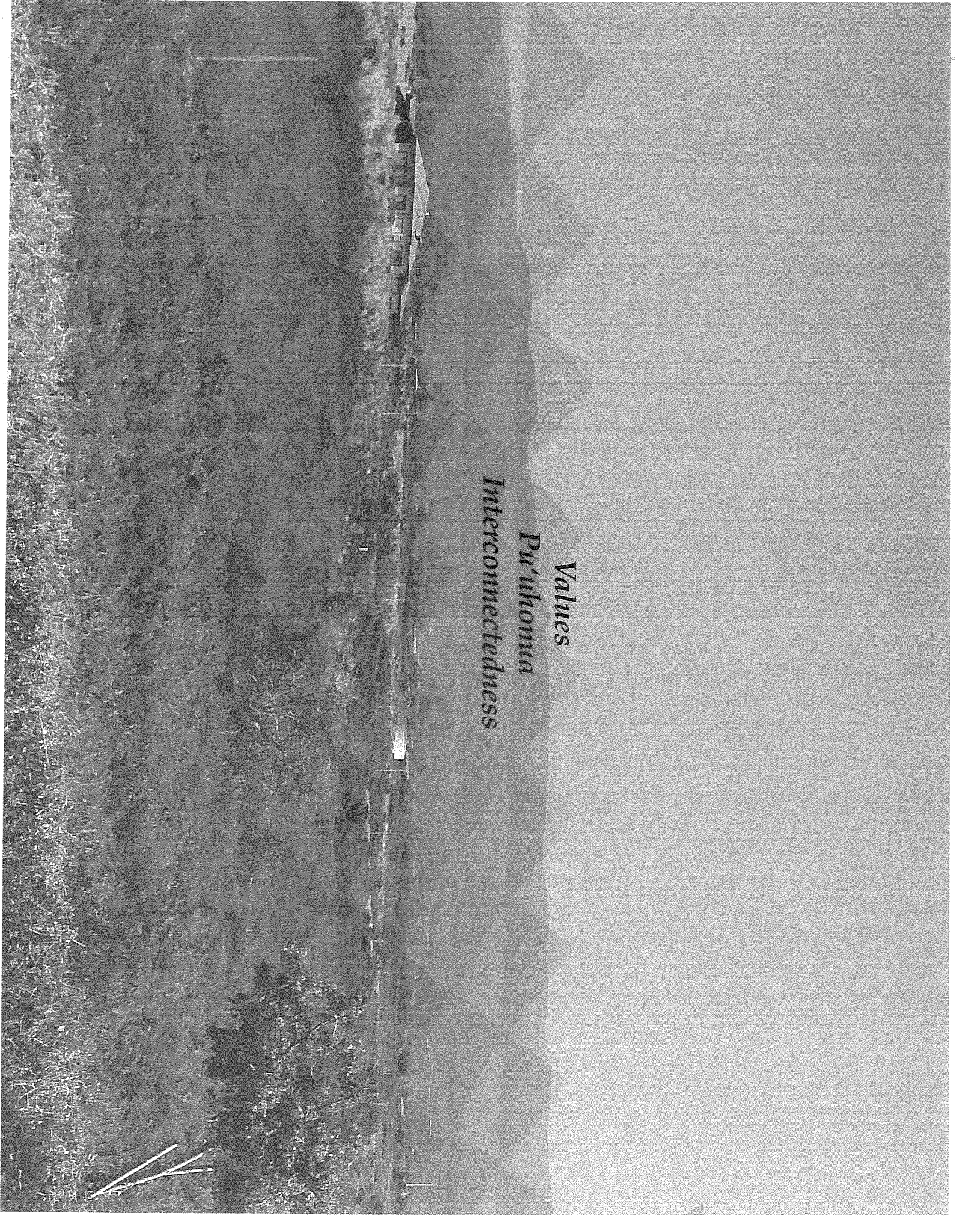
The Kona Adult Day Center supports La'i'Opua 2020 and their efforts to achieve a healthy, physical, emotional, mental and spiritual space at Kealahou are inspiring and will prove to be a worthwhile investment.



"We extend the quality of life for your family"  
www.konaaduldaycenter.com

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

*Values  
Pu'uhonua  
Interconnectedness*



# **EXHIBIT B**

L2020 & Contractor Task Sheet



# La'io'pua 2020 Community Center Development

## La'io'pua 2020 & Contractor Tasks Sheet

Preliminary Entitlements & Category Range of Requirements/ Parameters & Milestones  
( Exhibits Available upon Requests)

	Parameters	Requirements	La'io'pua 2020 Project: Milestones & Tasks Completed
Building Site Criteria	Physical parameters required for site development;  <b>Completed</b>	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  <b>Completed</b>	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 Ane Keahokalohe Hwy highway construction completion June 2012.
		Drainage	Consultants RM Towill to complete drainage report.
		Power and communications	Keanulehu 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 Keahokalohe Hwy and mauka makai routes with newly planned roads Site is located within the Transit Oriented Development
Building Site Criteria	Environmental Assessment  <b>Completed</b>	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>
	Design	<b>Community Center Complex</b>	Group 70 International (G70) contracted to complete community center architectural design- <b>Schematic Pre-design complete: DD Document 70% complete</b>
	Design	<b>Medical Clinic Complex</b>	Sandwich Isles Development/ Arcadia Design (SID) to complete medical clinic design- <b>Pre-design complete</b>
	Grubbing & Grading Permit <b>Pending</b>	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, date, 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  <b>Completed</b>	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
Cost Considerations	Site acquisition	La'io'pua 2020 receives DHHL License & site control	State DHHL executed 65 year General License with La'io'pua 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'io'pua 2020 has secured insurance for the site

# **EXHIBIT C**

La'i'Opua 2020

Construction Budget

Laiopua Community Center		this total with GBI		without GBI sitework		PERCENTAGE METHOD USING HARD COST OF 5.468.M	
SCHEDULE OF VALUES 06-02-15 adjusted sitework V1.2		B/14089 REV/01					
DESCRIPTION		TOTAL	TOTAL	TOTAL			
based on the 70% design development drawings by Group 70 international							
DIVISION 1 - GENERAL REQUIREMENTS		305,000.00	305,000.00			5%	\$273,420.00
DIVISION 2 - SITE WORK - Utility Installation		1,648,128.00	1,648,128.00			19%	\$1,038,996.00
DIVISION 3 - CONCRETE		213,065.00	213,065.00			8%	\$304,353.79
DIVISION 4 - MASONRY		15,000.00	15,000.00			1%	\$54,684.00
DIVISION 5 - METALS		30,400.00	30,400.00			2%	\$109,366.00
DIVISION 6 - WOOD & PLASTICS		566,925.00	566,925.00			9%	\$492,156.00
DIVISION 7 - THERMAL & MOIST. PROTECTION		215,919.00	215,919.00			5%	\$273,420.00
DIVISION 8 - DOORS & WINDOWS		178,188.14	178,188.14			4%	\$218,736.00
DIVISION 9 - FINISHES		263,573.21	263,573.21			8%	\$437,472.00
DIVISION 10 - SPECIALTIES		8,500.00	8,500.00			2.25%	\$123,039.00
DIVISION 11 - EQUIPMENT		153,984.76	153,984.76			5%	\$273,420.00
DIVISION 12 - FURNISHINGS		0.00	0.00			0.25%	\$13,671.00
DIVISION 13 - SPECIAL CONSTRUCTION		0.00	0.00			0.25%	\$13,671.00
DIVISION 14 - CONVEYING SYSTEMS		0.00	0.00			0.00%	\$0.00
DIVISION 15 - MECHANICAL		557,335.00	557,335.00			13.10%	\$716,360.40
DIVISION 16 - ELECTRICAL		454,500.00	454,500.00			8.00%	\$437,472.00
DIVISION 17 - CONTRACT ADJUSTMENTS		832,832.26	832,832.26			10.00%	\$546,840.00
TOTAL WITH PROFIT, OVERHEAD, CONTINGENCY, TAX		5,443,350.37	5,443,350.37			100%	\$5,327,079.19
TOTAL COST PER SQUARE FOOT (13,671 under roof)		398	398				
UTILITY INSTALLATION & BUILDING CONSTRUCTION COST		<b>\$5,443,350.00</b>					
PROJECT MANAGEMENT		311,500				5%	
LANDSCAPING		239,500				4%	
<b>TOTAL 2016-17 CONSTRUCTION PROJECT COST</b>		<b>5,994,350.00</b>					
FF&E 6%		399,000.00					
Sub-Total		<b>6,393,350.00</b>					
<b>Pre-Paid Construction Fees</b>							
SITE PREP- GRUBBING & GRADING (Completed)							
ARCHITECTURAL FEES (Pre-Paid Balance)		950,000					
ENGINEERING FEES (Pre-Paid Balance)							
<b>TOTAL COMMUNITY CENTER PROJECT COSTS</b>		<b>7,343,350.00</b>					

# **EXHIBIT D**

GoodfellowBros Inc. –

Project Cost Summary & Itemized Budget



GOODFELLOW BROS., INC. GENERAL CONTRACTOR

La'opua Community Center

BUDGET EVOLUTION WORKSHEET  
SITE CIVIL and INFRASTRUCTURE

Description	COMMUNITY CENTER (25% Design)			Balance of Site	
	Qty	UM	Unit Price	Total	Extension
8-inch sewerline, inclusive of trench excavation	0.0	LF	\$ 150.00	\$ -	-
6-inch sewerline, inclusive of trench excavation	60.0	LF	\$ 130.00	\$ 7,800	-
Standard Sewer Manhole, 4'00" to 4'99" depth from	0.0	EA	\$ 9,200.00	\$ -	-
Standard Sewer Manhole, 5'00" to 5'99" depth from	0.0	EA	\$ 9,200.00	\$ -	-
Standard Sewer Manhole, 7'00" to 7'99" depth from	0.0	EA	\$ 9,600.00	\$ -	-
Standard Sewer Manhole, 8'00" to 8'99" depth from [ADJUSTMENTS]	1.0	EA	\$ 9,800	\$ 9,800	-
Standard Sewer Manhole, 9'00" to 9'99" depth from	0.0	EA	\$ 10,000.00	\$ -	-
Standard Sewer Manhole, 14'00" to 14'99" depth from	0.0	EA	\$ 15,000.00	\$ -	-
Connect to 6-inch building sewerline	1.0	EA	\$ 3,000.00	\$ 3,000	-
Electrical Trenching, excavation, backfill	860.0	LF	\$ 45.00	\$ 38,700	-
Lighting Trenching, excavation, backfill	1,200.0	LF	\$ 35.00	\$ 44,100	-
Work to connect new ducts to existing manholes	0.0	LS	\$ 7,300.00	\$ -	-
Heavy equipment rental and/or costs	1.0	LS	\$ 5,000.00	\$ 5,000	-
Work within existing right of ways for repairs	0.0	LS	\$ 25,000.00	\$ -	-
Minimum concrete encasement for underground conduit	260.0	CY	\$ 180.00	\$ 46,800	-
Wanning tape for underground ductline, 4-inch wide	1,120.0	LF	\$ 2.00	\$ 2,240	-
SCH 40 PVC, 5-inch Conduits for use by electrical	2,250.0	LF	\$ 12.00	\$ 27,000	-
SCH 40 PVC, 4-inch Conduits for use by electrical	4,340.0	LF	\$ 11.00	\$ 47,740	-
SCH 40 PVC, 2-inch & 1 1/4-inch Conduits for use by electrical/PV System	4,600.0	LF	\$ 9.00	\$ 41,400	-
Conduit stub-out location marker per HELCO	1.0	EA	\$ 5,000.00	\$ 5,000	-
Switchgear vault lot (approx 10 feet by 14 feet)	0.0	EA	\$ 15,000.00	\$ -	-
Transformer lot and concrete pad	1.0	EA	\$ 3,000.00	\$ 3,000	-
Services/Metering/Electrical Equipment A and B comp	1.0	EA	\$ 35,000.00	\$ 35,000	-
Electric E/MH611 manhole and cover	1.0	EA	\$ 29,000.00	\$ 29,000	-
Communications (COMM/UM 4x6) manhole and cover	1.0	EA	\$ 12,000.00	\$ 12,000	-
ESBC Type 23 (ESBC/23) handhole and cover	1.0	EA	\$ 5,000.00	\$ 5,000	-
Lighting Standard, Type I and Single Luminaire	4.0	EA	\$ 6,000.00	\$ 24,000	-
Lighting Standard, Type I and Double Luminaire	8.0	EA	\$ 7,200.00	\$ 57,600	-
Wiring for lighting standards, including conduits	1,800.0	LF	\$ 35.00	\$ 63,000	-
Wiring for charging station for electric vehicles and Solar System	1.0	LS	by others	by others	-
Energization fan testing of all lighting standards	1.0	LS	\$ 7,000.00	\$ 7,000	-
ALLOWANCE: EV Station	1.0	ALL	by others	by others	-
ALLOWANCE: On-Site Utility Company Work	1.0	ALL	\$ 322,000.00	\$ 322,000	-
<b>MISC. ITEMS</b>					
ALLOWANCE: Landscaping for Community Center Side	1.0	LS	\$ 245,000	\$ 245,000	\$ 436,250
ALLOWANCE: Trash Enclosure	0.0	LS	-	NA	
ALLOWANCE: Building Permit for Walls	0.0	LS	-	NA	
ALLOWANCE: Crushed Rubble Masonry Walls	1.0	LS	-	\$ -	
ALLOWANCE: Handrailing on Walls [Single Rails revised from RMT's dwg]	0.0	LS	-	NA	
ALLOWANCE: Escalation [3-QTR 2014 through 3-QTR 2016]	1.0	LS	\$ 65,714	\$ 65,714	
ALLOWANCE: CONTINGENCY [Scope-of-Work Modifications]	7%	%	\$ 1,793,365	\$ 125,536	
<b>TOTAL</b>					\$ 1,984,615

BUDGET COMMENTARY

\*\* Drop Connection for Manhole [Per RMT Towill Email 1-6-2016]

\*\* Added per Bo Kuhio [Bo's Consultant and Green Thumb verified  
\*\* By Building Contractor

\*\* Wall Mauka of the Access Driveway [Originally discussed this wall being removed]

\*\* Labor, Materials, Subs, Etc. have escalated since 2014. (last unit price update)

\*\* Scope of Work such as Electrical/Comm, Sewer, Striping, Bumper Blocks, Etc.

Notes

- Cost escalation beyond 3-QTR 2014 should be assessed at a rate equal to ENR's cost index or equal.

- The Community Center phase of the project is still in very early redesign. Budget effort is a RQME currently.

- This is an interim pricing effort based on an evolving design. In good faith owner plans to negotiate final pricing.

- Based on a normal review & approval process without issues dealing with zoning, archaeology, unexplored ordinance,

hazardous materials and/or any other unreasonable conditions that could not be anticipated for this level of interim design.

- Slopes will be rock and mulching will not be necessary, where possible Slopes will be finished to as natural a look as possible.

\*\* CONFIDENTIAL/PROPRIETARY \*\*

2 of 2

**BID PROPOSAL – LANDSCAPING AND/OR IRRIGATION SYSTEM**

**FIRM:** Goodfellow Brothers      **Attn:** Jim Foss    **DATE:** January 7, 2016

**PROJECT:** La'i Opua Community Center

In accordance with the plans and specifications and with addenda inclusive, we propose to furnish all labor, materials, tools, and equipment necessary to construct in place complete landscaping and landscape irrigation as specified.

<b>SECTION/ITEM #</b>	<b>DESCRIPTION OF WORK</b>	<b>UNIT COST</b>	<b>AMOUNT</b>
	Topsoil Mix, Landscaping, Grassing, Root Barriers, Gravel, Weed Cloth and A'A Lava rocks, Irrigation system and 120 days maintenance.	L.S.	\$237,992.00

**TOTAL:**

**THIS PROPOSAL DOES NOT INCLUDE:**

1. PREMIUMS FOR PERFORMANCE AND/OR PAYMENT BONDS (1.5%), POLLUTION INSURANCE.
2. ANY LIABILITY AND REPAIR OF WORK FOR LOSSES DUE TO RAIN, EROSION, FLOOD, WIND, EARTHQUAKE TIDAL WAVE, FIRE, VANDALISM AND POLLUTION.
3. ANY LIABILITY FOR OWNERS TRANSPLANTS OR IMPROPER MAINTENANCE AFTER ACCEPTANCE OF WORK.
4. EXPENSES INCURRED BECAUSE OF DELAY CAUSED BY NON-PERFORMANCE, MALPERFORMANCE OR DELAYS OF CONTRACTOR OR OTHERS NOT EMPLOYED BY LANDSCAPE OR LANDSCAPE IRRIGATION CONTRACTOR.
5. PERMITS AND ALL ASSOCIATED FEES.
6. INSTALLATION AND MAINTENANCE OF ALL BMP AND EROSION CONTROL.
7. TRAFFIC CONTROL AND LANE CLOSURES.
8. CLEARING AND GRUBBING, ROUGH GRADING PREPARATION OF SUBGRADE.
9. REMOVAL OF DEBRIS, WASTE MATERIAL AND RUBBISH LEFT BY OTHERS.
10. ELECTRICAL CONNECTIONS. 120V SERVICE TO CONTROLLER
11. WATER METER, BOXES & BOOSTER PUMPS.
12. WATER, SEWER & ELECTRICAL COSTS.
13. CONNECTIONS TO BWS, STEEL & IRON WATERLINES.
14. CUTTING & PATCHING OF ROADWAYS AND ALL CONCRETE FIXTURES.
15. SLEEVING, CONDUITS AND COPPER PIPING UNDER SLABS, PAVEMENT, THROUGH WALLS – BY OTHERS (PROVIDE SLEEVE MATERIAL ONLY).
16. TONING FOR EXISTING UTILITIES.
17. HARDSCAPES AND WATER FEATURES.
18. PLANTERS, PLANTER POTS/BOXES, PLANTER WATERPROOFING, DRAINAGE PANELS AND MATS, FILTER FABRIC.
19. RELOCATIONS, DEMOLITIONS & REMOVALS OF EXISTING TREES.
20. PROTECTION & MAINTENANCE OF EXISTING LANDSCAPING, PALMS, AND TREES, EXISTING TREE ASSESSMENTS & CERTIFIED ARBORIST.
21. ROOT PRUNING AND TREE GRATES.
22. ALL PAVINGS AND CONCRETE WORK.
23. SIGNS, BIKE RACKS, BENCHES, PEDESTRIAN CONCRETE PAVERS, CONCRETE BED EDGES.
24. ROCKY EXCAVATIONS.
25. REPAIR OR RESTORATION OF EXISTING PLANTINGS AND/OR IRRIGATION SYSTEMS DAMAGED BY OTHERS (OR PRIOR CONDITIONS).

**THIS PROPOSAL IS BASED ON:**

1. GC TO PROVIDE REASONABLE ACCESS TO ALL AREAS OF PROJECT SITE.
2. PARKING TO BE PROVIDED BY GENERAL CONTRACTOR.
3. ELECTRICAL POWER AND WATER SOURCES TO BE FURNISHED BY GENERAL CONTRACTOR TO DESIGNATED POINT OF USE (WITHIN 50 FEET OF LANDSCAPED AREAS, WITH NO STREET, DRIVEWAY, SIDEWALK CROSSINGS.) AT NO COST TO US.
4. ANY EXTRA WORK SHALL BE MUTUALLY AGREED UPON IN WRITING PRIOR TO COMMENCEMENT OF SAID WORK.
5. THE PROJECT SITE SHALL BE FREE FROM WASTE MATERIALS AND RUBBISH.
6. ACCEPTANCE OF THIS PROPOSAL WITHIN 60 CALENDAR DAYS.

By: \_\_\_\_\_

submitted,

ma, Estimator

**GREEN THUMB INCORPORATED**

1060 Makepono Street, Honolulu, HI 96819

License C-1683 Phone 808-843-2868 FAX 808-843-0511

# **EXHIBIT E**

La'i'Opuia 2020

Board of Director's List

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

<b><u>Name &amp; Position</u></b>	<b><u>Phone #</u></b>
<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	<b>808.325.5057</b> <b>Cell 808.895.8941</b>
<b>Dora Aio-Leamons – Secretary (Native Hawaiian)</b> Kaniohale Community Association – President 74-5142 Haleolono Place Kailua-Kona, HI. 96740	<b>808.355.8800</b> <b>Cell 808.987.6178</b>
<b>Daisy L. K. Mitchell – Treasurer (Native Hawaiian)</b> Member, Manager Agape Ventures, LLC P.O. Box 2627, Kailua Kona, Hawaii 96745 <b>E-mail:</b> <a href="mailto:DaisyLKMitchell@gmail.com">DaisyLKMitchell@gmail.com</a>	<b>Cell 808.960.3964</b>
<b>Gregory G. Ogin – Director (Non-Hawaiian)</b> President, Clark Commercial Group 77-340 Nohealani Street, Kailua Kona, HI 96740 <b>E-mail:</b> <a href="mailto:oginhi@hawaiiintel.net">oginhi@hawaiiintel.net</a> or <a href="mailto:gogin@clarkcommercial.com">gogin@clarkcommercial.com</a>	<b>808.329.6446</b> <b>Cell 808.987.6446</b>
<b>Thomas J. Hickcox – Director (Native Hawaiian)</b> Retired Hawaii County Police Department 78-6871 Mamalahoa Hwy. Holualoa, Hawaii 96725 <b>E-mail:</b> <a href="mailto:kamakil@hawaiiintel.net">kamakil@hawaiiintel.net</a>	<b>Cell 808.756.0756</b>
<b>Avery Kramer - Director (Native-Hawaiian)</b> Director of Engineering, Cellana 73-4126 Kanawai Place, Kailua-Kona, Hawaii 96740	<b>Cell 808.430.5431</b>

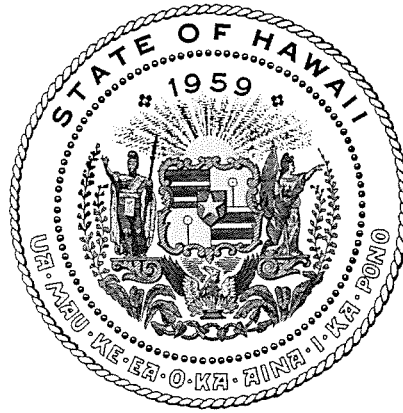
**Vacant Position**

**UPDATED: January 1, 2016 dla**



# **EXHIBIT F**

Certificate of Good Standing



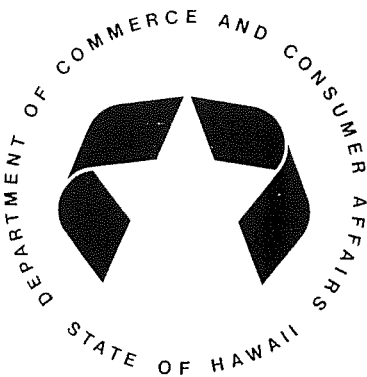
## Department of Commerce and Consumer Affairs

### 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: January 05, 2016

Director of Commerce and Consumer Affairs

# **EXHIBIT G**

## **La'i'Opua 2020 Licenses and Accreditations**

- County of Hawaii Workforce Vendor and Eligible Training Provider
- State of Hawaii Certified for CNA Training
- CNA Regional Testing Center
- Alu Like Career Sponsor

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

On Tue, Jan 5, 2016 at 8:01 AM, ohcdwia <[ohcdwia@hawaiiicounty.gov](mailto:ohcdwia@hawaiiicounty.gov)> wrote:

Aloha Bo,

Thank you for taking the time to meet with myself and Sandra Goodale. It was a pleasure meeting you and learning about all the on all the beneficial projects you are currently working on.

As we discussed, La'io'ua 2020 is an approved Eligible Training Provider which allows you access to the ETP Website Kumu A'o (<http://dlir.state.hi.us/labor/etp/> )

Please use your existing ETP Website Account to add/update your CNA course information.

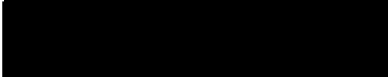
Also, OHCD needs a current Certificate of Liability Insurance on file for La'io'ua Lapa'au Health Academy which may be forwarded via email.

Below is the link to Resources Match. Although it is still in the developmental stage, I believe you will see its potential benefits.

<http://resourcesmatch.org/>

Again thank you for your time and interest. We look forward to strengthening the community workforce with La'io'ua.

Mahalo,



**Office of Housing and Community Development**  
Workforce Innovation and Opportunity Specialist V  
50 Wailuku Drive  
Hilo, Hawaii 96720

Phone: (808) 961-8379

Fax: (808) 961-8685

Email: [ohcdwia@hawaiiicounty.gov](mailto:ohcdwia@hawaiiicounty.gov)

*"Hawaii County is an Equal Opportunity Employer and Provider"*

***The information contained in this email is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not use, copy, distribute, or disclose this email, or any part of it's contents, or take any action in reliance on it. If you have received this email in error, please email the sender by replying to this message.***



March 10, 2014

La'iOpua Lapa'au Health Academy  
74-5000 Puohulihuli Street  
Kailua-Kona, HI 96740

Aloha Ms. Gloria DeWeese,

Congratulations! You have completed the certification process for your Nurse Aide Training Program.

**La'iOpua Lapa'au Health Academy**  
*of*  
**74-5000 Puohulihuli Street**  
**Kailua-Kona, HI 96740**

*Is a State of Hawai'i Approved*

**Nurse Aide Training Program**

*Under the direction of Craig "Bo" Kahui, Administrator*

*Effective February 12, 2014 through February 11, 2016*

Please post this letter, along with the signed DHS 1190 Form, prominently at your NATP. Congratulations and best wishes for your success with your Nurse Aide Training Program

Sincerely,



Carol Copeland, M.S.N., R.N.  
Compliance Manager  
Community Ties of America, Inc., DHS Designee  
45-955 Kamehameha Avenue, Suite 300  
Kaneohe, HI 96744

STATE OF HAWAII  
Department of Human Services

REQUEST FOR APPROVAL  
OF  
NURSE AIDE TRAINING PROGRAM

REQUESTING AGENCY OR FACILITY INFORMATION

La'iOpuia Lapa'au Health Academy

Phone: 327-4325

Name of Facility/Organization  
74-5000 Puohulihuli St.  
Kailua-Kona, HI

ZIP Code: 96740

Address (Street, City, State)

Name of Administrator: Craig "Bo" Kahui

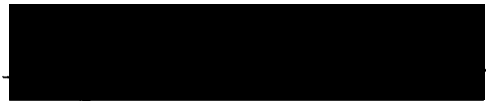
CURRICULUM INFORMATION

Name: Gloria DeWeese Title: RN, APRN

Submitted By Jan. 22, 2014

I certify that the curriculum information submitted is true and correct, and that subjects are designed to meet requirements for nurse aide training as delineated in the Omnibus Budget Reconciliation Act (OBRA) of 1987 and 1989(f).

Signed:



RN, APRN

Date:

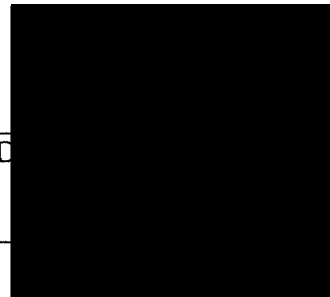
Jan. 22, 2014

=====  
(To completed by the State)

- 
- 
- 
- 

Program approved effective 02/12/14<sup>4</sup>, not to exceed 02/11/15<sup>6</sup>  
 Conditions attached. WT WT  
 Program not approved.  
 Deficiencies attached.

Signed:



Date:

2/19/14



## FACILITY AVAILABILITY/REGIONAL TEST CENTER AGREEMENT

This Facility Availability/Regional Test Center Agreement (“Agreement”) is entered into between **Prometric Inc.** located at 1501 South Clinton Street, Baltimore, Maryland 21224 (hereinafter referred to as “Prometric”) and Kealakehe High School located at 74-5000 Puuhuluhuli Street Kailua Kona HI 96740

(hereinafter referred to as “Regional Test Center” or “RTC”) for the purpose of utilizing facility space, equipment and supplies for the administration of nurse aide competency evaluation examinations.

### **DEFINITIONS**

For the purposes of this Agreement, the following terms shall have the meaning indicated below:

**Candidate:** Any individual who receives or takes a nurse aide competency evaluation examination at the RTC.

**Candidate Data:** Any data provided to RTC by Prometric or its client or collected by RTC from a Candidate in connection with this Agreement, including, but is not limited to, personal identification data, test results, test registrations, and any other data about or provided by a Candidate.

**Candidate Testing Fee:** Fee paid by Candidate to Prometric for the opportunity to register to test at the RTC and take a nurse aide competency evaluation examination.

**Examination:** The nurse aide competency evaluation examination comprised of the written/oral (knowledge) test and the skills demonstration portions.

**Item:** A single question or problem that may appear on a nurse aide competency evaluation examination.

**Item Bank:** A pool or group of Items, any one or more of which in combination comprise the nurse aide competency evaluation examination.

**Manual:** Any manual, guidelines or other documentation supplied to the RTC by Prometric (which is either developed by Prometric or a Prometric Client) that addresses the RTC operations, testing policies and procedures, security requirements, or similar information.

**Nurse Aide Evaluator (NAE):** A trained individual provided by Prometric to administer and evaluate the skills demonstration portion of the nurse aide competency evaluation Examination.

**Proctor:** A trained individual provided by Prometric (may be the NAEs) who will be able to access, launch, and proctor the written/oral nurse aide competency evaluation via internet-based testing delivery at the RTC.



**5.10 Entire Agreement.** This Agreement is the entire agreement between the parties and supersedes all prior representations and agreements, either oral or written. The parties may modify or amend this Agreement only in writing.

**PROMETRIC INC.**

By: \_\_\_\_\_  
(Electronic Signature)

Date 5/14/2014  
"Effective Date"

kealakehe High School  
*Name of Regional Testing Center*

By: \_\_\_\_\_  
*Signature of Authorized Individual*

Title: Executive Director, Laiopua 2020

Date 5/12/2014





**ALU LIKE, Inc.**

*E alu like mai kākou, e nā 'ōiwi o Hawai'i  
Let Us Work Together, Natives of Hawai'i*

---

2969 Mapunapuna Place, Suite 200  
Honolulu, HI 96819

July 23, 2015

**La'i' Opuā Lapa'au Health Academy**  
**74-5599 Luhia Street, Suite #E5**  
**Kailua-Kona, HI 96740**

Aloha,

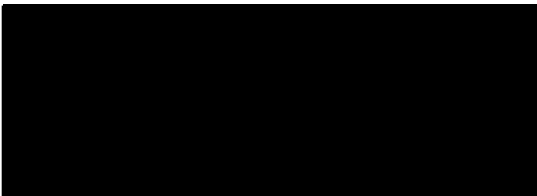
Thank you for sending the requested documents to update your file. We are pleased that we will be able to continue to collaborate together for PY **2015-2016**. Our updated educational list will indicate the approved status for the school/program.

If you have any updates, please provide us with a copy as soon as possible to continue your current status with us. Your update is appreciated as expired licenses and/or out-of-date information may affect your enrolled student's Hana Lima Scholarship eligibility status.

Later this year, students and instructors can find applications online at [http://www.alulike.org/services/kaipu\\_hana.html](http://www.alulike.org/services/kaipu_hana.html). As a reminder the Hana Lima Scholarship provides financial assistance to students participating in a vocational or technical education program for occupations that can provide a "living wage." This scholarship is available to students in vocational programs that lead to a specific segment of employment.

We look forward to hearing back from a representative should you have any questions. Please feel free to contact me directly at 535-6745 or through email at [kokamau@alulike.org](mailto:kokamau@alulike.org).

Mahalo,

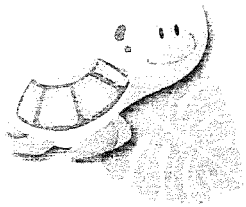


Keone Kamauoha,  
Program Manager

# **EXHIBIT H**

La'i'Opua 2020

Letters of Support



# ALAKA'I ACADEMY

CHILD DEVELOPMENT CENTER

Craig "Bo" Kahui  
Executive Director  
La'i'Ōpua 2020  
74-5599 Luhia Street #E5  
Kailua Kona, HI 96740

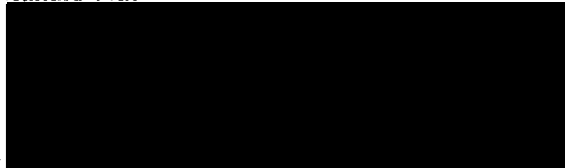
## Letter of Support for the **La'i'Ōpua Community Center PROJECT**

I, the undersigned, confirm on behalf Alaka'i Academy my interest in taking part of the La'i'Ōpua community development initiative. I understand that the proposed housing development surrounding the Community Center Project will bring about a surge in residents to the area. The meeting with Bo Kahui helped me comprehend La'i'Ōpua 2020 visionary design for a sustainable and culturally sensitive approach to community enlargement and improvement.

The increase in population will require a number of community based services, including childcare and early learning opportunities for children. Alaka'i Academy operates a premier Child Development Center, and currently serves families and children in North Kona. Alaka'i Academy aims to develop leaders from an early age and strive to provide an environment where children can thrive.

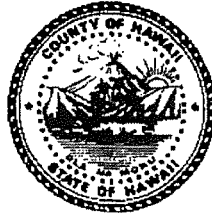
I therefore fully support this initiative. I encourage other community providers, legislators and donors to join this project and wish every success to the La'i'Ōpua Community Center project Board, as well as commend them for the accomplishment of the proposed work thus far.

Mahalo Nui



Pablo Penaloza  
President

**William P. Kenoi**  
*Mayor*



**Walter K.M. Lau**  
*Managing Director*

**Randall M. Kurohara**  
*Deputy Managing Director*

## County of Hawai'i Office of the Mayor

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

August 24, 2015

Subject: La'i'opua 2020 Community Center Development plan

Aloha,

As Mayor of the Island of Hawai'i and on behalf of our West Hawai'i residents, I'm submitting this letter to you in full support of La'i'opua 2020 and the work that they are continuing to do to build a modern day pu'u honua, or safe place to serve the native Hawaiian community of La'i'opua and surrounding Kona communities.

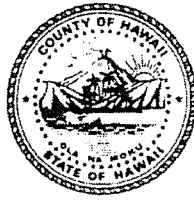
The County of Hawai'i is committed to working together with La'i'opua 2020 and their partners to ensure that the people of Kealakehe Ahupua'a have all the resources they need to build a strong, healthy, vibrant community. That commitment is embodied in the Ane Keohokālole Highway, which was completed to alleviate and mitigate traffic congestion ensuring safe travel for the families of the area. We are also a part of the Kealakehe community ourselves, with the West Hawai'i Civic Center bringing county government services together in one place for the first time in Kona's history.

The effort and perseverance of La'i'opua 2020 has come to fruition in projects like the West Hawai'i Community Health Center, now providing critical medical and dental care to the community. We look forward to continuing to support La'i'opua 2020 in their endeavors to further build the community.

Aloha

  
Billy Kenoi  
MAYOR

William P. Kenoi  
*Mayor*



Clayton S. Honma  
*Director*

Kenneth J. Van Bergen  
*Deputy Director*

## County of Hawai`i

### DEPARTMENT OF PARKS AND RECREATION

101 Pauahi Street, Suite 6 • Hilo, Hawai`i 96720

(808) 961-8311 • Fax (808) 961-8411

<http://www.hawaiicounty.gov/parks-and-recreation/>

August 24, 2015

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, HI 96740

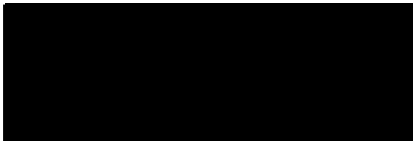
**Subject: Hawai`i County Department of Parks and Recreation Support for La'i  
'Ōpua 2020 Community Center Development Plan**

Aloha Mr. Kahui,

Mahalo to you and La'i 'Ōpua 2020 members for having the vision and dedication to create a modern pu'uhonua or safe haven through your 2020 Community Development Plan that calls for a multi-purpose community center, recreation complex, and medical center. When completed, this project will improve the quality of life for West Hawai'i residents by helping to meet their social, educational, recreational, and medical needs.

The progress that's been made toward achieving your grand vision is very impressive and a testament to your commitment, perseverance, and hard work. The recent opening of medical and dental facilities makes much-needed care available to Villages of La'i 'Ōpua residents and the larger West Hawai'i community.

The Hawai'i County Department of Parks and Recreation remains dedicated to working with community members who share our mission to provide a wide variety of recreational programs and services with excellence, integrity, and aloha. The Department is proud to support the La'i 'Ōpua 2020 Community Center Development plan. We look forward to partnering with La'i 'Ōpua at its proposed athletic facilities that will benefit generations of West Hawai'i keiki, families, and kūpuna.

  
Clayton S. Honma  
Director



**REPRESENTATIVE NICOLE LOWEN**  
HAWAII STATE CAPITOL  
415 S. BERETANIA STREET # 425  
HONOLULU, HAWAII 96813

August 24, 2015

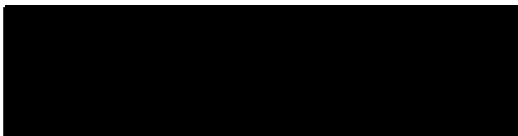
To Whom It May Concern:

As the State Representative for House District 6, I would like to provide this letter of support for La'i 'Opua 2020. The vision of La'i 'Opua is to create a community center facility which will include health and child care services; recreational and educational programs; and a variety of other programs to foster community engagement and greatly expand the opportunities available to nearby residents. La'i 'Opua 2020's goal is to create a place of wellness, safety, unity and, ultimately, a better quality of life for the Kona community.

This vision has already taken root with the construction and recent opening of a new location of the West Hawaii Community Health Center at the La'i 'Opua site on land that has generously been made available by the Department of Hawaiian Homelands. The construction that is currently completed also includes the foundation for the community center that will be built in the future. La'i 'Opua 2020 has been successful in securing funding from both State and County governments, and has leveraged these funds to bring in additional federal dollars. They have demonstrated their ability to work with community members and organizations to achieve common goals. Clearly, leadership both on Hawaii Island and across the State support the goals of La'i 'Opua and recognize this organization's ability to bring its vision to fruition. I have confidence that any funds granted to this organization will be put to their best use to improve the community.

I strongly support the vision of La'i 'Opua and urge others to do the same.

Sincerely,



Representative Nicole Lowen  
House District 6

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII



JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

SHAN S. TSUTSUI  
LT. GOVERNOR  
STATE OF HAWAII

WILLIAM J. AILA, JR.  
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879  
HONOLULU, HAWAII 96805

September 1, 2015

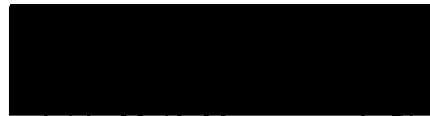
Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, HI 96740

Dear Mr. Kahui:

Subject: DHHL Letter of Support

The Department of Hawaiian Home Lands (DHHL) is pleased to offer this letter of support to La'i 'Ōpua 2020. DHHL has supported the work and vision of La'i 'Ōpua 2020 to create the modern day Pu'uhonua that is articulated in its 2012 master plan. The realization of this vision will help to serve and better the conditions of the native Hawaiian beneficiaries of the Hawaiian Home Lands Trust. DHHL congratulates La'i 'Ōpua 2020 on its recent completion of the West Hawaii Community Health Center and looks forward to the future achievements of this community-based organization.

Me ke aloha,



Jobie M. K. Masagatani, Chairman  
Hawaiian Homes Commission



# West Hawai'i Hui Laulima

75-1666 Kalani Street, Suite 104  
Kailua-Kona, HI 96740  
(808) 331-8777

20 August 2015

Re: Support of Hawai'i Island La'i'opua 2020 (L2020) Program

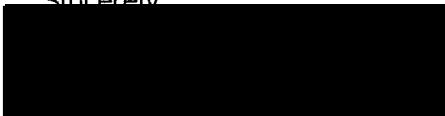
The Hui Laulima (which translates to "groups working together") is a consortium of West Hawai'i's major health and human service providers, faith-based groups, community associations, businesses, government and concerned individuals. It was formed in September 1999 to encourage collaboration particularly around matters affecting West Hawai'i's youth and families. There are over 50 organizations and individuals in the Hui.

L2020 represents a "building of quality life" to meet the needs of Kona Coast residents, both Native Hawaiian and surrounding communities residing in the greater Kealahou community. Many people have worked tirelessly to plan, develop, and build while securing financial assistance. The work is not done yet.

Continued efforts to move forward with "reorganizing and building a new business plan and fund development" are necessary and the Hui and all of its partnering agencies will continue to commit to working together to support this endeavor.

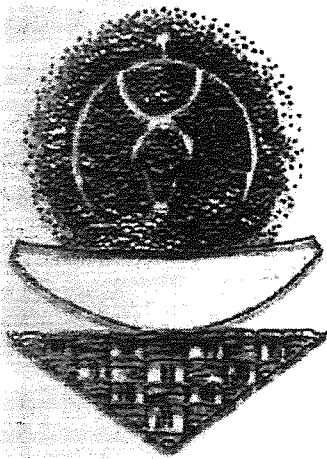
We need your help and ask for your financial support.

Sincerely,



West Hawai'i Hui Laulima





*Uplifting the Nation*

*Hui Mālama Ola Nā 'Ōiwi  
Native Hawaiian Health Care System*

**BOARD OF DIRECTORS**

*Mabel De Silva, Chair  
David J. Lovell, Vice-Chair  
Louis Hao, Secretary  
Robert M. Yamada II, Treasurer  
Marlene Hapai, Ph.D.  
Dean Hau 'Ōikeola Pakele  
Leana Kamaile Seto-Mook*

**DIRECTOR EMERITUS**

*Winfred Pele Hanoa*

**EXECUTIVE DIRECTOR**

*Michelle Malia Hiraishi*

**ADMINISTRATION**

*69 Railroad Avenue, Suite A-3  
Hilo, HI 96720  
(808) 969-9220  
(808) 961-4794 fax  
[www.huimalamaolanaonvi.org](http://www.huimalamaolanaonvi.org)*

**HILO OFFICE**

*(808) 969-9220  
(808) 961-4794 fax*

**KA'Ū OFFICE**

*(808) 929-9700  
(808) 929-9744 fax*

**KONA OFFICE**

*(808) 323-3618  
(808) 323-2096 fax*

**PĀHOA OFFICE**

*(808) 965-5521  
(808) 965-5527 fax*

**WAIMEA OFFICE**

*(808) 885-0489  
(808) 887-0581 fax*

*Your Native Hawaiian partner  
in healthy living!*

La'i'Ōpua 2020  
Craig "Bo" Kahui  
74-5599 Luhia Street, #E-5  
Kailua-Kona, Hawai'i 96740

08/26/15

Subject: La'i'Ōpua 2020 Support

Aloha e Bo,

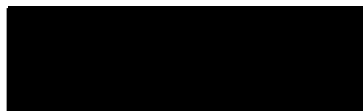
Hui Mālama Ola Nā 'Ōiwi, the Native Hawaiian Health Care System for Hawai'i Island, expresses deep and on-going support for La'i'opua 2020, and the creation of a modern day Pu'u honua. La'i'Ōpua 2020 will provide much needed services via their multi-purpose community center, recreation complex, and medical center for the residents of the Kealakehe and West Hawai'i communities.

Hui Mālama Ola Nā 'Ōiwi (Hui Mālama) provides health enhancement, disease prevention, and wellness services to Native Hawaiians on Hawai'i Island. Although Hui Mālama targets Native Hawaiians, all individuals of our communities are invited for services. Hui Mālama is a 501(c)(3) non-profit agency established under the Native Hawaiian Health Care Improvement Act. Native Hawaiians face immense health issues, especially in the areas of obesity, hypertension, diabetes, cancer, and heart disease. The mission of Hui Mālama is to provide culturally sensitive disease prevention and health enhancement services to address these health disparities, and enhance the quality of life of our Native Hawaiian people and all people of our island community. Hui Mālama Health Enhancement Services are free to all individuals, and provide a comprehensive health education, management, and monitoring program. The program includes education and on-going monitoring, outreach services, case management, and transportation services.

Hui Mālama Ola Nā 'Ōiwi is committed to working with La'i'Ōpua 2020 to enhance the lives of our Hawaiian children and families, and bring much needed services to the Villages of La'i'Ōpua Hawaiian Homestead Community. Our collaboration will help to provide social, educational, recreational, cultural, and medical services and programs for the Villages of La'i'Ōpua Hawaiian Homestead Community, the surrounding neighborhoods, and the West Hawai'i region.

Please feel free to contact me at (808) 969-9220 if you have any questions.

'O wau iho no,



Michelle Malia Hiraishi  
Executive Director



## KAMEHAMEHA SCHOOLS®

August 25, 2015

La'i'Ōpua 2020  
74-5599 Luhia Street, #E-5  
Kailua-Kona, Hawai'i 96740

Subject: Support for La'i'Ōpua 2020

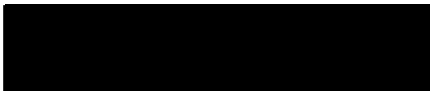
Aloha mai kākou:

Kamehameha Schools (KS) would like to express its strong support for the tremendous work being done in the ahupua'a of Kealakehe by La'i'Ōpua 2020. KS also considers this to be an opportune time and encourages others to come alongside the collective effort to strengthen this important community resource. Given that West Hawai'i is designated as a medically underserved community, it is awe-inspiring to see the new medical and dental facility come to fruition, filling a long-standing gap. It is also very exciting that the organization is now moving forward with the community center. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawai'i.

As an organization also dedicated to the well-being of Native Hawaiian children and families, KS values our relationship with La'i'Ōpua 2020 and is confident that our partnership will continue to develop in the years to come. We are proud to have contributed to the success of the Certified Nurses Aide Program and will continue to fund more scholarships in the coming year. We believe in La'i'Ōpua 2020's mission and work so much so, that we plan to explore more ways that we can partner with them for two main reasons: (1) to support La'i'Ōpua 2020's plan towards organization sustainability, and (2) to better impact our West Hawai'i communities via KS services and programs.

As a Hawaiian community living in the beautiful but rugged, dry lands of Kekaha, La'i'Ōpua 2020 sets an example for not only how to survive but **thrive** as kanaka maoli. Their efforts to achieve a healthy physical, emotional, mental, and spiritual space at Kealakehe are inspiring and will prove to be a worthwhile investment.

Me ka ha'aha'a,

  
Thomas Kā'eo Duarte  
Vice President  
Community Engagement and Resources Group

cc: Board of Trustees  
Livingston "Jack" Wong, CEO  
Jamee Miller, West Hawai'i Regional Po'o



**STATE OF HAWAII**  
DEPARTMENT OF EDUCATION  
**KEALAKEHE HIGH SCHOOL**  
74-5000 PUOHULIHULI STREET  
KAILUA-KONA, HAWAII 96740  
PHONE: (808) 327-4300 • FAX (808) 327-4307

October 20, 2015

Craig "Bo" Kahui, Executive Director  
La'i'Opua 2020  
74-5599 Luhia Street  
Kailua Kona, HI 96740

Subject: Support for Workforce and Vocational Training Partnership

Aloha Mr. Kahui

Over the last 5 years, La'i'Opua 2020 and Kealakehe High School have worked together to bridge our relationship and through your concerted efforts, La'i'Opua 2020 has brought additional resources to our campus to deliver STEM and cultural curriculum utilizing the Kau I Ka Malie Center.

Over the years, La'i'Opua 2020 has helped with the Kealakehe High School - CEPA courses in which graduating seniors needed additional credits to graduate. Your organization assisted our seniors in earning the necessary credits for graduation.

La'i'Opua 2020 has our continued support to assist in the delivery of the new workforce and vocational training initiatives developed by La'i'Opua 2020. In fact, over the past 16 months, La'i'Opua 2020 has been conducting the highly successful Certified Nursing Assistant Program.

Therefore, I'm in full support of the development of workforce development and vocational training programs to include the Carpenter's Apprentice program on Kealakehe High School. More importantly, we will provide your Carpenter's Apprentice program access to the schools resources to include, but not limited to the CTE- Building and Construction Workshop and the new Computer Assistant Design Lab- (CAD Lab).

*If you need assistance understanding this document,  
please contact the principal of the school your child is attending.*

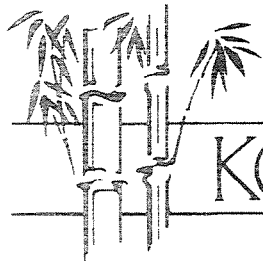
**AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER**

On behalf of Kealakehe High School, Staff and Students, we appreciate your continued support to bring additional educational and vocational training opportunities to our campus and surrounding communities.



Wilfred F. Murakami  
Principal

CC:



# KONA ADULT DAY CENTER

P.O. BOX 1360  
KEALAKEKUA, HI 96750  
(808) 322-7977

October 5, 2015

La`i`Opua 2020  
74-5599Luhia St. #E-5  
Kailua-Kona HI 96740

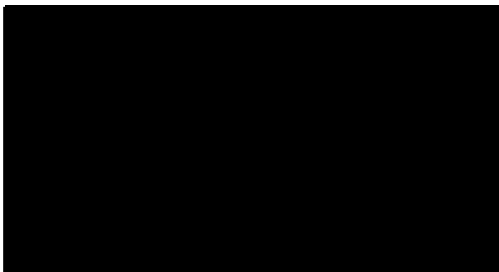
Subject: Support for La`i`Opua 2020

Aloha mai kakou:

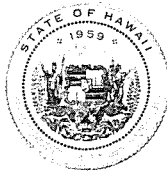
Kona Adult Day Center (KADC) would like to express its strong support for the tremendous work being done in the ahupua`a of Kealakehe by La`i`Opua 2020. Given that West Hawai`i is designated as a medically underserved community, it is awe inspiring to see the new medical and dental facility come to fruition, filling a long standing gap. La`i`Opua 20/20 will provide much needed services via their recreation complex, medical and dental center and multi-purpose center including an adult day center, child day care and a center for the Developmentally Challenged. These projects will certainly benefit the well-being of Native Hawaiians and others in the communities of West Hawai`i.

Kona Adult Day Center has partnered with La`i`Opua 2020 to open an Adult Day Center in their facility. We have been serving the West Hawaii community for 27 years from the Kealakekua site. It is our mission to provide social and recreational programs and activities that enable impaired adults to experience feelings of belonging, friendship, acceptance, accomplishment and independence in a caring and secure social environment. In the new facility we will be able to serve more people. As the Kona coast grows so should our accessibilities to services.

The Kona Adult Day Center supports La`i`Opua 2020 and their efforts to achieve a healthy, physical, emotional, mental and spiritual space at Kealakehe are inspiring and will prove to be a worthwhile investment.



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



## HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

August 26, 2015

VIA ELECTRONIC MAIL

Mr. Craig "Bo" Kahui, Executive Director  
La'i 'Ōpua 2020  
74-5599 Luhia St., #E-5  
Kailua-Kona, HI 96740

Dear Mr. Kahui:

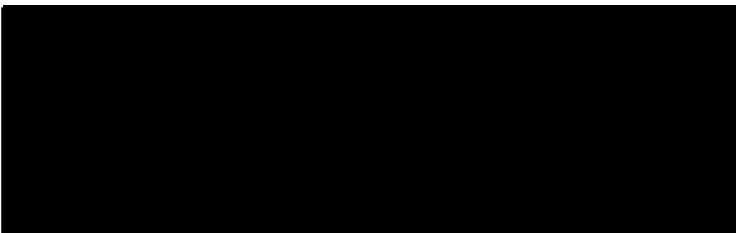
I am pleased to accept your invitation and join other community leaders and citizens for continued support towards the completion of the West Hawaii Community Health Center. It was in 2008 when the Hawaii Island Caucus of legislators submitted a collective letter in support of the development of your multi-purpose community center development project for much needed social, educational, recreational, cultural, and medical services for residents of the West Hawaii Island region.

There is still a dire need for the addition of social infrastructure as Hawaii homes and neighboring communities in the Kealakehe ahapua'a will be shared with future housing development of over 4,800 single and multi-family units.

As a public servant, I support and partner with your initiative to build a modern day Pu'uhonua which will serve the Native Hawaiian village community and surrounding areas that "reflect the core values of our island people."

In keeping with those principles and aspirations, I urge all to welcome and support La'i 'Ōpua 2020 as it seeks to complete the West Hawaii Community Health Center.

Sincerely,



Representative Clift Tsuji

*District 2: Keaukaha; Parts of Hilo, Waiakea, and Panaewa*  
State Capitol 415. S. Beretania St., Room 402 Honolulu, HI 96813  
Phone: 586-8480 Toll-free from Hawaii Island 974-4000, ext. 68480 Fax: 586-8484  
Email: reptsuji@capitol.hawaii.gov



**STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS**

560 N. NIMITZ HWY, SUITE 200  
HONOLULU, HAWAII 96817

29 September 2015

Aloha,

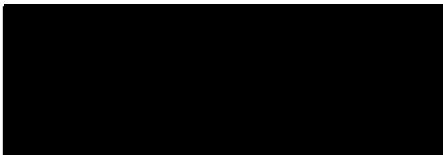
I would like to lend my kākoʻo, my support, to this great effort. Laʻiʻōpua 2020 (L2020) is a bright spot for our Kona community. The medical and dental facilities have been completed. Also, the County of Hawaii has issued the Certificate of Occupancy for the facilities. Now, West Hawaii Community Health Center is providing much needed services to the broader West Hawaii community.

The project has completed approximately 70% of the community center design documents which will host numerous programs and services. One of the most positive points of this project is that it intends to include a workforce development and business incubation center. This is something that I strongly support.

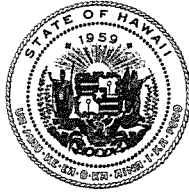
Currently, L2020 conducts several programs including Hawaiian language, Aquaponics, Hydroponics, a Financial Literacy program in partnership with Hawaiian Community Assests, Certified Nursing Assistant program and computer training courses. All of these programs are already strengthening the abilities of the West Hawaii community.

I encourage continued support of L2020 and welcome any questions you may have. Please feel free to contact me at [robertl@oha.org](mailto:robertl@oha.org) or call my office at (808) 594-1855.

Aloha,



Trustee Robert K. Lindsey, Jr.  
Chair, Board of Trustees



## The Senate

STATE CAPITOL  
HONOLULU, HAWAII 96813

December 7, 2015

Re: Support for La'iohua 2020

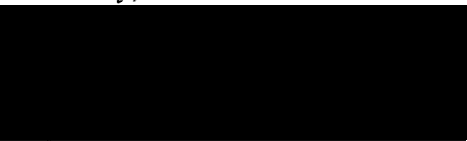
Aloha,

It is my pleasure to provide my strong support for La'iohua 2020 and the work that they continue to do in our community. I have expressed my support for La'iohua 2020 in the past years and will continue to support all of their efforts to serve not only the native Hawaiian community of La'iohua, but also its surrounding Kona communities.

As a state legislator and a physician, I have seen the benefits that our communities have received through projects such as the West Hawaii Community Health Center which provide critical medical services to our people, as well as the benefits we will receive from a modern day Pu'uhonua.

I believe that the people of West Hawaii can continue to benefit through the commitment and efforts of La'iohua 2020, and I will continue to offer my full support in their mission to provide access to healthcare and better our communities.

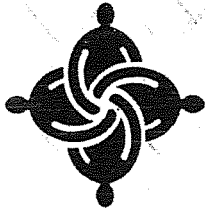
Sincerely,



State Senate

3<sup>rd</sup> District





# West Hawaii Community Health Center

**Board of Directors** December 4, 2015

**Officers**

Nellie Medeiros,  
President

Paola Pagan,  
Vice President

Jean Gray  
Secretary

Vernon Bieraugel,  
Treasurer

Craig “Bo” Kahui, Executive Director  
La’i’Opua 2020  
74-5599 Luhia Street  
Kailua Kona, HI 96740

Aloha Bo,

**Members**

Earl Betts

Brett Carey

JoAnn Freed

Joan Gannon

Ed Haituka

Pete Hoffmann

Jay Kreuzer

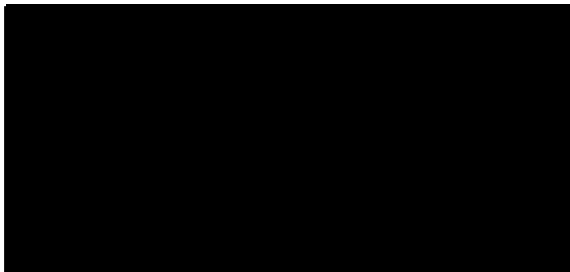
Bruce Makarewicz

Eugene Yap

West Hawaii Community Health Center is pleased to support La’i’Opua 2020 to create a “*modern day pu’uhonua*” (area of safety and peace) which will ensure the existence of adequate health care, social services and recreational infrastructure for our ohana. The focus is to provide and implement social, educational, recreational, cultural, and health care programs for the people of the Kealakehe ahupua’a and the nearby communities of north Kona.

With the recent completion of the West Hawaii Community Health Center – Kealakehe facility this summer, the focus of La’i’Opua 2020 has shifted to planning, designing and implementing the construction of a multi-purpose community center and important recreational complex. Once complete the L2020 initiative of its *modern day pu’uhonua* will redefine how the residents of West Hawaii live, work, play and learn and bring about a new quality of life for today and future generations to come.

West Hawaii Community Health Center and La’i’Opua 2020 share the same mission of dedication to the health and well-being of our island residents, recognizing that the health of each individual results in having a healthy community. We value the partnership we formed 8 years ago with La’i’Opua 2020 and look forward to supporting and continuing our partnership wholeheartedly. We are confident La’i’Opua 2020 will bring to completion our shared vision of a “*modern day pu’uhonua*” in Kealakehe, North Kona.



# **EXHIBIT I**

Group 70

Architectural Plan

No.	Date	Description

**70% DD SET**

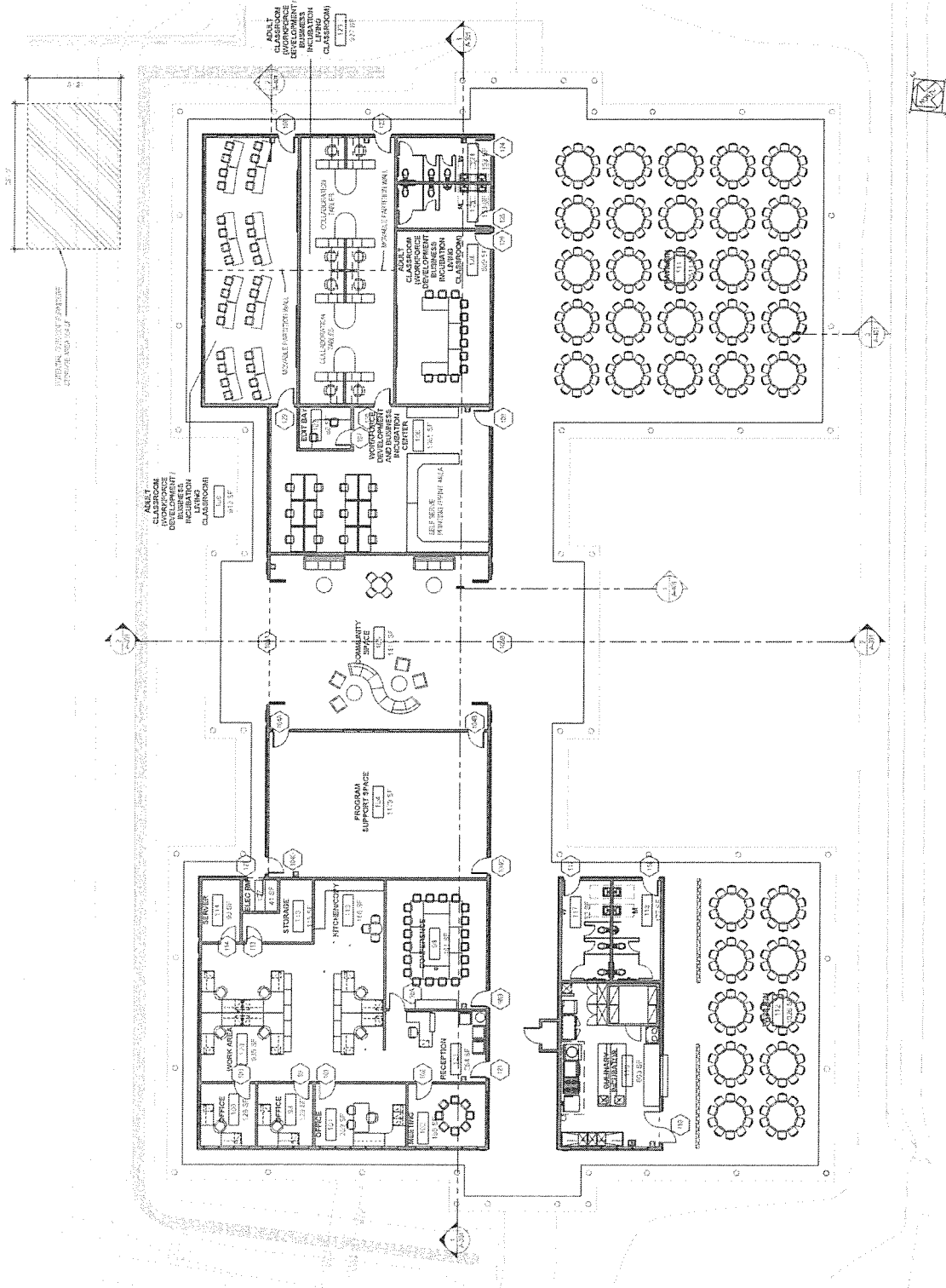
This set includes primarily:  
 1. Furniture  
 2. Fixtures  
 3. Equipment  
 4. Casework  
 5. Millwork  
 6. Stairs  
 7. Mechanical Equipment  
 8. Electrical Equipment  
 9. Plumbing Equipment  
 10. Fire Protection Equipment  
 11. Life Safety Equipment  
 12. Other

**L'Artoya Community Center**

**FURNITURE PLAN**

Author	Chandler
Date	2/10/09-01
Scale	3/8"=1'-0"

**A-106**



# **EXHIBIT J**

Landscape Plan

