

Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - a) Budget request by source of funds ([Link](#))
 - b) Personnel salaries and wages ([Link](#))
 - c) Equipment and motor vehicles ([Link](#))
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing

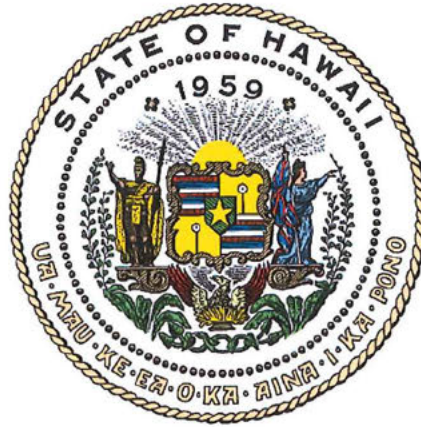


R.N. WILLIAMS,
HIVM PROJECT MANAGER

PRINT NAME AND TITLE

20 Jan. 2023

DATE



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

HAWAII ISLAND VETERANS MEMORIAL INC.

was incorporated under the laws of Hawaii on 05/23/1997 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.



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

Dated: January 18, 2023

Director of Commerce and Consumer Affairs

THE THIRTIETH LEGISLATURE
APPLICATION FOR GRANTS
CHAPTER 42F, HAWAII REVISED STATUTES

Type of Grant Request:

Operating Capital

Legal Name of Requesting Organization or Individual: Db:
HAWAII ISLAND VETERANS MEMORIAL INC. Ka Hui Koa

Amount of State Funds Requested: \$ 189,000.00

Brief Description of Request (Please attach word document to back of page if extra space is needed):

To survey, design and construct a 60+ feet, 8" water supply line across Kawaili St., in Hilo, HI, to a publicly owned 1-1/2 acre lot leased by HIVM to bring a hydrant and water service line to the lot thereby making the lot construction-ready to build a community medical center (see the attached).

Amount of Other Funds Available:

State: \$ 189,000.00
Federal: \$ 0.00
County: \$ 0.00
Private/Other: \$ 18,166.38

Total amount of State Grants Received in the Past 5 Fiscal Years:

\$ 0.00
Unrestricted Assets:
\$ 0.00

New Service (Presently Does Not Exist): Existing Service (Presently in Operation):

Type of Business Entity:
 501(C)(3) Non Profit Corporation
 Other Non Profit
 Other

Mailing Address:
PO Box 6820
City: State: Zip:
Hilo Hawaii 96720

Contact Person for Matters Involving this Application

Name: R. N. (Bob) Williams	Title: Project Director, Hawaii Island Veterans Memorial
Email: bobwilliams63@msn.com	Phone: 808-238-8498

Federal Tax ID#: [REDACTED]	State Tax ID#: [REDACTED]
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Authorized Signature

R. N. (Bob) Williams, Project Manager

Name and Title

01/20/23

Date Signed

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

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawaii Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

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

HAWAII ISLAND VETERANS MEMORIAL INC.

(Typed Name of Individual or Organization)



(Signature)

Jan 20, 2022

(Date)

R. N. (Bob) Williams

(Typed Name)

HIVM Project Manager

(Title)

Applicant HAWAII ISLAND VETERANS MEMORIAL INC

§42F-102 Applications for grants. Requests for grants shall be submitted to the appropriate standing committees of the legislature at the start of each regular session of the legislature. Each request shall state:

(1) The name of the requesting organization or individual: HAWAII ISLAND VETERANS MEMORIAL INC

(2) The public purpose for the grant: Seeks funds to prepare a 1-1/2 acre lot to be construct-ready for an on-island pre-op and post-op full-service community medical center serving Puna, Hilo and Hamakua Coast residents/patients.

(3) The services to be supported by the grant: Construction of an 8” fire hydrant line and a 1-1/2” water service line underneath Kawili St. from the County main water lines to on-property stub outs.

(4) The target group: Puna, Hilo and Hamakua Coast veterans and patient/residents; and

(5) The cost of the grant and the budget. [L 1997, c 190, pt of §3; am L 2014, c 96, §6]

2023 GIA Application

Applicant HAWAII ISLAND VETERAN MEMORIAL INC.

I Certification (see attachments)

II Background and Summary

Hawaii Island Veterans Memorial, Inc. (HIVM) dba Ka Hui Koa was organized as a 501c3 tax exempt non-profit corporation in 1997 by a group of military veterans representing 30 separate veterans' organizations on Hawaii Island. The first mission of HIVM was to build an affordable senior independent living community in Hilo for elderly military veterans and their spouses. The second HIVM mission is to establish a healthcare facility in proximity to the senior living community.

Following years of fund raising and searching for a site HIVM was able to acquire two separate state parcels under two separate governor's Executive Orders in late 2004. Administrative responsibility for the lots was transferred to Hawaii County, who then leased the lots to HIVM in 2005. These three parcels totaled approximately 7-1/2 acres and are located on the northeast corner of Kapiolani St. and Kawili St. HIVM then obtained an acre partial designated as a (paper) road located between the two state parcels, and were successful in obtaining it, thereby enabling us to organize these three adjoining partials into three separate TMKs. Our two separate capital projects are appropriate urban infill projects consistent with community desires that meet state and county plans and best planning practices.

After completing the comprehensive FEA, and getting basic infrastructure in place, via a state GIA award in 2015-16, HIVM selected EAH Housing of Honolulu and San Rafael, Ca. to develop and operate an affordable senior independent living community on our lots. EAH is a non-profit housing developer and facility operator with a long history of success and reliability. At this date, ground breaking has occurred and horizontal construction is well underway to build 92 units of rental town houses, a community center and other amenities on the upper 6-1/2-acre lot, by Isemoto Contracting of Hilo. General contractor, Maryl Construction of Honolulu, estimates the project to cost \$48-50M, with opening scheduled for early 2024. The project will house senior residents (preference to veterans) with earnings between 30-80% of area median income, thereby accomplishing one of our strategic goals to develop affordable housing for elderly military veterans living on modest means. The project will also meet the needs of other elderly residents of modest earnings, including veterans who are 100% disabled, who may exceed the limit for low-income housing.

This is a GIA request for sufficient funds to extend an 8" fire hydrant and 1-1/2" water service line under Kawili St. to our 1-1/2-acre lot with stub outs, making the lot fully construction-ready to build a full-service community medical center. Once completed, this project will complement the common use entrance road cross a box culvert and sewer taps we were able to install six years ago with our previous GIA funds allocated in 2016.

The target audience and beneficiaries of this GIA are members of the general public of East Hawaii, including, residents in Puna, Hilo and the Hamakua Coast who are over income for most low-income housing facilities, which serve HUD Section 8 recipients.

With the housing project underway, our focus is now on the proposed 15,000 sq. ft. one-story medical center (see attachments) which is estimated to cost \$15-18M and will be staffed and operated by a non-profit Island medical group that we're in negotiations with. This facility will provide dedicated space for local doctors and off-island medical specialists, therefore reducing the necessity and expense for Big Island patients to travel to Honolulu for both pre-op and post-op consultation and treatment. Our intent is to build this facility primarily with a combination of grants and tax-deductible donations. We are collaborating with our County administration and our CPA firm to arrange the award of tax credits to large donors. Our intent is to identify donors and pursue grants in order to keep construction costs low in order to keep rental costs low for current doctors and attract new doctors to the island. At this time. HIVM has sequestered \$250,000 to start a formal capital campaign in the coming months or early next year.

III Service Summary and Outcomes

The scope of work for this project includes obtaining a civil engineer project plan design from a reliable and trusted Big Island engineering firm: (1) to trench 60'+ feet across a busy street (Kawili Street) to the HIVM lot, where we will provide studs outs for a hydrant stub and water service meters, to follow at the time of construction. (2) Once the survey and engineer plan is completed, HIVM will then issue an RFP for island construction firms to bid. (3) The Project Manager together with the Procurement Management Committee will select one firm to perform the work described in the RFP. (4) Once project begins the County DPW will assign one staff engineer to assist HIVM in ensuring all work is completed to County standards.

Measures of effectiveness and accountability will be determined by progress meeting identified time-lines and budget numbers, consistent with procurement requirements as evidenced in report documents sent to our state agency POC.

IV Financial

The budget noted is tentatively planned for disbursement as shown in the quarterly planning chart although we'll likely request an adjustment to that timing from our expending agency's POC in order to complete the objectives in 3 quarters or less.

There will be no salaries, or equipment costs nor reimbursement costs sought. A state GIA award of the capital funds requested to develop the engineer plan and do the actual construction will be the only source of funding for this project and funds will be kept and managed in a separate bank account and not comingled with other HIVM funds. All other costs will be met by In-Kind contributions from HIVM and the County of Hawaii. No other grants or awards have been solicited or received since applying for and receiving our GIA in FY 2015-16. Nor will any

other funding be requested for FY '24. Any independent HIVM fund raising activities will be done to meet HIVM operational requirements and fixed costs such as insurance, property tax and maintenance, et al. However, HIVM may initiate a capital campaign to raise funds to cover the costs to produce building plans for the medical center and construction during FY 2024. HIVM has not received or applied for any state or federal tax credits.

V. Experience and Capability

In 2016, HIVM utilized a State GIA award, in the amount of \$425,000, to design and engineer a medical facility on the lower HIVM lot, and to design, engineer and install a box culvert two lane paved entrance from Kawili Street across a wide water runoff swale onto the HIVM lot, to also include two sewer taps onto the HIVM middle roadway lot. The project also included the construction of two sewer connections to accommodate the upper lot housing project. The project was completed on time and on budget.

This year, HIVM again demonstrated both the experience and capability to develop a large scale housing project, now under construction that HIVM envisioned 15 years ago. This 92 unit, \$50 Million, senior independent living community contributes significantly to meeting both the county and state goals to provide more affordable housing. The formal ground breaking ceremony will take place in mid-February 2023.

The sole purpose of HIVM has been to make these two public service capital projects - affordable housing and medical care – available to under-served individuals and communities on the Big Island, to include elderly veterans and other elderly residents of modest means consistent with County and State goals and objectives.

HIVM will proceed and accomplish this current infrastructure project correctly and expeditiously within 9 months (3 quarters) from the time the 1st installment of the award is issued by the state's expending agency.

VI Personal: Project Organization and Staffing

The Project Manager, Bob Williams, served as the Army Installation Commander on the Big Island from March 1984 through October 1986. It was his responsibility to command and supervise the military and civilian work force, numbering over 500, at PTA and KMC along with logistics activities at KMR and the US Army portion of Kawaihae harbor, where the army also had personnel and equipment positioned. In that capacity Col. Williams was responsible for initiating and supervising a series of large CIP projects aimed at the orderly development of PTA as a joint/combined training center for US and Allied Forces in the Pacific.

A four-member Procurement Management team selected from among the HIVM Board of Directors, led by Joseph Kamelamela - a former Hawaii County attorney and Corporate Counsel in the Kim administration with extensive experience in Procurement Law and oversight - will

provide guidance and assure duties are performed legally and responsibly. The Procurement Management team will have the final say on compliance issues. Other members of the Management team are Michael Singer - a general contractor and owner of a commercial construction firm here that routinely does business with county and state agencies as well as federal agencies, including both Army and Navy agencies; Al Inoue - owner/manager of Inouye Hawaii Realty, has experience in county government R&D as a researcher, and in commercial real estate development. He has also done business with county, state, and federal agencies; and, Dr. James Wyban – is a successful entrepreneur who essentially started the shrimp industry in Hawaii after earning a PhD and an MBA from the university of Hawaii in the mid-70s and is currently an independent consultant and advisor to the College of Business at the University of Hawaii at Hilo. Dr. Wyban also has extensive experience working with various state and county agencies. The Procurement Management team members, as well as the Project Manager are experienced with procurement compliance.

Regarding the implementation of the grant award, following informal solicitations and responses from various engineer firms here, they will select an engineer firm do the construction design work, which will be used to issue an RFP. Based on bids, experience, reputation, and availability, they will than select a construction firm to do the construction work. The county’s Department of Public Works Engineer Division will then assign an experienced staff engineer from their office to assist us with construction overview to assure construction is done correctly and complies with both county and industry standards. Finally, upon construction completion, a detailed summary along with all documentation and additional requested information will be provided to our state agency’s POC to complete all required grant actions.

VII Other N/A

This statement serves as verification the GIA grant shall be used for a public purpose.

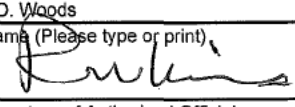
HAWAII ISLAND VETERANS MEMORIAL INC.

	01/20/23
R. N. Williams, Project Manager	Date

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2023 to June 30, 2024

Applicant: HAWAIIAN ISLAND VETERANS MEMORIAL INC

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			\$3,000.00 Inkind	
1. Salaries	N/A	N/A		N/A
2. Payroll Taxes & Assessments	N/A	N/A	N/A	N/A
3. Fringe Benefits	N/A			
TOTAL PERSONNEL COST	N/A			
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island/Ground Trans.	400			
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies	100			
7. Telecommunication				
8. Utilities				
9. Book Keeping / Accounting	1,500			
10. Contracted Services (Survey & Planning)	10,000			
11. Contracted Services (Construction)	177,000			
12				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES	189,000			
C. EQUIPMENT PURCHASES	0			
D. MOTOR VEHICLE PURCHASES	0			
E. CAPITAL				
TOTAL (A+B+C+D+E)	189,000			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	189,000	L.D. Woods	808-315-7064	
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested			20 Jan. 2023	
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
TOTAL BUDGET	189,000	R.N. Williams, Project Manager Name and Title (Please type or print)		

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2023 to June 30, 2024

Applicant: HAWAIIAN ISLAND VETERANS MEI

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2021-2022	FY: 2022-2023	FY:2023-2024	FY:2023-2024	FY:2024-2025	FY:2025-2026
PLANS			2000			
LAND ACQUISITION						
SURVEY & DESIGN			10000			
CONSTRUCTION			177000			
EQUIPMENT						
TOTAL:			189,000			
JUSTIFICATION/COMMENTS:						

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2023 to June 30, 2024

Applicant: HAWAIIAN ISLAND VETERANS MEM

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
No Equipment - N/A			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2023 to June 30, 2024

Applicant: HAWAII ISLAND VETERANS MEMORIAL INC.

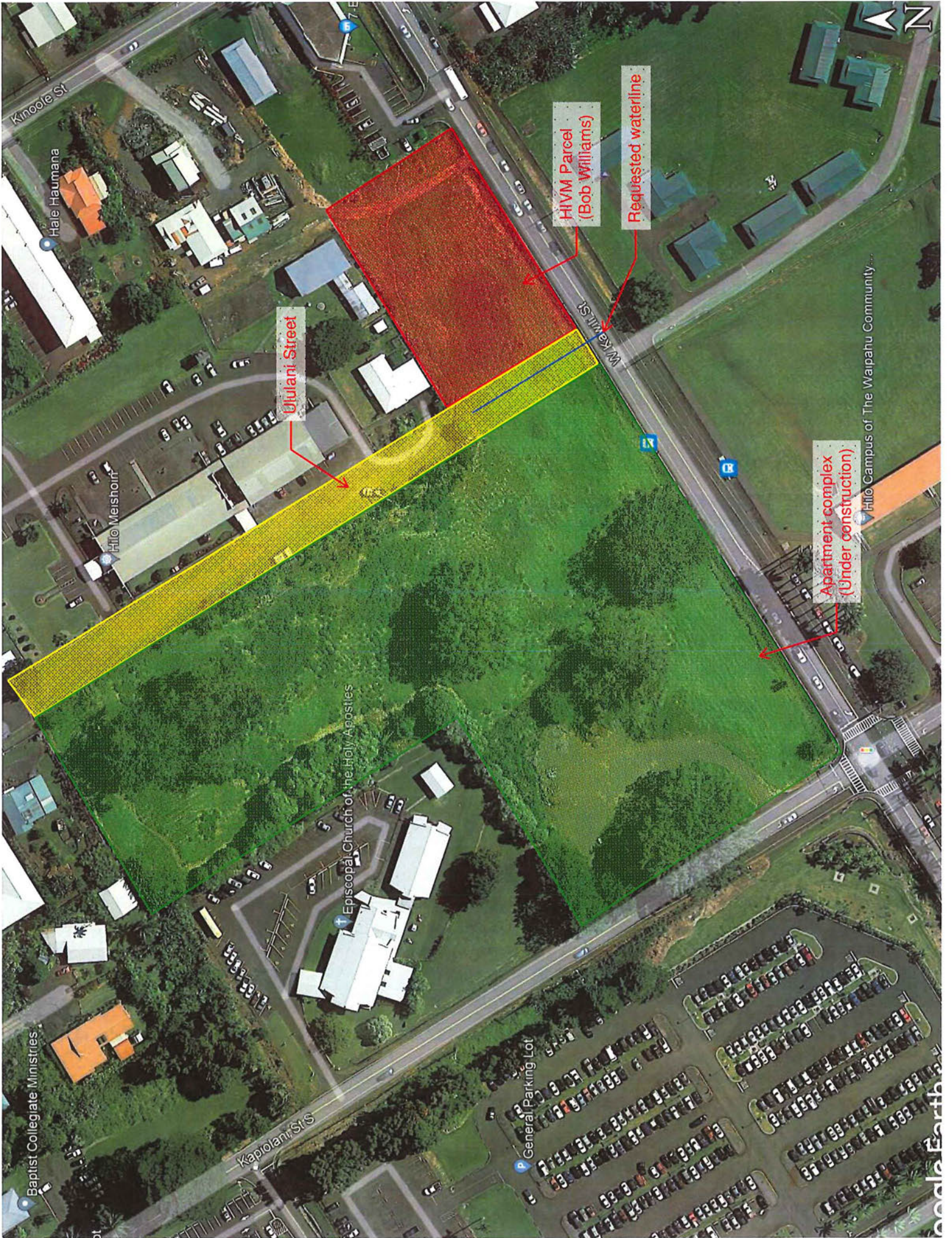
POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
No Employees - N/A				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
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				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				
JUSTIFICATION/COMMENTS:				

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: HAWAIIAN ISLAND VETERANS MEMORIAL INC

Contracts Total: 189,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Water Line Extention	7/1/23-6/30/24		Hawaii State	189,000
2					
3					
4					
5					
6					
7					
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28					
29					
30					



Ululani Street

HVM Parcel
(Bob Williams)

Requested waterline

Apartment complex
(Under construction)

Episcopal Church of the Holy Apostles

General Parking Lot

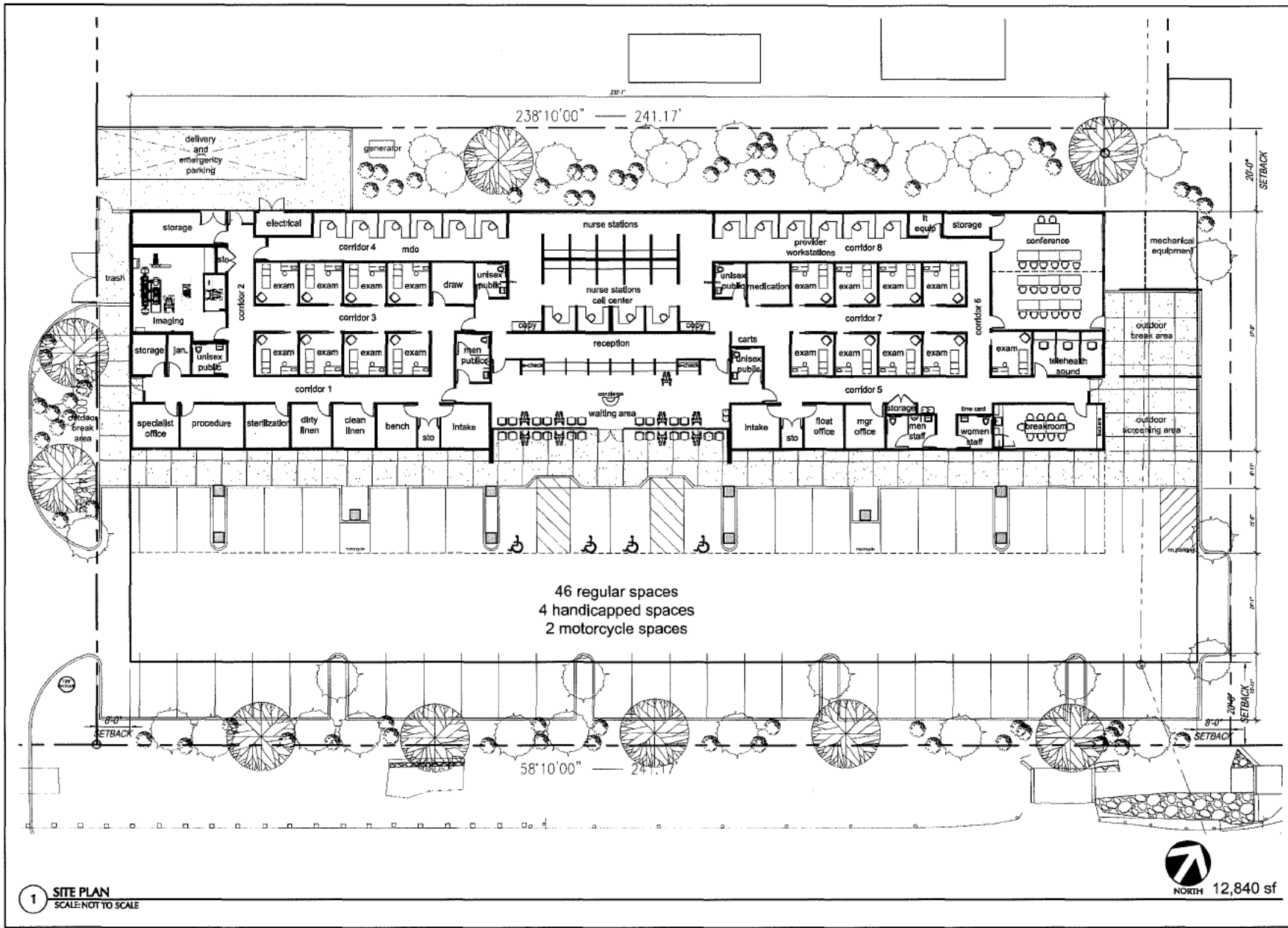
Kapiolani St S

Hilo Meishoirt

Hale Haumana

Hilo Campus of The Waipahu Community...

Google Earth



46 regular spaces
 4 handicapped spaces
 2 motorcycle spaces

1 SITE PLAN
 SCALE: NOT TO SCALE

NORTH
 12,840 sf



FLEMING & Associates, LLC
 557 MANONO STREET
 HILO, HAWAII



DATE: 04/30/2024
 PROJECT NO: 22005.00
 PROJECT ARCH: SC
 PROJECT PLAN: K1

CONSULTANT:

KAWILI HEALTHCARE CENTER
 WEST KAWILI STREET
 HILO, HAWAII
 TAX MAP KEY: (3)-4-057.023

REVISIONS:

PROJECT NO: 22005.00
 PROJECT ARCH: SC
 PROJECT PLAN: K1

SHEET COMMENTS:
 SITE PLAN

DATE: 8-1-2022

SHEET:
 AC1



FLEMING & Associates, LLC
 377 MAO KAWAII STREET
 HONOLULU, HAWAII 96813



ENGINEER 04/18/2024
 JOSEPH E. FLEMING
 LICENSE NO. 11414
 STATE OF HAWAII

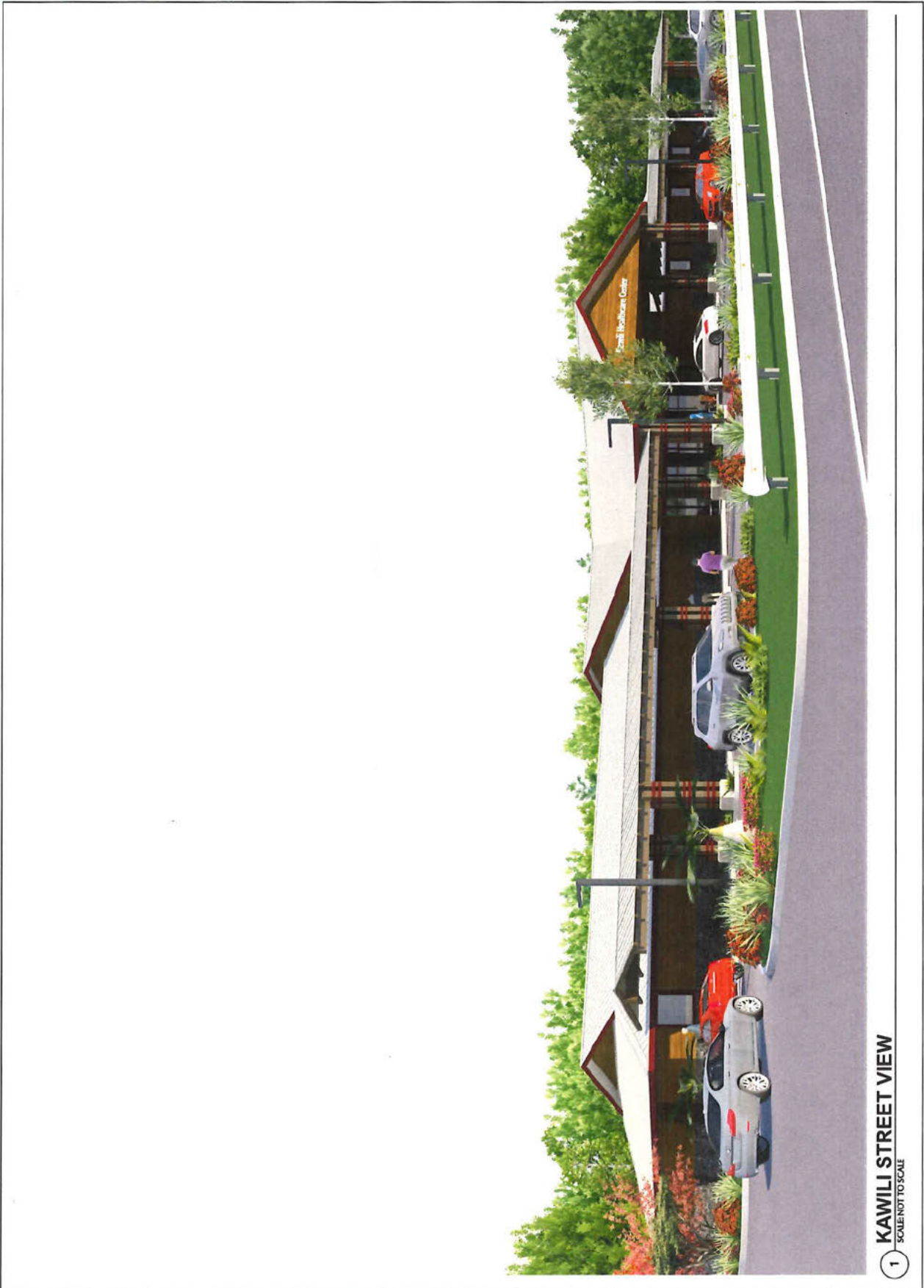
CONSULTANT:

KAWILI HEALTHCARE CENTER
 WEST KAWILI STREET
 HONO, HAWAII
 TAX MAP KEY: (A) 2-4-57- 019

REVISIONS:

PROJECT NO.: 2009-00
DATE: 01-11-2022
PROJECT PLANS: 01
SHEET CONTENTS:

DATE: 01-2022
SHEET:



1 KAWILI STREET VIEW
 SCALE NOT TO SCALE



CONSULTANT:

KAWILI HEALTHCARE CENTER
WEST KAWILI STREET
HILO, HAWAII
TAX MAP KEY: (3) 2-4057-029

REVISIONS:

PROJECT NO. - 20024-03
PROJECT NAME -
PROJECT PLANS - 101
SHEET CONTENTS:

DATE: 8-1-2022
SHEET:



1 ENTRY RENDERING
SCALE NOT TO SCALE