

La'i'Opua Community Development Corp.

74-5146 Haleolono Place, Kailua Kona, HI 96740
P.O. Box 3230, Kailua- Kona, HI 96745
Kailua- Kona, HI 96745

[email...bokahui65@gmail.com](mailto:bokahui65@gmail.com)
Phone.....808-896-2252

January 20, 2023

Senate Committee on Ways and Means
Hawaii State Capitol,
415 S. Beretania Street, Rm. 208
Honolulu, HI 96813
Attn: GIA

Aloha,

On behalf of Laiopua Community Development Corporation, we are please to submit our 2023-2024 Grant-In-Aid proposal related to Laiopua Community Development Corporation's proposed project to plan and design the much-needed community preschool at the Villages of Laiopua Homestead Community and surrounding communities.

Please see the attached Grant-In-Aid requisite forms and our non-profit background, project information and budgets.

On behalf of Laiopua Community Development Corporation, we thank you for your consideration in this matter.

Mahalo Nui,
Craig "Bo" Kahui,^{CBK}

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](#)) *Not Applicable*
 - c) Equipment and motor vehicles ([Link](#)) *Not Applicable*
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing

Craig B. Rahui, Executive Dir
Craig B. Rahui

AUTHORIZED SIGNATURE PRINT NAME AND TITLE DATE *1/20/23*

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 a:

Laiohua Community Development Corporation

Amount of State Funds Requested: \$ 133,425

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

The Goals of this grant-in-aid proposal is to seek \$68,057 for the initial planning and design funding to assist the Villages of Laiohua Homestead Community to seek consensus and create a comprehensive community park plan that compliments the social, educational, recreational, cultural, and most important, the health and safety of the needs of the Villages of Laiohua Homestead Community and surrounding neighborhoods

Amount of Other Funds Available:

State: \$ 133,425

Federal: \$ _____

County: \$ _____

Private/Other: \$ _____

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

\$ 5,000

Unrestricted Assets:

\$ 0.0

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:

74-5146 Haleolono Place

City: State: Zip:

Kailua-Kona Hawaii 96740

Contact Person for Matters Involving this Application

Craig Bo Kahui

Name:
Craig "Bo" Kahui

Title:
Executive Director

Email:
bokahui65@gmail.com

Phone:
808-896-2252

Federal Tax ID#:

State Tax ID#


Authorized Signature

Craig "Bo" Kahui
Name and Title

January 20, 2023
Date Signed



STATE OF HAWAII
STATE PROCUREMENT OFFICE

CERTIFICATE OF VENDOR COMPLIANCE

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

Vendor Name: LA'I'OPUA COMMUNITY DEVELOPMENT CORPORATION

DBA/Trade Name: LAIOPUA COMMUNITY DEVELOPMENT CORPORATION

Issue Date: 01/04/2023

Status: **Compliant**

Hawaii Tax#: 18798328-01

New Hawaii Tax#:

FEIN/SSN#: XX-XXX5587

UI#: No record

DCCA FILE#: 227172

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

Status Legend:

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

**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.

LAIOPUA COMMUNITY DEVELOPMENT CORPORATION

(Typed Name of Individual or Organization)

(Signature)

1/20/03

(Date)

CRAIG "BO" KAHUI

(Typed Name)

EXECUTIVE DIRECTOR

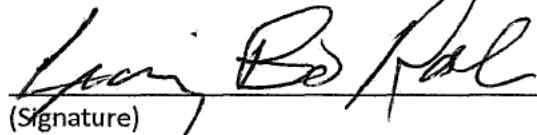
(Title)

Public Purpose Statement

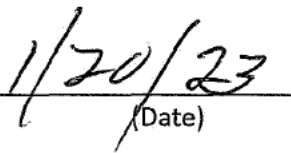
Pursuant to the State of Hawaii §42F-102 , Laiopua Community Development Corporation is submitting this Grant-In-Aid application for the purpose of serving the native Hawaiian Community of the Villages of Laiopua Homestead Association and surrounding neighborhoods for the public purpose to develop a “community preschool”. The location of the “community park” is located on DHHL lands TMK: 7-4-021-003-0000.

Laiopua Community Development Corporation

(Typed Name of Individual or Organization)



(Signature)



(Date)

CRAIG “BO” KAHUI,
(Typed Name)

EXECUTIVE DIRECTOR
(Title)

II. Background & Summary

1. Applicant's Background

Laiopua Community Development Corporation (CDC) was incorporated in 2008 in the State of Hawaii. At that time, the Founders of Laiopua CDC were Board members of Laiopua 2020. In 2006, Laiopua 2020 ("L2020") was organized "to plan, design, and implement the construction of a multi-purpose community center, recreation complex and health referral service within Kealakehe Ahupua'a. In addition, L2020 was organized to establish, implement and manage the charitable, religious, educational, and scientific programs as part of its program objectives with a vision of "creating a pu'uhonua, as a place of healing", a wellspring; "a place of safety to reflect and make right and transform to serve the self, the Ohana, and the community".

Former Laiopua 2020 Board members Craig "Bo" Kahui, Samuel Walker Sr., Dora Aio-Leamons initiated the development of the Laiopua Community Center Master plan, and in 2010 DHHL Chairman Micah Kane coined Laiopua 2020 Master plan as the "model for innovation by beneficiaries." Both Bo Kahui and Samuel Walker attended the Kulia I Ka Nu'u training and technical assistance program by DHHL. The DHHL Kulia I ka Nu'u program offered beneficiary organizations, such as L2020 and Laiopua CDC, an "avenue to take part in the planning of new homestead developments to include various uses of homestead land and management of the homestead assets."

From May 2007 thru August 2019, Kahui, Walker, and Aio-Leamons current Laiopua CDC Board of Directors demonstrated the delivery of programs and services as listed in Exhibit- A2 Laiopua 2020 Highlights of Accomplishments.

The current Laiopua CDC Board members has the leadership, organizational and managerial capacity to undertake the proposed action for the "long term use of DHHL Lands. For example, Laiopua CDC Board member's previous tenure at Laiopua 2020 demonstrates its organizational capacity for "community development "involving the conception, planning, and implementation of projects or activities which create improvements in the living standards of a people in a particular community". To this end, Laiopua 2020 Community Master Plan and the implementation of the West Hawaii Community Health Center, Phase 1 Laiopua Community Center, and Laiopua Commercial Kitchen were constructed and sustained under the leadership of Bo Kahui, Samuel Walker Sr. and Dora Aio-Leamons.

Finally, the current LCDC Board members were instrumental in creating numerous programs and services at Kealakehe High School to include a partnership to deliver educational programs for native Hawaiian students. Laiopua CDC programs included and not limited to the construction of the 1,500 sq. ft Mali'e Multi Media Cultural Center facility, a multi-million dollar DOE grant to support Hawaiian language curriculum, Certified Nursing Assistant program, and Aquaponic program.

2. Goals & Objectives

The Goals and Objectives of this grant-in-aid proposal is to seek \$133,425 for the initial planning and design funding to assist the Villages of Laiopua Homestead Community to seek consensus and create a comprehensive community preschool plan. Laiopua CDC hope to seek a community wide input that compliments the social, educational, recreational, cultural, and most important, the health and safety of the needs of the Villages of Laiopua Homestead Community and surrounding neighborhoods

The objective is to seek community consensus through a planning process involving architectural and civil engineer consultants to conduct the feasibility studies per the community's input for the development of the proposed comprehensive community Preschool.

Laiopua CDC has engaged Architects Hawaii Limited to assist Laiopua CDC in the planning and design of a comprehensive community preschool facility. AHL qualification is attached as Exhibit B.

In addition, Laiopua CDC consulted with the Principles of Architects of Hawaii Limited and deemed AHL as more than qualified to assist Laiopua CDC through the planning and design process for a comprehensive preschool plan and design. With that said, Laiopua CDC has requested AHL limited to provide Laiopua CDC a contract related to this proposal, see Exhibit C.

Since the development of the Villages of Laiopua Homestead Community in 1999, within the Ahupua'a of Kealakehe, Kailua-Kona, Hawaii, the Department of Hawaiian Homes Land (DHHL) had languished and delayed the development of the Homestead Community Preschool. Over time and several DHHL Administrations' later, DHHL housing plan and development for housing became a "**Policy Priority**" in addressing the long "wait listed" applicants awaiting the opportunity for low-affordable housing opportunities.

Currently, there are no immediate plans by DHHL Administration to improve a designated 2 acre parcel for a community Preschool (TMK: 7-4-021-002:0000) see Exhibit A

Native Hawaiian Beneficiaries and surrounding State of Hawaii Housing Finance Development Corporation (HHFDC) affordable public housing communities have no community preschool facilities. The need to develop this community Preschool would address the "direct service needs of the native Hawaiian community and surrounding communities.

3. Target Population to be Served

The targeted population in the Kealakehe Ahupua'a, Hawaii Island is best described as the "new urban core" as HHFDC and DHHL has plans to develop 234 acres and 500 acres respectively for housing and community economic development. DHHL-Villages of Laiopua currently has 307 units built with an estimated 900 more affordable housing units planned on DHHL lands in Kealakehe. The current DHHL Administration is planning to develop 400 additional units related to the recent legislative appropriation of \$600M under HB2511.

The Villages of Laiopua is a master-planned native Hawaiian community on Hawaii Island located in Kealakehe Ahupua'a, north of Kailua-Kona. The Department of Hawaiian Home Lands ("DHHL") has a total of 530.66 acres designated for residential use in the Kealakehe/Laiopua region. Laiopua Village 3, also known as Kaniohale, was completed in 2002.

Kaniohale consisted of 184 developer-built single-family dwellings, 41 self-help homes, and a community center. In 2005, Laiopua Villages 4 (200 lots) and 5 (100 lots) on approximately 50 acres opened to HHCA beneficiaries for selection (October 29, 2005) and lease signing (December 3, 2005).

More recently, on May 17, 2021, DHHL reported on Villages 4 and 5. Per the DHHL report, Laiopua Villages 5 included 42 turnkey homes occupied, 20 habitat homes occupied, 45 rent with option to purchase, and 10 vacant lots for offer in 2022. The Villages 5 turnkey lots were completed in 2012, The "the rent with option to purchase opened in 2017" Villages 4-Akau vertical construction of 61 homes were completed and occupied as of June 2022. Per DHHL, Laiopua Village 4-Hema will start construction early 2022 and will include 125 vacant lots. The Laiopua Villages proposed Preschool is situated across the newly constructed 61 homes in Village 4. The total homes constructed in the Villages of Laiopua is 307. The full built-out of the DHHL Laiopua Master Planned Community would total 1200 single-family units.

On the other hand, Stanford Carr development has acquired the HHFDC -Forest City Affordable Housing project on 234 acres adjacent to DHHL's development to include 50% affordable housing and rental units. Both projects would increase the area population by 5 times the current residential population.

According to the County of Hawaii data *Under the current DHHL & HHFDC build, the average household total 16,086 households in the District of North Kona, Hawaii. The average household size is 2.8 persons per household.* Therefore, based on the data above, the DHHL 307 units in the Villages of Laiopua, Laiopua CDC presume there are an estimated 859 residents at the Villages of Laiopua Homestead Community. In a recent community Preschool survey, we estimate an average of 1 child per household under the age of 18 years old.

The most acute need is addressing the educational disparities in native communities where preschools and early educational center are needed, The State of Hawai'i established the Executive Office on Early Learning (EOEL) in 2012. The vision of EOEL is that every child in Hawai'i has access to high-quality early childhood development and learning experiences that lay the foundation for lifelong wellbeing.

Based on a child's environment, the gap in opportunities begins early, when a child is less than a year old. When that gap is ignored, it continues to widen, and addressing it later in life becomes more difficult and costly to our community in dollar terms. Early screening and intervention, health and developmental supports, and high-quality early care and education programs are an extraordinarily wise investment. Each dollar spent on early childhood programs yields a three- to eight-fold return in long-term economic benefits to society, according to EOEL

The State EOEL noted that

- 90% of brain development occurs before the age of five, and is influenced by positive adult-child relationships and learning experiences, nutrition, and healthcare.³
- High-quality early childhood programs enhance school readiness for all children and are of particular benefit to children living in poverty or facing other risk factors.⁴
- Children of low-income households who participate in high-quality early education are more likely to finish high school and twice as likely to attend college.⁵

4. Describe the Geographic Coverage

The geographic coverage and location of the proposed plan for the Villages of Laiopua Community Preschool is situated next to the Villages of Laiopua Homestead affordable housing units, specifically Village 3 & 4. More importantly, the Department of Hawaiian Homes Land has proposed increasing the affordable housing plan in which Village 1 and Village 2 is proposed to start construction in 3 years that further in-circle the planned community Preschool, see Exhibit A- COH Map

III. Service Summary & Outcomes

A. Scope of Work, Tasks & Responsibility

Laiopua CDC scope of work would be primarily to monitor the progress of the consultants, host several community meetings to include several additional planning charrettes. Laiopua CDC has drafted a timeline for the Preschool development to include the planning and development of the construction documents and costs, estimate to construct the Preschool, and finally fund development timeline to complete the Preschool development.

The initial planning process shall include regular monthly meetings with the project consultants, additional beneficiary consultation and community meetings to reach an agreement/ consensus as to the final draft of the Preschool concept plan and planning process.

- Laiopua CDC will provide two additional beneficiary consultation meetings to further advance the “Preschool plan concept” and seek beneficiary consensus, subject to GIA funds.
- A concept plan shall be drafted to identify development cost, for example architectural and civil construction documents, construction and engineering costs, permitting costs.

B. Annual timeline for accomplishing the results or outcomes of the service

To this end the timeline for accomplishing the outcome of this proposed project is illustrated in the Table 1 below

Table 1: Timeline for the Proposed Funding

Start Date	Objective/ Activity	Responsible Party	Duration	Completion Date
January 20, 2023	Due January 20, 2023; GIA Grant provide for the beneficiary consultation, architectural concept plan, and initial estimates for architectural and civil design documents costs.	Completed	6 Months	July 2023
March 2023	DHHL Issues ROE to Laiopua CDC- Pending	DHHL Land Management Div.	8-10 weeks	Mar 2023
April 2023	2 nd Beneficiary Consultation Meeting:	Laiopua CDC, AHL	1 day	April 2023
June 2023	3 rd Beneficiary Consultation Meeting:	Laiopua CDC, AHL	1 day	June 2023
July 2023	The State Grant-In-Aid Approved	Laiopua CDC	6 Months	July 2023
August 2023	Execute RM Towil Civil Topographical Survey,	Laiopua CDC	30 days	Sept 2023
August 2023	Execute Architect Planning Contract; AHL Limited,	Laiopua CDC, AHL	60 days	Oct 2023
September 2023	Final Beneficiary Consultation Meeting; Approval of Preschool Plan	Laiopua CDC, AHL	1 day	Oct 2023
September 2023	Draft 2024 DHHL/ GIA Grant Proposal for Civil & Architectural Construction Documents, and Master Plan for Preschool	Laiopua CDC		Jan 2024
September 2023	2023 GIA Grant Completed	Laiopua CDC	9 months	Sept 2023
July 2024	Master Plan, Civil & Architectural Design Documents	RM Towil Inc Nanea Inc	3 months	
October 2024	Fund Development Plan for Preschool	Laiopua CDC	1 Month	
November 2024	Private, DHHL & GIA Funding Proposals	Laiopua CDC	2 months	Jan 2025
July 2025	Construction Begins		July 2025	July 2026

C. Specify how the applicant plans to monitor, evaluate, and improve their results.

Laiopua CDC proposes the following assurance and evaluation plans for the request. Laiopua CDC will provide the expending agency (DHHL) with the detailed timeline to track our progress and measure our achievements quarterly. Laiopua CDC will use a procurement process evaluation modeled after the State of Hawai'i to retain the Consultant/ Contractor. The *Consultant/ Contractor will be required to provide weekly progress reports*, which in turn will align with the AIA Pay Applications G702 and G703 that will be provided to the expending agency.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency).

Laiopua CDC *currently meets regularly every second* Tuesday of the month and intends to maintain the monthly meetings to conduct the progress review of the consultation/ contractor Preschool plan progress. Additional meetings shall be scheduled if necessary to monitor, evaluate and accomplish Laiopua CDC's interim and long-term objectives related to the Preschool planning process and progress.

In addition, regular reports from the Laiopua CDC Executive Director/ Project manager will describe work progress. *Financial reports will be provided on a regular basis to document the expenditure of the grant funds.* Any material deviations from specifications and schedules will be submitted by the Executive Director to Laiopua CDC Board of Directors, prior to implementation of any changes.

The list of measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment.

- A. Document and evaluate monthly and quarterly measurements employing task charts
- B. Detail measurable goals charting established deadlines and specific outcomes.
- C. Deviation from the specific goals and objectives is documented and reviewed by Laiopua CDC Board for grant continuity and project success.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds, attached, page # 6 enclosed
 - b. Personnel salaries and wages Not Applicable
 - c. Equipment and motor vehicles, Not Applicable
 - d. Capital project details, attached page # 9 enclosed
 - e. Government contracts, grants, and grants in aid attached page # 10 enclosed
2. Laiopua CDC submits its anticipated detail quarterly funding requests for the fiscal year 2023.

Consultant/Contractor	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
A. Architectural Consultant	30,956	30,956	30,956	30,957	123,825
B. Project Expense	2,400	2,400	2,400	2,400	9,600
Total	33,356	33,356	33,356	33,357	\$133,425

Below is a general description related to the detail quarterly table above.

- A. **Architect Consultant Fees; \$133,425;** Architect to provide a conceptual design of a Community Preschool situated in the Villages of Laiopua to include design services for the programmatic site and building elements for the Community Preschool.
- C. **Project Expense \$9,600;** Laiopua CDC expenses includes airfare, Insurance, and program supplies for community meetings, outreach, and consultation for Preschool plan community consensus.
3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2024.

Laiopua CDC intends to seek additional funding sources in 2024 as follows;

 - A. DHHL RFP-Implementation Grant for Capital Improvement projects
 - B. County of Hawaii Community Grant-
 - C. US Treasury- New Market Tax Credits
4. Laiopua CDC has no State or Federal tax credits to report. However, Laiopua CDC intends to seek US Treasury New Market Tax Credit with Community Development Financial Institution (CDFI). Pacific Growth Associates is a CDFI and Laiopua CDC had made inquiry to Pacific Growth Associates.
5. Laiopua CDC received a DHHL \$5,000 community capacity grant, which has led Laiopua CDC to submit this proposal for the development of the Community Preschool.
6. Laiopua CDC has “no” unrestricted assets as of December 31, 2022

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2023 to June 30, 2024

Applicant: Laiopua Community Development Corporation

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			133425			
LAND ACQUISITION						
DESIGN						
CONSTRUCTION						
EQUIPMENT						
TOTAL:			133,425			
JUSTIFICATION/COMMENTS:						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: **Laiopua Community Development Corporation**

Contracts Total: **5,000**

CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1 DHHL Capacity Grant	Jul-20	DHHL	State	5,000
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V. Experience and Capability

1. Necessary Experience

Laiopua Community Development Corporation (CDC) was established and incorporated in 2008 in the State of Hawaii. At that time, the **Founders of Laiopua CDC were Board members of Laiopua 2020**. In 2006, Laiopua 2020 (“L2020”) was organized “to plan, design, and implement the construction of a multi-purpose community center, recreation complex and health referral service within Kealakehe Ahupua’a. In addition, L2020 was organized to establish, implement and manage the charitable, religious, educational, and scientific programs as part of its program objectives with a vision of “creating a pu’uhonua, as a place of healing”, a wellspring; “a place of safety to reflect and make right and transform to serve the self, the Ohana, and the community”.

Most significant, former Laiopua 2020 Board members Craig “Bo” Kahui, Samuel Walker Sr., Dora Aio-Leamons initiated the development of the Laiopua Community Center Master plan, and in 2010 DHHL Chairman Micah Kane coined Laiopua 2020 Master plan as the “model for innovation by beneficiaries.” Both Bo Kahui and Samuel Walker attended the Kulia I Ka Nu’u training and technical assistance program by DHHL. The DHHL Kulia I ka Nu’u program offered beneficiary organizations, such as L2020 and Laiopua CDC, an “avenue to take part in, and develop the planning of new homestead developments to include various uses of homestead land and management of the homestead assets.”

The current Laiopua CDC Board members has the leadership, organizational and managerial capacity to undertake the proposed action for the “long term use of DHHL Lands. For example, Laiopua CDC Board member’s previous tenure at Laiopua 2020 Community Center Development demonstrates its organizational capacity for “community development “involving the conception, planning, and implementation of projects or activities which create improvements in the living standards of a people in a particular community”. To this end, Laiopua 2020 Community Master plan and the implementation of the West Hawaii Community Health Center, Phase 1 Laiopua Community Center, and Laiopua Commercial Kitchen were constructed and sustained under the leadership of Bo Kahui, Samuel Walker Sr. and Dora Aio-Leamons, current Board Director of Laiopua CDC.

Finally, former Laiopua 2020 and current Laiopua CDC Board members were instrumental in creating numerous programs and services to include a partnership with Kealakehe High School to deliver educational programs for native Hawaiian students to include and not limited to the construction of the 1,500 sq. ft Mali’e Multi Media Cultural Center facility, a multi million dollar DOE grant to support Hawaiian language curriculum, Certified Nursing Assistant program, and Aquaponic program. See Exhibit A2, L2020 Accomplishments

2. Facilities:

Laiopua CDC organization operates in a home office and regularly meet via Zoom electronically or at the home of a Board member. All Board members and Executive Director Craig “Bo” Kahui are Homesteaders, and reside in the Villages of Laiopua Homestead. A Laiopua CDC facility/ Office is planned at the proposed community preschool center and Laiopua CDC will manage the Community Preschool community facility component.

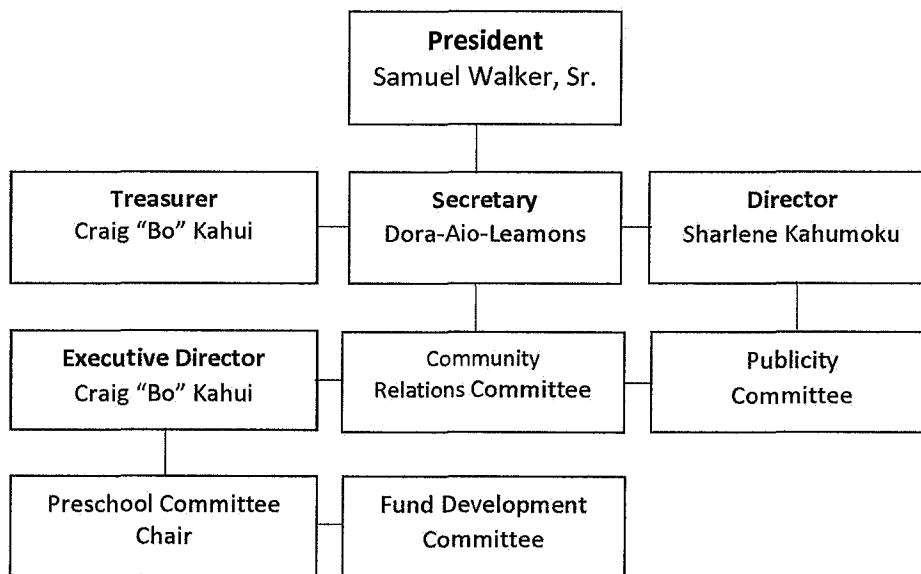
VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff qualifications, Supervision & Training

Laiopua CDC Board is undertaking this initiative without additional staff. Laiopua CDC is qualified to undertake the proposed community Preschool development “planning phase” as described in *Section V. Experience and Capability* of this proposal. At this time, Laiopua CDC will not require additional staff such as a project manager or additional consultants to conduct the review and progress of the limited scope of service provided by this proposal. However, over the next three years, Laiopua CDC does anticipate organizational growth at which time additional staff will be necessary and additional funding opportunities be explored.

2. Organization Chart:

Laiopua CDC submits the organizational chart below:



Continue Next Page.....

Laiopua Community Development Corporation – Board members role’s and description.

President Samuel Walker Sr. is responsible to serve as the head of Laiopua CDC board of directors. The President Walker collaborates closely with the members of the Laiopua CDC Board and other leaders within and outside the immediate community to ensure the organization is fulfilling its mission and achieving its goals. Mr. Walker’s experience in community facilities development offer Laiopua CDC and the proposed Preschool plan attainable goals to achieve Laiopua CDC success related to this proposal

Secretary Dora Aio-Leamons is responsible for the record keeping of Laiopua CDC’s corporate records. As former President of the Villages of Laiopua Homestead Association and Secretary for Laiopua 2020, Aio-Lemons has the experience in keeping all of the corporate records for the organization to include this grant proposal’s contractor reports, board records, and filing of financial reports and records.

Treasurer Craig Bo Kahui is responsible for the financial records of Laiopua CDC Board to include and not limited to monthly corporate financial statements, corporate contracts, and risk management. Treasurer Kahui works with the board of directors to provide advice regarding potential opportunities, risks and tax implications of future financial plans. They might also be consulted regarding grants, proposals, investments and plans regarding unexpected funds and/or cash flow shortages.

Executive Director Craig Bo Kahui over-see the day to day operations of the organization; crafting organizational policies and philosophies of Laiopua CDC; conducting performance reviews of staff, contractors and consultants; preparing comprehensive budgets; reporting on revenue and expenditure of the organization, and engaging with community stakeholders and groups.

Director Sharleen U’I Kahumoku publicity committee is responsible to publish the organizations quarterly newsletter communicating with stakeholders. The organizations newsletter Ni’ele News report activities to include updates of community initiatives, financial information, grant/funding opportunities and project progress reports. The quarterly Niele Newsletter is a effort by all Board members.

Preschool Committee; all Board members are Preschool Committee members to ensure all information are communicated and is shared across Board duties and responsibilities. More importantly, contribution of each Board member is crucial to the success of this Community Preschool planning project and grant funding success.

Fund Development Committee: Executive Director Bo Kahui is Chair of the Fund development committee. Mr. Kahui’s fund development success is best described in his experience while at Laiopua 2020, **See Exhibit A1, L2020 Accomplishments**

3. Compensation

Laiopua CDC is an all-volunteer Board, and does not have any employees.

VII. Other

1. Litigation;

Laiopua CDC have “no pending” litigation or a party to any litigation. In addition, Laiopua CDC has no outstanding judgments against the Laiopua CDC Corporation.

2. Licensure or Accreditations:

Laiopua CDC Board President, Walker SR. and Executive Director- Craig “Bo” Kahui received in 2009-10 DHHL training certificates qualifying both to receive “Kulia- I Ka Nu’u” grant funding of \$250,000. Both Walker Sr. and Kahui leverage the training and qualification to seek additional funding.

The DHHL Kulia I Ka Nu’u training and certification program goals offered Laiopua CDC Financial literacy & sustainability programs, and community Self Determination objectives while seeking community grants. DHHL Kulia program targeted Homestead Community leaders and Homestead CDCs (ie Laiopua CDC)., See Exhibit D DHHL- Kulia I Ka Nu’u- Strive for Excellence Program

3. Private Educational Institutions:

Laiopua CDC will not use this grant funding to support or benefit a sectarian or non-sectarian private educational institution.

4. Future Sustainability Plan;

Laiopua CDC’s future “sustainability plan” is managed by a two-prong approach.

A. Upon receipt of the of this GIA request, Laiopua CDC shall deliver on the deliverables of this proposal.

B. Second, Laiopua CDC shall further explore other funding opportunities to advance the Community Preschool Plan, and the organization’s growth and sustainability as follows;

- i. Apply for the County of Hawaii Community Grant that would assist with the LCDC Corporation’s Capacity
- ii. Apply for OHA Community Grant for programmatic funds.
- iii. Apply for DHHL Capacity & Capital Grant to advance the Preschool plan
- iv. Conduct a Capital fund campaign for the Preschool Plan and LCDC.

Timeline/Date	Funding Organization	Purpose
Mar 2024	County of Hawaii- Grant	Capacity Building/ Strategic Planning
Aug 2024	Office of Hawaiian Affairs	Organization & Programmatic Grant
Oct 2024	DHHL Capacity/ RPP Grant	Capacity/ Capital Improvement Grant
Dec 2024	New Market Tax Credit Initiative	Leverage Funding



Exhibit A

Parcel Information

Parcel Number 740210020000
 Location Address
 Project Name
 Property Class RESIDENTIAL For zoning information, refer to [Zone Maps](#)
 Neighborhood Code 7461-8
 Legal Information LOT 10-A 2.069 AC
 Land Area (acres) 2.0690
 Land Area (approximate sq ft) 90,126

[View Map](#)

[Plat \(TMK\) Maps](#)

Owner Information

Owner Names
 HAWAIIAN HOME LANDS Fee Owner

Mailing Address
 HAWAIIAN HOME LANDS

Assessment Information

⊞ Show Historical Assessments

Year	Property Class	Market Land Value	Dedicated Use Value	Assessed Land Value	Market Building Value	Assessed Building Value	Total Market Value	Total Assessed Value	Total Exemption Value	Total Taxable Value
2022	RESIDENTIAL	\$311,000	\$0	\$311,000	\$0	\$0	\$311,000	\$311,000	\$311,000	\$0

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	90,126	2.069	

Building Division Permit & Inspections Information

<https://hawaiicountyhi-energygovpub.tylerhost.net/Apps/SelfService#/home>

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date Recorded	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
08/27/2009	\$0		OTHER	Mapping Change	08/27/2009					Mapping Change
02/07/2008	\$0	08-023041	FEE CONVEYANCE	Notice of Continuation of Dedication	02/15/2008				0	Notice of Continuation of Dedication
01/12/1995	\$0	0000000000								

Map



Recent Sales in Area

Sale date range:

From:

09/29/2019

To:

09/29/2022

Sales by Neighborhood

1500

Feet



Sales by Distance

No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Residential Improvement Information, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information, Historical Tax Information.

The County of Hawaii Real Property Tax Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

Last Data Upload: 9/29/2022, 1:16:24 AM

Developed by



Version 2.3.223

Exhibit A2

La'i'Opua 2020 Highlights of Accomplishments

La'i'Opua 2020 501C-3 Corporation's mission is to build community facilities in the Kealakehe Ahupua'a and provide for social, educational, recreational, cultural, and medical services and programs for the residents of West Hawaii, Hawaii. The following highlights represent our accomplishments since our inception in 2005.

Jan 2003	Kaniohale Community Association (AKA Villages of Lalopua Association) Initiates Community Center Development plan. Kaniohale Community Center too small to effectuate programs and services
Apr 2005	Villages of La'i'Opua Board Approves Resolution to establish a 501C-3 Non Profit, aka La'i'Opua 2020
Mar 2006	La'i'Opua 2020 incorporates with the State of Hawaii as a non-profit organization
June 2006	Architects Reihm Owensby Inc. develops schematic plan for Community Park, pre-school, and gym, pro bono
May 2007	L2020 receives its first grant \$125K to build community center master plan. Group 70 Architects hired.
Sept 2007	La'i'Opua 2020 receives federal designation as a 501C-3 non-profit Corporation
July 2008	OHA provides 18 month \$150K Capacity Funding Grant to support L2020 operations.
Sept 2008	DHHL approves \$243,716 Priority Grant to initiate 26 acre Community Center Development. G70 Master Plan provided a guide to pre-entitlement disposition, land entitlement and preliminary designs.
Mar 2009	La'i'Opua 2020 secures a 65 year- 26 acre lease from Department of Hawaiian Home Lands for the Community Center Development. Master Plan included Medical Center, Community Center, aquatic center, gym, inter-generational day care facility, pre-school, and abuse shelter.
Oct 2009	L2020 seek "renewable energy PV Project to provide KCA Homestead energy credits.
Jan 2010	La'i'Opua 2020 receives DHHL \$40K Implementation Grant to conduct various pre-entitlement land and environmental tasks.
Feb 2010	RM Towill is hired to complete Preliminary Engineering design for the Medical and Community Center site improvements for the Community facility and Medical Center utilities and infrastructure installation.
Mar 2010	La'i'Opua 2020 receives a Federal Housing & Urban Development Economic Development Initiative Grant \$475K to further the pre entitlement tasks to include the completion of the EA and Archeological and Botanical studies.
Oct 2010	L2020 receives a State Grant In-Aid \$250K to install the sewer connection for the initial phase of the Community Center development. 20 year Interim Agreement reached with Kealakehe HS to help support the plan.
Oct 2010	L2020 receives \$923K to initiate the construction of the 1500 sq.ft. Native Hawaiian Education Act Technology Center on the Kealakehe High School Campus. The Kau I Ka Malie Multi Cultural Media Center hosts various programs to include computer literacy & technology, Hawaiian Language, Certified Nursing Assistant Program, Mala Program, CEPA Program with Kealakehe High School, etc... La'i'Opua 2020 continues to host programs at this center under a constrained budget.
Mar 2011	State awards L2020 \$1.526M for the Architectural Design for community center. <u>Medical Center began construction in Jan 2014</u>; Community Center design is design development.
May 2011	La'i'Opua 2020 receives additional 26 Acres for Commercial Development. L2020 qualifies for DHHL support and accepts \$250K DHHL "Kulla I ka Nu'u" Grant Award to assist with the development of the Commercial Center.
May 2012	L2020 partner West Hawaii Community Health Center receives \$5.M WITH both partners initiating a US Treasury CDFI New Market Tax Credit Initiative to support the construction of the Medical Center.
Apr 2013	La'i'Opua 2020 receives State Grant In-Aid \$400K Grant for operations. Funding extends L2020s operations to include education, cultural, and medical programs for the community and operational funding to continue the Community Center and Commercial Center projects.
Dec 2013	La'i'Opua 2020 receives Federal New Market Tax Credit funding to "trigger" the construction of the Medical Center. Medical Center construction to be completed by April 2015.

Continue.....

- Apr 2014** **Laiopua receives \$950K State Grant In Aid Award for the construction of the Community Center road and parking lot improvements. L2020 awaiting the release of funding from Gov. Abercrombie before he leaves office.**
- Nov 2014** **L2020 applies for Federal Assistance for Water Source Development.**
- Jan 2015** **L2020 conduct income Survey to qualify for Federal Assistance; Dec 2015- L2020 qualifies for USDA RD funding to support of up to 45% the construction cost for water well development.**
- Jan 2015** **L2020 seek State GIA Grant for operation and construction totaling \$1.75M**
- Feb 2015** **L2020 seeks New Market Tax Credit gap financing to initiate the Laiopua Community Center Phase 1 construction. L2020 leverage \$905K and other assets to receive \$1.5M in gap financing to construct 3,500 sq. ft. community center Phase 1.**
- May 2015** **L2020 receives \$225K State GIA "Operating grant" that provide program and operating funds to L2020.**
- May 2015** **L2020 receives \$1M NAHASDA funding for construction, but L2020 not eligible for NAHASDA funds.**
- Dec 2015** **L2020 receives NMTC financing and initiates the construction of the Laiopua Community Center Phase 1. Maui Based ABC Construction hired and contracted to build Phase 1. Construction completed May 2017**
- May 2016** **VOLA formally seek DHHL support to develop water for the L2020 Community Development plan, DHHL Housing plan, and Laiopua Community Park**
- May 2017** **Legislature approves State GIA CIP \$450K to complete the construction of the Community Kitchen.**
- Oct 2018** **L2020 seek Community development project at the Honokohau Harbor. L2020 sought 50 acres for EDA project.**
- Aug 2018** **L2020 receives US DOE \$2.4M Naitive Hawaiian Education Act grant to support L2020 programs and services in the West Hawaii District schools serving native Hawaiians**

More.....

Laiopua 2020 extension Program & Services

- 1. Graduated and State Certified over 74 Certified Nursing Assistants with certificates**
- 2. Campaigned to stop the Keauhou Aquifer Area management plan by National Parks Service petition to the State Commission on Water Resource management.**
- 3. Campaigned to limit the US Fish & Wild life taking of 18,000 acres in Kona for "dryland forest critical habitat."**
- 4. Renew PV Renewable Project**
- 5. Honokohau Harbor economic development project Initiated with Investors.**



ahl.

Exhibit B

EDUCATION QUALIFICATIONS

NOVEMBER 2022

La'i'Ōpua Community Development Corporation

Aloha and thank you for the opportunity to be your Architect and Planner for implementing the La'i'Ōpua Preschool.

AHL has a legacy of providing successful learning environments and education leadership for our island community. We are dedicated to creating engaging places and spaces that further cultivate the education landscape here in Hawai'i. Our design process is collaborative and holistic. The school environment is a critical link that influences the way students learn, and we will provide a path forward assisting with drawings useful in obtaining funding, design and construction of La'i'Ōpua Preschool.

We believe you will find the AHL Design Team to be qualified, collaborative, and most passionate about the success of La'i'Ōpua and the future of education in Hawai'i. As our portfolio attests, we have been engaged on major projects here on O'ahu that are directly related to your Master Plan. These projects include the expansion of the Queen Emma Preschool, Farrington High School Master Plan, Moanalua Performing Arts Center Master Plan, and St. Andrew's Schools Master Plan. In addition we have extensive experience working on Hawai'i Island and currently have projects under way in both Kona and Hilo.

AHL excels at orchestrating stakeholder engagement, establishing pragmatic objectives, and implementing our clients' vision. Using the latest developments in teaching and education models, we will help further the unique student experience at La'i'Ōpua Preschool, one that already reflects a premiere educational system with a focus on compassion and individuality. We understand the power of design to positively shape an organization and its future, and we look forward to helping you realize the vision your excellent master plan will provide

We are grateful for the opportunity to work with you and look forward to answering any questions you might have.

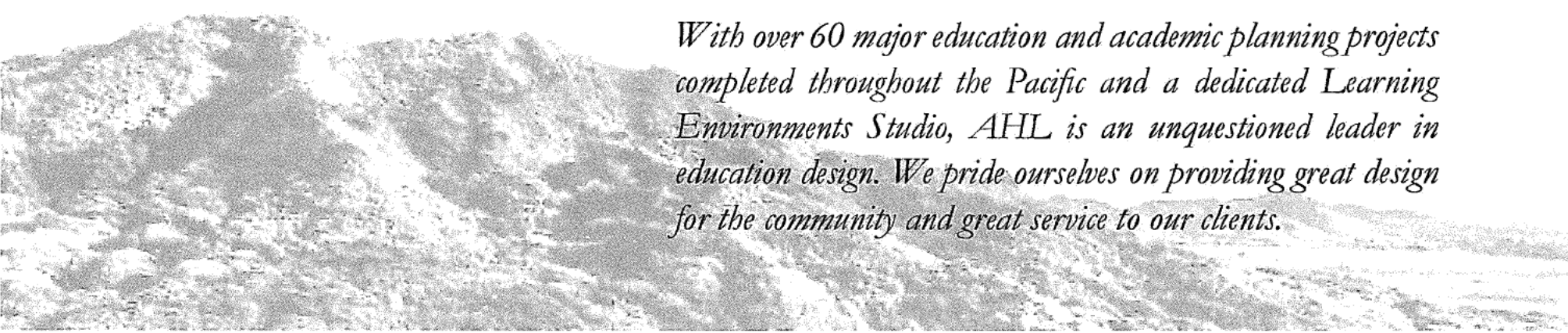
Kind regards,



Terry McFarland, AIA LEED AP
Principal-in-Charge
tmcfarland@ahl.design
(808) 523-9636

WHY AHL

"Good design solves a problem. Great design tells a story."



With over 60 major education and academic planning projects completed throughout the Pacific and a dedicated Learning Environments Studio, AHL is an unquestioned leader in education design. We pride ourselves on providing great design for the community and great service to our clients.

EDUCATIONAL DESIGN

- With a wealth of knowledge in architecture, interior design, and planning projects, AHL provides the full spectrum of design services for any education project.
- AHL has designed many campus facilities that encourage diversified, curious learning.
- Our team is dedicated to creating environments that promote positive energy, health, and overall wellbeing in students, faculty, and staff.

THE RIGHT PROCESS & APPROACH

- AHL is the largest architecture firm in Hawai'i with over 76 years of experience and more delivered projects than any other firm in the state.
- Our efficient and collaborative design processes are the result of decades of working with all education stakeholder groups from administration, to teachers, students, parents, facilities, and the community.
- We are thought leaders who understand the complex requirements necessary to complete successful education projects in our community.

EDUCATION SPECIFICATIONS

- We believe in a collaborative process and recommend a series of workshops to engage a variety of stakeholder groups, build consensus regarding design priorities, and further develop all the positive attributes for future growth.
- Information gathered within the workshops will inform the creation of an Educational Specifications document that outlines the educational uses of, and functional program elements of each space.

ahl.

WE UNDERSTAND HAWAI'I ISLAND

unrivaled experience in shaping the big island

AHL has a long history of shaping the State of Hawai'i. From large scale projects to small facilities renovations, we understand the importance of local civic architecture to create spaces that inspire our community through relevant and meaningful design.

Like your preschool program, AHL recognizes that the early years of a child's life are crucial to success in school and society. Through this planning analysis, our development approach will positively influence the quality of life in our cities by building a strong educational foundation for our keiki, ultimately generating a strong economic future for Hawai'i. AHL is eager to create learning environments that will support positive energy, health, and overall wellbeing in students, faculty, and staff.



WE KNOW HOW TO PLAN FOR SUCCESS

visionary design meets enduring functionality and purpose

Each new project at AHL is assigned a number, and our current new job numbers exceed 7,400. Our founder Cy Lemmon knew that as Hawai'i grew there would be a large range of major project types – low and high rise, private and public sector – and his mission was to grow the firm's developing knowledge and track records throughout this range of core business areas. Cy understood that achieving this meant developing a culture of learning, teamwork, and constantly searching for new ideas coming both from Hawai'i and also from the rest of the world.

This realization and vision drives AHL today. It has enabled us to successfully carry out large, complex projects of all types including residential and mixed-use developments, hospitals, courthouses, even prisons; working both with the private and public sectors. Our vision also pushes us to continue engaging building officials as new building types, technologies, and code requirements evolve over time.

Essential to our ability to plan and deliver urban Honolulu projects that meet the client's budget, schedule, and expectations is AHL's experienced Learning Environments Studio. We understand the intricate requirements necessary to complete this process that ultimately maintains budget and schedule of your complex project.

PROJECT EXPERIENCE



SELECTED HAWAI'I ISLAND EXPERIENCE

Our project teams are accustomed to inter-island travel as we see personal meetings and physical site visits as crucial components of our design practice. Though we are located in Honolulu, we understand the necessity of in-person oversight during all project phases to ensure timely service that meets your project schedule and goals. Listed below are examples of our project experience on Hawai'i Island.

**** West Hawai'i Prosecuting Attorney's Office**

Kailua-Kona, HI

**** Kamehameha Schools Keku'iapoiwa Learning Center**

Ke'au, HI

USGS Hawai'i Volcano Observatory

Volcano National Park, HI

USGS Pacific Island Ecosystem Research Center

Hilo, HI

Naniloa Surf Hotel

Hilo, HI

Yukio Okutsu Veteran's Home

Hilo, HI

Hilo Medical Center, Various Projects and Renovations

Hilo, HI

Safeway Hilo

Hilo, HI

Hawaii County Building Renovation

Hilo, HI

Volcano Golf & Country Club

Volcano, HI

Mauna Kea Beach Hotel Renovation

Waimea, HI

Niumalu Marketplace

Kailua-Kona, HI

North Hawai'i Community Hospital Emergency Department Renovation

Kamuela, HI

Keahuolu Courthouse

Kailua-Kona, HI

Waikoloa Luxury Cinemas

Waikoloa Village, HI

The Shops at Mauna Lani

Waimea, HI

CVS Longs, Various Projects

Hilo / Kea'au / Kona, HI

Safeway Kailua-Kona

Ka'anapali, Maui, HI

Kona Surf Resort

Kona, HI

Waikoloa Beach Marriott & Outrigger Resort

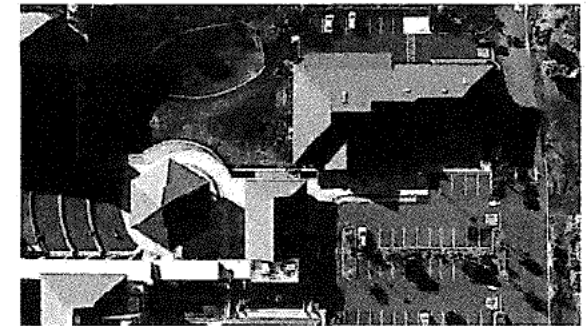
Waikoloa, HI

Kona Community Hospital

Kona, HI

Straub Kona Family Health Center

Kona, HI



West Hawai'i Prosecuting Attorney's Office



USGS Hawai'i Volcano Observatory

West Hawai'i Prosecuting Attorney's Office Building

Kona, Big Island, Hawai'i

Project

- New Building

Services

- Master Planning
- Architecture
- Interior Design
- FF&E

Project Description

To better serve the State of Hawai'i Judiciary and the greater Kona community, the West Hawai'i Prosecuting Attorney's Office Building interconnects civic services with a village design concept that visually connects with important existing public offices and spaces in the complex. The design presents an intimate, low rise figure from the central courtyard, but offers the experiences a large-scale civic building from street view.



Kamehameha Schools Keku'iapo'iwa Learning Center Renovation

Big Island Campus, Keaau, Big Island, Hawaii

Project

- Library and Learning Center
- 2 Classrooms
- 2 Meeting Spaces
- Cafe
- Makers Space

Services

- Architecture
- Interior Design

Project Description

AHL designed the existing Kamehameha Schools High School library from a traditional and quiet research space to a next generation space where students can socialize, create, and collaborate. The book collection was downsized to allow space for two new classrooms, two small enclosed meeting spaces, and a café. One of the project's features is a makerspace, a collaborative work space where students can gather to create, invent, and learn. To accommodate the various study preferences of the students, multiple spaces options are provided to the learning center users. The space has lounge seating for comfortable reading, as well as tables and chairs for collaborative work. Study carrels and booths are provided in addition to the small enclosed meeting spaces to accommodate students who prefer quiet spaces.



SELECTED EDUCATION EXPERIENCE

**** St. Andrew's Schools Queen Emma Preschool**
Honolulu, O'ahu, HI

**** Keone'ula Elementary School Design and Master Plan**
'Ewa Beach, O'ahu, HI

**** St. Andrew's Schools Master Planning**
Honolulu, O'ahu, HI

Pomaika'i Elementary School Design and Master Plan
Kahului, Maui, HI

Hanalani Schools Performing Arts Center Master Plan
Mililani, O'ahu, HI

King Kekaulike Performing Arts Center
Makawao, Maui, HI

Moanalua High School Performing Arts Center
Honolulu, O'ahu, HI

Moanalua High School Performing Arts Center Band Room
Honolulu, O'ahu, HI

Moanalua High School Performing Arts Center Dance and Choral Room
Honolulu, O'ahu, HI

Kamehameha Schools PE/Athletic Complex
Honolulu, O'ahu, HI

Farrington High School Long Range Master Plan
Honolulu, O'ahu, HI

Farrington High School Indoor Athletic Complex and Music Department
Honolulu, O'ahu, HI

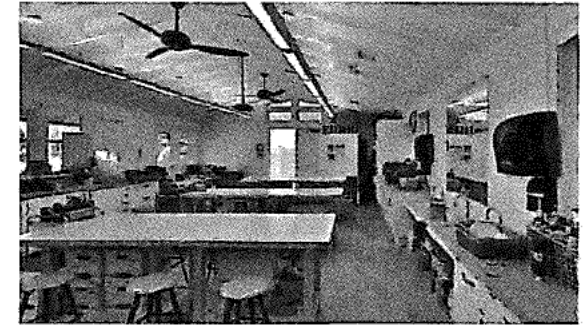
Farrington High School Outdoor Athletic Complex
Honolulu, O'ahu, HI

Agnes Kalaniho'okaha Cope Learning Center
Nanakuli, O'ahu, HI

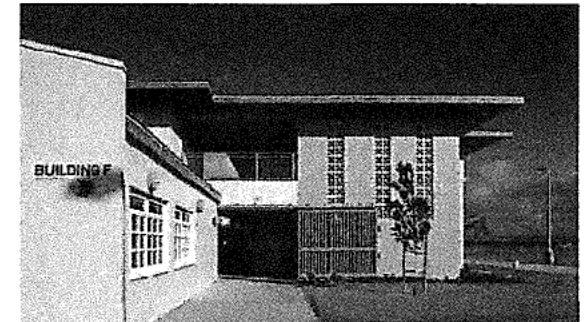
Windward Community College Library Learning Commons
Kāne'ohe, O'ahu, HI

Brigham Young University Hawai'i Science Building
Lā'ie, O'ahu, HI

University of Hawai'i Wahine Softball Stadium Renovation
Honolulu, O'ahu, HI



St. Andrew's Priory Art Studio



Keone'ula Elementary School



Kamehameha Schools Keku'iapoiwa Learning Center

St. Andrew's Schools Queen Emma Preschool

Honolulu, O'ahu, Hawai'i

Project

- Educational Campus

Services

- Master Planning
- Architecture
- Interior Design

Project Description

Plans for Queen Emma Preschool include adding two new classrooms for a total of eight, additional outdoor classroom areas, and increased parking and landscape. The preschool, located in Downtown Honolulu, is part of the St. Andrew's Schools.



Keone'ula Elementary School Design and Master Plan

'Ewa Beach, O'ahu, Hawai'i

Project

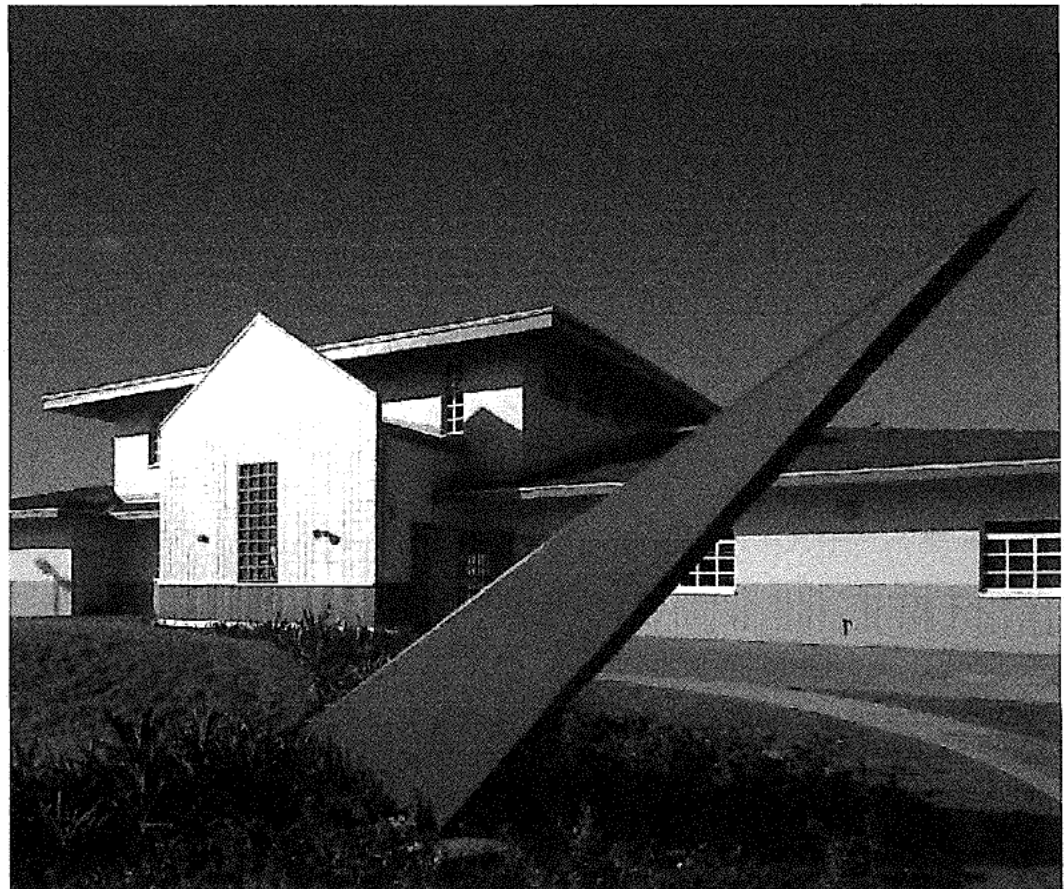
- 13.5 Acres
- 93,165 SF
- 39 Classrooms
- 7,300 SF Library
- Multi-Purpose Facility
- Kitchen
- Cafetorium

Services

- Master Planning
- Architecture
- Interior Design

Project Description

Following the vision of Keone'ula Elementary, the school was designed to be a fun academic community. With the library serving as the "heart of the campus," the design intent was to create a school with a strong organizational arrangement consisting of a student center, administration offices, and cafeteria. Classrooms were designed for flexibility and interaction with many that can be "opened" to allow two classrooms to work together. A giant sundial takes advantage of West O'ahu sun and teaches math and science lessons. Sidewalks are stamped and color-stained with hop-scotch games accentuating an environment that is exciting and educational yet composed of buildings that are simple and cost effective. The school's multi-purpose facility also was designed to serve as an emergency shelter.



St. Andrew's Schools Master Planning

Honolulu, O'ahu, Hawai'i

Project

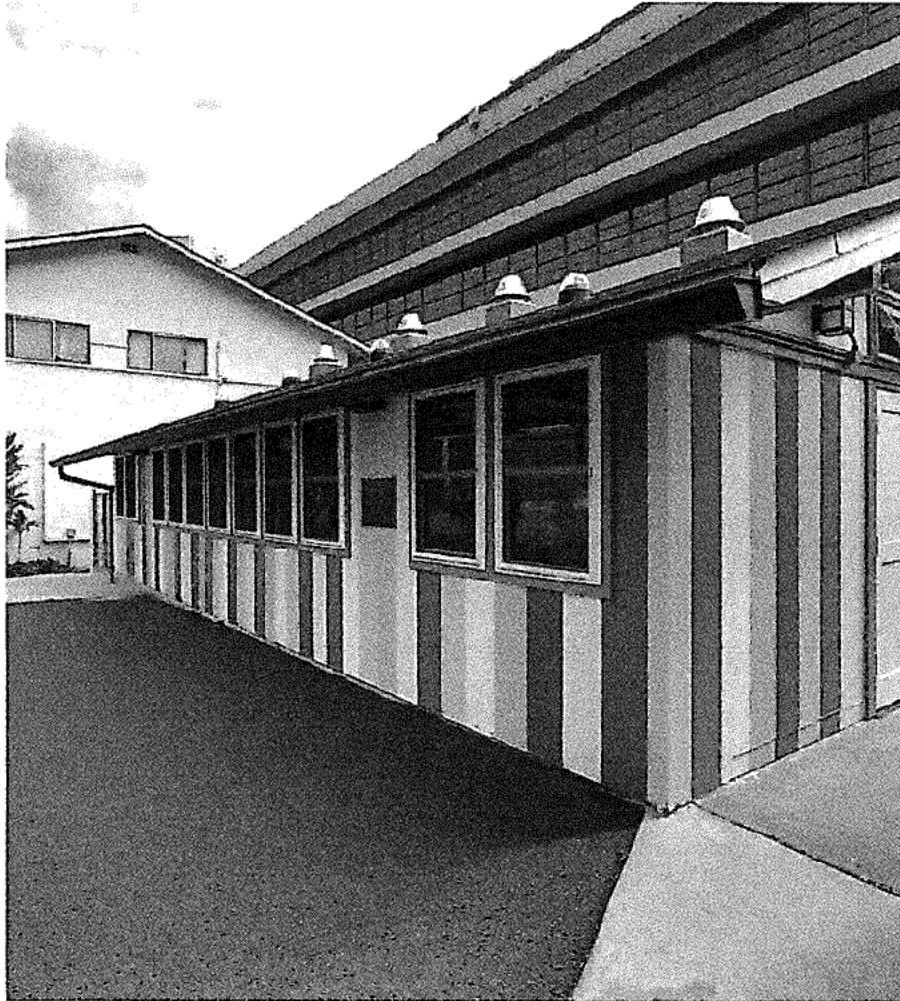
- Pro Bono Services
- Education Campus
- 1000 SF

Services

- Master Planning

Project Description

AHL provided master planning services for St. Andrews Schools that included main campus, the pre-school, and the adjacent apartment parcel. Services included property condition assessment, workshop facilitation, solution exploration, recommendations, and the development of solutions. AHL prioritized facility improvements that ranged from maintenance and low-cost high-impact touches to possible renovations and new construction.



OTHER RELEVANT EXPERIENCE

**** Kroc Center Hawai'i Renovations**

Ewa Beach, O'ahu, HI

**** Straub Clinic Pearlridge Interiors Renovation**

Honolulu, O'ahu, HI

**** Royal Hawaiian Center Revitalization, Royal Grove**

Waikiki, O'ahu, Hawai'i

Honolulu Zoo

Honolulu, O'ahu, HI

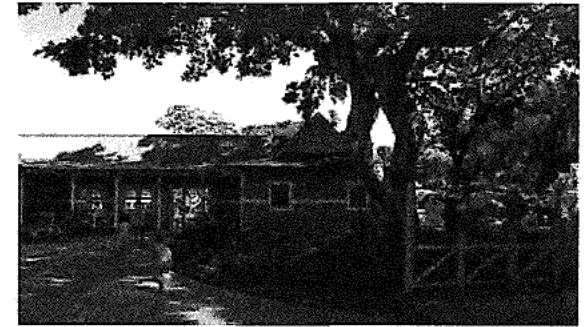
Ka Makana Ali'i

Honolulu, O'ahu, HI

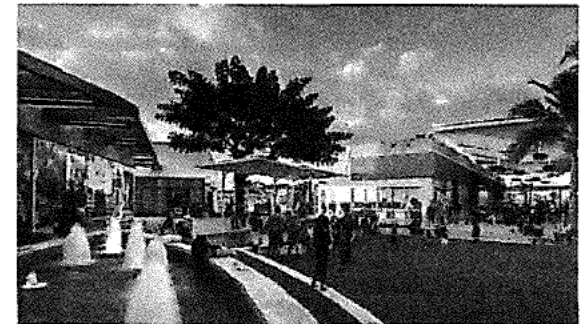
Sheraton Maui Common Area Renovations

Ka'anapali, Maui, HI

Exhibitors



Honolulu Zoo



Ka Makana Ali'i



Sheraton Maui Common Areas, Game Room

Kroc Center Hawai'i Renovations

Ewa Beach, O'ahu, Hawai'i

Project

- Community Center
- Child Watch Room
- Storage Facility
- Cafe
- Fitness Center
- Gymnasium

Services

- Architecture
- Interior Design

Project Description

This project consists of both interior and exterior improvements throughout the community center. Major works include new 1,500 SF storage building; complete remodeling of the Child Watch Room to include a custom outdoor shade structure; new administration offices; partial renovation to the Art Studio Room to add a kiln and pottery wheels; new service windows and PA systems for the Café area; large custom format graphic artworks throughout the major spaces (Lobbies, Gymnasium, Teen Room, Child Watch Room, Café, and Fitness Center); new main entry signage; and various mechanical, electrical, and acoustical upgrades.



Straub Clinic Pearlridge Interiors Renovation

'Aiea, O'ahu, Hawai'i

Project

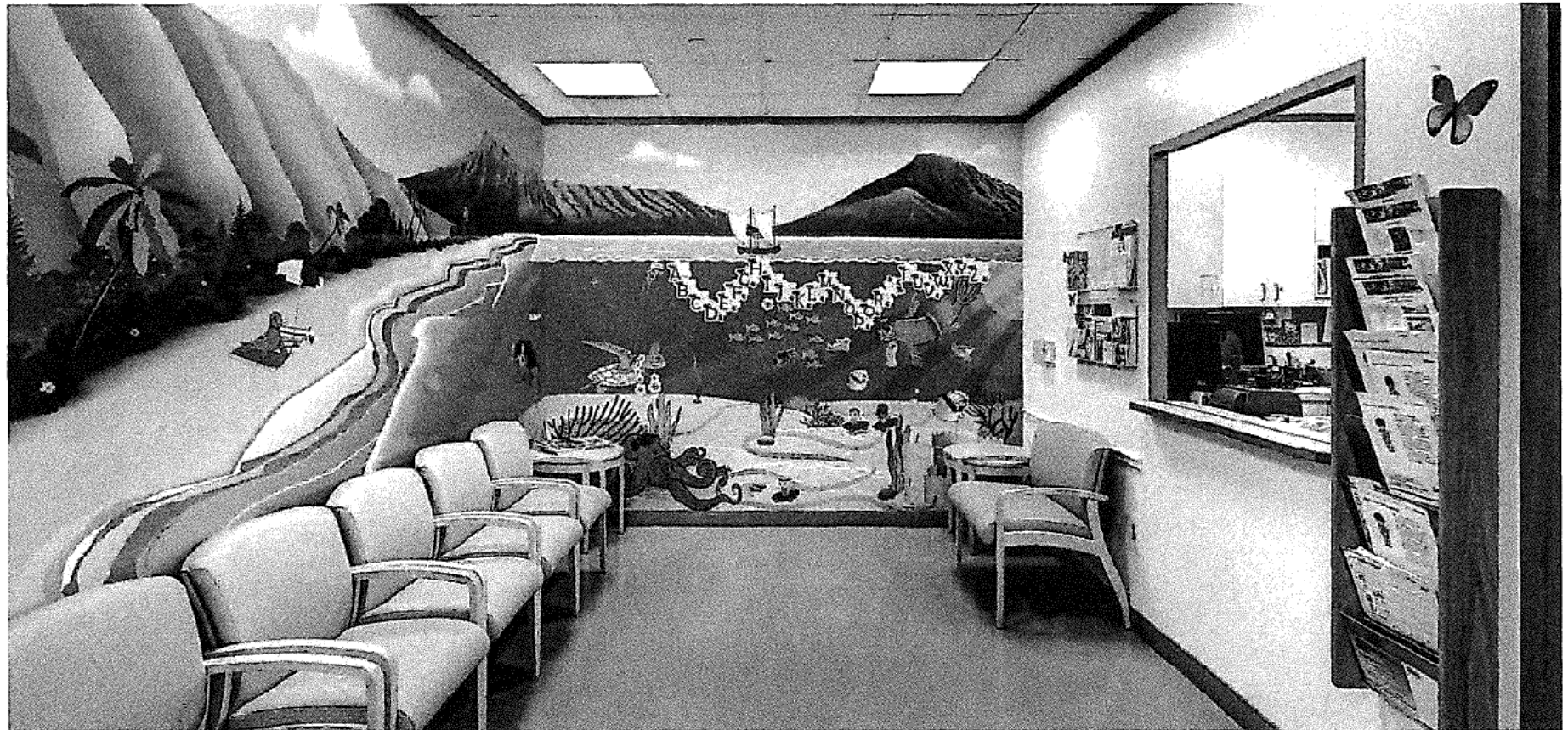
- 1,500 SF
- Pediatrics
- Clinic Space

Services

- Architectural
- Interior Design

Project Description

The goal of the renovation was to create a stress-free, comfortable, and safe environment for pediatric patients. Even though the space is designed specifically for kids, it offers different elements for people of all ages to enjoy. For children and adults alike, visiting the doctor can cause negative feelings, such as uneasiness and distress. To counter these feelings, the design creates a playful diversion with relaxing scenes familiar to Hawaii such as mountain ranges, the sandy beaches, and local animals. Research has shown "nature" images result in a decrease in sensory pain responses. However, this is not just an ordinary, static nature scene. A portion of the ocean scenery is equipped with an interactive magnet wall that engages children to interact with the scene and each other, creating a positive diversion from the standard medical environment.



The Royal Grove Royal Hawaiian Center

Waikiki, O'ahu, Hawai'i

Project

- 30,000 SF
- Landscaped Garden

Services

- Architectural Services
- Design Signage & Graphics
- On-Site Furnishings

Project Description

Inspired by Waikiki's historical Helumoa coconut grove, the Royal Grove is located within the Royal Hawaiian Shopping Center. AHL was given the task to enrich the atmosphere of the retail complex by drawing tourists and residents to the beautiful outdoor gathering space. AHL improved the pedestrian flow by reconfiguring sidewalks and adding seating areas along with native landscaping. Representing the artesian springs that nurture the 'āina (land), elegant water elements and a pedestrian bridge emulate a natural setting along the busy Kalākāua Avenue. An ipe wood stage for performances is featured with storytelling bollards that educate visitors on the local culture.





PROJECT TEAM



Terry McFarland
AIA, LEED AP

Principal-in-Charge

Education

University of Cincinnati
Bachelor of Architecture

Registration

- Hawaii, #AR-7418
- California, #C8710
- Guam, #434

Affiliations

- American Institute of Architects
- Hawai'i Society of Business Professionals
- U.S. Green Building Council
- Association For Learning Environments

PROFESSIONAL BACKGROUND

With more than four decades of experience designing projects for the State of Hawai'i and City & County, Terry's architectural focus includes civic design, public projects, and the educational sector. His passion for these types of projects resides in the ability of a development to positively influence communities through progressive, enduring, and meaningful design. He believes in the power of architecture to create a better future for our community. Terry leads his teams with the same society-minded guidance, an orientation that delivers an all-inclusive and diversified approach to full collaboration and problem solving.

ExhibitorBB

SELECTED PROJECT EXPERIENCE

- Kamehameha Schools Keku'iapoiwa Learning Center, Kea'au, Big Island, HI
- Moanalua High School Performing Arts Center Master Plan, Honolulu, O'ahu, HI
- New Aloha Stadium Entertainment District Master Plan, Honolulu, O'ahu, HI
- Farrington High School Long Range Development Master Plan, Honolulu, O'ahu, HI
- Brigham Young University Hawai'i New Science and Math Building, Laie, O'ahu, HI
- Kamehameha Schools High School PE/Athletic Center, Honolulu, O'ahu, HI
- University of Hawai'i Windward Community College Library Learning Commons, Kāne'ohe, O'ahu, HI (LEED Silver)
- Farrington High School Stadium and Athletic Complex, Honolulu, O'ahu, HI
- University of Hawai'i Life Sciences Building, Honolulu, O'ahu, HI
- Agnes Kalaniko'okaha Cope Learning Center, Nanakuli, O'ahu, HI
- Kamehameha Schools Parking Structure, Honolulu, O'ahu, HI
- University of Hawai'i Wahine Softball Stadium Renovation, Honolulu, O'ahu, HI
- Keone'ula Elementary School, 'Ewa Beach, O'ahu, HI
- Pōma'i'kai Elementary School, Kahului, Maui, HI
- Hanalei Elementary School Library and Cafetorium, Hanalei, Kaua'i, HI
- Assets School K-12, Honolulu, O'ahu, HI
- Honolulu Zoo Discovery Center and Keiki Zoo, Waikīkī, O'ahu, HI
- Aloha Stadium Renovation and Improvements, Honolulu, O'ahu, HI
- Hawai'i Convention Center Various Repairs, Honolulu, O'ahu, HI
- Hawai'i State Capitol Building Various Repairs, Honolulu, O'ahu, HI
- Hale Kipa, Honolulu, O'ahu, HI
- Republic of Palau National Capitol, Melekeok, Palau



Ethan J. Twer
AIA, NCARB

Project Architect

Education

University of Hawai'i
at Mānoa
Master of Architecture

Columbia University
Bachelor of Architecture

Registration

- Hawaii, #AR-15433
- New Mexico, #005205
- NCARB, #75316

Affiliations

- American Institute of Architects
- Hawai'i Society of Healthcare Engineering
- Construction Specifications Institute
- American Society of Healthcare Engineers

PROFESSIONAL BACKGROUND

Ethan has over twenty years of experience in the architecture and construction industry. With a highly relationship-oriented design practice, his project management style is founded on open-minded collaboration and pristine organization. Ethan also brings a diverse portfolio of architectural experience in both location and project type. His specialty in civic and municipal architecture intricately incorporates outcome-driven design that meets a broad variety of end-user needs and long-term client goals.

Ethan's strengths lie in his ability to take a project from its incipient planning stages, onward through design, construction, and post-occupancy. As an expert facilitator and communicator, he has developed deep and long-standing relationships with his colleagues, consultants, contractors, and client-friends from across the country and abroad. For his leadership accomplishments, Ethan was prestigiously selected as Pacific Business News Forty Under 40 in 2013 and became a Pacific Century Fellow in 2014.

SELECTED PROJECT EXPERIENCE

- Hale Ola Pono Clinic, Primary Care Expansion, Kamuela, Hawai'i Island, HI
- North Hawai'i Community Hospital, Emergency Department Expansion, Kamuela, Hawai'i Island, HI
- New Aloha Stadium Entertainment District Master Plan, Honolulu, O'ahu, HI
- Queen's Health Systems Master Plan, Various Locations, HI
- Moanalua High School Performing Arts Center Master Plan, Honolulu, O'ahu, HI
- Board of Water Supply Beretania Complex Modernization Study, Honolulu, O'ahu, HI
- Brigham Young University Hawai'i, Science and Mathematics Building, Lai'e, O'ahu, HI
- Kahuku Medical Center, CT Suite, Kahuku, O'ahu, HI
- Kahuku Medical Center, AC Replacement, Kahuku, O'ahu, HI
- Maui Memorial Medical Center, Kula Hospital Expansion, Kula, Maui, HI
- Maui Memorial Medical Center, Radiology Suite, Wailuku, Maui, HI
- HECO, Downtown Power Plant Redevelopment, Honolulu, O'ahu, HI
- Moena Café, Kapolei, Oahu, HI
- Walgreens Ke'eaumoku Flagship Store, Honolulu, O'ahu, HI
- Royal Hawaiian Center Revitalization, Royal Grove, Waikiki, O'ahu, HI
- CVS/Longs Stores, Various Locations, HI
- Nānākuli Village Center, Nānākuli, O'ahu, HI
- Loro Piana, Waikiki, O'ahu, HI
- Al Halwan Shopping Center, Sharjah, United Arab Emirates
- 53 By the Sea, Takami Wedding Chapel and Restaurant, Honolulu, O'ahu, HI
- Ward Village Gateway Towers, Honolulu, O'ahu, HI
- Accessory Dwelling Units, Honolulu, O'ahu, HI



Arthur "Artie" Watrous
AIA, LEED AP

Project Architect

Education

University of Hawai'i
at Mānoa
*Bachelor of Environmental
Design*

SUNY Cobleskill
*Associate of Applied
Science, Landscape
Development*

Registration

- Wisconsin #13673-5

Affiliations

- American Institute of Architects
- U.S. Green Building Council

PROFESSIONAL BACKGROUND

Highly skilled in technical design and sustainable architecture practices, Artie draws on his experience as a landscape contractor who spent his winters restoring historic structures. His practical construction and problem-solving background, combined with his further education in sustainable design has propelled him toward achieving his Certification as a LEED Green Associate.

Artie's project management experience was highlighted with role in a single-family residence in Pahoehoe which was featured on "DIY Networks Building Off the Grid". This bamboo home used rigorous standards for high-quality craftsmanship, durability, and ecologically friendly materials. Artie has personally designed his own home, Hale Lavalai 'i which fully embraces indoor-outdoor living with a large interior lanai which frames the jungle views, and the occasional glow of Halema 'uma 'u beyond. Set in Volcano Village, special attention to detail including vaulted ceiling, clerestory lighting, custom light fixtures and tile work were all integrated using ordinary materials in a way that reflects the tropical setting of the artistic Big Island village.

When Artie isn't designing or renovating homes, he returns to his love of ornamental horticulture. His hobbies include tending his vegetable gardens, fruit trees, and harvesting tea at his Mamaki farm nestled in the Ola'a forest.

SELECTED PROJECT EXPERIENCE

- Pioneer Mill Co. Conditions Analysis, Lahaina, Maui, HI
- The Queen's Health Systems Master Plan, Various Locations, HI
- University of Hawai'i Lower Campus Master Plan, Honolulu, O'ahu, HI
- USGS Hawai'i Volcano Observatory, Volcano National Park, Big Island, HI
- USGS Pacific Island Ecosystem Research Center, Hilo, Big Island, HI
- Volcano House, Volcano, Big Island, HI
- Hawai'i Technology Development Corporation Hilo Innovation Center, Hilo, Big Island, HI
- Keakealani Building Planning Study, Honolulu, O'ahu, HI
- Haiku Fire Station Site Selection, Haiku, Maui, HI
- Kamehameha Schools Hualalai Main Ranch House Improvement, Kailua-Kona, Big Island, HI
- Mandarin Oriental Honolulu, Honolulu, O'ahu, HI
- Na Lama Kukui, Honolulu, O'ahu, HI
- University of Hawai'i Wahine Softball Phase 2B, Honolulu, O'ahu, HI
- Ho'ola Na Pua Pearl Haven, Honolulu, O'ahu, HI
- Royal Hawaiian Center Tenant Improvements, Honolulu, O'ahu, HI
- The Queen's Medical Center Emergency Department Expansion, Honolulu, O'ahu, HI



Teri Patton
Assoc. IIDA, LEED AP

Associate
Sustainability and
Resiliency Specialist

Education

Chaminade University
of Honolulu
Bachelor of Fine Arts

Affiliations

- U.S. Green Building Council
- International Living Future Institute
- Living Building Challenge Hawai'i Collaborative
- International Interior Design Association (IIDA)

PROFESSIONAL BACKGROUND

With a strong focus on sustainable interior design, Teri has played a significant role in successfully completing many award-winning and LEED Certified projects. Her extraordinary vision and commitment to design excellence are reflected through performance-driven, optimized spaces that exceed design standards and expectations. Teri brings a comprehensive design approach that continually bridges fresh, visual impact and timeless, enduring design.

Highly skilled in technical composition, Teri brings projects to life early in the design process with extensive use of digital platforms that actualize the finished product. With a focus on sustainability and resilient design, Teri's thoughtfulness minimizes our built environment's negative impact on Mother Earth.

SELECTED PROJECT EXPERIENCE

- Moanalua High School Performing Arts Center, Honolulu, O'ahu, HI
- University of Hawai'i Windward Community College Library Learning Commons, Kane'ohe, O'ahu, HI (LEED Silver)
- Kamehameha Schools High School PE/Athletic Center, Honolulu, O'ahu, HI
- Farrington High School Stadium and Athletic Complex, Honolulu, O'ahu, HI
- Farrington High School, Indoor Athletic Complex and Music Department, Honolulu, O'ahu, HI
- Farrington High School Auditorium, Honolulu, O'ahu, HI
- Farrington High School Long Range Development Master Plan, Honolulu O'ahu, HI
- University of Hawai'i Les Murakami Locker Room Renovations, Honolulu, O'ahu, HI
- University of Hawai'i Wahine Softball Stadium, Honolulu, O'ahu, HI
- Kamehameha Schools Kawaiaha'o Plaza Annex, Honolulu, O'ahu, HI
- Assets School K-12, Honolulu, O'ahu, HI
- Kroc Center, Kapolei, O'ahu, HI
- Farrington High School Master Plan + Phase 1 and 2, Honolulu, O'ahu, HI
- Moanalua High School Performing Arts Center Master Plan + Phase 1 and 2, Honolulu, O'ahu, HI
- University of Hawaii Windward Community College Library Learning Commons, Kane'ohe, O'ahu, HI (LEED Silver)
- Kamehameha Schools Kawaiaha'o Plaza Annex, Honolulu, O'ahu, HI
- Ho'ola Na Pua Pearl Haven Residential Treatment Facility, North Shore, O'ahu, HI
- Royal Hawaiian Shopping Center Revitalization, Waikiki, Honolulu, O'ahu, HI

CONSULTANT TEAM

RM TOWILL CORPORATION CIVIL ENGINEERING

RM Towill Corporation's (RMTC) Civil Engineering Department, with its staff of project managers, design engineers, and drafting technicians, is one of the largest and most accomplished in the state of Hawai'i. Experience extends far beyond Hawai'i's shores to Guam, Asia, and remote areas of the Pacific. They have provided engineering planning, design, and construction support services to municipal, state, and federal clients as well as our private sector client base of land owners, developers, and other organizations.

Within the past 30 years, the firm has been responsible for projects which support the core of our state's economy, including new military facilities and base redevelopment, thriving mixed-use communities, over 300 miles of roadways in Hawai'i and the Pacific, more than \$150 million in harbor infrastructure, and major airfield and airport improvements. For the projects listed below, as well as many others, RMTC has proven their ability to deliver solutions which address the unique climatic, environmental, cultural, and regulatory conditions that exist within our state and other areas of the Pacific.

RIDER LEVETT BUCKNALL COST ESTIMATING

With teams based on O'ahu, Hawai'i Island and Maui, Rider Levett Bucknall (RLB) has served as a trusted advisor to leading academic institutions providing technical expertise and independent advice on campus projects ensuring that facilities are delivered to the best value and highest quality for local students.

RLB equips the school's leadership and stakeholder groups with budget certainty through our expertise in milestone cost estimating, feasibility studies, cost modeling, elemental cost analysis, bid analysis, value engineering, due diligence, replacement cost assessment, change order review and negotiation and planning studies to determine the best possible program for their capital expenditures.

Throughout the programming, design, construction and occupancy phases, RLB can serve as an extension of the school's project team to provide technical expertise and independent assessment needed to balance project intent, construction cost, schedule and risk, delivering campus infrastructure and facilities that nurture thriving academic communities.

A black and white photograph of a cloudy sky over a dark landscape. The sky is filled with large, bright, billowing clouds that catch the light, creating a dramatic contrast with the darker areas. The lower portion of the image shows a dark, silhouetted landscape, possibly a valley or a body of water, which is mostly in shadow. The overall mood is atmospheric and somewhat somber. The text 'STATEMENT OF WORK' is overlaid in the upper right quadrant in a clean, sans-serif font.

STATEMENT OF WORK

STATEMENT OF WORK

I. OVERVIEW

La'i 'Opua Community Development Corporation is proposing to develop a pre-school adjacent to Kealakehe High School to benefit the surrounding La'i 'Opua community. This scope of work describes the proposed comprehensive Architectural services for the conceptual phases based on existing drawings and program requirements for the chosen vacant site in Kailua Kona, Hawai'i.

The project scope includes the continued development of the space and site plans as noted in the May 2011 Report entitled Kamehameha Schools La'i 'Opua Preschool Site Feasibility Study, Site Selection and Site Development Studies. The scope of work of this project is outlined below.

"Alternative Site 3", which is a portion of (3)7-4-021:003, will be the assumed project site for this proposal. Current assumptions of approximated anticipated lot size and building square footage have been calculated as follows:

Lot size: 2.069 Acres

Buildings (2) Total Gross Area: 10,000 sf

The plan includes six classrooms and space for administrative staff consisting of:

1. Building each for 3-year-olds and 4-year-olds, with integrated meeting rooms and offices.
2. A central courtyard and dedicated play spaces by age.
3. Proposed parking for 42 vehicles.
4. Administrative space.

II. PHASE 1 – CONCEPT DESIGN

- Concept Design – Perform site analysis of proposed plan. Anticipate energy efficiency, functional relationships, community connections and utility analysis.
- Propose two alternate concepts for lesser energy usage and program improvements
 - Include site plan, floor plan(s), exterior building elevations and a site section
- Develop project narrative summarizing building type and program requirements.
- Site utility and grading concepts

STATEMENT OF WORK

III. PHASE 2 – RENDERINGS AND COST ESTIMATES

- Refine the selected option drawings listed above
- Develop conceptual 3D rendering of typical classroom and aerial site view
- Provide construction cost estimate to establish a project budget.
- Develop timeline to identify appropriate phases, milestones, critical path, permits, etc. for future construction phase.
- Provide a fee proposal for the concept design phase. Consultant team members shall include:
 - o AHL (Planning and Architecture)
 - o RM Towill (Civil Engineering)
 - o Rider Levett Bucknall (Construction Cost Estimating)

IV. PROJECT SCHEDULE

The start date for services shall begin upon a signed contract and the issue of a notice to proceed.

PHASE 1 CONCEPT DESIGN – 3 Months

PHASE 2 COST ESTIMATES AND RENDERINGS – 1 Month

Note that the Design and Construction phases are not in the current proposed scope of work. Upon approval of this concept design proposed scope of work AHL shall provide a fee proposal for the above listed tasks.

ADDITIONAL INFORMATION



DESIGN PROCESS & APPROACH

ahl.

WE LISTEN

WE LEARN

WE COLLABORATE

WE CREATE

...we are your *storytellers*

Our design process and approach focuses on ideas - not style. Each project starts with a concentrated research effort aimed at uncovering each site's unique story. We draw design inspiration from the people, places, and past experiences associated with the project.

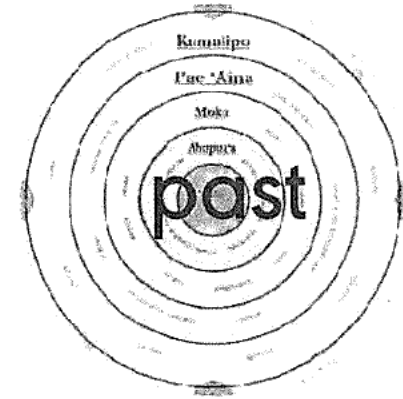
We bring all the stakeholders and consultants together for an intensive and collaborative design charrette where we crystallize all the major themes and goals for the project.



We believe that people are the what truly bring the color and life to any project. We want to hear your stories and see the smiling faces of the students, teachers, faculty, administrators, alumni, and ohana that call La'i Ōpua home.



We are inspired by La'i Ōpua's unique site and location on the sunny slopes of Hualalai.



We believe storytelling is the most powerful way to communicate culture and pass along our traditions to the the next generation. We cannot know where we are going if we do not know where we began.

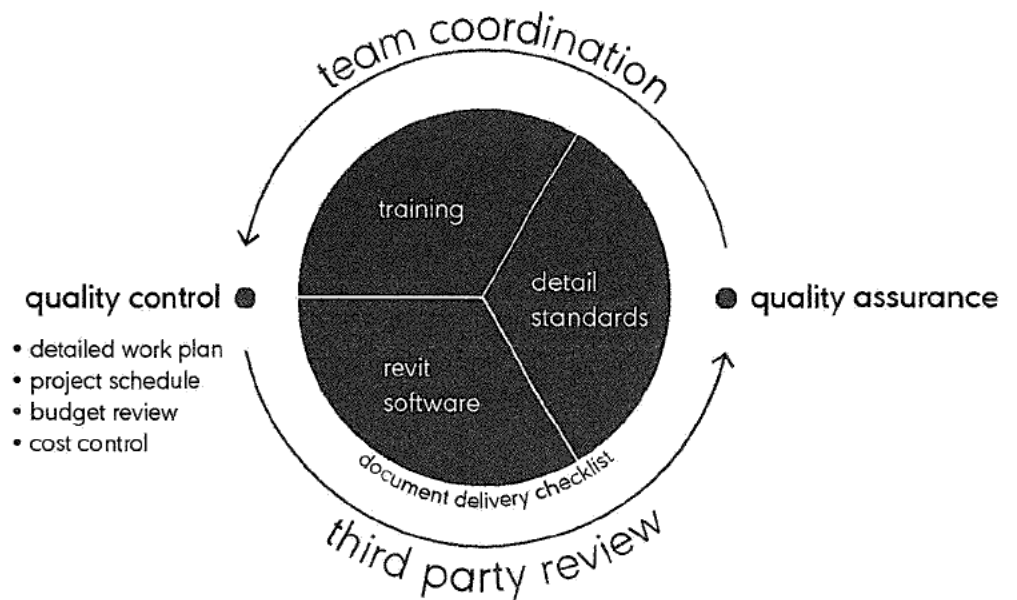
QUALITY CONTROL

A HOLISTIC APPROACH TO SOLVE OUR ISSUES BEFORE THEY BECOME YOUR ISSUES

HOW DO WE DO IT?

Quality control and peer review is often neglected until the last weeks leading up to the issuance of the contract documents. AHL takes a different approach: We conduct formalized review processes during the earliest stages of design and continue the quality control process through construction. We use customized checklists to guide our quality control reviews for planning and zoning, programming, building code analysis, design, specifications, sustainability, cost control, constructability, and consultant coordination to name a few.

We employ experts in these various areas of design and construction to aggressively check for any inconsistencies or discrepancies to ensure the highest levels of accuracy are achieved. For instance, our most experienced construction administrators perform document reviews for constructability and engineering coordination, while our leaders in the field of resiliency and sustainability check for issues pertaining to their specific areas of focus. Instead of relying on the strengths of only one individual, this team-focused process allows for greater breadth and depth of the review.



LEED GREEN BUILDING SUSTAINABILITY

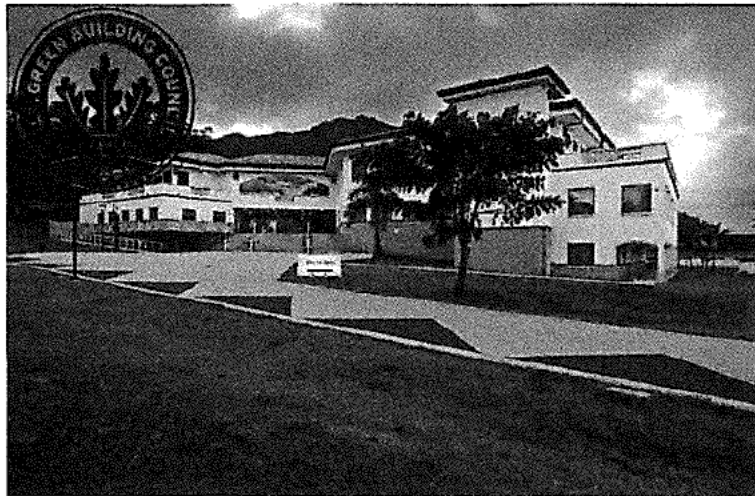
SELECTED LEED CERTIFIED PROJECTS



University of Hawai'i John A. Burns School of Medicine (LEED Certified)



Camp Smith Physical Fitness Center (LEED Platinum)



WCC Library & Learning Commons (LEED Silver)



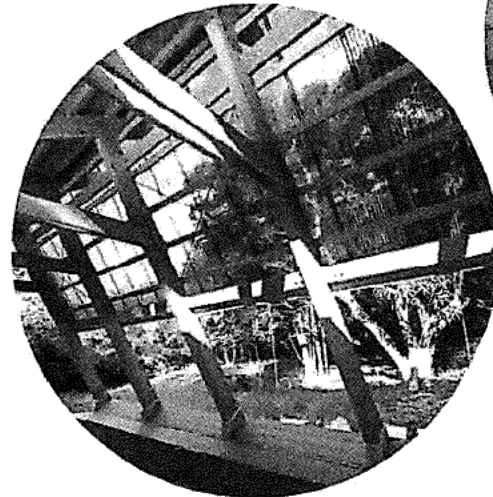
Aulani, A Disney Resort & Spa (LEED Silver)

AHL cares about the community. We see design as a means to heal, grow, and create meaningful change. AHL is part of the 1% program where 1% of our work efforts for the year are directed toward nonprofit organizations that are in need of design services. Since 2006, AHL and its committed teams of consultants have donated more than one million dollars in pro bono services to various organizations in Hawai'i. A listing of some of our recent projects is as follows:

- Accessory Dwelling Units
- Aloha United Way Headquarters Interior Renovation
- Blood Bank of Hawai'i Blood Mobile
- Boys and Girls Club Gym Improvement
- Child & Family Service Neighborhood Place at Wailuku
- Hawai'i Nature Center Rain Pavilion
- Ho'ola Na Pua Pearl Haven
- Institute of Human Services Women's Shelter New Rooftop Garden
- Ka'ahumanu Church
- Kahuku Medical Center ER Interior Renovation
- Palama Settlement Master Planning
- St Andrew's Priory Art Studio
- Salvation Army Family Treatment Services Facility
- UH Residences for Innovative Student Entrepreneurship
- YMCA-Camp Erdman Playground Service Project



Pearl Haven



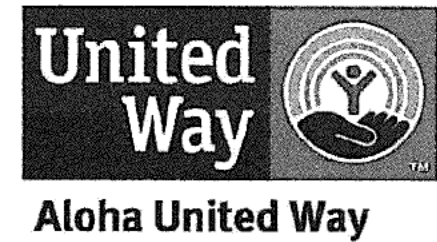
Hawai'i Nature Center Rain Pavilion



Aloha United Way Headquarters



HCDB



American Heart Association



HAWAII NATURE CENTER



7,400

projects

94

employees

76

years

1

passion

ahl.

MAHALO



Exhibit C

Architects Hawaii Ltd.
733 Bishop Street, Suite 3100
Honolulu, Hawaii 96813

808.523.9636
www.ahl.design

Bettina Mehnert FAIA, LEED AP
W. Torry McFarland AIA, LEED AP
Emile C. Alano AIA, LEED AP
Lisa Y.T. Rapp AIA, LEED AP
Lester H. Ng LEED AP
Myles M. Michibata AIA, LEED AP
Jeffrey L. Lee AIA, LEED AP
Daniel B. Moots AIA, LEED AP
Daniel J. Sullivan AIA

Jean-Louis Loveridge LEED AP
Garret S. Horimoto RA
Michael G. Kim LEED AP
Ethan J. Twer AIA
Brad K. Inevajas AIA, LEED AP
Katie Stephens AIA
Colette Abe Lee IIDA, LEED AP
Linda Lileikis
Neu-Wa O'Neill AIA

Sara B. Bolczak IIDA
Daniel S. Funakoshi CPA
Charles H. Nishimoto AIA, LEED AP
Raymond N. Okamoto
Joel L. Ganotisi RA, LEED AP
Keana K. Kakuda AIA, LEED AP
Mariel M. Moriwake AIA, LEED AP
Ina Wong AIA, LEED AP
Frederick Hong AIA, LEED AP
Dorinda Stearns AIA, LEED AP
Teri A. Patton Assoc. IIDA, LEED AP

December 16, 2022

La'i'ōpua Community Development Association
74-5146 Haleolono Street
Kailua-Kona, Hawaii'i 96740
Attn: Craig Bo Kahui

RE: La'i'ōpua Preschool Master Plan Fee Proposal
AHL Job No.: 7251.000

Aloha Bo,

The AHL Team is excited to work with La'i'ōpua Community Development Association on the La'i'ōpua Preschool Master Planning Project. Our proposed scope of work and associated fee can be broken down into two distinct phases as follows:

Phase 1: Concept Design and Planning

In this phase, AHL and the civil engineer, RM Towill, will continue to review the report entitled "Kamehameha Schools La'i'ōpua Preschool Site Feasibility Study, Site Selection and Site Development Studies," as it will serve as an initial guide to the anticipated scope of work. We will also visit the site to perform data collection, visual observation, and other reconnaissance work. We will develop basic drawings for six classrooms and administrative functions, with areas dedicated to play by age (3-year-olds and 4-year-olds), as well as surface parking. Alternative site 3, which is a portion of TMK: (3)7-4-021:003 will be used as our presumed site. The estimated gross area of the new structures is 10,000 square feet, situated on approximately two acres of land. We will assume full buildout of the site; however, we will also develop phasing strategies and diagrams for the new construction based on immediate need, projected need, and full buildout, as the community has grown since the initial programming was determined in this report.

Our deliverables for Phase 1 include:

- Existing site photos with a key plan.
- One site analysis drawing, illustrating key features and site design considerations.
- One preliminary sustainability diagram, indicating lesser energy intensity and water usage strategies.
- A one-page concept design narrative.
- Three proposed design solutions, showing the layout and organization of buildings and spaces on campus. One option will be derived from the most current "Alternative site 3" drawings referenced in the report. Two options, distinct from the first and each other, will be developed for your consideration prior to implementing Phase 2 of this project. Each option will include:

- One functional relationships diagram, indicating things like program adjacencies, zonal relationships, major gathering nodes, and pedestrian/vehicular circulation.
- One colored site plan.
- One phasing diagram, indicating immediate build, future build, and expansion opportunities.
- An exterior character elevation from the main drop-off area on campus.
- One mauka-to-makai character site section.
- One site grading and utility installation drawing, showing the civil engineer's preliminary understanding of the project. This drawing will entail confirmation of water and sewer capacity for the project, including future expansion(s).

We estimate Phase 1 will take three to four months to complete.

Phase 2: Project Visualization and Cost Estimating

In this phase, AHL will refine your "preferred option," and we will develop four three-dimensional renderings. The renderings will set the tone and "flavor" of the aesthetic design of the project and will be used to supplement the documents from Phase 1. From there, we will work with Rider Levett Bucknall to produce an Opinion of Probable Construction Cost to establish a project budget for each phase of the build, to include immediate need and future need. Finally, we will work with your team to develop a Project Delivery Schedule.

Our deliverables for Phase 2 include:

- Four three-dimensional renderings (one aerial view, one interior view, and two selected views to be determined).
- A 2- to 3-page Basis of Design document, describing the preferred option's program, construction type, and other features of the project.
- An Opinion of Probable Construction Cost.
- A Gantt chart Project Delivery Schedule showing planning, entitlements, design, permitting, and construction.

We estimate Phase 2 will take 6 to 8 weeks to complete.



Compensation

We propose the following compensation for each phase of the project, which excludes Hawai'i State General Excise Tax. Note: The current amount of tax will be added to our invoice statements at the time the invoice is submitted. Tax on Hawai'i Island is currently set at 4.712%.

Phase 1: Concept Design and Planning	\$ 89,212
Phase 2: Project Visualization and Cost Estimating	\$ 33,293
Total (GET Excluded)	\$ 122,505
Estimated Reimbursable costs	\$ 1,320
Estimated Project Total (GET Excluded)	\$ 123,825

Reimbursable expenses include travel, printing, and other direct costs to the project. These expenses will be included on our invoice at direct cost x 1.15.

Payment is due 30 days upon submission of our invoice, which will be monthly, based on percentage complete of each phase of the project.

DESIGN THAT INSPIRES
www.ahldesign.com

Mahalo!

We want to thank you again for this wonderful opportunity to be of service to you and the people of Hawai'i Island. Should you have any questions about our proposal or need additional information, please don't hesitate to contact me via phone at (808) 523-9636, or email at tmcfarland@ahl.design, whichever is more convenient.

We look forward to getting this project moving forward and hearing back from you soon.

Sincerely,

Terry McFarland, AIA, LEED AP
Principal

PROJECT NAME: La'i'opua Preschool Master Plan

AHL Project No.: 7251.000

DATE: December 15, 2022



PROJECT TEAM DIRECTORY

CLIENT

La'i'opua Community Development Association
74-5146 Haleolono Street
Kailua-Kona, Hawai'i 96740
Craig Bo Kahui

Phone: (808) 327-1221
Fax: (808) 327-1223

ARCHITECT

Architects Hawaii Ltd.
733 Bishop Street Suite 3100
Honolulu, Hawai'i 96813
Terry McFarland, Principal-In-Charge
Ethan Twer, Senior Associate
Arthur Watrous, Project Manager
Teri Patton, Interior Designer

Phone: (808) 523-9636
Fax: (808) 521-3280

tmcfarland@ahl.design
etwer@ahl.design
awatrous@ahl.design
tpatton@ahl.design

CONSULTANTS

CIVIL ENGINEER

R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawai'i 96819
Jason Tateishi, Project Manager

Phone: (808) 842-1133
Fax: (808) 842-1937

JasonT@rmtowill.com

COST ESTIMATOR

Rider Levett Bucknall
Queens' MarketPlace
69-201 Waikoloa Beach Drive Suite 2F12
Waikoloa, Hawai'i 96738
Guia Lasquete, Principal

Phone: (808) 883-3379

guia.lasquete@us.rlb.com

PROJECT NAME: La'i'ōpua Preschool Master Plan
AHL JOB NO.: 7251.000
DATE: 12/14/22

PROJECT FEE SUMMARY - BASE SERVICES

TASK OR PHASE	Architects Hawaii		RM Towil		Rider Levett Bucknall		TOTAL (Base Services)		
	ARCHITECT		CIVIL		COST CONSULTANT		LABOR	DIR EXP	LABOR+ DIR EXP
	LABOR	DIR EXP	LABOR	DIR EXP	LABOR	DIR EXP			
Concept Design and Planning	\$ 68,142	\$ 800	\$ 21,070	\$ -	\$ -	\$ -	\$ 89,212	\$ 800	\$ 90,012
Cost Estimate and Renderings	\$ 24,293	\$ 520	\$ -	\$ -	\$ 9,000	\$ -	\$ 33,293	\$ 520	\$ 33,813
TOTAL (NO GET Included)	\$ 92,435	\$ 1,320	\$ 21,070	\$ -	\$ 9,000	\$ -	\$ 122,505	\$ 1,320	\$ 123,825

PROJECT NAME: La'i'opua Preschool Master Plan
AHL JOB NO.: 7251.000
DATE: 12/10/22

CONSULTANT: AHL
DISCIPLINE: Architect
PHASE: All Phases

FEE SUMMARY TOTALS

PHASE AND TASKS		LABOR	DIRECT EXPENSE	TOTAL
1.0	Concept Design and Planning	\$ 68,142	\$ 800	\$ 68,942
1.0	RM Towill	\$ 17,558		\$ 21,070
2.0	Cost Estimate and Renderings	\$ 24,293	\$ 520	\$ 24,813
2.0	RLB	\$ 7,500		\$ 9,000
	TOTAL FEE (NO GET Included)	\$ 117,493	\$ 1,320	\$ 123,825

PROJECT NAME: La'i'opua Preschool Master Plan
 AHL JOB NO.: 7251.000
 DATE: 12/10/22

CONSULTANT: AHL
 DISCIPLINE: Architect
 PHASE: Concept Design and Planning

TASK MANHOUR TABULATION SHEET

TASK		JOB TITLES/HOURS											
NO.	DESCRIPTION	Principal Architect in Charge	Senior Architect	Architect	Junior Designer								TOTAL
1	Site visit			8									8
2	Revit Project Set-up, create topo from CAD			2	8								10
3	Master Plan Concept/Adjacency Diagrams	2	6	8	16								32
4	Modeling & Site Analysis- 3 options	8	16	80	160								264
5	Color Site Plans/ Elevations/Site Sections x3	2	4	40	80								126
6	Presentation Preperation	1	2	8									11
7	Narrative Documentation	1	1	8									10
8	DDX Documentation			2									2
9	Client Meetings	4	4	4	3								15
10	Project coordination	2											2
11	Consultant coordination		1	4									5
12													0
13													0
14													0
15													0
16													0
17													0
18													0
19													0
20													0
TOTAL		20	34	164	267	0	0	0	0	0	0	0	485

PROJECT NAME: La'i'ōpua Preschool Master Plan
 AHL JOB NO.: 7251.000
 DATE: 12/10/22

CONSULTANT: AHL
 DISCIPLINE: Architect
 PHASE: Concept Design and Planning

REIMBURSABLE COSTS - JUSTIFICATION SHEET

NO.	ITEM DESCRIPTION	QUANTITY	RATE				COST
2	Travel (day trip)	2	Trips	x	\$ 160	/Trip =	320
2A	Car Rental	2	Trips	x	\$ 120	/Trip =	240
3	Overnight Delivery		Pkgs.	x	\$	/Pkg.	0
4	Printing (Presentation Drawings):						
	- Progress Review Set		Sets	x	\$	/Set =	0
	- Final Submittals		Sets	x	\$	/Set =	0
	- CD's		CDs	x	\$	/CD =	0
5	Printing (Draft Reports):						
	- Progress Review Set		Sets	x	\$ 80	/Set =	0
	- Final Submittals	3	Sets	x	\$ 80	/Set =	240
	- CD's		CDs	x	\$	/CD =	0
6	Photowork(s)						
7	Renderings						
8	General Printing						
9							
10							
11							
	TOTAL						\$800

PROJECT NAME: La'i'ōpua Preschool Master Plan
 AHL JOB NO.: 7251.000
 DATE: 12/10/22

CONSULTANT: AHL
 DISCIPLINE: Architect
 PHASE: Concept Design and Planning

SUMMARY SHEET

<u>POSITION</u>	<u>RATE</u>		<u>MANHOUR</u>		<u>AMOUNT</u>	<u>REMARKS</u>
Principal Architect in Charge	261.00	x	5	MH =	\$ 1,305	
Senior Architect	231.00	x	8	MH =	\$ 1,848	
Architect	186.00	x	66	MH =	\$ 12,276	
Junior Designer	92.00	x	64	MH =	\$ 5,888	
Senior Interior Designer	186.00	x	16	MH =	\$ 2,976	
0	0.00	x	0	MH =	\$ 0	
0	0.00	x	0	MH =	\$ 0	
0	0.00	x	0	MH =	\$ 0	
0	0.00	x	0	MH =	\$ 0	
	0.00	x	0	MH =	\$ 0	
	0.00	x	0	MH =	\$ 0	
	0.00	x	0	MH =	\$ 0	
	0.00	x	0	MH =	\$ 0	
TOTAL LABOR					\$ 24,293	
See Task Manhour Tabulation Sheet for Derivation						
TOTAL (Labor x 1.00)					\$ 24,293	
General Excise Tax (0%)					\$ 0	
DIRECT COSTS (See Reimb. Cost - Justification Sheet for Breakdown)					\$ 520	
TOTAL					\$ 24,813	

PROJECT NAME: La'i'ōpua Preschool Master Plan
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TASK MANHOOR TABULATION SHEET

TASK		JOB TITLES/HOURS												
NO.	DESCRIPTION	Principal Architect in Charge	Senior Architect	Architect	Junior Designer	Senior Interior Designer								TOTAL
1	Site visit			8										8
2	Further refinement- 1 option	2	4	40	40									86
3	Lumion Renderings	1	2	4	24									31
4	Material selections & furniture layout					8								8
5	Narrative Documentation- Building typology	1	1	6										8
6	Estimate coordination	1	1	8										10
7	Graphics-Concepts					8								8
8														0
9														0
10														0
11														0
12														0
13														0
14														0
15														0
16														0
17														0
18														0
19														0
20														0
TOTAL		5	8	66	64	16	0	0	0	0	0	0	0	159


PROJECT NAME: La'i'ōpua Preschool Master Plan
 AHL JOB NO.: 7251.000
 DATE: 12/10/22

CONSULTANT: AHL
 DISCIPLINE: Architect
 PHASE: Concept Design and Planning

REIMBURSABLE COSTS - JUSTIFICATION SHEET


NO.	ITEM DESCRIPTION	QUANTITY	RATE				COST
2	Travel (day trip)	1	Trips	x	\$ 160	/Trip =	160
2A	Car Rental	1	Trips	x	\$ 120	/Trip =	120
3	Overnight Delivery		Pkgs.	x	\$	/Pkg.	0
4	Printing (Presentation Drawings):						
	- Progress Review Set		Sets	x	\$	/Set =	0
	- Final Submittals		Sets	x	\$	/Set =	0
	- CD's		CDs	x	\$	/CD =	0
5	Printing (Draft Reports):						
	- Progress Review Set		Sets	x	\$ 80	/Set =	0
	- Final Submittals	3	Sets	x	\$ 80	/Set =	240
	- CD's		CDs	x	\$	/CD =	0
6	Photowork(s)						
7	Renderings						
8	General Printing						
9							
10							
11							
	TOTAL						\$520

Exhibit D



DEPARTMENT OF HAWAIIAN HOME LANDS

**Kūlia i ka Nu‘u – Strive for Excellence
Orientation**



November 30 – December 9, 2009

Orientation Agenda

- **Understanding the basics**
 - **Program goals**
 - **Target audience**
 - **Benefits**
- **Getting started**
- **Current status**
- **Q & A**

Program Goals

SHORT-TERM GOALS

- **Strengthened homestead leadership**
- **Use of DHHL grants and attract other funds**
- **Increased networking and mentorship**

Program Goals

LONG-TERM GOALS

- **Homestead Self-Governance**
- **Financial Sustainability**
- **Self-Sufficiency, Self-Determination**

Target Audience

- Homestead leaders from
 - Community Associations ☆
 - Homestead-created nonprofits
 - Homestead CDCs

Benefits of Participation

- Formal relationship with DHHL
- Nonprofit board training
- Eligibility for DHHL grants
 - Capacity Building Grant ☆
 - Project Implementation
 - Regional Plan Priority Project
 - Community Economic Development (CED) ☆

Benefits of Participation

(continued)

- **Preferred eligibility for DHHL land** ☆
 - for community purpose
 - for CED purpose
- **On-going support**

Getting Started

1. **DHHL sends an invitation**
2. **Discuss participation with your board/ community**
3. **Talk with other homesteads within your region**
4. **Prepare to commit time and effort**
5. **Write the letter to DHHL**

Assessment

Initial assessment

- **Self-assessment; OR**
- **In-depth Assessment**
- **Outcomes:**
 - **Identify stage in “life cycle”**
 - **Identify training needs**

Assessment

In-depth assessment

- **One-on-one with consultant**
- **Review of documents (e.g., by-laws)**
- **Stakeholder interviews**
- **Board retreat**
- **Outcomes: Identify stage in “life cycle”; Action Plan; Recommended Training plan**

Formalizing a Relationship

- **By-laws Update**
 - **Define membership**
 - **Eligible to Vote (Own)**
 - **Board and Officers (Control)**
 - **Geographic Boundaries**
- **Open nominations process**
- **Conduct Elections**
- **Certify Results**

Training and Technical Assistance

- **Board governance**
- **Strategic planning**
- **Budgeting**
- **Proposal writing**
- **Introduction to Community Economic Development**

Grants

- All grant awards before June 30, 2010 are not subject to Kūlia i ka Nu'u requirements
- After July 1, 2010:
 - Outreach Grant (\$15 per member)
 - Project Implementation Grant
 - Regional Plan Priority Project Grant
- All grantees must participate in Kūlia i ka Nu'u

Current Status

- Pilot program for training
- Pilot program for associations with DHHL leases/ licenses
- Community Economic Development (CED) program – under development
- Homestead leadership conference

Upcoming Event

- **Leadership Conference**
 - **January 22-24, 2010**
 - **Training sessions**
 - **Networking opportunities**
 - **Keynote speakers**
 - **Kūlia i ka Nu‘u kick off event**
 - **Decide to participate in Kūlia i ka Nu‘u before the conference**

Conclusion

Questions?