

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

Jacqueline Manibusan

Jacqueline Manibusan, President 1/17/24

AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

DATE



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: KAPA'A BUSINESS ASSOCIATION, INC.

DBA/Trade Name: KAPA'A BUSINESS ASSOCIATION, INC.

Issue Date: 01/17/2024

Status: **Compliant**

Hawaii Tax#: [REDACTED]
New Hawaii Tax#: [REDACTED]
FEIN/SSN#: XX-XXX3718
UI#: No record
DCCA FILE#: 115490

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

Application for Grants

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

I. Certification – Please attach immediately after cover page

1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2023.

Attached

2. Declaration Statement

The applicant shall submit a declaration statement affirming its compliance with [Section 42F-103, Hawaii Revised Statutes](#).

P.O. Box 1480, Kapa'a, HI 96746
808-212-1000

www.kbakauai.org

KapaaBusinessAssociation@gmail.com (NEW EMAIL)

Board of Directors:

Jackie Manibusan, President
Jeanne Russell, Vice President
Jakki Nelson, Executive Director
Michelle Miller, Director
Neill Sams, Director
Mike Wheeler, Director
Steve Thatcher, Director
Amiel Bituen

Declaration Statement Affirming Compliance

with [Section 42F-103, Hawaii Revised Statutes](#)

Kapa'a Business Association officially affirms compliance with (Section 42F-103, Hawaii Revised Statutes, §42F-103 Standards for the award of grants) as outlined below.

§42F-103 Standards for the award of grants. (a) Grants shall be awarded only to individuals who, and organizations that:

- (1) Are 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;**
- (2) Comply 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;**
- (3) Agree not to use state funds for entertainment or lobbying activities; and**
- (4) Allow 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.**

(b) In addition, a grant may be made to an organization only if the organization:

- (1) Is either:**
 - (A) Incorporated under the laws of the State; or**
 - (B) Spends at least ninety per cent of its operating budget in the State; and**
 - (C) Registered with the department of commerce and consumer affairs and in possession of a valid certificate of vendor compliance issued by the State that documents the organization's compliance and good standing with the United States Internal Revenue Service, department of taxation, department of labor and industrial relations, and department of commerce and consumer affairs; and**

(2) 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.

(c) Further, a grant may be awarded to a nonprofit organization only if the organization:

(1) Has been determined and designated to be a nonprofit organization by the Internal Revenue Service; and

(2) Has a governing board whose members have no material conflict of interest and serve without compensation.

(d) If a grant is used by an organization 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. This restriction shall be registered, recorded, and indexed in the bureau of conveyances or with the assistant registrar of the land court as an encumbrance on the property. Amounts received from the repayment of a grant under this subsection shall be deposited into the general fund. [L 1997, c 190, pt of §3; am L 2007, c 184, §1; am L 2014, c 96, §7; am L 2022, c 26, §1]

Jacqueline Manibusan

**Jacqueline Manibusan
Kapa'a Business Association, President**

1/17/24

3. Public Purpose

The applicant shall specify whether the grant will be used for a public purpose pursuant to [Section 42F-102, Hawaii Revised Statutes](#).

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

Each request shall state:

- (1) The name of the requesting organization or individual
 - ***Kapa'a Business Association***

- (2) The public purpose for the grant;
 - ***Phase I & II Establish Self Pay Parking Area & Renovate Existing Building - Interior and Exterior at 1326 Inia Street, Kapa'a, HI 96746***

- (3) The services to be supported by the grant;
 - ***Self Pay Parking***
 - ***Community Meeting Space***
 - ***Hawaiian Cultural Pavilion & Center***

- (4) The target group; and
 - ***Kapa'a Community, Businesses & Visitors***

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

\$850,000

II. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

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

History of Organization

Kapaa Business Association (KBA) has a long history of identifying community needs and developing collaborations to respond. Because many of our businesses are located in the heart of Old Kapaa Town, we understand better than anyone the dynamics of doing business in this beautiful but traffic and parking challenged town.

We are requesting funding to develop the following on the 1326 Inia Street, Kapa'a, HI 96746 property:

- **A Self Pay Parking System on 2/3 of the property**
- **A Hula Pavilion on 1/3 of the property (toward the ocean) for East Side Halau, Hula Halau O' Leilani**
- **A Community Meeting Space & KBA Storage in 1/2 of the building**
- **A Hawaiian Cultural Center Pavilion in 1/2 of the building**

KBA, together with the Wailua-Kapaa Neighborhood Association has sat on every County of Kauai citizens advisory committee relating to future planning for the East side planning. We helped craft the recommendations for the East Side Development plan and the Kauai General Plan including planning for Historic Downtown Kapaa over the past twenty years with the goal of creating a functioning town and community that isn't plagued by increasing traffic and parking stresses. The Advisory Committee put into each plan concerns about traffic and parking issues. In fact it was identified as a critical need and appears in the General Plan.

The Board of Land & Natural Resources recently approved the lease of the 1326 Inia Street, Kapa'a, HI 06746 (see *Google Earth Photo of 1326 Inia Street Property photo below*) that consists of two contiguous lots. We are requesting funding to assist us with Kapa'a's need for additional public parking, community meeting space, and a Hawaiian Cultural Center & Pavilion.

We believe this is a once in a century opportunity to assist the Old Kapaa Town with its parking issues. This opportunity for parking relief will never come again.

Experience - 1st Saturday Art Walk

KBA has successfully administered the famous 1st Saturday Art Walk in Old Kapa'a Town. The event coordinator has improved the event, digitalized sign-ups and payment, and secured grant funding for additional expansion. We have a need for a Kapaa Business Association & First Saturday event Headquarters (office, boardroom, meeting room and first aid station) The 1326 Inia Street property site is perfect for our needs due to its location being just one block away from the center of town, and adjacent to the

heart of the KBA's 1st Saturday Event. We also have a strong need for a Community Meeting place on the East Side of the island. We will also need access to the bathroom in the center of the building.

2. The goals and objectives related to the request;

Self Pay Parking:

Old Kapaa Town faces constant traffic gridlock, much of which is exacerbated by tourists and locals circling Kapaa in search of one of the few public parking stalls roadside. A low environmental impact grass Crete community parking lot with safe lighting, and good signage from Kapaa town will be an important positive step in addressing these community needs.

Historic Old Kapaa Town is a small plantation town that was mainly built in the 1920's when horse and buggies were more common than the rare automobile. Parking in the 1920's was sufficient for horse and buggy but never designed for the modern era.

The parking now is virtually the same as it was in the 1920s, with one exception. The DOT did a road widening project on Kuhio Highway that took away many of the few on-street away from the businesses. So now, in fact we have less town parking than what was available in the 1920's.

The parking issues have plagued our town for one hundred years now. Who in the 1920s could envision the traffic and parking issues facing Historic Old Kapaa Town today. The 1326 Inia Street property with two contiguous lots becoming available for "community needs" is a once in a century opportunity to assist the town with its parking issues.

The Kapaa Business Association (KBA), Royal Coconut Coast Association (RCCA) and the Wailua-Kapaa Neighborhood Association (W-KNA), stakeholder neighbors all provided support for the lease and planned use.

Community Meeting Space

We will provide a community meeting room that could accommodate 20-30 people. We will make the meeting rooms available to other community associations such as Royal Coconut Coast Association, Kapaa Rotary, Wailua-Kapaa Neighborhood Association and any other East side non-profit community associations. Fees from this will sustain the property.

Hawaiian Cultural Center & Pavillion

- We will collaborate with an East Side Halau, Hula Halau O' Leilani or a shared use of 1/2 of the existing buildin (toward the ocean).
- We will also collaborate with them to create a Hula Pavilion located where the old building was demolished at their cost.

Project Management Firm

The Kapa'a Business Association will hire a Project Management Firm to supervise a contractor to prepare the property and prepare the building for the desired uses as follows:

- Self Pay Parking System on 2/3 of the property (toward the street)
- Hula Pavilion on 1/3 of the property (toward the ocean) for East Side Halau, Hula Halau O' Leilani
- 1/2 of the building for Community Meeting Space & KBA Storage (toward the street)
- 1/2 of the building for an Hawaiian Cultural Center (toward the ocean)

3. The public purpose and need to be served;

- *Self Pay Parking*
- *Community Meeting Space*
- *Hawaiian Cultural Pavilion & Center*

4. Describe the target population to be served; and

- *Kapa'a Community, Businesses & Visitors*

5. Describe the geographic coverage.

- **Kapa'a, HI**

Google Earth Photo of 1326 Inia Street, Kapa'a, HI 96746:

- "X" marks the building that the County of Kauai demolish
- The remaining building will be used for:
 - Community Meeting space; and
 - Hawaiian Cultural Center
- The open space will be used for Self Pay Parking



III. Service Summary and Outcomes

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

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

To develop the following on 1326 Inia Street, Kapa'a, HI 96746 property:

- **A Self Pay Parking System on 2/3 the property (toward the street)**
- **A Hula Pavilion on 1/3 of the property (toward the ocean) for East Side Halau, Hula Halau O' Leilani**
- **A Community Meeting Space & KBA Storage in 1/2 of the building**
- **A Hawaiian Cultural Center Pavilion in 1/2 of the building (toward the ocean)**

We will to hire a Project Manager to supervise contractors to accomplish the following:

Phase 1: Establish Self Pay Parking Area

- o Landcaping – adding fill to direct drainage away from the building. (No excavation)
- o Install concrete ADA ramp at entry. Steel handrails.
- o Sidewalks at the street on west and north sides of lot – approximately 300 lineal feet
- o Grasscrete parking area north of existing slab – approximately 5,600 sf.
- o Parking lot and pathway lighting.
- o Perimeter fence.
- o Demo and remove existing slab at rear of property. Backfill.
- o Additional landscaping for lawn and decorative shrubs.
- o Clean up existing concrete parking area – clean and grind concrete.
- o Architectural plans and permits
- o Site work, the demo, fill, grading, grasscrete, etc.

Phase 2: Renovate Existing Building - Interior and Exterior

Retaining existing structure: outside walls - framing and stucco finish, roof framing, and existing concrete slab.

- o New roof shingles. Rain gutters all the way around. Some rot repair.
- o Demo existing drywall. Demo exiting partition walls.
- o Frame new partition walls for KBA office, conference room
- o Add two bathrooms at West end of building. Connect to sewer main.
- o Renovate existing kitchen and baths. New cabinets, counters, fixtures.
- o Frame soundproof partition wall between office areas and great room at East end of building.
- o New windows and doors throughout interior and exterior.
- o Baseboards and door/window casing
- o Add new 200amp electrical service.
- o All new rough and finish electrical to current code.
- o Upgrade and add new rough plumbing and finish fixtures.
- o Prep and seal existing interior concrete slab.
- o Commercial grade vinyl plank flooring throughout.
- o New drywall throughout. Spray texture finish.
- o Interior paint 1 body color/1 trim color.
- o Exterior paint 1 body color/1 trim color.

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

We estimate the project will be completed within 1 year of receiving funding.

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

We will hire a Project Manager to provide quality assurance, evaluation plans, monitor, evaluate, and improve results of contractors.

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

The Project Manager will provide quarterly updates on timelines, objectives, plans, progress, and evaluations of the project.

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 ([Link](#))
 - i. **see attached**
 - b. Personnel salaries and wages ([Link](#))
 - i. **see attached**
 - c. Equipment and motor vehicles ([Link](#))
 - i. **see attached**
 - d. Capital project details ([Link](#))
 - i. **see attached**
 - e. Government contracts, grants, and grants in aid ([Link](#))
 - i. **see attached**

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2025.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$212,500.00	\$212,500.00	\$212,500.00	\$212,500.00	\$850,000.00

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2025. **see attached**
4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable. **see attached**
5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2025 for program funding. **see attached**
6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2023.
\$33,000.00

V. Experience and Capability

1. Necessary Skills and Experience

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

KBA has a proven track record of having the expertise and connections to hire experts in the field to assist in bringing this project to completion as a benefit to the Kapa'a Community.

Experience - Civic Engagement

Kapaa Business Association (KBA) has a long history of identifying community needs and developing collaborations to respond. Because many of our businesses are located in the heart of Old Kapaa Town, we understand better than anyone the dynamics of doing business in this beautiful but traffic and parking challenged town.

KBA, together with the Wailua-Kapaa Neighborhood Association has sat on every County of Kauai citizens advisory committee relating to future planning for the East side planning. We helped craft the recommendations for the East Side Development plan and the Kauai General Plan including planning for Historic Downtown Kapaa over the past twenty years with the goal of creating a functioning town and community that isn't plagued by increasing traffic and parking stresses. The Advisory Committee put into each plan concerns about

traffic and parking issues. In fact it was identified as a critical need and appears in the General Plan.

1st Saturday Art Walk

KBA has successfully administered the famous 1st Saturday Art Walk in Old Kapa'a Town. The event coordinator has improved the event, digitalized sign-ups and payment, and secured grant funding for additional expansion.

We have a need for a Kapaa Business Association & First Saturday event Headquarters (office, boardroom, meeting room and first aid station) The 1326 Inia Street property site is perfect for our needs due to its location being just one block away from the center of town, and adjacent to the heart of the KBA's 1st Saturday Event. We also have a strong need for a Community Meeting place on the East Side of the island. We will also need access to the bathroom in the center of the building.

2. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

The Hawaii State Board of Land & Natural Resources recently approved a lease for Kapa'a Business Association for 1326 Inia Street, Kapa'a, HI 96746 that consists of two contiguous lots. We are requesting funding to assist us with Kapa'a's need for additional public parking, community meeting space, and a Hawaiian Cultural Center & Pavilion.

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

The Kapa'a Business Association will hire a and oversee a Project Management Firm to supervise a contractor to prepare the property and prepare the building for the desired uses as follows:

- **Self Pay Parking System on 2/3 of the property**
- **Hula Pavilion on 1/3 of the property (toward the ocean) for East Side Halau, Hula Halau O' Leilani**
- **1/2 of the building for Community Meeting Space & KBA Storage**
- **1/2 of the building for an Hawaiian Cultural Center**

2. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.

Kapa'a Business Association
P.O. Box 1480, Kapa'a, HI 96746
808-212-1000
www.kbakauai.org
KapaaBusinessAssociation@gmail.com (NEW EMAIL)

Board of Directors:
Jackie Manibusan, President
Jeanne Russell, Vice President
Jakki Nelson, Executive Director
Michelle Miller, Director
Neill Sams, Director
Mike Wheeler, Director
Steve Thatcher, Director
Amiel Bituen, Director

3. Compensation

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

Kapa'a Business Association's officers are not paid.

VII. Other

1. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

Kapa'a Business Association does not have any pending litigation or outstanding judgements.

2. Licensure or Accreditation

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

Kapa'a Business Association does not have any special qualifications including but not limited to licensure or accreditation, relevant to this request.

3. Private Educational Institutions

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

Kapa'a Business Association will not use the grant to support or benefit a sectarian or non-sectarian private educational institution.

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2024-25 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2024-25, but
- (b) Not received by the applicant thereafter.

Kapa'a Business Association will use the income generated from the Self Pay Parking Program and the Meeting Space Rental Fees to sustain the property.

Applicant: Kapa'a Business Association

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B
N/A			

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES Period: July 1, 2024 to June 30, 2025

TOTAL:				
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JUSTIFICATION/COMMENTS:
Capital Improvement Grant Request - Phase I & II 1326 Inia Street, Kapa'a, HI 96746 Establish Self Pay Parking Area & Renovate Existing Building
No salaries

TOTAL STATE FUNDS REQUESTED (A x B)	
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-

- Interior and Exterior

Applicant: Kapa'a Business Association

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

JUSTIFICATION/COMMENTS:

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

JUSTIFICATION/COMMENTS: Capital Improvement Grant Request - Phase I & II 1326 Inia Street, Kapa'a, HI 96746 Establish Self Pay Parking Area & Renovate Existing Builc
No equipment or motor vehicles

TOTAL BUDGETED

TOTAL BUDGETED
ding - Interior and Exterior

Applicant: Kapa'a Business Association

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: 2022-2023	FY: 2023-2024	FY:2024-2025	FY:2024-2025	FY:2025-2026	FY:2026-2027
PLANS	0	0	0	0	0	0
LAND ACQUISITION	0	0	0	0	0	0
DESIGN	0	0	0	0	0	0
CONSTRUCTION	0	0	850000	0	0	0
EQUIPMENT	0	0	0	0	0	0
TOTAL:	0	0	850,000	0	0	0

JUSTIFICATION/COMMENTS:

Capital Improvement Grant Request - Phase I & II 1326 Inia Street, Kapa'a, HI 96746 Establish Self Pay Parking Area & Renovate Existing Building - Interior and Exterior

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Kapa'a Business Association

Contracts Total:

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)
1	Community Enrichment Program 1st Saturday Art Walk, Kapa'a	7/1/24-12/31/24	Hawaii Tourism Authority & Kauai Visitors Bureau	State of Hawaii
2	American Recovery Program Shop on Kauai	7/1/21-6/30/22	County of Kauai Economic Development Department	United States Recovery Act
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22				

23			
24			
25			
26			
27			
28			
29			
30			

155,000

CONTRACT VALUE
5,000
150,000

Lyons Construction, LLC
BC-38716
177 Eggerking Rd., Kapaa HI 96746
415-519-0114
lenzorizzo@yahoo.com

1/17/24

Kapaa Business Association (KBA)
P.O. Box 1480
Kapaa, HI 96746

Estimate: 1326 Inia Street, Kapa'a, HI 96746

Scope: Phase I & II Establish Self Pay Parking Area & Renovate Existing Building - Interior and Exterior

Phase 1: Establish Self Pay Parking Area

- Landcaping – adding fill to direct drainage away from the building. (No excavation)
- Install concrete ADA ramp at entry. Steel handrails.
- Sidewalks at the street on west and north sides of lot – approximately 300 lineal feet
- Grasscrete parking area north of existing slab – approximately 5,600 sf. \$112k.
- Parking lot and pathway lighting.
- Perimeter fence.
- Demo and remove existing slab at rear of property. Backfill.
- Additional landscaping for lawn and decorative shrubs.
- Clean up existing concrete parking area – clean and grind concrete.
- Architectural plans and permits \$25k
- Site work, the demo, fill, grading, grasscrete, etc.

Phase I Total \$225,000

Phase 2: Renovate Existing Building - Interior and Exterior

Retaining existing structure: outside walls - framing and stucco finish, roof framing, and existing concrete slab.

- New roof shingles. Rain gutters all the way around. Some rot repair.
- Demo existing drywall. Demo exiting partition walls.
- Frame new partition walls for KBA office, conference room
- Add two bathrooms at West end of building. Connect to sewer main.
- Renovate existing kitchen and baths. New cabinets, counters, fixtures.
- Frame soundproof partition wall between office areas and great room at East end of building.
- New windows and doors throughout interior and exterior.

- Baseboards and door/window casing
- Add new 200amp electrical service.
- All new rough and finish electrical to current code.
- Upgrade and add new rough plumbing and finish fixtures.
- Prep and seal existing interior concrete slab.
- Commercial grade vinyl plank flooring throughout.
- New drywall throughout. Spray texture finish.
- Interior paint 1 body color/1 trim color.
- Exterior paint 1 body color/1 trim color.

Phase II Total \$625,000

This bid includes an inspection of the property and the exterior of the building, as well as our discussion about your plans for the site.

- **Phase I & II TOTAL \$850,000**
- **Establish Self Pay Parking Area & Renovate Existing Building - Interior and Exterior**

Thank you for the opportunity to provide this estimate as it comes with over 20 years of contracting/building experience here on Kaua'i.

Leonard Lyons (BC23537)
Lyons Construction, LLC (BC38716)
177 Eggerking Rd.
Kapaa, HI 96746
415-519-0114

COUNTY COUNCIL

Mel Rapozo, Chair
KipuKai Kualii, Vice Chair
Addison Bulosan
Bernard P. Carvalho, Jr.
Felicia Cowden
Bill DeCosta
Ross Kagawa



OFFICE OF THE COUNTY CLERK

Jade K. Fountain-Tanigawa, County Clerk
Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188
Facsimile: (808) 241-6349
Email: cokcouncil@kauai.gov

Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

January 15, 2024

Ms. Jacquelin Manabusan
Via Email: kapaabusinessassociation@gmail.com

To Whom It May Concern,

RE: LETTER OF SUPPORT FOR KAPA'A BUSINESS ASSOCIATION FUNDING

In my individual capacity as a Councilmember, I strongly endorse Kapa'a Business Association's application for funding to support their recent (DLNR) Department of Land and Natural Resources Lease at 1326 Inia Street Kapa'a, Kaua'i. Essential funding sources for the Inia Street Community Project will be key to its success. The Inia Street property has been a problematic area for roughly a decade. The Kapa'a Business Association has taken a mindful approach in proposed improvements of the property for the betterment of their community.

The proposed improvement list includes restoring the existing dilapidated building into a large meeting place for community needs and resources. A smaller portion of the building is to be used as a meeting area and office space for the Kapa'a Business Association as well as providing "First Saturday" event headquarters with a first aid station. A needed dedicated parking area is planned to help ease the parking and traffic issues that the downtown businesses face. In complement, the property's makai side, or beach frontage, is intended as a dedicated green space to be used for outdoor cultural events and weekly activities such as hula halau practice.

My decades of experience with the Kapa'a Business Association's leadership has been the continuation of a stable entity that supports the health and safety of the North Kapa'a business district. This dedicated group of business professionals have my confidence to provide economic development, career opportunities and small business revitalization along with general vibrancy to the area.

I encourage and support the Kapa'a Business Association in this endeavor. Should you have any questions, please feel free to contact me or Council Services staff at (808) 241-4188.

Sincerely,

FELICIA COWDEN

Councilmember, Kaua'i County