Miloliʻi Community Enrichment and Historical Center

Na ke kaiāulu ka hānai keiki
(It takes a village to raise a child)

Miloliʻi, Hoʻopūloa,
South Kona District, Island of Hawaiʻi

Solicitation for Private Funding

Fiscal Year 2014
OPENING STATEMENT

In 2003, the late United States Senator Daniel K. Inouye, as part of a tour of rural native Hawaiian communities visited Miloli‘i on the island of Hawai‘i, known as the “last fishing village” in the State of Hawai‘i. On that visit, Senator Inouye was deeply touched by the community and its keiki and realized the lack of proper facilities and a venue for community gatherings as a focal point for the preservation and perpetuation of Miloli‘i’s unique culture & history as well as a location to help the community address social issues and concerns.

In 2006, Senator Inouye allocated $298,000.00 through a Housing and Urban Development (HUD) grant to fund the planning, design and initial construction of a center in Miloli‘i. Over the course of three years, Pa‘a Pono Miloli‘i, a non-profit 501(c)(3) administered the HUD grant to design and build a community center in Miloli‘i. In the Fall of 2013 final approval was given to the center and it broke ground with a completion date of Fall 2015.

The project site is a one acre parcel of state land, 1000 feet from the shoreline, leased from the Department of Land and Natural Resources. The main building, the community center, is a 3200 square foot structure which houses a open lanai main gathering area, classroom, certified commercial kitchen, historical library, and office. Also adjacent to the structure is a comfort station, guest house, canoe hale, canoe building workshop, hula platform, and parking lot. The entire project is designed to be ADA compliant as well as self sufficient with a minimum environmental footprint.

Pa‘a Pono Miloli‘i has completed all necessary design and planning to include Federal and State Environmental Impact Assessments, Conservation District Use Permit, Special Management Area Permit, Archaeological Survey, Plan and Building approval by the County of Hawai‘i as well as entered into a long term 55 year lease with DLNR for the subject property.

The total cost of the center, when built to completion will be $1.1 million dollars and when completed will have a profound effect on Miloli‘i and the entire South Kona community. At the end of this initial funding, the center will be 20% complete with most of the ground work and initial concrete structure completed. However, it will have no roof and will be completely unusable.

Pa‘a Pono Miloli‘i is respectfully soliciting private funding in the amount of $800,000.00 to completely finish the Miloli‘i Community Enrichment & Historical Center.

To find out more about the community center project in Miloli‘i please continue reading below.

Mahalo for your time,

Kaiali‘i Kahele  
Executive Director, Pa‘a Pono Miloli‘i Inc.
I. PROJECT SITE AND LOCATION

Miloli‘i Community Enrichment and Historical Center
Multi-Purpose Community Center
Ho‘opūloa-Miloli‘i, South Kona, Hawai‘i
TMK (3) 8-6-014:038,039,040 and 041

Funding Request: $800,000.00

II. BACKGROUND

Pa‘a Pono Miloli‘i (PPM), a community formed 501(c)(3) founded in 1980 for the purpose of preserving and protecting the cultural, historical, environmental and archaeological life and heritage within the ahupua‘a (districts) of Miloli‘i and Ho‘opūloa, South Kona, Hawai‘i Island. PPM’s mission is to improve the quality of life for the residents of the native hawaiian fishing village of Miloli‘i through education, recreational programs, adequate housing and assistance, cultural workshops and marine and coastal preservation.

On June 22, 1984 the Board of Land and Natural Resources approved Conservation District Use Permit (CDUP) HA-1653 establishing the Miloli‘i Village Special Sub-Zone in accordance with Act 62, SLH1982 which authorized the Department of Land & Natural Resources to negotiate and enter into long-term residential leases with persons who were displaced by, or were descendants of, the refugees of the 1926 Ho‘opūloa lava flow.

On December 28, 1984 the Division of Land Management presented the Miloli‘i Ho‘opūloa Community Development Plan to the Land Board which was developed by Pa‘a Pono Miloli‘i and the residents of the village which addressed issues of land preparation, financing, residential construction and the development of economic, recreational, cultural and historical resources. Within the plan, provisions were made for a community center, picnic area, visitor center, library-museum and a canoe hale which would be built on accretion land from the 1926 Ho‘opūloa lava flow.

In 2006 United States Senator Daniel K. Inouye, through an Economic Development Initiative - Special Projects Grant in the Congressional Budget appropriated $298,000.00 for the planning, design and initial construction of a multi-purpose community center in Miloli‘i. Administered by the U.S. Department of Housing and Urban Development and Pa‘a Pono Miloli‘i the project completed all design and planning and broke ground in the Fall of 2013.
III. REGION OF INFLUENCE

Miloli‘i is a geographically isolated coastal village located on the relatively flat coastal plain of South Kona. Its shoreline features include a black sand beach at Ho‘opūloa Bay and broad gently sloping seaward extensions of lava flows that are derived from both prehistoric and the 1926 lava flow from Mauna Loa. Located thirty-five miles south of Kailua-Kona Airport, Miloli‘i is located five miles down a winding road from Kamehameha Highway which is the main road connecting Kailua-Kona and South Kona. The settlement at Miloli‘i remains the most traditional fishing village in Hawai‘i and occupies a two mile stretch of coast line which includes over 100 homes. Miloli‘i is unofficially known as the “Last Hawaiian Fishing Village” in the State of Hawai‘i. Miloli‘i consists of 350 residents of which 100% are native Hawaiian. The majority of families in the community have lived in the area for five generations or more. Of the 350 residents, 200 are children ranging in ages from newborn to high school. The nearest school (Ho‘okena Elementary) is 45 minutes away and most of the residents commute 2-3 hours each day to school or work in Kailua-Kona. Surrounding communities include Kealakekua, Ho‘okena, Ocean View and Na‘alehu, include approximately 20,000 additional residents of varying ethnic backgrounds. As there is no appropriate venue in this geographical region the center aims to serve the entire region of South Kona within a 50 mile radius on an ongoing basis. It will be the only center providing hawaiian language and hawaiian opportunities in all of South Kona. The people of Miloli‘i and South Kona have always depended on the productivity of the land and sea for their daily survival. Through centuries of interaction with these environments and their resources, the Miloli‘i people developed stewardship approaches that enabled their pre-contact population to flourish. Wisely utilizing and caring for marine and coastal resources has become and remains an integral part of what it means to be Hawaiian. This stewardship ethic and practical management knowledge was handed down from generation to generation through strong family connections for centuries. Unfortunately, due to the pressures of contemporary life, youth no longer spend enough time with family members and elders learning about natural resources and culturally appropriate ways to care for them and their community. Likewise, community youth are often outside the community and away from the coast and sea. As a result their active interaction with these resources as families is much more limited than it was in previous generations thus potentially limiting the development of both their understanding of natural resources and their stewardship ethic while also weakening family cohesion. PPM is using educational achievement with a focus on hawaiian culture as a primary method to address and break the negative social cycle plaguing the Miloli‘i community. Our community is comprised of close-knit families 100% of which are native hawaiian. The completion of the Miloli‘i Community Enrichment and Historical Center will provide the core venue for programs carried out through a team approach involving education specialists, certified teachers, guest speakers, native Hawaiian cultural practitioners, and tutors.
IV. PROJECT DESCRIPTION

The project site is a 40,000 sq. ft. parcel, owned by the State of Hawai‘i and leased by the Department of Land and Natural Resources (DLNR). Pa‘a Pono Miloli‘i on May 9th 2013 was awarded a 55 year lease with DLNR through General Lease No. S-6038. The project will feature five structures, totaling 5,000 square feet which will be built in 5 phases. The main structure, the multi-purpose community center has a 80 ft long by 40 foot wide footprint for a total square footage of 3200 ft. It will feature a large, covered open air central lanai, enclosed office, visitor reception center, historical room, library, educational classroom and a certified commercial kitchen. The other 4 adjacent structures are designated as a guest quarters, restroom facility, canoe hale and storage unit/workshop. All structures are designed and will be constructed to meet Americans with Disabilities Act Accessibility Guidelines (ADAAG). The east end of the project site accessed from the main road will feature separate vehicular entry and exits and a 50 stall asphalt paved parking lot with low emittance lighting. The entire project is designed to be self sustaining and will harness the sun through a photo voltaic energy system for electricity, water catchment system for water / fire fighting prevention and a septic tank leach field for the disposition of waste. It will be landscaped with native hawaiian plants, foliage and grasses and has direct access to the ocean with unobstructed views of the coastline. The structure is designed to withstand an impact from a tsunami with 18 concrete columns rebar reinforced with underground concrete footings and breakaway walls.

V. GOALS AND OBJECTIVES RELATED TO THE REQUEST

The goal of this funding solicitation request is to complete the construction of the Miloli‘i Community Enrichment and Historical Center. Conceived and approved in the 1984 Miloli‘i Ho‘opūloa Community Development Master Plan and spearheaded by the late United States Senator Daniel K. Inouye, the purpose of the center is to address the community’s need for a permanent covered community center, historical library and gathering space for public meetings, cultural activities and educational and recreational programs. Phase I and Phase II of construction has already begun but current federal funding was exhausted in the fall of 2013 leaving the remainder of Phase I & Phase II as well as Phase III, IV & V to be completed. The requested funding will complete the following objectives:

1. Complete Phase I, the community center, which features a large 80X40, (3200 square foot) covered central lanai with enclosed office, visitor reception center, historical library, enclosed kitchen and educational classroom. The proposed structure will conform to Americans with Disabilities Act Accessibility Guidelines (ADAAG).
2. Complete Phase II, the adjacent guest quarters and restroom facility. Both structures measure 20X20, (400 square feet) in size. The proposed structures will conform to Americans with Disabilities Act Accessibility Guidelines (ADAAG).

3. Complete Phase III, the installation of the plumbing and electrical system which includes catchment tanks for potable water and firefighting capability, septic tanks & adjacent leach field, solar photo-voltaic power generation system with backup on demand generator service.

4. Complete Phase IV, the completion of an asphalt paved parking lot with appropriate curbing. The parking lot will provide parking for 50 vehicles of which 10 will be ADAAG compliant and accessible. Sidewalks to the center from the parking lot will also be completed and will be in compliance with ADAAG guidelines.

5. Complete Phase V, the completion of adjacent Canoe Hale (Canoe House) and appropriate native hawaiian landscaping. Current topography of the community center site is rough, jagged lava rock and is very difficult to traverse by vehicle or foot. Appropriate fill and landscaping is necessary to maximize the benefits of the center to the community, its visitors the elderly and disabled.

VI. PUBLIC PURPOSE & NEED TO BE SERVED

Miloli‘i as well as neighboring hawaiian communities in South Kona, are struggling with severe social, cultural, economic, and educational problems. Miloli‘i is a geographically isolated which creates both challenges and opportunities for the community in terms of education and quality of life. There are very few job opportunities within the community and as a result the population has been and remains in a state of perpetual poverty and dependence on public assistance. Those residents that do work have to drive two to three hours a day and typically work minimum wage or low-wage jobs. This keeps parents out of the home and limits the amount of time that parents and children spend together, playing and learning, and sharing cultural knowledge. The completion of the center will work to directly address low educational achievement and the loss of hawaiian culture in an integrated way that directly supports improvement in school performance, strengthens families by providing opportunities for community members to learn and practice hawaiian culture with their families and supports students to carry out culture projects for school credit. These programs offered at the center will provide youth and adults with positive opportunities to learn and practice key native hawaiian cultural elements and address social problems such as poor nutrition and substance abuse. Finally the center will be a central location to house some of Milolii’s most valuable cultural artifacts and tell its rich story and contributions to Hawaii’s history.
VII. DESCRIBE THE SCOPE OF WORK, TASKS & RESPONSIBILITIES

Pa‘a Pono Miloli‘i (PPM) working with the U.S. Department of Housing and Urban Development (HUD) has taken the lead on the project. Since planning and design began in 2010, PPM has secured all necessary permits and approvals for construction. They are as follows:

A. Federal (NEPA) Environmental Impact Assessment  COMPLETED
B. State of Hawai‘i Environmental Impact Assessment  COMPLETED
C. State of Hawai‘i Conservation District Use Permit  COMPLETED
D. County of Hawai‘i Special Management Area Permit  COMPLETED
E. Section 106 Analysis and Cultural Impact Assessment  COMPLETED
F. County of Hawai‘i Planning Department Approval  COMPLETED
G. County of Hawai‘i Building Permit  COMPLETED

In the fall of 2013 PPM broke ground on the project site and began grading and grubbing as well as the construction of Phase I and Phase II of the center. When construction began PPM had approximately $237,000.00 of federal funds remaining for the construction of the entire center which is projected to cost $1.1 million dollars. As a result, Phase I and Phase II construction continues in the Spring of 2014 but will result in only partial, non-habitable, completion of the center and adjacent guest house and restroom facility.

VIII. PROJECT TIMELINE

As construction has already begun on Phase I and Phase II of the project, full funding by this grant request will be dedicated to 100% of construction costs and will continue until project completion. Target Opening Date: January 2016

Phase I started: September 2013  Phase I completed: March 2015
Phase II started: May 2014  Phase II completed: March 2015
Phase III projected start: August 2014  Phase III completed: March 2015
Phase IV projected start: May 2015  Phase IV completed: August 2015
Phase V projected start: June 2015  Phase V completed: December 2015
IX. QUALITY ASSURANCE, MONITORING & EVALUATION

The scope of the entire project is administered and constantly monitored by Pa‘a Pono Miloli‘i Inc. its executive director, Kaiali‘i Kahele and board of directors. Proper fiscal management is handled by PPM‘s accounting specialist, Gail Garoutte and certified public accountant, Alan Arakaki and Associates. The general contractor for the project, JCP Construction of Hilo is required to provide monthly reports on the status of the project. An outcome oriented work plan is in place to ensure timely completion of each phase of the project. PPM will provide at a minimum quarterly reports to the appropriate agency administering the grant and can track and adjust expenditures and funding requests as needed. PPM has an extensive history managing grants in the last ten years and has an impeccable track record as well as 100% success and execution rate for its grantees.

JCP Construction of Hilo and its owner Jerremie Pacheco is the general contractor for the project. A licensed general contractor since 1995, Mr. Pacheco has successfully completed many large projects throughout the years most notably the Federal Governments Veterans Affairs (VA) and Social Security Administration building in Hilo, a federally funded project.

X. LICENSURE AND ACCREDITATION

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

County Of Hawai‘i Building Permit: BH2013-00862 (Issued 6/13/2013)

State of Hawai‘i General Lease No: S-6038 (Issued 8/14/2013)

State of Hawai‘i Conservation District Use Permit: HA-3642 (Issued 2/8/2013)

County Of Hawai‘i Special Management Area Permit : SMM-12-000242 (Issued 10/23/2012)

Certificate of Liability Insurance: 6500B005390 (Burlington Insurance) (Issued 7/15/2013)

JCP Construction General Contractor: License No. BC 27518
XI. PPM’S RECENT PROJECTS / GRANTORS

1. Marine Management in Miloli’i: Grants and contracts supporting several project activities to promote marine resource stewardship. The funds were primarily received from the Community Conservation Network over six years from 2002 to 2008. Funding secured from a variety of donors including the Harold K.L. Castle Foundation, NOAA, the Nature Conservancy, Hawaii Community Foundation. Total project funding over this period totaled over $250,000.00 Contact: Scott Atkinson: 808-224-2679 satkinson@conservation.org

2. Miloli’i Community Enrichment and Historical Center: Funding for plans, design and limited construction was secured through a 2006 Federal Congressional Appropriation by the late Senator Daniel K. Inouye. $298,000.00 in federal funds was awarded to Pa’a Pono Miloli’i Inc. to plan, design and construct community centers in Miloli’i and neighboring Ho`okena. Contact: Mark Chandler (HUD): 808-522-8180

3. Lawai’a ‘Ohana Camps: Camps to support sharing of culture knowledge and expertise between families, kupuna and youth with a focus on traditional sustainable Hawaiian fishing practices. A total of $50,000.00 provided over three years 2010, 2011 and 2012 by Conservation International Hawaii Fish Trust. Contact: Jason Philbotte: 808-453-0891 j.philbotte@conservation.org

4. Office of Hawaiian Affairs (OHA): In the Spring of 2013 PPM was awarded a grant for $140,000 over two years by OHA. The grant, “Perpetuating the Cultural Practices of Miloli’i” began in July of 2013 and will end in the summer of 2015. PPM was selected from hundreds of applicants throughout the state. Contact: Shannon Toriki: shannont@oha.org 808-594-1888

5. National Oceanographic and Atmospheric Administration (NOAA) Bay Watershed Education and Training Grant (B-WET): B-WET awarded PPM a two grant for $92,000.00 in the fall of 2013 to support meaningful outdoor experiences for youth. With this funding PPM started the “Miloli’i ‘Opelu Project” Contact: Stephanie Bennet: 808-522-7481 stephanie.bennett@noaa.gov

PPM does recognize that there are a number of organizations that request funding every year and PPM would like to emphasize that we are able to work around ANY funding that a private organization, foundation and or donor can provide to assist in finishing the center.

Please feel free to contact PPM’s Executive Director, Kaiali’i Kahele for more information or to schedule a tour of the project site at 808-783-4069 or email at paaponoinc@gmail.com.
Figure 1.5  
Vicinity Map - Ho'opūloa  
Miloli'i, Ho'opūloa, South Kona, Hawai'i  
(USGS 1996).
Figure 4
Project Site - Existing Conditions
Tax Map Key (TMK) No. (3) 8-9-014: 038, 039, 040, and 041
Milolii Community Center
Milolii, Ho'opuloa, South Kona, Hawai'i
(Google 2011),
Figure 13
Natural Hazards Zone Map
South Kona, Hawaiʻi Island, Hawaiʻi
Figure 8
Elevation Views
Miloli'i Community Center
Miloli'i, Ho'opuloa, South Kona, Hawai'i
(William Llewellyn Design 2011)
Miloli'i Community Enrichment and Historical Center
Final Environmental Assessment - December 2011
Figure 11
Roof Details
Milolii Community Center
Milolii, Ho'opuola, South Kona, Hawai'i
(William Llewellyn Design 2011).