

The Gathering Place Parish Update and What Comes Next ...

All Parish Meeting
 Sunday, February 22, 2026, 11 AM



Why the Gathering Place Matters

The Gathering Place is about strengthening who we already are as a parish: hospitality, shared meals, formation, youth ministry, outreach, and community life. This is not an “extra,” but a space to support the ministries already thriving at St. James’ and to make room for what God is calling us into next.

The Gathering Place and its certified kitchen will be available for rent by local groups, families, catering companies, etc. It will be the only fully certified kitchen available for use in North Hawai’i. We will work with other non-profit partners to deliver more services to our town – Hope Services, Vibrant Hawaii, Kokua Christian Ministry, Kohala Food Hub, 4H and many more.

Value Engineering & Construction Cost - Paul Donoho, Architect

What is Value Engineering?

The Construction Committee, our Owner’s Representative, Architect and General Contractor (GC) together conducted a careful review of design, materials, and systems to reduce cost *without* sacrificing safety, functionality, or long-term durability.

What Was Changed:

- Reduction of General Contractor overhead on two big ticket items by going to owner direct purchase (the folding Nanawall system, and of the full Bargreen Ellingson kitchen equipment package)
- Seeking County approval to move away from 23,000 SF of geoblock “grass paving” across the entire parking lot, but still provide “grub and gravel” supported fire lanes for emergency vehicles.
- Changed interior finishes in Dining Room (replace the tile with grind and seal concrete)
- Adjustments to non-essential design elements
- Changing to a “less robust” but still serviceable air conditioning system in Kitchen
- List of what was changed and the cost savings realized:

Division

1	GENERAL CONDITIONS	
	owner direct purchase Nanawall doors	(6,500)
	owner direct purchase Bargreen kitchen equipment	(20,000)

Division

2	SITWORK	
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	grub and gravel firelane only (subject to County approval)	(117,000)
	owner removes vinyl fencing	(10,000)
	delete both roll-off rubbish bin enclosures at Thrift Store and GP; concrete pad still included.	(15,000)
Division 4	MASONRY	
	delete rock masonry	(20,000)
Division 8	DOORS AND WINDOWS	
	delete barn door at Dining Room	(3,000)
Division 9	FINISHES	
	grind and seal concrete instead of tile in Dining	(27,000)
	Kohala Hardwoods Yellow cedar 1x8 \$12,650 ceiling in Dining	(2,090)
Division 11	EQUIPMENT	
	delete mop sink	(1,000)
Division 15	MECHANICAL	
	change to mini-split a/c in Kitchen	(75,000)

The current projected construction cost reflects these changes and brings the project into a more realistic and responsible range.

Total cost savings from Value Engineering: \$296,590

Note: Not listed here is

Turnkey Cost of Construction – Tim

The turnkey construction cost (ready to use) from Quality Builders after our Value Engineering work is \$5,210,000. This includes a 5% contingency (or \$250,000). We have spent \$550,000 on the design process so far. Other costs outside of the GC contract required to complete the building include fees to our team of engineers, Paul Donoho (Architect) and Alex Woodbury (Owner’s Representative), HECO and DWS new service requirements, the building permit fee, and owner-provided items. Total \$866,000 in addition to the GC contract.

The above brings us to a total of \$6,626,000 for the total cost of the project.

As of today, we have raised \$5,285,000.

We still need \$1,321,000. But we have great news...

Ways We Will Meet Our Remaining Goal

- **A \$300,000 Challenge Gift**
We have received a generous \$300,000 challenge gift from Harry Morley. These funds will be

released as we raise new matching gifts from the congregation and community — an exciting opportunity for all of us to participate in bringing the Gathering Place to completion.

- **Vestry Commitment of Robertson Estate Funds**

The vestry unanimously voted this past Thursday to allocate **\$400,000** from funds St. James' will receive through the Tom Robertson Estate.

- **Grants**

We have **\$150,000** in grants applied for, after significant conversation with Richard Smart Fund and Clarence TC Ching Foundation we do expect these grants will be awarded by April. We will also apply for an EmPower Grant from Hawaii Energy, and an IRS Elective Payment grant for the PV system, after installation.

- **Parish and Community Participation & Continued Fundraising**

We now invite our entire community to help close the remaining gap through continued generosity, new gifts, expanded pledges, and outreach to friends who believe in the mission of the Gathering Place. Every gift -- large or small -- moves us closer to groundbreaking.

Thanks to extraordinary generosity and faithful stewardship, we can clearly see the path to completing the Gathering Place.

When the Morley Challenge Grant is met and we receive the grants we have applied for, this will bring us to a total of \$191,000 left to raise to complete the project.

Why We Are Not Building on the Chock Property

- Zoning and permitting realities
- Infrastructure and access challenges.
- Greater cost and longer timeline
- Location is more ideal for a stronger connection to worship and parish life on the St. James' campus
- The Chock property is instead a vital support to the project (see below for staging location). Also, there is the possibility that it may play a role in providing meeting for groups (AA, NA, etc.) that will be displaced from the pavilion while construction is taking place.

Why the Apartment Remains – David can speak to this if needed.

- Supports long-term ministry and staffing flexibility
- Serves future clergy, staff, interns, or visiting ministers
- A stewardship decision for sustainability, not a luxury.
- Tom Robertson specifically gave funds to cover the costs of the second story apartment.
- If eliminated: Conservative estimate of an additional \$60-75k for all of the project architecture and engineering team (civil, structural, plumbing, mechanical, fire protection, electrical, PV) to redo the drawings. Therefore a net savings of \$485k–500k.

TIME IMPACT

- Architect could begin work immediately
- Give us 3 months to get into all of the engineer's respective work schedules
- 3 months to finish redoing all of the drawings (FYI, there are 120 drawings total)
- 6 months to receive a building permit
- Therefore a total delay of ~1 year from now to break ground

What Is Still Needed Before Groundbreaking? - Tim

Final construction contract \$5.25M approval to be presented to Vestry this Monday, February 23, noon. Note the final construction contract will come later (ASAP of course) and will be approved and signed by the Diocese per the Vestry recommendation.

After three rounds of County and State plan review and resubmittal:

- **Structural, Engineering, Fire and Mechanical** approved the plans in every round they reviewed, without requiring changes.
- **Electrical and Plumbing** asked for revisions after the first submittal but approved the plans in the following rounds.
- **DOH – Food Safety and DOH – Waste Water** required revisions twice, but both have now approved the project.

At this point, we are waiting on final confirmation from Planning (reviewing Land Use which has already been approved multiple times), and **Building**, which had three final comments that were addressed in the third round of drawings. The final three comments from them were: change framing member sizes on the south entry pergola (done), remove the sliding barn door from Dining (done) and provide a "drinking fountain" (done). Their sign-off should be very soon.

Then begins the "Permit Out Process", the clerks have to shuffle things around, permit fees have to be computed, QBI needs to change the GC on the permit from Tinguely to QBI with a **Project Declaration Form** (listing all their subs as well), and they have to pay the fee when they pick it up. That could all take another couple of weeks, the way things always seem to go.

We are close, and we are proceeding carefully and responsibly.

Impact on the St. James' Campus

- Designated construction zones, , road connection to Chock property
- Tree Removal, re-positioning swing sets. Note: Tree planted for our centennial will be moved.
- Temporary changes to access and use of space
- Commitment to safety, communication, and minimizing disruption

Role of the Chock Property During Construction

- Staging area for contractors
- Storage of materials and equipment
- Reduces congestion and disruption on the main campus - no big trucks driving past the schools, Thrift Store or new Meal Tent.

Note there may be an occasional truck, people may not want to expect no construction traffic at all but know that everyone is doing what they can to minimize impact

Supporting Our Ministries During Construction

Pavilion Groups:

We are actively exploring alternative spaces and schedules to support all groups that currently meet in the pavilion.

Community Meal Ministry:

- Meals will move to a tent (Tent is paid for and en route, arrival: *early March*)
- The ministry continues without interruption

Target for Groundbreaking is April.

Our current goal is to break ground once final permits and contracts are complete. A more specific date will be shared as soon as it is confirmed.

The Gathering Place continues to move forward with steady progress and careful stewardship. Through thoughtful value engineering, strong fundraising support, and the nearing completion of permits, the project is now entering its final preparations before construction. This new space is not about creating something new for its own sake, but about strengthening the ministries already alive at St. James' -- shared meals, youth and family formation, outreach partnerships, and community gathering. With construction costs clarified, plans approved across multiple departments, and a realistic target groundbreaking this spring, we are seeing years of prayer, discernment, and generosity take tangible shape. The Gathering Place will allow St. James' to serve both our parish and the wider North Hawai'i community in deeper and more sustainable ways for generations to come.

Thank you for your prayers, patience, generosity, and trust as we take this next faithful step together.

GATHERING PLACE MAHALO WALL — TO DATE

With deep gratitude, we share the names of the 308 generous donors who have helped bring the Gathering Place to this moment.

Please take a moment to review the spelling of your name below, or the name of anyone you honored through a gift given in memory or thanksgiving. Please email TheGatheringPlace@stjameshawaii.org with any corrections.

For this handout, names are listed in alphabetical order for clarity.

The permanent Mahalo Wall, however, will display names in a random order -- reflecting our shared belief that all gifts are received with equal gratitude, and that we stand together as one community in God's sight.

As we enter the home stretch, we invite all who feel called to join in helping complete this sacred work we are building together.

- 1 Monique and Doris Abbasi
- 2 Acacio Ohana
- 3 Yvonne Andreas Ade
- 4 Dani Ainslie
- 5 Tom Aitken Family Foundation
- 6 in fond memory of Fluffy Anderson
- 7 Joan Anderson

8 Pat Anderson
9 Anonymous
10 Anonymous
11 Anonymous
12 Anonymous
13 Atherton Family Foundation
14 Thu Wati Aung
15 Lauren Avery
16 Hermine Baker and Niel Thomas
17 John Balaam
18 Richard Barnes and Martha Kidd
19 John Barton
20 Paula Beamer
21 Shannon, Trisha and Jacob Bell
22 Stephen and Silke Bell
23 Marc and Lynne Benioff
24 Steve Bess
25 Adelaide Best
26 Arabella Best
27 Paxton Best
28 Stephen H. Best
29 Sterling Best
30 Heidi Bogert
31 Elizabeth Bohn
32 Joe and Lisa Bollinger
33 Tim Bostock and Melanie Holt
34 Hanna Bree
35 Beverly Brovsky
36 Donna Brown
37 Bette Shim Brumlow
38 Gloria Bryant
39 Wm and Jean Bryant
40 Delores Buckalew
41 The Buerger Family
42 Brian and Gael Burke
43 The Rev. and Mrs Dale Burke
44 Tom and Marj Callinan
45 Jeanne Calo-Witt
46 Charles and Barbara Campbell
47 Paul Campbell
48 Josephine Cariaga
49 Sharon Cariaga-Alfonso
50 Cherrie Carse
51 Joe Carvalho
52 Judith Casarella
53 Kelen Casey
54 Edna Cash-Dudley
55 Siobhan and Darrell Cavens

56 Lew and Pat Chartrand
57 in memory of Jean Cherrigan
58 Peter Christensen
59 in memory of Phil Conley
60 in honor of Phil and JoAnn Conley
61 Mary Ann Cook
62 Patricia Cook
63 Lori Cooke
64 Edward and Joletta Cordeiro
65 Wendy Craven
66 John and Charlotte Crouch
67 Deviants from the Norm
68 Disney-Bourdeau Family
69 David Doi and Aimee Love
70 Arliss Dudley-Cash
71 Sherry Dupaya
72 Janett Easterling
73 Nancy Edmondson
74 Franklin Santiago Akaluana Kaehukai Ulalani Edsman
75 Kitty Egan and Don Hodel
76 Frank and Marilyn Eigner
77 E. Marsha Elixson
78 Kae Elledge
79 Eric Ewing and Bruce Redman
80 in memory of Tapa Farias
81 Rodney and Bea Feliciano
82 Katie and Rick Fendel
83 Shirlene Murakami Fennema
84 Anita Fildes
85 First Hawaiian Bank Foundation
86 John Broderick Fishback
87 Christia Fisher
88 Bea and Bob Fitzpatrick
89 Judy Frazier
90 Bob and Sharon Friedman
91 James and Didi Fritts
92 Jennifer Futrell
93 William and Ann Futrell
94 Janice Gail
95 Mike and Lor Gehret
96 in honor of G. Michael and Lor Gehret
97 in honor of G. Michael and Lor Gehret
98 Ernst Gemassmer
99 Bruce and Laura Gilmore
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102 Gerry Goodenough Fund
103 Jordan Grainger

104 Dena Graves
105 Mona Graves
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107 Wyatt Lane R. Greenwell
108 Waylon Rhett F. Greenwell
109 Dorothy Hafner
110 Robyn Hafner and Brian Burau
111 Deborah C. Hall
112 Roger Harris
113 Susan Harris
114 Whitney Harvey
115 J. Lynn Hastings
116 Hawaii County Food Basket
117 Hawaii Legislature Grant-in-Aid
118 William H. Heaney
119 Peter Helmick
120 Bernice Henderson
121 Susan Herhold
122 January Herron
123 Ian Hersey and Jeanne Cooper
124 Dianne Higgins
125 Jim and Mary Helen Higgins
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127 Marty and Robby Hind
128 Melanie Holt
129 Emily Hoover
130 Kathleen and Warren Huckabay
131 Tahiti Huetter
132 Mollie Hustace
133 William G. Irwin Foundation
134 Alice Ishii
135 Jaisy Jardine
136 Peter Jefferson and Lillian Campbell-Jefferson
137 Johnson 'Ohana
138 The Right Rev. Bob and Mary-Page Jones
139 Theresa Kaaekuahiwi and Mika and Oakly Martines
140 Kathryn Perry-Kanoho and Ben Kanoho
141 Stephen Kaplan
142 Marion Kapuniai
143 Jay and Cynthia Kasin
144 David and Judith Katri
145 Marnie and Gerrit Keator
146 Keli'ipio Ohana
147 Natsuko Kibe and John Steinert
148 Lida Kim
149 Pattie Kim
150 David Kirk and Caroline Landry
151 Nan Kitagawa

152 Steve Kittell
153 David and Zaheva Knowles
154 Everett Knowles
155 Mickey and Kathy Kurap
156 Beth Kwakenat
157 Annette LaBonte
158 Rachel Lankford
159 Margaret Rona Lee
160 The Lee Ohana - Paul, Jinny and Kalei
161 Yvonne Leiser-Olson
162 Nancy Lematta Foundation
163 Jan and Melissa Levitan
164 Patricia Lewi
165 Susan Licoan
166 Matt Lincoln
167 Claudia and Richard Lindsay
168 Kathy and Bob Lindsey
169 Lālā and Maoli Lindsey
170 in memory of Linda Lindsey
171 in memory of Linda Lindsey
172 in memory of Linda Lindsey
173 in memory of Reggie & Linda Lindsey
174 Samuel and Elliot Lindsey
175 LGA Family Foundation
176 Christian and Ashleigh L'Orange
177 Hans P. L'Orange
178 in memory of H. Peter and Joan L'Orange
179 Pete and April L'Orange
180 Nadine Loraine
181 Ann Lum
182 Rev. Linda Lundgren
183 Page Macy
184 Richard and Pamela Mallory
185 Mana of the Round Table
186 The Mangarin-Kitchen Ohana
187 Dennis and Carol Markos
188 in memory of Ernest and Teruko Martinson
189 Ernestine Martinson
190 Martha Massey
191 Julie Mattson
192 Barbara May
193 Tonya McCormick
194 Sue and Blair McCune
195 Elsbeth McKeen
196 Sheila McKibbin
197 Carol McMillan
198 in memory of the Rev. Canon Kent McNair
199 Craig McNally
200 Linda Mendonca

201 Karen Miller
202 Jacqueline Minto and Audrey Hatanaka
203 Robby Mist
204 Harry Morley
205 Chelsea Morriss
206 Joan Moynahan
207 Marjorie Mrasek
208 Brigid Mulloy and Claud Sutcliffe
209 Lilian Shackelford Murray
210 Lilian and D.B. Murray
211 Nakoia/Bailey Ohana
212 Jared Namba and Sazzy Gourley
213 Joan Namkoong
214 Monica, Wallace, Jayden and Jasmyn Naone
215 Monica and Carlos Newcomb
216 Vern and Cherylann Niau
217 Lisa Nicotra
218 in memory of Wendy Geyer Nixon
219 Colleen Norris
220 Peter and Katherine Northrup
221 Victor Obrastoff
222 Mary and Victor Obrastoff
223 Sheila Okin
224 Olsen - Mills Ohana
225 Wilma and Clayton Oshiro
226 Frankie Pang
227 Sandy and Everett Pang
228 Braley Pastorino
229 Daniela Penitenti
230 Lynn Perkins
231 Jonathan E. K. Perry
232 Sandra and Jai Pleskacz
233 Braden Pobre
234 Jacob Pobre
235 Leslie Pobre
236 Mel Pobre
237 Noah James Pobre
238 Dara Pond
239 John and Denise Ray
240 Clay and Helen Reeves
241 in honor of Peggy Rein
242 Tom Robertson Estate
243 Christina Robinson
244 Scott Robinson
245 Suzanne Robinson
246 Philip Rodriguez
247 Allison Rohfeld
248 Laurie Ackerman Rosa

249 Laura Rose
250 Susy Ruddle
251 Jada Rufo
252 Melanie Rufo
253 William and Joanne Ruzzo
254 Amaury Saint-Gilles
255 Makoto and Joan Sakaguchi
256 Karen Sanchez
257 Gabriel Savage
258 Genevieve Savage
259 Jeannie Moran Savage
260 Thomas and Nancy Schmitt
261 Richard M Schulze Family Foundation
262 Charlotte and Steve Scott
263 Mary Sellin
264 Marie Rose Shepard
265 Jane Sherwood and Bob Masuda
266 Morgan and Charlotte Silbaugh
267 Ludwig and Rebekah Simmet
268 Christopher Simmons
269 Tom and Peggy Skiba and Ken and Lucia Copeland
270 Bob & Connie Skidmore
271 Andrea Smith
272 Ruth Smith
273 Merrie Jo and Jeff Snow
274 Sharon Solmssen
275 Solmssen Ohana
276 Nancy Stephenson
277 Anne Stohrer
278 David Stout and Bobby Clement
279 Tina Stuart
280 John Sucke
281 Gene and Eydie Swanson
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283 Daryl Taube
284 Tony and Jennifer Teare
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301 Jeffery and Miriam Wilson
302 Deanna Winter
303 Frosty and Marci Yardley
304 Jonah, Robin, Elizabeth, Ivy, Malia, and Ha'aheo Yardley
305 Mikiala Yardley
306 in memory of Paul and Maili Yardley
307 The Rev. Judi and Jim Yeates
308 Dianne S. Yoder
309 Len and Susan Yokoyama

Please to add your name by . . .

Sending a check to:

St. James' Parish
PO Box 278
Kamuela, HI 96743

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<https://stjameshawaiiorg.givingfire.com/?fund=5986>

Or via Venmo at:

Our username is @stjameshawaiiisland

If you use Zelle, you are welcome to donate through the app. The church email address is office@stjameshawaii.org