

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
Leasing Services Branch  
Honolulu, Hawaii 96813

June 9, 2016

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

OAHU

Issuance of Revocable Permit to Access Media Services Corporation at the State Capitol, 415 S. Beretania Street, basement (Chamber level), Honolulu, Hawaii 96813.

APPLICANT:

Access Media Services, a Hawaii Corporation, whose business and mailing address is 1050 Bishop Street #165, Honolulu, Hawaii 96813.

LEGAL REFERENCE:

Section 171-11 and 171-55, Hawaii Revised Statutes, as amended and Executive Order No. 1600.

LOCATION:

Portion of the State Capitol building located at 415 South Beretania Street, room 40-A, identified by Tax Map Key: (1) 2-1-024-001 & 008, as shown on the two (2) attached maps labeled Exhibit A.

AREA:

Basement (Chamber level), room 40-A containing an area of approximately 100.7 useable square feet (113.26 rentable square feet), together with the use of a common area entry of approximately 97.5 useable square feet.

ZONING:

State Land Use District: Urban  
County of Honolulu CZO: Public facility

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES \_\_\_\_\_ NO   x

CURRENT USE STATUS:

The State Capitol is occupied by the Hawaii State Legislature, the Governor, and Lt. Governor. There is a media room in the Chamber level, which is separated into four (4) small offices ranging from 100 to 297 square feet.

CHARACTER OF USE:

The space is used primarily for media offices, and for the purpose of providing immediate access to the legislative process and reporting to the public on legislative related matters.

The current media occupants are the Associated Press and the Honolulu Star-Advertiser. The Department of Public Safety, Capitol Security was assigned one of the offices to provide needed space for staff who provide security for the State Capitol.

The applicant is the Legislature's broadcast contractor who serves as the legislature's contracted service provider responsible for the broadcast of audio-visual transmission of legislative proceedings throughout the State via public access cable television services.

TERM:

Through November 30, 2016 and any contract extension approved by the legislature, up to November 30, 2017.

COMMENCEMENT DATE:

Following Land Board approval.

MONTHLY RENT:

Fair market rents, determined by DAGS to be \$2.05 gross per rentable square foot.

SECURITY DEPOSIT:

Twice the monthly rent.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The State Capitol was constructed prior to Chapter 343, HRS. The Hawaii State Legislature permitted the use by the media prior to the State Capitol renovations, around 1995. Various exceptions for an Environmental Assessment were claimed by the Department of Accounting and General Services for the renovation work. As a request from the Legislature, the media space was expanded as

part of the renovation, to facilitate public information and open government.

DCCA VERIFICATION:

Place of business registration confirmed:	YES	<u>  x  </u>	NO	<u>      </u>
Registered business name confirmed:	YES	<u>  x  </u>	NO	<u>      </u>
Applicant in good standing confirmed:	YES	<u>  x  </u>	NO	<u>      </u>

REMARKS:

Access Media Services was originally housed in the House and Senate's offices, but since the rooms were going to be renovated, the House & Senate requested temporary use of room 40-A for them. This temporary use expired on November 30, 2015, and since the renovations converted Access Media's former offices into a centralized television control room, there was no space for their administrative offices.

The Legislature's contract with Access Media Services does not require that the Legislature provide office space for them, and so the Legislature requested consideration that room 40-A be assigned to Access Media. The term of this assignment would be temporary, and run through the end of Access Media's contract period of November 30, 2016, plus any term extension for an additional year.

AS the term of the Permittee's occupancy is temporary in nature, the issuance of a revocable permit to Access Media Services Corporation is appropriate.

RECOMMENDATION: That the Board:

Authorize the issuance of a revocable permit for room 40-A in the State Capitol to Access Media Services Corporation, for the broadcast of audio-visual transmission of legislative proceedings throughout the State via public access cable television services, for purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

- A. The standard terms and conditions of the most current revocable permit form, as may be amended from time to time;
- B. Review and approval by the Department of the Attorney General; and

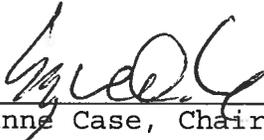
- C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



 Douglas Murdock  
Comptroller

APPROVED FOR SUBMITTAL:



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Suzanne Case, Chairperson

EXHIBIT A

