



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:

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

ISSUANCE OF AN ON-DEMAND AIRPORT-BASED SHUTTLE BUS CONCESSION
HONOLULU INTERNATIONAL AIRPORT O'AHU
TAX MAP KEY: (1) 1-1-003: PORTION OF 1

The Department of Transportation (DOT) proposes to offer an On-Demand Airport-Based Shuttle Bus Concession at the Honolulu International Airport (HNL) to service all locations on the Island of O'ahu. The following contains a description and summary of some of the major terms and conditions that the DOT anticipates incorporating into the Concession Agreement ("Agreement"):

PURPOSE:

To award the Agreement to the qualified Concessionaire submitting the highest bid to operate the concession at HNL.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.

LOCATION:

HNL -Terminal Building Complex.

PREMISES:

At Commencement of the Agreement.

1. Passenger Service Space.
 - a. Diamond Head Domestic, Building 339, Space No. 110A, containing an area of approximately 76 square feet and Space No. 110C, containing an area of 211 square feet as shown on Exhibit B-1 dated April 2016.

- b. Diamond Head Extension, Building 341, Space No. 105A, containing an area of approximately 114 square feet as shown on Exhibit B-2 dated April 2016.
- c. Interisland Terminal Complex, Building 310, Space No. 132, containing an area of approximately 291 square feet as shown on Exhibit B-3 April 2016.

2. Bus Parking and Passenger Pickup/Drop-off

- a. Space No. 610-199D, containing an area of approximately 575 square feet as shown on Exhibit C-1 dated April 2016.
- b. Space Nos. 610-191A, B, C, and D, each containing an area of approximately 410 square feet as shown on Exhibit C-2 dated April 2016.
- c. Space No. 610-193F, containing an area of approximately 1,188 square feet as shown on Exhibit C-3 dated April 2016.
- d. Space No. 610-912E, containing an area of approximately 351 square feet, and Space No. 610-198L containing an area of approximately 388 square feet as shown on Exhibit D dated April 2016.

ZONING:

Land Use: Urban
County: Industrial (I-2)

TAX MAP KEY:

Honolulu International Airport, Island of O‘ahu, Hawai‘i
1st Division – 1-1-003:Portion of 1

LAND STATUS:

Section 5(a), Hawaii Admission Act –Non-Ceded
DHHL 30% entitlement lands Yes ___ No X

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a) Environmental Impact Statement Rules of the Department of Health, State of Hawai‘i, this disposition is exempt from the requirements

BLNR – ISSUANCE OF AN ON-DEMAND AIRPORT-BASED SHUTTLE BUS CONCESSION
HONOLULU INTERNATIONAL AIRPORT

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regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai'i Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawai'i, Department of Transportation, dated November 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

TERM:

Five (5) years.

CONCESSION FEE:

Annual Concession Fee. The total annual Concession Fee shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed fee (MAG) for the first year of the term of the Concession, as set forth in the Concessionaire's Bid Proposal; or
- b. Percentage Fee. For each year of the term of this Concession Agreement, the percentage fee shall be fifteen percent (15%) of the Concessionaire's annual gross receipts generated from, related or attributable to, or connected with the operation of the concession.
- c. Minimum Annual Guaranteed Fee in subsequent years. The MAG for the second thru the fifth year of the Concession term shall be eighty-five percent (85%) of the concession fee paid and payable for the preceding year.

UPSET FEE:

The minimum annual guaranteed fee for the first year of the Concession Agreement shall be not less than Five Hundred Thousand Dollars (\$500,000.00).

IMPROVEMENTS:

The Concessionaire will be required to invest a minimum total of \$10,000.00 for improvements, certain fixtures and equipment on or within the premises of the spaces assigned under the Concession Agreement in accordance with DOT and county building standards.

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HONOLULU INTERNATIONAL AIRPORT

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BASIS OF AWARD:

The award of the Agreement will be to the highest responsible bidder, based upon the total amount of the minimum annual guaranteed concession fee bid for the first year of the five-year term of the Agreement.

REMARKS:

The On-Demand Airport-Based Shuttle Bus Concession at Honolulu International Airport shall provide service from the Airport to all areas of the Island of O‘ahu. The On-Demand Airport-Based Shuttle Bus Concession provides a valuable service to the traveling public by providing an alternative to private vehicles, rental cars and taxis as a means of getting to and from the Airport.

RECOMMENDATION:

That the Board authorize the call for sealed bid tenders and issuance of a new On-Demand Airport-Based Shuttle Bus Concession as hereinabove outlined, subject to (1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (2) review and approval of the Department of the Attorney General as to the agreement form and content.

Respectfully submitted,

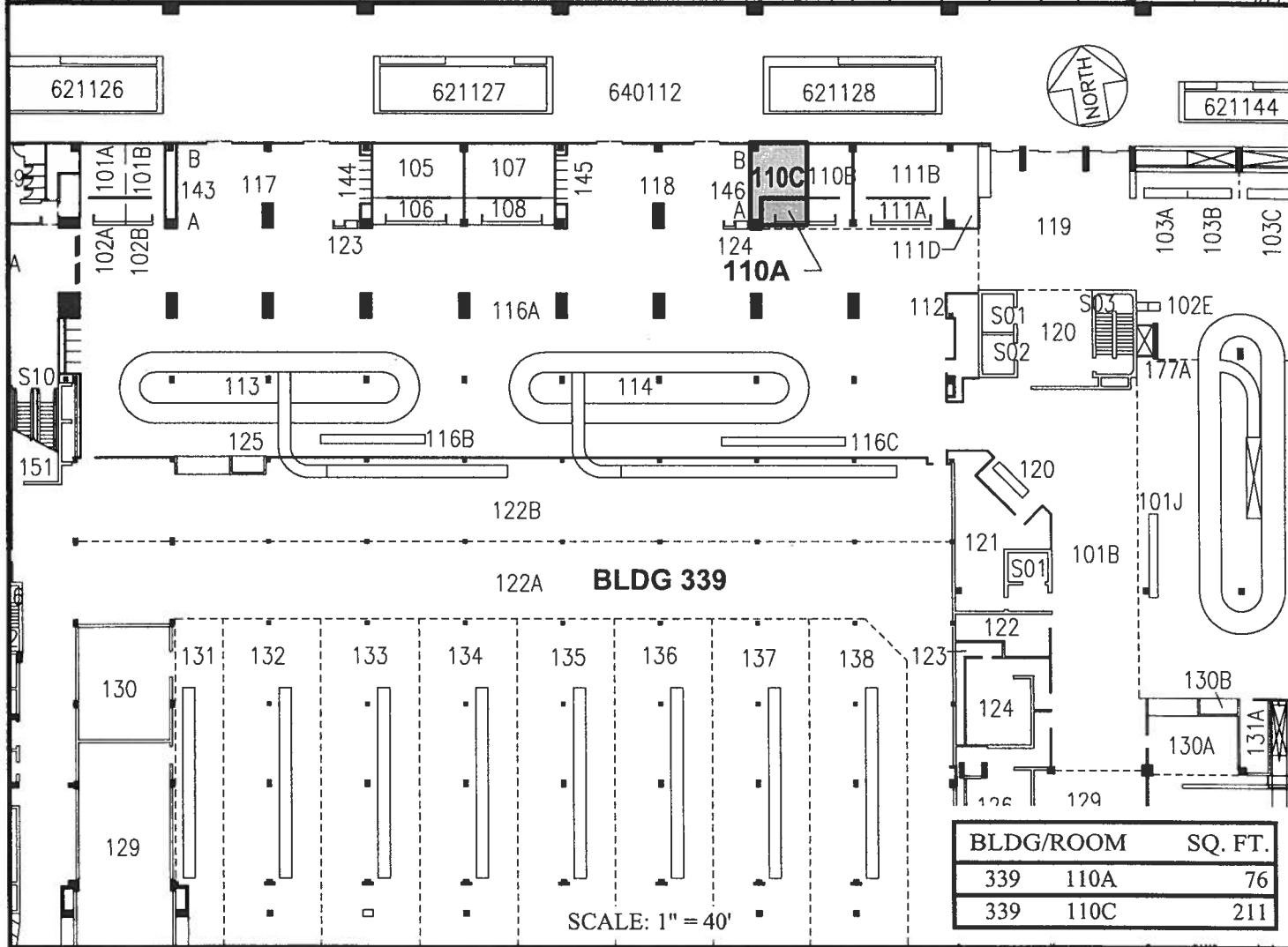
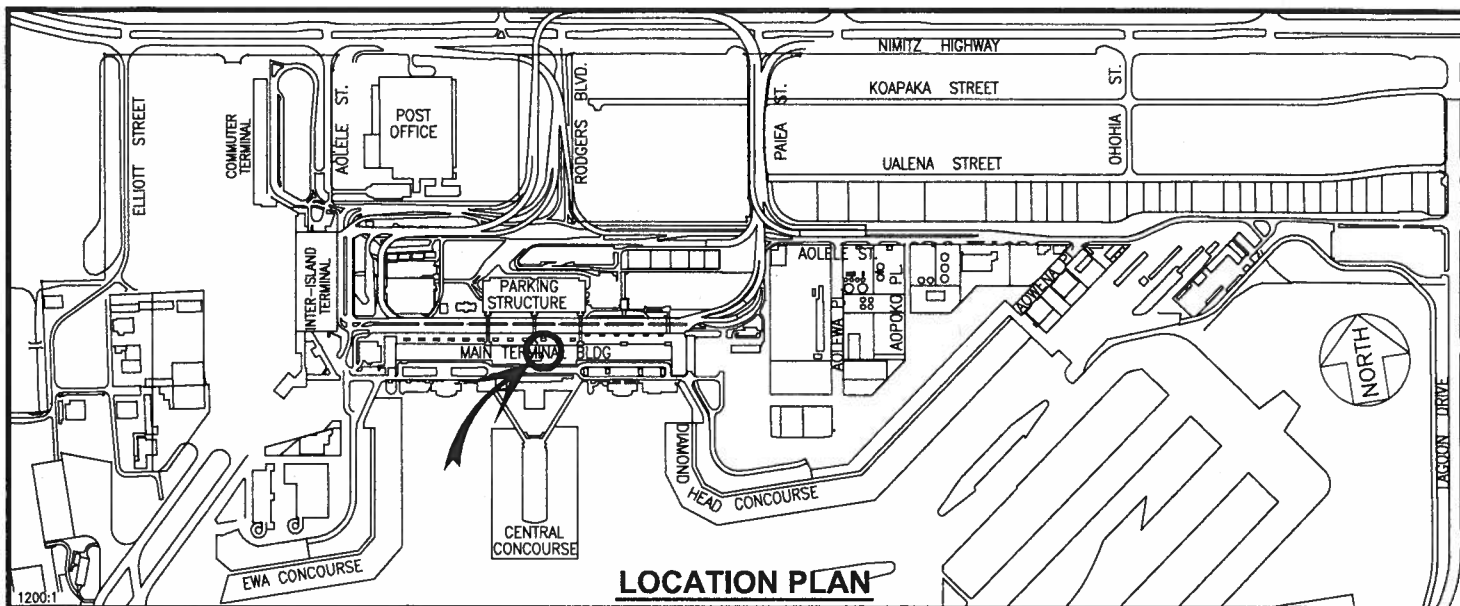


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



DATE : APRIL 2016

EXHIBIT: **B-1**



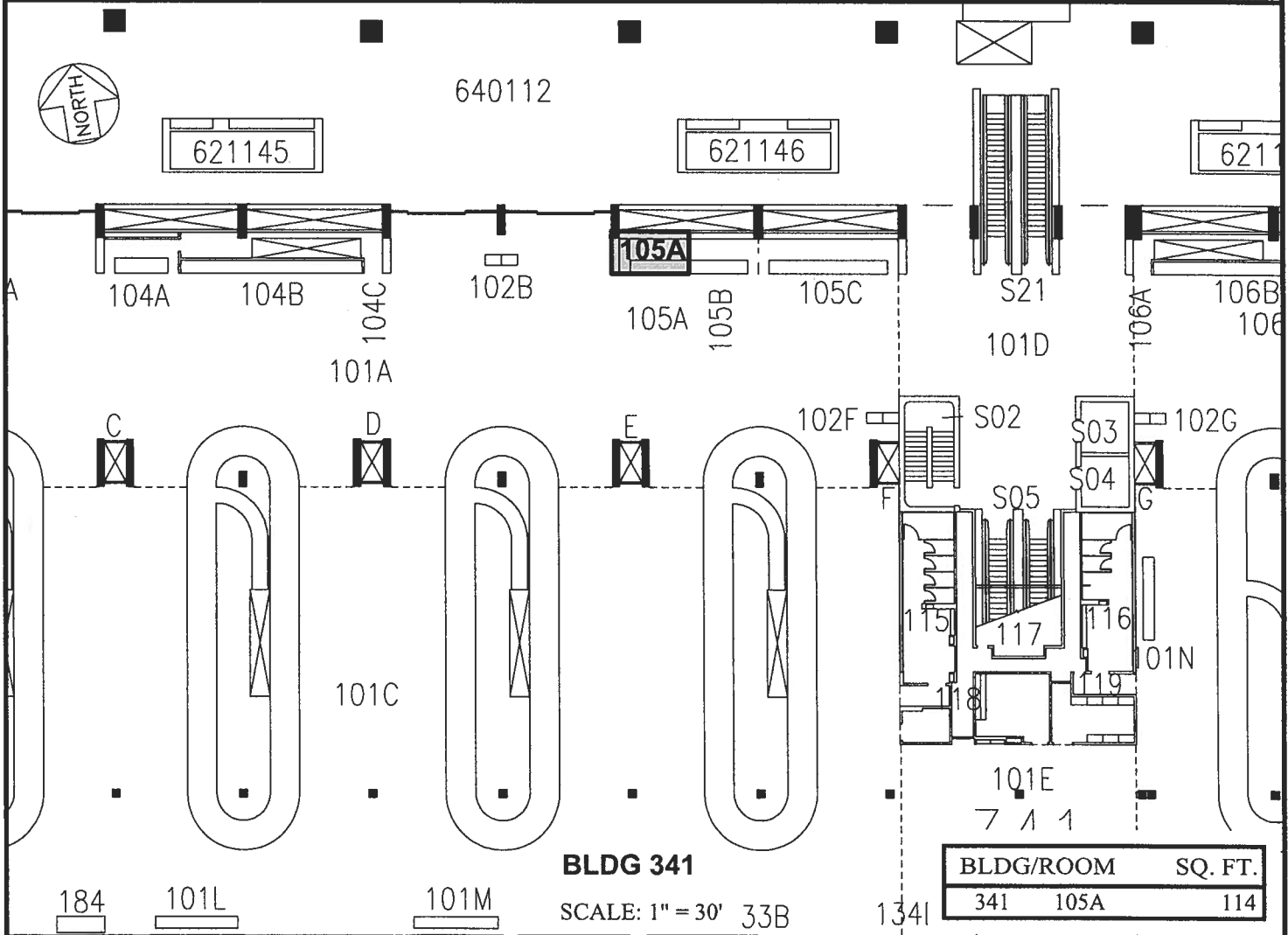
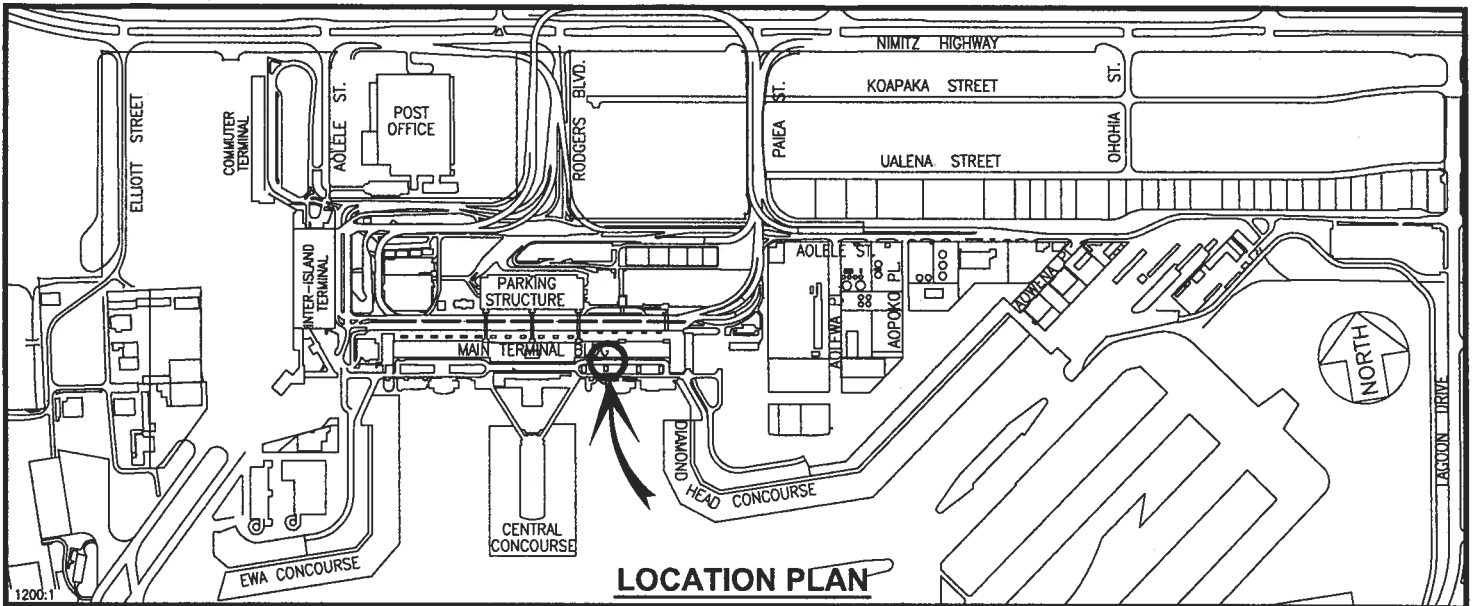
Airports Division

**AIRPORT
SHUTTLE
CONCESSION**

**OFFICE AND COUNTER
DIAMOND HEAD DOMESTIC
GROUND LEVEL**

**339110A &
339110C**

PLAT A1



DATE : APRIL 2016

EXHIBIT: **B-2**

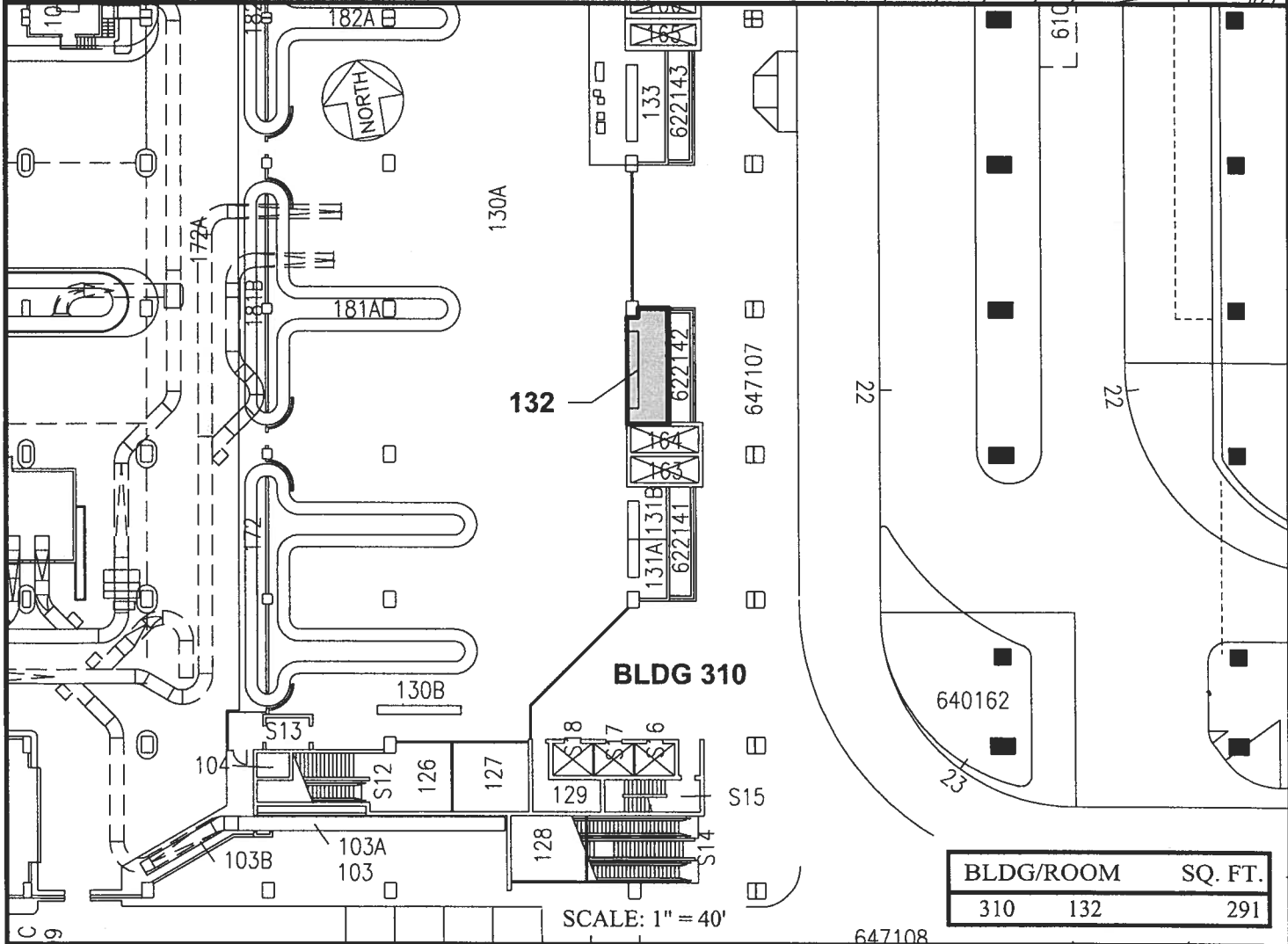
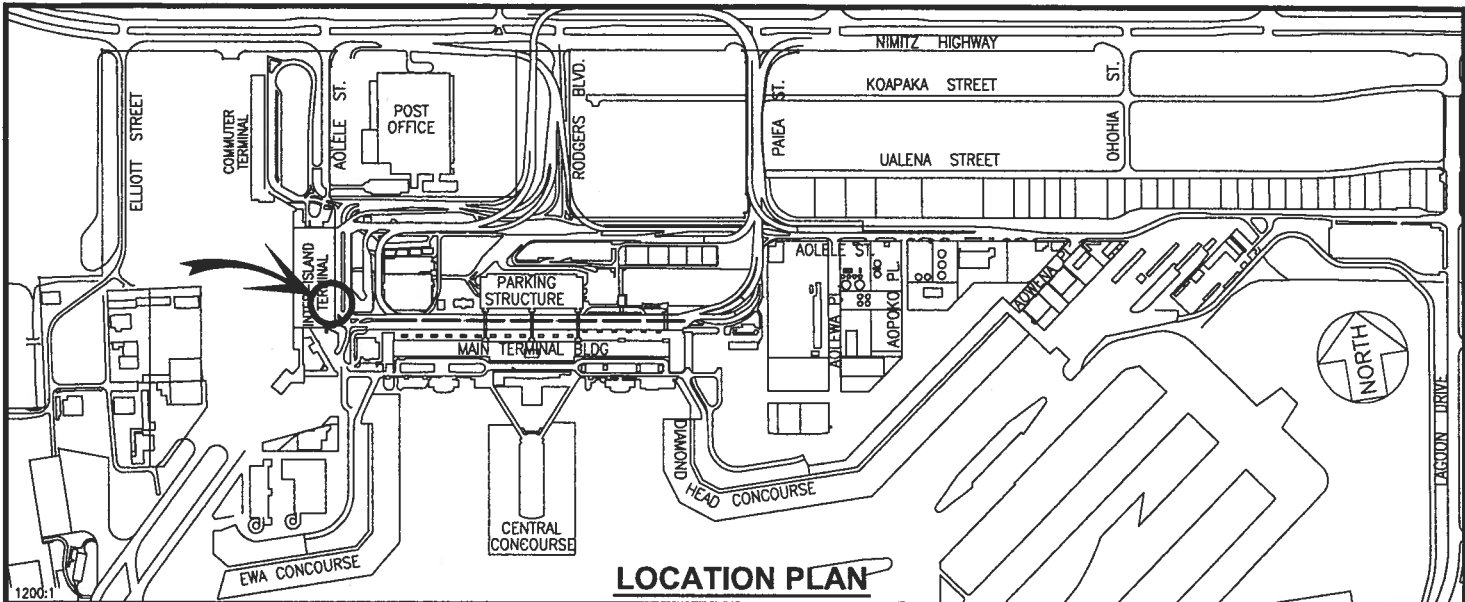


Airports Division

AIRPORT
SHUTTLE
CONCESSION

PASSENGER SERVICE COUNTER
DH DOMESTIC EXTN.
GROUND LEVEL

341105A
PLAT A1



DATE : APRIL 2016

EXHIBIT: **B-3**



Airports Division

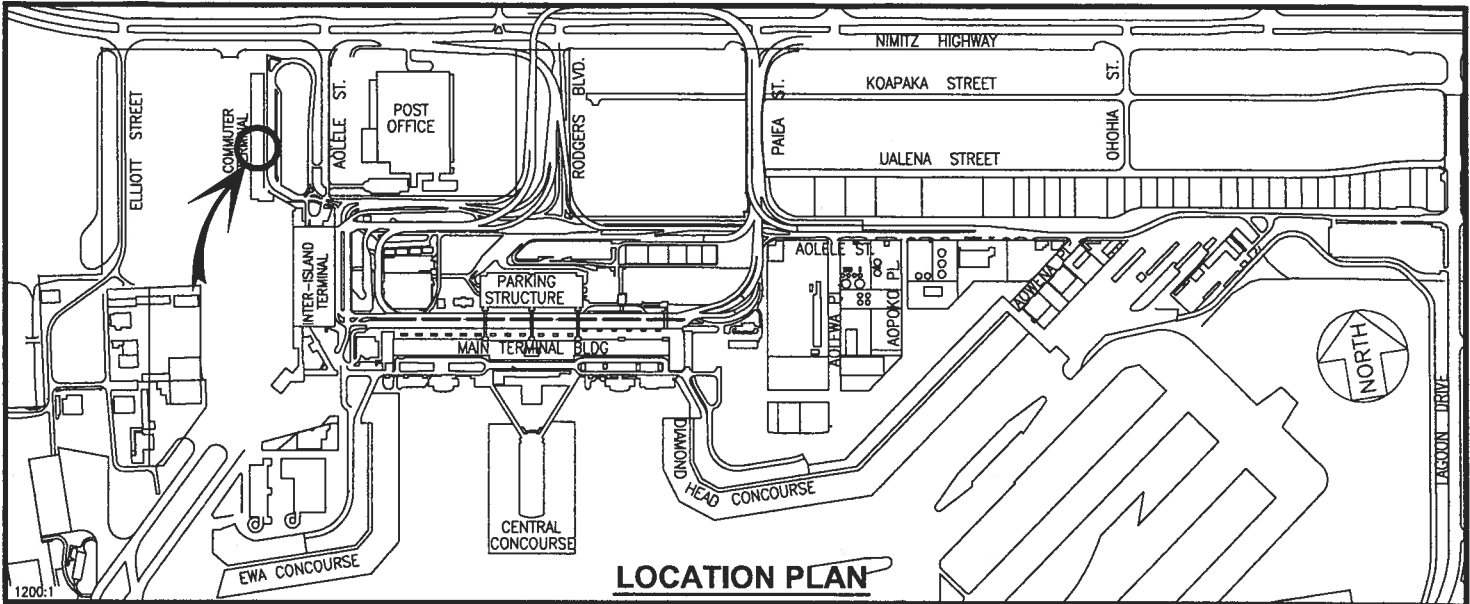
AIRPORT
SHUTTLE
CONCESSION

PASSENGER SERVICE COUNTER
INTER-ISLAND TERMINAL
GROUND LEVEL

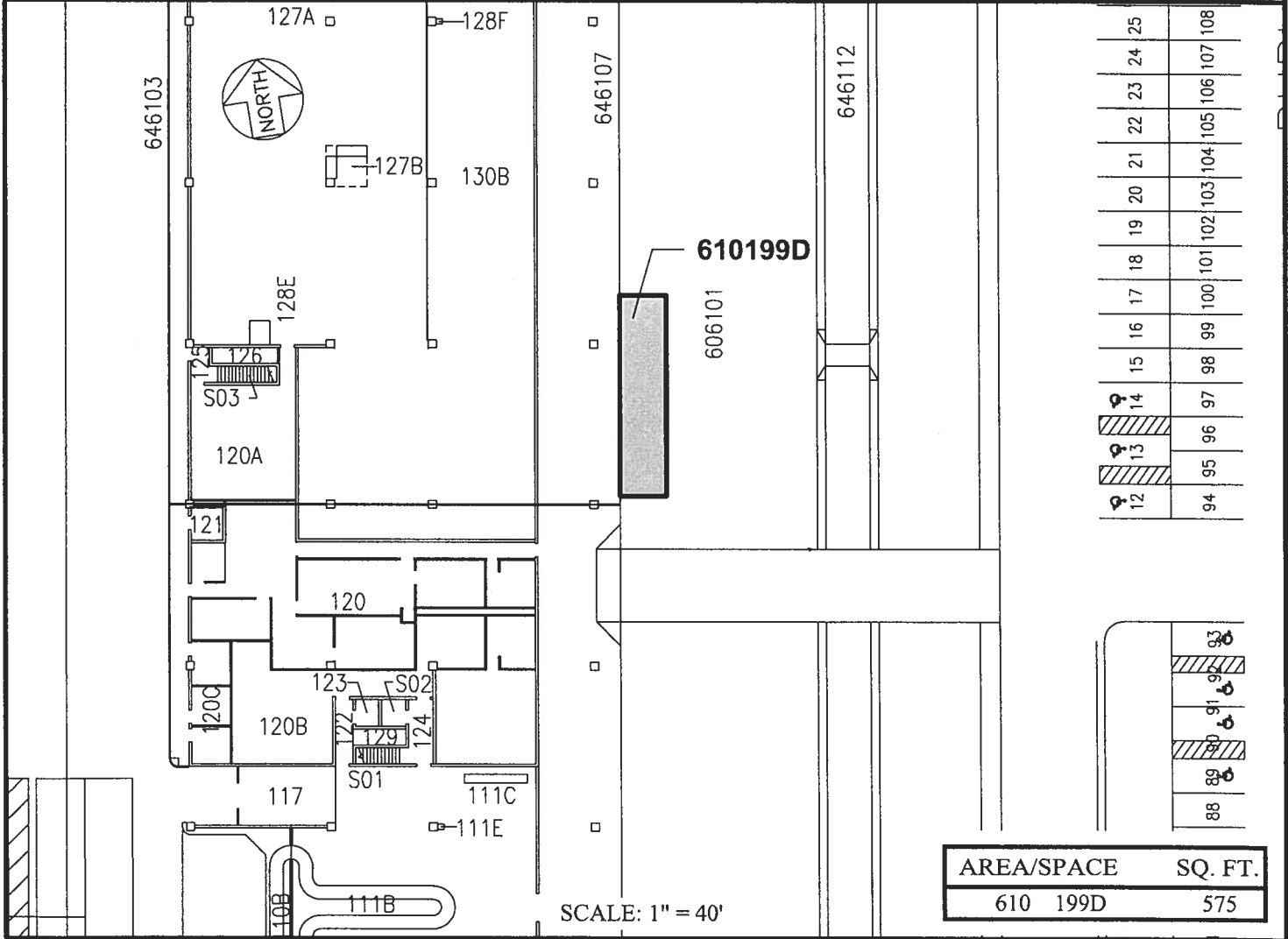
310132

PLAT E1

HONOLULU INTERNATIONAL AIRPORT



LOCATION PLAN



12	94
13	95
14	96
15	97
16	98
17	99
18	100
19	101
20	102
21	103
22	104
23	105
24	106
25	107
	108

AREA/SPACE	SQ. FT.
610 199D	575

DATE : APRIL 2016

EXHIBIT: **C-1**



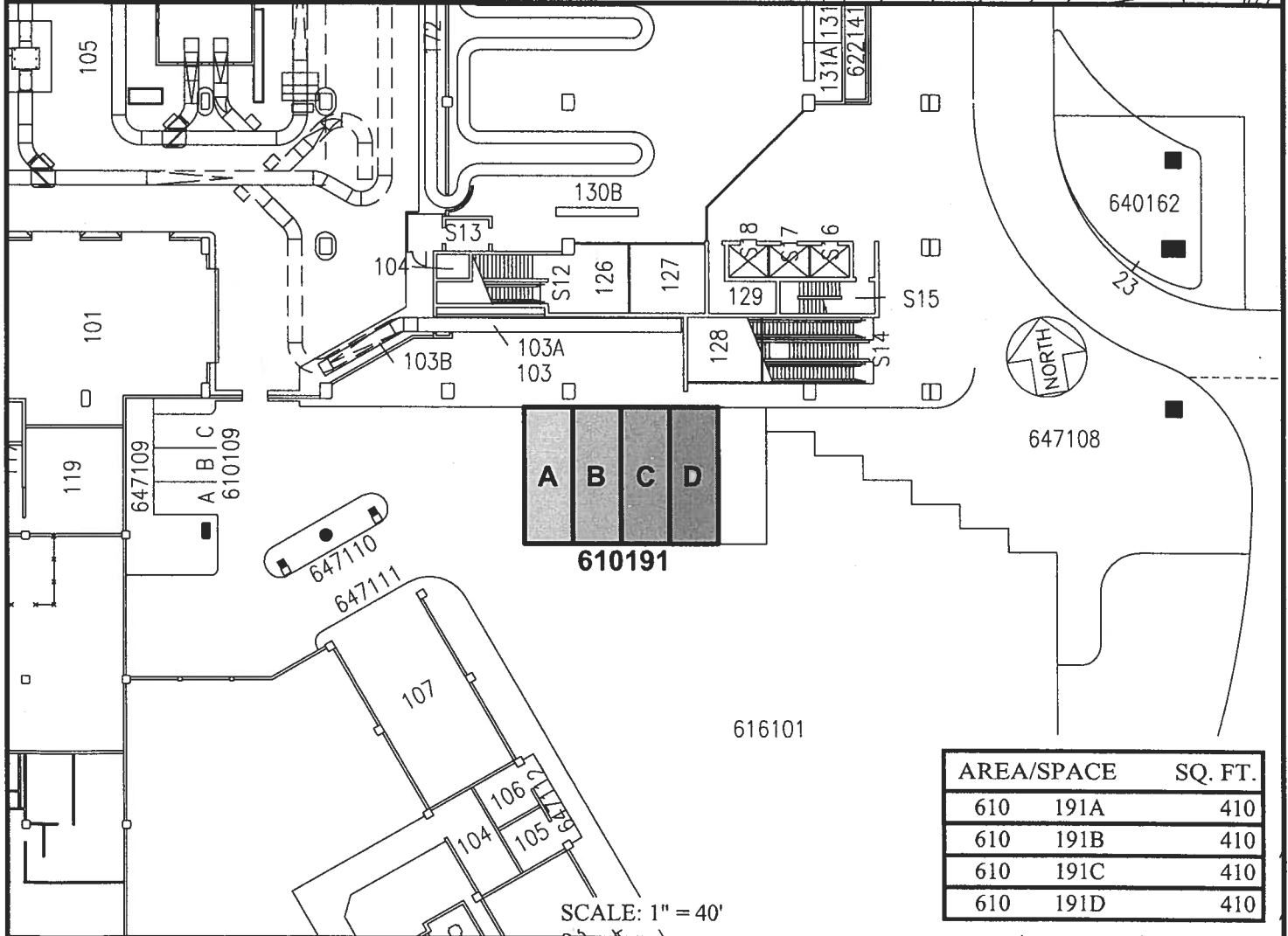
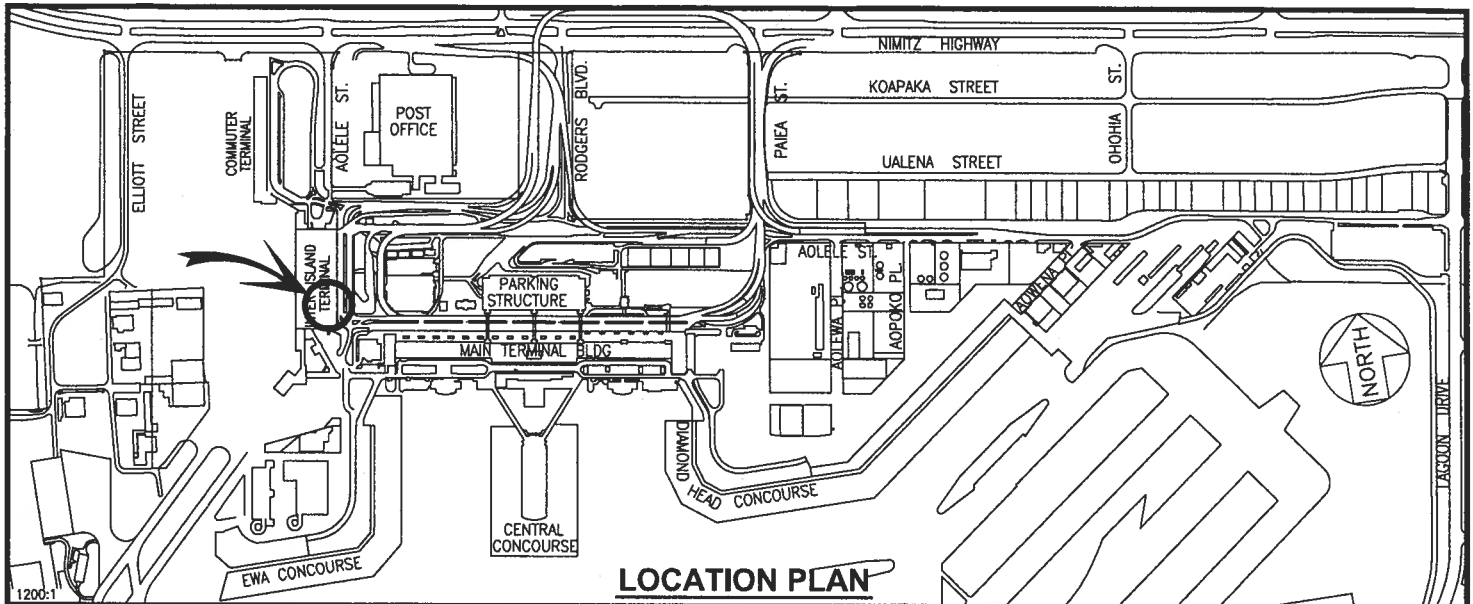
AIRPORT SHUTTLE CONCESSION

PASSENGER PICK-UP / DROP-OFF COMMUTER TERMINAL GROUND LEVEL

610199D PLAT G1

HONOLULU INTERNATIONAL AIRPORT

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SCALE: 1" = 40'

AREA/SPACE	SQ. FT.
610 191A	410
610 191B	410
610 191C	410
610 191D	410

DATE : APRIL 2016

EXHIBIT: C-2



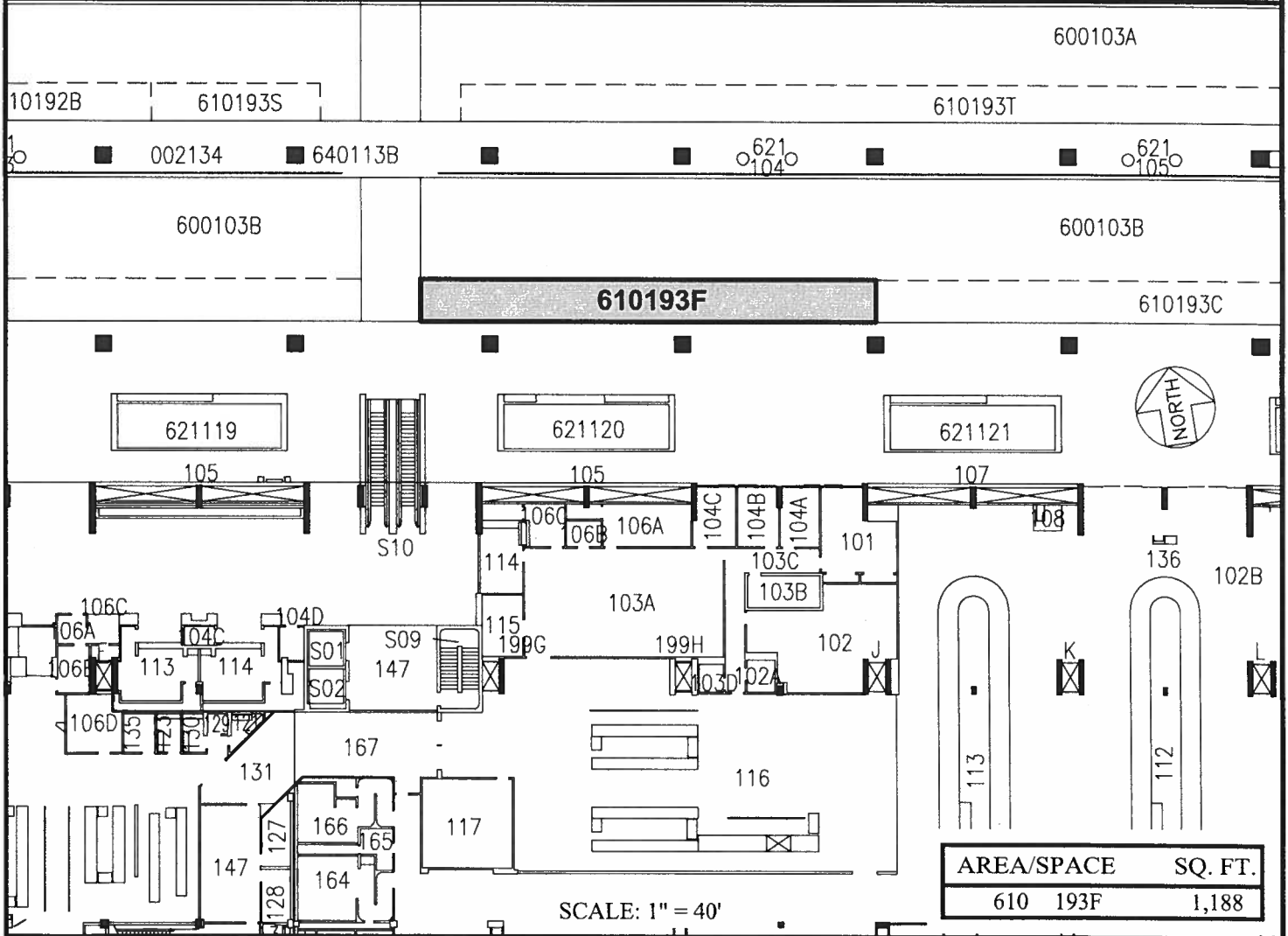
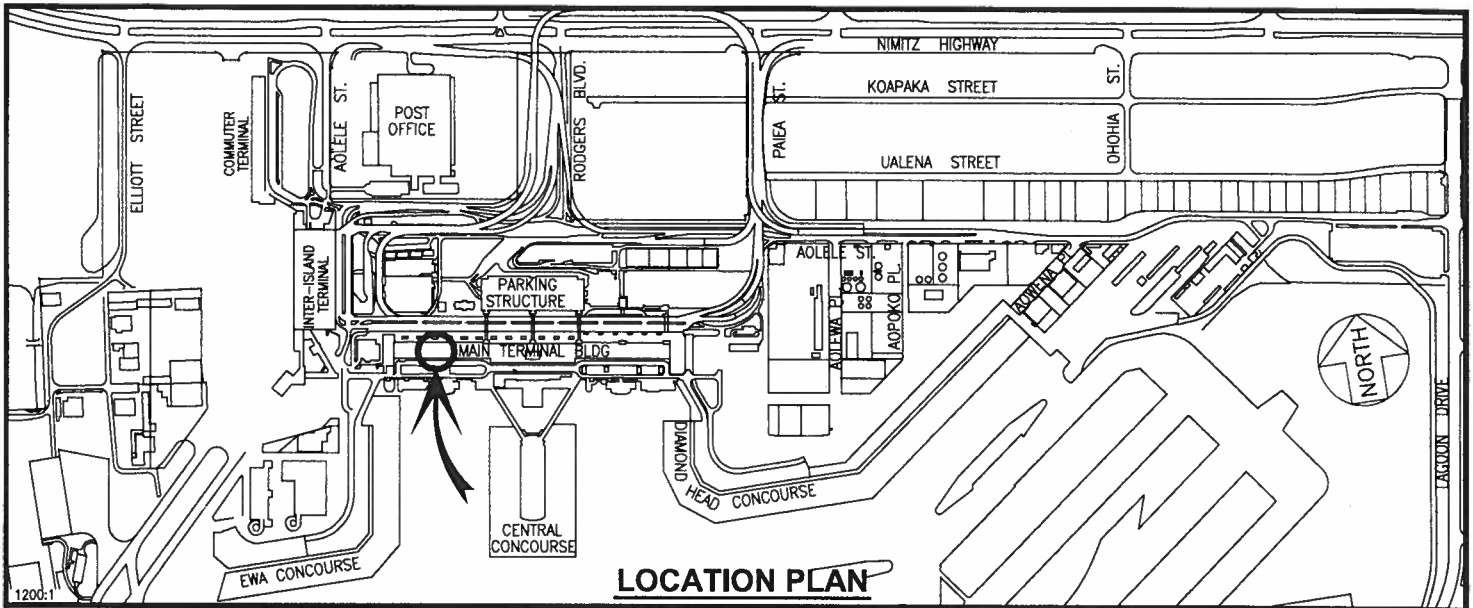
AIRPORT SHUTTLE CONCESSION

PASSENGER PICK-UP / DROP-OFF INTER-ISLAND TERMINAL GROUND LEVEL

610191A-610191D
PLAT E1

HONOLULU INTERNATIONAL AIRPORT

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DATE : APRIL 2016

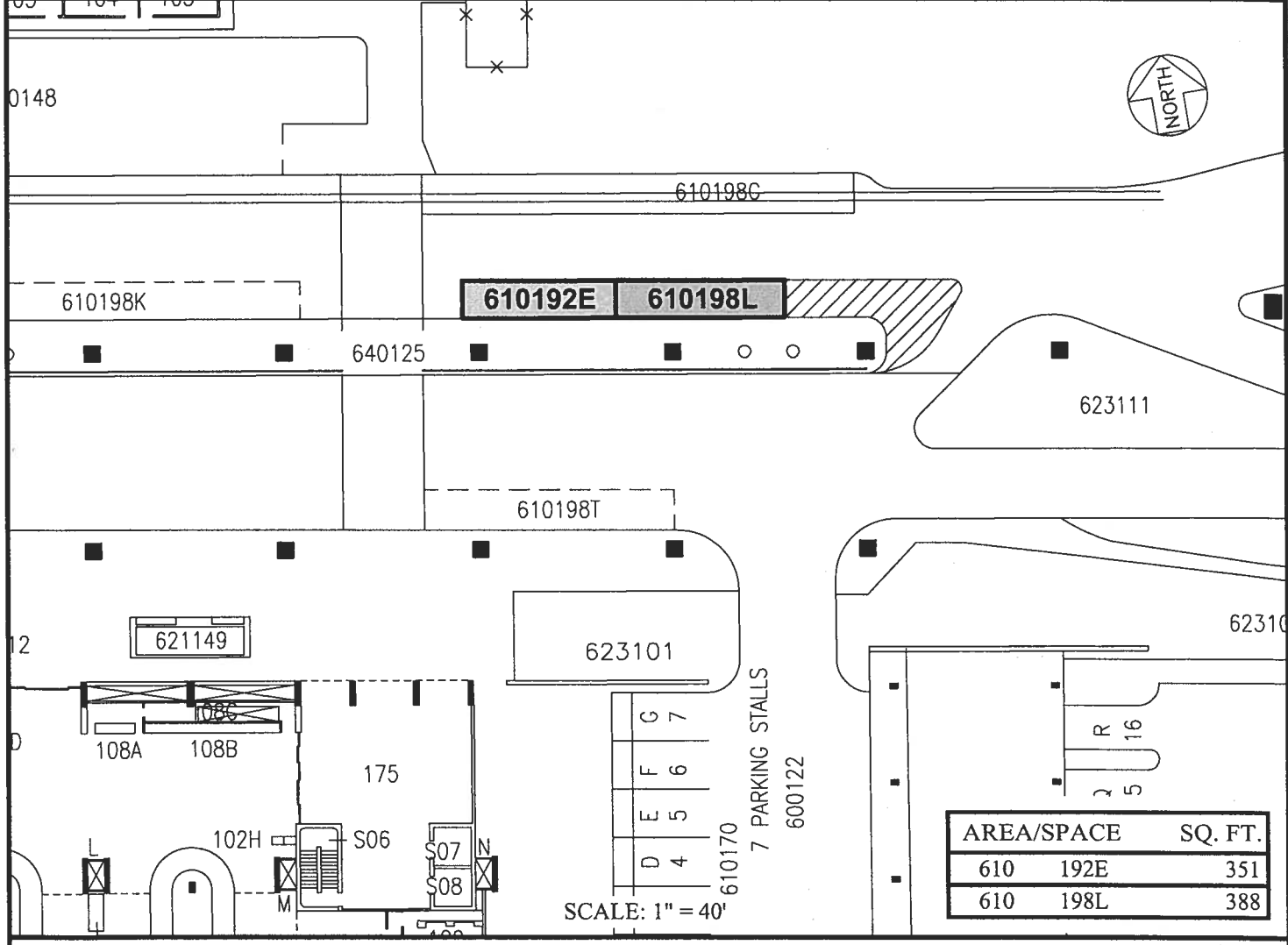
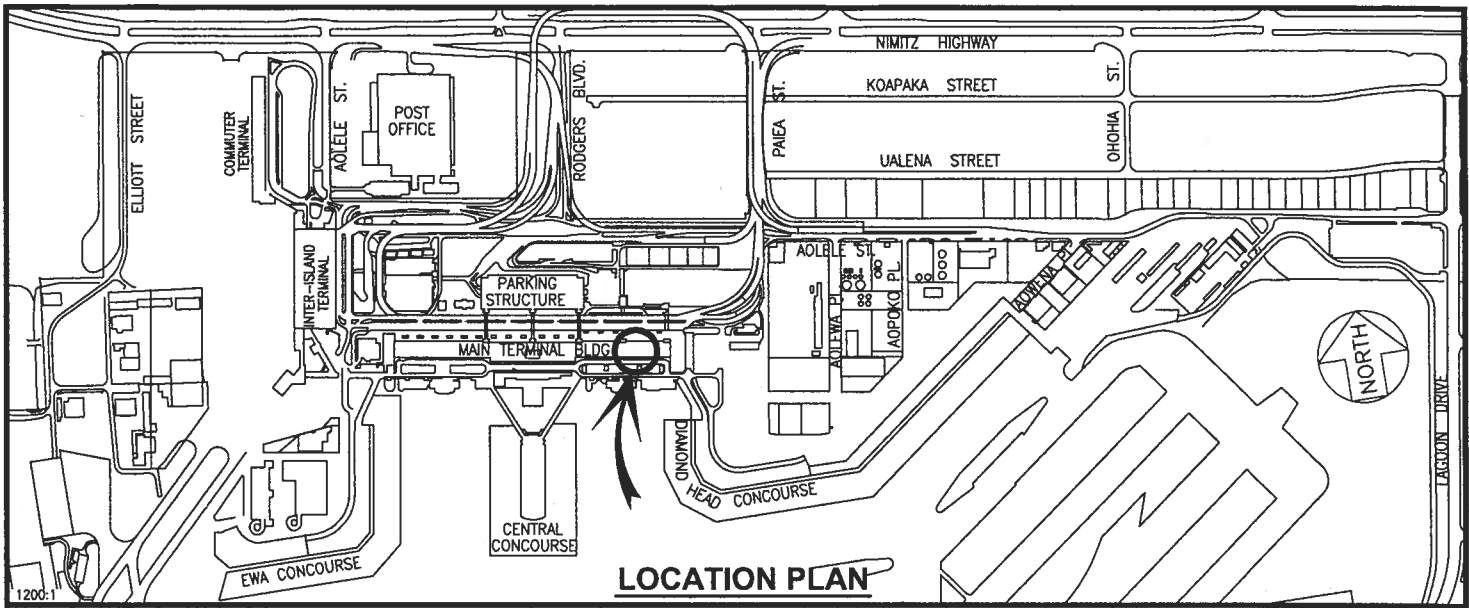
EXHIBIT: **C-3**



**AIRPORT
SHUTTLE
CONCESSION**

**PASSENGER PICK-UP / DROP-OFF
EWA DOMESTIC EXTN.
GROUND LEVEL**

**610193F
PLAT A2**



DATE : APRIL 2016

EXHIBIT: **D**



AIRPORT SHUTTLE CONCESSION

**PASSENGER PICK-UP / DROP-OFF
DH DOMESTIC EXTN.
GROUND LEVEL**

**610192E
610198L
PLAT A2**

HONOLULU INTERNATIONAL AIRPORT

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