

State of Hawaii  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of Boating and Ocean Recreation  
Honolulu, Hawaii 96813

October 28, 2016

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

**Authorization to Issue Procurement Solicitations and Award Contracts  
Under Hawaii Revised Statutes Chapter 103D for  
Real Property Appraisals of DOBOR Facilities,  
Submerged Lands and Shorelines Under Its Jurisdiction;**

**and**

**Declare Projects Exempt From Requirements of Chapter 343, HRS, and Title 11,  
Chapter 200, Hawaii Administrative Rules For  
Appraisal Services of DOBOR Facilities,  
Submerged Lands and Shorelines Under Its Jurisdiction**

The Division of Boating and Ocean Recreation (DOBOR) desires to engage consultants to provide professional services for Real Property appraisals of DOBOR facilities, submerged lands and shorelines under its jurisdiction. The locations, facilities and types of services to be provided are described in Exhibit A. This list is arranged by island and facility.

DOBOR is proposing to hire consultants to appraise its facilities, submerged lands and shorelines under its jurisdiction to ensure that it receives fair market rates for leases, concessions, easements, revocable permits, and mooring fees.

The proposed projects are to be funded by Act 124, SLH 2016, Item H-8, LNR801 – Ocean-Based Recreation Operating and subsequent appropriations for LNR801 – Ocean-Based Recreation Operating.

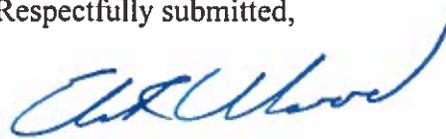
All procurements will be made in accordance with the State Procurement Code, Hawaii Revised Statutes (HRS) Chapter 103D.

In accordance with Hawaii Administrative Rule Section 11-200-8(A) and the Exemption List for the Department of Land and Natural Resources (DLNR), Approved by the Environmental Council, on June 5, 2015, the contracting of professional services are exempt from the preparation of an Environmental Assessment (EA) pursuant to Exemption Class 10: Continuing administrative activities including, but not limited to, purchase of supplies and personnel-related actions; Item No. 2 – Contracts for small purchases, professional services, competitive sealed proposals, competitive sealed bidding, or purchase of goods and services which are exempt from Haw. Rev. Stat. Chapter 103D.

**RECOMMENDATION**

1. That the Board of Land and Natural Resources authorize the issuance of procurement solicitations and award of contracts under HRS 103D to engage consultants to provide professional services for Real Property appraisals of Division of Boating and Ocean Recreation facilities, submerged lands and shorelines under its jurisdiction listed in Exhibit A and authorize the Chairperson to sign the necessary documents pertaining to the individual projects, subject to the available funding and review and approval by the Department of Attorney General.
2. That the Board authorizes the Chairperson, subject to available funding and review and approval by the Department of Attorney General, to enter into supplemental contracts to address unforeseen project-related conditions and sign the necessary documents to implement the additional work and time extensions.
3. Declare that, after considering the potential effects of contracting professional services for Real Property appraisals of Division of Boating and Ocean Recreation facilities, submerged lands and shorelines under its jurisdiction as provided by Chapter 343, HRS, and Chapter 11-200, HAR, these projects will probably have minimal or no significant effect on the environment and are therefore exempt from the preparation of an environmental assessment.

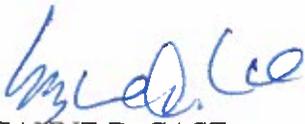
Respectfully submitted,



EDWARD R. UNDERWOOD  
Administrator

Attachment: Exhibit "A" – DOBOR Facilities

Approved For Submittal:



SUZANNE D. CASE  
Chairperson

Division of Boating and Ocean Recreation Facilities

EXHIBIT A

Island	Facility	Improvements	Anticipated Projects
Hawaii	Honokohau Small Boat Harbor	Piers, loading docks, boat ramps, moorings, office, ticket booths, shade structure, restrooms, paved and unpaved parking and roadway utilities; privately owned structures, including retail stores, restaurants, maintenance facility, vessel storage, etc.	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Hawaii	Kailua-Kona Wharf	Piers, loading docks, restroom, office, boat ramp, moorings, shade structure, barriers, utilities, paved and unpaved parking and roadway	See above description
Hawaii	North Kawaihae Small Boat Harbor	Piers, loading docks, restroom, boat ramp, utilities, paved and unpaved parking and roadway	See above description
Hawaii	South Kawaihae Small Boat Harbor	Piers, loading docks, restroom, boat ramp, moorings, utilities, paved and unpaved parking and roadway	See above description
Hawaii	Keauhou Small Boat Harbor	Piers, loading docks, restroom, boat ramp, moorings, utilities, paved and unpaved parking and roadway	See above description
Hawaii	Miloli Landing	Loading dock, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits
Hawaii	Puako Ramp	Loading dock, boat ramp, moorings, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Hawaii	Pohoiki Ramp	Loading dock, boat ramp, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits
Hawaii	Reeds Bay	Vessel moorings	Real Property Appraisal for mooring fees
Hawaii	Wailoa Sampan Basin & Small Boat Harbor	Piers, loading docks, restroom, boat ramps, moorings, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Kauai	Hanalei Wharf	Pier and shade structure	Real Property Appraisal for leases, concessions, easements and revocable permits
Kauai	Kaumualii Park	None	See above description
Kauai	Kaumualii Ramp	Boat ramp, paved and unpaved parking and roadway	See above description
Kauai	Koloa Ramp	Boat ramp, paved and unpaved parking and roadway	See above description
Kauai	Kikiaola Small Boat Harbor	Loading docks, restroom, boat ramp, moorings, pavilion, moorings, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Kauai	Kukuiula Small Boat Harbor	Loading docks, boat ramp, utilities, paved and unpaved parking and roadway	See above description
Kauai	Nawiliwili Small Boat Harbor	Piers, loading docks, boat ramp, moorings, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities; Coast Guard building and docks; privately owned structures.	See above description
Kauai	Port Allen Small Boat Harbor	Piers, loading docks, boat ramps, moorings, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities	See above description
Kauai	Waikaea Boat Ramp	Boat ramp, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits
Kauai	Wailua Marina	Piers, boat ramp, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Lanai	Manele Small Boat Harbor	Piers, loading docks, boat ramp, moorings, office, shade structure, restrooms, paved and unpaved parking and roadway utilities; privately owned structures	See above description

Division of Boating and Ocean Recreation Facilities

EXHIBIT A

Island	Facility	Improvements	Anticipated Projects
Maui	Hana Boat Ramp	Boat ramp, loading docks, utilities, paved and unpaved parking and roadway	See above description
Maui	Kaanapali	Shoreline	See above description
Maui	Keanae Ramp	Boat ramp	See above description
Maui	Kaanapali	Vessel moorings	Real Property Appraisal for mooring fees
Maui	Lahaina Roadstead	Vessel moorings	Real Property Appraisal for mooring fees
Maui	Kahului Boat Ramp	Boat ramp, loading docks, utilities, paved and unpaved parking and roadway; privately owned structures	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Maui	Kihei Boat Ramp	Boat ramp, loading dock, restroom, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits
Maui	Lahaina Small Boat Harbor	Piers, loading docks, boat ramp, moorings, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities; privately owned structures	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Maui	Maalea Small Boat Harbor	Piers, loading docks, boat ramp, moorings, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities; Coast Guard building and docks; privately owned structures	See above description
Maui	Mala Boat Ramp	Boat ramp, loading docks, restrooms, utilities, paved and unpaved parking and roadway	See above description
Maui	Mala Wharf	Deteriorated pier structure	See above description
Maui	Maliko Boat Ramp	Boat ramp, loading dock, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits
Molokai	Hale O Lono Harbor	piers and breakwater	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Molokai	Kaunakakai Small Boat Harbor	Piers, loading docks, boat ramp, moorings, office, restrooms, paved and unpaved parking and roadway utilities, privately owned structures	See above description
Oahu	Ala Wai Small Boat Harbor	Piers, loading docks, boat ramp, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities, privately owned structures	See above description
Oahu	Haleiwa Small Boat Harbor	Piers, loading docks, boat ramps, moorings, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities; privately owned structures	See above description
Oahu	Heeia Kea Small Boat Harbor	Piers, loading docks, boat ramps, moorings, office, ticket booths, restrooms, paved and unpaved parking and roadway utilities; privately owned structures	See above description
Oahu	Kahana Bay Ramp	Boat ramp, loading dock, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits
Oahu	Kaneohe Bay	Vessel moorings	Real Property Appraisal for mooring fees
Oahu	Ke'ehi Lagoon	Vessel moorings	Real Property Appraisal for mooring fees
Oahu	Ke'ehi Small Boat Harbor	Piers, loading docks, boat ramps, moorings, office, restrooms, paved and unpaved parking and roadway utilities; privately owned structures	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees
Oahu	Sand Island Ramp	Loading docks, boat ramps, restroom, utilities, paved and unpaved parking and roadway	Real Property Appraisal for leases, concessions, easements and revocable permits

**Division of Boating and Ocean Recreation Facilities**

**EXHIBIT A**

Island	Facility	Improvements	Anticipated Projects
Oahu	Maunalua Bay Ramp	Boat ramp, loading dock, utilities, paved and unpaved parking and roadway	See above description
Oahu	Pokai Bay	Breakwater; paved and unpaved parking and roadway	See above description
Oahu	Waianae Small Boat Harbor	Piers, loading docks, boat ramps, mooring, office, Canoe Hale, restrooms, paved and unpaved parking and roadway utilities; privately owned structures	Real Property Appraisal for leases, concessions, easements, revocable permits and mooring fees