



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

IN REPLY REFER TO:

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

OAHU

ISSUANCE OF REVOCABLE PERMIT TO PACIFIC SHIPYARDS INTERNATIONAL, LLC ("PSI") FOR APPROXIMATELY 1,715 SQ.FT. OF GENERAL OFFICE SPACE PLUS TANDEM PARKING FOR FOUR VEHICLES AT THE PIER 23 AREA, THE ADDRESS IS 711 NIMITZ HIGHWAY, HONOLULU, HAWAII 96813 AND FURTHER IDENTIFIED AS TAX KEY: (1) 1-02-025:009.

LEGAL

REFERENCE: Chapter 171-11 and 55, Hawaii Revised Statutes.

APPLICANT: **PACIFIC SHIPYARDS INTERNATIONAL, LLC** a Hawaii Limited Liability Company.

CHARACTER OF

USE: For general office use of human resources, risk management, and accounting and employee parking. PSI will be needing this office space and employee parking temporarily for a few years to accommodate its staff which is being relocated from Pier 41 due to the State's Kapalama Container project.

As part of the Pier 24 and 25 leasing transaction at Honolulu Harbor approved by the DLNR Land Board on May 13, 2016, PSI will be leasing the entire two-story Harbor Police Building, 705 Nimitz Highway, also located at Pier 23. Harbor Police will be vacating the first floor of 705 Nimitz Highway in August 2017. Eventually PSI is to occupy the second floor as well when Sause Brothers vacates to relocate its office to Pier 28. Prior to Sause Brother's departure, PSI will be subleasing the second floor to Sause Brothers.

LOCATION

Pier 23 area adjacent to Nimitz Highway at Honolulu Harbor, Oahu, address is 711 Nimitz Highway, Honolulu, Hawaii 96813 and further identified as Tax Key: (1) 1-02-025:009. Site is shown on the attached Exhibit A.

CURRENT USE: The premises, although currently vacant, was occupied for many years as office space for Oceantronics Inc. Oceantronics remains in business on the ground floor only.

STATUS: Property is currently vacant. Encumbered by Governor’s Executive Order No. 2903 issued to the Harbors Division, Department of Transportation.

AREA: 1,715 sq. ft. of general office space located on the second floor, plus tandem parking for four vehicles.

RENTAL: Gross rent of \$1,715.00 per month or \$1.00 per square foot. PSI will be responsible for renovation costs as well as its own utilities.

SECURITY DEPOSIT: \$3,430.00 (two months rent)

ZONING: State Land Use Commission: Urban
City and County of Honolulu: I-3

COMMENCEMENT DATE: To be determined by the Director of Transportation, but planned for early August 2017.

LAND TITLE STATUS: Section 5E lands of the Hawaii Admissions Act.

CHAPTER 343 ENVIRONMENTAL

ASSESSMENT: In accordance with HAR § 11-200, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 as listed on the Comprehensive Exemption List for the State of Hawaii Department of Transportation amended November 15, 2000, that states “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.”

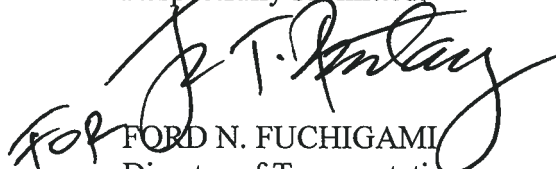
DCCA VERIFICATION: Place of business registration confirmed: YES
Registered business name confirmed: YES
Applicant in good standing confirmed: YES

REMARKS: The applicant has been a Harbors Division tenant for over 40 years and employees more than 100 people.

RECOMMENDATION:

That the Board authorize the Department of Transportation, Harbors Division to issue the applicant a revocable permit for the above stated purpose, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation.

Respectfully submitted,


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE CASE
Chairperson and Member
Board of Land and Natural Resources



EXHIBIT "A"
Pacific Shipyards International
Revocable Permit for 2nd
floor office space at
Oceantronics Building plus
Tandem parking

PSI to occupy 2nd
flr, Oceantronics
Building

PSI parking
In RP

Google Earth

7/18/2017

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Nimitz Hwy

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