



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

FORD N. FUCHIGAMI  
DIRECTOR

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 Hawai'i  
Honolulu, Hawai'i

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-16-0009  
REQUEST TO INCLUDE ADDITIONAL PREMISES TO THE LEASE  
FOR A FLIGHT SCHOOL OPERATION  
BARBERS POINT AVIATION SERVICES, LLC  
KALAELOA AIRPORT  
TAX MAP KEY: (1) 9-1-13: PORTION OF 32

O'AHU

**REQUEST:**

Barbers Point Aviation Services, LLC (BPAS) requests to amend State Lease No. DOTA-16-0009 (Lease) to include the addition of Building/Room No. 104-126, containing an area of approximately 206 square feet, as office space for its Flight School Operation.

**APPLICANT/LESSEE:**

BPAS, authorized to do business in the State of Hawai'i, whose business address is 91-1259 Midway Road, Kapolei, Hawai'i 96707.

**LEGAL REFERENCE:**

Subsection 171-59 (b), Hawai'i Revised Statutes, as amended

**LOCATION AND TAX MAP KEY:**

A portion of Kalaeloa Airport, Kapolei, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1<sup>st</sup> Division, 9-1-13: portion of 32.

**PREMISES:**

**Original:**

Building/Room No. 104-115, containing an area of approximately 1,157 square feet,  
Building/Room No. 104-123, containing an area of approximately 226 square feet, and  
Building Room No. 104-127, containing an area of approximately 407 square feet.

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Additional Premises:

Building/Room No. 104-126, containing an area of approximately 206 square feet, as shown and delineated on the attached map labeled Exhibit B-1.

ZONING:

State Land Use District: Urban  
City and County of Honolulu: P-2 (To be rezoned in the future)

LAND TITLE STATUS:

Non-ceded land acquired from the U.S. Government by the State of Hawai'i after Statehood DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES \_\_\_ NO X

CHARACTER OF USE:

BPAS will use the Additional Premises for office space for its Flight School Opeartion.

TERM OF LEASE:

Ten (10) years, August 1, 2017 through July 31, 2027.

ANNUAL RENTAL:

Original:

- 1. Lease Years 1-5: \$30,931.20 per annum
- 2. Lease Years 6-10: \$34,314.30 per annum

Amended:

- 1. Lease Years 1-5: \$34,490.88 per annum
- 2. Lease Years 6-10: \$38,263.32 per annum

DCCA VERIFICATION:

APPLICANT/LESSEE:

Place of business registration confirmed: YES X NO \_\_\_  
Registered business name confirmed: YES X NO \_\_\_  
Good standing confirmed: YES X NO \_\_\_

COMMENCEMENT DATE:

Upon execution of Amendment No. 1 to State Lease No. DOT-A-16-0009.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Final Environmental Assessment for the Kalaeloa Airfield Development Plan Improvements, State Project No. AO5011-02 dated June 2010. This Environmental Assessment was prepared by Wilson Okamoto Corp. for the State of Hawaii, Department of Transportation, Airports Division, in part to evaluate the environmental effects of the recommended Kalaeloa Airfield Master Plan to meet existing and forecast general aviation demands.

REMARKS:

The Department of Transportation (DOT), and BPAS entered into State Lease No. DOT-A-16-0009, dated July 28, 2017, together with all amendments, modifications, assignments, consents, and extensions subsequent thereto, to renovate, operate and maintain office space, a flight school simulator room and a student and customer lounge at Kalaeloa Airport. BPAS is now requesting Additional Premises adjacent to its current location to use as office space for its Flight School Operation. The DOT has no objection the request and will amend the Lease to include the Additional Premises.


RECOMMENDATION:

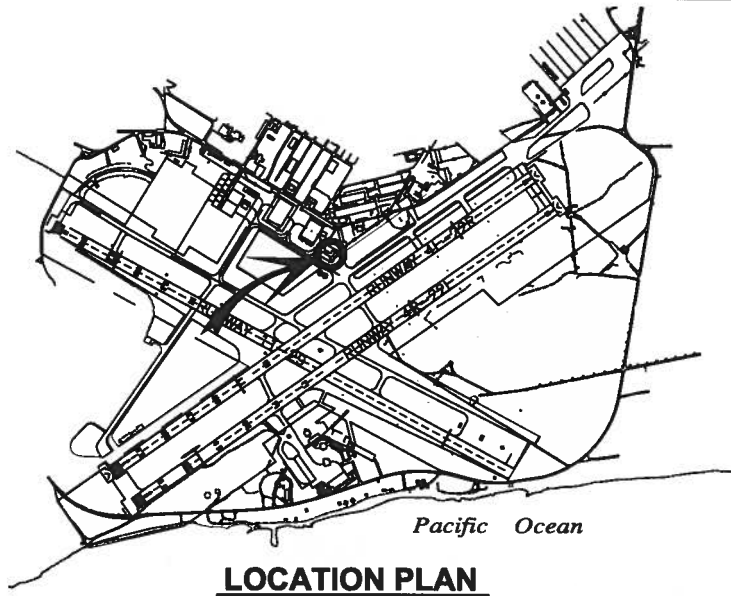
That the Board authorize DOT to amend existing State Lease No. DOT-A-16-0009, to include the Additional Premises, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the Amendment of Lease form and content.

Respectfully submitted,

  
FORD N. FUCHIGAMI  
Director of Transportation

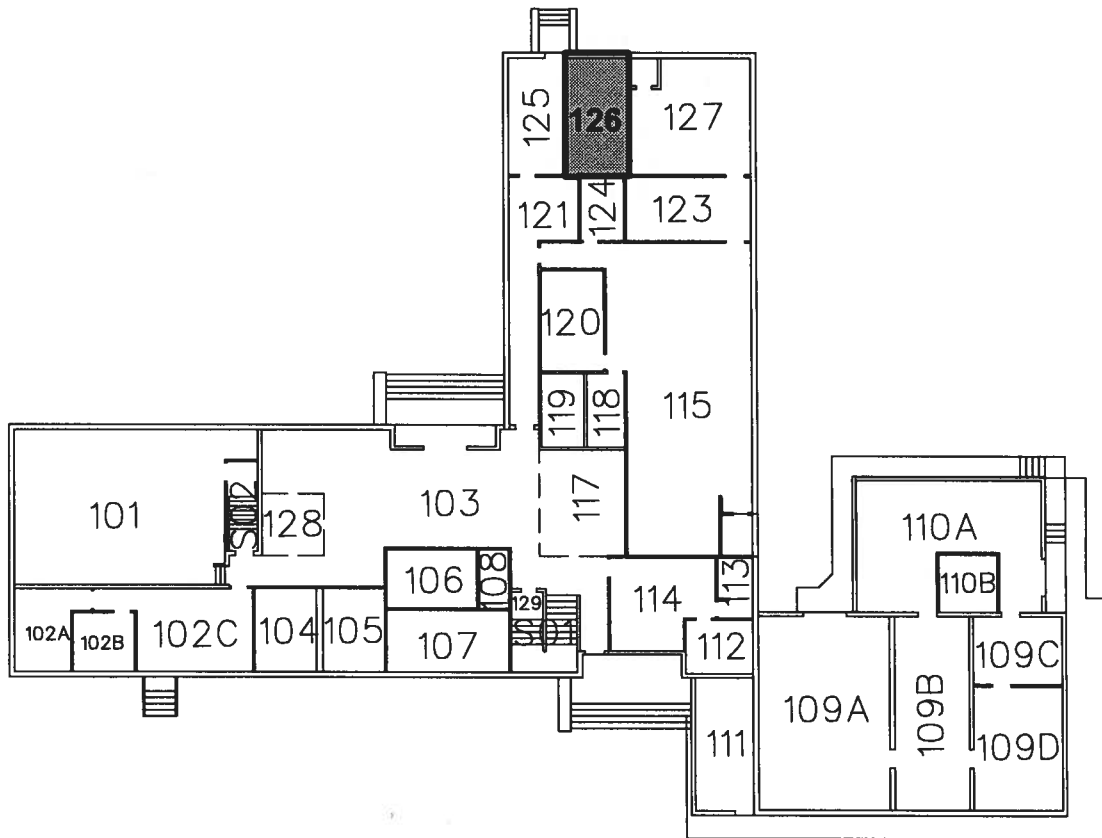
APPROVED FOR SUBMITTAL:

  
SUZANNE D. CASE  
Chairperson and Member



3000:1

**BLDG 104**



BLDG/ROOM	SQ. FT.
104 126	206

SCALE: 1" = 30'

Amendment No. 1 to State Lease No. DOT-A-16-0009

DATE : SEPTEMBER 2017

EXHIBIT: **B-1**



Airports Division

BARBERS POINT  
AVIATION SERVICES, LLC

BUILDING 104  
OPERATIONS BUILDING  
GROUND LEVEL

104126

**KALAELOA AIRPORT**