

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

JADE T. BUTAY
INTERIM DIRECTOR

Deputy Directors
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 TO PRIOR BOARD ACTION OF OCTOBER 13, 2017, ITEM M-2
AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-16-0009
BARBERS POINT AVIATION SERVICES, LLC
REQUEST AMENDMENT TO PREMISES AND ANNUAL RENTAL
KALAELOA AIRPORT
TAX MAP KEY: (1) 9-1-13: PORTION OF 32

O'AHU

On October 13, 2017, under agenda Item M-2, and pursuant to Section 171-59 (b), Hawaii Revised Statutes, as amended relating specifically to Disposition by Negotiation, the Land Board authorized the Department of Transportation (DOT) to issue Amendment No. 1 to State Lease No. DOT-A-16-0009 to Barbers Point Aviation Services, LLC, for the use of Building/Room No. 104-126, as office space for its Flight School Operation at Kalaeloa Airport.

PURPOSE:

The DOT requests certain changes to the PREMISES and ANNUAL RENTAL, as written on said submittal previously approved by the Land Board (attached).

The changes should read as follows:

ORIGINAL

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.

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.

ITEM M-2

AS AMENDED

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.

Additional Premises:

Building/Room No. 104-121, containing an area of approximately 299 square feet;
Building/Room No. 104-125, containing an area of approximately 201 square feet; and
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.

ORIGINAL

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

AS AMENDED

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: \$43,130.88 per annum
2. Lease Years 6-10: \$47,848.32 per annum

BLNR – AMENDMENT TO PRIOR BOARD ACTION OF OCTOBER 13, 2017, ITEM M-2
AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-16-0009
BARBERS POINT AVIATION SERVICES, LLC
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REMARKS:

All other terms as outlined in the submittal previously approved by the Land Board remain unchanged.

RECOMMENDATION:

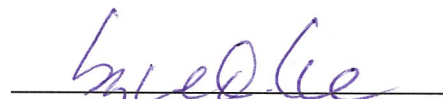
The Land Board amends its prior action of October 13, 2017, under agenda Item M-2, by approving the changes to the Premises and Annual Rental, as herein outlined, which are by reference incorporated herein and subject to such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

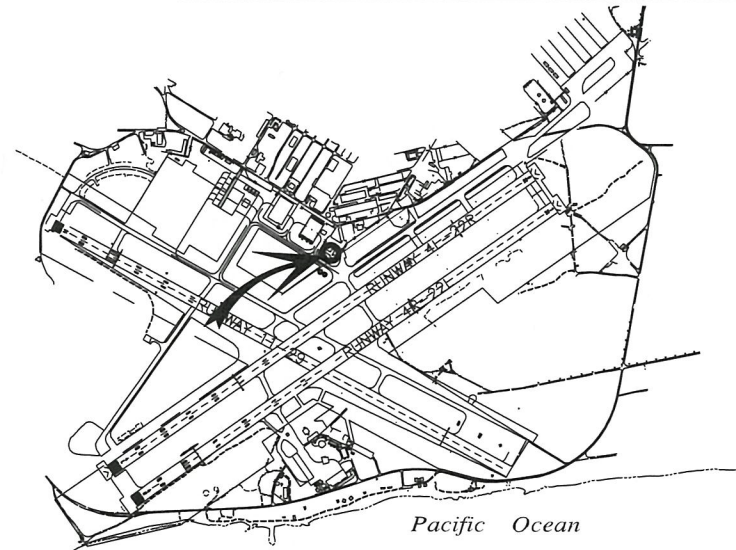


JADE T. BUTAY
Interim Director of Transportation

APPROVED FOR SUBMITTAL:

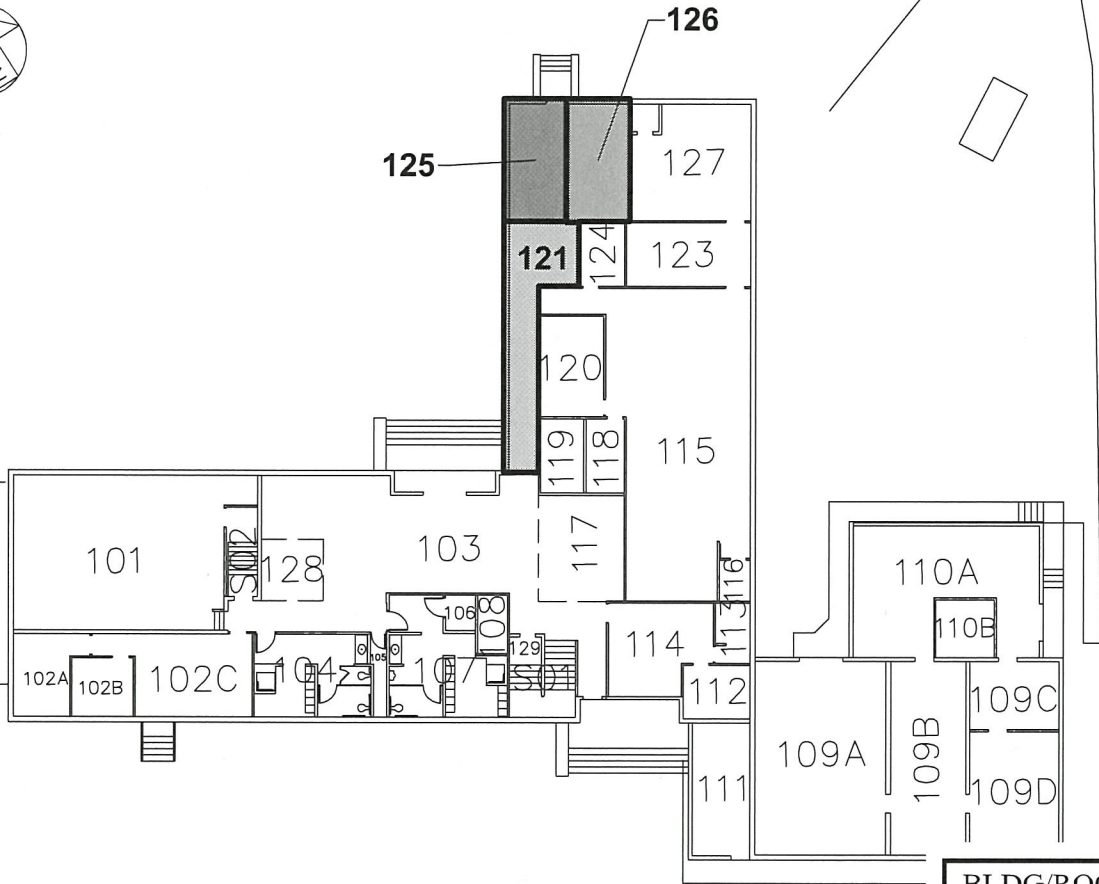


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN

3000:1



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
104 121	299
104 125	201
104 126	206

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

DATE : NOVEMBER 2017

EXHIBIT: **B-1**



Airports Division

BARBERS POINT
AVIATION
SERVICES, LLC

BUILDING 104
OPERATIONS BUILDING
GROUND LEVEL

104121
104125
104126

KALAELOA AIRPORT

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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
OCT 13 2017

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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. DOT-A-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: 1st 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.

ITEM M-2
OCT 13 2017

BLNR – AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-16-0009, REQUEST TO
INCLUDE ADDITIONAL PREMISES FOR A FLIGHT SCHOOL OPERATION
BARBERS POINT AVIATION SERVICES, LLC

Page 2

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 <u>X</u>	NO ____
Registered business name confirmed:	YES <u>X</u>	NO ____
Good standing confirmed:	YES <u>X</u>	NO ____

COMMENCEMENT DATE:

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

BLNR – AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-16-0009, REQUEST TO
INCLUDE ADDITIONAL PREMISES FOR A FLIGHT SCHOOL OPERATION
BARBERS POINT AVIATION SERVICES, LLC

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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:

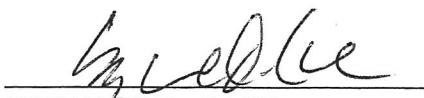
That the Board authorize DOT to amend existing State Lease No. DOT-A-16-0009, to include the Additional Premises, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation 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,

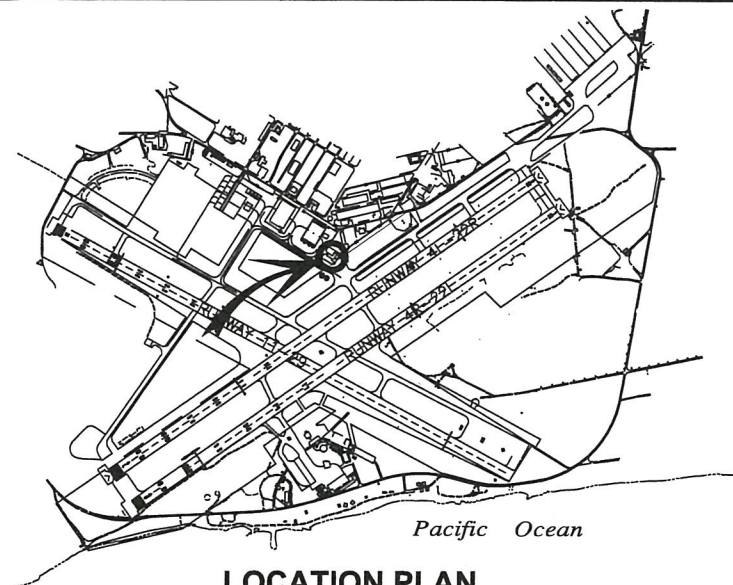


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:

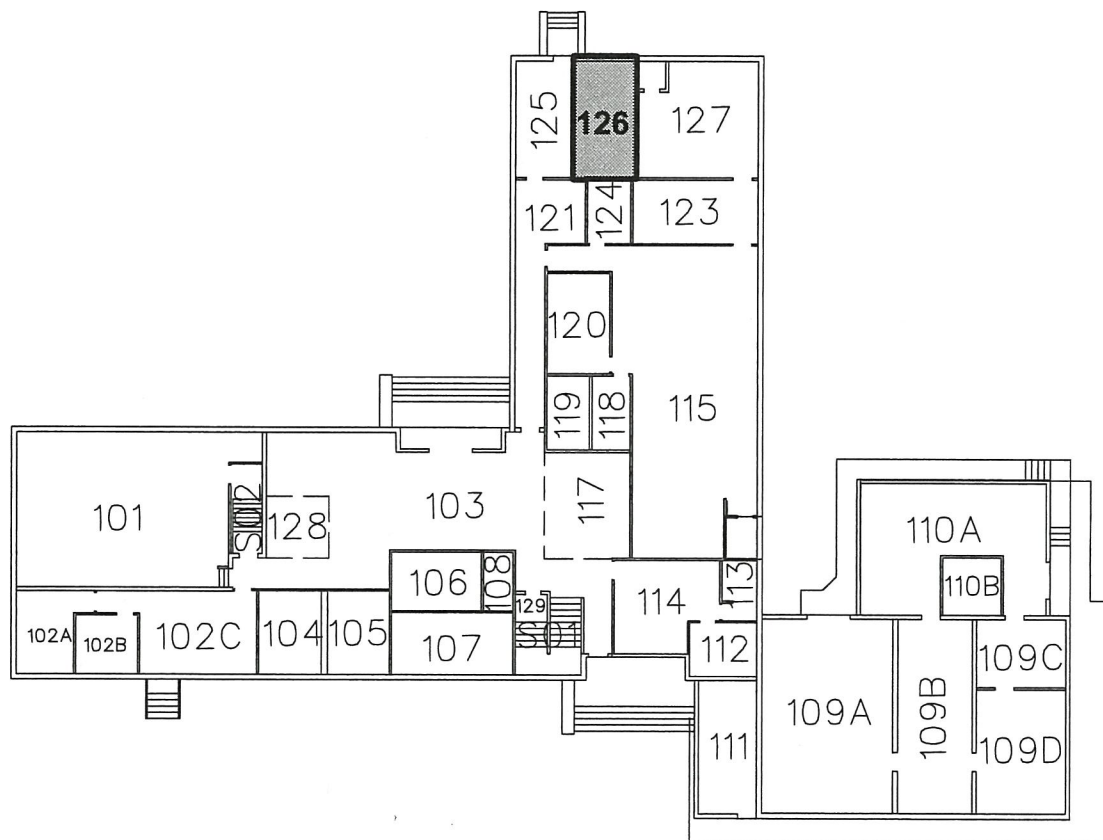


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN

BLDG 104



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
104 126	206

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

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