



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

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

**OAHU**

ISSUANCE OF A TEMPORARY ELECTRICAL POWER EASEMENT  
AT KALAELOA BARBERS POINT HARBOR, OAHU, HAWAII TO  
SERVICE MARISCO'S SHIPBUILDING AND REPAIR FACILITY

**LEGAL REFERENCE:**

Sections 171-11, 171-55 and 171-59, Hawaii Revised Statutes (HRS)

**APPLICANT:** Marisco, Ltd.  
91-607 Malakole Road  
Kapolei, Hawaii 96707-1831

**CHARACTER OF USE:**

Issuance of a temporary easement to Marisco, Ltd. to authorize Marisco, Ltd. or request Hawaiian Electric Company (HECO), to install underground and overhead electrical lines to deliver reliable electricity for Marisco, Ltd.'s shipbuilding and repair facility at Kalaeloa Barbers Point Harbor.

**LOCATION:** Portion of government lands, situated at Piers 7, 8, and 9, Kalaeloa Barbers Point Harbor, Tax Map Key: 1st/1-9-14: 24 (Portion), bordering the property lines as shown on the attached Exhibits "A-1" and "A-2".

**CURRENT USE STATUS:**

The land is currently vacant and unimproved. The land is encumbered by Governor's Executive Order No. 3383, which sets aside the land to the Harbors Division, Department of Transportation.

**AREA:** Approximately 8,060 sq. ft. as shown on the attached Exhibits "A-1" and "A-2".

**ITEM M-11**

**RENTAL: \$725.40 (8,060 sq. ft. x \$0.09)**

Based on April 1, 2017 DOT Benchmark Fair Market Rental Values for the State of Hawaii, Kalaeloa Barbers Point Harbor (Rate Effective April 1, 2018 is \$0.236/sq. ft/month x 40% Disutility of Unpaved) = \$0.09/sq. foot per month). Escalation rates are based on appraisal.

<b>Exhibit</b>	<b>Shown As</b>	<b>Description</b>	<b>Length &amp; Width</b>	<b>Sq. Ft.</b>
A1	Blue Dashed Line	Underground: Hand Hold "HH-3" to Pole "P13T"	330'L x 5' W	1,650
A1	Red Line	Overhead: Start from Pole "P13T"	1,765'L x 1'W	1,765
A2	Red Line	Overhead: Ending at "P1T"	860'L x 1'W	860
A2	Blue Dashed Line	Underground: from "P1T" to Customer's Vault	685'L x 5'W	3,425
A2	Green Box	Vault & Meter	20'L x 18'W	<u>360</u>
<b>Total Non-Exclusive Easement</b>				<b>8,060</b>

**SECURITY DEPOSIT:**

\$1,450.80 (\$725.40 x 2)

**ZONING:**

State Land Use Commission: Urban  
City and County of Honolulu: I-3 (Waterfront Industrial)

**LAND TITLE STATUS:**

Subsection 5(a) of the Hawaii Admission Act (non-ceded land)

**COMMENCEMENT DATE:**

To be determined by the Director of Transportation

**CHAPTER 343 ENVIRONMENTAL ASSESSMENT:**

The action of installing utilities is included in the "Kalaeloa Barbers Point Harbor Fuel Pier & Harbor Improvements Final Environmental Impact Statement" in the section covering "Power, Lighting and Communications" accepted by the Governor on August 7, 2017 and published by the Office of Environmental Quality Control in the August 23, 2017 Edition of The Environmental Notice.

**REMARKS:**

Currently, Marisco, Ltd. supports its drydocking service with portable generators. For Marisco, Ltd. to provide competitive dry-dock service bids to federal government solicitations for vessel repairs and maintenance, Marisco, Ltd. requires reliable power to submit a responsible bid for federal contracts.

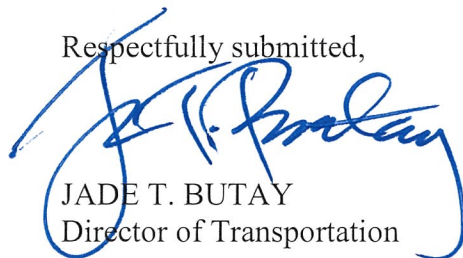
The purpose of the temporary easement is to authorize the applicant to have HECO install reliable electrical lines/service to Marisco, Ltd. With reliable electrical service, Marisco Ltd. can provide competitive dry-dock service bids to federal government solicitations for vessel repairs and maintenance. As Kalaeloa Barbers Point Harbor is undergoing development, the temporary easement will be cancelled when the DOTH installs permanent utility infrastructure to locations at Piers 7 through 9.

During construction, in the event HECO encounters any cultural or historic findings, they are to cease work immediately, notify Harbors Division, and retain an on-site cultural surveyor.

**RECOMMENDATION:**


That the Board authorizes the issuance of temporary easement to the applicant with annual escalation rates set by appraisal, and 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 to best serve the interests of the State.

Respectfully submitted,



JADE T. BUTAY  
Director of Transportation

**APPROVED FOR SUBMITTAL:**



SUZANNE D. CASE  
Chairperson and Member  
Board of Land and Natural Resources

Atts: Exhibits "A-1", "A-2", and "A-3"

# Exhibit A-1 Marisco, Ltd. Power Easement Kalaeloa Barbers Point Harbor

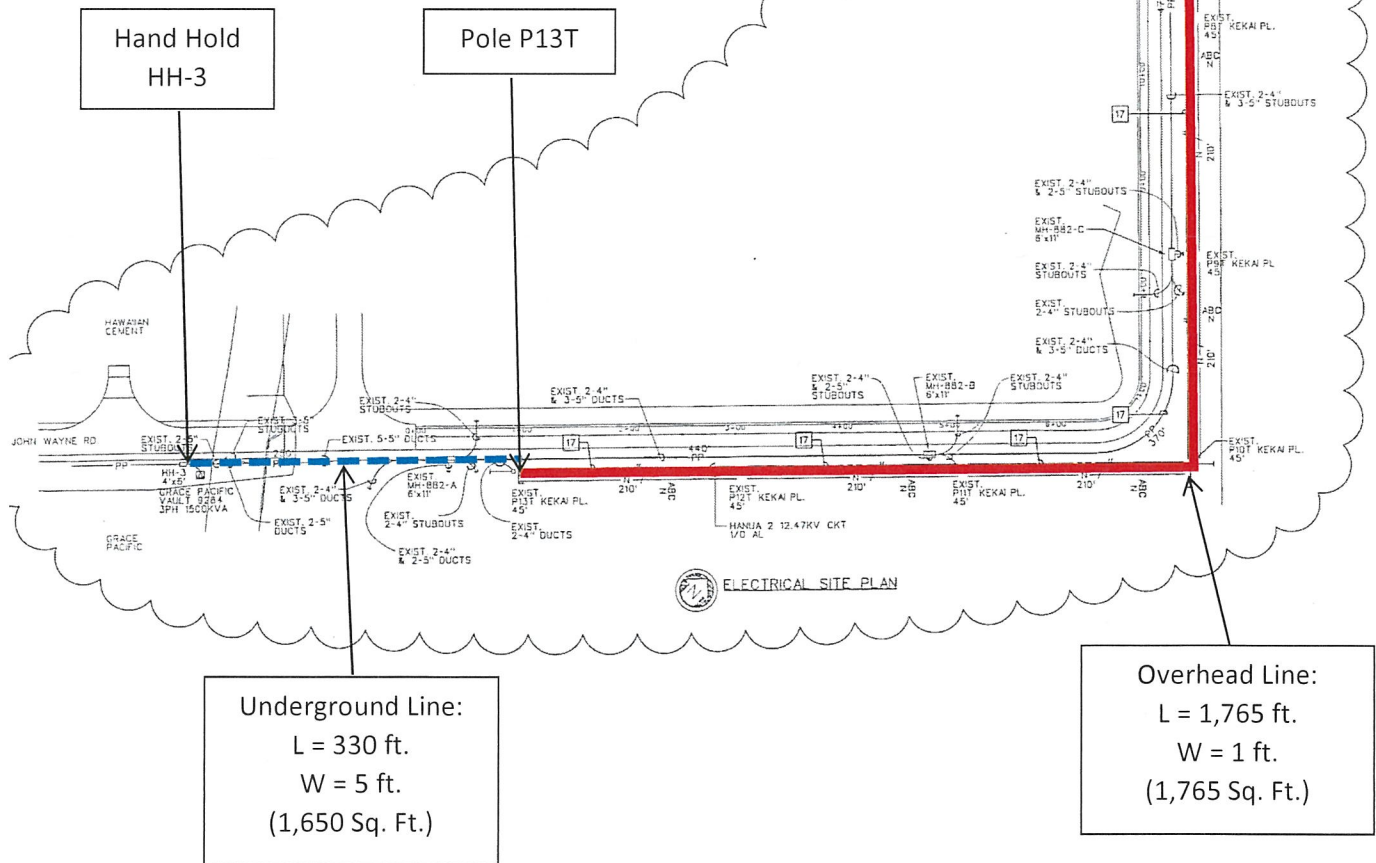
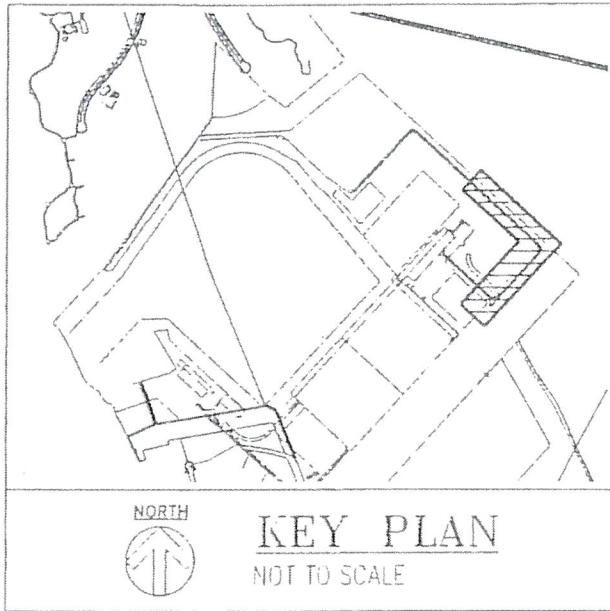




EXHIBIT A-3

KALAELOA BARBERS POINT HARBOR  
MARISCO EASMENT – UMIMPROVED PAVED LANDS

