



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

REQUEST APPROVAL FOR PUBLIC AUCTION – FIVE (5)-YEAR LEASE FOR OFFICE SPACE, 4th FLOOR, ALOHA TOWER, SITUATED AT PIER 9, HONOLULU HARBOR, OAHU, TAX MAP KEY NO. (1) 2-1-001:013 (P), GOVERNOR'S EXECUTIVE ORDER NO. 3542

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-14, 171-15, 171-16, 171-17, 171-35, and other applicable sections of Chapter 171, Hawaii Revised Statutes ("HRS"), as amended.

CHARACTER OF USE:

Occupation and use of the premises for office space.

LOCATION:

Portion of governmental lands at Pier 9, Honolulu Harbor, Oahu, Tax Map Key No. (1) 2-1-001:013 (P), as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibit A

Approximately 612 square feet of office space as shown on Exhibit A.

CONSIDERATION:

Current rate determined by appraisal as of April 1, 2020, for revocable permits in Honolulu Harbor. Current rate for office space at Aloha Tower is \$1.34 per square foot per month. Current Common Area Maintenance rate for Aloha Tower is \$0.88 per square foot per month. Lease rental to be determined by public auction.

ZONING:

State Land Use Commission: Urban
City and County of Oahu: State Jurisdiction: Aloha Tower Project

TERM:

Five (5)-year lease, subject to public auction. Auction rate to be increased 2.6% each year for office space rental.

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Subsection 5(a) of the Hawaiian Admission Act (non-ceded lands).

CURRENT USE STATUS:

Encumbered by Revocable Permit No. OH-9-20-78-RP, to Darrell G. Welch, Jr., AIA, for office space.

LAND TITLE STATUS:

Land acquired by the Department of Transportation, Harbors Division (“DOT Harbors”), through eminent domain proceedings by issuance of Governor’s Executive Order No. 3542.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

This action is exempt from Office of Environmental Quality Control (“OEQC”) requirements pursuant to Sub-Chapter 11-200.1, Hawaii Administrative Rules, which exempts the following:

“Exemption Class 1: Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

The DOT Harbors will submit its publication request of this Exemption Notice to the OEQC for publication on the 8th of each month.

REMARKS:

The current tenant has an architecture firm that designs low energy and environmentally friendly indoor and outdoor spaces while keeping the needs of the homeowner at the center of the design process. Its eco-friendly designs are carried out in historical, contemporary, and traditional designs. The tenant also specializes in designing the interior of yachts.

Currently, the tenant has an existing month-to-month revocable permit for office space. The nature of this tenant's work is not maritime-related; however, it has expressed interest in continuing its tenancy at Aloha Tower for an additional five (5) years.

RECOMMENDATION:

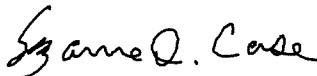
That the Board authorize DOT Harbors to conduct a public auction for a five (5)-year lease for the above-stated purposes, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best 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

Att.: Exhibit A

Aloha Tower – 4th Floor



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
1	Office Space	Office	(28' x 21' = 588)	612
2	CAM	CAM	(5' x 3' = 15) (3' x 3' = 9)	612

