

DAVID Y. IGE  
GOVERNOR



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

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE SPACES IN THE  
TERMINAL TO PERFORM SECURITY SERVICES OPERATIONS  
UNIVERSAL PROTECTION SERVICE, LP  
DBA ALLIED UNIVERSAL SECURITY SERVICES  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEĀHOLE  
TAX MAP KEY: (3) 7-3-43: PORTION OF 003

HAWAI'I

APPLICANT:

Universal Protection Service, LP dba Allied Universal Security Services (ALLIED), whose mailing address is 1003 Bishop Street, Suite 138, Honolulu, Hawai'i 96813.

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS).

LOCATION AND TAX MAP KEY:

Portions of Ellison Onizuka Kona International Airport at Keāhole (KOA), Kailua-Kona, Island of Hawai'i, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREAS:

Bldg/Room No. 107-103, containing an area of approximately 356 square feet,  
Bldg/Room No. 331-101, containing an area of approximately 132 square feet,  
Bldg/Room No. 331-102, containing an area of approximately 57 square feet,  
Bldg/Room No. 331-103, containing an area of approximately 36 square feet,  
Bldg/Room No. 331-106, containing an area of approximately 201 square feet,  
Bldg/Room No. 331-107, containing an area of approximately 176 square feet, and  
Bldg/Room No. 331-108, containing an area of approximately 62 square feet, as shown delineated on the attached Exhibit "A",

Bldg/Room No. 113-101, containing an area of approximately 935 square feet, as shown and delineated on the attached Exhibit "B".

**ITEM M-5**

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE SPACES IN THE  
TERMINAL TO PERFORM SECURITY SERVICES OPERATIONS, UNIVERSAL  
PROTECTION SERVICE, LP DBA ALLIED UNIVERSAL SECURITY SERVICES  
Page 2

ZONING:

State Land Use District: Urban & Conservation  
County of Hawai'i: Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admission Act: Ceded  
DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawai'i, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

ALLIED will use the spaces as offices to perform security services as part of Security Contract DOT-2021-053/Project No. ES1963-21, RFP – Furnishing Security Services at Hawaii State Airports.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$4,841.10 (\$3,296.65, as determined from the DOTA schedule of rates and charges established by appraisal of Airports property statewide, plus \$488.75 for air conditioning, \$762.45 for utilities and \$293.25 for maintenance).

SECURITY DEPOSIT:

\$14,523.30, or three times the monthly rental in effect.

DCCA VERIFICATION:

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

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

For Exhibit “A”, the State of Hawai‘i, Department of Transportation, Airports Division, has determined that the subject land areas are covered by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published by the Office of Environmental Quality Control (OEQC) in the November 8, 1988, issue of The Environmental Notice and accepted by the Governor on December 19, 1988. Accordingly, all relevant mitigation from the EIS and best management practices will be implemented to address the minimum impacts of this action.

For Exhibit “B”, the State of Hawai‘i, Department of Transportation, Airports Division, has determined that the subject land area is covered by the Kona International Airport at Keahole Master Plan Update Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI), dated December 18, 2000, and published by the Office of Environmental Quality Control (OEQC) in the January 8, 2001, issue of The Environmental Notice.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to ALLIED for offices to perform security service operations, as part of Security Contract DOT-2021-053/Project No. ES1963-21, RFP – Furnishing Security Services at Hawaii State Airports, at Ellison Onizuka Kona International Airport at Keāhole.

RECOMMENDATION:

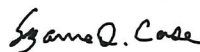
That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to ALLIED, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

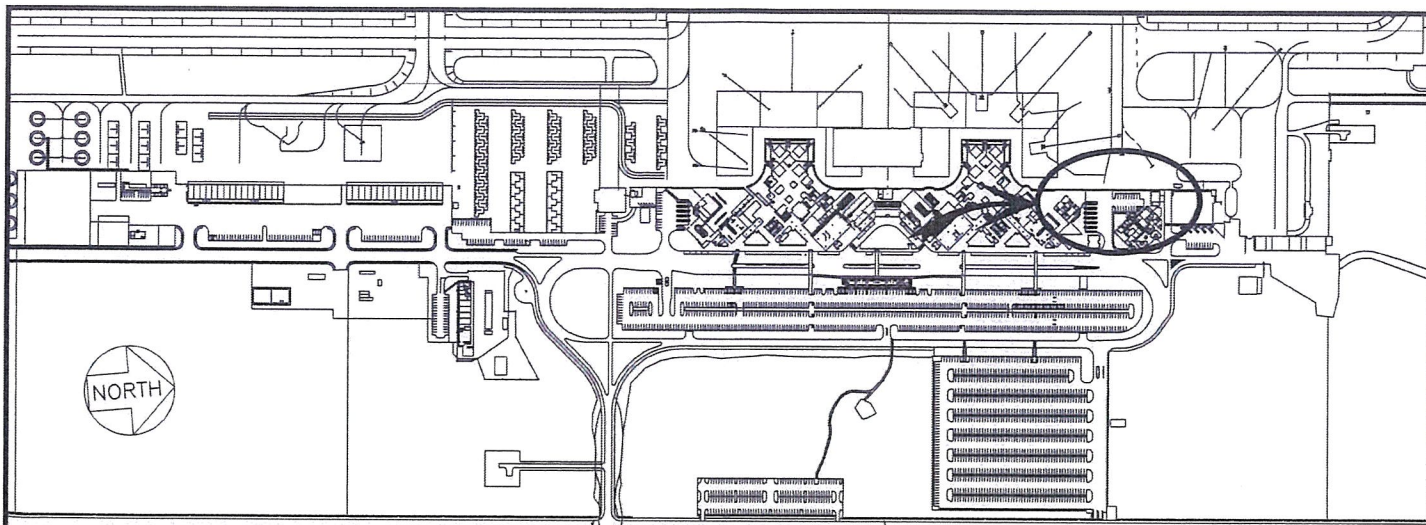


JADE T. BUTAY  
Director of Transportation

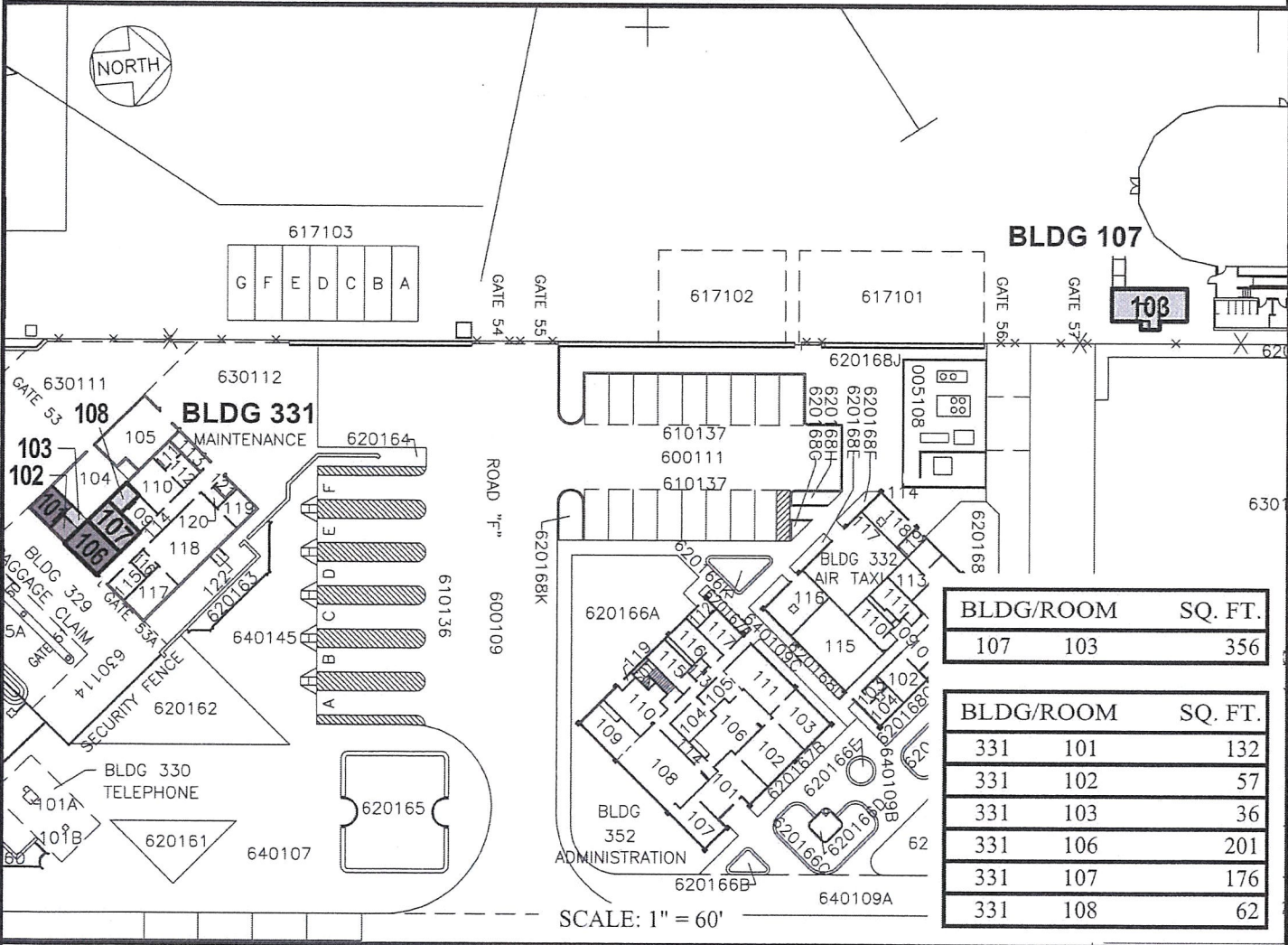
APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson and Member



**LOCATION PLAN**



BLDG/ROOM	SQ. FT.
107 103	356
331 101	132
331 102	57
331 103	36
331 106	201
331 107	176
331 108	62

SCALE: 1" = 60'

DATE : JUNE 2021

EXHIBIT: **A**



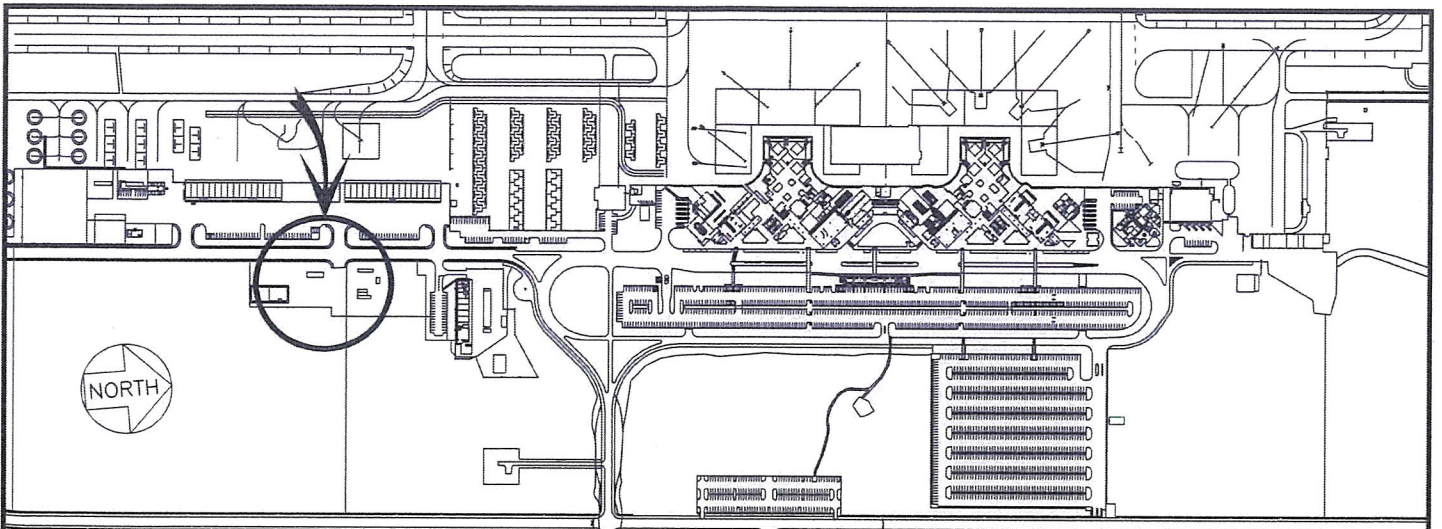
UNIVERSAL PROTECTION SERVICE, LP  
dba ALLIED UNIVERSAL SECURITY SERVICES

**BUILDING 107 & 331  
GROUND LEVEL**

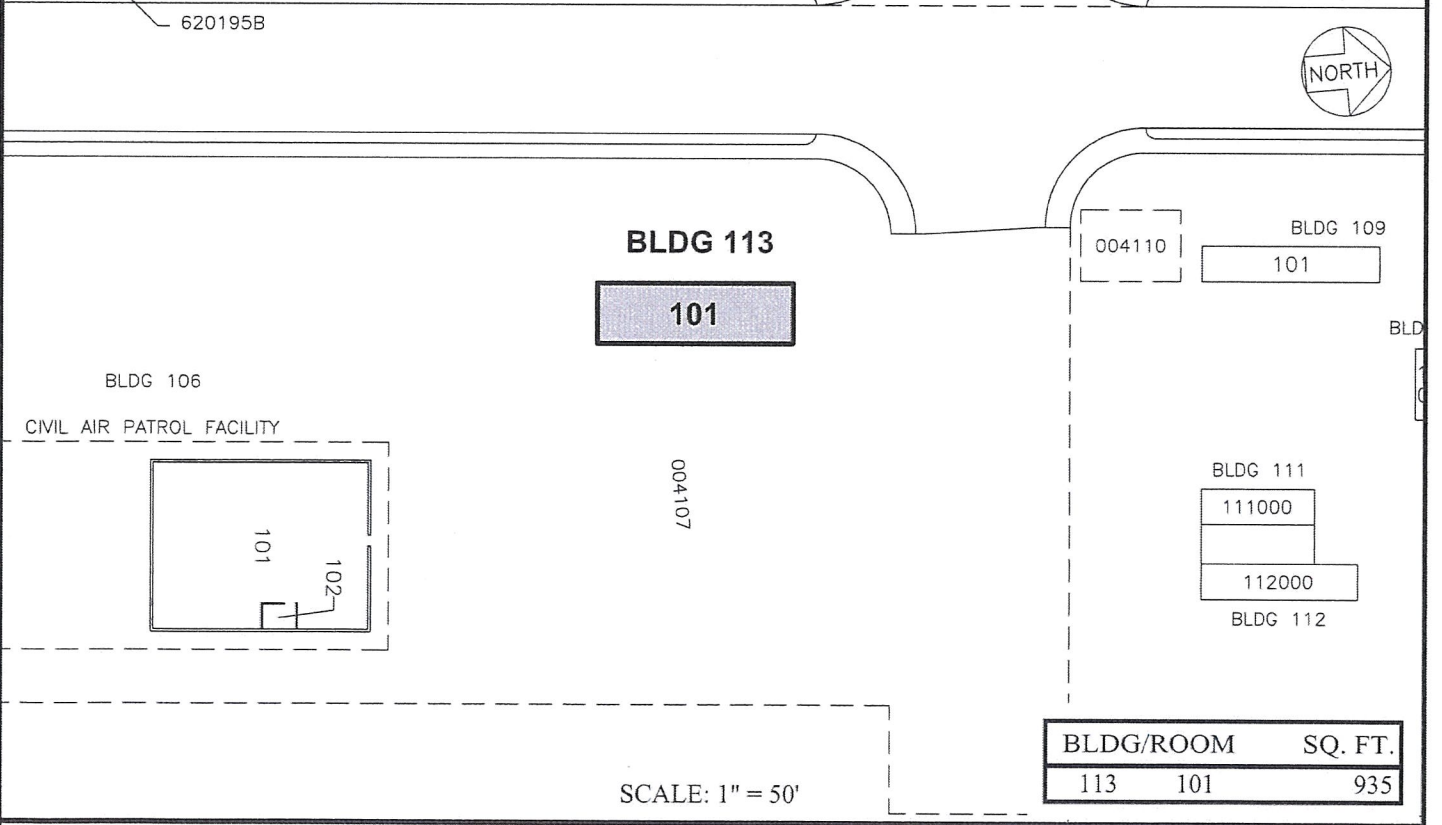
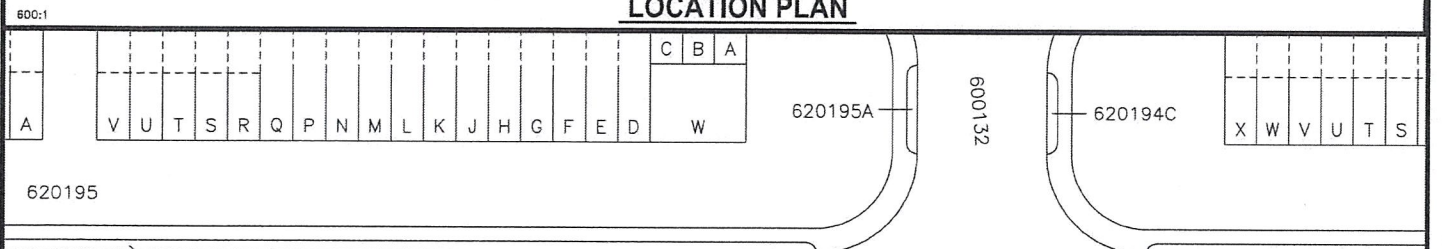
107103  
331101-103  
331106-108  
PLATS E1, F1, 58

**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**

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**LOCATION PLAN**



BLDG/ROOM	SQ. FT.
113 101	935

SCALE: 1" = 50'

DATE : JUNE 2021

EXHIBIT: **B**

	UNIVERSAL PROTECTION SERVICE, LP dba ALLIED UNIVERSAL SECURITY SERVICES	BUILDING 113 GROUND LEVEL	113101 PLAT C1, 59
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**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**

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