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 Keahole.

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