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GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
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IN REPLY REFER TO:

HAR-PM.0001252.23

February 2, 2023

Ms. Dawn N.S. Chang, Chairperson
Board of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Ms. Chang:

OAHU

Request for Authorization to issue five month-to-month Revocable Permits to Sea Engineering, Inc., for Warehouse space, a car port, office and equipment storage, adjacent to Pier 31, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 1-5-035:033 (P), (1) 1-5-035:035, (1) 1-5-035:036, and (1) 1-5-035:037, Governor's Executive Order No. 4167

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-17, 171-35, 171-36, 171-53, 171-55, and 171-59, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

Sea Engineering, Inc. (Applicant), is a domestic profit corporation whose mailing address is 836 N. Nimitz Highway, Honolulu, Hawaii 96817.

CHARACTER OF USE:

To provide marine engineering and construction related services including commercial diving services, marine operations, coastal engineering, geophysical surveys, and oceanographic and environmental studies. The use of submerged lands is for the berthing of vessels utilized in the performance of the aforementioned marine services.

ITEM M-9

LOCATION:

Portion of Government lands adjacent to Pier 31, Honolulu Harbor, island of Oahu, Tax Map Key Nos. (1) 1-5-035:033 (P), (1) 1-5-035:035, (1) 1-5-035:036, and (1) 1-5-035:037, see enclosed Exhibit A.

ZONING:

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

AREA: See attached Exhibit A

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	(1) 1-5-035:035	Warehouse	Warehouse Space	3,362	\$ 1.02	\$ 3,429.24	\$ 6,858.48
2	(1) 1-5-035:036	Car Port	Covered - Paved Land	1,643	\$ 0.92	\$ 1,511.56	\$ 3,023.12
3	(1) 1-5-035:037	Office	Office Space	2,542	\$ 0.82	\$ 2,084.44	\$ 4,168.88
4	(1) 1-5-035:033 (P)	Equipment Storage	Paved - Improved Land	38,983	\$ 0.82	\$31,966.06	\$ 63,932.12
5	(1) 1-5-035:033 (P)	Warehouse Storage	Warehouse Space	5,000	\$ 1.02	\$ 5,100.00	\$ 10,200.00
						\$ 44,091.30	\$ 88,182.60
						Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for Revocable Permits in Honolulu Harbor.

LAND TITLE STATUS:

Governor's Executive Order No. 4167 for expansion of Maritime Activities, to be under the control and management of the State of Hawaii, Department of Transportation, Harbors Division (DOTH).

TRUST LAND STATUS:

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

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 31 of Honolulu Harbor, island of Oahu, to operate its marine-related engineering, construction, and diving services. The DOTH has been reviewing all month-to-month revocable permits to ensure compliance with and applicability to Sections 171-17 and 171-55, HRS. The DOTH is updating the Applicant's permit with current appraised rates and updated permit terms (as applicable).

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development and Environmental Review Program requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), which exempts the following:

“Exemption Type 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 DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR. The exemption declaration for the action described above, based on the Exemption List for the DOTH, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows: “Exemption Type 1, Part 1, No. A1.”

REMARKS:

Sea Engineering, Inc. (SEI), was founded in 1973 by University of Hawaii graduate students to provide marine-related engineering, construction, and diving services. Its core services include coastal engineering, geophysical surveys, oceanographic and environmental studies, as well as marine waterfront construction and industrial diving.

SEI contracts range in size, scope and complexity, and serve as both general contractor and sub-contractor. SEI's commitment to excellence has extended to projects worldwide, from the Pribilof Islands to Antarctica, from the Antilles to the Indian Ocean, and throughout the Pacific Basin.

Ms. Dawn N.S. Chang, Chairperson
February 2, 2023
Page 4

HAR-PM.0001252.23

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the Department of Transportation recommends that the Board finds that approving the issuance of five month-to-month Revocable Permits to the Applicant, including its conditions and rent, will serve the best interest of the State.

Sincerely,



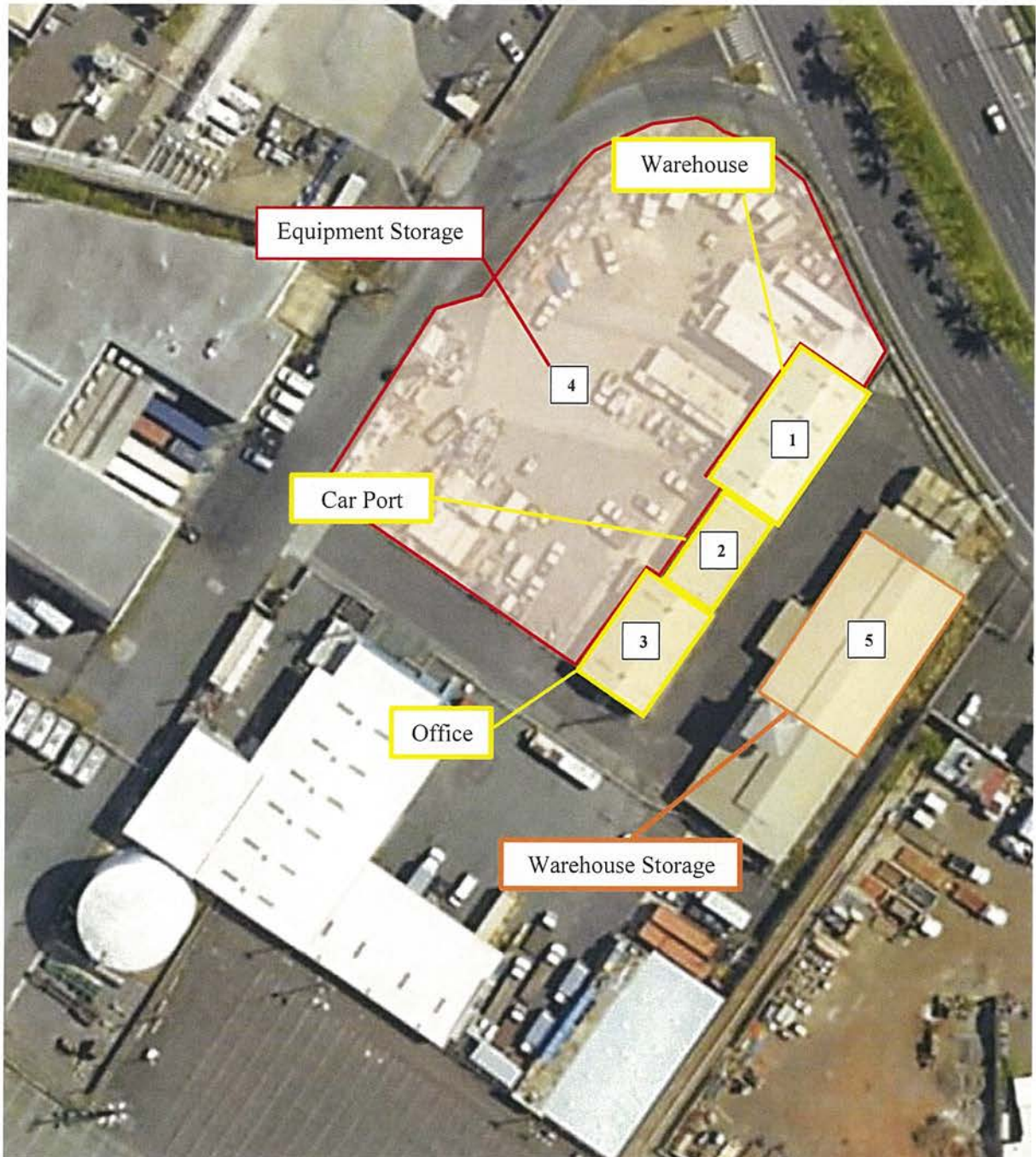
EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N.S. CHANG, Chairperson

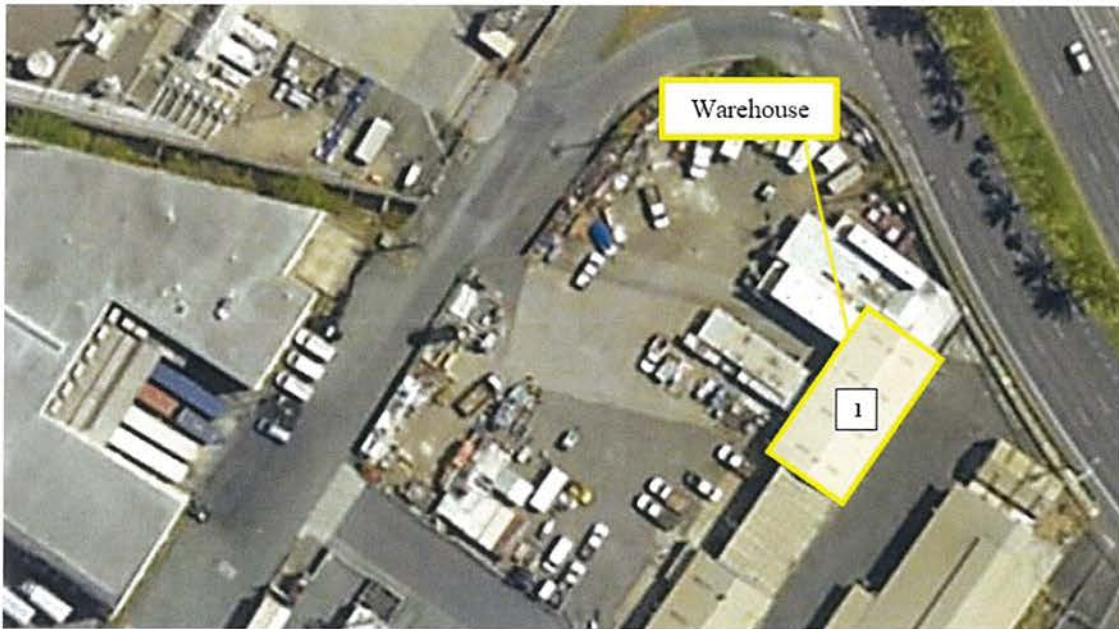
Enclosures



Area 1 – Warehouse



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Warehouse	Warehouse Space	41	82	3,362



Area 2 – Car Port



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Car Port	Covered - Paved Land	31	53	1,643



Area 3 – Office



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Office	Office Space	41	62	2,542



Area 4 – Equipment Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
4	Equipment Storage	Paved - Improved Land			38,983



Area 5 – Warehouse Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
5	Warehouse Storage	Warehouse Space	50	100	5,000

