

JOSH GREEN, M.D.
GOVERNOR



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

EDWIN H. SNIFFEN
DIRECTOR

Deputy Directors
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO
JAMES KUNANE TOKIOKA

IN REPLY REFER TO:

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

ISSUANCE OF A TERMINAL LEASE FOR ADMINISTRATIVE PURPOSES
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF
THE U.S. DEPARTMENT OF HOMELAND SECURITY,
TRANSPORTATION SECURITY ADMINISTRATION
DANIEL K. INOUE INTERNATIONAL AIRPORT OAHU
TAX MAP KEY: (1) 1-1-003: PORTION OF 001 AND (1) 1-1-003: PORTION OF 073

APPLICANT:

U.S. General Services Administration on behalf of the U.S. Department of Homeland Security, Transportation Security Administration (GSA/TSA), whose mailing address is 333 W. Broadway, Suite 1001, San Diego, California 92101.

LEGAL REFERENCE:

Section 171-59 (b), and other applicable sections of Chapter 171, Hawaii Revised Statutes (HRS), as amended.

LOCATION AND TAX MAP KEY:

Portions of Daniel K. Inouye International Airport (Airport), Honolulu, Hawaii, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: Portion of 001 and 1-1-003: Portion of 073.

AREAS:

MAUKA CONCOURSE:

Building/Room No. 305-214, containing an area of approximately 626 square feet, as shown, and delineated on the attached map labeled Exhibit A.

ITEM M-4

BLNR – ISSUANCE OF A TERMINAL LEASE FOR ADMINISTRATIVE PURPOSES
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF THE U.S. DEPARTMENT
OF HOMELAND SECURITY, TRANSPORTATION SECURITY ADMINISTRATION
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INTER-ISLAND TERMINAL:

Building/Room No. 310-250B, containing an area of approximately 245 square feet, and
Building/Room No. 310-250D, containing an area of approximately 135 square feet,
as shown, and delineated on the attached map labeled Exhibit B.

ZONING:

State Land Use District: Urban
City and County of Honolulu: I-2 (Industrial)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act (Non-Ceded).
DHHL 30% entitlement lands pursuant to the Hawaii Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, setting aside a
portion of the Airport under the control and management of the Department of
Transportation, Airports Division (DOTA), State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

GSA/TSA will use the terminal spaces for offices and breakrooms for administrative
purposes to support the Transportation Security Administration's (TSA) operations at the
Airport.

TERM OF LEASE:

Five (5) years.

COMMENCEMENT DATE:

Upon execution of the Lease.

MONTHLY RENTAL:

\$2,655.84 per annum (\$2,012.00, as determined from the DOTA schedule of rates and
charges established by appraisal of Airports property statewide, \$392.34 for utilities and
\$251.50 for air conditioning).

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division, has determined the environmental impacts of the subject land area and use is covered by the Final Environmental Assessment (EA) for Proposed Airport Modernization Program, Honolulu International Airport, State Project No. AO1030-13. The EA is a joint State and Federal document, dated January 2013 and published in the October 23, 2012 issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and the DOTA environmental best management practice will address minimal impacts from this action.

REMARKS:

In accordance with Sections 171-59 (b), and other applicable sections of Chapter 171 HRS, as amended, relating generally to Management and Disposition of Public Lands, and relating specifically to the Disposition by Negotiation, the Department of Transportation (DOT) proposes to issue a directly negotiated Terminal Lease to GSA/TSA for the purpose of administrative offices and breakrooms to support TSA's operations at the Airport.

RECOMMENDATION:

That the Board authorize the DOT to issue a directly negotiated Terminal Lease to GSA/TSA, 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; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

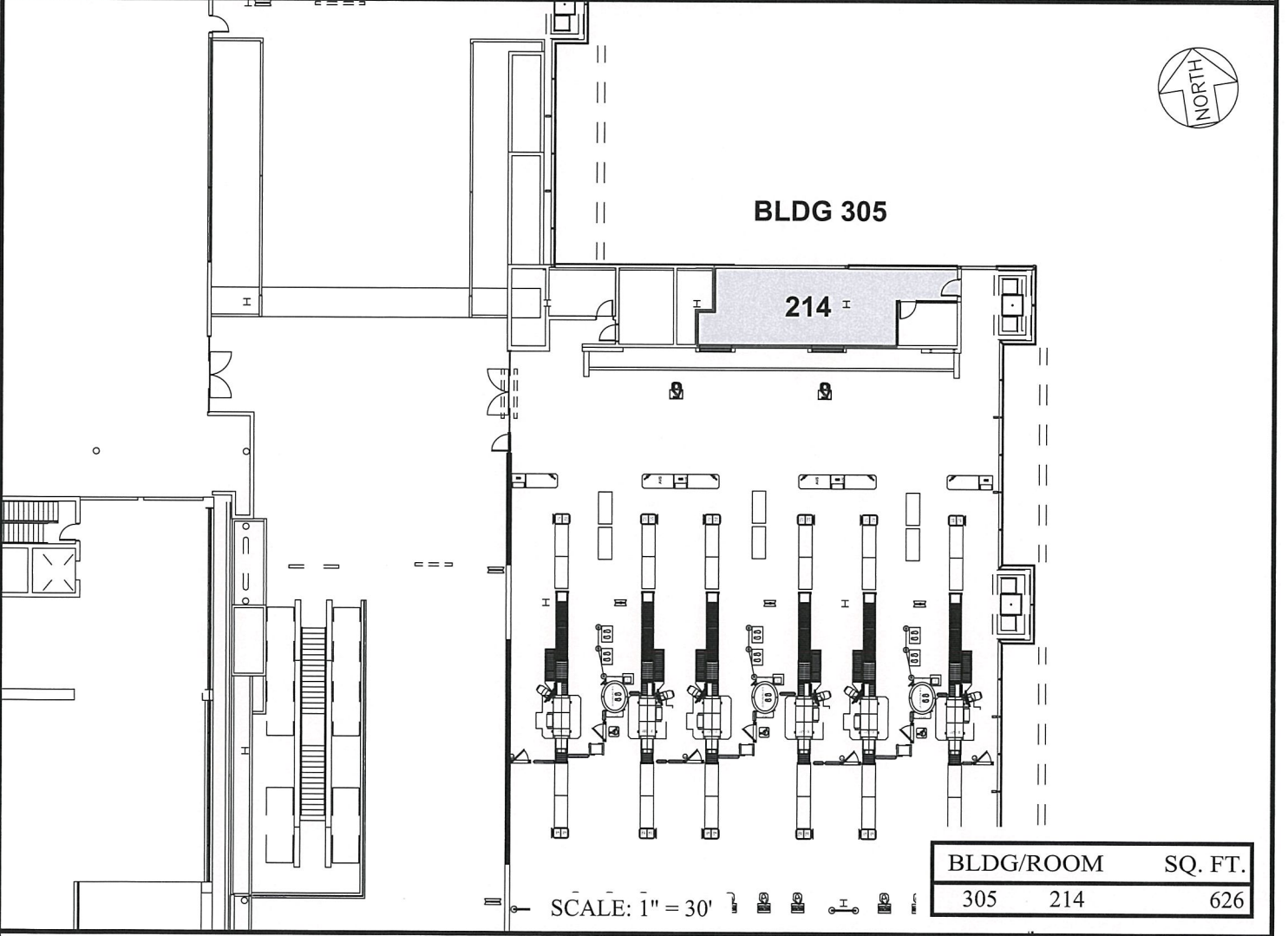
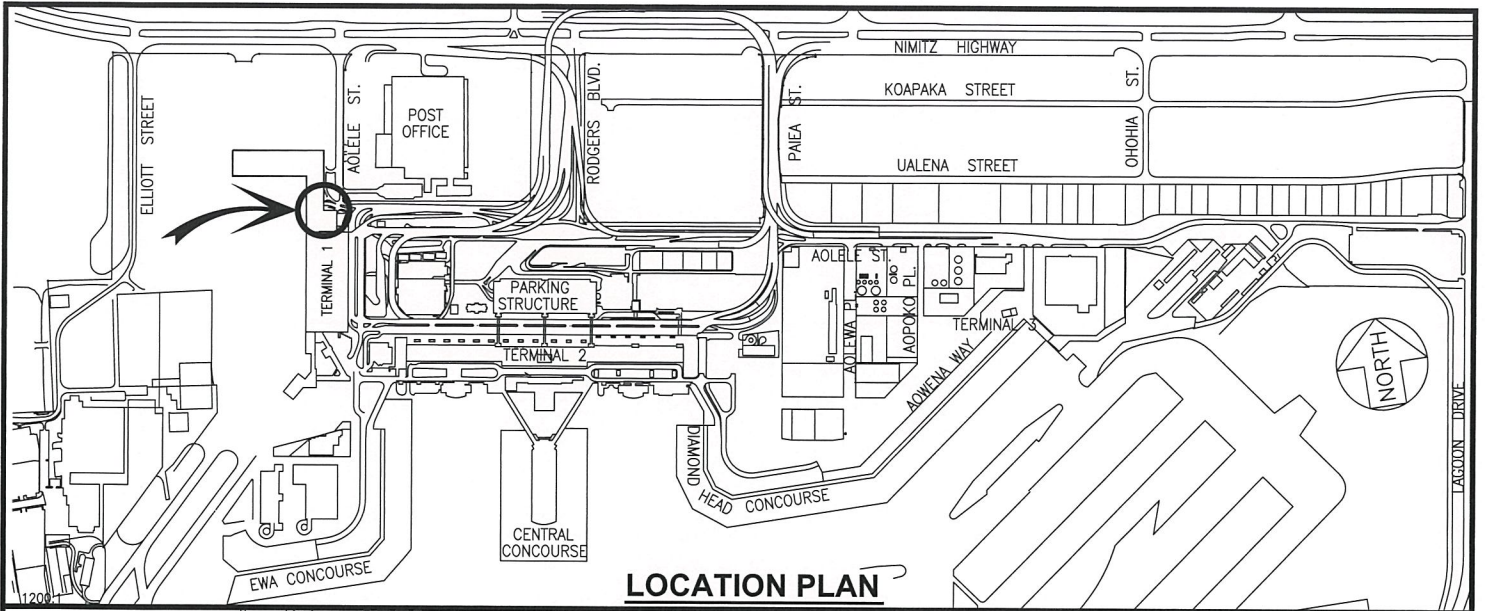


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources



DATE : JUNE 2021

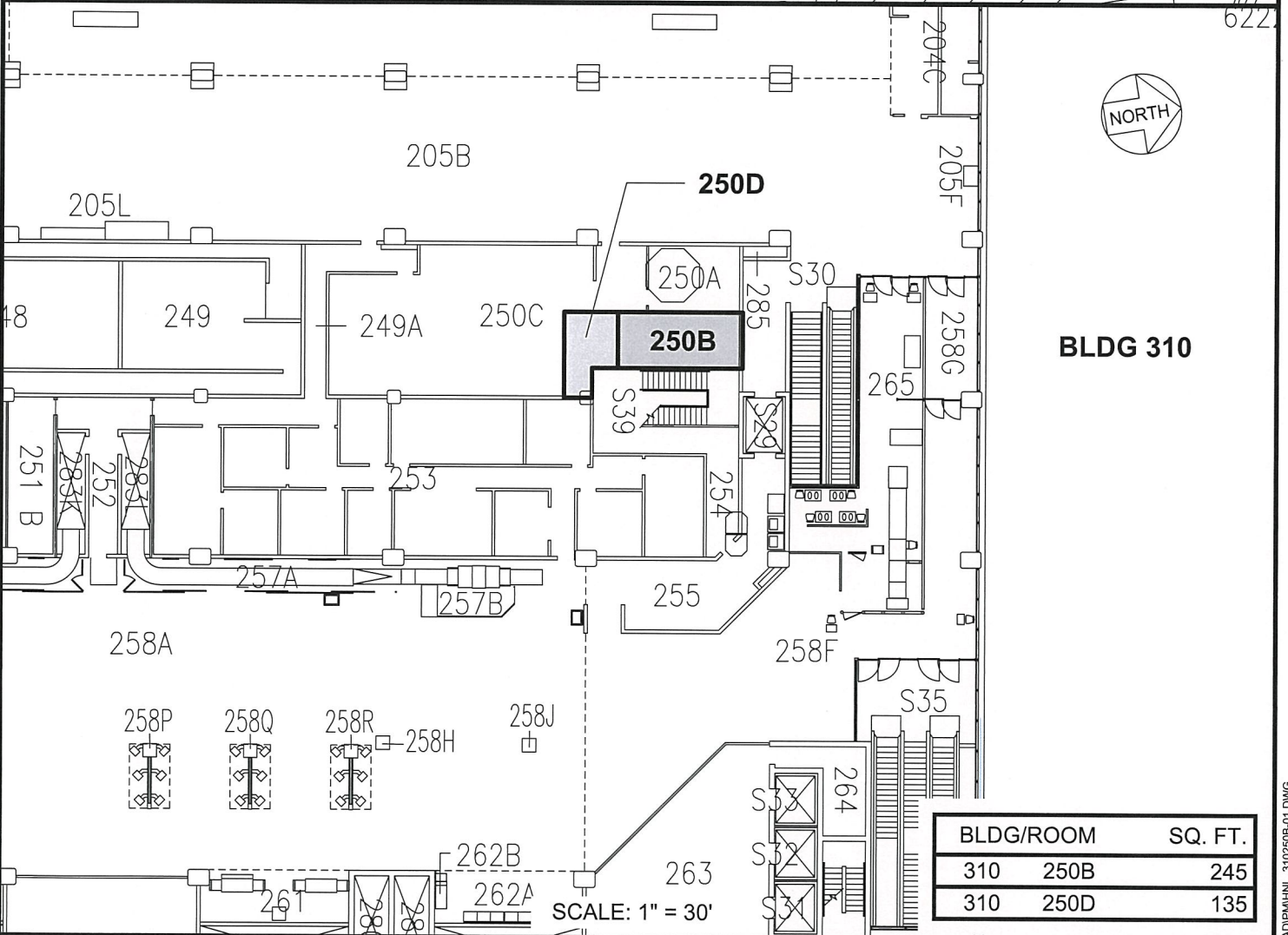
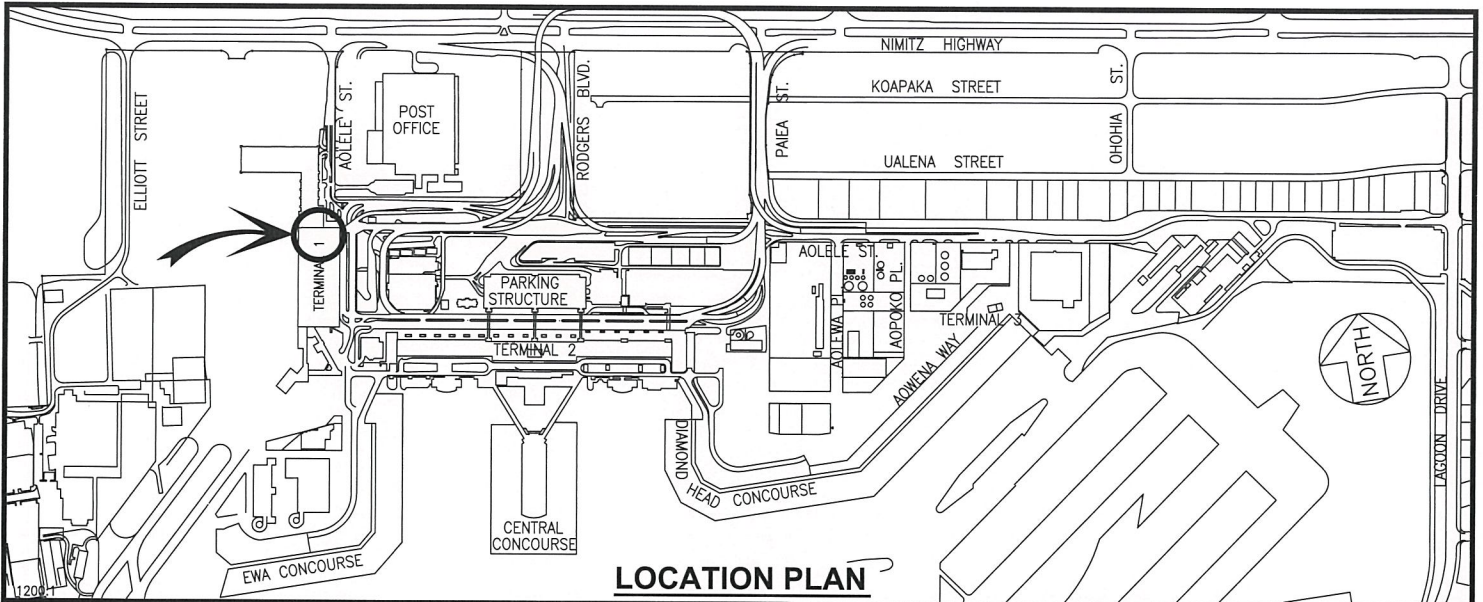
EXHIBIT: **A**



US GENERAL SERVICES
ADMIN / TSA

BUILDING 305
IIT MAUKA EXTENSION
SECOND LEVEL

305214
PLAT A1



| BLDG/ROOM | SQ. FT. |
|-----------|---------|
| 310 250B | 245 |
| 310 250D | 135 |

DATE : FEBRUARY 2023 EXHIBIT: **B**



US GENERAL SERVICES
ADMIN / TSA

BUILDING 310
INTER-ISLAND TERMINAL
SECOND LEVEL

310250B
310250D
PLAT E2

DANIEL K. INOUE INTERNATIONAL AIRPORT

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