



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

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

ISSUANCE OF A FACILITIES LEASE BY DIRECT NEGOTIATION
FOR ADMINISTRATIVE OFFICES
UNITED STATES GENERAL SERVICES ADMINISTRATION ON
BEHALF OF THE UNITED STATES DEPARTMENT OF AGRICULTURE
MAUKA EXTENSION, TERMINAL 1
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 01 (PORTION)

OAHU

APPLICANT:

United States General Services Administration on behalf of the United States Department of Agriculture (GSA/USDA), whose business and mailing address is 300 Rodgers Boulevard, Honolulu, Hawaii 96819.

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 the Mauka Extension, Terminal 1, Daniel K. Inouye International Airport (Airport), Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: 01 (Portion).

AREA:

Building/Room No. 305-111, containing an area of approximately 695 square feet, as shown and delineated on the attached map labeled Exhibit A.

ITEM M-1

BLNR – ISSUANCE OF A FACILITIES LEASE BY DIRECT NEGOTIATION FOR ADMINISTRATIVE OFFICES, UNITED STATES GENERAL SERVICES ADMINISTRATION ON BEHALF OF THE UNITED STATES DEPARTMENT OF AGRICULTURE, MAUKA EXTENSION, TERMINAL 1

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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, dated June 8, 1983, setting aside 3,152.177 acres designated as the Airport under the control and management of the State of Hawaii, Department of Transportation (HDOT) for Airport Purposes.

CHARACTER OF USE:

GSA/USDA will use the space to develop administrative offices to support their Animal and Plant Health Inspection Services at the Airport.

TERM OF LEASE:

Ten (10) years.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

ANNUAL LEASE RENTAL:

Years 1 – 5 \$18,264.60 (based on an office rate of \$18.60 per square foot, per annum, as determined from the HDOT schedule of rates and charges established by appraisal of Airport property statewide, plus \$5,337.60 for utilities).

Years 6 – 10 115% x the annual rent for year five of the Lease term.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area are covered by the Honolulu International Airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-033. The EA is a joint State and Federal document, dated September 1989 and published in the October 23, 1989

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issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and HDOT 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, HDOT proposes to issue a directly negotiated Facilities Lease to GSA/USDA to develop administrative offices to support their Animal and Plant Health Inspection Services at the Airport.

RECOMMENDATION:

That the Board authorize HDOT to issue a directly negotiated Facilities Lease to GSA/USDA, 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 by the Department of the Attorney General as to the lease form and content

Respectfully submitted,

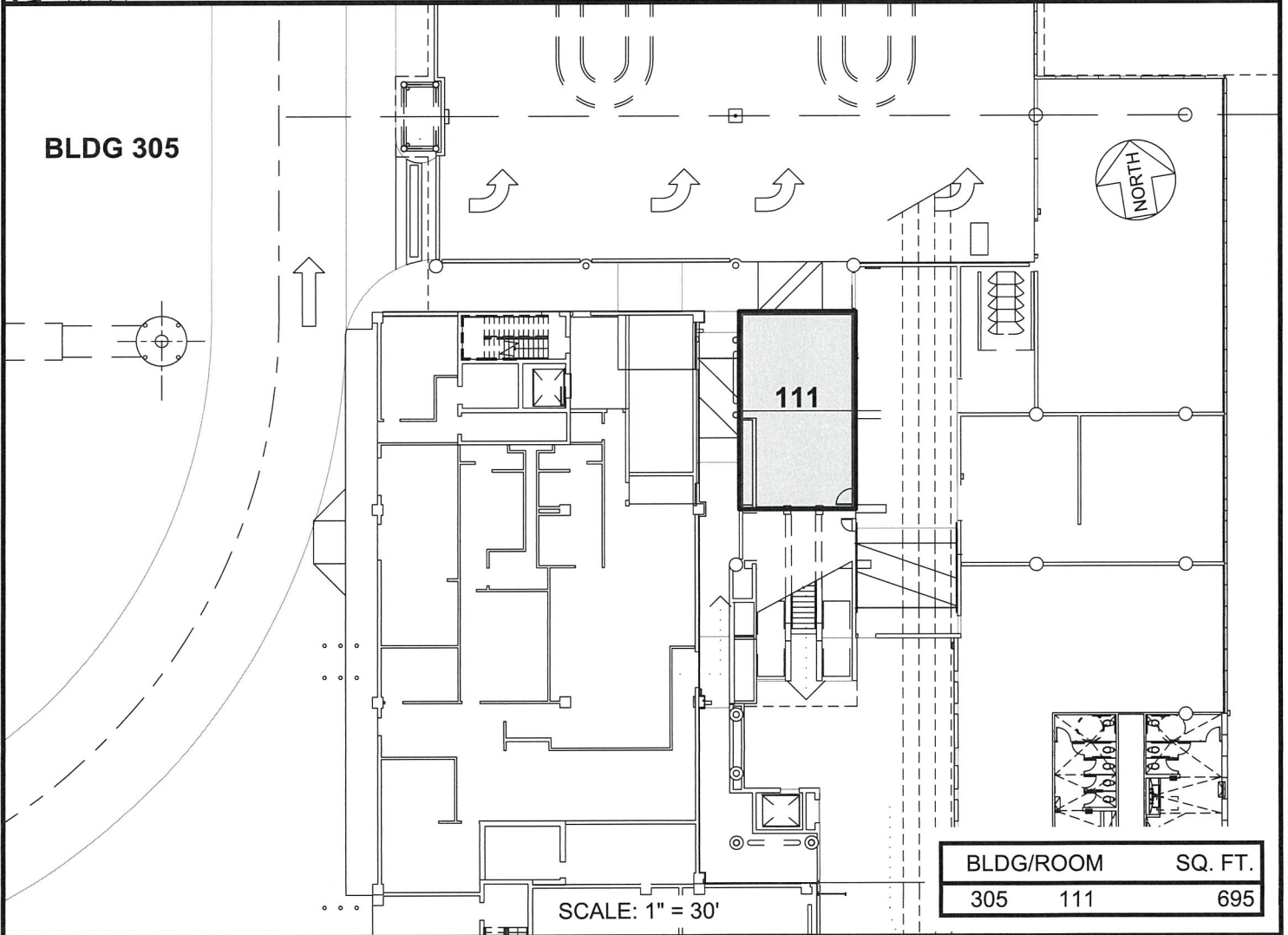
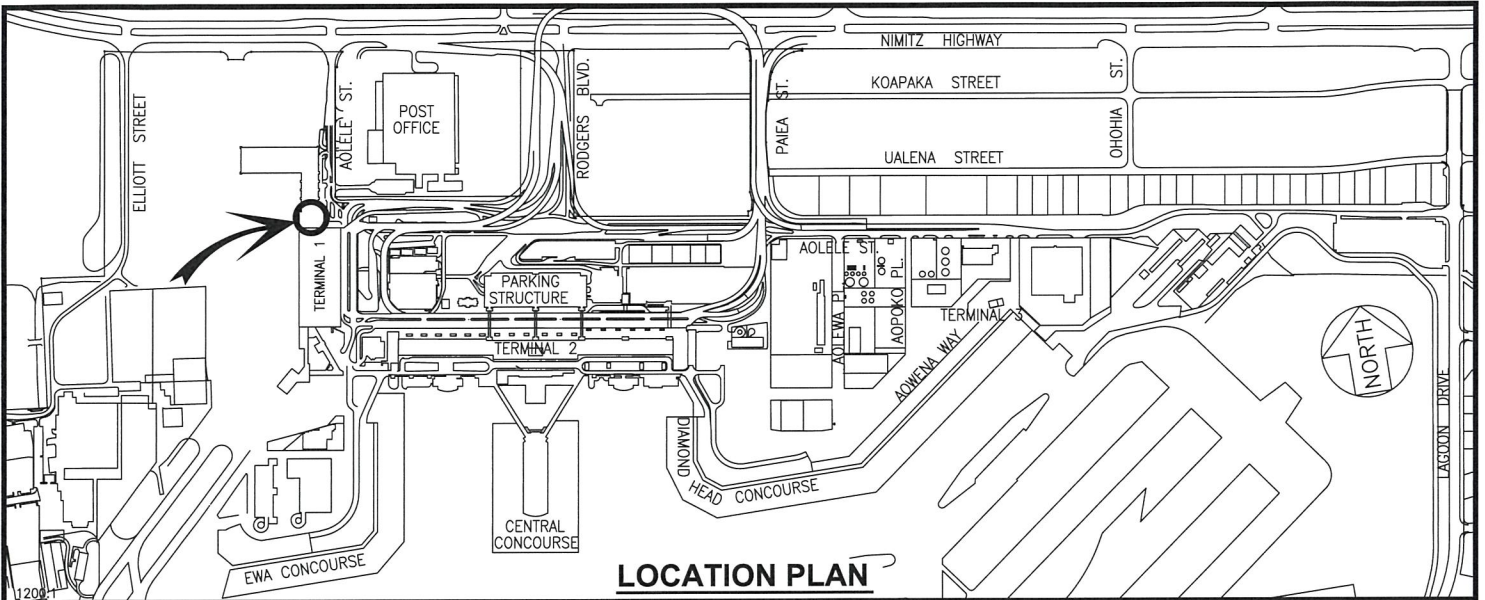


EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



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



DATE : AUGUST 2023

EXHIBIT: **A**



AIRPORTS

**BUILDING 305
MAUKA EXTENSION
GROUND LEVEL**

305111

DANIEL K. INOUE INTERNATIONAL AIRPORT

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