



**STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

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

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-23-0010  
U.S. GENERAL SERVICES ADMINISTRATION ON BEHALF OF  
THE U.S. DEPARTMENT OF HOMELAND SECURITY,  
TRANSPORTATION SECURITY ADMINISTRATION  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-003: PORTION OF 051

OAHU

REQUEST:

The Department of Transportation (HDOT) and the U.S. General Services Administration on behalf of the U.S. Department of Homeland Security, Transportation Security Administration (GSA/TSA) entered into State Lease No. DOT-A-23-0010 (Lease) effective June 1, 2023, for administrative space to support the Transportation Security Administration's (TSA) operations at the Airport. GSA/TSA is now requesting to amend the Lease to add four additional office spaces in Terminal 2.

APPLICANT/LESSEE:

GSA/TSA, whose mailing address is 333 W. Broadway, Suite 1001, San Diego, California 92101.

LEGAL REFERENCE:

Sections 261-7 and 171-59 (b), Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portions of Building No. 342, Waiting Lobby, Second Level at Daniel K. Inouye International Airport (Airport), Honolulu, Hawaii, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-003: portion of 051.

**ITEM M-2**

AREA:

Additional Premises:

Building/Room No. 342-254, containing an area of approximately 376 square feet,  
Building/Room No. 342-255, containing an area of approximately 457 square feet,  
Building/Room No. 342-256, containing an area of approximately 275 square feet, and  
Building/Room No. 342-257, containing an area of approximately 544 square feet,  
as shown, and delineated on the attached map labeled Exhibit C.

ZONING:

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

LAND TITLE STATUS:

Non-Ceded - Section 5(a) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to 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/TSA will use the Additional Premises in Terminal 2 as offices to support the  
Transportation Security Administration's (TSA) operations at the Airport.

TERM OF LEASE:

Five years (06/01/2023 – 05/31/2028).

COMMENCEMENT DATE:

Upon execution of Amendment No. 1 to the Lease.

LEASE RENTAL:

Original Lease Rental: \$ 68,354.28 per annum

Amended Lease Rental: \$111,768.84 per annum

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 issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and DOTA environmental best management practice will address minimal impacts from this action.

REMARKS:

HDOT and GSA/TSA entered into State Lease No. DOT-A-23-0010 effective June 1, 2023, together with all amendments, modifications, assignments, consents, and extensions subsequent thereto, for an office, a training room and breakrooms for administrative purposes in Terminal 2. GSA/TSA is now requesting to amend the Lease to include Additional Premises in Terminal 2 to support TSA's operations at the Airport. HDOT, in the public interest, has no objections to the request and will amend the Lease to include the Additional Premises.

RECOMMENDATION:

That the Board approves Amendment No. 1 to the Lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other 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 amendment of lease form and content.

Respectfully submitted,



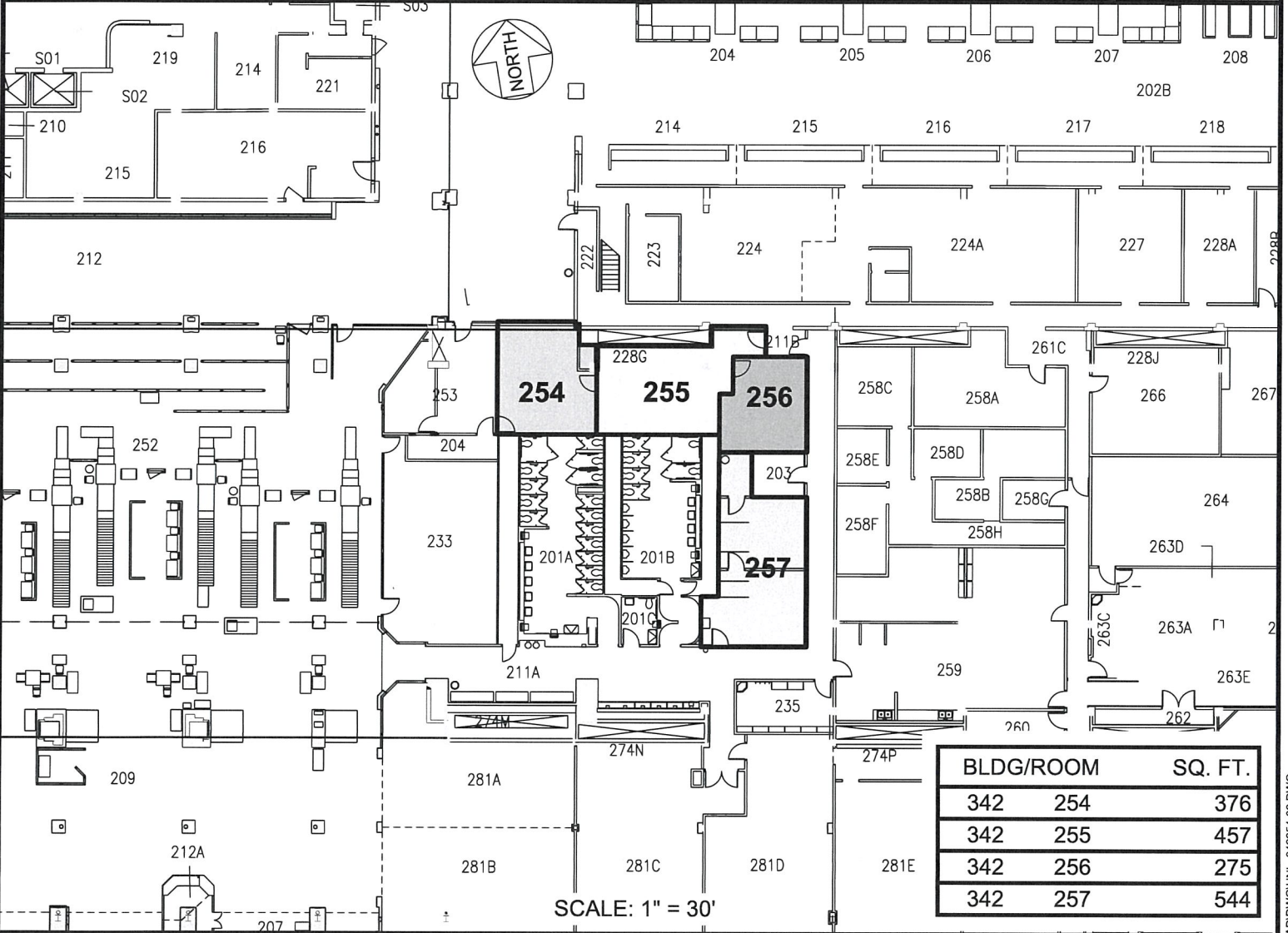
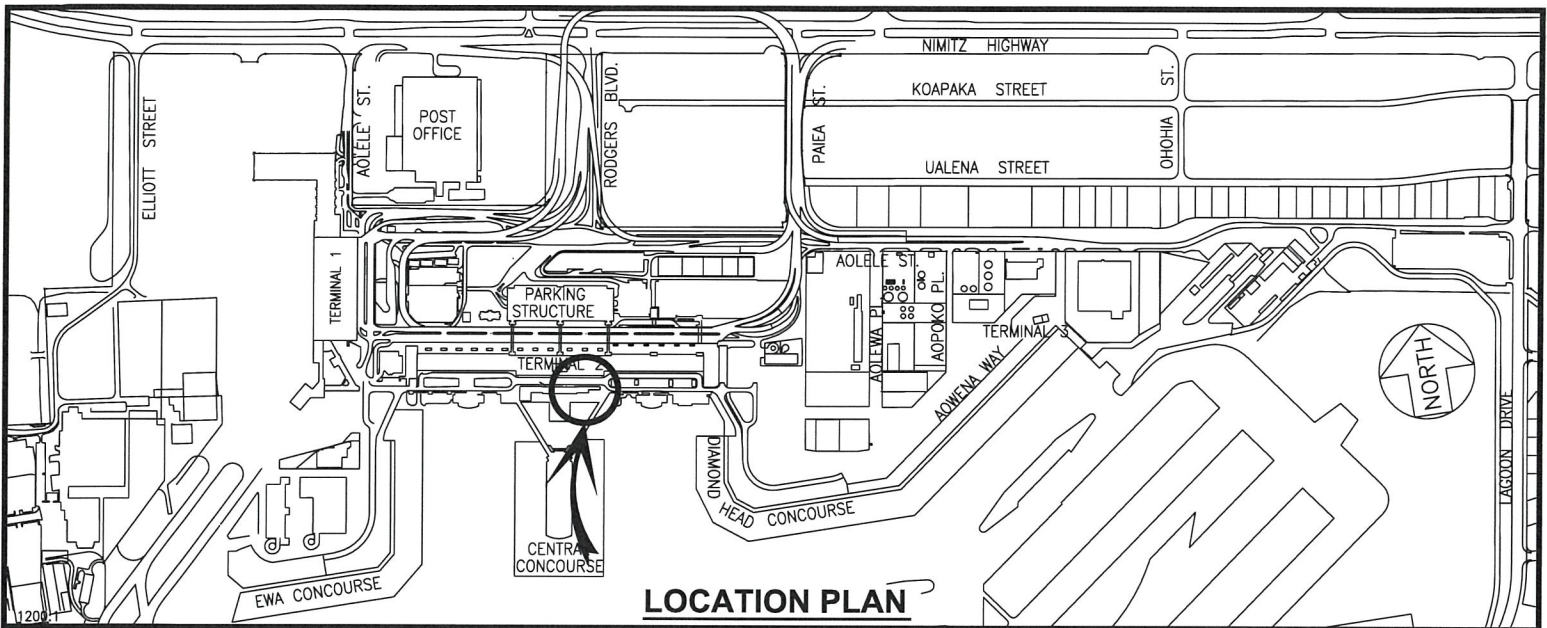
EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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





BLDG/ROOM	SQ. FT.
342 254	376
342 255	457
342 256	275
342 257	544

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-23-0010

DATE : JANUARY 2024

EXHIBIT: **C**



AIRPORTS

US GENERAL SERVICES  
ADMIN/TSA

BUILDING 342  
WAITING LOBBY  
SECOND LEVEL

342254  
342255  
342256  
342257

DANIEL K. INOUE INTERNATIONAL AIRPORT

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