



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

June 28, 2024

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

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE SPACE FOR
SECURITY SERVICES OPERATIONS
UNIVERSAL PROTECTION SERVICE, LP
DBA ALLIED UNIVERSAL SECURITY SERVICES
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003

HAWAII

APPLICANT:

Universal Protection Service, LP dba Allied Universal Security Services (Allied), whose mailing address is 846 S. Hotel Street, Honolulu, Hawaii 96740.

LEGAL REFERENCE:

Hawaii Revised Statutes, Section 171-55 (HRS), as amended.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona, Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-043: Portion of 003.

AREA:

Bldg/Room No. 118 -101, containing an area of approximately 240 square feet, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:
County of Hawaii:

Urban & Conservation
Industrial (MG-1a) and Open

ITEM M-19

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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Ceded

DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governors 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 Hawaii, Department of Transportation (HDOT) for Airport Purposes.

CHARACTER OF USE:

Allied will use Space No. 118 -101 as an operational office to perform security services at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$525.60 (based on a rate of \$16.80 per square foot per annum as determined from the HDOT schedule of rates and charges established by appraisal of Airports property statewide plus \$93.60 for electricity, \$60.00 for air conditioning and \$36.00 for maintenance).

SECURITY DEPOSIT:

\$1,576.80, or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact (FONSI), Airfield, Terminal, and Facility Improvements at KOA, published by the Office of Environmental Quality Control (OEQC) in the March 23, 2013, issue of The Environmental Notice. Accordingly, all

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relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

In accordance with Section 171-55, HRS relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Allied for office space to perform security services at KOA.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to Allied, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



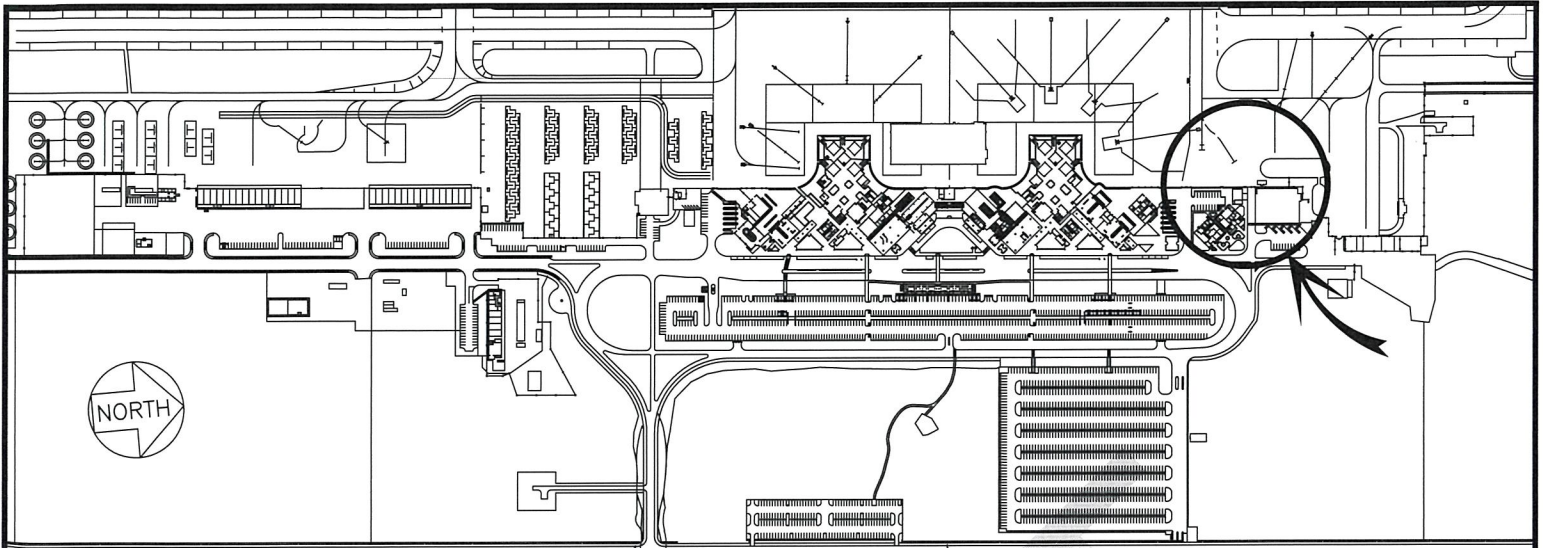
EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



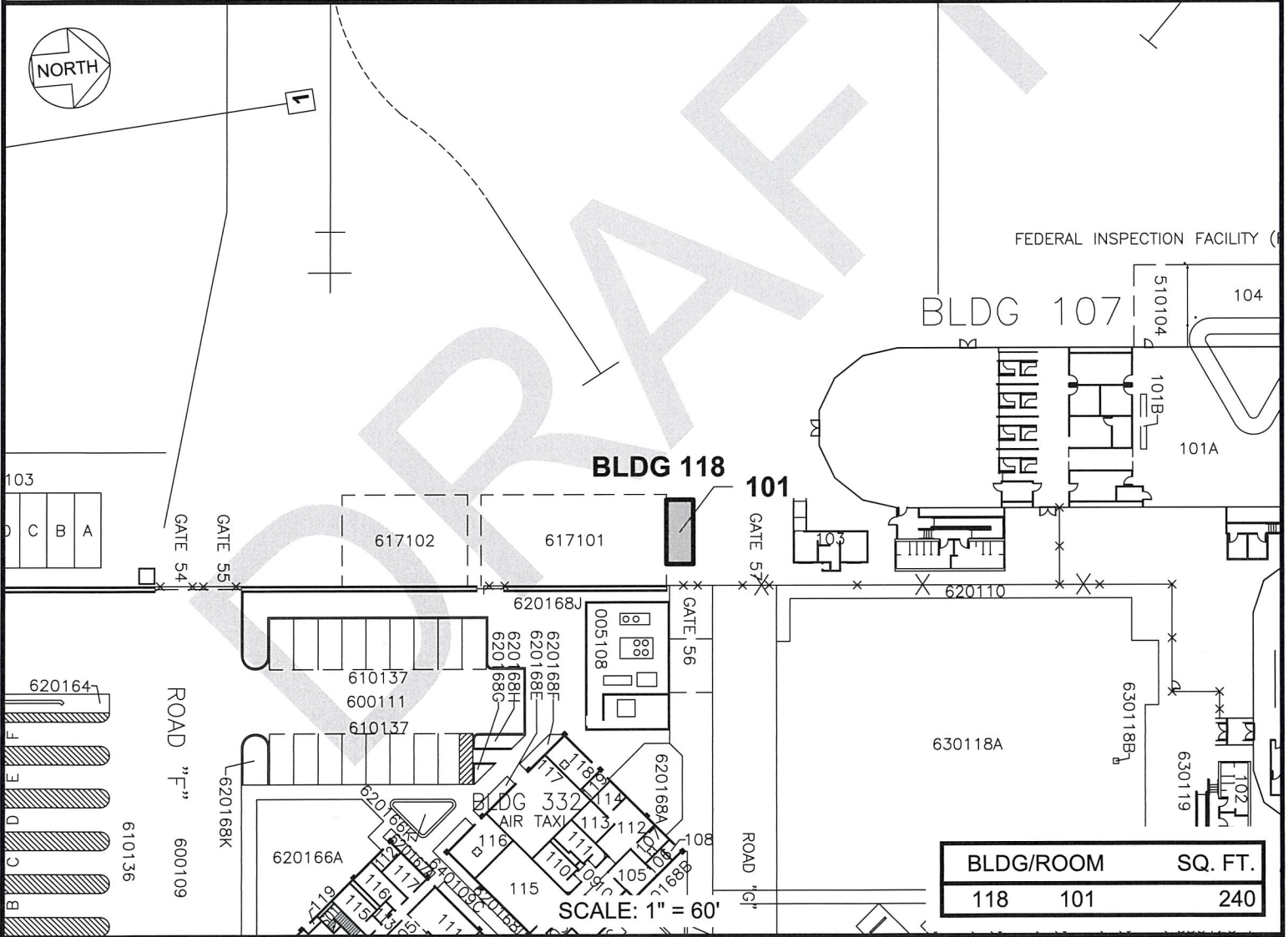
DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources

Attachment



LOCATION PLAN

600:1



DRAFT

DATE : OCTOBER 2020

EXHIBIT: **A**



UNIVERSAL PROTECTION
SERVICE, LP

BLDG 118
TRAILER

118101
PLAT F1,58