

DAVID Y. IGE
GOVERNOR



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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:

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

ISSUANCE OF A DIRECT LEASE
FOR CONTRACTOR'S OFFICE AND STORAGE FOR CONSTRUCTION
AND ENVIRONMENTAL CLEANUP EQUIPMENT AND MATERIALS
PUNALUU BUILDERS, INC.
UALENA STREET, HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-14:07 & 99

OAHU

REQUEST:

Issuance of a direct lease to Punaluu Builders, Inc., for the operation and maintenance of a contractor's office and storage for construction and environmental cleanup equipment and materials.

LEGAL REFERENCE:

Section 261-7 and 171-59, Hawaii Revised Statutes.

APPLICANT / LESSEE:

Punaluu Builders, Inc., a Hawaii corporation, whose mailing address is 3059 Ualena Street, Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-14:07 & 99

AREA:

Area/Space No. 005-108, consisting of an area of approximately 11,444 square feet,
Building/Space No. 181-101, consisting of an area of approximately 2,430 square feet,
Building/Space No. 181-102A, consisting of an area of approximately 434 square feet,
Building/Space No. 181-102B, consisting of an area of approximately 434 square feet,
Building/Space No. 182-101, consisting of an area of approximately 7,171 square feet,
Building/Space No. 182-102, consisting of an area of approximately 1,704 square feet,
Building/Space No. 182-103, consisting of an area of approximately 1,065 square feet, and
Building/Space No. 182-104, consisting of an area of approximately 1,420 square feet,
all as delineated on the attached map labeled Exhibit A.

ITEM M-5

BLNR – ISSUANCE OF A DIRECT LEASE

PUNALUU BUILDERS, INC.

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ZONING:

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

LAND TITLE STATUS:

Non-ceded - Direct purchase from private land owner.
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3894, setting aside a portion of Honolulu International Airport under the control and management of the State of Hawaii, Department of Transportation, Airports Division (DOTA), for Airport purposes.

The DOTA acquired the subject property together with most of the remaining properties (except one) along the ocean (makai) side of Ualena Street, between Lagoon Drive and Paiea Street, in the mid 1990's from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

Contractor's office and storage of construction and environmental cleanup equipment and materials.

TERM OF LEASE:

Five (5) years.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL LEASE RENTAL:

Property Lease Rental. Annual property lease rental in the sum of \$158,400.00, payable in monthly installments of \$13,200.00.

PERFORMANCE BOND:

Sum equal to three times the monthly lease rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation, dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

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 ___

REMARKS:

In accordance with Section 171-59(b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation (DOT) proposes to issue a direct lease to Punaluu Builders, Inc. for the purpose of operating and maintaining a contractor's office and the storage of construction and environmental cleanup equipment and materials. The DOT, in the public interest, has no objection to the Lessee's request and has determined that the issuance of this direct lease encourages competition and is essential to the aeronautical and airport-related industries.

RECOMMENDATION:

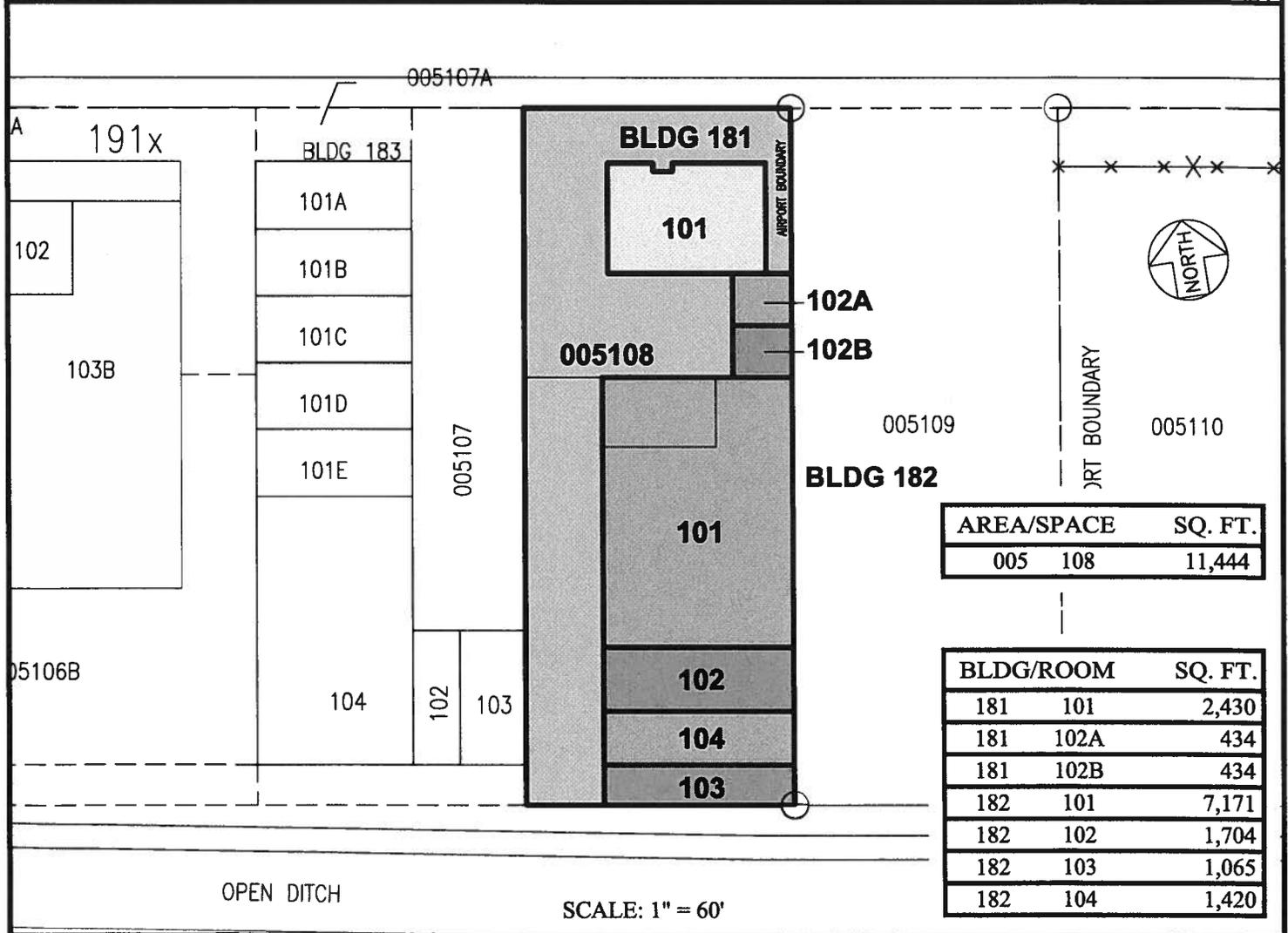
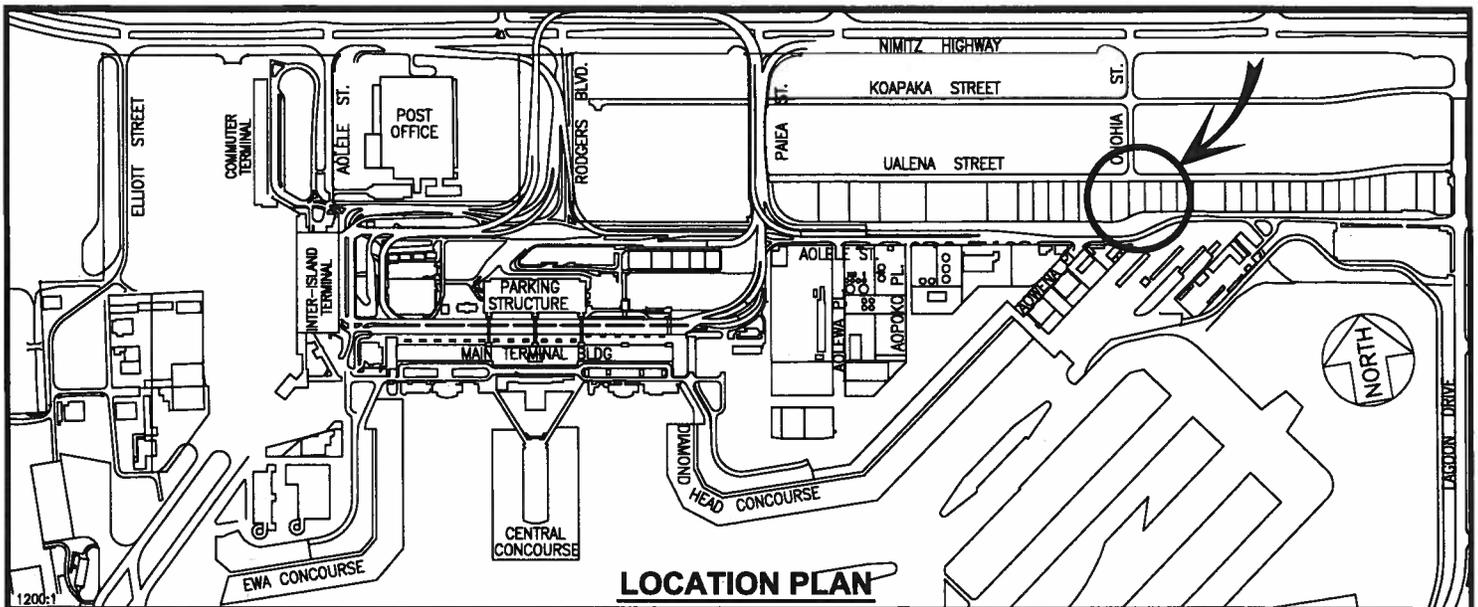
That the Board authorize the Department of Transportation to issue a direct lease to Punaluu Builders, Inc. subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:


SUZANNE D. CASE
Chairperson and Member



AREA/SPACE	SQ. FT.
005 108	11,444

BLDG/ROOM	SQ. FT.
181 101	2,430
181 102A	434
181 102B	434
182 101	7,171
182 102	1,704
182 103	1,065
182 104	1,420

DATE : JULY 2015

EXHIBIT: **A**



Airports Division

PUNALUU BUILDERS, INC.

**BUILDING 181
UALENA STREET
GROUND LEVEL**

**181101-102B
182101-104
005108
PLAT 16**