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

IN REPLY REFER TO:

August 22, 2024

Mr. Edwin H. Sniffen, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

OAHU

Authorize the issuance of nine month-to-month Revocable Permits (RP), to American Guard Services, Inc., for use of office spaces, break area for employees, passenger screening areas, and baggage screening areas, situated at Piers 2, 10 and 11 at Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 2-1-015:009 (Portion) and (1) 2-1-001:001 (Portion), Governor's Executive Order Nos. 3542 and 4238.

LEGAL REFERENCE:

Hawaii Revised Statutes, Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

American Guard Services, Inc. (Applicant), is a foreign profit corporation whose mailing address is 1125 W 190th Street, Gardena, California 90248.

CHARACTER OF USE:

Use of office spaces, break area for employees, passenger screening areas, and baggage screening areas to support security measures for passengers traveling via cruise ships at Piers 2, 10, and 11 at Honolulu Harbor, island of Oahu.

LOCATION:

Portion of governmental lands at Honolulu Harbor, island of Oahu, TMK Nos. (1) 2-1-015:009 (Portion) and (1) 2-1-001:001 (Portion), Governor's Executive Order Nos. 3542 and 4238, as shown on the enclosed map labeled Exhibit A.

ZONING:

State Land Use Commission: Urban
 City and County of Honolulu: Kakaako Community Development District,
 Mixed use Precinct, Public Use Precinct,
 Waterfront Industrial Precinct, Aloha Tower
 Project, and B-2 Community Business District

AREA: See enclosed Exhibits A and B

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Pier 2 – Passenger Check-in	Warehouse	1,440	\$1.50	\$2,160.00	\$4,320.00
2	Pier 2 – Baggage Check-in	Warehouse	380	\$1.50	\$ 570.00	\$1,140.00
3	Pier 2 – Screening area	Warehouse	99	\$1.50	\$ 148.50	\$ 297.00
4	Pier 2 – Baggage Check-in (Makai)	Warehouse	380	\$1.50	\$ 570.00	\$1,140.00
5	Pier 2 – Office	Office	324	\$1.35	\$ 437.40	\$ 874.80
6	Pier 2 – Breakroom	Office	156	\$1.35	\$ 210.60	\$ 421.20
7	Pier 10 – Baggage Check-in	Warehouse	528	\$1.50	\$ 792.00	\$1,584.00
8	Pier 11 – Passenger Check-in	Warehouse	2,580	\$1.50	\$3,870.00	\$7,740.00
9	Pier 11 – Security Office	Office	380	\$1.35	\$ 513.00	\$1,026.00

\$9,271.50	\$18,543.00
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor, Oahu.

LAND TITLE STATUS:

Under the control and management of the State of Hawaii, Department of Transportation (HDOT), through issuance of Governor's Executive Order Nos. 3542 and 4238.

TRUST LAND STATUS:

Public Land Trust Information System has TMK No. (1) 2-1-001:001 (Portion) listed as subsection 5 (a) of the Hawaiian Admission Act (non-ceded lands) and TMK No. (1) 2-1-015:009 (Portion) listed as subsection 5 (b) (ceded lands).

CURRENT USE STATUS:

The area is currently occupied by the Applicant.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, which exempts the following:

“Exemption Type 1: Operations, repairs, or maintenance of existing structures, facilities, equipment or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

The HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. A.1. “Repair or maintain buildings, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels and other similar structures or facilities necessary for the continued function and use, and to meet current local, state and federal standards and regulations. Actions include but not limited to the following:
 - a. General: repaint, reroof, repair/replace windows and doors, interior modifications: furnishings, space configuration, flooring and flooring cover, framework, roof sheathing and other similar actions.

- b. Utility systems: electrical, interior lighting, plumbing, wastewater, information technology/communication and security systems, heating/ventilation/air conditioning units and other systems.”

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant is an accredited security protection firm with trained security personnel specializing in Cruise Ship Passenger Terminal Operations. The Applicant provides its personnel with training and certification based on regulations specific to the cruise ship security industry. Their training is focused on preparing for contingencies for various situations, advanced planning, and a high level of communication to ensure awareness throughout the vessel or facility during all operations.

RECOMMENDATION:

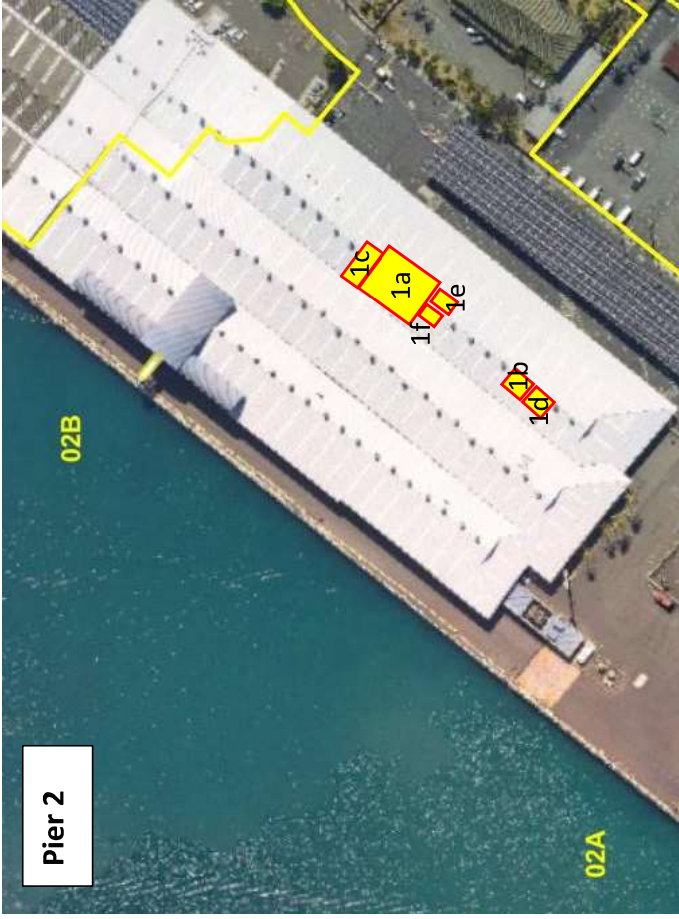
Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of nine month-to-month RPs to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,

Dreanalee Kalili

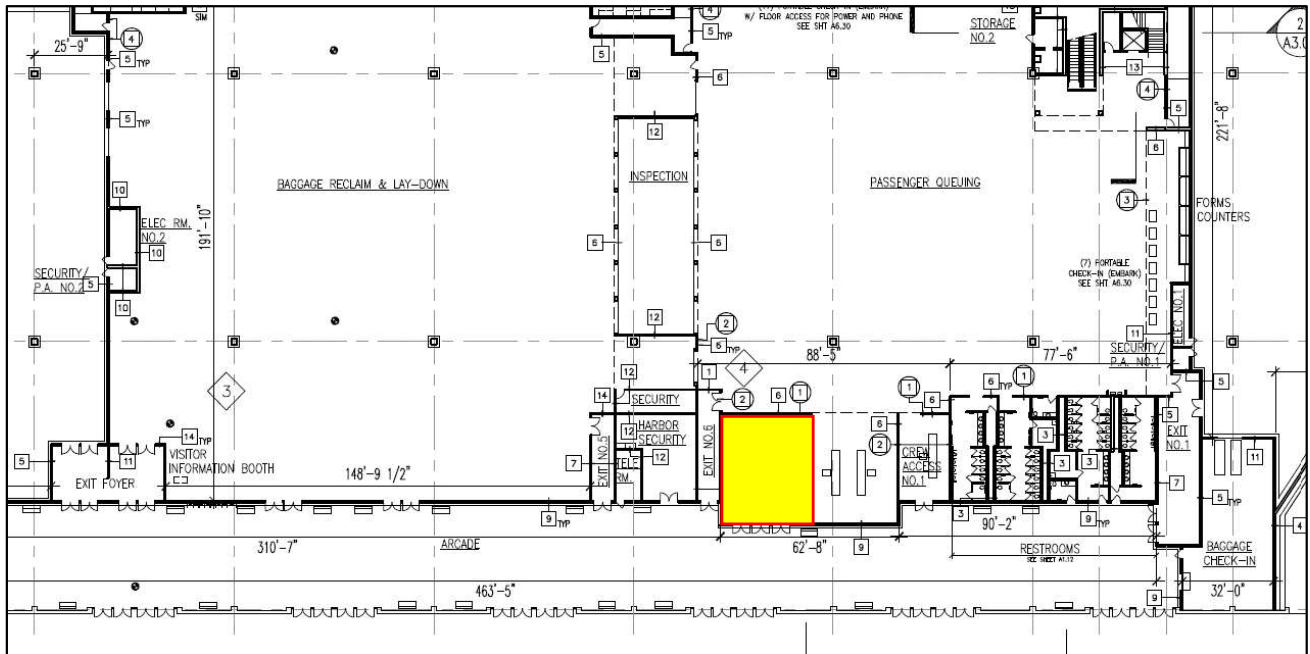
DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosures



- 1a. Pier 2 – Passenger Check-in
- 1b. Pier 2 – Baggage Check-in
- 1c. Pier 2 – Screening area
- 1d. Pier 2 – Baggage Check-in (Makai)
- 1e. Pier 2 – Office
- 1f. Pier 2 – Breakroom
- 2. Pier 10 – Baggage Check-in
- 3a. Pier 11 – Passenger Check-in
- 3b. Pier 11 – Security Office

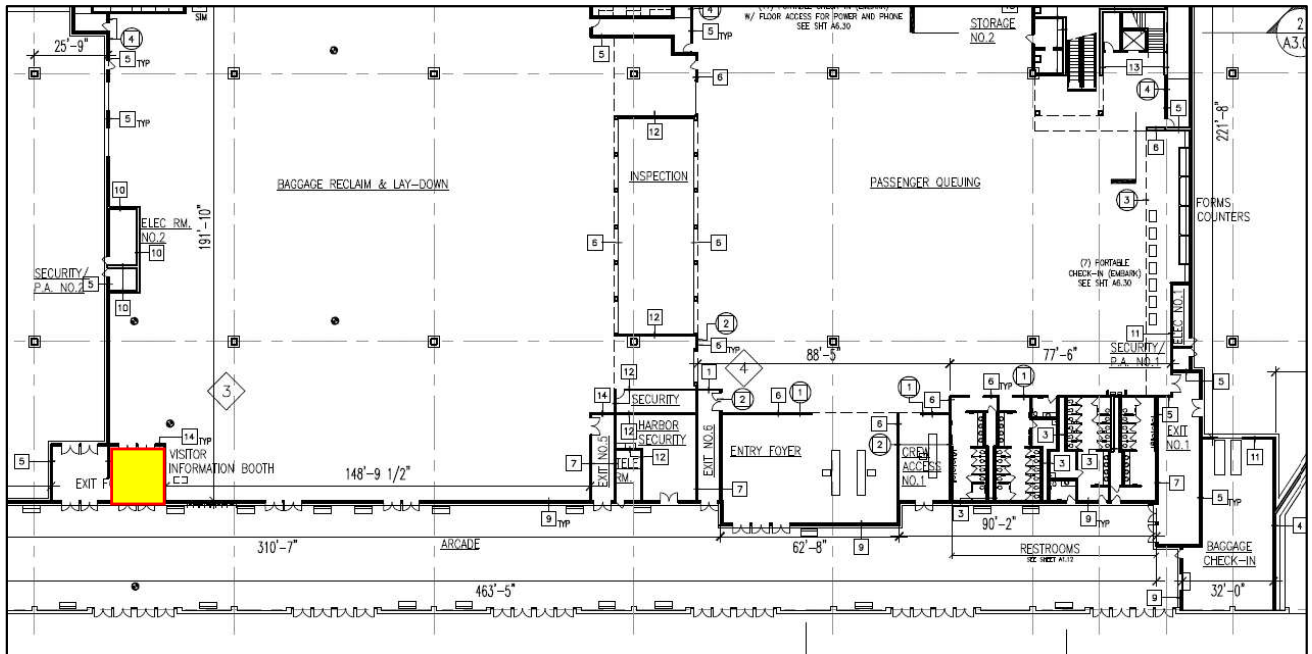
Area 1a. – Pier 2 Passenger Check-in



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1a	Pier 2 - Passenger Check-in	Warehouse	40'	36'	1,440



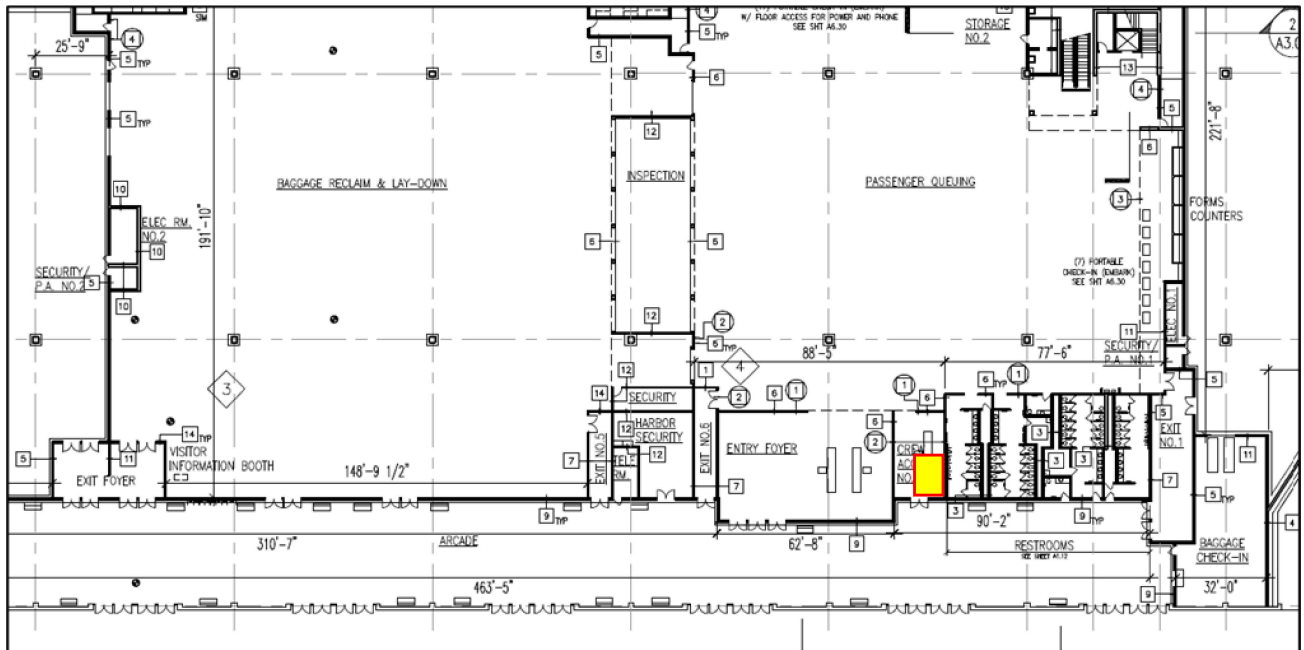
Area 1b. – Baggage Check-in



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
1b	Pier 2 - Baggage Check-in	Warehouse	20' x 19'	380



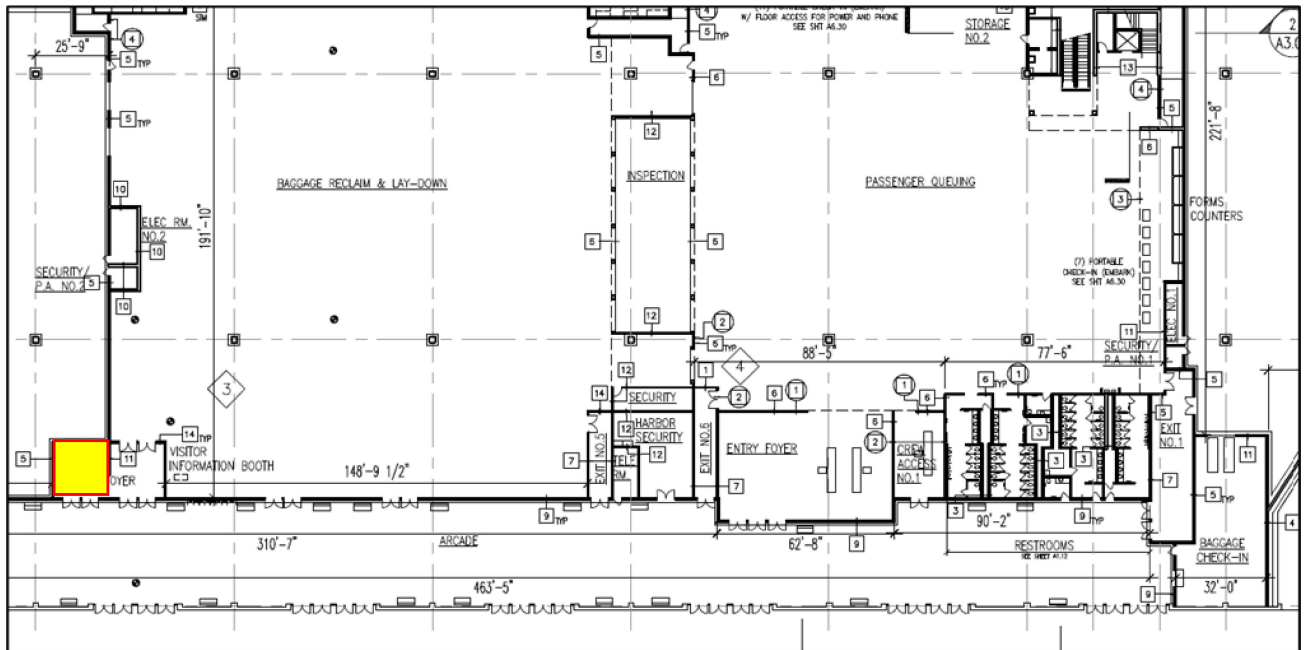
Area 1c. – Pier 2 – Screening area



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1c	Pier 2 - Screening area	Warehouse	11'	9'	99



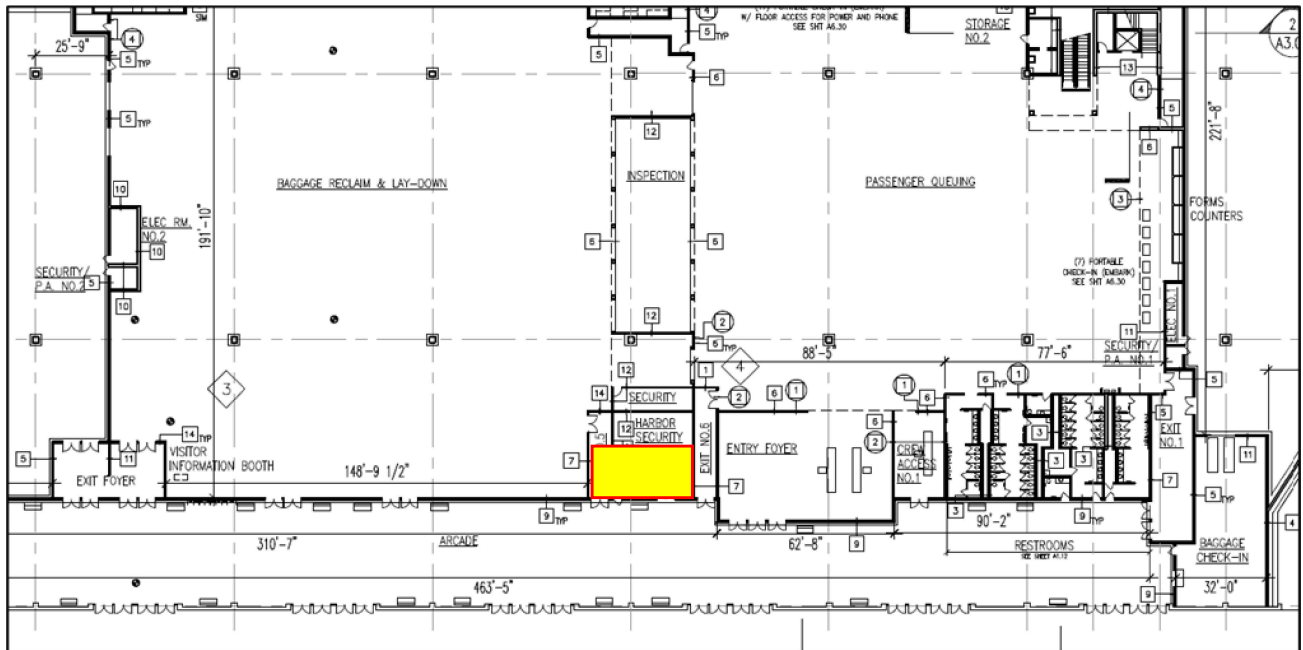
Area 1d. – Pier 2 Baggage Check-in (Makai)



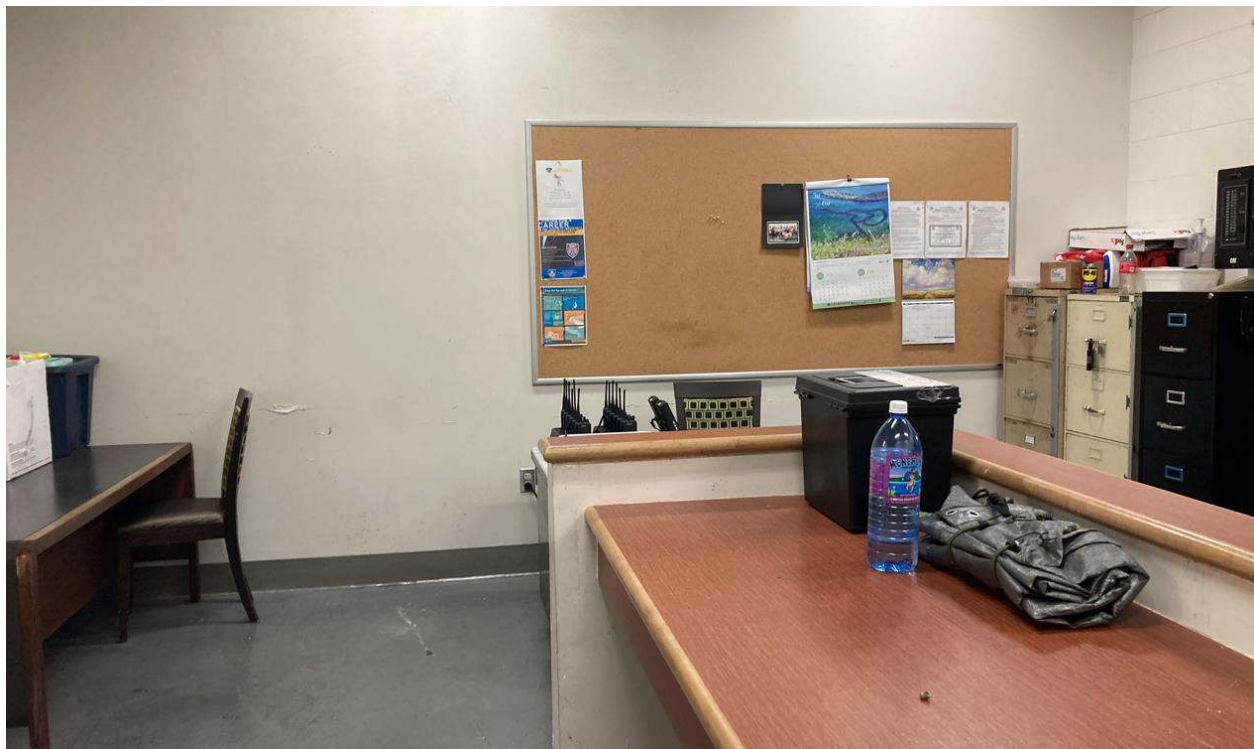
AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1d	Pier 2 - Baggage Check-in (Makai)	Warehouse	20'	19'	380



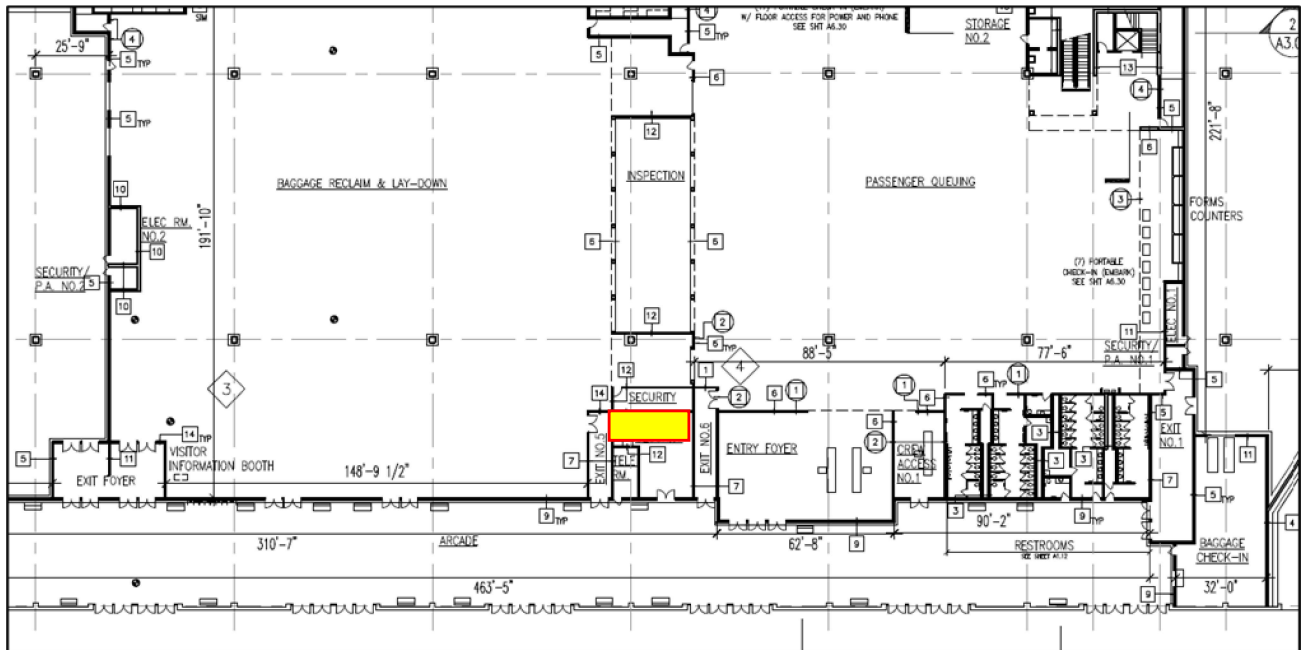
Area 1e. – Pier 2 Office



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1e	Pier 2 - Office	Office	18'	18'	324



Area 1f. – Pier 2 Breakroom



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1f	Pier 2 - Breakroom	Office	13'	12'	156



Area 2 – Pier 10 Baggage Check-in



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Pier 10 - Baggage Check-in	Warehouse	12'	44'	528



Area 3a. – Passenger Check-in



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3a	Pier 11 - Passenger Check-in	Warehouse	86'	30'	2,580

