

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

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

IN REPLY REFER TO:

December 26, 2024

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

**MAUI**

Request for Authorization to issue a month-to-month Revocable Permit (RP) to Universal Protection Service, LP, dba Allied Universal Security Services for office space, situated at Kahului Harbor, island of Maui, Tax Map Key (TMK) No. (2) 3-7-010:036 (Portion)

**LEGAL REFERENCE:**

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

**APPLICANT:**

The Universal Protection Service, LP, dba Allied Universal Security Services (Applicant) is a foreign limited partnership whose mailing address is 161 Washington Street, Suite 600, Conshohocken, Pennsylvania 19428.

**CHARACTER OF USE:**

Use of an office at Kahului Harbor to support their manned guarding and security services business.

**LOCATION:**

Portion of Government lands at Kahului Harbor, island of Maui, TMK No. (2) 3-7-010:036 (Portion), as shown on enclosed Exhibit A.

**ZONING:**

State Land Use Commission:  
County of Maui:

Urban  
Draft - M-2, Heavy Industrial

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Office Space in Building C (Room 128)	Office	364	\$1.64	\$596.96	\$1,193.92
	Common Area Maintenance for office space	CAM	364	\$0.79	\$287.56	\$575.12

<b>\$884.52</b>	<b>\$1,769.04</b>
<b>Total Monthly Rental</b>	<b>Total Security Deposit</b>

CONSIDERATION:

Month-to-month rent determined by appraisal as of June 1, 2022, for RPs in Kahului Harbor, island of Maui.

LAND TITLE STATUS:

Acquired via State acquisition and pending set aside by Governor’s Executive Order to the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Acquired after statehood (non-ceded).

CURRENT USE STATUS:

The area is currently occupied by the Applicant. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

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. A1. “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 similar systems.
  - c. Ancillary facilities: elevators (including modifying the capacity of elevators within the same roofed structure), escalators, conveyors, gates, fencing and other similar facilities.”

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 provides essential security and guard services for Kahului Harbor. They have extensive experience with port operators, cruise ship operators, and cargo shipping companies and are experts in its field regarding best practices for safety and security measures in a maritime environment.

Mr. Edwin H. Sniffen, Director  
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RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a month-to-month RP 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.

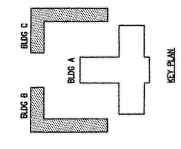
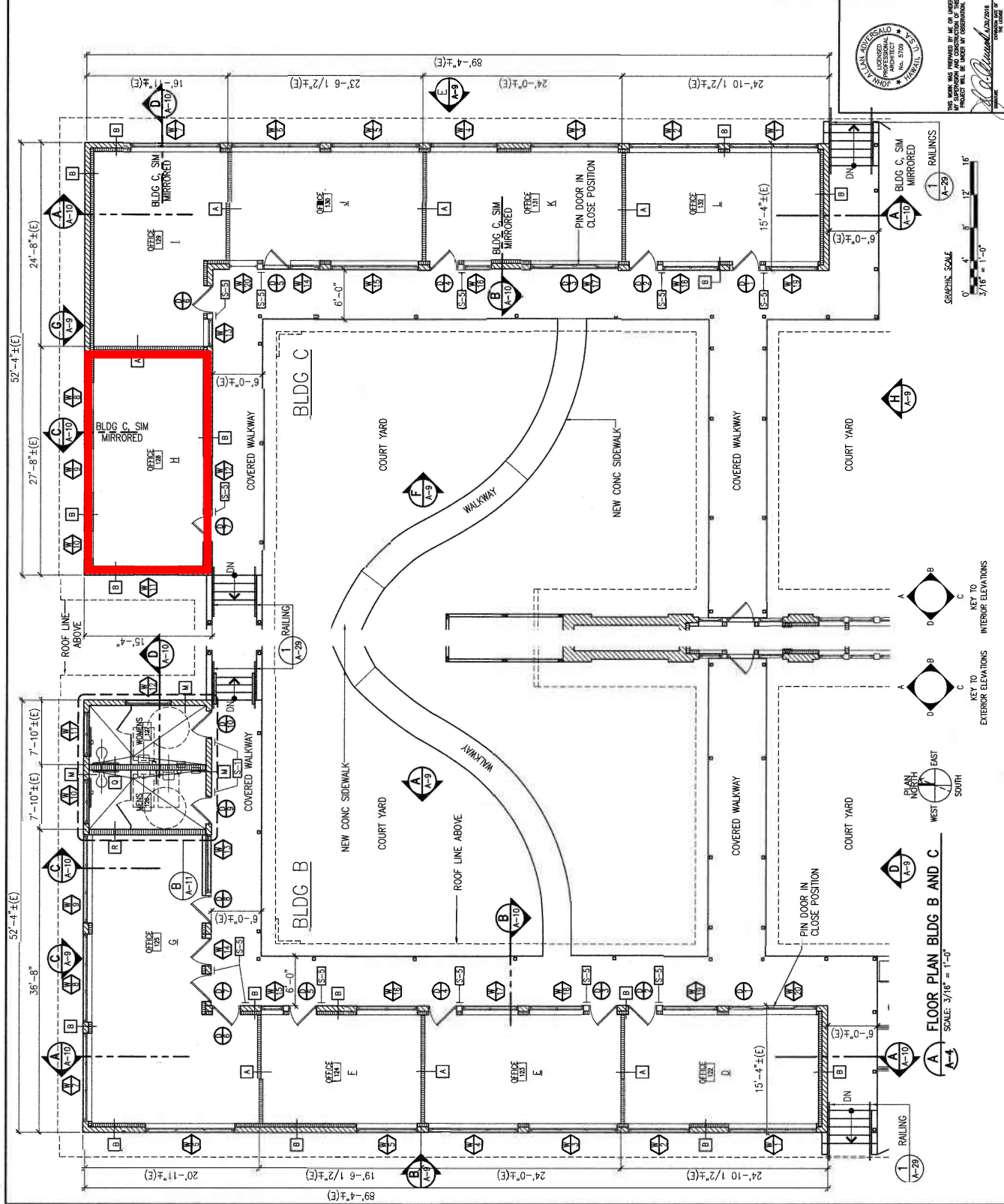
Sincerely,

*Dreanalee Kalili*

DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosures

- NOTES:
1. SEE SHITS A-20 & A-21 FOR DOOR & WINDOW SCHEDULE
  2. SEE SHIT A-22 FOR FINISH AND SIGNAGE SCHEDULE
  3. SEE SHITS A-23 & A-24 FOR WALL TYPES



REV	DATE	DESCRIPTION	BY	APPROVED

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HARBORS DIVISION

PROJECT TITLE: RELOCATE MAUI DISTRICT OFFICE TO THE OLD KAHULUI RAILROAD BUILDING, ETC.  
SHEET TITLE: FLOOR PLAN BLDG - B AND C

DESIGNED BY: J.C.  
CHECKED BY: J.A.  
DATE: JANUARY 2015  
SCALE: AS SHOWN

RECOMMENDED BY: [Signature]  
DATE: [Date]

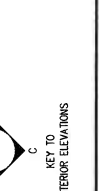
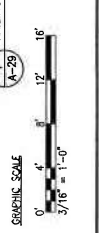
PROFESSIONAL ENGINEER  
NO. 2709

PROJECT NO.: H.C.30114  
SHEET NO.: 42 OF 172



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF HAWAII.

FOR QUESTIONS, CONTACT HARBORS ENGINEERING DESIGN AT 987-1958



FLOOR PLAN BLDG B AND C  
SCALE: 3/16\"/>