

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



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
**AIRPORTS**  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96813-5097

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

IN REPLY REFER TO:

AIR-PM 25.0408

May 22, 2025

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICES AND VEHICLE PARKING  
OCEANIT LABORATORIES, INC.  
DANIEL K. INOUE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-072: 049 (PORTION)

OAHU

REQUEST:

Issuance of a Revocable Permit for offices and vehicle parking to  
Oceanit Laboratories, Inc., situated at Daniel K. Inouye International Airport.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Section 26-19 and 171-2, as amended.

APPLICANT:

Oceanit Laboratories, Inc. (Oceanit), whose business address is 828 Fort Street Mall,  
Suite 600, Honolulu, Hawaii 96813.

LOCATION AND TAX MAP KEY:

A portion of Building 215, at Daniel K. Inouye International Airport, Island of Oahu,  
State of Hawaii, identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-072: 049 (Portion).

AREA:

Exclusive Areas:

Building/Room No. 215-101, containing an area of approximately 144 square feet;  
Building/Room No. 215-102, containing an area of approximately 315 square feet;  
Building/Room No. 215-104, containing an area of approximately 131 square feet;  
Building/Room No. 215-105, containing an area of approximately 1,821 square feet; and

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Area/Space No. 615-115A, B, C, containing a combined area of approximately 508 square feet, as shown and delineated on the attached map labeled Exhibit A.

Common Areas:

Building/Room Nos. 215-103, -108, -109, -S101, and -S102, containing a combined area of approximately 1,816 square feet, as shown and delineated on the attached map labeled Exhibit A.

Building/Room Nos. 215-208, -209, -211, -S201, and -S202, containing a combined area of approximately 1,849 square feet, as shown and delineated on the attached map labeled Exhibit B.

ZONING:

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

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 Daniel K. Inouye International Airport under the control and management of the State of Hawaii Department of Transportation (HDOT) for Airport purposes.

CHARACTER OF USE:

Oceanit will use the Exclusive and Common Areas for offices and vehicle parking, for the purpose of providing construction management services, as specifically stated under Contract No. 70724, Biometric Facial Recognition System, HNL, at the Daniel K. Inouye International Airport, State Project No. AO1095-36CM.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$25.00 per month, as stated in State of Hawaii Scope of Services, Contract No. 70724, State Project No. AO1095-36CM, Daniel K. Inouye International Airport.

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SECURITY DEPOSIT:

\$75.00, or three times the monthly rental in effect.

DCCA VERIFICATION:

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

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area are covered by the Honolulu International Airport, Airport Modernization Program Environmental Assessment (EA), State Project No. AO1030-13. The EA is a joint State and Federal document dated January 2013, and published in the February 8, 2013 issue of the OEQC Bulletin. Accordingly, the actions have been determined to have little or no impact upon the environment.

REMARKS:

HDOT proposes to issue a revocable permit to Oceanit for offices and vehicle parking, for the purpose of providing construction management services, as specifically stated in Contract No. 70724, Biometric Facial Recognition System, HNL, at the Daniel K. Inouye International Airport, State Project No. AO1095-36CM, "Pending the availability of space on airport property, the State will issue Revocable Permit(s) to the Contractor for the use of the space, assessed at the nominal monthly fee of \$25.00 for each Revocable Permit issued."

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Oceanit, including its conditions and rent, will serve the best interests of the State.

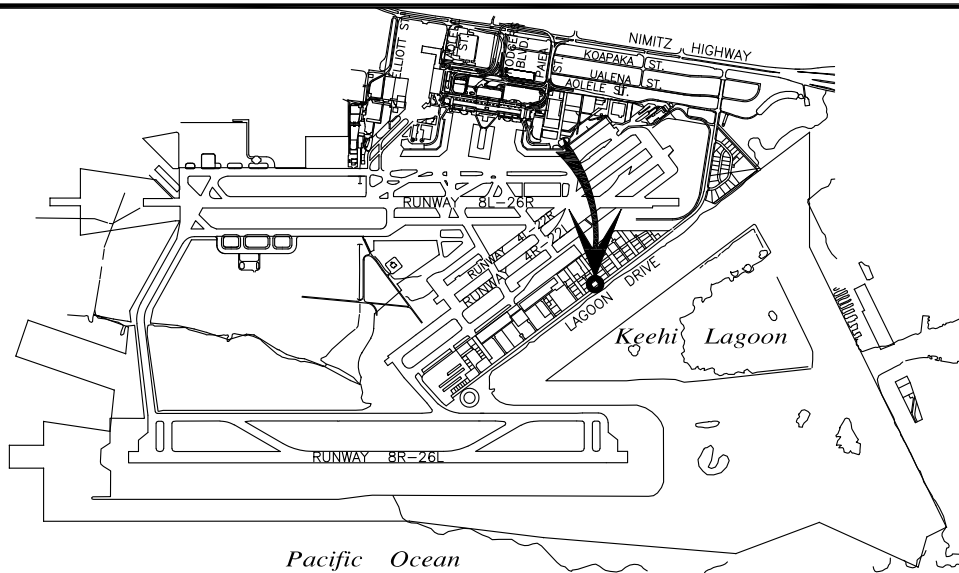
Respectfully submitted,



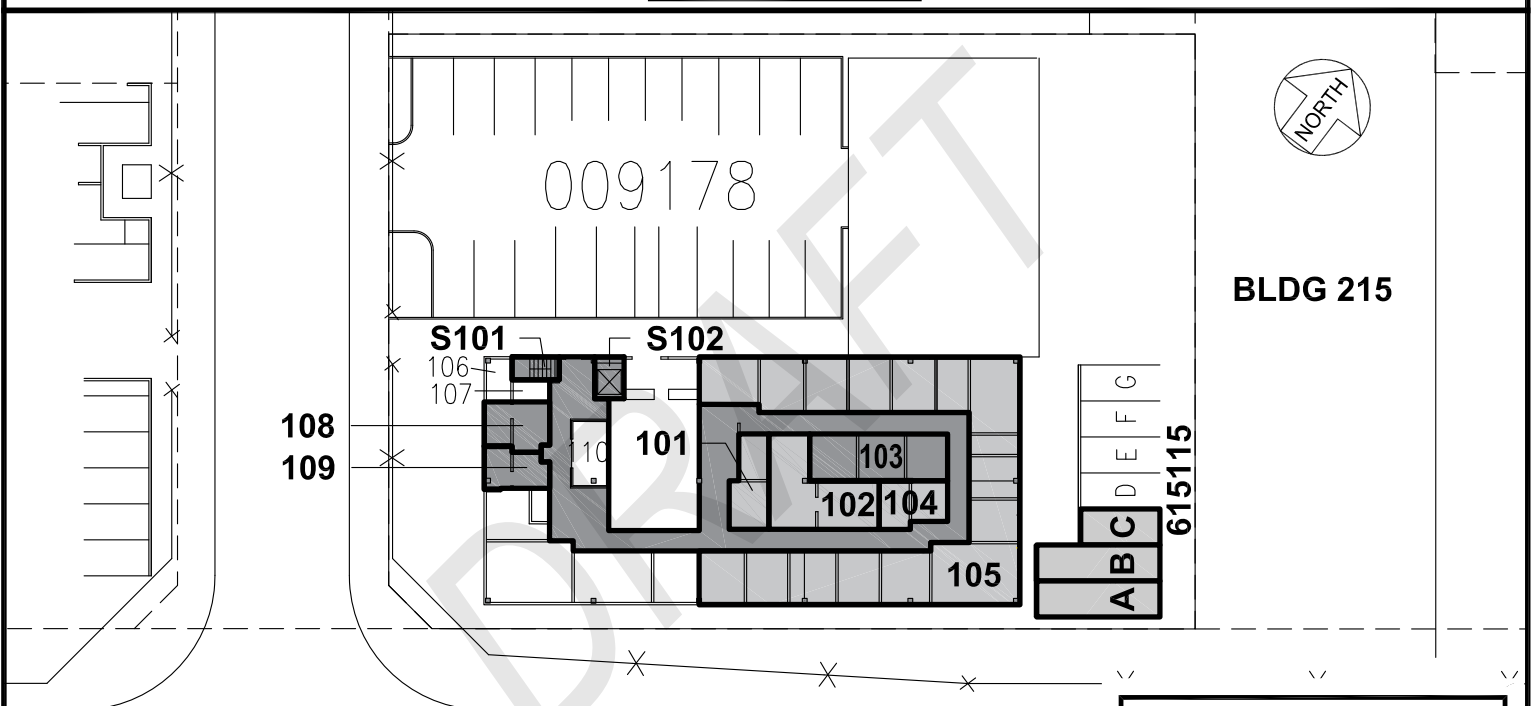
CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachments



### LOCATION PLAN



**BLDG 215**

AREA/SPACE	SQ. FT.
615 115A	192
615 115B	192
615 115C	124

BLDG/ROOM	SQ. FT.
215 101	144
215 102	315
215 104	131
215 105	1,821

**COMMON AREAS:**  
 HALLWAY  
 SERVER RM. (103)  
 RESTROOM (108-109)  
 STAIRS/ELEV (S101/S102)  
**TOTAL SQ. FT. 1,816**

SCALE: 1" = 40'

DATE : MARCH 2025

EXHIBIT: **A**



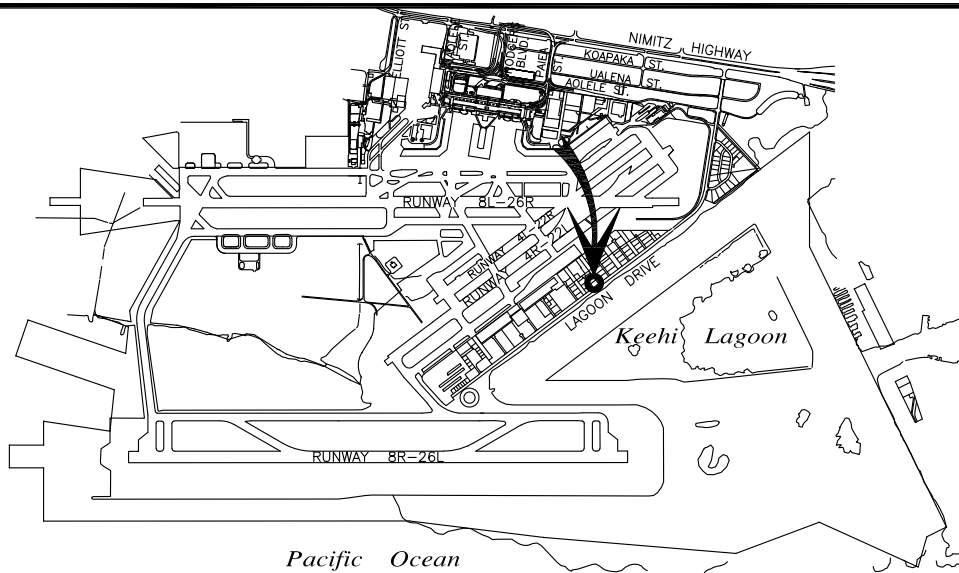
AIRPORTS

OCEANIT  
LABORATORIES, INC.

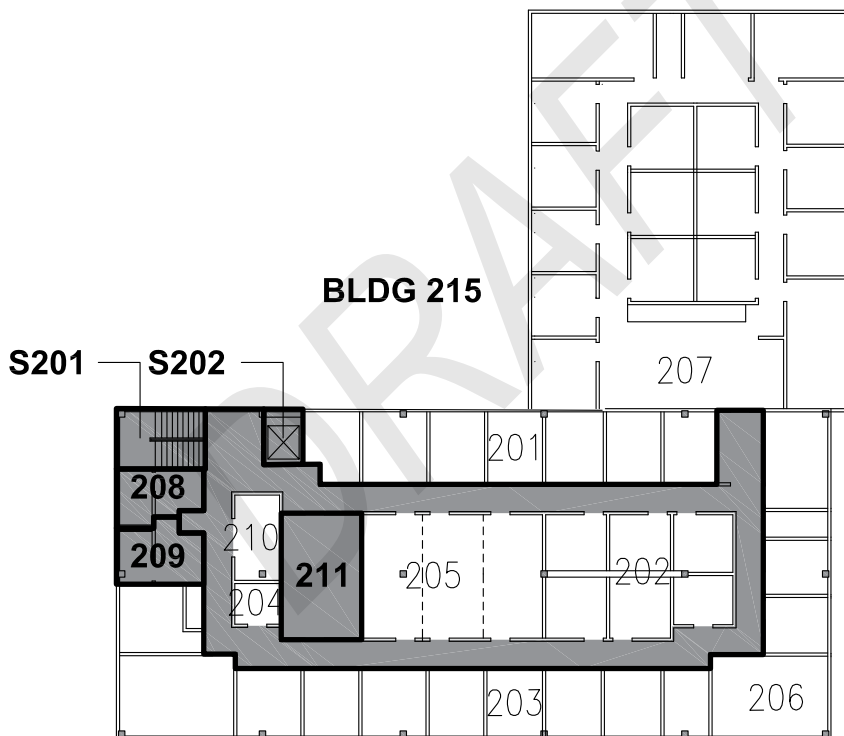
FAA-FSDO  
SOUTH RAMP  
GROUND LEVEL

215101-102  
215104-105  
615115A-C

DANIEL K. INOUE INTERNATIONAL AIRPORT



**LOCATION PLAN**



SCALE: 1" = 30'

COMMON AREAS:	
HALLWAY	
SHARED SINK (211)	
RESTROOM (208-209)	
STAIRS/ELEV (S201/S202)	
<b>TOTAL SQ. FT. 1,849</b>	

DATE : APRIL 2025

EXHIBIT: **B**



AIRPORTS

OCEANIT  
LABORATORIES, INC.

FAA-FSDO  
SOUTH RAMP  
SECOND LEVEL

215205

DANIEL K. INOUE INTERNATIONAL AIRPORT