



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

IN REPLY REFER TO:

AIR-PM 25.0404

May 22, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR OFFICE SPACES
RICONDO & ASSOCIATES, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-072: 049 (PORTION)

OAHU

REQUEST:

Issuance of a Revocable Permit for offices to Ricondo & Associates, Inc., situated at Daniel K. Inouye International Airport.

LEGAL REFERENCE:

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

APPLICANT:

Ricondo & Associates, Inc. (Ricondo), whose mailing address is 3239 Ualena Street, Third Floor, Honolulu, Hawaii 96819.

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: 1st Division, 1-1-072: 049 (Portion).

AREA:

Exclusive Areas:

Building/Room No. 215-206, containing an area of approximately 654 square feet, as shown and delineated on the attached map labeled Exhibit A.

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Common Areas:

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 A; and

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 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:

Ricondo will use the Exclusive and Common Areas for offices, providing general engineering services for projects at Airports Statewide, as specifically stated under Contract No. DOT-2020-042, Statewide CONRAC Program Management Support Phase III, Project No. AS1062-04R.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$25.00 per month, as stated in the State of Hawaii Scope of Services, Contract No. DOT-2020-042, State Project No. AS1062-04R, 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 Ricondo for offices, providing general engineering services for projects at Airports Statewide, as specifically stated in Contract No. DOT-2020-042, Statewide CONRAC Program Management Support Phase III, Project No. AS1062-04R, "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 a nominal monthly fee of \$25.00 for each Revocable Permit issued."

RECOMMENDATION:

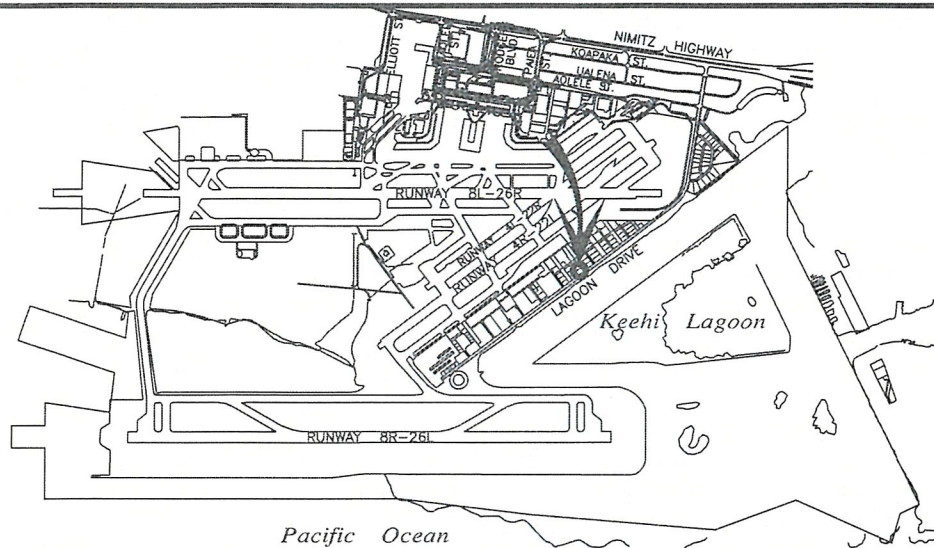
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Ricondo, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachments



LOCATION PLAN

COMMON AREAS:

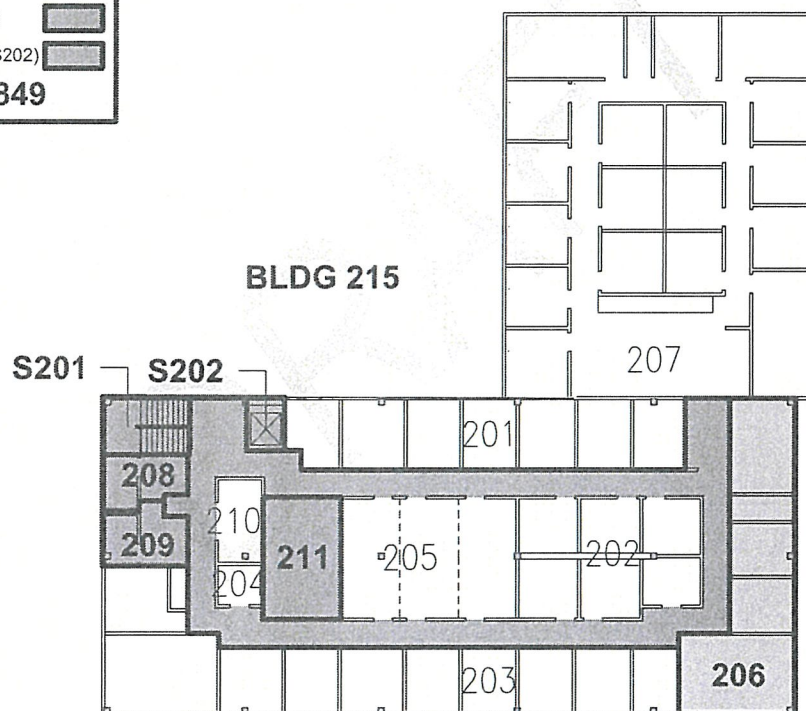
HALLWAY

SHARED SINK (211)

RESTROOM (208-209)

STAIRS/ELEV (S201/S202)

TOTAL SQ. FT. 1,849



BLDG 215

S201 S202

207

201

208

209

210

204

211

205

202

203

206

SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
215 206	654

DATE : APRIL 2025

EXHIBIT: A



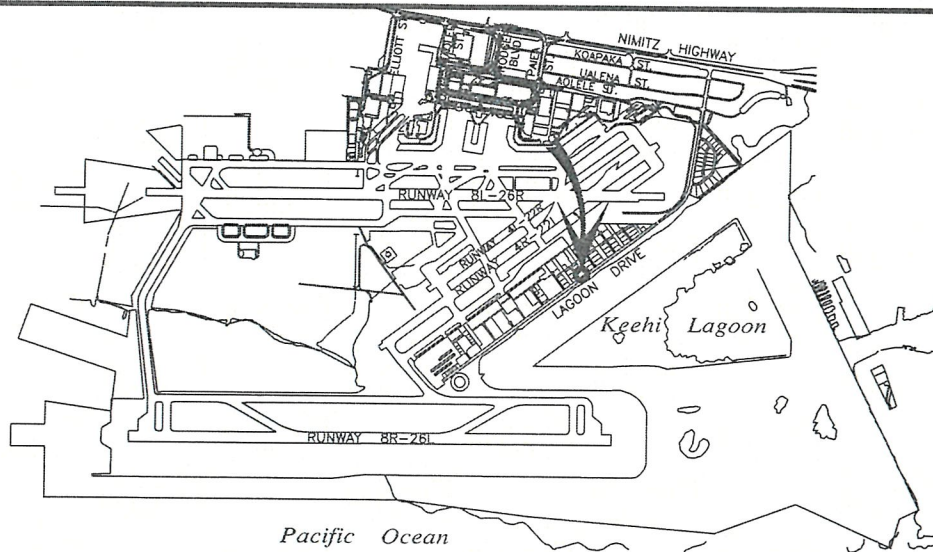
AIRPORTS

RICONDO &
ASSOCIATES, INC.

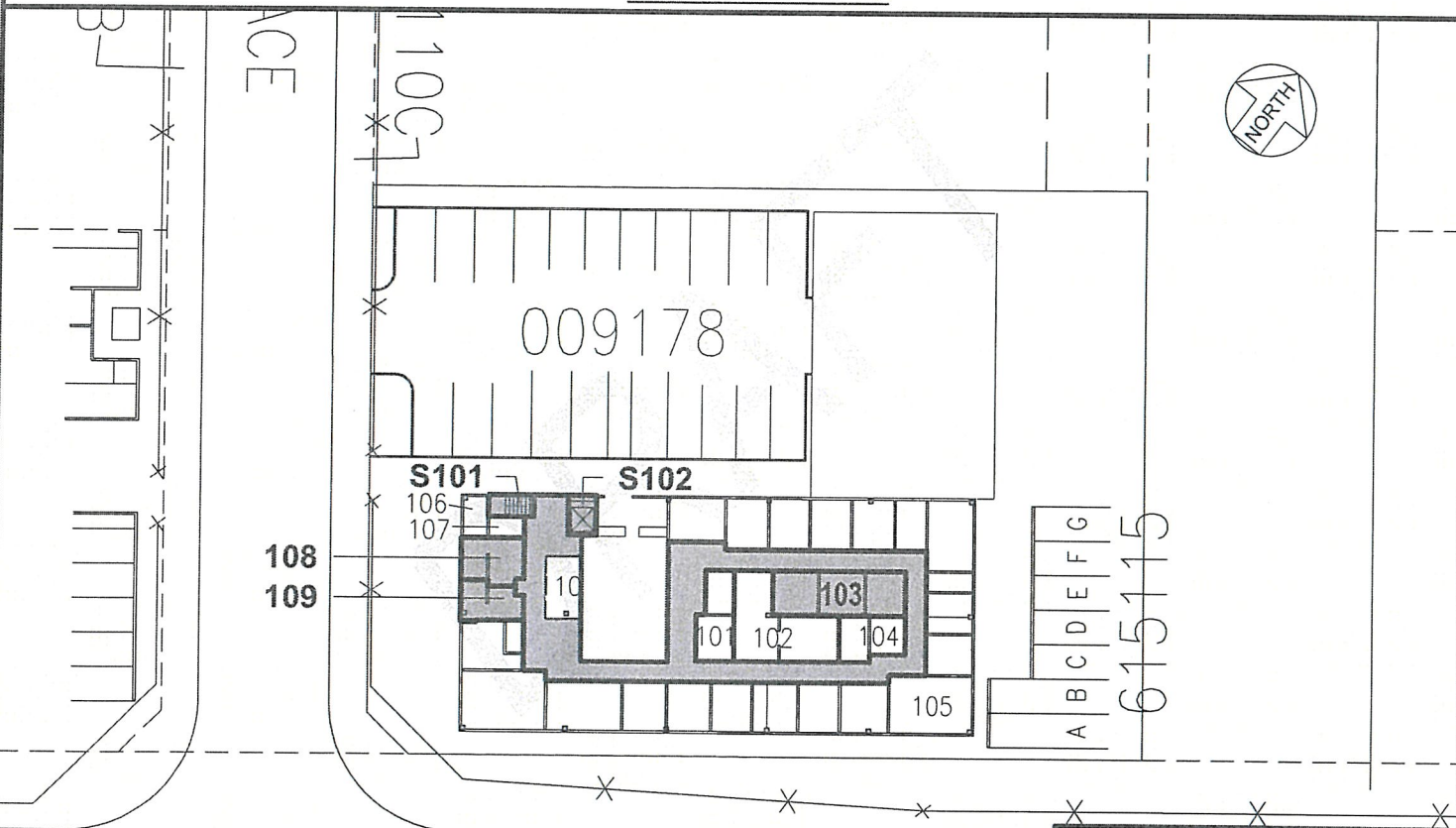
FAA-FSDO
SOUTH RAMP
SECOND LEVEL

215206

DANIEL K. INOUE INTERNATIONAL AIRPORT



LOCATION PLAN




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: **B**

 <p>AIRPORTS</p>	<p>RICONDO & ASSOCIATES, INC.</p>	<p>FAA-FSDO SOUTH RAMP GROUND LEVEL</p>	
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DANIEL K. INOUE INTERNATIONAL AIRPORT

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