

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
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:

HAR-PM.26.1276

April 23, 2026

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

MAUI

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

LEGAL REFERENCE:

Hawaii Revised Statutes, 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, Maui, TMK No. (2) 3-7-010:036 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
County of Maui:

Urban
M-2, Heavy Industrial (Draft)

AREA: See enclosed Exhibit A

Description	Type	Sq. Ft.	Rate per Sq. Ft.	Monthly Rental Charge	Security Deposit
Office Space in Building C (Room 128)	Office	420	\$1.71	\$718.20	\$1,436.40
Common Area Maintenance (CAM) for Office Space	CAM	420	\$0.79	\$331.80	\$663.60

\$1,050.00	\$2,100.00
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

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

LAND TITLE STATUS:

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

TRUST LAND STATUS:

Acquired after statehood (non-ceded).

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. 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 (IT)/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, RPs 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 their field of implementing best practices for safety and security measures in maritime environments.

Mr. Edwin H. Sniffen, Director
April 23, 2026
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RECOMMENDATION:

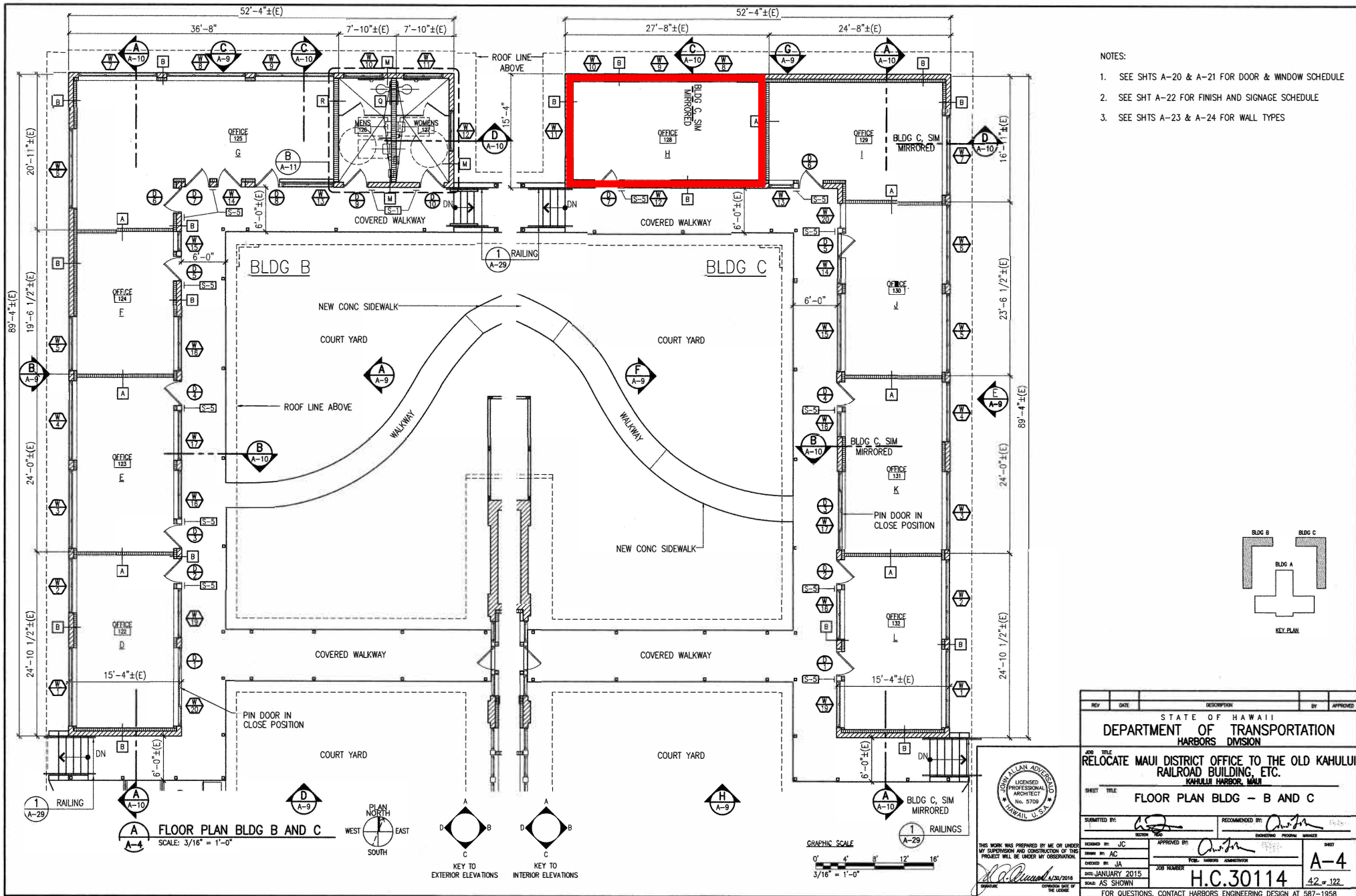
Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a month-to-month RP to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best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

Sincerely,



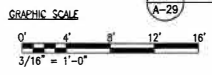
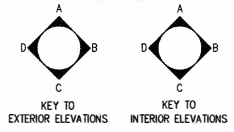
DREANALEE K. KALILI
Deputy Director of Transportation for Harbors

Enclosure



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

FLOOR PLAN BLDG B AND C
SCALE: 3/16" = 1'-0"



REV	DATE	DESCRIPTION	BY	APPROVED
STATE OF HAWAII DEPARTMENT OF TRANSPORTATION HARBORS DIVISION				
JOB TITLE RELOCATE MAUI DISTRICT OFFICE TO THE OLD KAHULUI RAILROAD BUILDING, ETC. KAHULUI HARBOR, MAUI				
SHEET TITLE FLOOR PLAN BLDG - B AND C				
SUBMITTED BY: <i>[Signature]</i>		RECOMMENDED BY: <i>[Signature]</i>		
DESIGNED: <i>[Signature]</i>		DRAWING: <i>[Signature]</i>		
CHECKED BY: <i>[Signature]</i>		SCALE: AS SHOWN		
DATE: JANUARY 2015		JOB NUMBER: H.C.30114		
DRAWN BY: JC		SHEET: A-4		
APPROVED BY: <i>[Signature]</i>		FOR QUESTIONS, CONTACT HARBORS ENGINEERING DESIGN AT 587-1958		