



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

VANGUARD CAR RENTAL USA, INC. DBA ALAMO RENT A CAR
AMENDMENT NO. 1 TO CONCESSION PREMISES LEASE AGREEMENT
NO. DOT-A-09-0065, HILO INTERNATIONAL AIRPORT HAWAII

On July 25, 2008, under Agenda Item M-3, the Land Board authorized the Department of Transportation (DOT) to issue a Concession Premises Lease Agreement, hereinafter "Agreement", to Vanguard Car Rental USA, Inc. dba Alamo Rent A Car (Concessionaire) for the Rent A Car concession at the Hilo International Airport on the island of Hawaii.

The Concessionaire's request for an available additional space contiguous to their current premises has been granted by the DOT subject to Land Board Approval.

PURPOSE:

To amend the existing "Article II. Premises" of the Agreement for the Hilo International Airport.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.

APPLICANT:

VANGUARD CAR RENTAL USA, INC. dba Alamo Rent A Car, whose mailing address is 600 Corporate Park Drive, St. Louis, Missouri 63105.

LOCATION AND TAX MAP KEY:

Hilo International Airport, Tax Map Key: 3rd Division: 2-1-12: Portion of 9

ZONING:

State Land Use District: Urban
County of Hawaii CZO: Industrial (ML20)

LAND TITLE STATUS:

Section 5(b) lands of the Hawaii Admissions Act - Ceded
DHHL 30% entitlement lands: No X

PREMISES:

HILO INTERNATIONAL AIRPORT (“Airport”)

A. EXISTING SPACE AT COMMENCEMENT OF THE PREMISES LEASE
AGREEMENT (“Initial Allocation”):

1. Land Space No. 009-108, containing approximately 21,313 square feet as shown on the attached Exhibit B-1, dated January 2008.
2. Counter Space (Booth) Nos. 309-110, 309-111 and 309-112, containing approximately a total of 123 square feet as shown on the attached Exhibit B-2 dated January 2008.

B. ADDITIONAL BASEYARD LOT:

1. Land Space No. 009-107, containing approximately 29,491 square feet as shown on the attached Exhibit B-1 (Amended), dated August 2011, to replace Exhibit B-1 dated January 2008.

TERM:

The Rent A Car Premises Lease Agreement No. DOT-A-09-0065 is effective from June 1, 2009 and continues through May 31, 2019.

IMPROVEMENT:

The Concessionaire will construct, install, repair, maintain and cover all costs of improvements to Space No. 009-107.

ANNUAL FEE:

Ground Rent: In accordance with Article V. (Rentals and Fees), the Concessionaire shall pay a ground rent for the additional land (Lot Space No. 009-107) in the amount of THIRTY FOUR THOUSAND TWO HUNDRED NINE AND 56/100 DOLLARS (\$34,209.56) per annum based on the rate of ONE AND 16/100 DOLLARS (\$1.16) per square foot per annum.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated November 15, 2000, the subject lot qualified under exempt Class of Action No. 1 – “Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

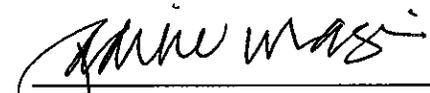
REMARKS:

Pursuant to Article II.B.1. (Additional spaces), the Concessionaire requested the additional space, which the State may grant or deny, in whole or in part, in the State’s sole discretion. DOT is amenable to the Concessionaire’s request for the additional land space, which will increase their operational capabilities and enhance service to the traveling public.

RECOMMENDATION:

The Board authorizes 1) the Department of Transportation to amend Article II. Premises of the subject Agreement as herein outlined, which are by reference incorporated herein; 2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and 3) review and approval by the Department of the Attorney General.

Respectfully submitted,

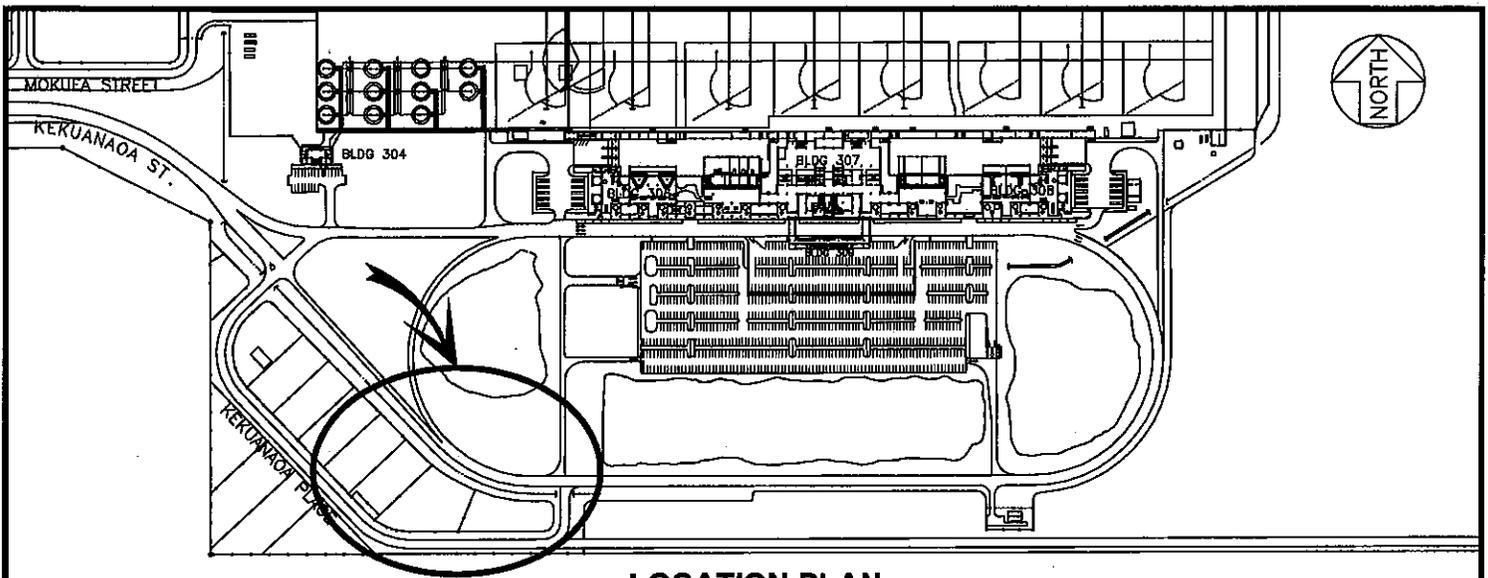


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

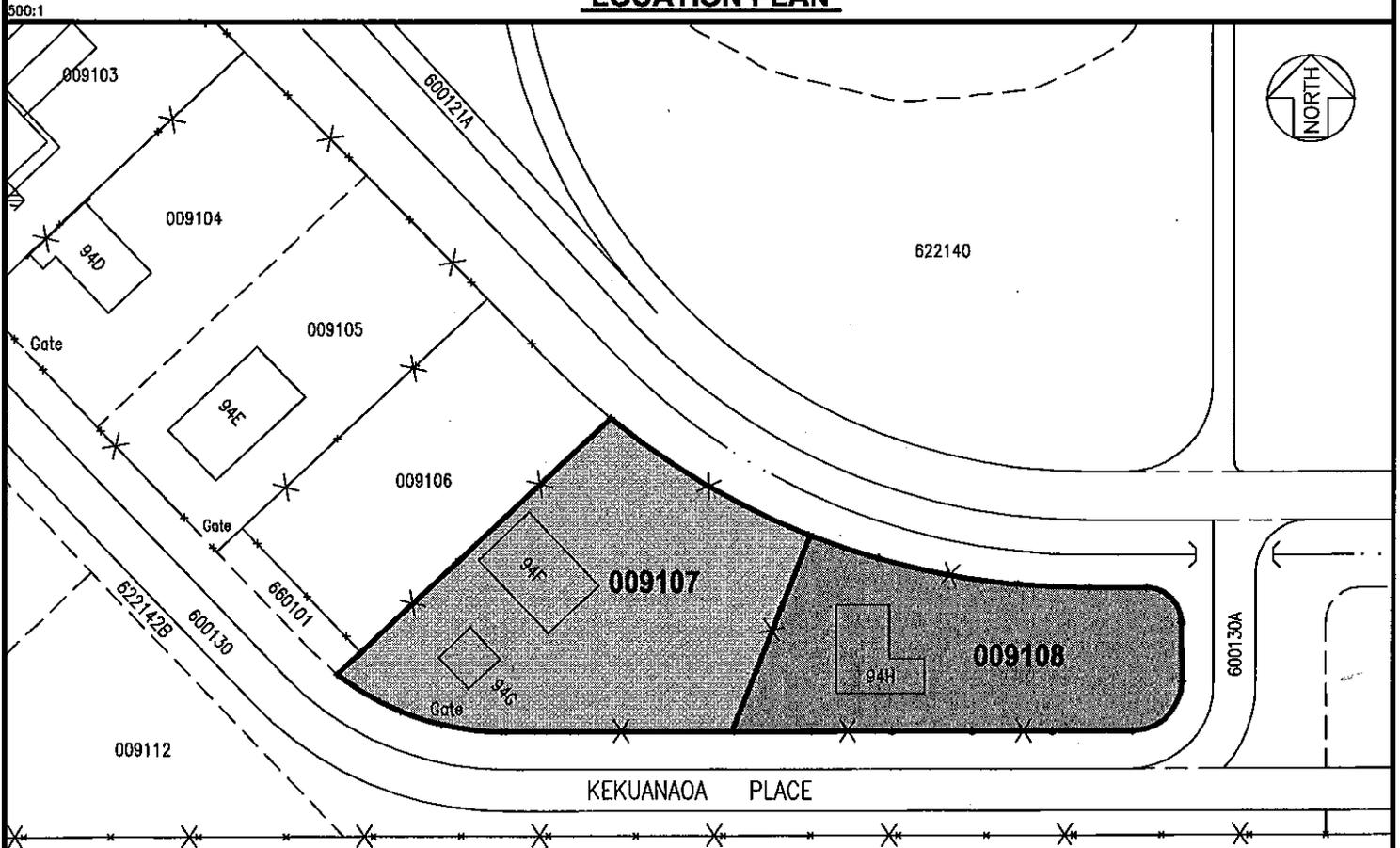
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN



AREA/SPACE	SQ. FT.
009 107	29,491
009 108	21,313
TOTAL	50,804

SCALE: 1" = 100'

DOTA-09-65/AGRMT #9282

DATE : AUGUST 2011 (AMENDED) EXHIBIT: **B-1**



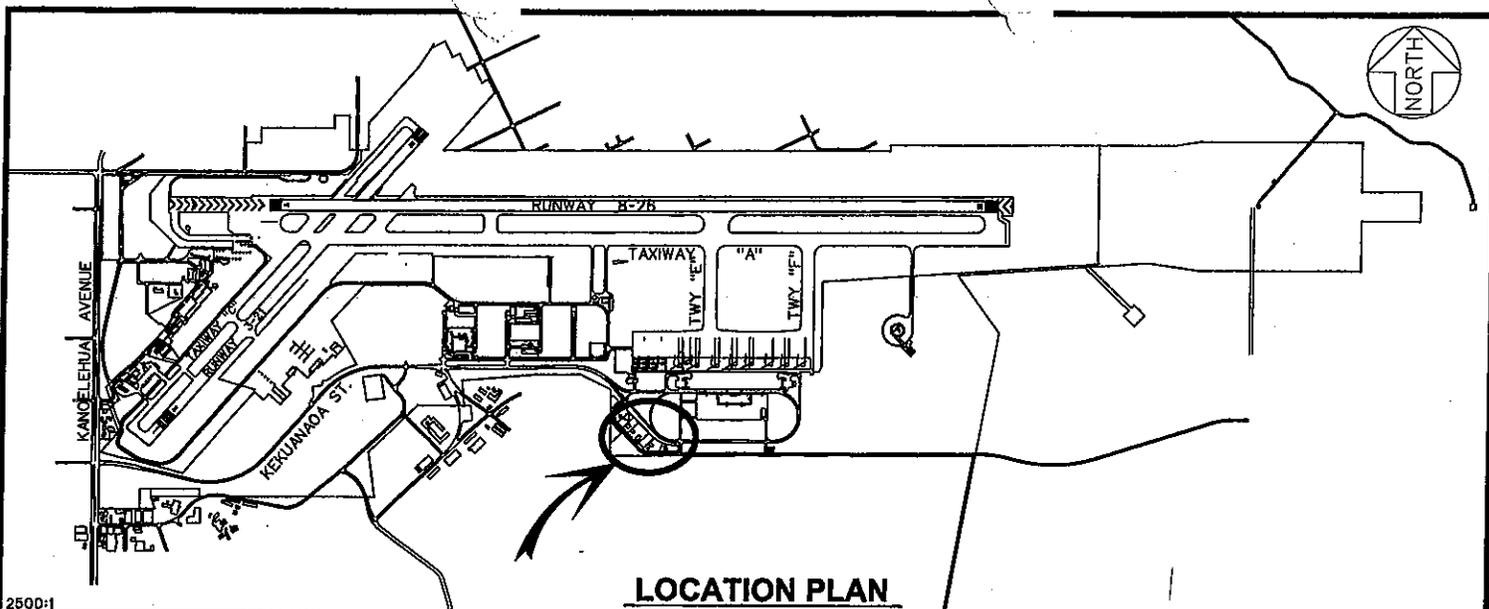
VANGUARD CAR RENTAL
USA, INC. dba
ALAMO RENT A CAR

LOT

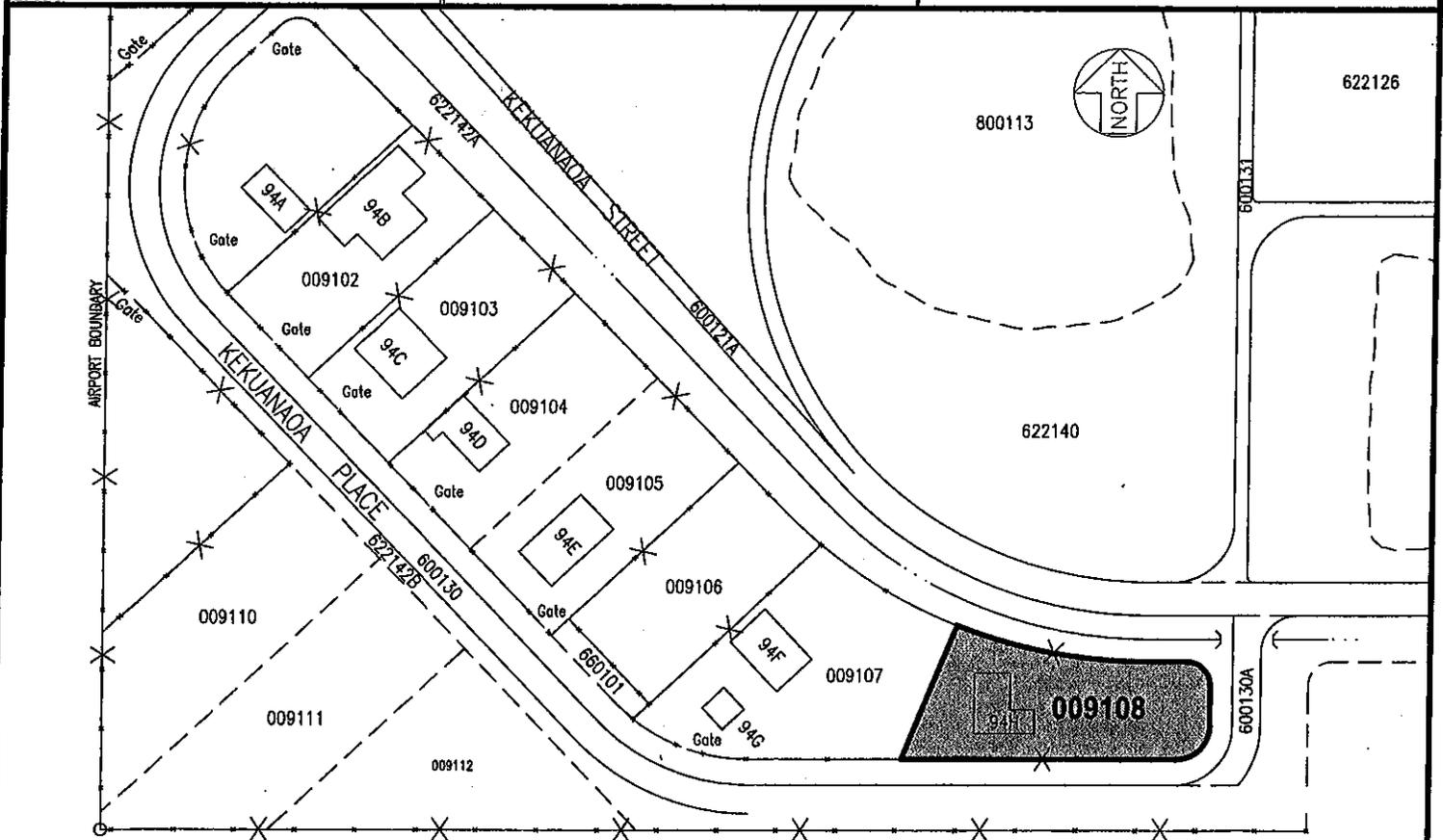
009107
009108
PLAT 42

HILO INTERNATIONAL AIRPORT

N:\AIRPORTS\ITO_HILO\CAD\PM\ITO_009107-01.DWG



2500:1



SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 108	21,313

DATE : JANUARY 2008

EXHIBIT: **B-1**

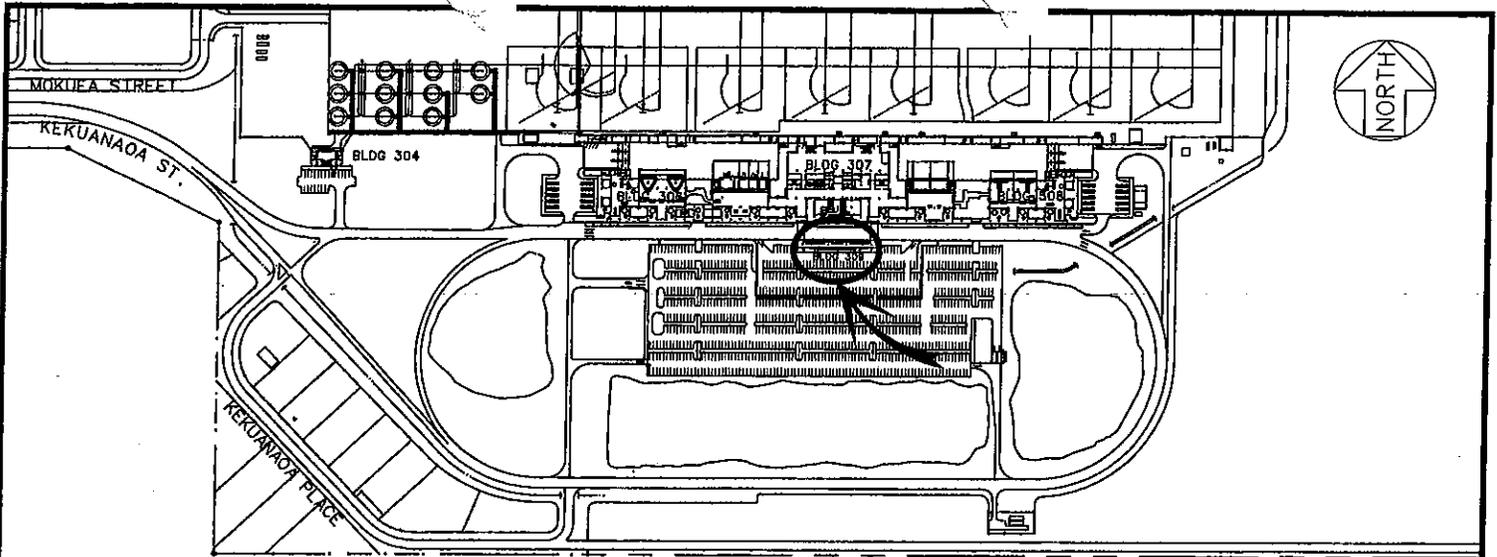


Airports Division

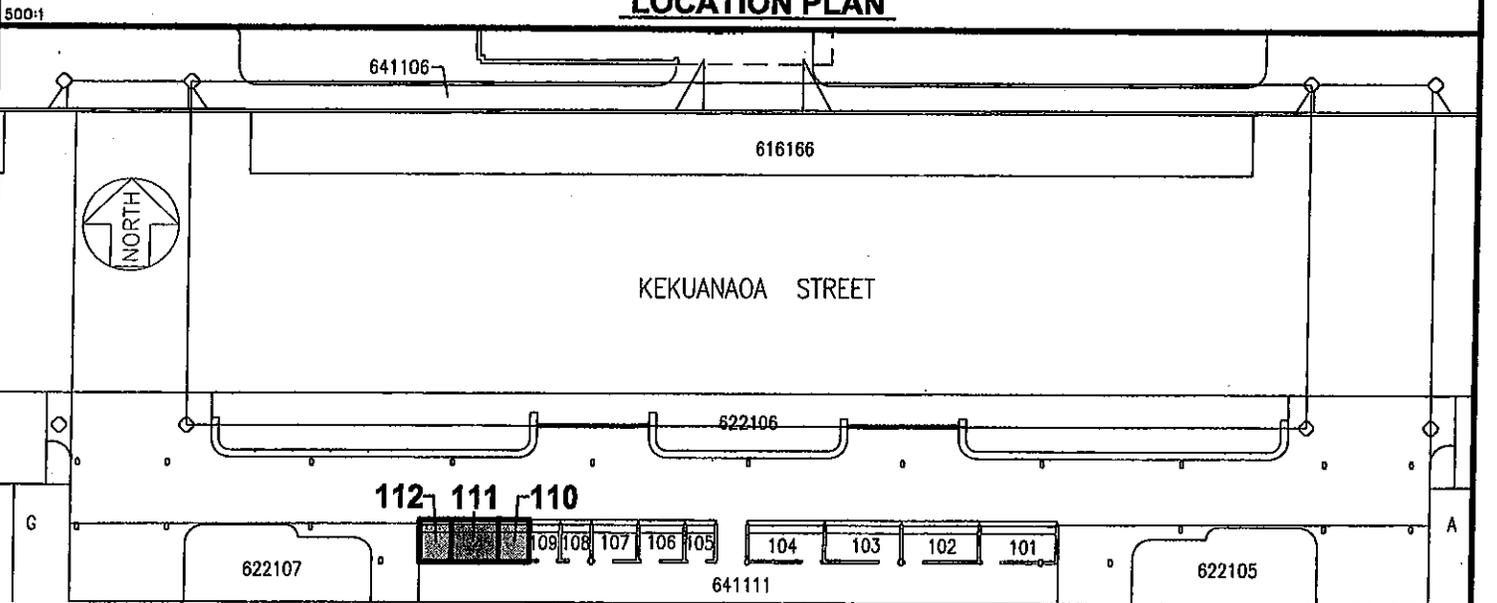
**VANGUARD CAR RENTAL
USA INC. dba
ALAMO RENT A CAR**

009108

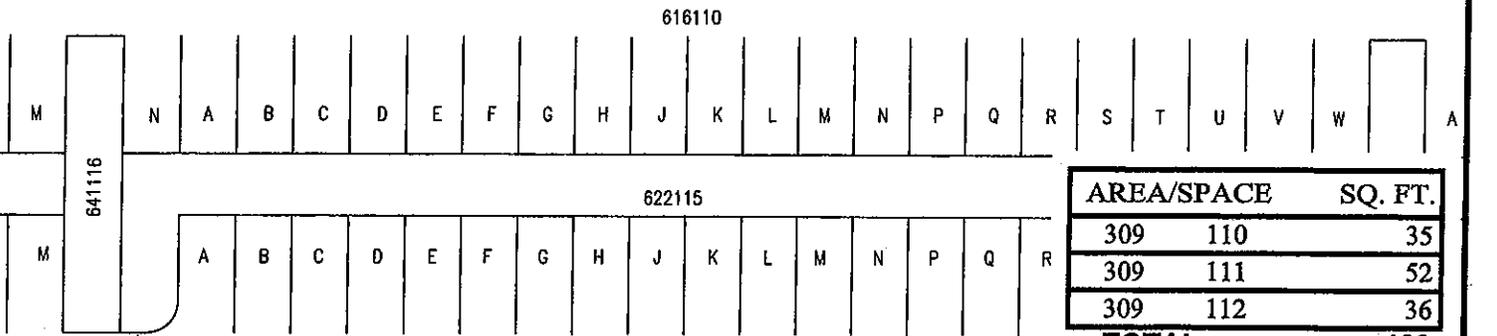
PLAT 42



LOCATION PLAN



**BLDG 309
GROUND TRANSPORTATION**



SCALE: 1" = 30'

DATE : JANUARY 2008

EXHIBIT: **B-2**



Airports Division

VANGUARD CAR RENTAL
USA INC. dba
ALAMO RENT A CAR

309110
309111
309112
PLATS C1, 42



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097**

IN REPLY REFER TO:

July 25, 2008

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

**ISSUANCE OF NON-EXCLUSIVE RENT-A-CAR CONCESSIONS
HILO INTERNATIONAL AIRPORT**

HAWAII

The Department of Transportation (DOT) proposes to offer seven non-exclusive Rent-A-Car Concessions (Concessions) at Hilo International Airport on the Island of Hawaii. The following contains a description and summary of some of the major terms and conditions that the DOT anticipates incorporating into the Concession Agreements and companion Premises Leases:

PURPOSE:

To award Concession Agreements and Premises Leases to seven qualified Concessionaires submitting the highest bids to operate non-exclusive Concessions at Hilo International Airport.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.
Chapter 171, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Hilo International Airport, Island of Hawaii, Hawaii
Tax Map Key: 3rd Division, 2-1-12:Portion of 9

PREMISES (as shown on attached exhibits):

- At the Commencement of the Premises Lease:
 1. Baseyards
 - a. Spaces:

Approved by the Board
at its meeting held on

07-25-08 Item M-3

ITO-009-101 containing an area of approximately 24,109 square feet
ITO-009-109 containing an area of approximately 22,792 square feet
ITO-009-113 containing an area of approximately 12,159 square feet

- b. Space ITO-009-102 containing an area of approximately 20,538 square feet
- c. Space ITO-009-103 containing an area of approximately 20,613 square feet
- d. Spaces:
ITO-009-104 containing an area of approximately 21,009 square feet
ITO-009-105 containing an area of approximately 21,007 square feet
- e. ITO-009-106 containing an area of approximately 19,084 square feet
- f. ITO-009-107 containing an area of approximately 29,575 square feet
- g. ITO-009-108 containing an area of approximately 21,470 square feet

2. Counter Spaces

- a. ITO-309-101 containing an area of approximately 88 square feet
- b. ITO-309-102 containing an area of approximately 86 square feet
- c. ITO-309-103 containing an area of approximately 86 square feet
- d. ITO-309-104 containing an area of approximately 86 square feet
- e. ITO-309-105 containing an area of approximately 36 square feet
ITO-309-106 containing an area of approximately 52 square feet
ITO-309-107 containing an area of approximately 52 square feet
ITO-309-108 containing an area of approximately 36 square feet
- f. ITO-309-109 containing an area of approximately 35 square feet
- g. ITO-309-110 containing an area of approximately 35 square feet
ITO-309-111 containing an area of approximately 52 square feet
ITO-309-112 containing an area of approximately 36 square feet

3. Ready Stalls

Ready stalls will be allocated on a proportional basis based on the concession bid. The highest bidder will get the most stalls, second highest the next most, etc.

- During the term of the Agreement:

The DOT may, at the DOT's sole discretion, require or permit the Concessionaire to add additional spaces.

ZONING:

State Land Use District: Urban
County of Hawaii CZO: Industrial (ML20)

LAND STATUS:

Section 5(b), Hawaii Admission Act – Ceded
DHHL 30% entitlement lands: Yes ___ No X

TERM:

The Concession Agreements will be for five years commencing on June 1, 2009, and ending on May 31, 2014. The Premises Leases will be for ten years commencing on June 1, 2009, and ending on May 31, 2019.

Should the Concessionaire not be a successful bidder for a successor Concession Agreement after five-year term, the Premises Lease will terminate and be issued to the new successful bidder who will be responsible for compensating the Concessionaire for any unamortized cost of the leasehold improvements constructed on the Premises.

CONCESSION FEE AND PREMISES RENTAL:

The total annual concession fee established in the Concession Agreement shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed concession fee for each year of the Concession Agreement shall be as set forth in the Concessionaire's Bid Proposal (hereafter the "MAG"), or

- b. Percentage Fee. Ten percent (10%) of the gross receipts of the concession.

The upset minimum annual concession fee shall not be less than NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00).

The premises rent under the Premises Leases shall be the product of the square footage of the premises and the applicable rate for car rental use. For the counters, that rate currently is \$24.00 per square foot per annum. For the baseyards, the rate currently is \$1.16 for improved paved land and \$.83 for improved unpaved land.

IMPROVEMENTS:

The Concessionaire will be required to invest a minimum total of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) for improvements, fixtures, and equipment in all of the spaces assigned under the Agreement in accordance with DOT and county building standards.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated November 15, 2000, the subject qualifies under exempt Class of Action No. 1 – “Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

BASIS OF AWARD:

The award of the Agreements will be to the seven highest responsible bidders, based upon the total amount of the minimum annual guaranteed concession fee bids for the five-year term of the Concession Agreement.

REMARKS:

The on-airport Rent-A-Car concessions have been on a holdover status for several years. The issuance of Concession Agreements will provide stability to the car rental industry and allow the operators to make necessary improvements to facilities.

RECOMMENDATION:

That the Board authorize the call for sealed bid tenders and issuance of a new non-exclusive Rent-A-Car concession subject to: 1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State; and 2) review and approval by the Department of the Attorney General.

Respectfully submitted,

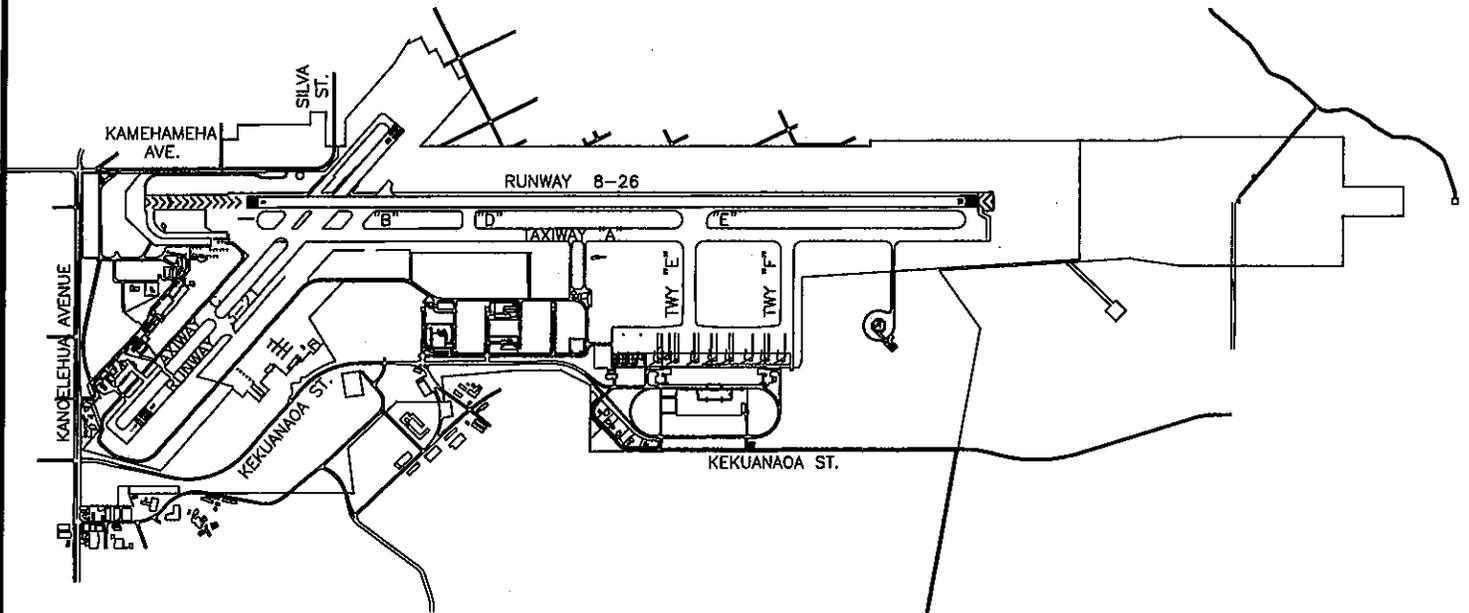


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



SCALE: 1" = 2500'

DATE : JANUARY 2008

EXHIBIT: **A-1**



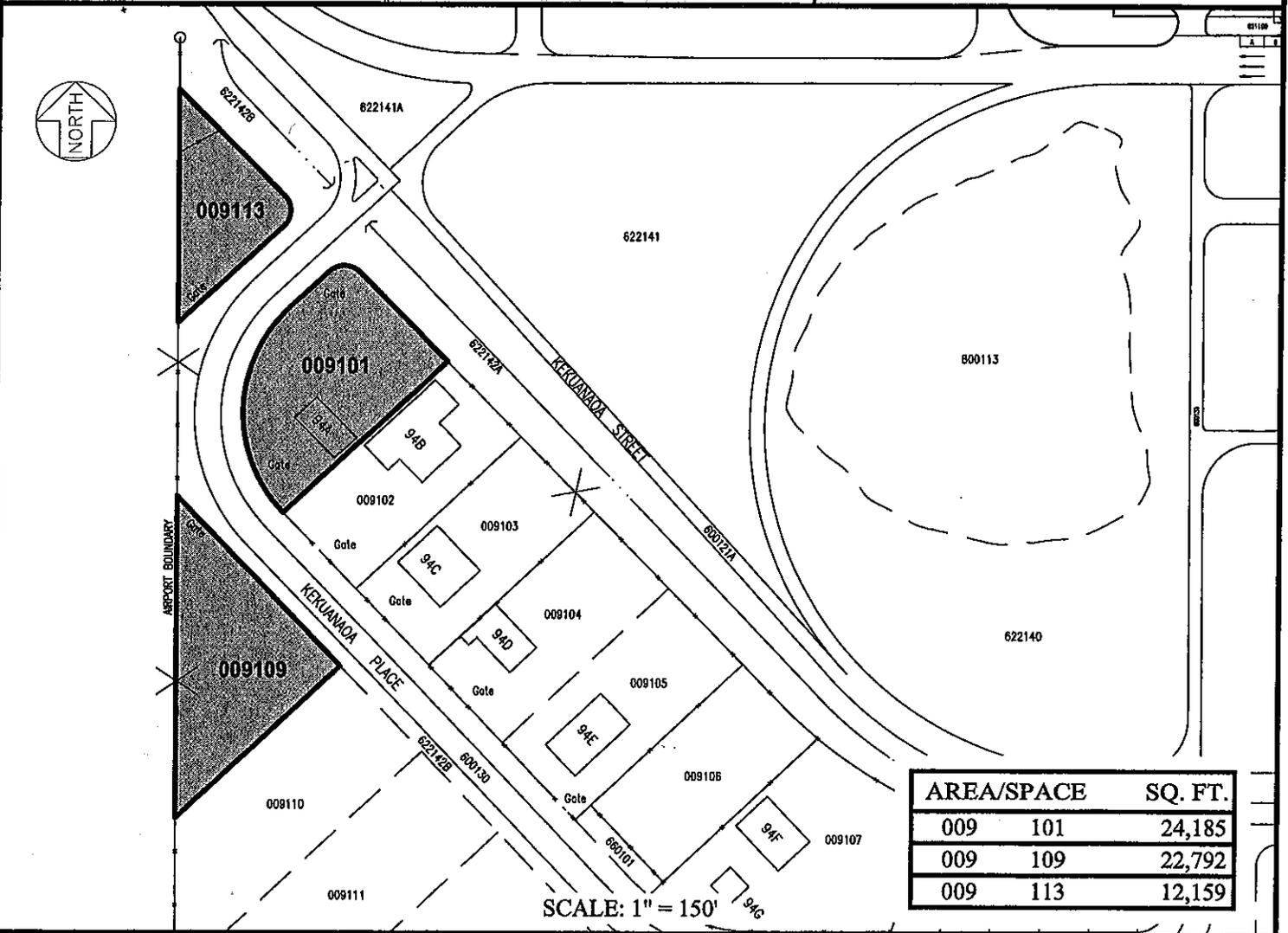
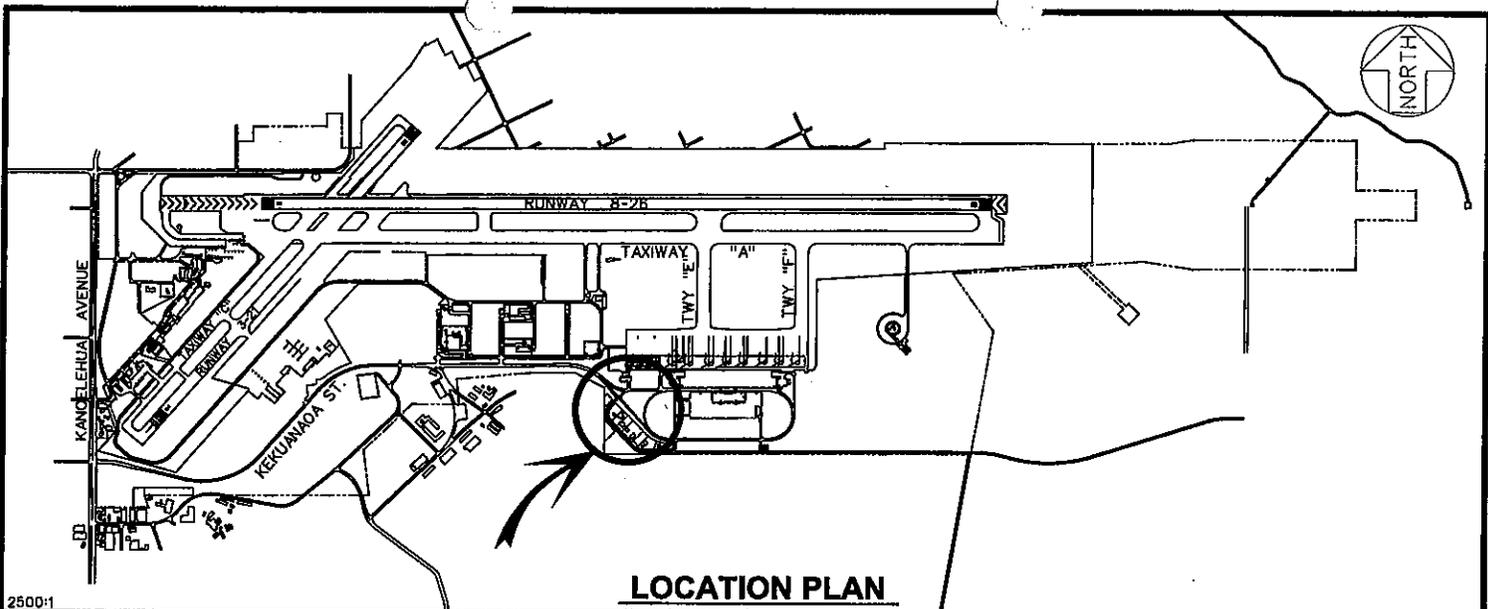
Airports Division

"AIRPORT"

PLAT 01

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HILO INTERNATIONAL AIRPORT



AREA/SPACE	SQ. FT.
009 101	24,185
009 109	22,792
009 113	12,159

DATE : JANUARY 2008

EXHIBIT: **A-2**



Airports Division

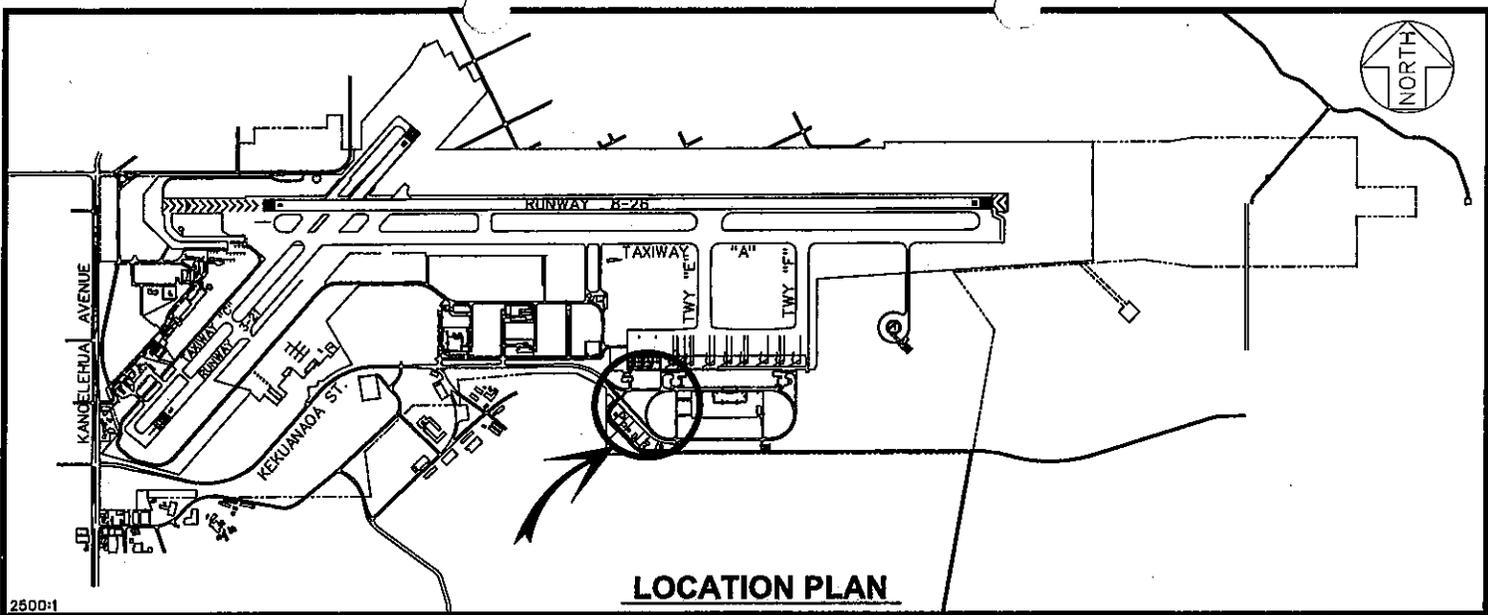
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

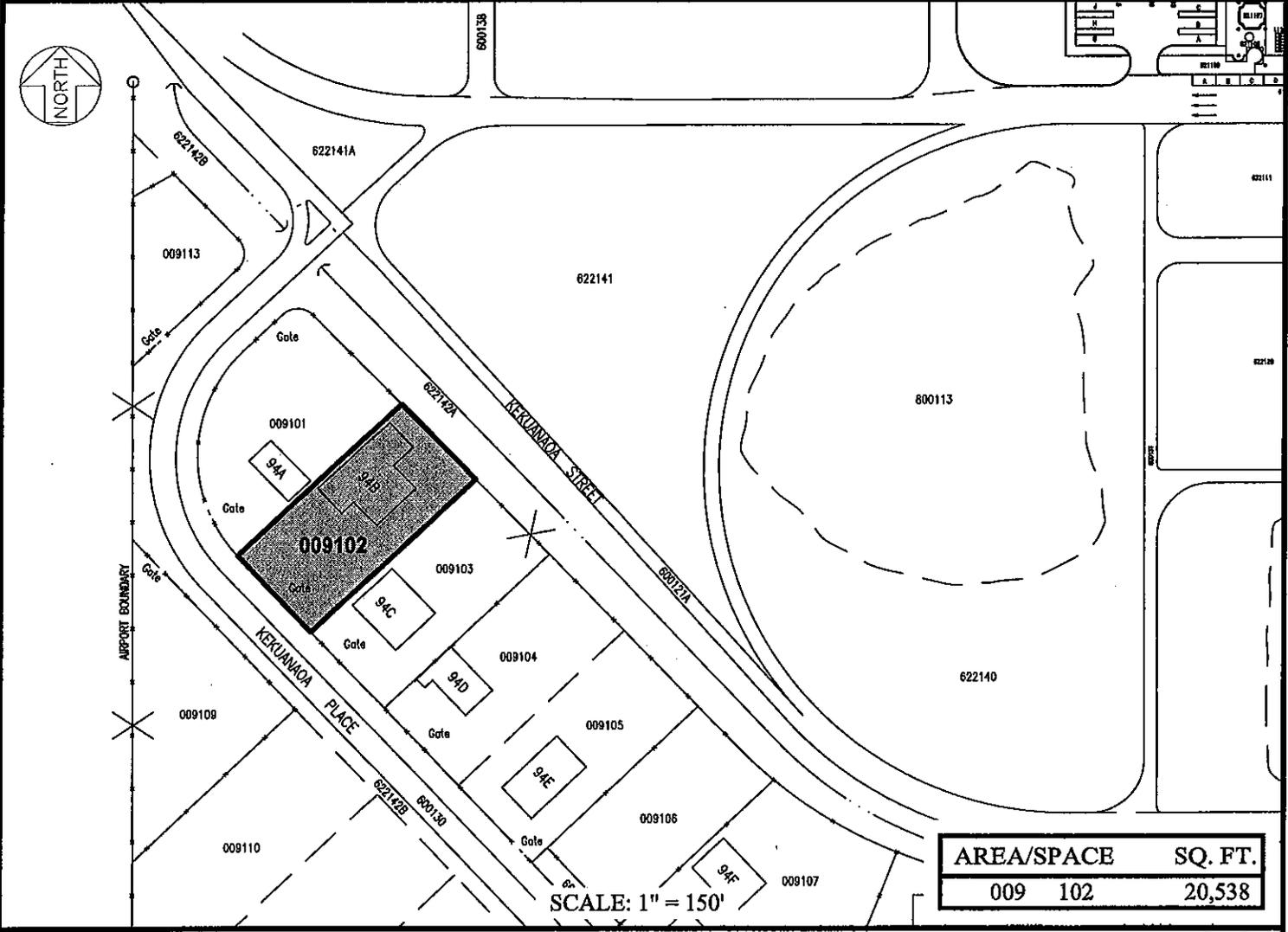
009101
009109
009113
PLAT 42

HILO INTERNATIONAL AIRPORT

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2500:1



DATE : JANUARY 2008

EXHIBIT: **A-3**



Airports Division

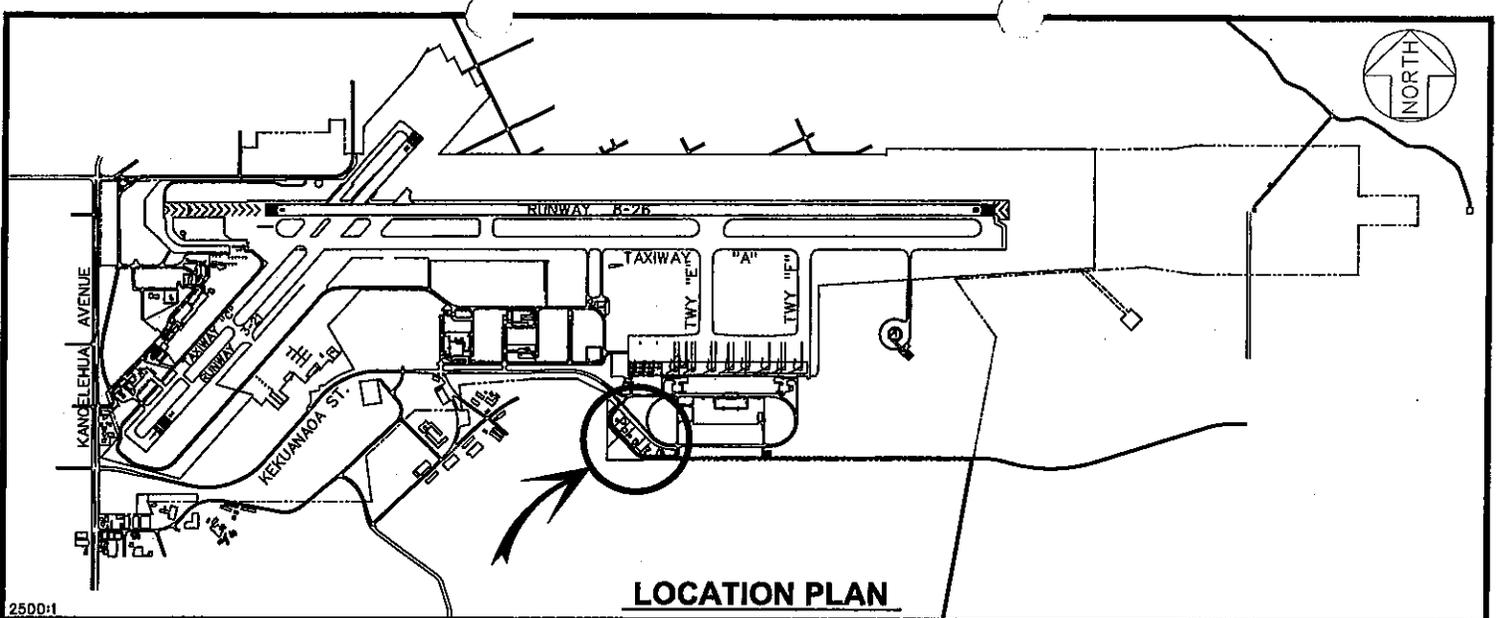
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

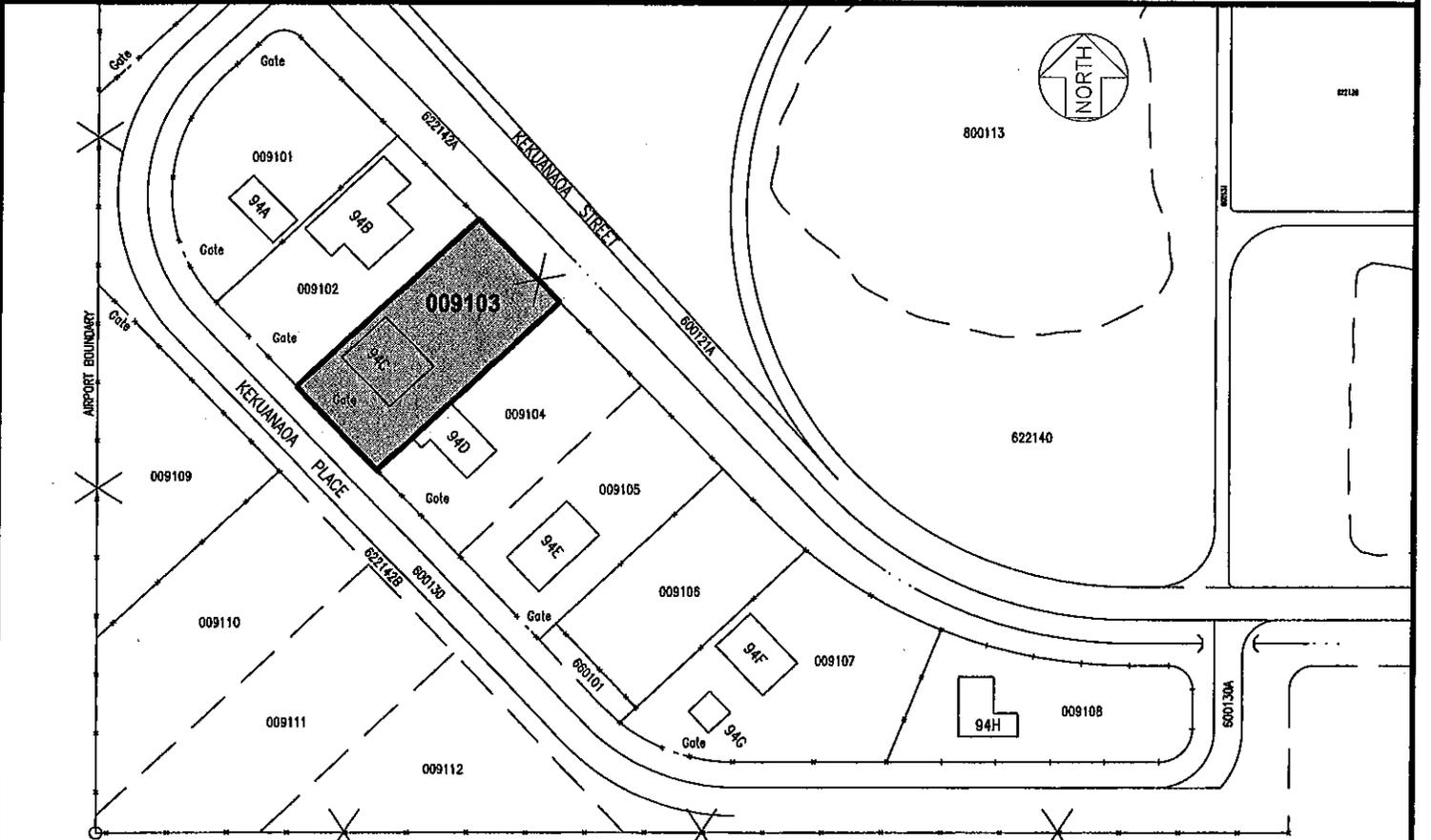
009102

PLAT 42

HILO INTERNATIONAL AIRPORT



2500:1



SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 103	20,613

DATE : JANUARY 2008

EXHIBIT: **A-4**

DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII
Airports Division

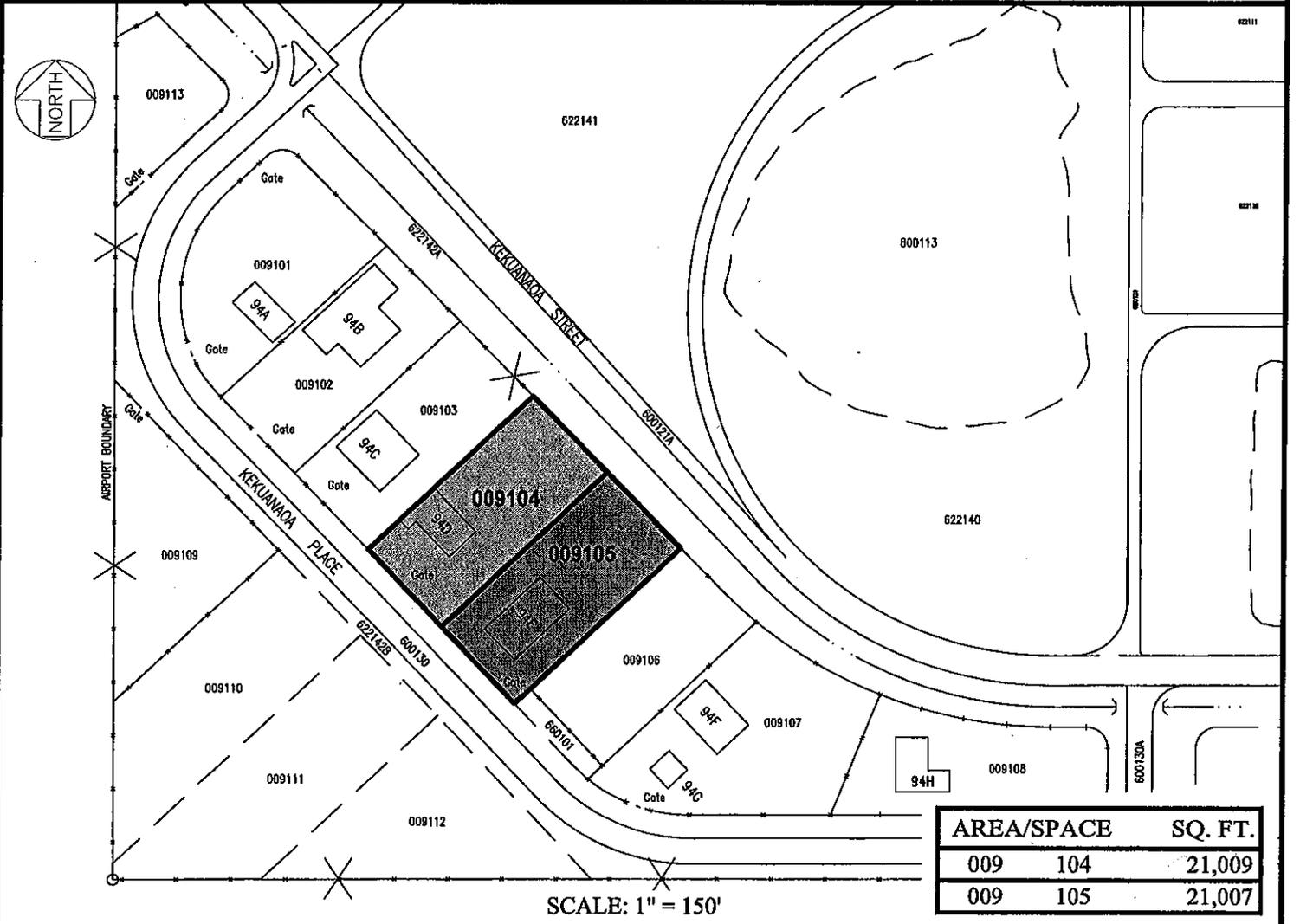
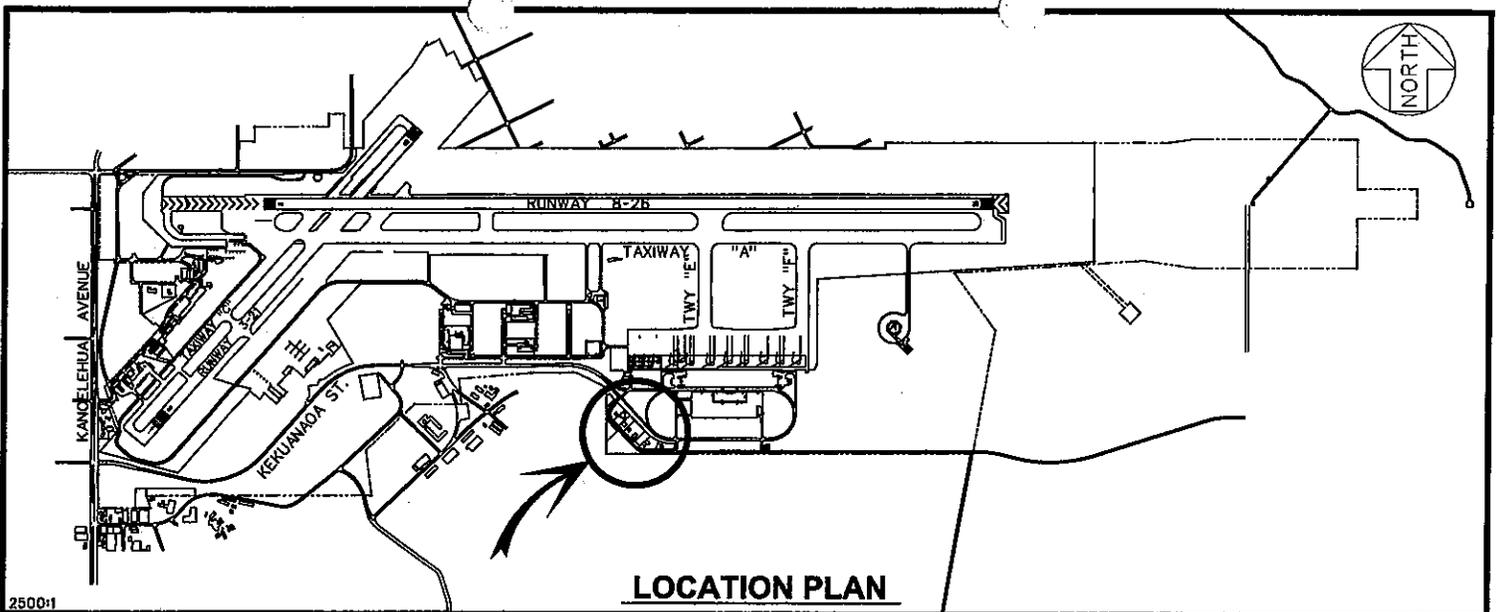
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

009103
PLAT 42

HILO INTERNATIONAL AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **A-5**



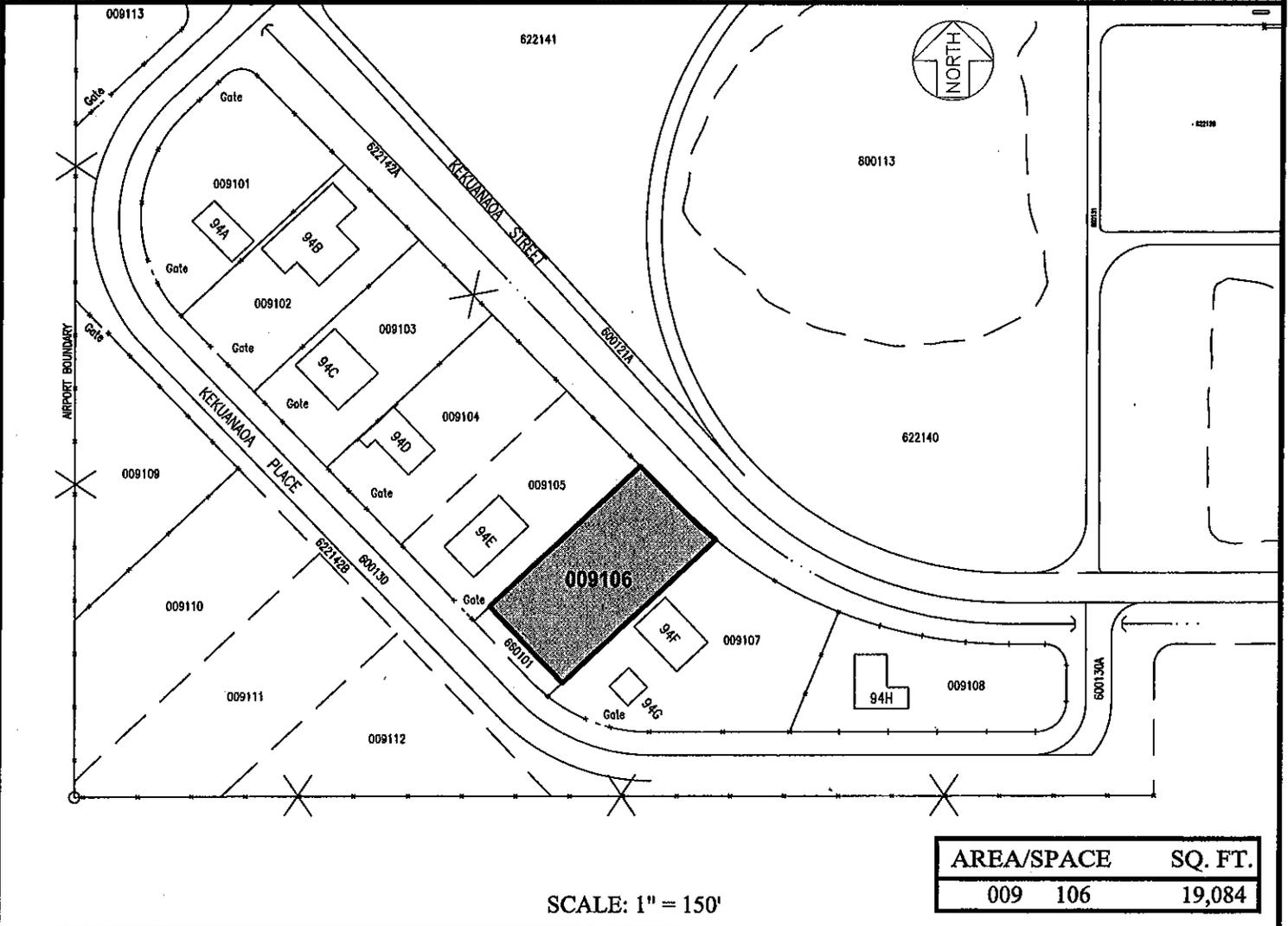
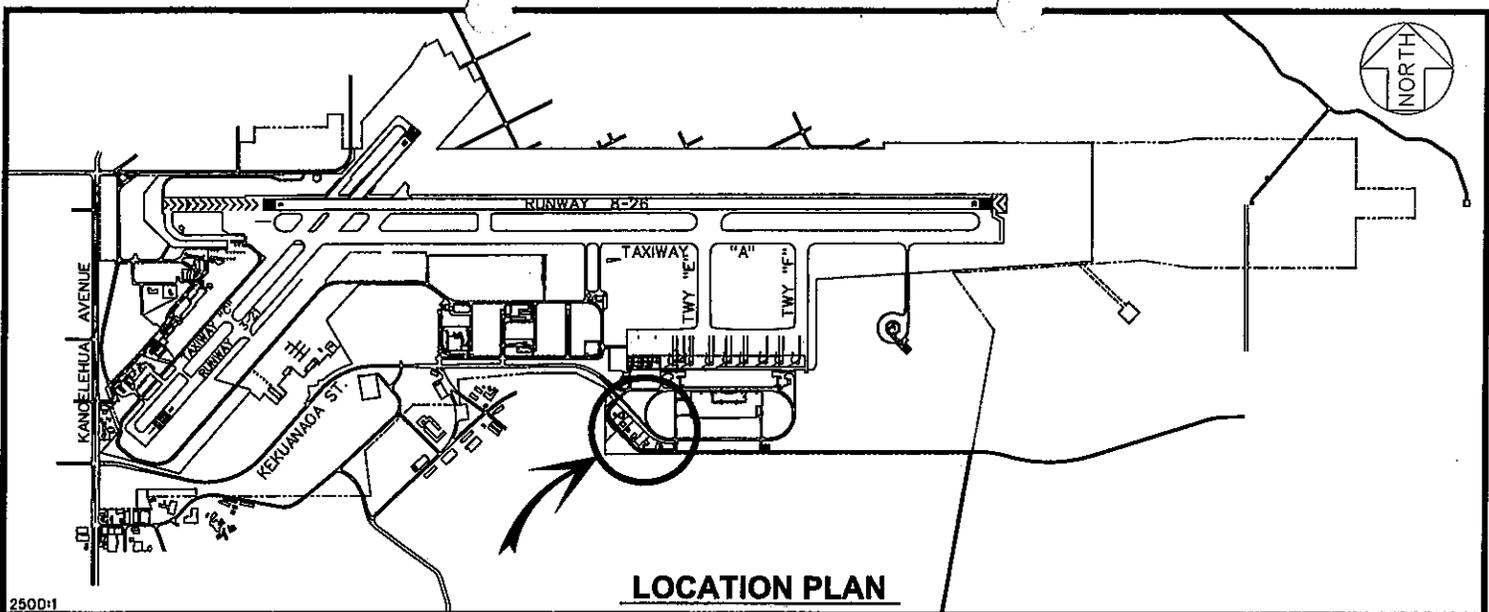
RENT-A-CAR BASEYARD

RAC SPACES LOCATIONS

009104
009105
PLAT 42

HILO INTERNATIONAL AIRPORT

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DATE : JANUARY 2008

EXHIBIT: **A-6**



Airports Division

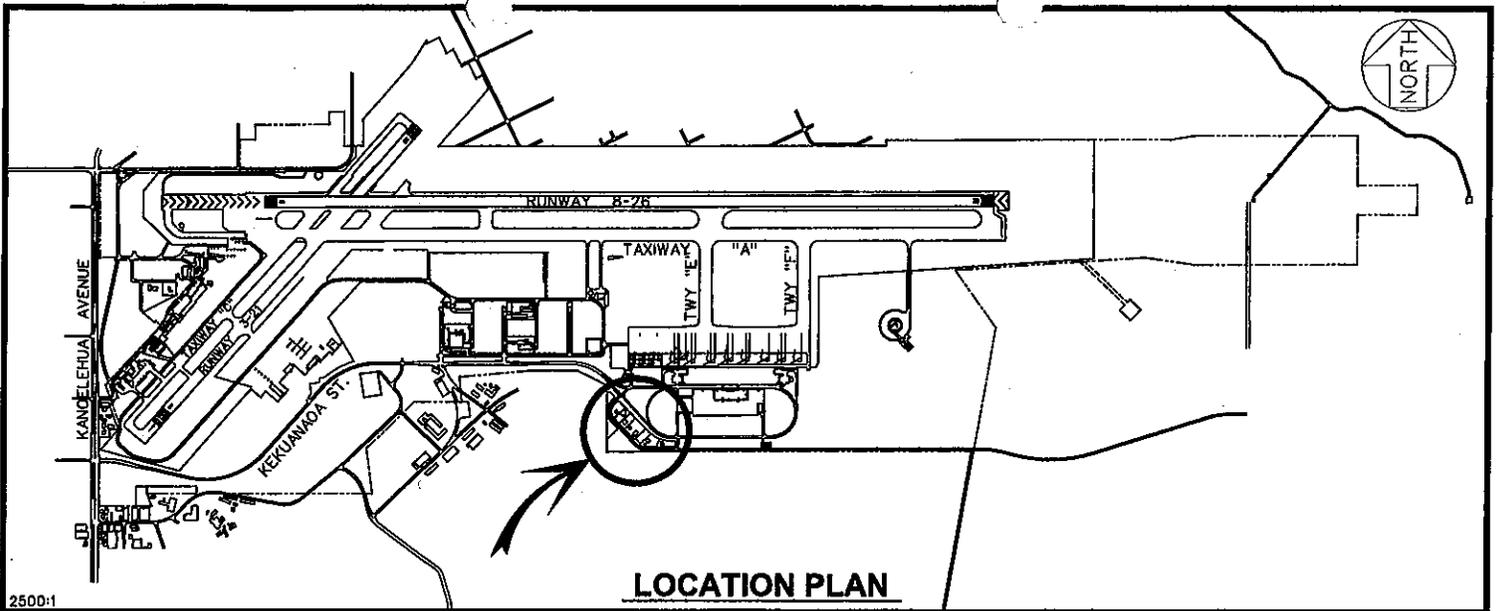
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

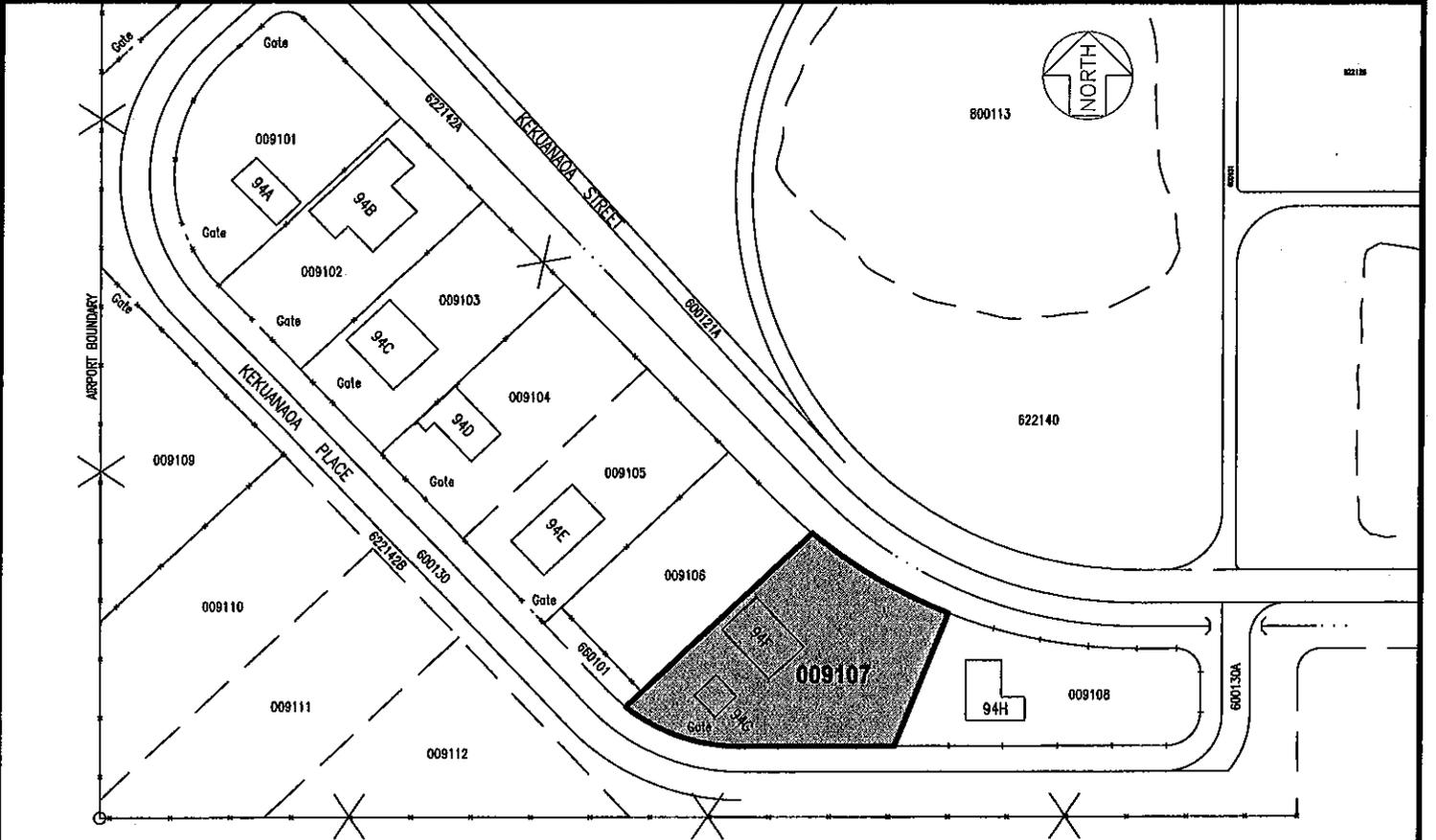
009106

PLAT 42

HILO INTERNATIONAL AIRPORT



2500:1



SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 107	29,491

DATE : JANUARY 2008

EXHIBIT: **A-7**



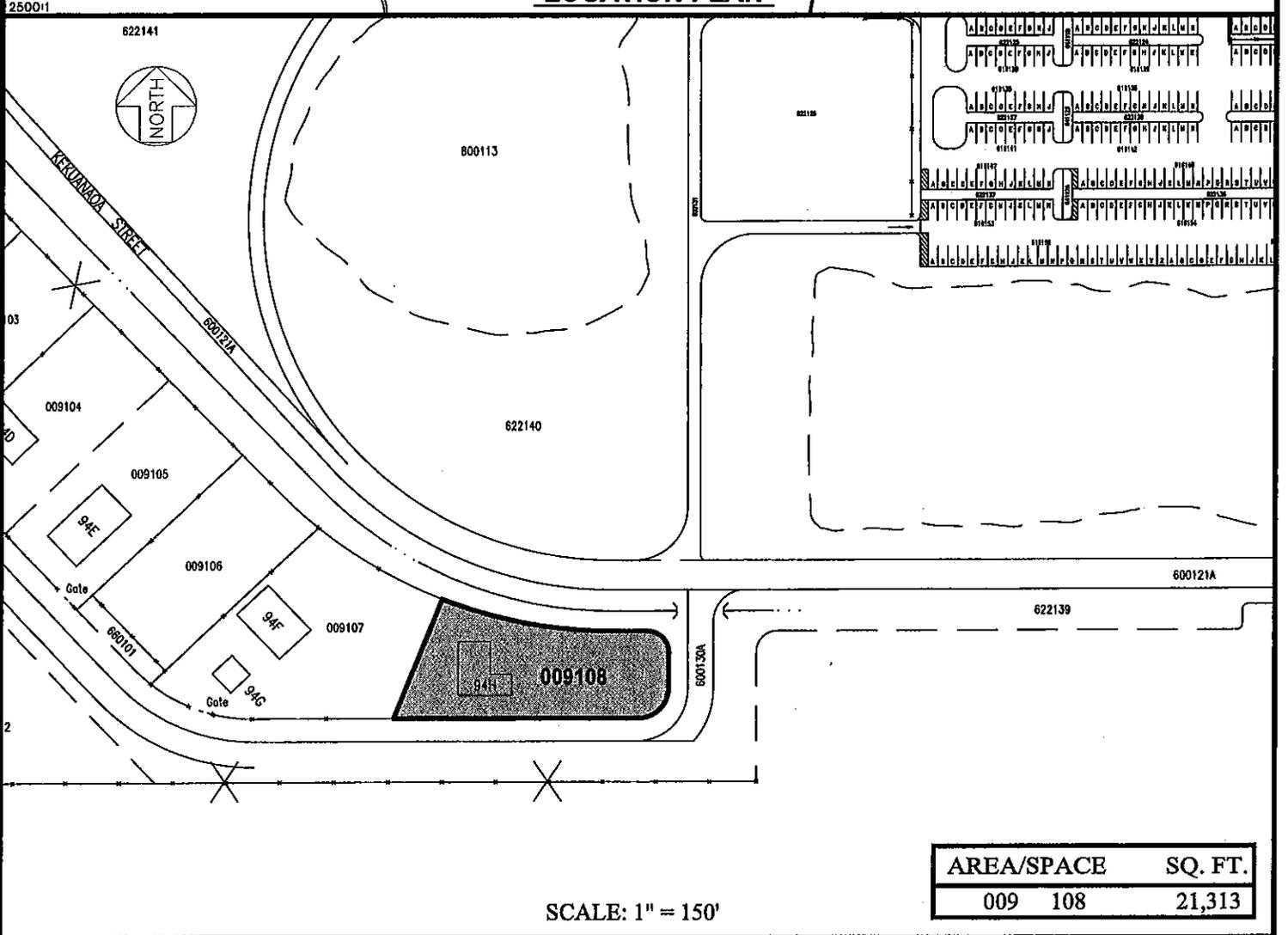
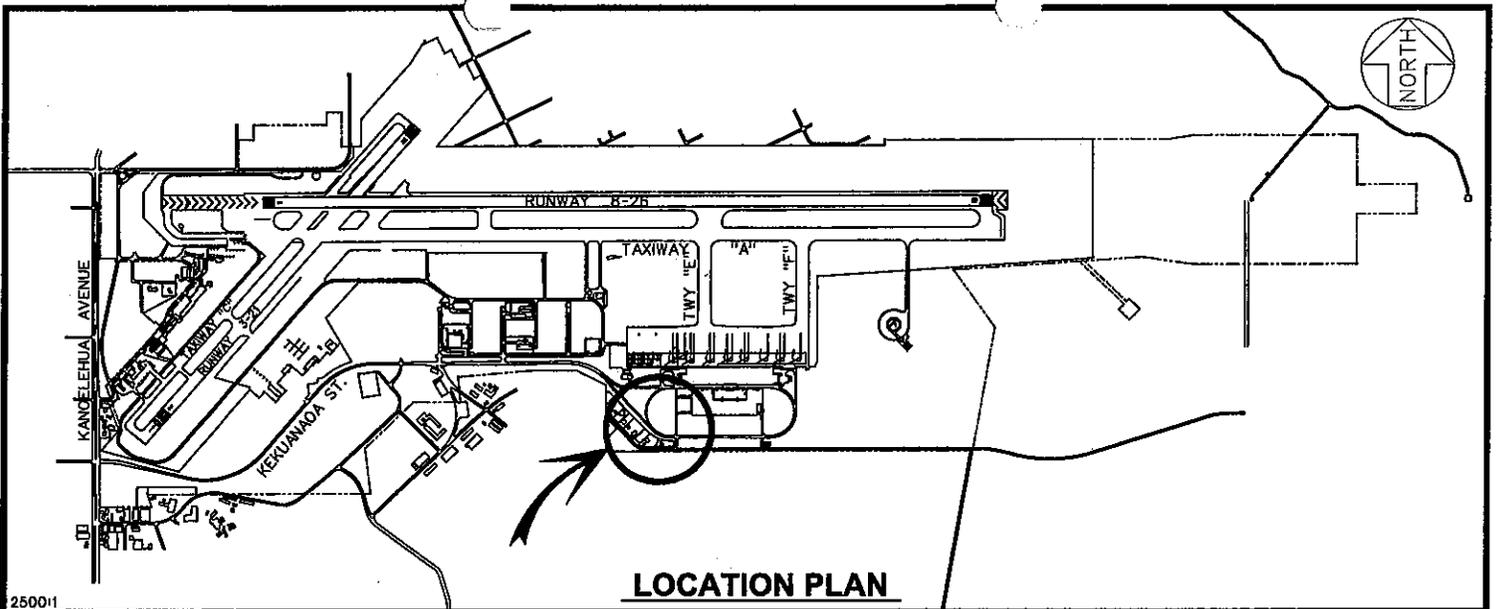
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

009107
PLAT 42

HILO INTERNATIONAL AIRPORT

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SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
009 108	21,313

DATE : JANUARY 2008

EXHIBIT: **A-8**



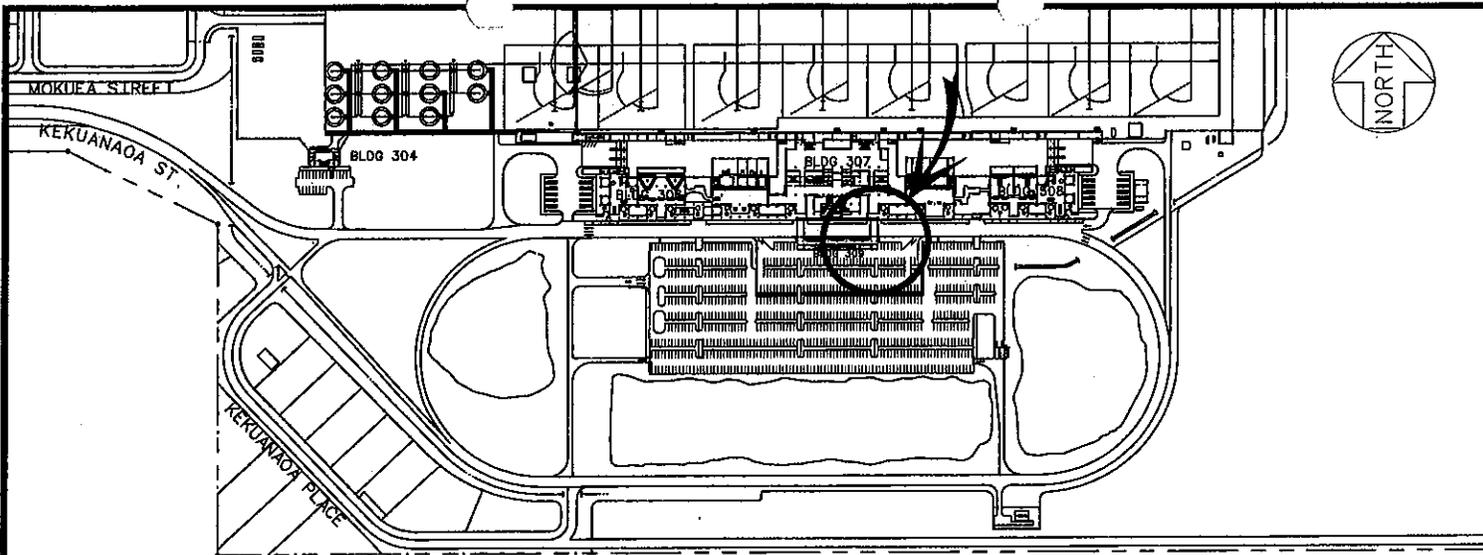
RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

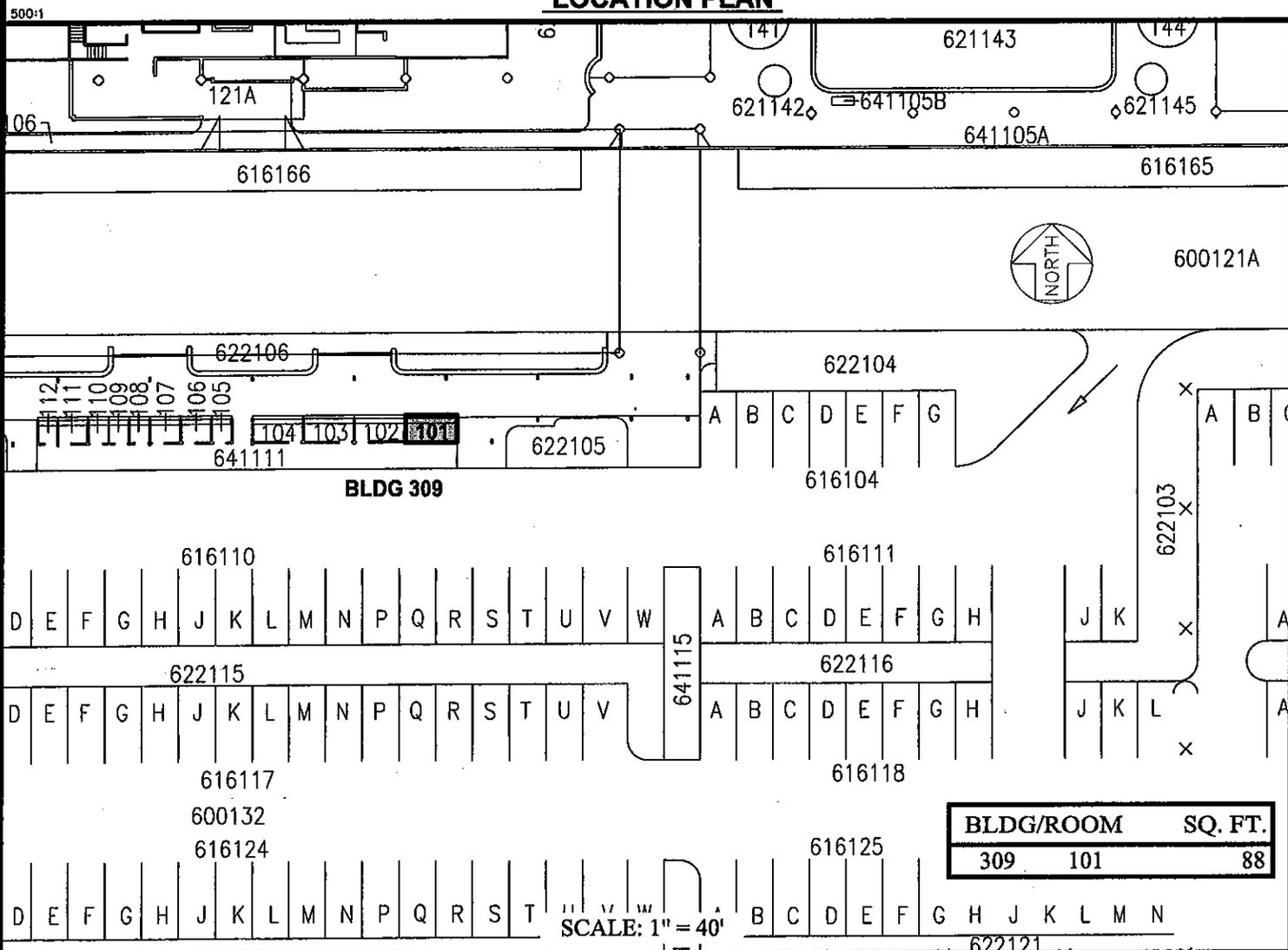
009108
PLAT 42

HILO INTERNATIONAL AIRPORT

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LOCATION PLAN



BLDG/ROOM	SQ. FT.
309 101	88

DATE : JANUARY 2008

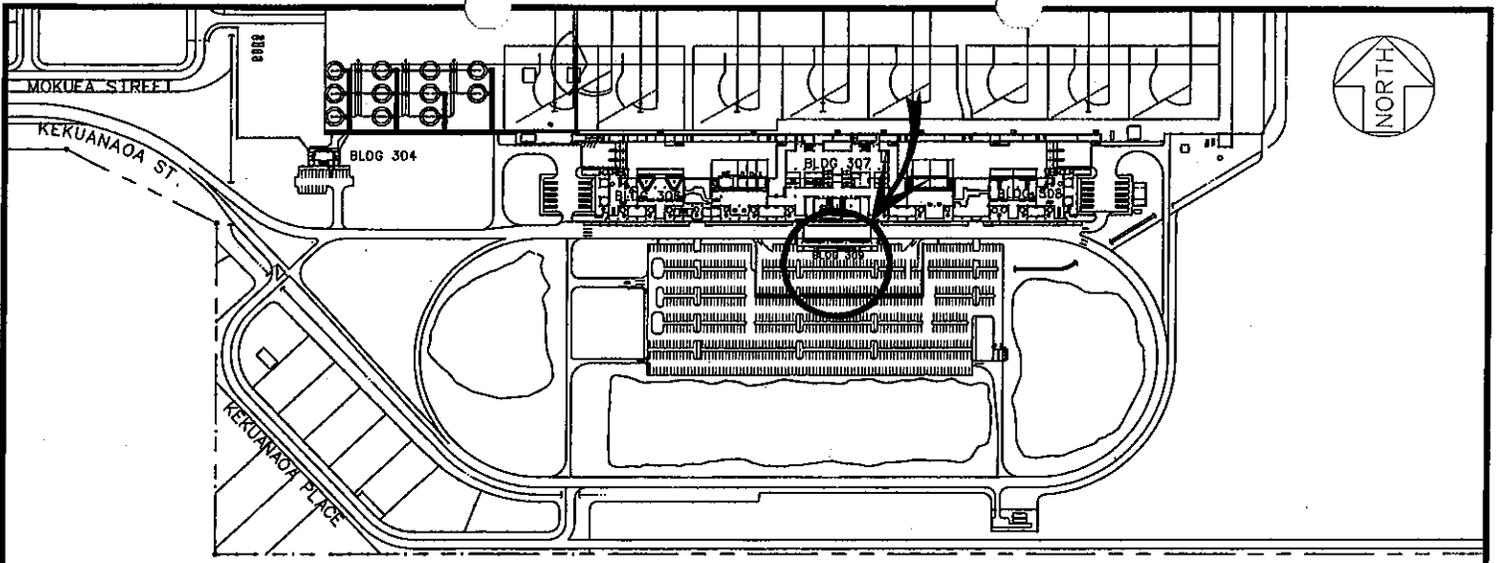
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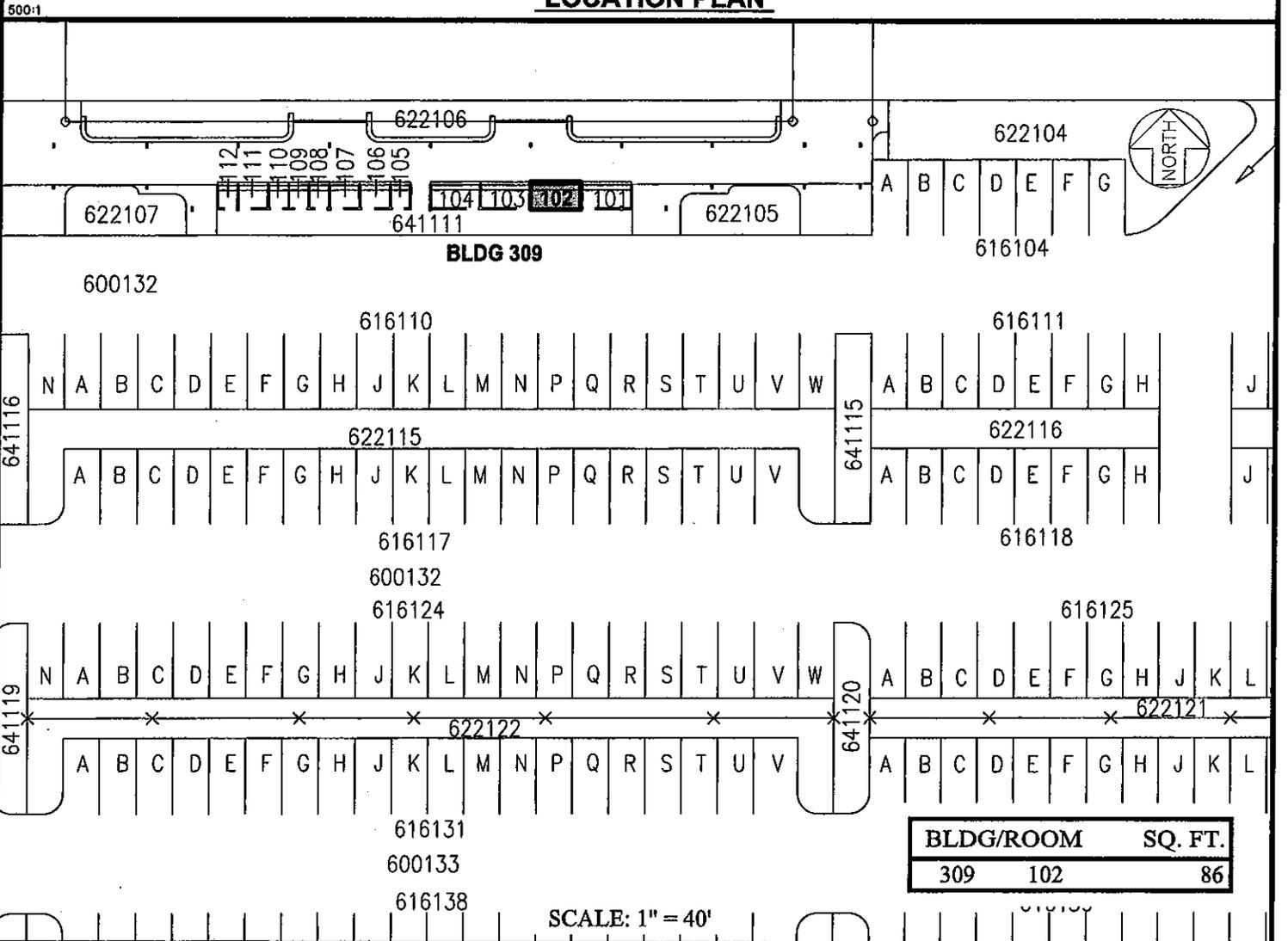
RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

309101
PLAT C1,42



LOCATION PLAN



DATE : JANUARY 2008

EXHIBIT: **A-10**



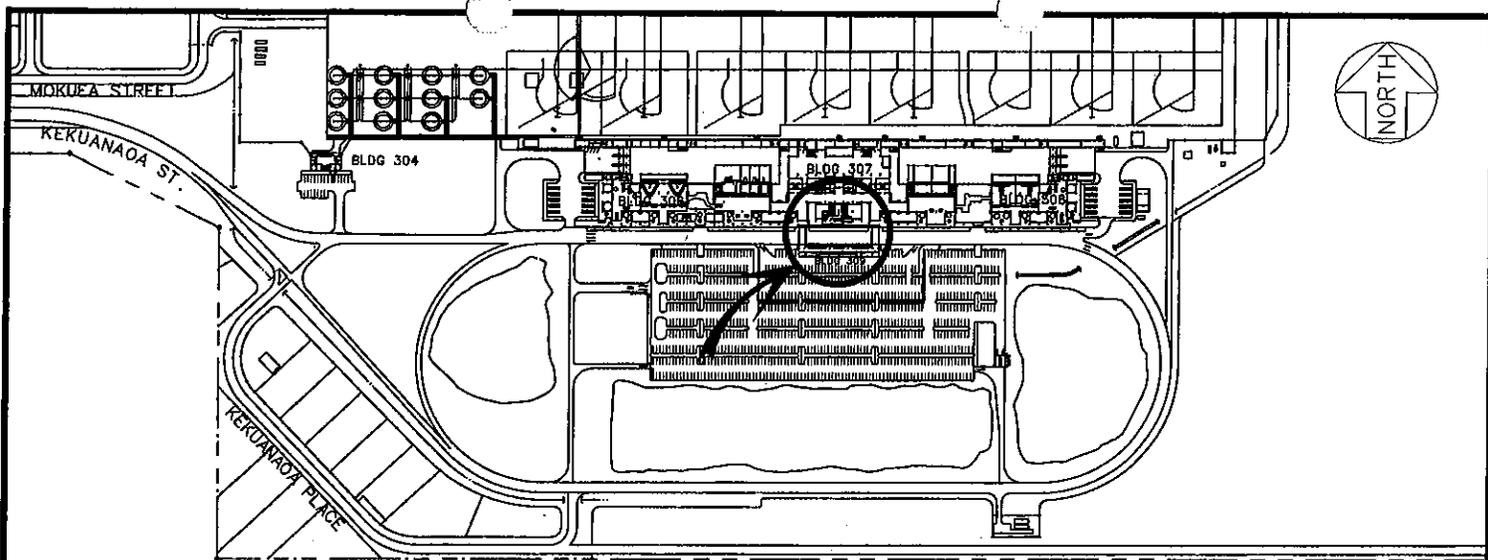
RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

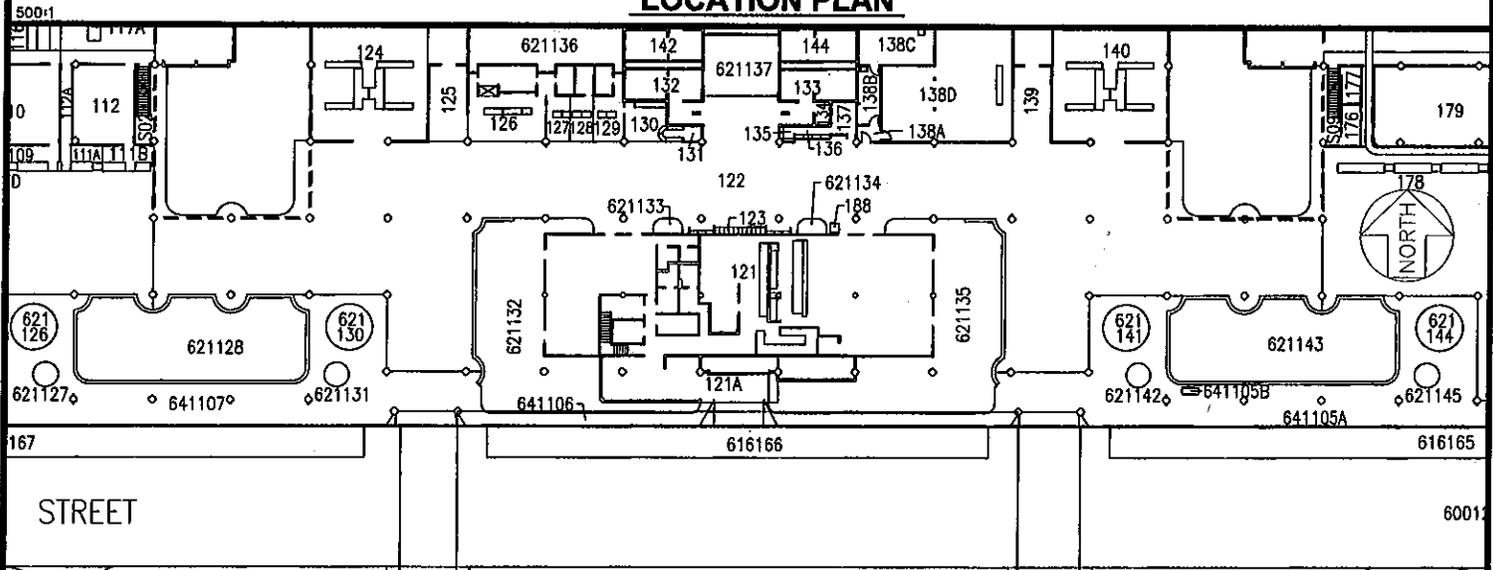
309102
PLAT C1,42

HILO INTERNATIONAL AIRPORT

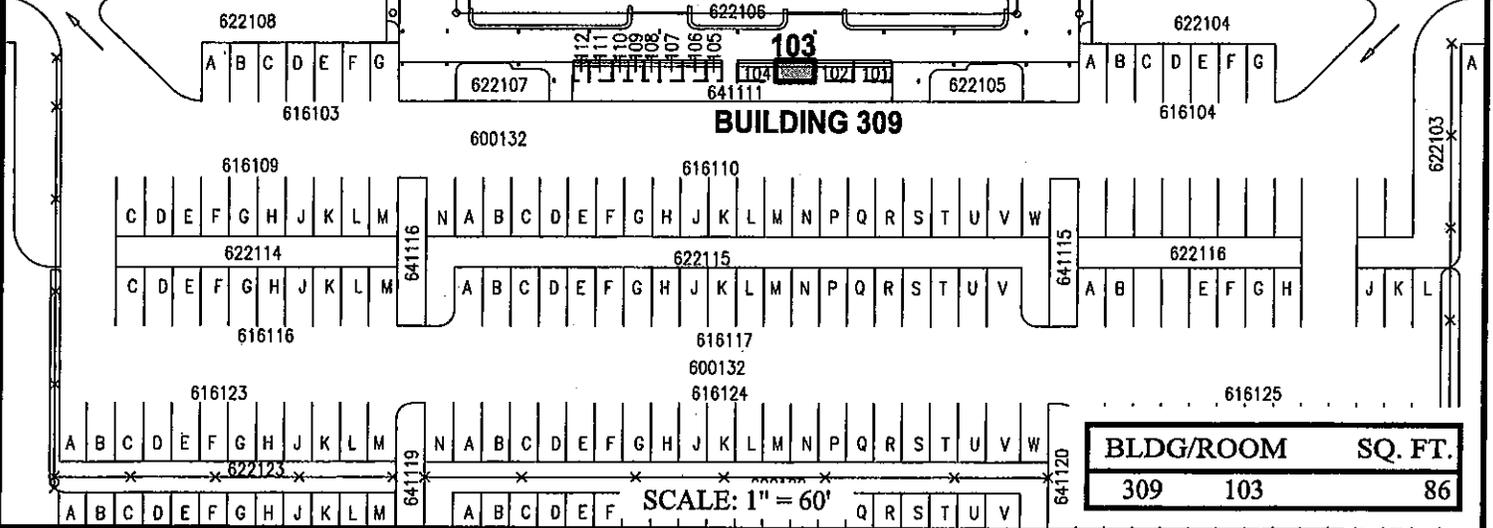
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LOCATION PLAN



BUILDING 309



DATE : JANUARY 2008

EXHIBIT: **A-11**



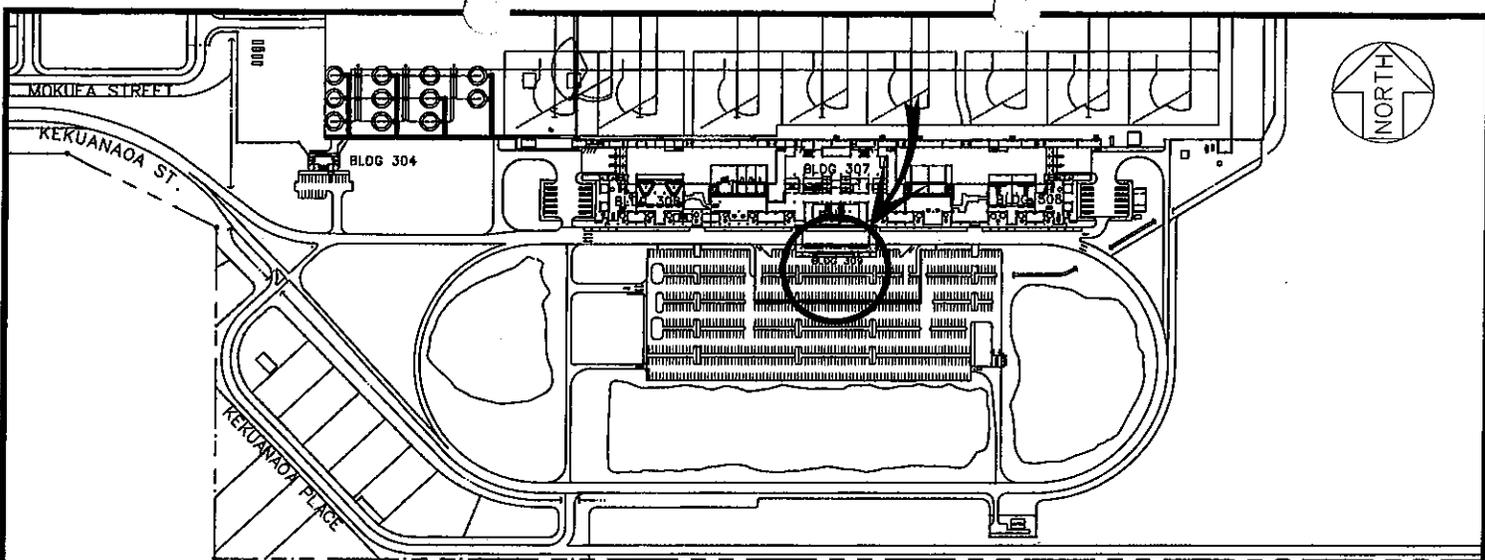
RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

309103
PLAT 42

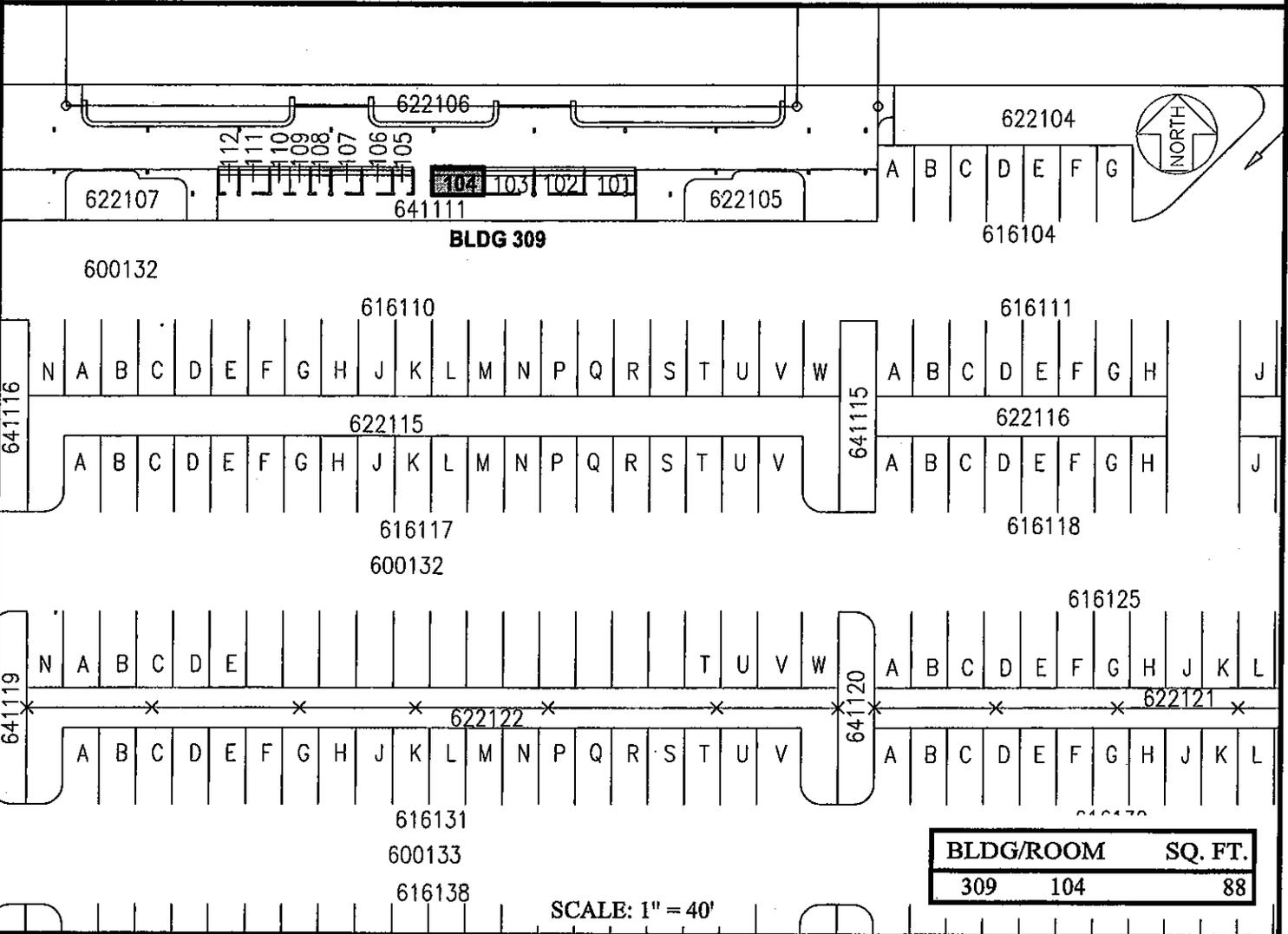
HILO INTERNATIONAL AIRPORT

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LOCATION PLAN

500:1



DATE : JANUARY 2008

EXHIBIT: **A-12**



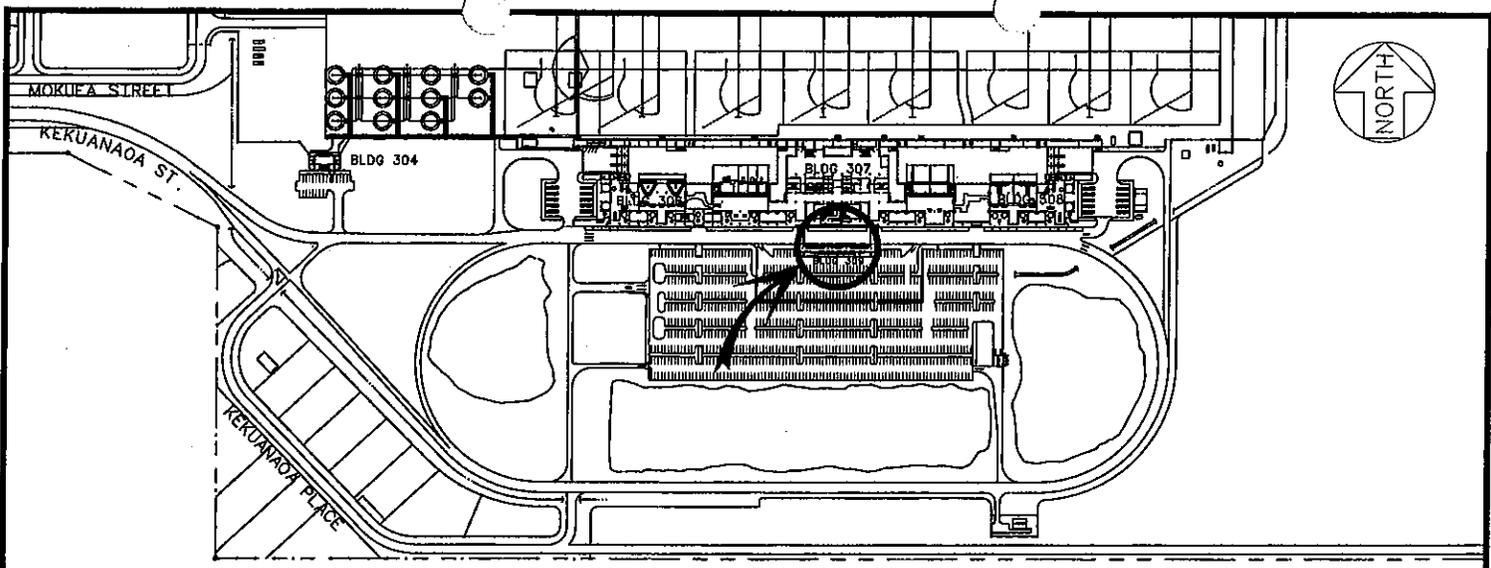
RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

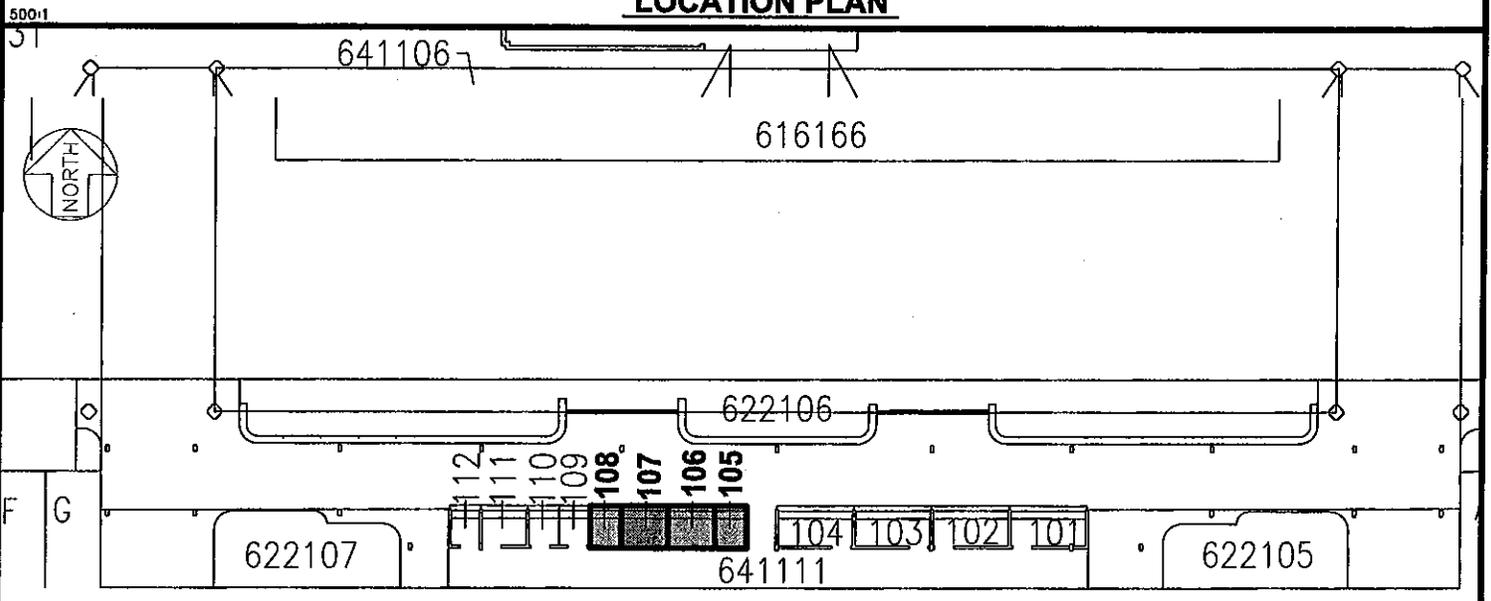
309104
PLAT C1,42

HILO INTERNATIONAL AIRPORT

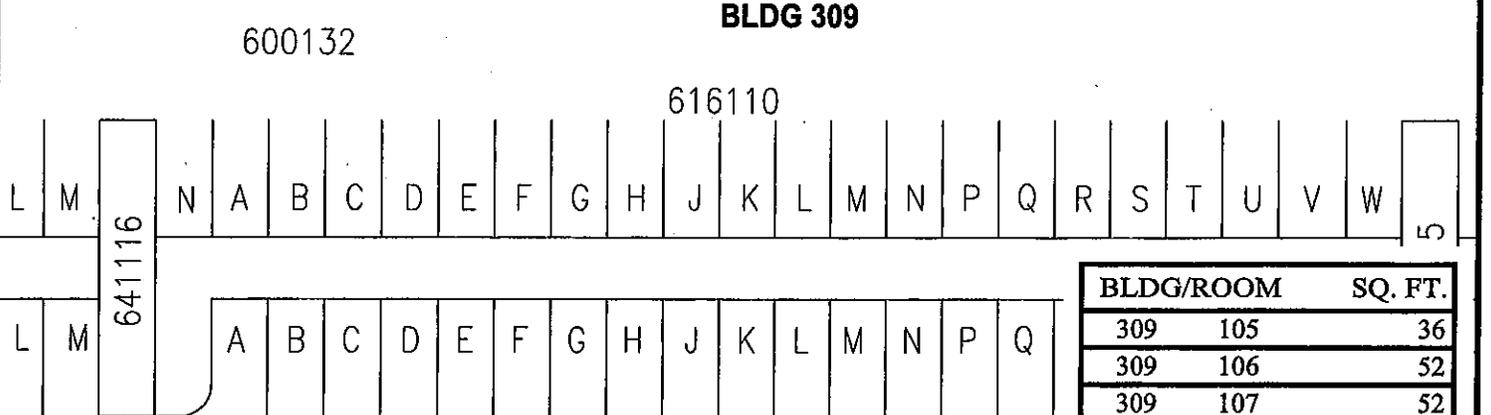
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LOCATION PLAN



BLDG 309



BLDG/ROOM	SQ. FT.
309 105	36
309 106	52
309 107	52
309 108	35

SCALE: 1" = 30'

DATE : JANUARY 2008

EXHIBIT: **A-13**

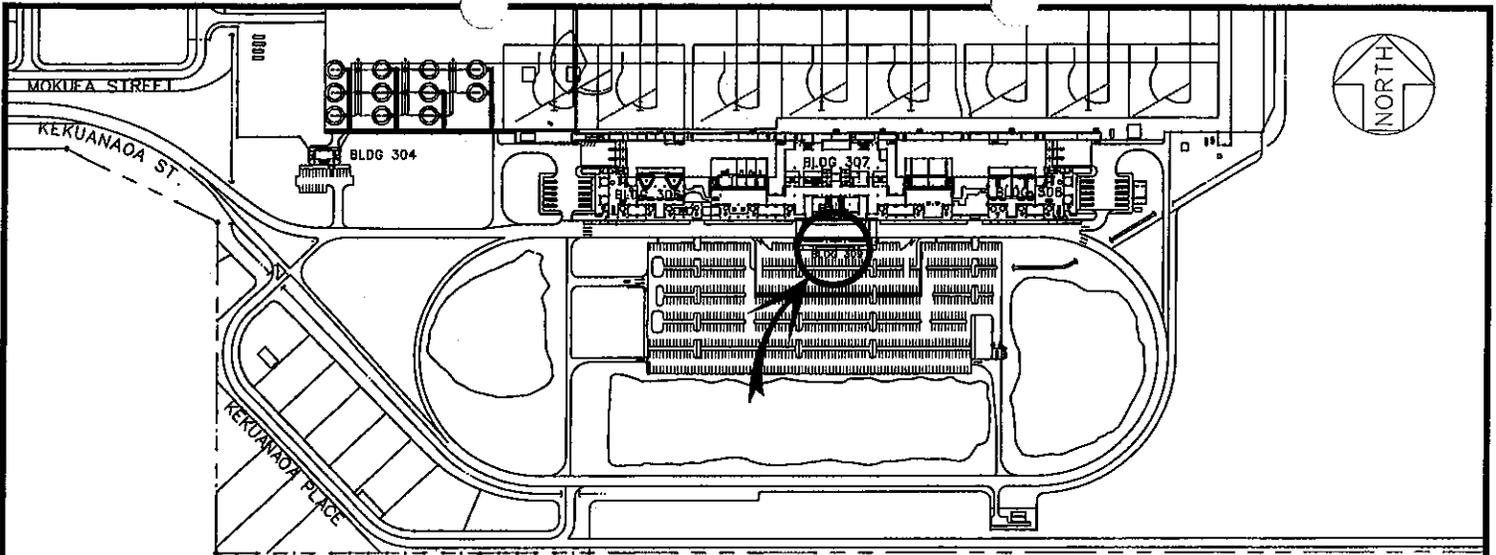


RENT-A-CAR COUNTERS

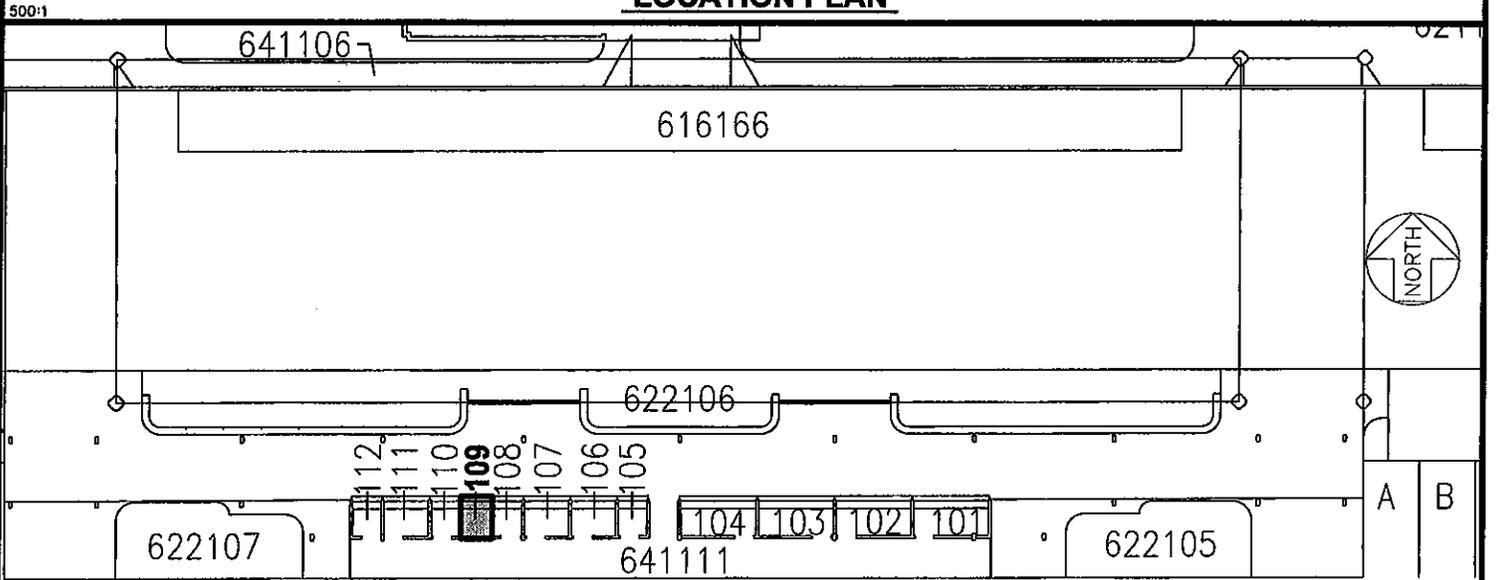
RAC SPACES LOCATIONS

309105,106
309107,108

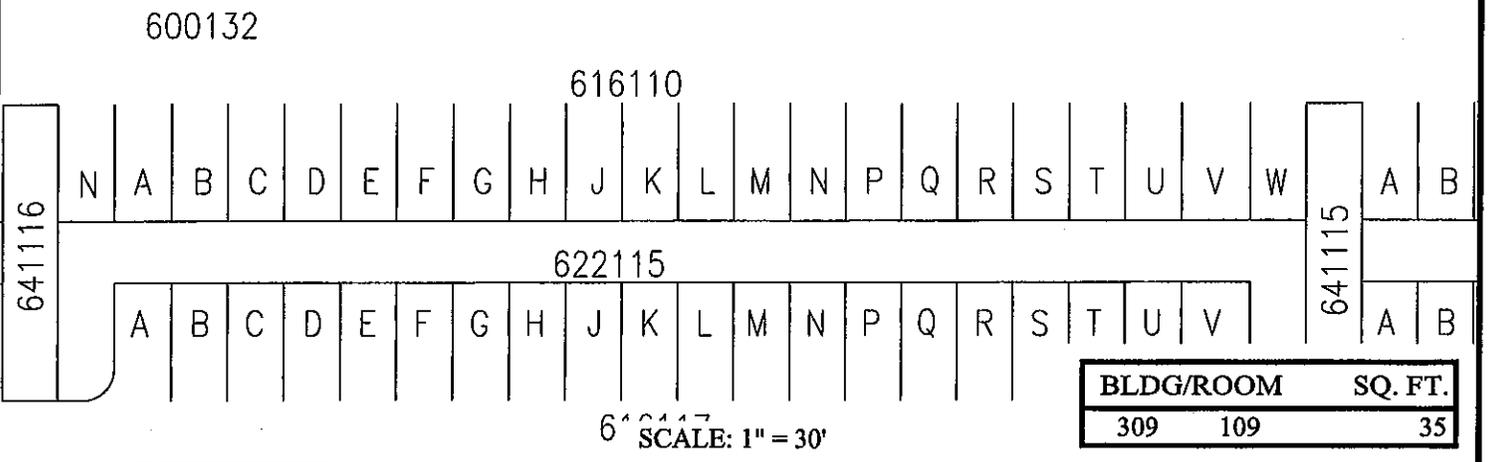
PLAT C1,42



LOCATION PLAN



BLDG 309



DATE : JANUARY 2008

EXHIBIT: **A-14**

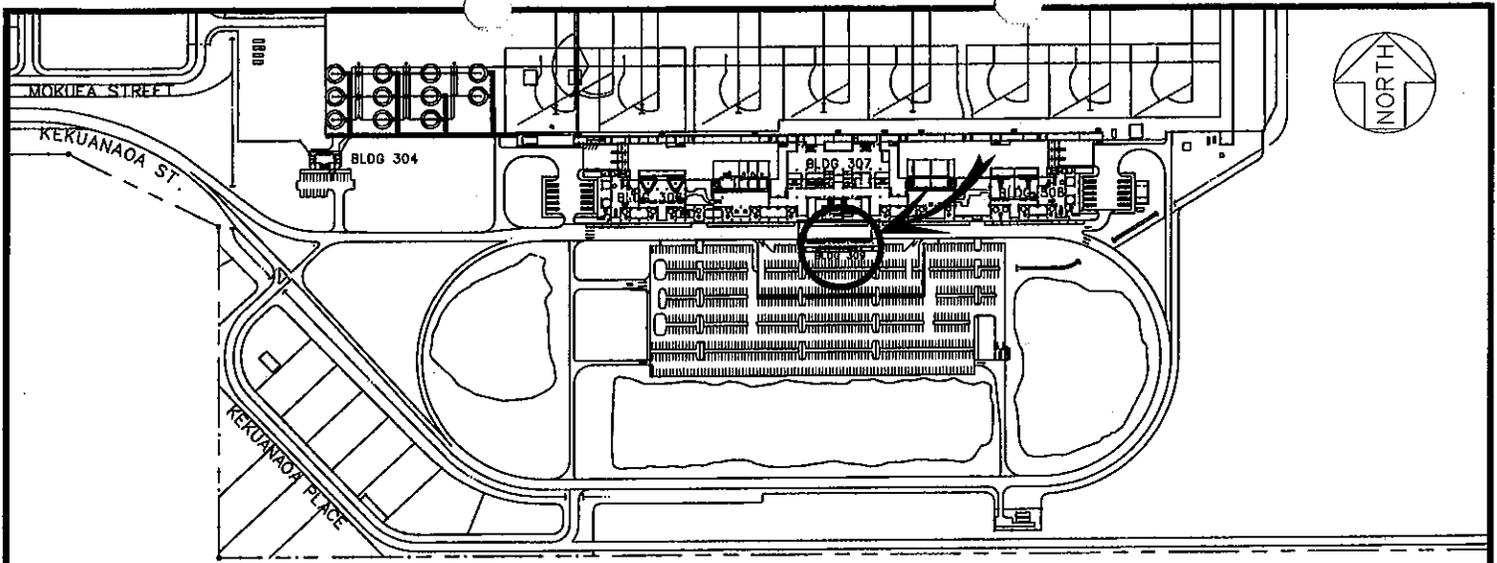


RENT-A-CAR COUNTERS

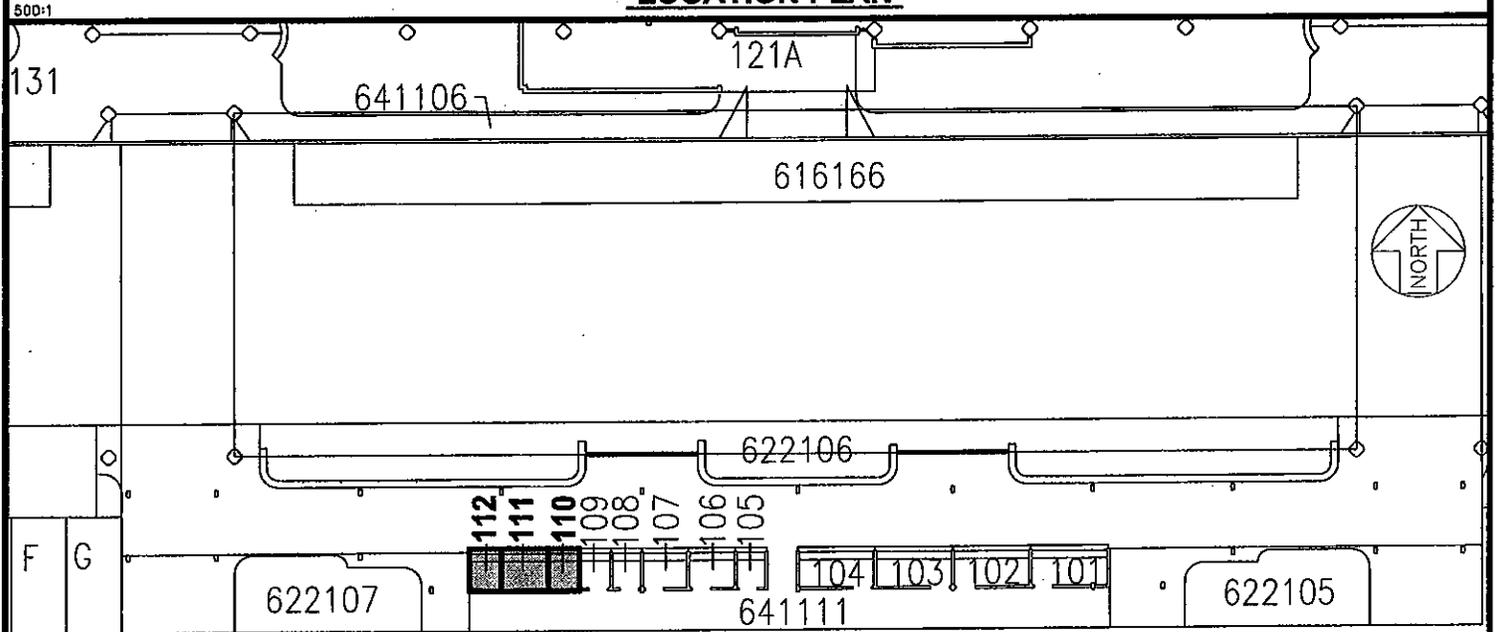
RAC SPACES LOCATIONS

309109
PLAT C1,42

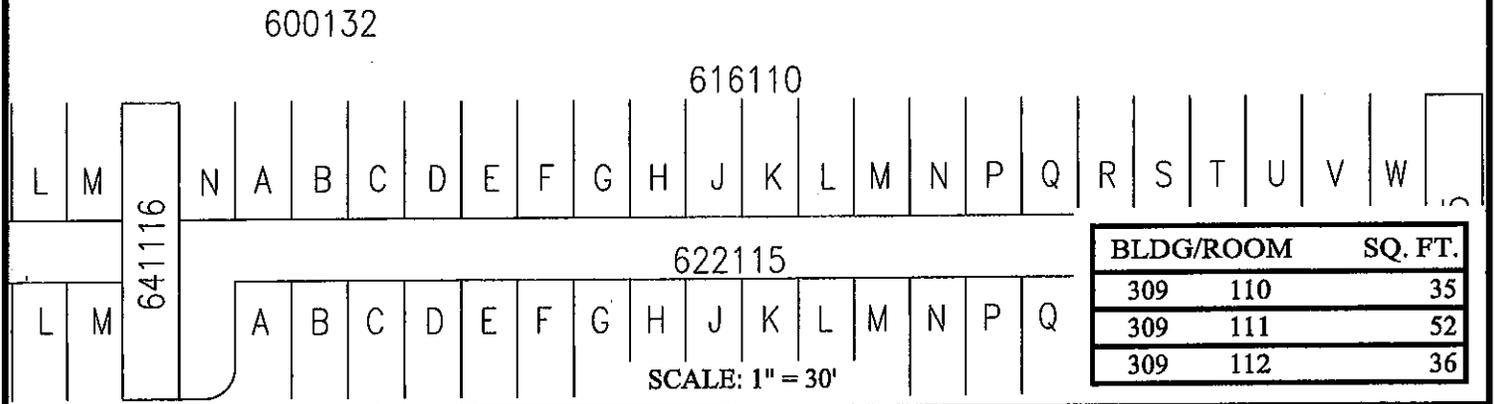
HILO INTERNATIONAL AIRPORT



LOCATION PLAN



BLDG 309



BLDG/ROOM	SQ. FT.
309 110	35
309 111	52
309 112	36

SCALE: 1" = 30'

DATE : JANUARY 2008

EXHIBIT: **A-15**



RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

309110
309111
309112
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