

NEIL ABERCROMBIE  
GOVERNOR



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

ISSUANCE OF A CONCESSION AGREEMENT TO AMPCO SYSTEM  
PARKING FOR THE MANAGEMENT AND OPERATION OF THE  
AUTOMOBILE PARKING FACILITIES AT LIHUE AIRPORT  
TAX MAP KEY: (4) 3-5-01: PORTION OF 8

KAUAI

The Department of Transportation (DOT) proposes to offer a new negotiated Concession Agreement for the management and operation of the automobile parking facilities at Lihue Airport. The Concession Agreement shall contain the following negotiated terms and conditions:

PURPOSE:

The right and obligation to manage and operate the Automobile Parking Facilities at Lihue Airport.

LEGAL REFERENCE:

Chapter 102-2(b)(1), Hawaii Revised Statutes, as amended. Exemption from the bidding requirements for operation of ground transportation services and parking lot operations at airports.

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport, Lihue. Island of Kauai, identified by Tax Map Key:  
4<sup>th</sup> Division, 3-5-01: Portion of 8

ZONING:

State Land Use: Urban  
County: Industrial (IG-STP)

ITEM M-1

BLNR – Issuance of A Concession Agreement -2-  
For Operation and Management of the Parking  
Facilities at Lihue Airport

LAND STATUS:

Section 5 (a) Non-Ceded, Hawaii Admissions Act -  
HHL 30% entitlement lands Yes\_\_No X

PREMISES:

Parking Facilities:

- A. Lot A, as shown on Exhibit B
- B. Lot B, as shown on Exhibit B
- C. Lot C, as shown on Exhibit B
- D. Lot D, as shown on Exhibit B

Exit Plaza, Space No. 012-101, containing an area of approximately 920 square feet.  
as shown on Exhibit C

Exit Plaza Office, Building 202, containing an area of approximately 120 square feet  
as shown on Exhibit C

TERM:

Five years.

CONCESSION FEE:

For the first year of the Agreement, the Concession Fee shall be the greater of a  
Minimum Annual Guarantee Fee (MAG) of \$750,000 (Seven Hundred Fifty Thousand  
Dollars) or 65% of gross receipts. In each successive year of the contract term, the MAG  
shall be 85% of the Concession Fee that was paid and payable in the previous year.

DBE PARTICIPATION:

Although there is no DBE participation goal established for this Concession Agreement,  
the Concessionaire is encouraged to voluntarily strive to achieve DBE participation in its  
Concession operations.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the  
Department of Health, State of Hawaii, this disposition is exempt from requirements  
regarding preparation of an environmental assessment, negative declaration, or  
environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as  
amended, relating to Environmental Impact Statements, because the proposed action falls

within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existed.

REMARKS:

AMPCO System Parking, which currently manages and operates the parking facilities at Lihue Airport, will be replacing at its own cost the existing Parking Management Revenue Control System. The existing system is very old and in need of immediate replacement. The new parking concession agreement will provide the parking operator to recoup the cost of the replacing the revenue system.

RECOMMENDATION:

That the Board authorize the DOT to enter into the Concession Agreement as hereinabove outlined subject to: (1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (2) the review and approval of the Department of the Attorney General's Office as to the concession agreement form and content.

Respectfully submitted,

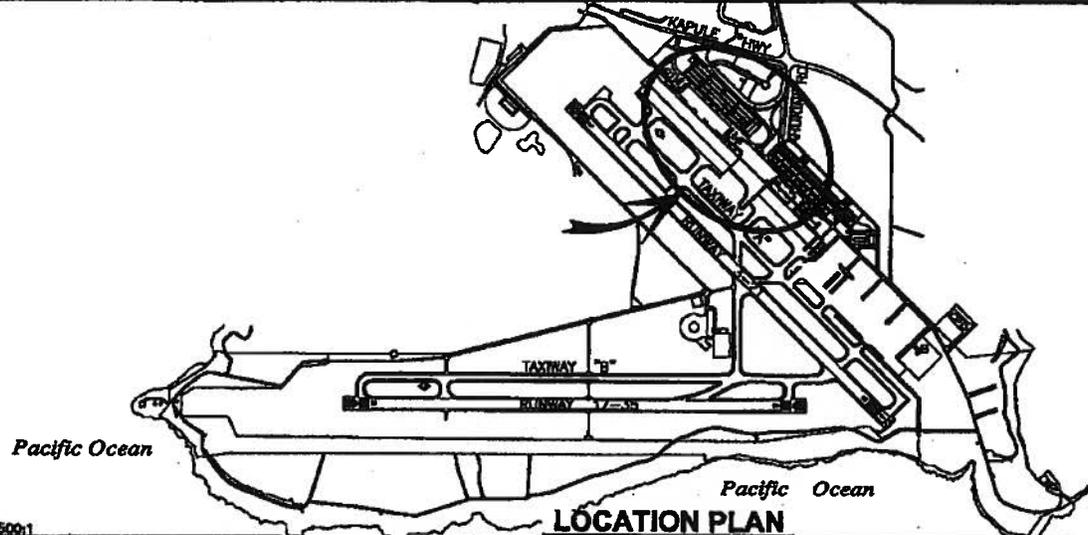


GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

APPROVED FOR SUBMITTAL:



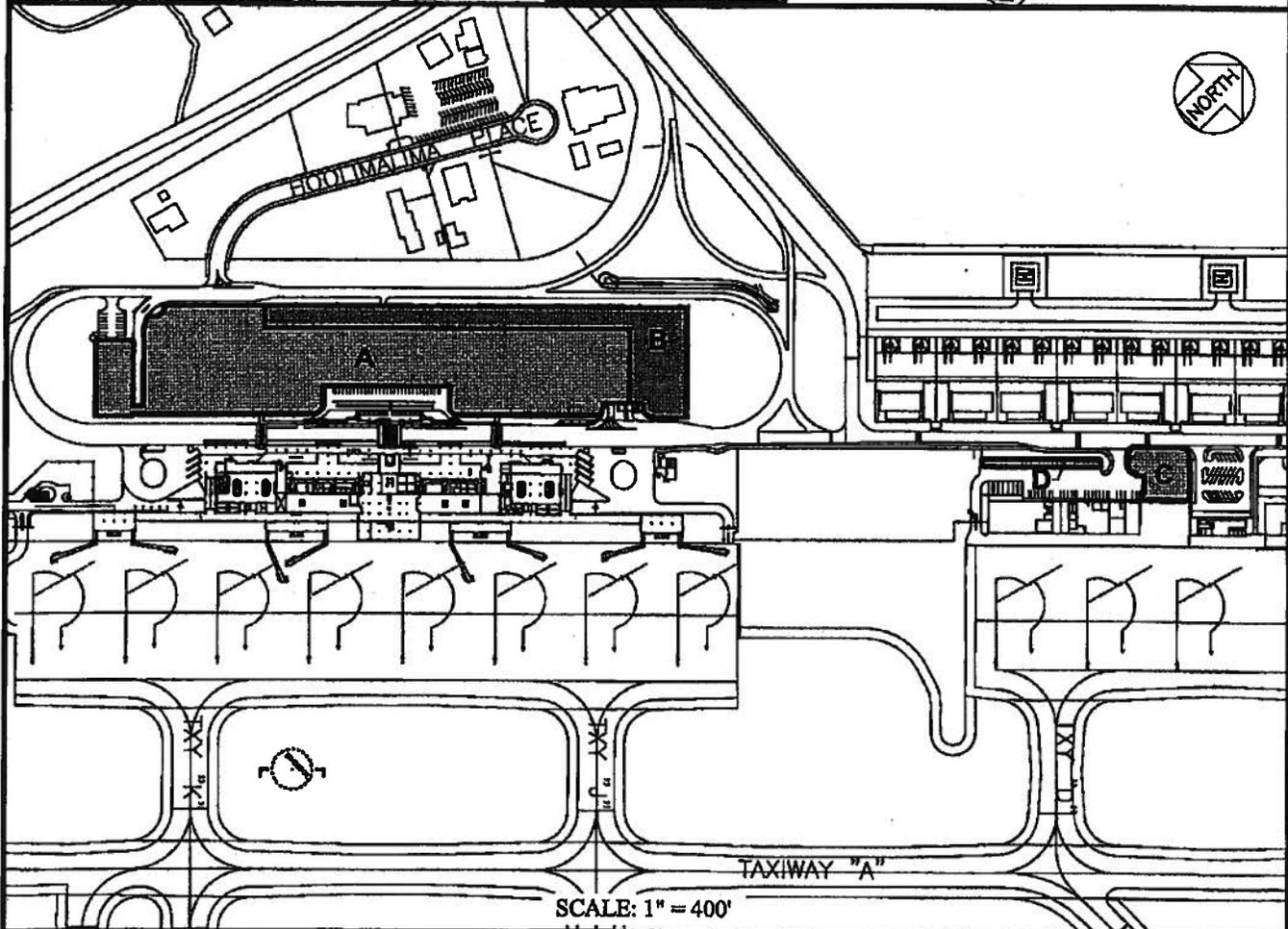
WILLIAM J. AILA, JR.  
Chairperson and Member



Pacific Ocean

Pacific Ocean

### LOCATION PLAN



SCALE: 1" = 400'

DATE : JULY 2011

EXHIBIT: **B**



Airports Division

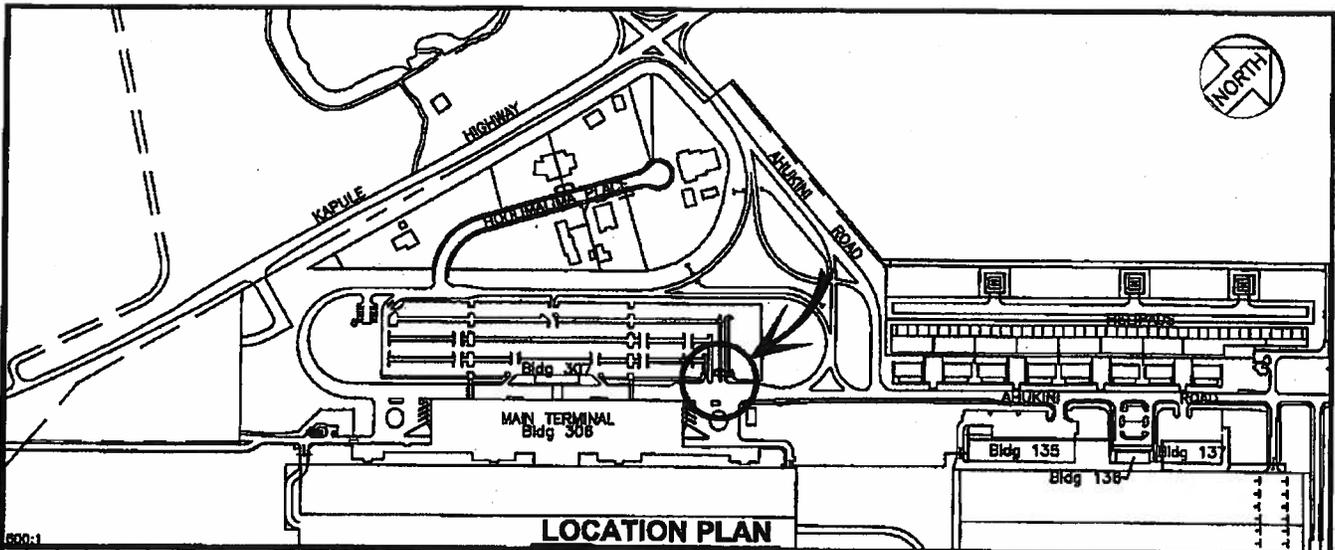
### AUTOMOBILE PARKING FACILITIES

### MAIN PARKING AREAS

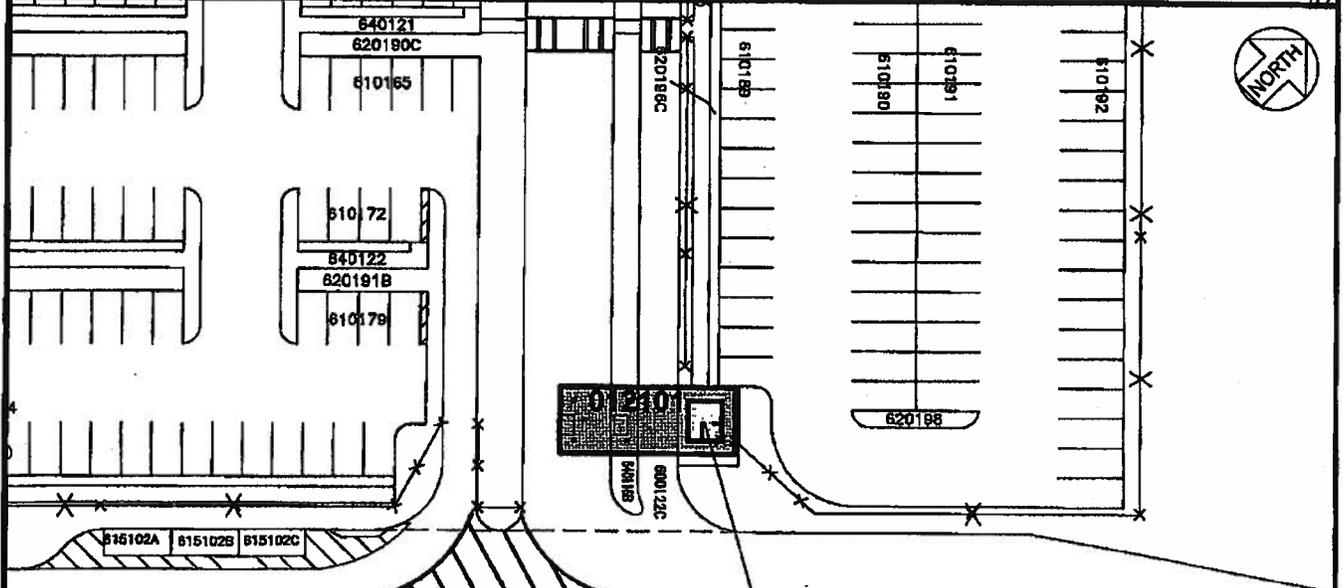
PLATS 35, 44, 45

## LIHUE AIRPORT

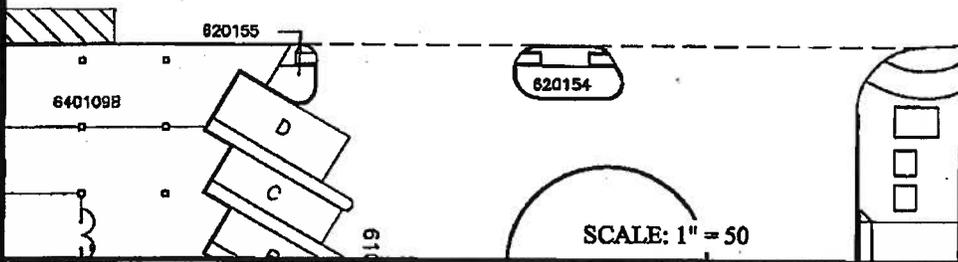
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**LOCATION PLAN**



**BLDG 202  
EXIT PLAZA**



SCALE: 1" = 50

AREA/SPACE	SQ. FT.
012 101	920

BLDG/ROOM	SQ. FT.
202 000	120

DATE : JULY 2011

EXHIBIT: **C**



Airports Division

**BUILDING 202  
EXIT PLAZA**

012101  
202000

PLATS D1, 45

**LIHUE AIRPORT**

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