

Hawaii Community Development Authority
Department of Business, Economic Development and Tourism
State of Hawaii

ADDENDUM NO. 1

Invitation for Bids
HCDA AMT IFB 06-2026

**PARKING MANAGEMENT, OPERATIONS, AND MAINTENANCE SERVICES FOR THE
KEWALO BASIN HARBOR DIAMOND HEAD PARKING LOT**

1125 Ala Moana Boulevard,
HONOLULU, OAHU, HAWAII

Date issued: July 27, 2026

This addendum is hereby issued for the following:

Q: Will the monthly passes be issued by the Contractor or HCDA?

A: The monthly passes will be issued by the Contractor after coordinating with the Harbor Master to ensure harbor users are able to make monthly parking arrangements as needed.

Q: Is there a contractor responsible for maintaining the restrooms?

A: Yes. The restrooms are currently maintained by Pro Cleaners.

Q: Are the other parking areas in Kewalo Basin also owned by HCDA?

A: No. Only the Kewalo Basin Diamond Head Lot parking area is owned and managed by HCDA.

Q: Can the rates be changed, and is there a limit to how much they can increase?

A: Yes. The Contractor may increase the current parking rates at the Premises if it determines that the current rates are not competitive with the prevailing market rates in the surrounding area. Any rate increase is subject to prior written approval by HCDA. The contract does not specify a maximum percentage or dollar amount for rate increases.

Q: Will the parking signage be changed when the new contract begins?

A: Yes. The Contractor will be responsible for providing and installing the new parking signage. The required signage is included in the bid packet and will be installed upon commencement of the contract.

Q: Please clarify the intended scope of “repairs as necessary,” specifically whether there is limited to minor pothole patching, or whether larger-scale asphalt repair, resurfacing, or pavement reconstruction would be considered non-routine maintenance under Section 2.5?

A: As part of routine daily maintenance and inspections, the Contractor is responsible for regular pothole repairs. Any large-scale repairs, resurfacing, or pavement reconstruction are considered non-routine maintenance and must be submitted to HCDA for prior review and approval.

Q: Does the IFB require the contractor to provide copies of its insurance policies to the State in addition to the Certificate of Insurance?

A: No. The bidder is required to submit a Certificate of Liability Insurance demonstrating that it maintains the minimum required insurance coverages and limits specified in the IFB. These include Commercial General Liability, Umbrella Liability, Worker’s Compensation, and Automobile Liability insurance. Copies of the actual insurance policies are not required unless specifically requested by HCDA.

Q: Please clarify whether the Contractor is permitted to assess a customer-facing service or convenience fee in addition to the established parking rates, and whether there are any limitations or requirements or requirements governing the amount or structure of such fees?

A: No. The Contractor shall not assess or collect any customer-facing service, convenience, or other additional fees beyond the approved parking rates unless expressly authorized in writing by HCDA. Any proposed additional fees or changes to the fee structure must be submitted to HCDA for review and written approval.

END OF ADDENDUM NO. 1