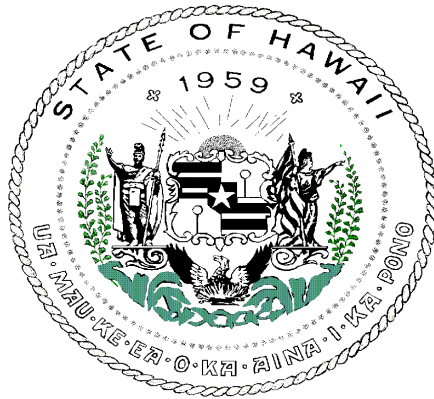




**STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND
TOURISM
STADIUM AUTHORITY**

October 9, 2026

ADDENDUM NO. 1

**TO COMPETITIVE SEALED BIDDING (IFB) NO. IFB-SA-27-01
FURNISHING MAINTENANCE AND REPAIR SERVICES FOR AIR-
CONDITIONING UNITS**

STADIUM AUTHORITY | ALOHA STADIUM

99-500 Salt Lake Boulevard, Aiea, HI 96701

HlePRO Solicitation No. Q27000376

The following changes are made to solicitation IFB-SA-27-01 / Q27000376. The amended language below supersedes conflicting language in the identified sections. Except as expressly amended, all other solicitation terms remain unchanged.

CHANGE NO. 1 | SECTION 2.3 – CONTRACT PERIOD

The initial contract period shall consist of three (3) consecutive twelve-month periods beginning on the effective date specified in the State's Notice to Proceed. The State may, at its sole discretion and subject to satisfactory performance, available funding, and required approvals, exercise up to two (2) additional twelve-month extension periods. Neither extension is guaranteed. Each extension shall be documented in writing before expiration of the then-current term.

The Bidder shall submit separate prices for Years 1 through 5 as shown in Attachment C. The prices for Years 4 and 5 shall apply only if the corresponding extension is exercised. For bid evaluation, the State shall use the total five-year bid price calculated in Attachment C; evaluation of extension-year pricing does not obligate the State to exercise either

extension. Any adjustment expressly authorized by the contract or applicable law remains subject to its stated conditions.

CHANGE NO. 2 | SECTION 2.4 – EMERGENCY SERVICES

The Contractor shall maintain a contact number for emergency service requests 24 hours per day, seven days per week, including weekends and State holidays. Qualified service personnel shall physically arrive at the designated Stadium Authority service location within four (4) hours after the Contractor receives an emergency service request from an authorized State representative. Telephone acknowledgment or dispatch alone does not satisfy the on-site response requirement.

The Contractor shall promptly assess the malfunction and advise the State of the necessary corrective work and anticipated completion time. Work requiring prior authorization under the repair provisions shall be approved by the State before chargeable repairs proceed, except for immediate protective measures expressly directed by an authorized State representative.

Authorized repair labor performed outside normal working hours, including weekends and State holidays, shall be billed at one and one-half (1.5) times the applicable straight-time hourly labor rate shown in Attachment C. Authorized repair labor during normal working hours shall be billed at the applicable straight-time rate. Contract remedies for nonperformance remain subject to the General Conditions and other applicable contract provisions.

CHANGE NO. 3 | SECTION 2.5 – REPAIRS, MATERIALS, AND REFRIGERANT

A. Repair parts and materials deductible

For each individual repair, the Contractor shall furnish and bear the first Four Hundred Fifty Dollars (\$450.00) of the actual cost of repair parts and materials. When the actual cost exceeds \$450.00, only the excess portion is reimbursable by the State, subject to prior written authorization and the markup provision in Section 2.6. The deductible applies separately to each bona fide repair, not cumulatively across different repairs. The Contractor shall not artificially divide one repair into multiple repairs or combine unrelated repairs to alter the deductible.

Authorized repair labor, when separately payable under the contract, shall be invoiced at the applicable Attachment C labor rate. The State shall not pay the first \$450.00 of parts and materials for any individual repair.

B. Routine refrigerant servicing

Routine refrigerant system checks, leak-indication inspections, and minor replenishment incidental to scheduled preventive maintenance shall be included in the fixed maintenance price without additional charge. Routine refrigerant furnished as part of maintenance shall not be applied to the \$450.00 repair deductible.

C. Major refrigerant replacement

Substantial refrigerant replacement arising from equipment failure, a significant leak, or replacement of a major refrigerant-system component shall be treated as a separately authorized repair. The Contractor shall submit a written assessment and itemized estimate, including the reason for replacement, refrigerant type and quantity, materials, and labor, and shall obtain written authorization before proceeding. Refrigerant and related repair materials for such work are subject to the \$450.00 deductible and Section 2.6 markup rules. Leak-related work and refrigerant handling shall comply with applicable law and manufacturer requirements.

Only refrigerant approved for the specific equipment shall be used. Refrigerant substitutions shall not be made without verification of compatibility and prior written State authorization. All regulated refrigerant work shall be performed by appropriately certified personnel.

CHANGE NO. 4 | SECTION 2.6 – MATERIAL COSTS AND MARKUP

The Contractor may apply a twenty percent (20%) markup only to the portion of actual, documented parts and materials cost that exceeds the \$450.00 deductible for an individual authorized repair. No markup shall apply to the first \$450.00, to labor, or to other charges unless expressly permitted elsewhere in the contract. The Contractor shall furnish supplier invoices or other acceptable proof of actual material cost.

Illustration: for an authorized repair with \$600.00 in parts and materials, the Contractor bears \$450.00; the reimbursable excess is \$150.00; the 20% markup on that excess is \$30.00; and the reimbursable materials amount, including markup, is \$180.00. Authorized labor is calculated separately. References in this section to the deductible shall refer to Section 2.5.

CHANGE NO. 5 | SECTION 2.7 – ANNUAL REPAIR ALLOWANCE

The annual repair allowance shall be Five Thousand Dollars (\$5,000.00) for each twelve-month contract year. The allowance may be used only for actual, documented repair costs authorized in writing by the State and payable under Sections 2.5 and 2.6, including separately authorized repair labor where applicable.

Any unused portion of the \$5,000.00 annual repair allowance shall carry forward to the next consecutive contract year under this contract, including an exercised extension year. The available repair allowance for each subsequent contract year shall consist of that year's \$5,000.00 allowance plus any unused balance carried forward from the preceding year. Carryover funds shall remain available only for actual, documented, State-authorized reimbursable repair costs; they are not guaranteed payments to the Contractor. Unused funds remaining at the expiration or termination of the contract shall not be payable to the Contractor. Any work exceeding the available accumulated allowance requires separate written authorization and applicable funding and procurement approvals. Carryover is

subject to the availability and lawful use of appropriated funds and all required State approvals.

CHANGE NO. 6 | SECTION 2.9 – MAINTENANCE SCHEDULE

The Contractor shall perform scheduled preventive maintenance on all units identified in Attachment A once each month, for twelve (12) monthly maintenance visits per contract year. Comprehensive quarterly maintenance shall be performed once every three (3) months, for four (4) quarterly services per contract year. Quarterly comprehensive servicing shall coincide with a scheduled monthly maintenance visit. When performed during the same visit, both the monthly and quarterly requirements shall be completed and documented.

The Contractor shall submit an annual service schedule for Contract Administrator approval before beginning work. Schedule changes require prior approval.

CHANGE NO. 7 | SECTION 2.12 – MAINTENANCE REPORTING

Following each monthly maintenance visit, the Contractor shall provide a written report identifying the date of service, each unit serviced, work performed, unit operating condition, deficiencies, recommended repairs, refrigerant servicing, and the servicing technician. The report for each quarterly comprehensive visit shall additionally identify the quarterly procedures completed and their findings.

Reports shall be submitted to the Contract Administrator within five (5) working days following the service visit.

CHANGE NO. 8 | SECTION 2.13 – PREVENTIVE MAINTENANCE SCOPE

Monthly preventive maintenance shall include, as applicable to each equipment type: verifying cooling and thermostat operation; inspecting and cleaning or replacing filters as required; inspecting accessible drain pans and condensate lines; checking for unusual vibration, noise, leaks, or obstruction; visually inspecting accessible electrical and refrigerant components; and documenting deficiencies.

Quarterly comprehensive maintenance shall include all monthly tasks plus, as applicable and consistent with manufacturer instructions: detailed inspection and cleaning of coils; cleaning and flushing condensate components; checking system operating temperatures and pressures when appropriate; inspecting controls, electrical connections, fan and blower components, and refrigerant lines; and documenting system performance and recommended repairs.

Tasks involving belts, lubrication points, or other components not present on a particular unit shall apply only where that unit is so equipped. The Contractor shall furnish routine labor, tools, and maintenance supplies within the fixed maintenance price. Cleaning methods shall comply with manufacturer recommendations.

CHANGE NO. 9 | SECTION 3.11 – WAGE SCHEDULE REFERENCE

References to the effective date of the wage schedule included as Attachment B shall be corrected to July 1, 2026. The wage classification and applicable prevailing contract requirements shall remain subject to the solicitation and governing law. This correction does not independently amend any wage-adjustment formula under Section 3.11.1.

CHANGE NO. 10 | SECTION 3.16 – WARRANTY TERMINOLOGY

Any references in Section 3.16 to elevator drives, machines, or elevator equipment shall be deleted. Warranty obligations under this solicitation apply to air-conditioning and refrigeration equipment, replacement parts, and repair work furnished under this contract, consistent with the remaining warranty terms.

CHANGE NO. 11 | SECTION 3.27 – REPAIR INVOICES

Invoices for authorized repair work shall separately identify: (1) equipment and work performed; (2) actual documented parts and materials costs; (3) the \$450.00 deductible applied to the individual repair; (4) excess reimbursable materials cost; (5) the 20% markup applied solely to that excess; (6) authorized labor hours and applicable contract rate; (7) applicable taxes; and (8) the State's written authorization or purchase order reference. Supporting supplier invoices shall be provided for reimbursable materials. No payment is due for the Contractor's \$450.00 share of each repair.

CHANGE NO. 12 | ATTACHMENT C – OFFER FORMS AND PRICING INSTRUCTIONS

The Group A maintenance prices shall cover twelve (12) monthly preventive maintenance services and four (4) quarterly comprehensive maintenance services per contract year for the equipment listed in Attachment A. Quarterly comprehensive maintenance shall coincide with a scheduled monthly maintenance visit. During such visits, both monthly and quarterly maintenance requirements shall be completed and documented, with no additional compensation for quarterly servicing. Group B shall continue to use the prescribed straight-time and off-hours repair labor pricing; the off-hours rate shall equal 1.5 times the straight-time rate for the corresponding contract year.

Group C shall show a fixed \$5,000.00 repair allowance for each of Years 1 through 5. Any unused balance shall carry forward to the next consecutive contract year, including an exercised extension year, subject to the availability and lawful use of funds and required State approvals. The allowance shall be included in the evaluated five-year total in the manner specified by the revised Offer Forms, but the Contractor shall be paid only for actual authorized reimbursable work, not automatically the entire allowance. The revised Offer Forms and instructions shall expressly reflect this carryover treatment.

The State shall issue conforming replacement pages for Attachment C before bids are due. Bidders shall use the revised Offer Forms when submitted.

CHANGE NO. 13 | EXHIBITS A AND B – SOLICITATION NUMBER

The solicitation identification appearing in the headers of Exhibit A (General Conditions) and Exhibit B (General Provisions) shall be corrected from IFB-SA-26-01 to IFB-SA-27-01. No substantive change to either exhibit is made by this correction.

Except as expressly amended by this Addendum, all terms, conditions, and requirements of IFB-SA-27-01 remain in full force and effect.



Michael R. Yadao
Procurement Officer
Stadium Authority