



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

October 9, 2026

ADDENDUM NO. 2
TO
COMPETITIVE SEALED BIDDING (IFB)
NO. **IFB-SA-27-01**

**FURNISHING MAINTENANCE AND REPAIR SERVICES FOR
AIR-CONDITIONING UNITS FOR STADIUM AUTHORITY
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
TO ALOHA STADIUM
AT 99-500 SALT LAKE BOULEVARD, AIEA, HI 96701**

Section I. The following additional information is provided as answers to questions submitted by potential offerors on HlePRO by October 07, 2026 04:00 PM.

Question #1: 1. \$450 threshold: deductible or cutoff (Sec. 2.5, 2.6, 3.27). Sec. 2.5, example b, states a repair exceeding \$450 is not part of the contract and requires a separate purchase order. Sec. 3.27 lists a "\$450.00 deductible" on material invoices, and Sec. 2.6 applies the 20% markup only to material "in excess of \$450.00." Please clarify whether the Contractor absorbs the first \$450 of material on each over-threshold repair, or whether the full material cost (plus 20% markup) is billable once a repair exceeds \$450

Answer to Question #1: The \$450.00 threshold is a deductible for parts and materials associated with each individual repair, as clarified in Addendum No. 1. The Contractor shall be responsible for the first \$450.00 in parts and materials. The State shall reimburse only the authorized material costs exceeding \$450.00, plus the allowable twenty percent (20%) markup on that excess amount and applicable authorized labor charges. The deductible is applied separately to each repair.

Question #2: 2. Refrigerant (Sec. 2.5). Sec. 2.5 states approved and compliant "Freon" is "considered as a part of the contract" and is not included in the \$450 criteria. Please clarify whether refrigerant is to be furnished at no charge in any quantity, and whether that includes leak search, leak repair, and recharge following a component failure. Please also confirm the refrigerant type for each unit on Attachment A.

Answer to Question #2: As clarified in Addendum No. 1, routine refrigerant servicing, including minor replenishment, shall be included in the fixed preventive maintenance price at no additional cost to the State. Major refrigerant replacement associated with significant leaks, equipment failure, or replacement of major components shall be treated as an authorized repair, subject to the applicable \$450.00 parts and materials deductible and prior written approval.

The Contractor shall use manufacturer-approved refrigerant appropriate for each unit. Refrigerant types for the equipment listed in Attachment A have not been independently verified and shall be confirmed using the equipment nameplates or manufacturer specifications. The Contractor shall document the cause of significant refrigerant loss and submit an estimate for authorization before performing major repairs.

Question #3: 3. Application of Group B labor (Sec. 2.4, 2.5). Sec. 2.5 includes labor at no charge for repairs under \$450. Please confirm whether daytime trouble calls are included in the Group A price, so that Group B labor applies only to over-threshold repairs and CA-approved extra work. Please also provide the basis for estimating 150 off-hours hours versus 100 straight-time hours per year for 13 units.

Answer to Question #3: Routine preventive maintenance, including inspections and minor adjustments performed as part of scheduled maintenance, shall be included in the Group A fixed maintenance price.

Group B labor rates shall apply only to separately authorized repair services outside the routine preventive maintenance scope. The \$450.00 deductible applies to parts and materials and shall not, by itself, determine whether repair labor is separately compensable.

The estimated 100 straight-time hours and 150 off-hours hours per contract year are provided for uniform bid evaluation purposes only. These quantities are estimates and do not represent guaranteed work or minimum compensation.

Question #4. 4. Pricing for Years 2 through 5 (Sec. 2.3). Sec. 2.3 states any extension must be at a price "the same or lower than the initial price bid," while the Official Bid Form requests separate pricing for Years 1 through 5. Please confirm that bidders may submit escalated pricing for Years 2 through 5.

Answer to Question #4: As clarified in Addendum No. 1, bidders shall submit separate annual prices for Contract Years 1 through 5 using Attachment C, Offer Forms. The initial contract period consists of three (3) years, with two (2) optional one-year extensions.

Annual prices may differ between contract years, including increases in subsequent years, provided the prices are submitted on the Official Bid Form and comply with the solicitation as amended. The prices submitted for Years 4 and 5 shall apply only if the State exercises the applicable extension options.

Any provision requiring extension-year prices to be the same as or lower than the initial-year price is superseded to the extent inconsistent with Addendum No. 1.

Question #5. 5. Unit pricing for added or deleted units (Sec. 2.2, 3.20). Sec. 3.20 states unit pricing on the Bid Form will be used to calculate credits and additions, but the Bid Form only requests annual totals by equipment group. Please confirm whether the per-unit price will be the group annual total divided by the number of units in that group.

Answer to Question #5: For purposes of calculating adjustments to the annual preventive maintenance price resulting from the addition or deletion of an air-conditioning unit, the applicable per-unit annual maintenance price shall be determined by dividing the Group A annual price for the relevant equipment category by the number of units in that category identified in Attachment A.

The resulting per-unit annual price shall be prorated for the portion of the contract year during which the unit is added or deleted. Any adjustment shall require prior written authorization and an appropriate contract modification.

Repairs and other services shall remain subject to the applicable contract provisions.

Question #6.. 6. Service frequency (Sec. 2.9, 2.12, 2.13). Sec. 2.13 specifies monthly service, while Sec. 2.9 and 2.12A refer to a "bi-monthly" inspection schedule and service reports. Please confirm the required service frequency.

Answer to Question #6: As clarified in Addendum No. 1, the Contractor shall perform twelve (12) monthly preventive maintenance services and four (4) quarterly comprehensive maintenance services per contract year.

Quarterly comprehensive maintenance shall coincide with a regularly scheduled monthly maintenance visit.

The Contractor shall provide maintenance reports documenting the services performed in accordance with the amended Specifications.

Question #7. Existing equipment condition. Please provide the age, condition, and warranty status of each unit, and any known deficiencies. Will a baseline inspection be conducted at contract start, with pre-existing failures excluded from no-charge repair coverage?

Answer to Question #7: The Stadium Authority does not have verified information regarding the age, existing condition, warranty status, or known deficiencies of the air-conditioning units identified in Attachment A.

No baseline equipment inspections will be conducted by the Stadium Authority at the commencement of the contract.

All maintenance and repair services shall be performed in accordance with the Specifications and the provisions of Addendum No. 1, including the applicable \$450.00 parts and materials deductible and requirements for prior authorization of repairs.

Question #8. Unit replacement. Where repair is not economical (for example, compressor failure on a mini split or RV rooftop unit), please confirm that replacement of the unit will be handled as a separate procurement and not under the \$450 repair provision.

Answer to Question #8: The replacement of an entire air-conditioning unit is not included in the routine preventive maintenance scope or the \$450.00 parts and materials deductible provision.

If the Contractor determines that replacement of an entire unit may be more economical than repair, the Contractor shall submit a written recommendation to the Contract Administrator identifying the condition of the unit, estimated repair cost, and reason replacement is recommended.

Any replacement of an entire unit shall be subject to separate State authorization and applicable procurement requirements. The Contractor shall not proceed with unit replacement without prior written approval.

Question #9 Who provides keys and escorts, and what are the parking and badging requirements?

Answer to Question #9: Please contact Trina Silva at (808) 483-2774 or email trina.k.silva@hawaii.gov.

Question #10. Are electronic service reports with photos acceptable in place of three paper copies per unit?

Answer to Question #10: Yes. Electronic service reports, including photographs where applicable, are acceptable in lieu of three (3) paper copies, provided the reports contain all information required under the Specifications and are submitted in a format acceptable to the Contract Administrator.

Reports shall identify the equipment serviced, date of service, work performed, operating condition, deficiencies noted, recommended corrective action, and the technician performing the work.

The Contract Administrator reserves the right to request additional supporting documentation when necessary.



Michael R. Yadao
Procurement Officer
Stadium Authority