

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I  
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU  
AIRPORTS  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 25.0838

October 9, 2025

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

AMENDMENT NO. 1 TO CONCESSION AGREEMENT NO. DOT-A-22-0002  
FOR ADDITIONAL FOOD AND BEVERAGE ESTABLISHMENTS  
VOLUME SERVICES, INC. DBA SODEXO LIVE!  
RESTAURANT AND LOUNGE CONCESSION  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-43: 003 (PORTION)

HAWAII

PURPOSE:

To amend the current Restaurant and Lounge Concession Agreement No. DOT-A-22-0002 at Ellison Onizuka Kona International Airport at Keahole to add new food and beverage establishments.

CONCESSIONAIRE:

Volume Services, Inc., a Delaware corporation, authorized to do business in the State of Hawaii, whose business address is 700 Canal Street, Floor 1, Stamford, Connecticut 06902.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

LOCATION AND TAX MAP KEY:

Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona, Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-43: 003 (Portion).

ZONING:

State Land Use District:  
County of Hawaii:

Urban & Conservation  
Industrial (MG-1a) and Open

AMENDMENT NO. 1 TO CONCESSION AGREEMENT NO. DOT-A-22-0002 FOR  
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DBA SODEXO LIVE!

Page 2

LAND TITLE STATUS:

Section 5(b) lands of the Hawaii Admissions Act: Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u>    </u>
Registered business name confirmed:	YES <u>X</u>	NO <u>    </u>
Good standing confirmed:	YES <u>X</u>	NO <u>    </u>

CONCESSION TERM:

To run for the balance of the term of the existing concession agreement that ends on  
February 28, 2038.

ADDITIONAL PREMISES:

Building/Room No. 312-101, containing an area of approximately 2,998 square feet, as  
shown and delineated on the attached Exhibit B-5 dated September 2025.

Building/Room No. 313-101, containing an area of approximately 3,005 square feet, as  
shown and delineated on the attached Exhibit B-6 dated September 2025.

IMPROVEMENTS:

The Concessionaire will be solely responsible for any renovations, upgrades, remodeling,  
and improvements to the additional premises, at their own expense.

CONCESSION FEE:

All revenue generated from the additional premises will be reported as Gross Receipts in  
accordance with the Concession Agreement.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii Department of Transportation (HDOT) has determined that the subject  
land areas are covered by the Final Environmental (EA)/Finding of No Significant Impact,  
Airfield, Terminal, and Facility Improvements for the KOA, published by the Office of  
Environmental Quality Control in the March 23, 2013, issue of the Environmental Notice.  
Accordingly, all relevant mitigation from the EA and best management practices will be  
implemented to address the minimum impacts of this action.

AMENDMENT NO. 1 TO CONCESSION AGREEMENT NO. DOT-A-22-0002 FOR  
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DBA SODEXO LIVE!

Page 3

REMARKS:

The HDOT and Volume Services, Inc dba Sodexo Live! entered into Concession Agreement No. DOT-A-22-0002, dated March 10, 2023, for the Restaurant and Lounge Concession at KOA. The additional premises will enhance the experience and comfort of travelers while they enjoy their food and drinks.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, HDOT recommends the Director of Transportation, determines that approving the amendment to Concession Agreement No. DOT-A-22-0002, including its terms and rental conditions, will be in the best interests of the State.

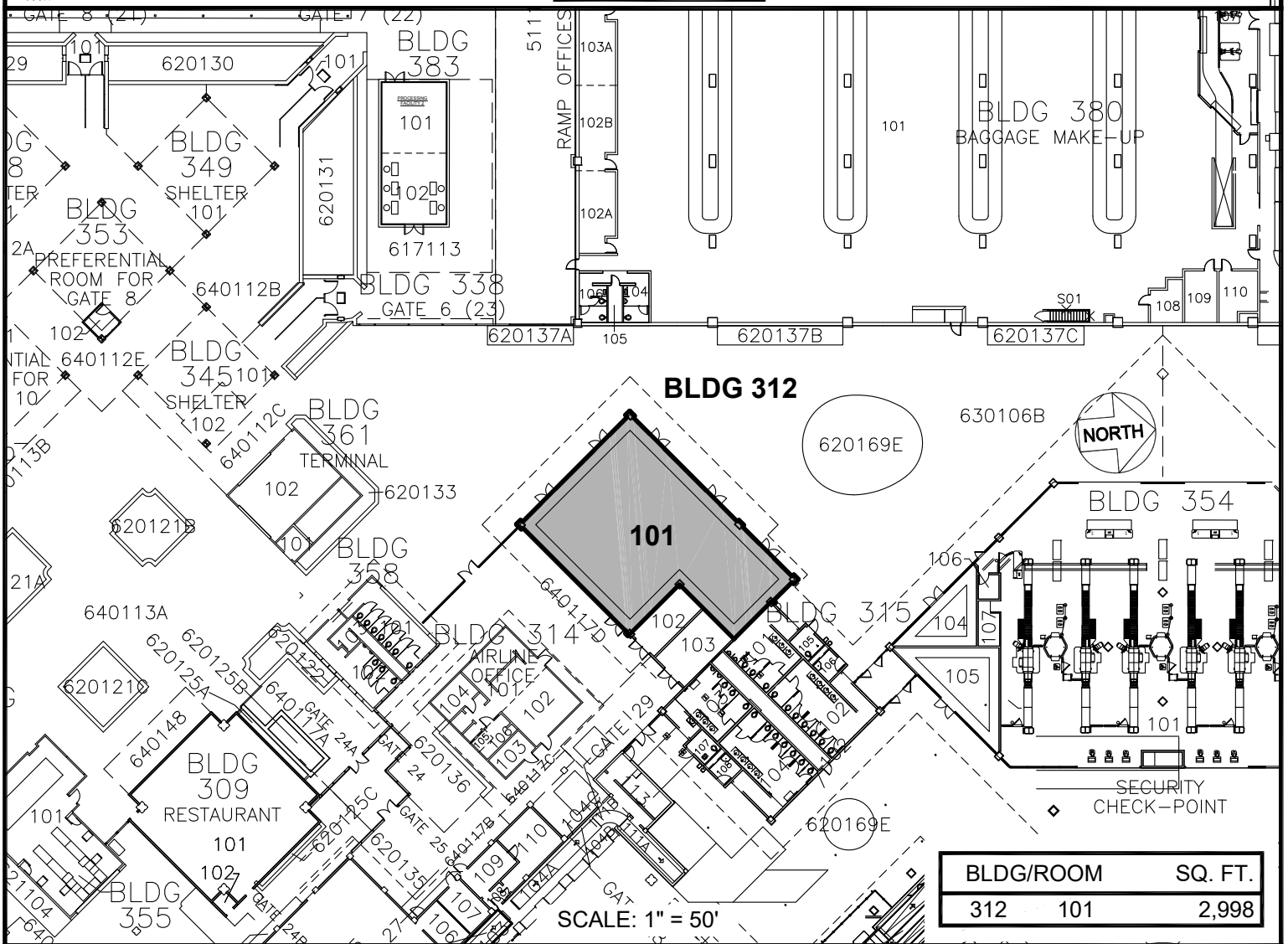
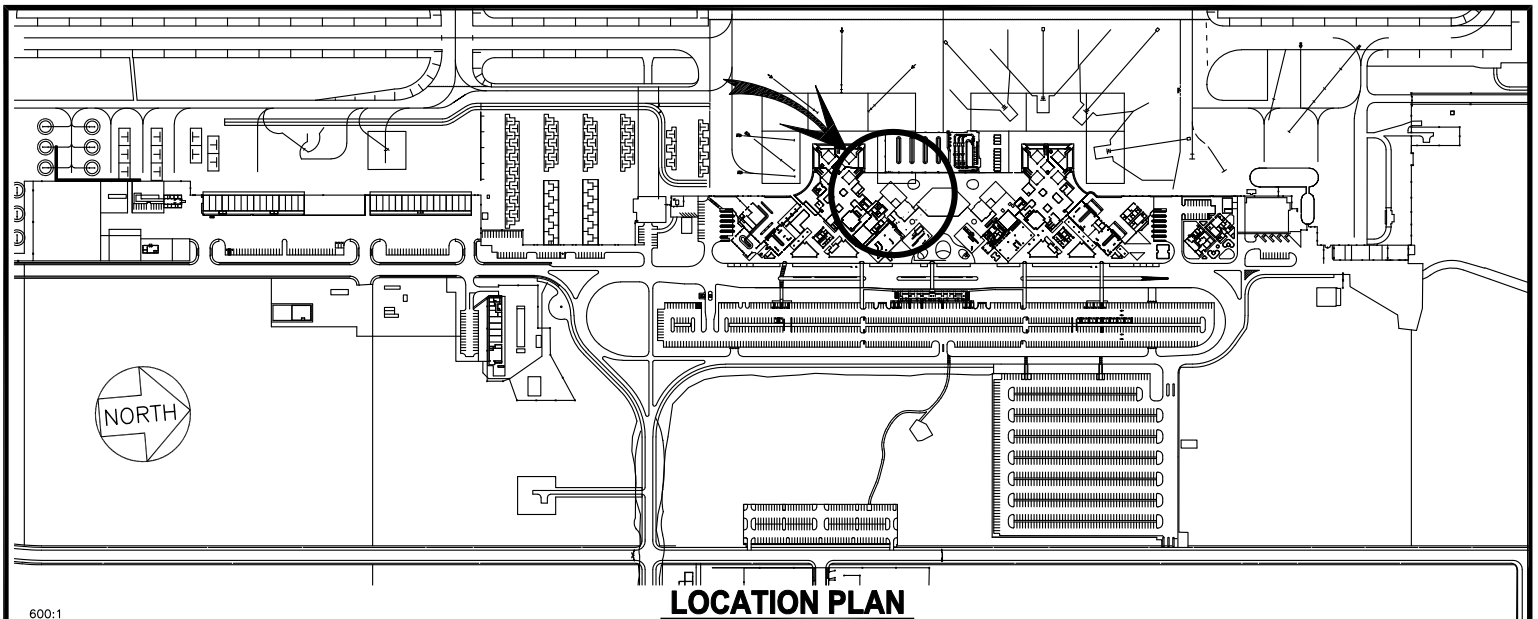
Respectfully submitted,



CURT T. OTAGURO

Deputy Director of Transportation for Airports

Attachment



DOT-A-22-0002, Amendment No. 1

DATE : SEPTEMBER 2025

EXHIBIT: **B-5**



**AIRPORTS**

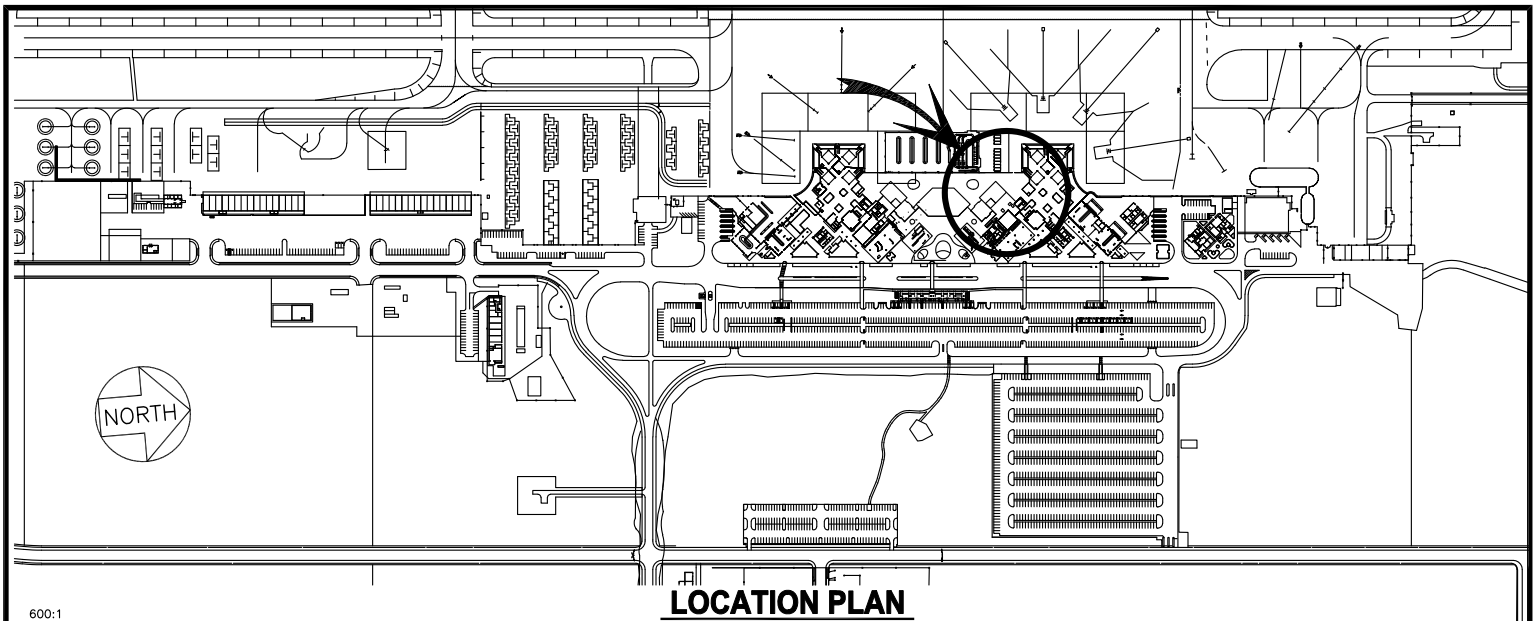
**VOLUME SERVICES, INC.**

**BLDG 312**  
**SOUTH CONCESSION**  
**GROUND LEVEL**

**312101**

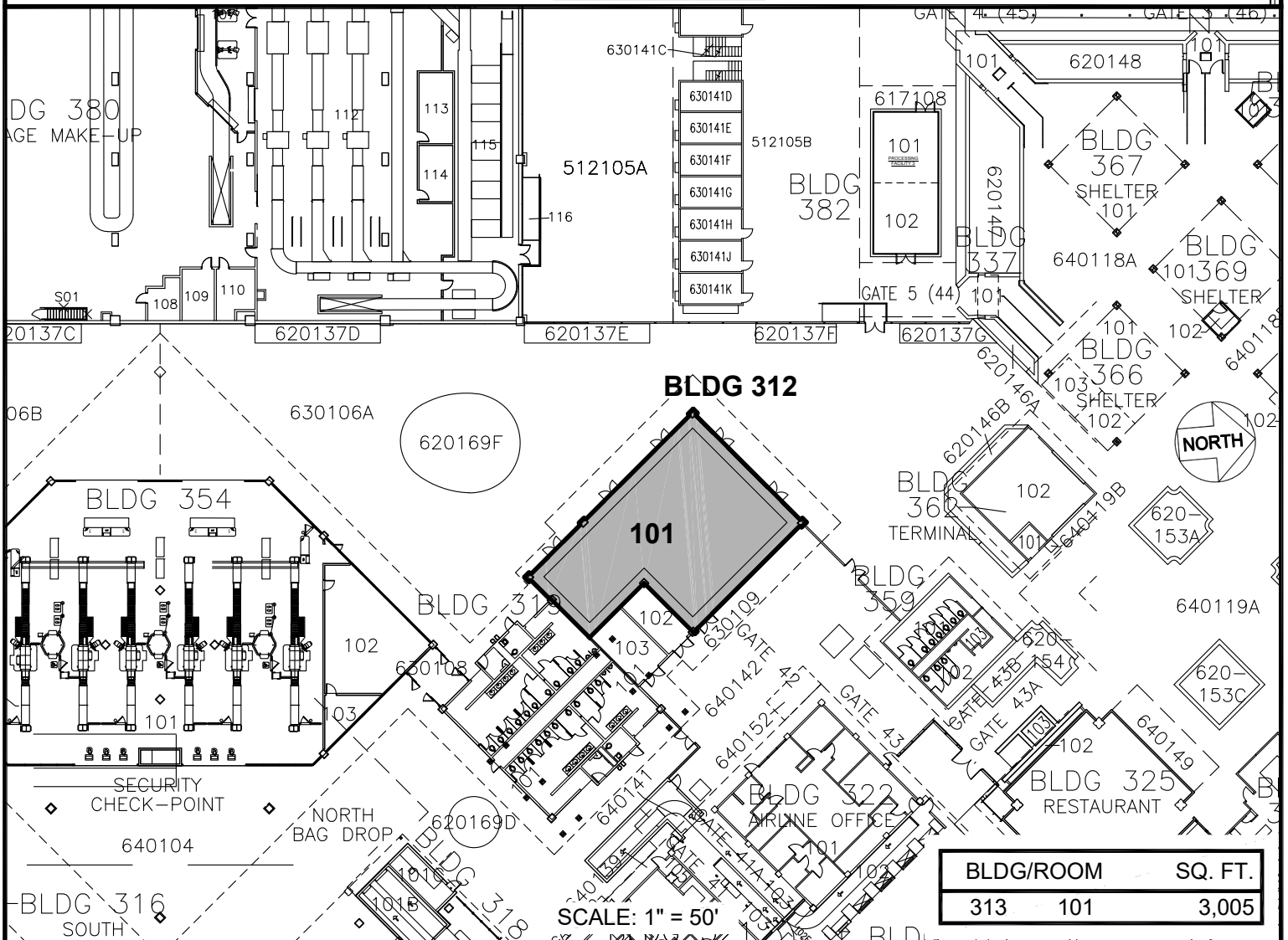
**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**

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# **LOCATION PLAN**



DOT-A-22-0002, Amendment No. 1

DATE : SEPTEMBER 2025

EXHIBIT: **B-6**



**AIRPORTS**

**VOLUME SERVICES, INC.**

**BLDG 313  
NOUTH CONCESSION  
GROUND LEVEL**

**313101**

**ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE**

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