Request for Information (RFI) Form

National Park Service (NPS)

RFI Number:	Pre-Bid RFI No. 01
Project / Park:	Kalaupapa National Historical Park (KALA), Molokai
Contract Number:	Solicitation No.
Date:	4/6/26
To:	NPS
From:	Contractor(s)
Subject:	Pre-Bid RFI
Response By (Date):	NA

Please provide the following information or clarification:

Q1: Can the Job Superintendent wear multiple hats / perform multiple duties including the Quality Control (QC) Manager, Safety Manager, Waste / Environmental Manager, etc.?

Q2: Is the intent to drain the condensate water to the existing dry well. Please provide the location of the existing drywell? Or do we construct a new dry well?

Q3: HVAC equipment has long lead times. If the equipment cannot be fabricated / delivered before the August 2026 barge is the intent to schedule the project for the next annual barge or will the Contractor be expected to provide other means to complete the project per the target duration?

Q4: Please confirm if this is a design-build project? If not, please provide electrical drawings to show where each HVAC equipment power supply will be coming from Panel A, B, C or new panel. As-built drawings have been provided, but this needs engineering to confirm / analyze that there is sufficient power for the new HVAC equipment to be installed.

Q5: Please confirm how much of the new HVAC equipment needs to be under the standby power generator.

Q6: For the product data of Mitsubishi mini splits, does this meet the Buy American Act? Is a waiver required? Since the NPS has called it out in the specifications as the preferred product, has a waiver already been applied for / approved?

Date of NPS Response:	4/14/26

NPS Response:

R1: Yes, it is common on small, non-complex NPS construction projects that the Onsite Job Superintendent also serve as the Project Manager, Quality Control (QC) Manager, Safety Manager, Waste Manager, etc. No objections.

R2: There are no existing drywells. The condensate water from the existing HVAC system drains into pans located in the interior of the building, which need to be manually emptied on occasion. The condensate water from the new units shall be piped to the building exterior (as shown in the attached illustration - yellow pipe). The condensate lines shall be 3/4-inch PVC. Since the park is furnishing heavy equipment, aggregate, etc., the park will complete the construction of the drywells after contract construction is complete.

R3: The intent is to get the HVAC equipment on the August 2026 barge. The NPS will work with the Contractor on HVAC equipment submissions and approvals to improve the chances the equipment makes it on the 2026 barge. If the equipment does not make the August 2026 barge, the project will occur after the August 2027 barge. A contract modification will be issued for the additional time and equipment storage (if needed). There are no other reasonable or feasible means to transport equipment this size into Kalaupapa

R4: This is a design-bid-build project, supplemented by the shop drawing requirement outlined in Section 01 11 00, PART 1.14.B. Shop drawings will show the proposed layout of the air conditioning equipment, electrical power and appurtenances, refrigerant and condensate lines. Per Section 01 33 23, PART 1.4.F, shop drawings are produced by the contractor, supplier, manufacturer, subcontractor or fabricator. The park electrician has indicated there is sufficient power capacity for the new HVAC equipment in all three existing panels. No new electrical panels are anticipated.

R5: The contractor shall connect the HVAC power equipment to the existing electrical panels. The standby generator is wired to the panels, which runs the entire building via an automatic transfer switch. HVAC equipment shall not be wired directly to a generator.

R6: It has been determined that none of the ductless HVAC mini-splits available in the marketplace for the size and capacity needed are produced or manufactured within the United States. A general Buy American Act (BAA) waiver has been issued / published under "HVAC Ductless Systems, Procurement: Nonavailability." A specific waiver is not required for this project. If the contractor proposes a product other than the Mitsubishi models listed in the schedule in Section 01 11 00, PART 1.2.C.1, the units must meet the following:

- Meet or exceed the salient characteristics of the Mitsubishi model.
- Be the same manufacturer for all applications (i.e. no mix of different manufacturers).
- Must use the same refrigerant type (r-454b).
- Replacement parts and service must be readily available from a service dealer on Oahu.

Drywell

A drywell can be used for the termination of your air conditioners condensate drain. Check your local code for the specifics, but generally it includes some or all of the following depending on whether it's for residential or a commercial project:

1. A minimum size hole, such as 2 foot by 2 foot by 3 feet deep, or a round hole such as 12" diameter by 3 feet deep.
2. A minimum of 6" of soil or concrete shall provide cover above the rocks
3. Some form of barrier between the soil and the top of the drywell where the rock begins, such as building paper or plastic
4. Drywell to be filled with gravel or crushed rock, often with a stated minimum size rock such as 1 inch diameter
5. The termination of the condensate drain pipe shall connect indirectly to the drywell drain pipe.
6. The drywell drain pipe to be a minimum of 1-1/2" PVC or other approved material.
7. Drywell to be at least three feet away from the building structure or any footings.