United States Department of the Interior

NATIONAL PARK SERVICE
CONTRACTING OPERATIONS - WEST
1849 C Street
NW Washington, DC 20240

140P8626Q0040
Replace Three (3) HVAC Systems, SAMO
Attachment 6 Question & Answers REVISED June 29, 2026

Question 1:
Where is the air handler at DX?
Answer 1:
Under porch/house crawl space.

Question 2:
Where are HVAC units at DX?
Answer 2:
Under porch in the front.

Question 3:
HEPA filters to be replaced?
Answer 3:
No; not a part of this requirement.

Question 4:
Where is flute stack at DX?
Answer 4:
Near northwest side of house. Tie into existing. Replacement in kind.

Question 5:
At RSV Dorm will the supply vents be changed?
Answer 5:
No. Only the return transitional vent.

Question 6:
Please confirm the gas type for furnaces at all three buildings. Is each building on natural gas or propane: A. RSV Satwiwa Cultural Center, B. RSV Dormitory, C. DX Ranch House
Answer 6:
All are propane.

Question 7:
Diamond X Ranch House: The SOW lists each outdoor heat pump/condenser at approximately 12,000 BTU cooling and heating, while the furnaces are approximately 100,000 BTU each. Please confirm the intended cooling and heating capacity for each outdoor unit, or confirm that final sizing is governed by the contractor's Manual J load calculation.
Answer 7:
These should be replacement in-kinds**.**

Question 8:
Please confirm whether the equipment sizes stated in the SOW (for example 4-ton, 3-ton, 100,000 BTU) are fixed requirements, or are estimates subject to adjustment based on the contractor's Manual J and Manual D calculations.
Answer 8:
These are replacement in-kinds.

Question 9:
Please confirm that existing electrical panels, circuits, and service capacity are adequate for the new equipment at all three buildings. If upgrades are required to support the specified equipment, confirm whether that work is within the contractor's scope.
Answer 9:
These are replacement in-kinds therefore no additional electrical capacity is warranted.

Question 10:
Please define the extent of duct replacement at the Diamond X Ranch House (which sections are to be replaced versus retained) and confirm the disposition of any inaccessible existing ductwork at the RSV Dormitory.
Answer 10:
All non-solid ductwork at DX ranch house (not apartment) that pertains to the units being replaced. All ductwork should be accessible, if found not to be then at that point it could be discussed further with contracting and the COR. No additional cutting into walls, floors, roofs etc is allowed.

Question 11:
RSV Satwiwa specifies a 14 SEER condensing unit. Current federal and California minimum efficiency standards are expressed in SEER2 and effectively exceed 14 SEER. Please confirm that providing equipment meeting the current code-minimum efficiency rating satisfies this requirement.
Answer 11:
Use current code

Question 12:
The SOW references specific model numbers (for example GMC80, GMC14, GM9S80, Innovair slim 24) as similar or like. Please confirm these are or-equal references and identify the salient characteristics that must be matched for an acceptable substitution.
Answer 12:
Equal to references, refer to SOW for which are wifi etc.

Question 13:
Please confirm that the Service Contract Labor Standards (FAR 52.222-41) and the attached SCA wage determinations govern all labor under this requirement, including HVAC installation, sheet metal, and electrical work, and confirm which classifications and wage rates apply to the installation scope.
Answer 13:
Contractor to determine the classification based on the staff that being proposed for the job; contractor in charge of putting own team together.

Question 14:
The RSV buildings are in Ventura County and the Diamond X Ranch House is in Los Angeles County. Please confirm which wage determination applies to each building.
Answer 14:
The buildings and corresponding counties are correct as noted above. Please review the wage determinations as they each clearly state what county they are applicable to.

Question 15:
Please confirm the required Title 24 compliance path: whether full Title 24 documentation (CF-1R, CF-2R, CF-3R) with registration and CA-certified HERS verification (duct leakage and refrigerant charge) is required, or whether compliance with the applicable code provisions, self-certified and accepted by the COR, is sufficient. If a California-licensed engineer's stamp is required, please confirm that as well. Producing and registering this documentation carries cost and schedule (inspection hold point) impact.
Answer 15:
Follow the codes.

Question 16:
Has an asbestos and lead-based paint survey been performed for the three buildings? If so, please provide the reports. If hazardous materials are present in equipment, ductwork, mastic, or insulation to be removed, please confirm whether abatement is government-furnished or within the contractor's scope.
Answer 16:
Not within the scope of work. Only potential lead paint site would be RSV Dorm which has solid ducting (no testing has been done).

Question 17:
Are there historic preservation (NHPA Section 106) or tribal coordination requirements affecting these buildings? Please confirm any restrictions on outdoor unit locations, wall or roof penetrations, ground disturbance for equipment pads, or exterior finishes.
Answer 17:
Yes, these have been completed, no additional disturbances are allowed such as cutting into walls etc. These are to be in-kind replacements. This will be discussed again with winning bidder. The only site that is historic is the RSV Dorm.

Question 18:
Please confirm that NPS, through the COR, is the sole authority having jurisdiction for inspection and acceptance of this work, and that no county (Los Angeles or Ventura) mechanical or electrical permits or inspections are required. Please identify any NPS inspection or acceptance hold points.
Answer 18:
The COR will be inspecting work while in progress. Follow the county guidance.

Question 19:
Are there background check, badging, or escort requirements for contractor and subcontractor personnel at any of the three sites, particularly the Satwiwa Cultural Center? If screening is required, what is the process and typical lead time?
Answer 19:
No, the NPS COR will be on site with contractor during installation.

Question 20:
Please confirm permitted work hours and days at each site, any noise or public-access restrictions, and whether any space must remain occupied or operational during construction.
Answer 20:
8:00 am - 4:30 pm, Monday through Friday, excluding federal holidays. The buildings will not be occupied during removal or installation.

Question 21:
Please confirm site access procedures (gates, keys, daily check-in, COR point of contact) for each building, available staging and laydown areas, parking, dumpster placement, and whether crew utilities
Answer 21:
COR is point of contact and will be on site during installation. This will be discussed to bid winner prior to contract start. Be advised that you are to remove any debris or old equipment off site and not use government receptacles. Staging areas are in parking lots closest to buildings.

Question 22:
Please send pictures of all units that will be changed out at each site. The RFP says that one unit will be changed out per each location, but multiple units were onsite that were mentioned that will be replaced
Answer 22:
See Attachment 6 Photos.

Question 23:
Please provide the model and serial of each unit needing to be replaced .
Answer 23:
See answer 22.

Question 24:
Is this project tax exempt?
Answer 24:
The federal government does not pay tax.

Question 25:
Does the DOI require a site superintendent on site at all times?
Answer 25:
This is a service requirement; not construction, and a site superintendent on site at all times is not required.

Question 26:
Does the site Supt. Need to be hired directly from the Prime?
Answer 26:
See Answer 25.