



Date: April 10, 2025

To: Potential Offerors

From: H. Frank Schneider, Senior Contracts Manager

Re: **Solicitation Addendum # 1 to RFP #25-0350 HBMC STOREROOM DEHUMIDIFICATION AND DUCT RE-INSULATION PROJECT; Exhibit A – Existing Site Conditions; Exhibit B- i-Vu Reference Points.**

This correspondence serves as Solicitation Addendum #1 to the subject Request for Proposals ("RFP").

Your response to this RFP should be governed by the content of the original RFP and the revisions / corrections / additions / clarifications provided in this addendum notice.

Please note that the Proposal Submission Deadline has not changed and proposals are due no later than **FRIDAY April 18, 2025 by 2:00 P.M. HST.**

**Responses to the questions posted are as follows:**

**Q1. What is the current ambient temperature and relative humidity of the storeroom?**

A1. For general reference, please see the attached snapshot, included herein as Exhibit A.

**Q2. What temperature and relative humidity is HBMC aiming to achieve in the storeroom?**

A2. The primary objective of this project is to restore full functionality to the storeroom as promptly as possible. In support of this goal, our first priority is to enable the re-insulation of the deteriorating duct wrap.

To that end, Hilo Benioff Medical Center (HBMC) does not express a specific preference regarding the method of drying the ductwork—whether through ambient cooling and dehumidification or by employing portable spot cooling and dehumidification systems. Either approach is acceptable, provided it supports timely and effective insulation.

Our second priority is to create a buffer zone between the outside ambient air and the controlled storeroom environment. In line with this, we ask that unit selection also reflect our third priority: maintaining flexibility for HBMC to redeploy the HVAC units

at alternate storage locations, should the need arise.

Given the dynamic nature of our current storage challenges, the possibility of relocating and reusing these units is both real and significant. We respectfully request that all proposals take these priorities and considerations into account.

**Q3. What is the current supply air temperature in the existing supply air ducts?**

A3. For reference, please see the attached I-Vu system reference point screenshots, included herein as Exhibit B.

**Q4. Are pre-insulated line sets acceptable for use on the refrigeration piping or does the Owner prefer ACR copper pipe, type "L" hard with brazed long radius copper fittings?**

A4. Refrigeration piping, along with unit and material selection, should be made with the project's stated priorities in mind. Specifically, where reliability and performance specifications are comparable, preference should be given to options that support a shorter installation timeline.

Please note that the storeroom receives deliveries throughout the day; as such, the front area of the storeroom will not be available for pre-fabrication work or any staging activities. To minimize disruption and align with operational needs, materials and units should be delivered as close to the scheduled installation date, as is reasonably feasible.

As previously communicated, the primary driver behind this project is the critical shortage of storage space. Accordingly, there is very limited—if any—available space on campus for staging materials in advance of installation.

**Q5. Please confirm HMC will handle all electrical work and that the contractor will not be responsible for providing any electrical installation or design services?**

A5. Please note that Hilo Benioff Medical Center (HBMC) will be responsible for all power electrical work associated with the mechanical devices. However, the contractor will be responsible for providing and installing all low-voltage control wiring.

Additionally, the contractor is expected to furnish complete unit documentation, including installation manuals, for reference and recordkeeping purposes.

**Q6. In order to prevent condensation on the ductwork, it is recommended to reduce or eliminate outside air infiltration into the storage room. The RFP intends on using plastic strip curtains to help block outside air, however fresh air can still migrate through these plastic strips if the users move them out of the way or they become damaged over time, which could lead to the condensation issue happening again. Air curtains may provide a better solution if they are used instead of, or in addition to, the plastic strip curtains. Discussion at the site walkthrough indicated these may be cost prohibitive. Please advise if any air curtains should be provided for this project?**

- A6. Plastic Strip Curtains have been selected as a practical short-term solution, based on considerations of both cost and implementation timeline. While Air Curtains are likely to serve as a more permanent option, this approach may be revisited at a later stage as project needs evolve.

If there is a viable, cost-effective, and readily available air curtain option, we kindly request that you include pricing details in your proposal for HBMC's review and consideration.

**Q7. Please confirm that this project will not involve any design submittals/design review. If design submittals/design reviews are required, please advise to the extent?**

- A7. The project is being undertaken in response to an urgent/emergent situation, and as such, the associated work is intended to be temporary in nature and is classified as emergency work. For general reference, please see the attached snapshot reflecting existing site conditions (Exhibit A).

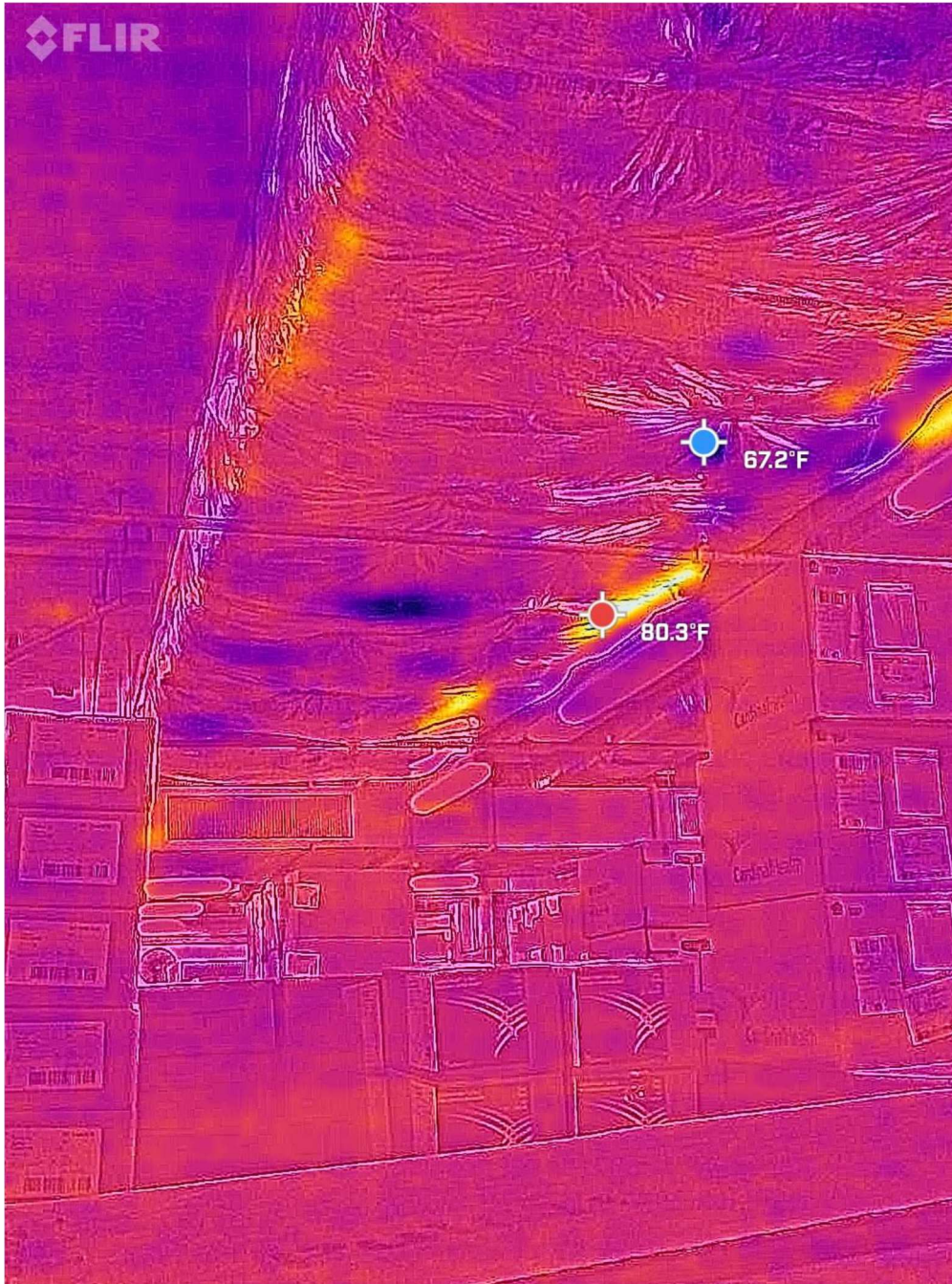
Proposals should take into account all available site data, the proposed insulation value, and the stated project priorities to inform appropriate unit selection. HBMC will evaluate submitted proposals with consideration to current logistical needs and operational continuity.

Given the temporary scope of this project, we are not requesting a fully engineered HVAC system. However, we do require that unit manuals and applicable warranty documentation be provided upon project completion. A final Testing, Adjusting, and Balancing (TAB) report will not be necessary

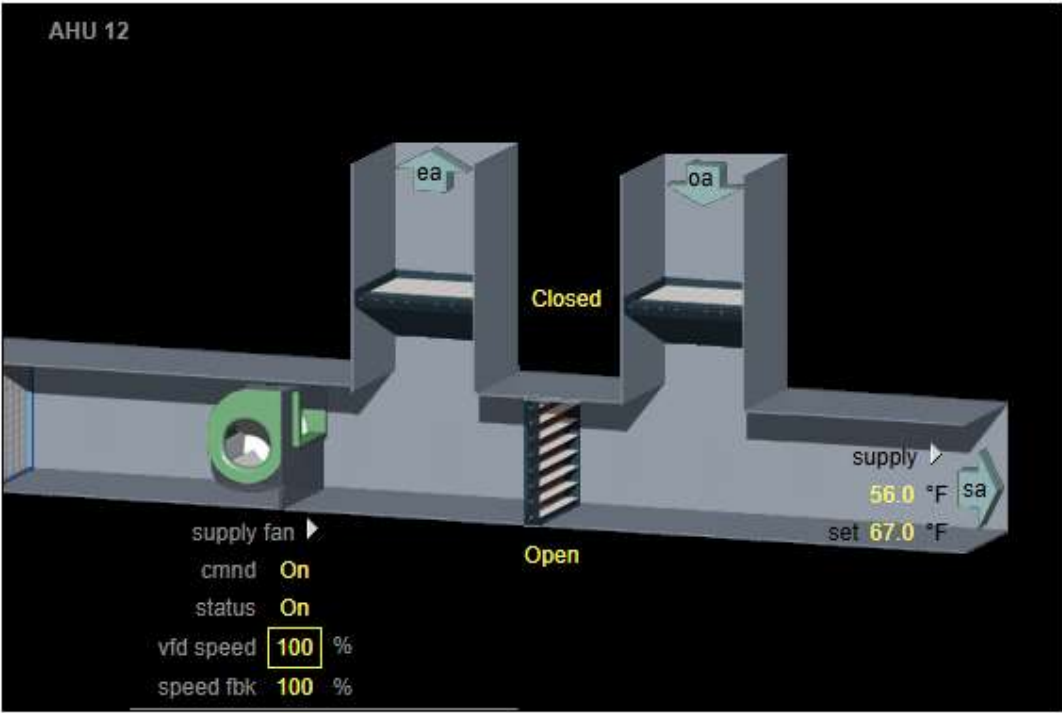
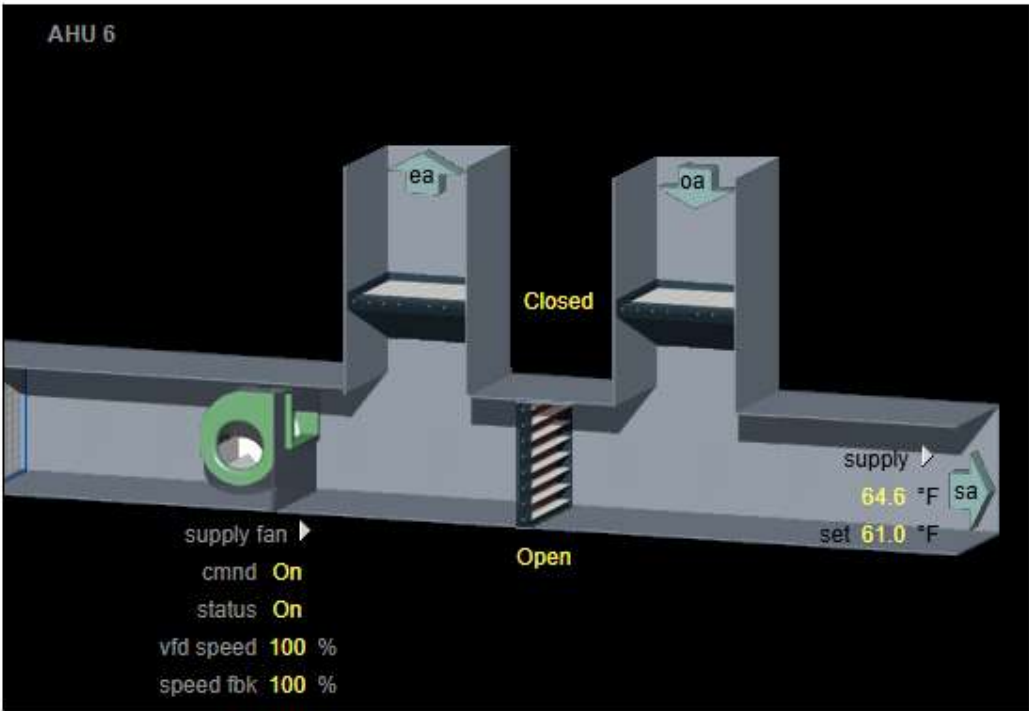
**Q8. Please confirm that this project will not be subject to County of Hawaii permitting?**

- A8. At this time, the final placement and long-term utilization of the new units has not yet been determined. The mechanical units are intended to serve as a temporary measure to help restore full functionality to the storeroom as promptly as possible, while more permanent storage solutions are evaluated and secured.

Given that this work is temporary in nature and this work is undertaken to address urgent/emergent operational concerns, we are not requesting permitting at this stage.







Except as noted above, the RFP 25-0350 is unchanged.