

**WAHIAWA KAUAHALE PRE-FABRICATED UNITS
RFP NO. SOHHS-RFP-2026-01**

Question & Answer

1. We are a business corporation a) not incorporated in any state in the United States, b) do not have a Hawaii General Excise Tax License ID No., c) do not have a Federal ID No., and d) do not have a Contractor License No. Are we eligible to be an Offeror for this Project Proposal? If so, must we join with an entity that possesses all four of the above items and in what fashion do we need to join with this entity/entities? If not, do we need to act as a subcontractor to another entity that has all four items above?

Response: Please refer to the instructions in the RFP. The Offeror's business name and tax information must match the entity to which the contract(s) resulting from this RFP will be awarded, if selected. If an interested party is not eligible to enter into a contract with the State of Hawaii, the offer will be canceled. If subcontractors will be used to complete any portion of the Scope of Work, the Offeror's proposal must include a list of subcontractors and the general scope of work to be performed by each subcontractor, in accordance with Section III., H. Proposal Contents.

2. Does the "all-inclusive price" Offer Price (Per Unit) include the following: a) shipping cost to Oahu; b) all duties, fees related to shipping; c) shipping insurance cost; d) all related import tariffs/taxes; e) ground transportation cost to Project site; f) complete installation cost at site; g) related land preparation/civil construction costs?

Response: Please refer to item 6 in Section III., H. Proposal Contents for a description of the work activities to be included in the Offeror's inclusive price list. Installation, site work, civil engineering, and infrastructure costs will be contracted separately from this RFP.

3. We were planning to submit a layout plan for the Wahiawa Kauhale Project, so we were wondering if you had a general layout planned/in mind, or were open to any new suggestions, in which case we will submit our general layout plan with the Proposal Submission.

Response: Please refer to Section II., A. Project Overview and Timeline for a general description of the planned Project. Submission of a layout plan or site design is not required under this RFP. The Project site is undergoing active site assessments and planning activities, which may affect the final site layout. The State will evaluate the total number of units to be purchased for the Project after

the end of this RFP.

4. Foundation Interface: The RFP states SOHHS will separately contract for on-site horizontal construction and footings. Will pre-defined guidelines or specifications for the interface between the pre-fabricated units and the site footings (e.g., anchor bolt sizes, tolerances) be provided to the Offeror?

Response: This detail will be the responsibility of the on-site contractor.

5. Wind Load & Weather Resistance: The units must be rated for high wind resistance. Is there a specific design wind speed or local wind load requirement for the Wahiawa site at TMK (1) 7-3-013:010 that must be incorporated into our structural calculations?

Response: 115 – 130 miles per hour.

6. Stackable Units: For the attached residential units that may be stackable to create a two-story walk-up, is the fabrication of the exterior stairs and walkways included in the Offeror's scope, or will this be part of the Owner's vertical construction scope?

Response: Stairs, landings, and railings associated with stacking units to be provided by other contractors.

7. Fire Rating: Exhibit B states exterior walls for residential units must meet a minimum of 2-hour fire rating. Does this 2-hour rating apply universally to all exterior walls of detached standalone units, or can it be modified based on the final site layout and building separation distances?

Response: This can be modified, at the State's discretion, based on final layout and proximity of units.

8. ADA/Accessibility: The RFP allows for accessible layouts if different from the standard. Is there a minimum required percentage or specific quantity of ADA-compliant residential units out of the total initial capacity of 60 persons?

Response: A minimum of five percent (5%) of residential units should be accessible.

9. Highway Transport: Units must be transportable on State highways. Are there specific maximum width or height constraints based on the anticipated transport route from Oahu ports or facilities to the Wahiawa project site?

Response: To be researched and confirmed by Offeror.

10. Building Code: Does the pre-fabricated house have to comply with U.S. or Hawaii building codes like a standard house (e.g. ceiling height, etc.)?

Response: This project is being conducted under an Emergency Proclamation. The units must comply with standard life safety building codes and ADA standards for ADA units.

11. Photovoltaic (PV) Compatibility: The RFP notes that compatibility with photovoltaic systems is preferred. Does this preference entail only structural reinforcement and conduit rough-in for future installation, or does it include the supply and installation of the PV panels and inverters?

Response: Unit roofing to be compatible with PV rail and panel installation. Supply and installation of PV panels and inverters is not required.

12. Air Cooling and Ventilation: Exhibit B, Section C.2 states that ventilation must be provided by “either a ceiling mounted fan or air conditioning unit”. However, Section D.1.f lists a “ceiling-mounted electric fan” as a required amenity for living/sleeping spaces. Could you please clarify if air conditioning is strictly optional, or if there is a preference/requirement for AC units? Furthermore, if an AC unit is installed, is the ceiling fan still mandatory? Are there any specific coding capacity (BTU) or energy efficiency requirements we should be aware of?

Response: Air conditioning units are required in communal units. Ceiling fans are required in residential units. Air conditioning is optional in residential units.