



Addendum #2

RFP #2020-1222

GENERAL CONTRACTOR FOR THE WALTER I. M. HODGE DEVELOPMENT
ST. CROIX, U. S. VIRGIN ISLANDS

**This, and all addenda, must be acknowledged in your firm's proposal package.
Please print a copy of this page and include it with your proposal package.
If not acknowledged, your proposal will be removed from consideration.**

ACKNOWLEDGMENT OF RECEIPT OF ADDENDA

The undersigned Respondent hereby acknowledges receipt of the following Addenda:

Addendum Number	Dated	Acknowledge Receipt (Please Initial)
#2	12/11/2020	_____

Acknowledged on behalf of:

(Name of Respondent)

By:

(Signature of Authorized Representative)

Name: _____

Title: _____

Date: _____





ADDENDUM #2

Question(s)

1. For the benefit of all bidders is there a time frame for the phase time bid value submittal, industry standard is typically 6 weeks.
 - a. As seen on Page 3 of the GC RFP Solicitation RFP#2020-1222, and in accordance with the Virgin Island Housing Authority Procurement Policies, submissions are due on Tuesday December 22nd, 2020 at 5pm EST.
2. For the benefit of all bidders and since the solicitation was released on November 17th, right before the thanksgiving holiday, will VIHA and MDG consider an extension to the bid date to allow all bidders and subcontractors more time for better qualified pricing.
 - a. Refer to Question 1 answer above.
3. Please confirm that Exhibit D is required during the first phase of contractor pre-qualification.
 - a. Refer to page #14 of the GC RFP Solicitation RFP#2020-1222 package "Applicant's proposed Rehabilitation Scope shall be included in this section. The Rehabilitation Scope of Work Pricing must be itemized by division using the provided Trade Payment Breakdown Form (Exhibit D), which follows the Scope of Work Narrative provided (Exhibit D) and Standard CSI Codes (Exhibit E), based off the work as noted in "Exhibit I- Construction Documents." The qualified list of General Contractors must provide a more detailed price breakdown by category and line item for the Final Sealed Bid. Applicants must provide an explanation for the source of their construction cost estimates and wage determinations. Applicants must include on the provided Trade payment Breakdown Form (Exhibit D) the percentage breakdown for General Requirements/General Contractor Overhead/General Contractor Profit/Bond." In summary, a cost estimate by division is required at this stage with detailed pricing to be submitted from qualified General Contractors based on further developed drawings at the time of the Final Sealed Bid.
4. If Exhibit D is required during the first phase, may you please confirm that Exhibit D submitted in the first phase of this submittal is a ROM/budget estimate to be finalized once pre-qualified contractors are selected?
 - a. Yes, refer to Question 3 answer above.
5. Once all pre-qualified contractors and the second phase of Finalized Sealed Bids are submitted, will cost be the only factor for award?
 - a. Through this RFP a pool of qualified bidders will be selected. In following the VIHA procurement policy, the next and second round of this process will be a sealed bid, which will be awarded to the responsible bidder whose bid conforms to all the material terms and is the lowest in price.
6. Has financing for this project already been secured?
 - a. Yes.
7. May you please clarify the expected start date, the RFP references a tentative May 2021 and June 2021 start date?
 - a. Tentatively closing on construction financing in May 2021 and construction start in June 2021.
8. May you please clarify if all buildings are currently vacant?





- a. Buildings are not all vacant at this time. The site will be occupied during construction. The buildings in each phase of construction will be vacant.
9. If not currently vacant, does VIHA and MDG plan on all buildings being vacant at the time of construction?
 - a. During each construction phase, the buildings within that phase will be vacant during construction.
10. How many units will be available free and clear at the time of construction start date?
 - a. As seen on page #42 of the GC RFP Solicitation RFP#2020-1222 package, Part 1 of Phase 1 will include 2 buildings that are 100% vacant. Once Part 1 is completed, the residents residing in buildings located in Part 2 will relocate to Part 1 and then Part 2 construction will begin.
11. Is the VIHA responsible for clearing out all units inclusive of belongings, if not who does this responsibility fall on?
 - a. The responsibility for clearing all units inclusive of belongings prior to that building's construction phase is on the development team, VIHA, and property management staff. This is not the responsibility of the General Contractor.
12. Does this project include Liquidated Damages? If so, what are the cost per day.
 - a. This will be negotiated prior to contract signing with the selected General Contractor.
13. May you please provide the HUD qualifications for MBE/DBE/WBE & Section 3 Employment.
 - a. Refer to page #11 of the GC RFP Solicitation RFP#2020-1222 package.
14. Were environmental studies carried out for the units and the site? If so, may you please provide
 - a. Not applicable at this time. Refer to page #47 of the GC RFP Solicitation RFP#2020-1222 package and construction documents for scope relating to environmental.
15. Is the property free of hazardous materials, (lead or asbestos), if not, provide report for pricing?
 - a. Refer to page #47 of the GC RFP Solicitation RFP#2020-1222 package and construction documents for scope relating to environmental
16. Was a SWPPP prepared as part of the works?
 - a. The SWPPP will be prepared and submitted to DPNR by the Contractor with input from Civil.
17. Will the inspection of compliance with the SWPP and the NOI be by the developer owner?
 - a. Refer to Question 16 answer above.
18. Will the units of each building to work be empty?
 - a. Refer to Question 9 answer above.
19. Will all personal property or personal property debris be removed prior to construction work?
 - a. Yes.
20. Will utilities (water, electricity) be supplied by the owner?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
21. Are improvements to existing storm sewer part of project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
22. Improvements to existing power utilities (transformers, meter bank, primary lines, & main panes) are part of project scope.
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.





23. Improvements Existing units' electrical facilities (Panels, Beakers & repairs) are part of project scope.
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
24. Are improvements to existing fire alarm facilities are part of project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
25. Is internet facilities, construction, repairs, or improvements part of project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
26. Is intercom, construction, repairs, or improvements part of project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
27. Is CCTV or security alarm system, construction, repairs, or improvements part of project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
28. Is Fire pump improvements part of project scope.
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
29. Is water pump improvements part of project scope?
 - a. Refer to Question 31 answer below.
30. Do water distributions system require any filtration to comply potable water standards?
 - a. Refer to Question 31 answer below.
31. Is Cistern Improvements or repairs part of project scope?
 - a. As noted in Addendum 1, cisterns work is needed and said work has been included in the scope of work noted in construction documents of the RFP package. An allowance of \$500,000 should be used.
32. Do energy star requirements apply to project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
33. Do water sense requirements apply to project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
34. Will LEED requirements apply to project scope?
 - a. No, NGBS.
35. Are unit appliances part of project scope?
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
36. Entrance door will require to be Fire Rated.
 - a. Yes, 20 minutes minimum.
37. Please provide Door hardware & specs.
 - a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
38. Do buildings require any fire protection as part of project scope?





- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
39. Will Paint material require a low VOC?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
40. Will flooring material require a Low VOC?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
41. Please define new tile material.
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
42. Will Insect screens be required in perimeter openings?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
43. Provide handicap parking space quantity and location.
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
44. Is new solar WH system part of project scope?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
45. Is New WH system part of project scope.?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
46. Please provide new cabinets specs.
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
47. Is replacement of existing shelves and closet shelves part of project scope?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
48. Is replacement of exiting water supply angle valves for new plumbing fixtures part of project scope?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
49. Will electrical inspection be required as part of project scope?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
50. Is electrical Back up power or emergency lighting part of project scope?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
51. Will a soil study will be provided?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.
52. Can excavation soils be used as backfill?
- a. Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.





53. Will owner provide office space facilities on site?
 - a. **General Contractor responsibility to provide as part of their General Conditions.**
54. Can contractor use 1 unit as office space?
 - a. **Refer to Question 53 answer above.**
55. Is Temporary fence between construction phases is required?
 - a. **Yes**
56. Is there any FFE required as part of project scope?
 - a. **Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.**
57. Is landscape maintenance contractor's responsibility. If yes for how long?
 - a. **Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.**
58. Will the Landscape be implemented at the end phase or in each phase?
 - a. **A portion will be completed in each phase and then fully completed during the final phase.**
59. Please provide exiting topo & grading plan & existing control points.
 - a. **Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.**
60. Please provide location and quantity of traffic signs needed.
 - a. **Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.**
61. Will Final line and cistern chlorination certification be part of project scope.
 - a. **Refer to Exhibit D of the GC RFP Solicitation RFP#2020-1222 package and construction documents.**
62. Existing concrete top bond beam is considered to remain and support new roof?
 - a. **The existing concrete curb at the roof edge is to remain and support new roof trusses. Refer to 6/S-4.01.**

