



# Addendum #3

**IFB #2021-1223**

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**

#3

**Dated**

5/25/2021

**Acknowledge Receipt  
(Please Initial)**

\_\_\_\_\_

Acknowledged on behalf of:

\_\_\_\_\_  
(Name of Respondent)

By:

\_\_\_\_\_  
(Signature of Authorized Representative)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





## **ADDENDUM #3**

### **Clarification Item #1**

The IFB Bid Due Date and Time has been extended, therefore the new Bid Due Date and Time is:

**Wednesday, June 9<sup>th</sup>, 2021 at 2:00 P.M. Eastern Standard Time**

**Please join the bid opening from your computer, tablet or smartphone via the dial-in information included below. +1 516-408-2258, 565070347#**

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### **Clarification Item #2**

Question: In Part 4, under Mandatory Submittals of the requirements of the contractor, there is a FINANCIAL OR PERSONNEL DISCLOSURE STATEMENT CERTIFICATION requested. This certification is not included in any of the exhibits. Where can I find to include in my bid submission? Is it the same as the Exhibit L - Principal Personnel Disclosure Statement Certification and Instructions?

**Answer: YES, it is the same as Exhibit L.**

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### **Design Clarification Item #1**

The Architecture Design Changes and Clarifications letter from Corwil Architects, Inc. is included below. Corwil Architects, Inc.'s corresponding Architectural revision package can be sourced utilizing the link below:

[https://mdgny-my.sharepoint.com/:f:/p/jlarounis/EmozwhQfxnZMp\\_IDzv5C450BI9OR2MyDL36abAQomtifHg?e=Xk1n2L](https://mdgny-my.sharepoint.com/:f:/p/jlarounis/EmozwhQfxnZMp_IDzv5C450BI9OR2MyDL36abAQomtifHg?e=Xk1n2L)

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### **Design Clarification Item #2**

The Electrical, Plumbing, and Fire Alarm Design Changes and Clarifications letter from JMM Consulting Engineers is included below. JMM Consulting Engineers' corresponding Electrical, Plumbing, and Fire Alarm revision package can be sourced utilizing the link below:

[https://mdgny-my.sharepoint.com/:f:/p/jlarounis/EmozwhQfxnZMp\\_IDzv5C450BI9OR2MyDL36abAQomtifHg?e=Xk1n2L](https://mdgny-my.sharepoint.com/:f:/p/jlarounis/EmozwhQfxnZMp_IDzv5C450BI9OR2MyDL36abAQomtifHg?e=Xk1n2L)

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### **Design Clarification Item #3**

The Civil Design Changes and Clarifications letter from Harris Civil Engineers, LLC, is included below.

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May 21<sup>st</sup>, 2021



MDG  
170 Froehlich Farm Blvd.  
Woodbury, NY 11797  
Attn: John Larounis

Re: [REDACTED]  
**VIHA – Walter I.M. Hodge**  
194AA Estate Smithfield  
Frederiksted, St. Croix 00820  
U.S. Virgin Islands

1. Roof notes refer to downspouts as being concealed. Elevations show them attached to outside of buildings. Please confirm that the downspouts are attached to the exterior of the buildings.  
[Response: Confirmed. Keynote has been revised to remove “concealed” from note. Refer to revised plans, Rev. #2.](#)
2. Roofing felt is attached on top of peel & stick. Please confirm that this requirement can be omitted if the warranty can be met without it.  
[Response: It may be omitted where the NOA/FL approval allows it.](#)
3. Attic vents are shown on roof plans for building types A through G. None are shown for type H or the community center. No drawing or description is given for the vents. Please provide drawings and specifications for attic vents.  
[Response: Vent tags have been added to Bldg. H and Community Center roof plans. Keynote # 21 is tagged on both plans.](#)
4. There is a lead paint survey in the bid documents of the bid package but there is not a line item on the bid form for lead abatement. Where should lead paint abatement be included on the Bid Form. Please provide a specification for lead paint abatement.  
[Response: Per developer, no lead abatement will be provided. Proceed per EPA requirements for lead areas to be repaired/painted. See Sheet A-8.00A and A-8.00B.](#)
5. Please confirm that any on-site third-party air monitoring for the asbestos removal work will be the responsibility of the contractor.  
[Response: Per Developer: On-Site Third-Party Air Monitoring will be the Responsibility of the Owner, however coordination and scheduling will be completed jointly by Owner & Contractor.](#)



6. Please confirm that water and power will be available in each building.

Response: Per Developer: Water & Power will be provided on site for Contractor to use.

**JMM CONSULTING ENGINEERS,  
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May 24, 2021

MDG

170 Froehlich Farm Blvd.  
Woodbury, NY 11797  
Attn: John Larounis

Re: **VIHA – Walter I.M. Hodge**  
194AA Estate Smithfield  
Frederiksted, St. Croix 00820  
U.S. Virgin Islands  
[REDACTED]

1. What is the intent of the 2" Cistern-to-Cistern Transfer pipe? There is no pump on this line so is it a gravity feed line?  
*R/ Response by civil engineer.*
2. Please provide details on how and where this line should be entering the Cisterns.  
*R/ Response by civil engineer.*  
  
Please confirm that the Cistern Transfer line is set up as a one-way flow from South to North.  
*R/ Response by civil engineer.*  
  
Please provide Complete specifications for the Cistern Pump systems. We need to know GPM, Total Head, Voltage, Phase, what is to be contained in the "Control Panel", Sequence-of-Operation for the pumps.  
*R/ Response by civil engineer.*
3. Please provide details on the existing Cisterns depth, this is needed for pump selection.  
*R/ Response by civil engineer.*
4. Are the pumps to connect to the existing cistern intake line or is a new line to be provided? If a new line is to be installed, please provide details on what is required.  
*R/ Response by civil engineer.*
5. Please confirm that there is NO automatic Cistern fill system. All the valves on the WAPA water line will be operated manually. There is no system to automatically operate or read the cistern water level.  
*R/ Response by civil engineer.*
6. The new Roof Drain Water Harvesting systems connecting to the existing Cistern fill pipes? If not please provide details showing what will be required.  
*R/ Response by civil engineer.*

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7. Please provide Complete specifications for the Chlorination Pump system. We need to know what will control this. Will it require its own control panel? Please provide a Sequence-of-Operation for chlorination system.  
*R/ Response by civil engineer.*
8. There is a unit style labelled "C1-R" on the floor plans. There is no unit tagged this on the Typical unit plumbing plans. Please advise.  
*R/ Unit "C1-R" is the same unit as C1 but reversed. Refer to revised drawing P-3.00 and E-3.00.*
9. Please confirm there is no water filtration required on the Roof Drain Water Harvesting systems.  
*R/ Response by civil engineer.*

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May 21, 2021

MDG  
170 Froehlich Farm  
Blvd. Woodbury, NY  
11797  
Attn: John Larounis

Re: **VIHA – Walter I.M. Hodge**  
194AA Estate Smithfield  
Frederiksted, St. Croix 00820  
U.S. Virgin Islands

Question 1. The solar Water Heater Detail on P-4.00 looks like there are 2 ET's, one labelled ⑧ and the other not. Please confirm only one is required.  
*Response: Water heater has been change to electric tank type.*

Question 2. Are the LP tanks and 1<sup>st</sup> stage regulators provided by the MC?  
*Response: Yes, Contractor to provide a complete system.*

Question 3. Please provide a Project specification book that contains Division 150000 as stated in Exhibit "B".  
*Response: Section 15 specification are shown on drawings.*

Question 4. Please provide pipe material specifications for A/G and B/G LP Piping.  
*Response: On sheets P-1.00 and P-5.00, the Specified material under the Design Criteria is Schedule 40 Metallic pipe (Table 402.4 (28) of IBCF. Pipe shall be protected as per sections 404.11.1 through 404.11.5 of the IBC Fuel 2018. Semirigid Copper Tubing (Table 402.4(30)) will also be acceptable for residential units only.*

Question 5. Note ④ on the "P" drawings refers to IBC-FUEL. Please provide the required specifications.  
*Response: On sheets P-1.00 and P-5.00, the Specified material under the Design Criteria is Schedule 40 Metallic pipe (Table 402.4 (28) of IBCF. Pipe shall be protected as per sections 404.11.1 through 404.11.5 of the IBC Fuel 2018. Semirigid Copper Tubing (Table 402.4(30)) will also be acceptable for residential units only.*

Question 6. Please confirm that most of the EWH's have been removed from the Project and we are only to include the specifically tagged EWH's.  
*Response: Residential units are being provided with electric tank water heaters. Refer to revised drawings.*

Question 7. Confirm that the tag ⑦ on the Plumbing Roof Drawings are the only places

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were water piping is to penetrate the roof.

Response: *Residential units are being provided with tank water heaters. Refer to revised drawings. Water pipes do not penetrate roof any longer.*

Question 8. Please confirm ALL LP Gas piping to the Residential units is ½”.

Response: *Confirmed.*

Question 9. Please confirm that PVC is approved for A/G and B/G- Soil, Waste and Vent piping.

Response: *Confirmed.*

Question 10. Please confirm that CPVC is approved for A/G and B/G- Domestic Water piping located inside the Building footprint.

Response: *Confirmed.*

Question 11. Please provide specifications for: EWH, ET, Solar WH TMV, Water Meter, Washer Box, EF Roof Cap and EF Wall Cap.

Response: *Refer to revised drawings.*

Question 12. Please provide a Sequence of Operation for the HVAC MD's that are on P-2.08.

Response: *Motorized damper to be interlocked with condenser, Dampers to open when condenser is on and to remain closed when condenser is off.*

Question 13. Please provide material specifications for “Fire retardant Armaflex” that is called out on P-4.00.

Response: *Refer to attached Armacell Armaflex insulation.*

Question 14. The solar Water Heater Detail on P-4.00 states to use Copper tube. Please specify where the Copper changes to CPVC.

Response: *CPVC can be used all the water to the water heater connections.*

Question 15. Confirm that all the items contained in the Solar Water Heater Detail on P-4.00 shown below the roof are located in the Attic Space. If they are to be in the Residential units, please update the isometric drawings to show where and how all these items are to fit.

Response: *Residential units are being provided with electric tank water heaters located inside the residential units. Refer to revised drawings.*

Question 16. Confirm that the Painting of Insulation as stated on P-4.01-2.3-2.3.1 is addressing Exposed Exterior insulation only.

Response: *Confirmed.*

Question 17. C-301 States “All Building Potable Water P.O.C. to be ¾” PVC with BFP and Meter for each Building Unit. Refer to MEP Plans”. The P drawings have No BFP's and all the Meters are shown in the Residential Units. Please advise.

Response: *Response by civil engineer.*

Question 18. Confirm that the Painting of Insulation as stated on P-4.01-2.3-2.3.1 is addressing exterior exposed ACR insulation only.

Response: *Confirmed.*

Question 19. There are more Domestic Water P.O.C's on the Plumbing drawings than shown on the Civil plans. Please advise which is correct.

Response: *Response by civil engineer.*



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Question 20. What is the intent of the 2" Cistern-to-Cistern Transfer pipe? There is no pump on this line so is it a gravity feed line?

Response: *Response by civil engineer.*

Question 21. Please provide details on how and where this line should be entering the Cisterns.

Response: *Response by civil engineer.*

Question 22. Please confirm that the Cistern Transfer line is set up as a one-way flow from South to North.

Response: *Response by civil engineer.*

Question 23. Please provide Complete specifications for the Cistern Pump systems. We need to know GPM, Total Head, Voltage, Phase, what is to be contained in the "Control Panel", Sequence-of-Operation for the pumps.

Response: *Response by civil engineer.*

Question 24. Please provide details on the existing Cisterns depth, this is needed for pump selection.

Response: *Response by civil engineer.*

Question 25. Are the pumps to connect to the existing cistern intake line or is a new line to be provided? If a new line is to be installed, please provide details on what is required.

Response: *Response by civil engineer.*

Question 26. Please confirm that there is NO automatic Cistern fill system. All the valves on the WAPA water line will be operated manually. There is no system to automatically operate or read the cistern water level.

Response: *Response by civil engineer.*

Question 27. Are the new Roof Drain Water Harvesting systems connecting to the existing Cistern fill pipes? If not please provide details showing what will be required.

Response: *Response by civil engineer.*

Question 28. Please provide Complete specifications for the Chlorination Pump system. We need to know what will control this. Will it require its own control panel? Please provide a Sequence-of-Operation for chlorination system.

Response: *Response by civil engineer.*

Question 29. There is a unit style labelled "C1-R" on the floor plans. There is no unit tagged this on the Typical unit plumbing plans. Please advise.

Response: *Unit "C1-R" is the same unit as C1 but reversed. Refer to revised drawing P-3.00 and E-3.00.*

Question 30. Please confirm there is no water filtration required on the Roof Drain Water Harvesting systems.

Response: *Response by civil engineer.*

May 21, 2021

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170 Froehlich Farm Blvd.  
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Attn: John Larounis

Re: **VIHA – Walter I.M. Hodge**  
194AA Estate Smithfield  
Frederiksted, St. Croix 00820  
U.S. Virgin Islands

**RFI**:

1. What is the intent of the 2" Cistern-to-Cistern Transfer pipe? There is no pump on this line so is it a gravity feed line? **The 2" transfer pipe is to recharge the south cistern.**
2. Please provide details on how and where this line should be entering the Cisterns. **The final connection points of the cistern feed lines will be determined after the cistern survey is completed.**
3. Please confirm that the Cistern Transfer line is set up as a one-way flow from South to North. **The one-way flow is from north cistern to the south.**
4. Please provide Complete specifications for the Cistern Pump systems. We need to know GPM, Total Head, Voltage, Phase, what is to be contained in the "Control Panel", Sequence-of-Operation for the pumps. **See revised utility sheet and details.**
5. Please provide details on the existing Cisterns depth, this is needed for pump selection. **At the time of the issue of these drawings the cisterns have not been surveyed or certified for use. Additional design with revised drawings will be conducted upon completion of these tasks.**
6. Are the pumps to connect to the existing cistern intake line or is a new line to be provided? If a new line is to be installed, please provide details on what is required. **All roof water collection and potable water distribution lines are to be new.**
7. Please confirm that there is NO automatic Cistern fill system. All the valves on the WAPA water line will be operated manually. There is no system to automatically operate or read the cistern water level. **The WAPA cistern feed line will be manual and be used based on seasonal rainfall and resident demands.**

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www.harriscivilengineers.com

8. Are the new Roof Drain Water Harvesting systems connecting to the existing Cistern fill pipes? If not please provide details showing what will be required. **The cistern fill pipes are all new. Half of the buildings will fill the north cistern, the other half to the south cistern.**
9. Please provide Complete specifications for the Chlorination Pump system. We need to know what will control this. Will it require its own control panel? Please provide a Sequence-of-Operation for chlorination system. **See detail 9 Sheet C-402**
10. There is a unit style labelled "C1-R" on the floor plans. There is no unit tagged this on the Typical unit plumbing plans. Please advise.
11. Please confirm there is no water filtration required on the Roof Drain Water Harvesting systems. **No filtration of the roof collection water as it is a closed system to the environment. If requested by VIHA filter baskets may be required inside the cistern just after the inflow pipe penetrates the wall.**

Sincerely yours,

**HARRIS CIVIL ENGINEERS, LLC**



John Riordan, PE

JMR/hs

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- [REDACTED]  
[REDACTED]  
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17. C-301 States "All Building Potable Water P.O.C. to be ¾" PVC with BFP and Meter for each Building Unit. Refer to MEP Plans". The P drawings have No BFP's and all the Meters are shown in the Residential Units. Please advise. **This was addressed in Rev 1. See revised C-300 sheets.**
  18. Confirm that the Painting of Insulation as stated on P-4.01-2.3-2.3.1 is addressing exterior exposed ACR insulation only
  19. There are more Domestic Water P.O.C's on the Plumbing drawings than shown on the Civil plans. Please advise which is correct. **This was addressed in Rev 1. See revised C-300 utility sheets.**
  20. What is the intent of the 2" Cistern-to-Cistern Transfer pipe? There is no pump on this line so is it a gravity feed line? **The 2" transfer pipe is to recharge the south cistern.**
  21. Please provide details on how and where this line should be entering the Cisterns. **The final connection points of the cistern feed lines will be determined after the cistern survey is completed.**
  22. Please confirm that the Cistern Transfer line is set up as a one-way flow from South to North. **The one-way flow is from north to south.**
  23. Please provide Complete specifications for the Cistern Pump systems. We need to know GPM, Total Head, Voltage, Phase, what is to be contained in the "Control Panel", Sequence-of-Operation for the pumps. **See revised utility sheet and details.**
  24. Please provide details on the existing Cisterns depth, this is needed for pump selection. **At the time of the issue of these drawings the cisterns have not been surveyed or certified for use. Additional design with revised drawings will be conducted upon completion of these tasks.**
  25. Are the pumps to connect to the existing cistern intake line or is a new line to be provided? If a new line is to be installed, please provide details on what is required. **All roof water collection and potable water distribution lines are to be new.**
  26. Please confirm that there is NO automatic Cistern fill system. All the valves on the WAPA water line will be operated manually. There is no system to automatically operate or read the cistern water level. **The WAPA cistern feed line will be manual and be used based on seasonal rainfall and resident demands.**
  27. Are the new Roof Drain Water Harvesting systems connecting to the existing Cistern fill pipes? If not please provide details showing what will be required. **The cistern fill pipes are all new. Half of the buildings will fill the north cistern, the other half to the south cistern.**
  28. Please provide Complete specifications for the Chlorination Pump system. We need to know what will control this. Will it

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require its own control panel? Please provide a Sequence-of-Operation for chlorination system. **See detail 9 Sheet C-402**

29. There is a unit style labelled "C1-R" on the floor plans. There is no unit tagged this on the Typical unit plumbing plans. Please advise.
30. Please confirm there is no water filtration required on the Roof Drain Water Harvesting systems. **No filtration of the roof collection water as it is a closed system to the environment. If requested by VIHA filter baskets may be required inside the cistern just after the inflow pipe penetrates the wall.**

Sincerely yours,

**HARRIS CIVIL ENGINEERS, LLC**



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