



Addendum #4

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

#4

Dated

6/2/2021

**Acknowledge Receipt
(Please Initial)**

Acknowledged on behalf of:

(Name of Respondent)

By:

(Signature of Authorized Representative)

Name: _____

Title: _____

Date: _____





ADDENDUM #4

Clarification Item #1

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

Wednesday, June 9th, 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#

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.

Clarification Item #3

As noted in the IFB Solicitation deadline for questions is Wednesday May 26th at 10:00 A.M. Eastern Standard Time

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

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



June 1st, 2021



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

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

3. Please provide a Project specification book that contains Division 150000 as stated in Exhibit "B".
[Response: As per previous response from MEP EOR, all plumbing and HVAC specs are shown on drawings.](#)

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: As per previous response from Civil Engineer, this was addressed in Rev. 1. See revised C-300 sheets.](#)

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: As per previous response from Civil Engineer, this was addressed in Rev. 1. See revised C-300 utility sheets.](#)

20. Who is dealing with the Lead and Asbestos remediation?
[Response: Asbestos remediation must be performed by a certified asbestos abatement contractor. Abatement must be included in the bid. Refer to asbestos ACM report for requirements.](#)

[Proceed per EPA requirements for lead areas to be repaired/painted. See Sheet A-8.00A and A-8.00B. On-Site Third-Party Air Monitoring will be the Responsibility of the Owner, however coordination and scheduling will be completed jointly by Owner & Contractor.](#)

21. Is there a specified "Elastomeric Paint System" in the specifications? In general the Elastomeric Systems have fallen out of favor due their tendency to trap water behind the paint and produce large water bubbles on the exterior wall surface.

Response: See revised finish schedule sheet A-8.00a, paint note "D".

22. Is the requested 5-year paint warranty to be supplied by the paint supplier, or by the contractor?

Response: 5-year paint warranty is to be supplied by paint manufacturer. GC/Paint subcontractor to provide warranty as required by bid documents.

23. Will the additional aluminum guardrails be factory painted or painted on site.

Response: Guardrails to be factory primed and painted.

24. Finish at ceilings on slab is paint over knock down. (A-8.00b) Who is producing the knockdown finish and what material (sheetrock compound?) is to be used for the knockdown finish?

Response: Refer to revised A-8.00b, Room finish schedule legend #1 revised. GC to include in bid.

28. What is wanted for security access doors?

Response: Refer to A-10.00 and A-8.00 controlled access/fob system to be provided at all residential building entries, and management center. Access control to be provided at Community center and maintenance building. Door hardware to be coordinated with Architect & Owner's security consultant and, where installed on exterior doors, must be approved/tested for use in a high velocity zone.

Addendum No 4:

A-2, A-3, A-4, D-2 sheet series, **A-0.03, A-7.00, A-10.02:** As per developer request guardrail extension notes and details removed for existing conditions only. Refer to Rev. #3.

**JMM CONSULTING ENGINEERS,
LLC**

Jose M. Martinez
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SUITE 103
MIAMI, FLORIDA, 33173

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FAX: (305) 271-0090

EMAIL: jose.martinez@jmmconsulting.net

June 1, 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

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.
R/ Electric tank water heaters are now being specified. Refer to revised drawings.
2. Are the LP tanks and 1st stage regulators provided by the MC?
R/ Contractor to provide a complete system.
3. Please provide a Project specification book that contains Division 150000 as stated in Exhibit "B".
R/ Specifications for division 15 are shown on drawings.
4. Please provide pipe material specifications for A/G and B/G LP Piping.
R/ 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.
5. Note ④ on the "P" drawings refers to IBC-FUEL. Please provide the required specifications.
R/ 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.
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.
R/ Residential units are being provided with electric tank water heaters. Refer to revised drawings.

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7. Confirm that the tag ⑦ on the Plumbing Roof Drawings are the only places where water piping is to penetrate the roof.
R/ Residential units are being provided with tank water heaters. Refer to revised drawings. Water pipes do not penetrate roof any longer.
8. Please confirm ALL LP Gas piping to the Residential units is ½”.
R/ Confirmed.
9. Please confirm that PVC is approved for A/G and B/G- Soil, Waste and Vent piping.
R/ Confirmed.
10. Please confirm that CPVC is approved for A/G and B/G- Domestic Water piping located inside the Building footprint.
R/ Confirmed.
11. Please provide specifications for: EWH, ET, Solar WH TMV, Water Meter, Washer Box, EF Roof Cap and EF Wall Cap.
R/ Refer to revised drawings.
12. Please provide a Sequence of Operation for the HVAC MD's that are on P-2.08.
R/ Motorized damper to be interlocked with condenser, Dampers to open when condenser is on and to remain closed when condenser is off.
13. Please provide material specifications for “Fire retardant Armaflex” that is called out on P-4.00.
R/ Refer to attached Armacell Armaflex insulation.
14. The solar Water Heater Detail on P-4.00 states to use Copper tube. Please specify where the Copper changes to CPVC.
R/ Electric tank water heaters are now specified.
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.
R/ Electric tank water heaters are now specified.
16. Confirm that the Painting of Insulation as stated on P-4.01-2.3-2.3.1 is addressing Exposed Exterior insulation only.
R/ Confirmed.
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.
R/ Response by civil engineer.
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
R/ Confirmed.

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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.
R/ Response by civil engineer.
20. Who is dealing with the Lead and Asbestos remediation?
R/ Response by Architect.
21. Is there a specified "Elastomeric Paint System" in the specifications? In general the Elastomeric Systems have fallen out of favor due their tendency to trap water behind the paint and produce large water bubbles on the exterior wall surface.
R/ Response by Architect.
22. Is the requested 5 year paint warranty to be supplied by the paint supplier, or by the contractor?
R/ Response by Architect.
23. Will the additional aluminum guardrails be factory painted or painted on site.
R/ Response by Architect.
24. Finish at ceilings on slab is paint over knock down. (A-8.00b) Who is producing the knockdown finish and what material (sheetrock compound?) is to be used for the knockdown finish?
R/ Response by Architect.
25. No luminaire schedule on E-2.12
R/ Refer to revised electrical dwg E-2.12. Luminaire schedule has been added.
26. No luminaire schedule on E-2.14
R/ Refer to revised electrical dwg E-2.14. Luminaire schedule has been added.
27. Does the Community Center have an existing fire alarm system or is there a new one to be installed?
R/ No existing fire alarm.
28. What is wanted for security access doors?
R/ Model numbers will be provided by low voltage contractor.

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Re: **VIHA – Walter I.M. Hodge**
194AA Estate Smithfield
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1. Please provide the missing Lighting/Luminaire Schedule on sheet E-2.12.
R/ Refer to revised electrical dwg E-2.12. Luminaire schedule has been added.
2. Please provide the missing Lighting/Luminaire Schedule on sheet E-2.14.
R/ Refer to revised electrical dwg E-2.14. Luminaire schedule has been added.
3. Does the Community Care Center have an existing fire alarm system or is there a new one to be installed?
R/ No existing fire alarm.
4. Please provide a model number for the security panels & access doors noted on the apartment buildings electrical floor plans.
R/ Model numbers will be provided by low voltage contractor.
5. During our site walk-through, it was noted that the existing power feeding the apartment buildings is 3-phase. The new metering to be installed calls for single-phase. If 3-phase is the intent, this will impact the generators, transfer switches and distribution panels. Clarification needed.
R/ Drawings currently show an upgraded 3-phase service. Prior to ordering and installation, coordinate with power utility company. Apartment and house panels DO NOT have 3-phase loads. Pump room riser in sheet E-1.00B DOES HAVE 3-phase loads for pump provision.
6. Sheet E-1.00B shows new underground service from buildings to be installed on WAPA utility poles. This is not allowed by WAPA. Please provide a detail for the required riser/monument.
R/ Power pole detail revised. Refer to sheet E-1.00B. (New power pole for service transition overhead to underground.)

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7. Sheet E-1.00B shows site luminaire and solar pole detail. Are these fixtures totally solar-powered? Please provide specifications for the pole to be used with these fixtures, along with a detail for the associated light pole base / foundation design.
*R/ Refer to sheet E-1.00 luminaire schedule (Poles labeled SC SD are solar light poles)
Type: Concrete pole w/ Pole-top box
Contractor shall, as part of shop drawing submittal, provide pole manufacturer's certification that entire assembly complies with applicable wind loading code requirements.*
8. Is MC cable acceptable wiring method to be used in community center and senior center?
R/ MC cable is acceptable for installation only for receptacles and lighting circuits. For installation refer to uses permitted and uses not permitted in ICC-ES and NEC for reference 330.10.
9. Sheet E-1.00 states that existing site lighting poles to be reused if possible. During the walk-through, we did not see any existing site lighting poles at the complex. Please clarify.
R/ Refer to revised electrical site plan E-1.00.
10. Location of new metering at the apartment buildings along with new disconnect and transfer switch for house panel and communication panel does not provide enough space for this equipment. What are the alternatives for additional space to house this equipment?
R/ Refer to proposed installation shown in sheet E-3.06.
11. New feeds from metering to new panel in apartments will have to be totally exposed / surface-mounted. Will exposed / surface-mounted raceways be acceptable? If not, please provide routing pathways to be used.
R/ Coordinate with owner for approval.
12. New communication feeds from communication junction box to each apartment will have to be totally exposed / surface-mounted. Will exposed / surface-mounted raceways be acceptable? If not, please provide routing pathways to be used.
R/ Coordinate with owner & architect for approval.
13. On sheet E-2.12, the light fixtures shown in the Community Center Unisex Restrooms are not labeled. Are the existing fixtures to be reused & reinstalled after the ceiling is replaced? The Electrical Demo plan on sheet E-0.10 only addresses the Men's & Women's Restroom, but not the Unisex Restrooms. Please clarify.
R/ Refer to revised Lighting/Luminaire schedule & Lighting plan.