



Addendum #1

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

#1

Dated

4/28/2021

**Acknowledge Receipt
(Please Initial)**

Acknowledged on behalf of:

(Name of Respondent)

By:

(Signature of Authorized Representative)

Name: _____

Title: _____

Date: _____





ADDENDUM #1

Clarification Item #1

Included as an attachment to this addendum is the sign-in sheet from the April 7th, 2021, Pre-Bid Conference/Site Inspection.

Clarification Item #2

Per the request of the April 7th, 2021, Pre-Bid Conference/Site Inspection attendees, included as an attachment to this addendum is the standard BID BOND FORM, PERFORMANCE BOND FORM, and PAYMENT BOND FORM.

Clarification Item #3

To confirm, the Owner/Developer will submit the project for filing with DPNR, however it is the responsibility of the General Contractor to obtain all required permits and cover the associated costs.

Clarification Item #4

Please note that Construction Operations shall be scheduled based on the following-

1. Demolition and other work which creates noise must be performed after 7am or before 5pm.
 2. Other construction operations shall be confined to normal working hours: 7am to 5 pm Mondays through Fridays, except legal holidays, or as per Owner's requirements.
 3. General contractor must obtain written consent from owner 48 hours prior to working beyond or outside of normal working hours.
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Clarification Item #5

The Contractor is responsible for all necessary taxes for the work provided by the Contractor that are legally enacted when bids are received, or negotiations concluded; whether or not yet effective or merely scheduled to go into effect. A copy of the Affordable Housing Program Tax Exemption Benefits that are given to contractors who work on approved Affordable Housing Projects in the USVI is included as an attachment to this addendum. Our expectation is that such benefits will apply to this project, however, the Contractor must manage/implement the completion of all necessary forms that have to be executed by itself and subcontractors for approval by VIHFA.





Clarification Item #6

To confirm, the Scope associated with Non-ACM ceilings is to Prime & Paint the existing ceiling; paint preparation to be in accordance with the specification. If existing ceiling is non-ACM, and has textured (popcorn) ceiling, then the existing is to remain. If the existing ceiling is textured (popcorn), and is ACM positive, the Scope is to scrape the existing ceiling condition to remediate the ACM per an approved Abatement Work Plan; and then Prime & Paint the ceiling. If the ceiling has been scraped, the ceiling surface is to remain smooth. Refer to the previously provided Asbestos Remediation Matrix Exhibit for quantities and further information.

Clarification Item #7

To confirm, the “PAINT ALL UNIT ENTRY VESTIBULES/STAIRWELL WALL SURFACES” scope, as seen in the previously provided VIHA Hodge - IFB#2021-1223 Bid Set Construction Documents, also includes the associated prep-work to eliminate any existing imperfections. Example of an imperfection can be seen in the provided photos below:



Clarification Item #8

Please see attached design changes and clarifications from Corwil Architects, BNI Structural Engineers, and JMM Consulting Engineers.

Clarification Item #9

To confirm, the provided VIHA – Walter I. M. Hodge Set of drawings are based on 2018 IBC which is the code currently in effect in U.S. Virgin Islands. Also, it was clarified that despite 2021 IBC was published in October 2020, implementation and enforcement of any new changes will not take effect until at least May 2021 for new permit submittals.





Clarification Item #10

To further clarify, as noted on page 12 of the IFB under the Cover Letter Section, in order to demonstrate “a. *Previous experience rehabilitating and constructing Multi-Family developments as a General Contractor*” the Respondent must have five (5) years’ experience of comparable size and scope.

Clarification Item #11

Cover Letter minimum requirement b., as seen on page 13 of the IFB, is revised to read “Respondent must have five (5) years’ of previous experience procuring construction material and labor of comparable size and scope.”

Question #1

“Please confirm that the correct Wage Decision is included in the IFB package/link as it may be only applicable for Puerto Rico.”

Answer

The “EXHIBIT U -Wage Decision,” as provided in the original solicitation package/link, which can be obtained at the www.vihousing.org under “Contractors,” correctly identifies the USVI Wage Decision.

Question #2

Good Day Mr. Philip Petri I am sending this email because I would like to know if Bid IFB# 2021-1223 pre bid meeting/conference attendance is mandatory in order to be eligible to bid.

Answer

The Pre-Bid Conference/Site Inspection, that was held on Wednesday, April 7th, 2021 at 10:00 a.m. held at the Walter I.M. Hodge Pavilion Community Center, was not mandatory to attend in order to be eligible to bid.





GC Sign-In Sheet - April 7th 2021

Name	Email	Telephone Number
1. Office of Senator Whittaker ANGELI FORD SCHNEIDER	angeli.fordschneider@outlook.com	340-626-5015
2. Benson WARDIE	bwardie@polarisepc.com POLARIS USVI LLC	340.277.6733
3. KEYIN CULP	KCULP@POLARISEPC.COM POLARIS USVI LLC	340-514-5418
4. CARLOS TESITON	JWESSIE@GECUSVI.COM GEC, LLC	340-778-0200
5. Curtis Prevost	stxprevost@ stxprevost87@gmail.com	340-643-0501
6. CARL ROGERS	Baet Enterprises info@baetvi.com	340-201-9515
7. FRED LAUE	J. BENTON CONSTRUCTION flaue@jbcvi.com	(340) 718-7666
8. HAB KARAM	HKARAM@EXCELUSA.COM	225 223 8412
9. MICHAEL P. MAUD	HANDUSUI ASS. P HANDUSUI@AOL.COM	340 514 7227
10. Continental Construction Mark Curran	mark@concrete.vi	340.249.0001

11. John Larounis, MDG Des. Bn + Construction
12. Michael Rooney, " "
13. Nizola Defacetis, " "
14. Catherine Kenson, " "
15. Alex Tskuts, " "
16. Levi Decaille 347-898-7386 levi@decailleprojects.com /LDV Construction.
Ian Caesar
17. CESAR ARELLANO 646 2171212 VHA.
18. Mike Varajon mvarajon@lemartec.com
19. Michael Baker Lemartec USVI 575 993 8676 michbaker@lemartec.com
20. Casey MacIntyre Lemartec USVI 805-452-1318 cmacintyre@lemartec.com
21. MICHAEL P FLAND flandusvi@aol.com 3405147222
~~340715~~
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April 21st, 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

Addendum No. 1:

- **A-0.03:** Plumbing scope of work item #5 updated to: REPLACE EXISTING HOT WATER HEATER IN EACH RESIDENTIAL UNIT WITH (1) PASSIVE SOLAR WATER HEATER LOCATED ON THE ROOF OF THE BUILDING, PROVIDE EACH SOLAR WATER HEATER WITH EXPANSION TANK WATTS MODEL DET-12-M1.
- **A-2** sheet series:
 - Unit's water heater graphic removed as per MEP coordination.
 - Keynote #24 revised to: "NEW PASSIVE SOLAR WATER HEATER ARRAY AT ROOF. REFER TO PLUMBING PLANS FOR PLACEMENT BASED ON BLDG. ORIENTATION / LOCATION (TYP.)"
 - Solar panel and water heater combination revised in roof plans.
- **A-3, A-4** sheet series:
 - Keynote #24 revised to: "NEW PASSIVE SOLAR WATER HEATER ARRAY AT ROOF. REFER TO PLUMBING PLANS FOR PLACEMENT BASED ON BLDG. ORIENTATION / LOCATION (TYP.)"
 - Solar panel and water heater combination added.
- **A-6** sheet series:
 - Unit's water heater graphic removed as per MEP coordination.
 - Unit Keynote U7 revised to: "NEW SOLAR WATER HEATER EXPANSION TANK WATTS MODEL DET-12-M1. REFER TO PLUMBING DWGS."
- **A-8.00b:** Water heater removed from unit fixture schedule.
- **D-6** sheet series:
 - Unit demolition keynote #20 revised to: "IF NO ASBESTOS IS FOUND IN CEILING PRIME & PAINT ONLY. IF THE EXISTING CEILING IS TEXTURED / POPCORN, AND IS ACM POSITIVE, THEN SCRAPE THE EXISTING CEILING CONDITION TO REMEDIATE THE ACM AND THEN PRIME & PAINT THE CEILING. IF THE CEILING HAS BEEN SCRAPED, THE CEILING SURFACE IS TO REMAIN SMOOTH. REFER TO NOTE (2) BELOW."

- Unit demolition keynote #21 revised to: "EXISTING TEXTURED/POPCORN FINISH TO REMAIN. PATCH UP AND REPAIR AS REQUIRED TO MATCH EXISTING FINISH AND PREPARE FOR PAINT. ALLOWANCE OF 30 SF OF REPAIR PER UNIT."
- **A-8.00b:**
 - Room finish schedule keynote #1 revised to: "PAINTED SMOOTH GYPSUM WALL BOARD @ SOFFITS & DROPPED CEILING. PAINTED TEXTURED/POPCORN* @ SLAB. DENSIELD BACKER BOARD @ SHOWER CEILING.
 - Note added at end of Room Finish Schedule legend: * "IF EXISTING CEILING IS NON-ACM, AND HAS TEXTURED (POPCORN) CEILING, THEN THE EXISTING IS TO REMAIN. IF THE EXISTING CEILING IS TEXTURED (POPCORN), AND IS ACM POSITIVE, THEN SCRAPE THE EXISTING CEILING CONDITION TO REMEDIATE THE ACM AND THEN PRIME & PAINT THE CEILING. IF THE CEILING HAS BEEN SCRAPED, THE CEILING SURFACE IS TO REMAIN SMOOTH. REFER TO ASBESTOS REMEDIATION MATRIX EXHIBIT FOR QUANTITIES AND FURTHER INFORMATION."



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MIAMI, FLORIDA 33173

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April 21st, 2021

Reference: Walter I.M. Hodge
194AA Estate Smithfield
Frederiksted, St. Croix 00820

Addendum:

Sheets P-2.00, P-2.02, P-2.04, P-2.06, P-2.08, P-2.09, P-2.11, P-2.13, P-2.14, P-2.15, P-3.00, P-3.01, P-3.02.

1. Each Residential unit will be served with one (1) passive solar water heater located on the roof of the building. Reference to indoor tank electric water heater to be ignored.

Sheet P-4.00

1. Under Solar Water heater Schedule; Solar Water Heater SWH-1 will serve all residential unit type A (one per residential unit). Solar Water Heater SWH-2 will serve all residential unit type B (one per residential unit). Solar Water Heater SWH-3 will serve all residential unit type C (one per residential unit). Solar Water Heater SWH-3 will serve all residential unit type D (one per residential unit).
2. Under Solar Water heater Schedule; ignore requirement for Taco solar variable speed circulator model OO-VT.
3. Under Solar water Heater Schedules; Note #2 shall read: "PROVIDE EACH SOLAR WATER HEATER WITH EXPANSION TANK WATTS MODEL det-12-M1 TO BE LOCATED IN CLOSET NEXT TO WATER SUB METER". Detail will be provided on this sheet.



BLISS & NYITRAY, INC.
STRUCTURAL
ENGINEERS

Memorandum

Project	VIHA - Hodge	BNI Job No	20M66.02
From	Sam Darrah	Date	4/21/2021
Subject	Revision 1	Page	1 of 1

The following narrative summarizes the revisions comprised in Revision 1, 04/26/2021, by sheet.

1. S-101
 - All roof top mechanical equipment (including heater tanks), equipment tie downs, including all connections to the building structure for wind loading are to be designed and engineered by a Specialty Engineer retained by the equipment supplier. Signed and sealed drawings and calculations are to be submitted to the Engineer of Record for review and approval. The equipment manufacturer shall provide the attachment of the unit to the structure and submit to the EOR the calculated loads, locations, and method of attachment. The EOR has made provisions in the design of the primary structural frame to accommodate the loads and attachments.

**VIRGIN ISLANDS
HOUSING FINANCE AUTHORITY
TAX EXEMPTION BENEFITS**

EXHIBIT "A"

Tax Exemptions for Affordable Housing Projects

Pursuant to Title 29, Section 713e of the Virgin Islands Code, tax benefits will be granted to every person, firm, partnership, joint venture or corporation, which executed a Contract for the production of Affordable Housing.

The developer, firm, partnership, joint venture or corporation, its subcontractors and local vendors are entitled to an exemption of all gross receipt taxes, excise taxes and customs duties in excess of 1%, applicable to the production of affordable housing. In addition, all corporate income taxes allocable to the project will also be reduced to zero. No other entities are eligible for benefits under the Affordable Housing Program.

Upon execution of an Affordable Housing Developers Agreement (AHDA) the Virgin Islands Housing Finance Authority will issue tax exemption certificates to the Developer, its subcontractors and local vendors. These certificates, which will include the estimated value of each recipient's gross receipts, will be forwarded to the Internal Revenue Bureau, U. S. Customs Service, Industrial Development Commission, Lieutenant Governor's Office, Department of Labor and the Department of Housing, Parks and Recreation to ensure all appropriate benefits are granted.

A copy of Title 29, Section 713e of the Virgin Islands Code is attached for your guidance.

References in text. Sections 871, 881 and 884 of the Internal Revenue Code, referred to in subsec. (a), are classified to 26 U.S.C. §§ 871, 881 and 884.

Sections 1441 and 1442 of the Internal Revenue Code, referred to in subsec. (b), are classified to 26 U.S.C. §§ 1441 and 1442.

Effective date of enactment. Act Dec. 8, 1986, No. 5224, § 10(d), Sess. L. 1986, p. 365, provided that the section of the act which added this section shall take effect on January 1, 1987 with respect to United States corporations subject to the tax imposed pursuant to sections 881 and 884 of the Federal Internal Revenue Code [26 U.S.C. §§ 881 and 884] (as it applies in the Virgin Islands) and to payments made to such corporations, and on the same date as sections 3, 4, and 5 take effect with respect to all other persons and payments.

§ 713e. Tax exemptions for the production of affordable housing

(a) Notwithstanding any other provision of law to the contrary, in order to carry out the purposes of the Act, every person, firm, partnership, joint venture or corporation providing affordable housing pursuant to an approved Affordable Housing Development Agreement entered into with the Government of the United States Virgin Islands pursuant to the United States Virgin Islands Affordable Housing Program shall be entitled to an exemption from payment of the following taxes:

(1) all gross receipts taxes related to receipts, cash or accrued, derived from or directly connected with the production of affordable housing units under the Act, but if such receipts are derived from or effectively connected with the production of affordable housing units under the Act and other housing units or other types of construction, then the provider of affordable housing under the said Act must allocate the gross receipts between the housing units under the Act and the other construction, based on the provider of affordable housing's total cost of construction. The provider of affordable housing must only claim an exemption for the portion of the receipts allocated to the production of affordable housing units under the Act. The costs of any common facilities must also be allocated between the housing units under the Act and the other construction;

(2) all excise taxes on building materials, articles, supplies, goods, merchandise, tools manufactured or brought into the United States Virgin Islands on or after April 1, 1990, to be used or employed exclusively in the production of affordable housing units under the Act;

(3) all customs duties in excess of a 1% handling charge on all materials, goods, tools, equipment, articles and commodities imported into the United States Virgin Islands to be used exclusively for the production of affordable housing under an approved Affordable Housing Development Agreement under the program.

(b) In addition to the exemptions provided in subsection (a), every person, firm, partnership, joint venture or corporation qualifying under subsection (a) of this section, shall have all corporate and individual income

tax liability reduced to zero for a period equal to the term of the applicable Affordable Housing Development Agreement or applicable construction, operation or management agreement with respect to income derived: (1) from the construction of affordable housing units under the United States Virgin Islands Affordable Housing Program; (2) from or effectively connected with the sale or rental of affordable housing under the United States Virgin Islands Affordable Housing Program, whether such housing is new construction, rehabilitated or improved; (3) from the operation or management of such affordable housing during the period in which it is not sold; or (4) where applicable, from the management of rental property, provided that, in addition to any prerequisites stated in the Act, the person seeking such exemption meets the following conditions:

(1) in the case of an individual or a partner in a firm or partnership or a participant in a joint venture, such person is a bona fide resident of the United States Virgin Islands, and in the case of a corporation, is created under the laws of the United States Virgin Islands;

(2) such person meets the requirements of subsection (b) of section 934 of the Internal Revenue Code of 1986, as amended, or any other applicable provision of federal law, and the provisions of this section 713e, or any regulations issued under such laws;

(3) such person undertakes to provide affordable housing as provided in the Act.

The exemptions granted in this section shall apply to any vendor of construction supplies and material for use in affordable housing projects pursuant to the Affordable Housing Program authorized by Title 29, chapter 16, Virgin Islands Code, in the same manner that such exemption is applied to providers of affordable housing.

(c) Notwithstanding any provision of law to the contrary, the exemption from payment of gross receipts taxes set forth in paragraph (1) of subsection (a) of this section, shall also be granted to all subcontractors for work performed on affordable housing projects pursuant to the United States Virgin Islands Affordable Housing Program in the same manner that such exemption is applied to providers of affordable housing.

(d) Any person entitled to the tax benefits hereby conferred shall apply to the Director under this chapter for an appropriate certificate of tax exemption. Certificates shall be approved or disapproved by the Commission and the Governor in accordance with rules and regulations promulgated by the Commission. In considering an application for a certificate, the Director shall consult with the Department or the VIHFA as the case may be to determine whether the applicant for tax benefits hereunder is in default under the Affordable Housing Development Agreement signed by

the applicant or under any other agreement or arrangement undertaken by the applicant in connection with the program.

(e) Subject to the approval of the Governor, the Commission shall issue rules and regulations, consistent with this section and the Act, as may be necessary and appropriate to implement this section.

(f) No loan made pursuant to any provision of this Act, including, without limitation, any loan to finance the construction, rehabilitation, improvement, or purchase of affordable housing under this Act, shall be considered a below-market loan for the purposes of section 7872 of the Internal Revenue Code of 1986, as amended. Accordingly, no interest in excess of the rate charged on a loan shall be imputed as income with regard to any loan made pursuant to any provision of this Act.

(g) A developer agreement with the Housing Finance Authority entered into by such Authority in connection with mortgage revenue bonds issued by such Authority before December 1, 1990, pursuant to the provisions of applicable Federal tax law shall be treated for all purposes of this section as an approved Affordable Housing Development Agreement entered into pursuant to the Affordable Housing Program for the production of affordable housing units under the Low and Moderate Income Affordable Housing Act of 1990, as amended.

(h) A developer who has entered into an Affordable Housing Development Agreement with the Virgin Islands Housing Finance Authority for the construction, rehabilitation or improvement of housing units under the Low and Moderate Income Affordable Housing Act of 1990, as amended, for a project included in an Affordable Housing Plan, which is approved pursuant to Title 21, chapter 2, Virgin Islands Code, shall automatically receive a certificate of exemption from taxes as provided under this section.—Added March 19, 1990, No. 5523, § 13, Sess. L. 1990, p. 64; amended June 8, 1990, No. 5575, §§ 1(b), 2, Sess. L. 1990, p. 226; Jan. 3, 1991, No. 5694, Sess. L. 1990, p. 588; May 3, 1994, No. 5978, §§ 3(g), (h), 7, Sess. L. 1994, p. 67.

HISTORY

Revision notes—1998. Substituted "United States Virgin Islands" for "Virgin Islands" in subdivision (a)(2) for purposes of clarity pursuant to section 14 of Title 1.

Substituted "this section" for "Act" throughout the section pursuant to section 14 of Title 1.

—1996. Substituted "Government of the United States Virgin Islands" for "Government of the Virgin Islands" in subsec. (a) for purposes of clarity pursuant to section 14 of Title 1.

Redesignated items (i)-(iii) as pars. (1)-(3) in subsec. (b) in view of the redesignation of former subsec. (a)(4) as subsec. (b) for purposes of conformity with general V.I.C. style pursuant to section 14 of Title 1.

Substituted "paragraph" for "item" following "set forth in" in subsec. (c) to conform reference to V.I.C. style pursuant to section 14 of Title 1.