



Department of Property & Procurement

Government of the United States Virgin Islands

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September 7, 2021

AMENDMENT TEN (10) RFP-017-C-2021(P) – Design-Build Services for Arthur Richards PK-8 New Build, St. Croix, U.S. Virgin Islands

INSERT

Specifications & Bridging Documents as provided in below link.

[Specifications](#)

INSERT

Request for Clarifications period extended through **Monday, September 13, 2021, at 12:00 noon, Atlantic Standard Time**. Please submit all questions to Deputy Commissioner Dynell R. Williams at dynell.williams@dpp.vi.gov.

INSERT ATTACHED REVISED APPENDIX H

Must be included with proposal.

INSERT QUESTIONS AND ANSWERS

- Q1 The dispute resolution clause in the General Provisions (Construction Contract) provides that the contracting officer will render an initial decision and that the contractor can appeal that decision to the head of the agency. It further provides that the decision from the head of the agency will be “final and conclusive” subject only to “limited judicial review”. Because construction disputes are highly technical in nature and very fact dependent, such disputes typically involve lengthy proceedings requiring experts and extensive discovery. In our experience, such disputes are usually heard in a more judicial setting such as before an arbitrator, contract appeals board or court. Would the government consider amending the disputes clause to provide for an alternative dispute resolution

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WITH THEIR BID PROPOSAL.

- process such as arbitration or allowing a de novo appeal rather than the more limited judicial review contemplated in the General Provisions?
- A1 No, the Government of the Virgin Islands will not consider amending this clause.
- Q2 Please provide specs for proposed elevators and lifts.
- A2 Please download the link at the top of this amendment. This link includes project specifications.
- Q3 We are assuming the kitchen is on the 1st floor of the Commons building. Please let me know if you see it that way.
- A3 Yes, please refer to the Bridging Documents.
- Q4 Is there going to be a rainwater harvesting system? If so, will it go to a cistern per building or 1 (or 2) large cisterns in the larger building(s)?
- A4 Yes, please refer to the Bridging Documents.
- Q5 Will the Fire Pump be using one of the Domestic Cisterns, or will there be a dedicated cistern?
- A5 Yes, please refer to the Bridging Documents.
- Q6 The Kitchen will need gas so, at this point we are figuring gas water heaters per building with exception of the Pre-K building (too small). Should I include LP tanks? If so, any idea where you would want them? I would figure by the kitchen if you want 1 location or would you want them per building?
- A6 Yes, please refer to the Bridging Documents.
- Q7 Please provide chairlift station travel distance. What openings will the chairlift need? Will it be built into the stage, or will it be a self-contained chairlift station?
- A7 Chairlift stations are not required for this project.
- Q8 There is a conflict between Civil Drawings and Landscaping Drawing L.0.1. On the civil drawings, a North East pond is shown to be built. However, on the plan sheet L.0.1 on the North East Corner, there is a photovoltaic structure shown to be built. Please advise.
- A8 A PV structure is sited in the NE area, as indicated in the Bridging Documents.

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Q9 On plan sheet G0.3, Existing Features and Utilities Note No. 3 says “Site Demolition is Not in this Contract and Is to Be Done by Others”. Please explain very detail what is included in Site Demolition by Others.

A9 Please refer to the demolition and site utility responses contained in Amendment No. 7.

Q10 There have been multiple stated gsf's as well as our internal GSF. US Virgin Islands PK-8 Planning Program dated 9/17/2020 states 135,395 GSF with outdoor learning, US Virgin Islands PK-8 Planning Program dated 12/08/2020 states 141,479 Total building area w outdoor learning. Drawing sheet CP1.0 has a table with GSF and that table totals to 145,755 GSF. Please advise which one should be used for pricing. An architectural take off was conducted and the total was 141529.

A10 Respondents shall rely solely on the Bridging Documents issued for this RFP by the Department of Property and Procurement.

Q11 Please confirm where the utility building GSF is captured. Currently not represented in either CP1.0 or US Virgin Islands PK-8 planning program.

A11 Please refer to the Bridging Documents.

Q12 For the benefit of all bidders please clarify Amendment #7 RFI Question #20 Response which indicates YES Permanent Generator is required Refer to Bridging Document. However, Bridging Document Booklet Page 222 Electrical Narrative indicate NO Permanent Generator, Bridging Docs Drawing E2.21 and E5.1 indicates QC1 portable generator quick connect.

A12 Please refer to the Bridging Documents.

Q13 For the benefit of all bidders please clarify Amendment #7 RFI Question #21 Response which indicate Refer to Bridging Documents for Photovoltaic structures quantity. However, Bridging Doc Booklet Page 63 indicates (3) Three ground mounted Photovoltaic structures and Bridging Docs Drawings ES1.1 indicates (2) Two ground mounted Photovoltaic structures.

A13 Please refer to the Bridging Documents Electrical Site drawings for PV structure and system requirements.

Q14 Please provide completed door schedule.

A14 Please refer to the Bridging Documents.

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Q15 Please provide completed window schedule.

A15 Please refer to the Bridging Documents.

Q16 Please provide detail for integrated gutter installation.

A16 Please refer to the Bridging Documents.

Q17 Please provide completed schedule for interior non thermal storefronts.

A17 Please refer to the Bridging Documents.

Q18 Please provide specs for millwork.

A18 Please download the link at the top of this amendment. This link includes project specifications.

Q19 Because there won't be final plans or specifications, with associated pricing, for potential DBE/MBE bidders to review at the time of bid, it isn't possible to identify their scopes and amounts before the bid submission. Will the selected proposer be permitted to prepare the DBE/MBE paperwork provided with Solicitation Addendum 8 after the final plans, specifications, and budget are completed, but before the contract between the Government and the successful proposer is executed?

A19 Yes.

Q20 Will the Contract for the work be negotiated and modified during the award process?

A20 The Contract template provided is the contract that will be executed during the award process. This contract will not be negotiated or modified. Please also see Section O of the RFP which states that "by submitting a proposal in response to this RFP, the respondent agrees to accept the boilerplate terms and conditions of the Government's standard Professional Services Contract, a copy of which is attached to this RFP, if the respondent is selected for award."

Q21 Will the Contract have a mutual indemnification?

A21 Please see the Indemnification Clause (paragraph 11) of the contract template in the RFP for indemnification information. Please also see Section O of the RFP which states that "by submitting a proposal in response to this RFP, the respondent agrees to accept the boilerplate terms and conditions of the

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Government's standard Professional Services Contract, a copy of which is attached to this RFP, if the respondent is selected for award."

Q22 We cordially request at least a 4-week time extension due to the magnitude of bridging documents we just received including an extension on the deadline for questions.

A22 The proposal due date has been extended to **Thursday, October 7, 2021**. The last day for clarifications is now **Monday, September 13, 2021**.

Q23 Are there any technical specifications that go with these drawings?

A23 Please download the link at the top of this amendment. This link includes project specifications.

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PROPOSAL.

APPENDIX H **REVISED**

Acknowledgment of Addenda

RESPONDENT

Name: _____

Address: _____

Tax Identification #: _____

RESPONDENT'S CONTACT PERSON

Name: _____

Title: _____

Contact Number: _____

SCHEDULE OF ADDENDA

(I) or (We) acknowledge receipt of the Addenda to the RFP Package hereinafter named, for the project(s) included in this RFP and declare that (I) or (We) accept these Addenda and that every change is included in this proposal.

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

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Addendum Number _____ Date _____

Addendum Number _____ Date _____

Addendum Number _____ Date _____

RESPONDENT'S AUTHORIZED REPRESENTATIVE

Name: _____

Title: _____

Signature: _____ Date: _____