



Department of Property & Procurement

Government of the United States Virgin Islands

3274 ESTATE RICHMOND, CHRISTIANSTED, U. S. VIRGIN ISLANDS 00820

8201 SUB BASE, 3RD FLOOR, ST. THOMAS, U. S. VIRGIN ISLANDS 00802

ST. CROIX MAIN OFFICE: 340.773.1561 | ST. THOMAS MAIN OFFICE: 340.774.0828

ST. CROIX FAX: 340.773.0986 | ST. THOMAS FAX: 340.777.9587

[HTTP://DPP.VI.GOV](http://DPP.VI.GOV)



November 18, 2021

**Amendment 6- RFP-054-T-2021 (P) Swann Correctional Annex Design
Build, Finance, and Maintenance on St. Thomas, USVI**

Delete Due Date: Friday, December 26, 2021 @ 4:30 PM, AST

Insert Due Date: Friday, December 3, 2021 @ 4:30 PM, AST

Questions/Answers: See Attached

ALL OTHERS TERMS AND CONDITIONS REMAIN UNCHANGED.

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

On page 16, Section P – Mandatory list of required docs: there appears to be a pdf labeled “List of required docs 09.17.2018”. This link is not enabled in the RFP document. Can the government provide and / or confirm what documents are contained in this PDF? **The document has been attached to the project advertisement.**

On Page 15, Section O – Contract Template and other terms and conditions – References document but we can not locate in the Project manual or any other distributed documents. Please provide. **A copy of the Contract Template has been provided in Amendment # 5**

Is the proposal form referenced on Page 14 section 8 the same proposal form on page one of the appendix document (itemized bid sheet)? Where will maintenance cost need to be designated, or is there a cost schedule template for the yearly maintenance cost? **This document will be posted shortly.**

There is a note that reference letters need to be notarized. Is this correct? We typically do not notarize reference letters. **DPP will waive this requirement**

BOC will covenant to budget and appropriate availability payments from non-ad-valorem sources”. Questions: What are the non-ad-valorem sources. What is the last 10-year history for the amount(s) of these sources? **Currently, the GVI has no non-ad valorem sources. The GVI has no history on the amounts of these sources.**

Will the availability payments be a line item in the BOC budget or just comingled with other funding requirements? **The funding sources for payments will be an item in the BOC budget.**

Page 6, (c) Finance – what can we assume the BOC’s Contribution will be? And will it be a one-time contribution at financial close? Or an ongoing contribution? **BOC will utilize FEMA award as funding.**

Will the GMP contract contain the language “ that liquidated damages equal to daily debt service” will be assessed for each day past the substantial completion date? – the RFP states that the BOC payments commence on the date of substantial completion. **This will be negotiated with the successful developer.**

Is there or will there be a Phase I, Environmental Report available to investors? **No**

What will the policy/procedure be for the approval of construction draws? BOC? Third Party? – we will need something? **Approval for Construction draws will be BOC, Public Works, and Property and Procurement.**

Is there a draft of the “Project Agreement available to review? We need to fully understand “deductions from the availability payments”. **A draft agreement has been posted in amendment 5 and the additional terms will be discussed with the successful respondent.**

Can we assume that a request to assign/mortgage the facility during the term of the financing will not be unreasonably withheld? **Please refer to the Amendment 4 – the PPP Agreement Template**

Will the facility be used exclusively for USVI detainees? **No**
