



Department of Property & Procurement

Government of the United States Virgin Islands

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August 12, 2021

AMENDMENT SEVEN (7) RFP-017-C-2021(P) – Design-Build Services for Arthur Richards PK-8 New Build, St. Croix, U.S. Virgin Islands

INSERT

Bridging Documents as provided in link on attached document.

INSERT

Request for Clarifications period extended through **Friday, August 20, 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 QUESTIONS AND ANSWERS

- Q1 At the pre-proposal conference on July 6th, in response to a question posed by a participant regarding the DLR Group conceptual design included in the Bridging Documents, a statement was made that the design included therein is “an expression of the desired design.” Can you please elaborate if the desire of the Virgin Islands Department of Education (VIDE) is to maintain the general proposed design or if VIDE will favorably view alternate designs?
- A1 The design reflects the intent of VIDE. Respondents are encouraged to suggest alternatives that meet the overall design intent.
- Q2 At the pre-proposal conference on July 6th, a statement was made regarding the Selection Criteria cost factor the D-B could deliver the project within the project construction budget. Please identify the project budget. Additionally, please clarify the statement that the proposed construction cost submitted during this initial phase is a “budget” number and not a hard bid number.

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- A2 In accordance with the RFP, this is an evaluation and negotiation that considers both Respondent Qualifications and Lump Sum Price. Please refer to the RFP.
- Q3 Please clarify that the intent of the 25% contract goal for MWBE/DBE is for the total construction cost.
- A3 Please refer to the form labeled Appendix E(b) attached to the RFP on the Department of Property and Procurement (DPP) website. Form A-585 with List of Bidders and Special Provisions will be required during contracting and is included in this Amendment.
- Q4 Please identify when the remainder of the technical specifications and schedules for equipment, furnishings, and furniture will be made available.
- A4 The Bridging Documents are included in this Amendment.
- Q5 Please identify the extent of “off-site” improvements required for the project, such as water and sewer extension, electrical service, traffic control, etc.
- A5 Please refer to the Bridging Documents included in this Amendment.
- Q6 Is this building going to be an emergency shelter?
- A6 The gymnasium is to be designed as a FEMA compliant emergency shelter.
- Q7 Does VIDE have an expectation that this building needs to be sprinkled? If it is an emergency shelter, does that dictate that the local fire department makes that determination?
- A7 Please refer to the answer to question #6 above. Additionally, all buildings on the campus are to be sprinkled.
- Q8 Will geotechnical information be provided? Is there site/soil remediation for contaminated soils required?
- A8 The Geotech Report has been posted to the RFP on the DPP website in Amendment Six (6). Full Geotech is required as part of the design-build contractor’s scope.

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Q9 Please clarify the statement included in Attachment A that at least one building of the entire school shall be Net Zero. Is this requirement applicable to this school or to a building within the school? If so, please identify.

A9 Please refer to the Bridging Documents included in this Amendment. The campus should be Net Zero Ready.

Q10 Please provide the FEMA-approved standards developed by VIDE with the collaboration of the AIA.

A10 Please refer to the Bridging Documents included in this Amendment.

Q11 Will a BCA and H&H Study be required?

A11 A BCA is not required. The H&H Study is included in the Bridging Documents.

Q12 Will DLR Group remain representing the Owner (Program Managers) during execution of the project?

A12 DLR Group will remain in the capacity of Design Criteria Consultant during execution of this project.

Q13 Will the demolition contractor be demolishing the existing buildings in phases? If so, what are those phases?

A13 The demolition of the existing Evelyn Williams campus will be completed before the start of new construction.

Q14 If the demolition contractor demolishing is in phases, can the contractor begin construction during these in conjunction with the demolition contractor?

A14 Please refer to the answer to question #13 above.

Q15 What is the expected start date of construction given the demolition contractor has not started?

A15 The construction start date is contingent on the Design Builder's schedule, include with its response to the RFP for completion of 100% Construction Documents and securing all required Environmental and Construction permits.

Q16 What is the expected completion date of demolition?

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A16 Demolition is expected to be completed by Summer 2022.

Q17 The demolition of the existing Evelyn Williams School, based upon the Invitation to Bid, IFB031DOEC20(C), was expected to be completed by December 15, 2020. Based upon our site visit on July 17, 2021, the demolition has not yet started. When is the new anticipated completion date for the demolition of the Evelyn Williams School? Also, please confirm that the existing foundations and parking lot be removed as part of the demolition scope of work.

A17 Please refer to the answer to question #16 above. The existing foundations will be removed as part of the demolition. The existing parking lot will not be removed as part of the demolition.

Q18 The second paragraph on the first page of Attachment A references bridging documents. Are there drawings and specifications available that are further developed beyond the “Bridging Documents” included with Attachment A? If so, will they be made available to the proposers prior to the submission date of July 23, 2021?

A18 The Bridging Documents are included in this Amendment.

Q19 Has a site survey, including topography, been developed? If so, can it be provided prior to July 23, 2021?

A19 Please refer to the Bridging Documents. The Survey has been posted to the RFP on the DPP website in Amendment Six (6). Full Survey and topography are required as part of the design-build contractor’s scope.

Q20 Will a permanent generator(s) be required for the New Arthur Richards School?

A20 Yes. Please refer to the Bridging Documents included in this Amendment.

Q21 Please confirm only the two specific areas for Photovoltaics are required in the budget and the additional area, on the front west side of the site will be a potential add alternate.

A21 Please refer to the Bridging Documents included in this Amendment.

Q22 In accordance with the RFP, page 10, item 9—Cost Proposal, “the contractor will provide cost estimates...” on the Itemized Bid Sheet in Appendix A, delineated by gross cost per square foot. Please confirm this Itemized Bid Sheet results in a budget proposal and is not to be considered a firm fixed price, but rather a budget

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to confirm the prosper is within the project construction budget for the new Arthur Richards school.

A22 Please refer to the answer to question #2 above.

Q23 What is the stated construction budget in the Prospectus?

A23 Please refer to the answer to question #2 above.

Q24 In addition to DBEs listed by DPW may HUD Section 3 businesses be used to qualify under Attachment B to the solicitation?

A24 Please refer to the answer to question #3 above.

Q25 Upon review of the included “Contract for Professional Services”, on the first page, “Item 3. Compensation” indicates the Government agrees to pay the Contractor a “sum not to exceed...”. Further review of the contract, on page 25 entitled “Compensation”, it references, “parties agree that the sum to be paid under this contract is ...”, suggesting a firm fixed price. Please advise whether the government intends to award the contract under a Guaranteed Maximum Price structure or a fixed price structure.

A25 Please refer to the answer to question #2 above. The structure will be Guaranteed Maximum Price.

Q26 Please confirm that design-build teams only need to submit one Appendix F on behalf of the entire team (including subconsultants).

A26 Please refer to the answer to question #3 above. Qualifications should be provided for all Partners in the proposed Design Build team.

Q27 The solicitation does not specify the procedures by which the government will review and approve the design documents as they evolve. Is it acceptable for offerors to include in their proposal procedures and timelines relating to this process?

A27 Yes, this should be considered in the Design Builder’s proposed overall design and construction schedule.

Q28 Please confirm that only the prime proposer is required to complete Appendix F and not its chosen’s design partners and/or subconsultants.

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A28 All “Forms” are to be completed in accordance with the RFP. Additionally, all “Forms” are to be completed by all Design Build partners.

Q29 It was stated during the Mandatory pre-proposal briefing that this is a turnkey service proposal—which includes FF&E and Foodservice. Are we to assume all new furniture, equipment and technology?

A29 Please refer to the RFP. If not otherwise stated, please provide a comprehensive line-item cost breakdown to be included in a future “Allowance”.

Q30 Since there is no standard for sustainable design mentioned in the RFP, yet “LEED Silver or as close as possible” was mentioned in the briefing—will tracking or reporting of any sustainable design measures be required?

A30 Please refer to the Bridging Documents included in this Amendment. Your calculated EUI for the site will be tracked versus targeted standards.

Q31 Section 2: Organization | Subsection e—if we are proposing as a Joint Venture, should we present separate Articles (Articles of Incorporation; or Articles of Organization; or Statement of Qualification) for each partner?

A31 Yes.

Q32 RFP, Attachment A, Prospectus Bridging Documents—The Bridging documents included in Attachment A, Prospectus are not per scale according to the notes and the quality of the image prevents zooming in to try and read the room labels and notes. Are there better pdfs/plans available that can be scaled or read?

A32 Please refer to the answer to question #4 above.

Q33 Please confirm that demolition of existing buildings will be completed under a separate contract including all environmental abatement.

A33 Yes, demolition and all environmental abatement will be completed under a separate contract.

Q34 Is a site boundary survey available?

A34 Please refer to the answer to question #19 above.

Q35 Please confirm the floor plans indicated in the Bridging documents capture all the requirements of the space program.

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A35 Please refer to the Bridging Documents included in this Amendment.

Q36 Attachment A, Prospectus Bridging Documents, ARPK8 Program Summary—
The high-level summary of the space program indicates a total program requirement of 135,395 sf. Adjacent to this value is the note: “All **new builds should be refined and reduced by 10% in order to meet budgetary requirements.**” Should the submitted cost estimate reflect this anticipated reduction in area or is this a target to work toward during the design development?

A36 Per the Bridging Documents, the overall square footage has already been reduced.

Q37 RFP document rfp-017-c-2021p_attachments Attachment A-Prospectus page 35 Pre-K Learning Suite Classroom w/RR indicates two units. However, page 84 Pre-K Building drawing indicates three classrooms. For the benefit of all bidders, please clarify the total number of classrooms in the Pre-K building.

A37 Please refer to the Bridging Documents included in this Amendment.

Q38 For the benefit of all bidders, please clarify if the RFP document rfp-017-c-2021p_attachments Attachment A-Prospectus ARPK8 Project Summary is to be used as the bases for pricing out the scope of work or the Architectural Drawings are the bases for pricing out the scope of work since there are some discrepancies between these documents.

A38 Please refer to the answer to question #2 above. Please also refer to the Bridging Documents included in this Amendment.

Q39 Please provide specs for windows or any preferred manufacturers.

A39 Please refer to the Bridging Documents included in this Amendment.

Q40 Please provide roof materials and assembly.

A40 Please refer to the Bridging Documents included in this Amendment.

Q41 Please provide new proposed roofing plan.

A41 Please refer to the Bridging Documents included in this Amendment.

Q42 Provide door and door hardware schedule.

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A42 Please refer to the Bridging Documents included in this Amendment.

Q43 Please provide better clarity for millwork layout with tags and notes.

A43 Please refer to the Bridging Documents included in this Amendment.

Q44 For the benefit of all bidders, what percentage of back-up emergency power is required for the back up generator 25%, 50%, 75% or 100%?

A44 Please refer to the Bridging Documents included in this Amendment.

Q45 For the benefit of all bidders, how much spare capacity or redundancy is required for the HVAC system 50%, 75% or 100%?

A45 Please refer to the Bridging Documents included in this Amendment.

Q46 For the benefit of all bidders will Rain Water Collection be required and what means or type of system be required for rain water collection.

A46 Please refer to the Bridging Documents included in this Amendment.

Q47 For the benefit of all bidders will a grey water system be required? If required what purpose will greywater be utilized for?

A47 Please refer to the Bridging Documents included in this Amendment.

Q48 Please provide an existing survey identifying existing utilities.

A48 Please refer to the answer to question #19 above.

Q49 Please provide a matrix for any and all Owner provided items and who is to install.

A49 Please refer to the Bridging Documents included in this Amendment.

Q50 Please provide any Environmental reports pertaining to hazardous materials and or hazardous soil/water conditions.

A50 The abatement of the hazardous materials contained in the existing Evelyn Williams campus buildings is included in the Contract for demolition.

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Q51 Please identify if there are specialty wages required for this pursuit.

A51 Please refer to the answer to question #3 above.

Q52 Please provide the proposed buildings floor plan layout with scalable dimensions.

A52 Please refer to the Bridging Documents included in this Amendment.

Q53 Please provide a sample contract for this project.

A53 Please refer to the RFP documents posted on the DPP website.

Q54 What is the significance of the Multi color of the pathways in attachment “A”?

A54 Please refer to the Bridging Documents included in this Amendment.

Q55 Please provide a scaled dimensions for the overall site.

A55 Please refer to the Bridging Documents included in this Amendment.

Q56 Please provide as built for the existing building for referencing utilities.

A56 Please refer to the Bridging Documents included in this Amendment.

Q57 Does the demolition contract include the cistern, basketball court, electric substation, and all other structures separate from the main buildings?

A57 No.

Q58 Will rainwater from all buildings be collected in the cistern and also used for other uses?

A58 Please refer to the Bridging Documents included in this Amendment.

Q59 Are any of the existing structures on deep foundations? (ie: piles?)

A59 No.

Q60 Will the demolition contractor back fill after demo all buildings and foundations?

A60 No.

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Q61 Will the site be compacted following Geotech recommendations?

A61 No. The site will not be compacted.

Q62 Please define level of final compaction that will be required to the demolition contractor?

A62 Please refer to the answer to question #61 above.

Q63 Can the sub-base of the existing pavements be used as a base for the future pavement?

A63 No.

Q64 Is the existing school connected to the potable water system?

A64 Yes. The Design Builder is to confirm its adequacy for continued use and to support touchless plumbing fixtures.

Q65 In case of septic tank, gray water treatment is required?

A65 Please refer to the Bridging Documents included in this Amendment.

Q66 Can we obtain WAPA's electrical load required for the proposed new school?

A66 The Design Builder is to confirm final connected load and coordinate new electrical service with WAPA.

Q67 Are off-site improvements required for the water or electrical system or any other utilities?

A67 Please refer to the Bridging Documents included in this Amendment.

Q68 Will the photovoltaic system be for net metering?

A68 Please refer to the Bridging Documents included in this Amendment.

Q69 Will the photovoltaic system require back up batteries?

A69 Please refer to the Bridging Documents included in this Amendment.

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Q70 If the photovoltaic system is to also run on backup batteries, please depict how many or areas.

A70 Please refer to the Bridging Documents included in this Amendment.

Q71 In fan areas if any lamps are required against stroboscopic effect?

A71 The Design Builder is to coordinate.

Q72 Do all areas require air conditioning?

A72 Please refer to the Bridging Documents included in this Amendment.

Q73 Please confirm if the furniture is part of this proposal?

A73 Please refer to the answer to question #29 above.

Q74 Please confirm if kitchen equipment is part of this proposal?

A74 Please refer to the Bridging Documents included in this Amendment.

Q75 Please confirm if the computers are part of this proposal?

A75 Please refer to the answer to question #29 above.

Q76 Please confirm if the internet and wi-fi are part of this proposal?

A76 Please refer to the Bridging Documents included in this Amendment.

Q77 Please confirm if the CCTV is part of this proposal?

A77 Please refer to the Bridging Documents included in this Amendment.

Q78 Will this facility be considered an area of refuge?

A78 Yes, the gymnasium. Please refer to the Bridging Documents included in this Amendment.

Q79 Please provide the length and width of the site.

A79 Please refer to the Bridging Documents included in this Amendment.

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Q80 Can the schematic designer tag each line item on the program summary with its corresponding building? Gym, commons, admin, Pre-K, K-5, 6-8.

A80 Please refer to the Bridging Documents included in this Amendment.

Q81 Is the site currently clear and ready to receive contract work or will there be demolition scope on the proposed site?

A81 Please refer to the answer to question #14 above.

Q82 Define outdoor “tapestry” requirements at walkways, are overhead canopies required.

A82 Please refer to the Bridging Documents included in this Amendment.

Q83 Can a furniture, fixture, and equipment matrix with responsible party be provided?

A83 Please refer to the Bridging Documents included in this Amendment. Additionally, please refer to the answer to question #29 above.

Q84 Can a description of the low voltage requirements be made available?

A84 Please refer to the Bridging Documents included in this Amendment.

Q85 Please confirm that at this stage of the Arthur Richards project we only need to complete the Statement of Responsibility form (Appendix E (b)) and not the Disclosure Form Appendix E(a).

A85 In accordance with the RFP, all “Forms” are to be completed.

Q86 May you please provide the details of the step two process of the shortlisted firms as briefly mentioned in the pre-bid conference.

A86 Please refer to the answer to question #2 above.

Q87 Please confirm that only the prime proposer is required to complete Appendix F and not its chosen’s design partners and/or subconsultants.

A87 All “Forms” are to be completed in accordance with the RFP. Additionally, all “Forms” are to be completed by all Design Build partners.

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Bridging Documents for New Arthur Richards PK-8

The bridging may be downloaded at following link:

[Arthur Richards PK-8 Bridging Documents](#)