



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
Department of Property and Procurement

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ADDENDUM III - AMENDMENT (3) - RFP-059-T-2020(P)- Resort Development - Protestant Cay, USVI

Insert: Questions/Answers

Note: ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED. RESPONDENTS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WITH THEIR BID PROPOSAL.

1. When were the buildings constructed?

The buildings are approximately fifty (50) years old.

2. What is the total number of units at Hotel on the Cay?

The total number of units is 55. In addition to these units there is an apartment room at the Harbor Master Building. Additionally, there is a building at “Emerald Point” with half of the building being one apartment space under Hotel on the Cay’s management and the other half being split into two units being under the jurisdiction of another individual. This half of the building is under litigation.

3. Does the total number of units include both the rooms rented to guests and the rooms time-shared?

The total number of units includes both the rooms rented to guests and the rooms that are time-shared.

4. What are the sizes of these units?

The rooms are approximately 200 square feet and the five (5) suites are 400 square feet.

5. What is the size of their Roofed Terrace?

The covered Terrace is approximately 300-400 square feet.

6. What is the island’s energy source?

The island’s energy source is WAPA.

7. Is there a backup power source (a generator)?

There is currently no backup power source due to an old generator that has been out of commission for many years.

8. How old is the generator?

No one knows exactly how old the generator is aside from it being very old.

9. What is source of water?

There are two (2) water sources: WAPA line and an underground cistern.

10. What is the cistern(s) capacity?

Cistern sizes are (2) 10,000 gallon and (1) 20,000 gallon.

11. What is the means of wastewater disposal?

There is a sewer pipe running under ground to the street sewer line on the mainland.

12. How is trash disposed?

There is a barge on which trash is taken over to the mainland and disposed of it in a bin next to Fort Christian.

13. How do they dispose of pruning and other yard waste?

All green waste is piled on the old tennis court area to dry out, what cannot be burnt is barged out.

14. Are they able to burn green waste there?

When conditions are right, green waste is burnt with the authorization of the Fire Department.