



Department of Property & Procurement

Government of the United States Virgin Islands

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AMENDMENT TWO (2)

April 20, 2017

TO:

SUBJECT: RFP-003-2017 (P)
Professional Architectural/ Engineering Design
Services in the St. Croix District.

INSERT: See Attached Additional Questions & Answers

ITEM J.5: Ask to provide notarized written consent. I would like to see this requirement removed as it will not be possible to get a response of this nature from some of my previous clients, especially those off island. As a licensed A/E professionals with long histories on STX, this adds an undue burden to the basic response of an RFP.

ANSWER: Notarized written consent will not be removed. For all references provided without a notarized written consent, please make sure that you include the reference(s) email address and a telephone number where reference(s) can be contacted so that the Evaluation Committee can verify all references.

All other terms and conditions remain the same.

A copy of this amendment must be returned with your bid.

RFP-03-2017 ARCHITECTURAL ENGINEERING PROFESSIONAL SERVICES

FOR THE DISTRICT OF ST. CROIX

QUESTIONS & ANSWERS

QUESTION ITEM J.3

ITEM J.3: Since we have no idea which projects are selected, how are we to list outside consultants and percentages of work to be contracted?

ANSWER: The RFP ask prospective bidders to assume that all types of design and specialty consultants will or maybe required during the duration of a contract, therefore the potential A/E Firm must include its standard rates and or fees for engaging such expertise, when and if required, irrespective of its knowledge of a specific quantity of any specialty discipline or amount of work within a specific design or specialty discipline. A listing of potential positions and disciplines is provided on pps5 and 6 of the RFP. There is no requirement to assign percentages of work at this time.

SEE ATTACHMENT DOCUMENT TITLED:

RFP-03-2017 A/E TASK ORDER DESIGN SERVICES PRE-BID MEETING (Supplemental Information)

QUESTION ITEM J.5

ITEM J.5: Ask to provide notarized written consent. I would like to see this requirement removed as it will not be possible to get a response of this nature from some of my previous clients, especially those off island. As a licensed A/E professionals with long histories on STX, this adds an undue burden to the basic response of an RFP.

ANSWER: This question pertains to a Department of Property and Procurement requirement and therefore should be responded to by that department.

QUESTION ITEM J.7

ITEM J.7: Since we have no idea which projects are selected, how are we to submit a sealed cost proposal?

ANSWER: The RFP ask prospective bidders to assume that all types of design and specialty consultants will or maybe required during the duration of a contract, therefore the potential A/E Firm must include its standard rates and/or fees for engaging such expertise, when and if required, irrespective of its knowledge of a specific quantity of any specialty discipline or amount of work within a specific design or specialty discipline. Each Task Order issued under the future contract will be for a specific project or set of projects with the budget established based on negotiated level of effort multiplied by the pre-negotiated labor rates.

SEE ATTACHMENT DOCUMENT TITLED:

RFP-03-2017 A/E TASK ORDER DESIGN SERVICES PRE-BID MEETING (Supplemental Information)

END OF RESPONSES

RFP -003-2017 Professional Architectural /Engineering Design Services in the
St. Croix -District

Insular¹ All Building Condition (ABC) Initiative

Insular ABCs Phases

1. Feasibility Study

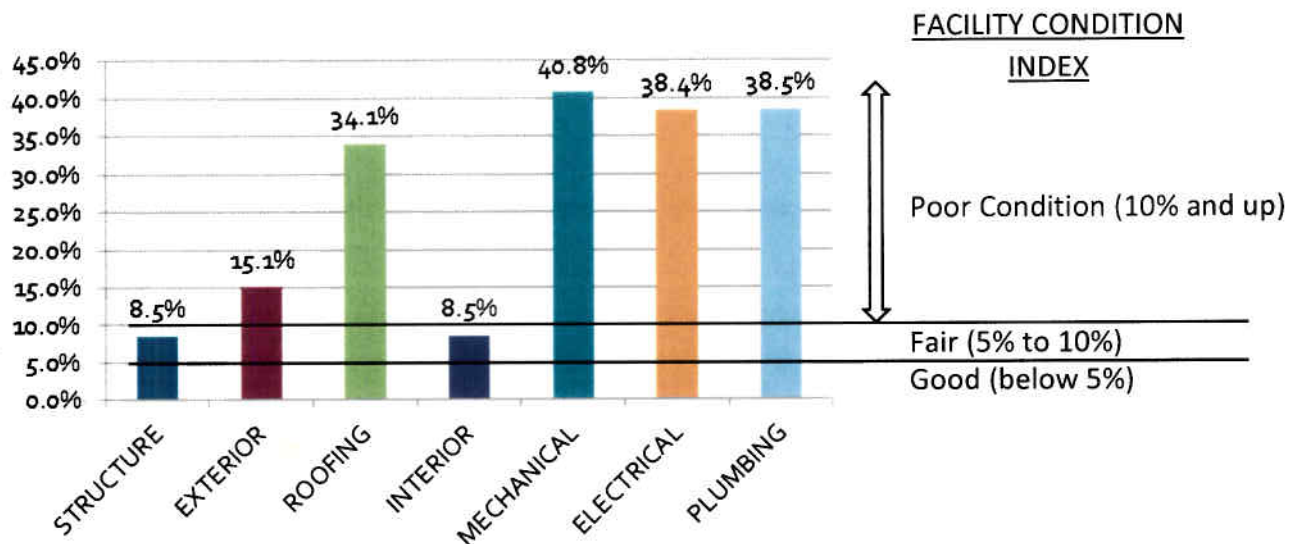
- Assessment metrics/methodology
- Gain situational awareness

2. Condition Assessment

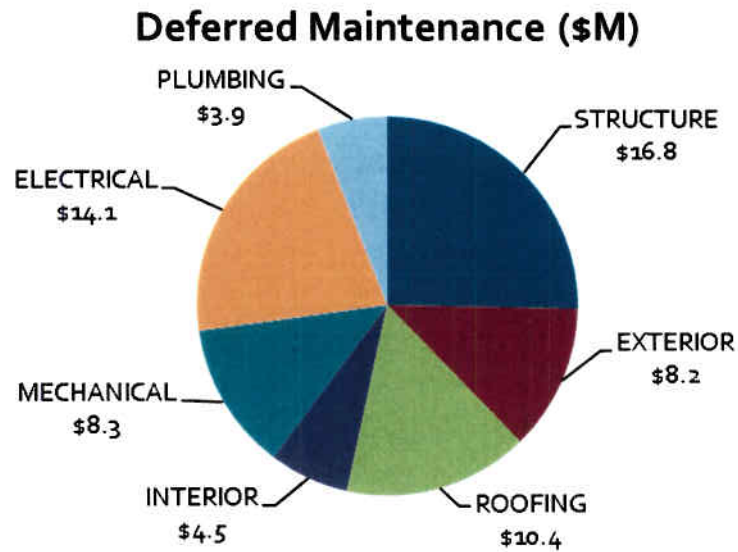
- Baseline inventory and condition
- Identify DM backlog

3. Implementation

- Guide resource allocation
- Remove DM backlog
- Improve M&R Programs



Total Estimated Deferred Maintenance = \$66 million



4-Year Work Plan (\$5M available)

1. Critical health and safety (H/S) concerns; site projects
2. Exterior enclosure concerns; various repairs; fire alarms
3. Various MEP, roof, structural, interior, exterior repairs
4. Electrical and data; HVAC; site projects

Sampling of Actual Conditions

STRUCTURAL



Ulla Muller ES: Cracks in reinforced concrete beam and elevated walkway at Bldg 5.

ROOFING



Addelita Cancryn JHS: Leaking at change of material, especially at covered walkways.

INTERIORS



Ricardo Richards ES: hole in the wall from leaks.

MECHANICAL



Addelita Cancryn JHS: Roof leaks and damage to the air conditioning ducting insulation caused condensation, moisture and mildew issues at the library. These issues posed health hazards to the occupants



Alexander Henderson ES: Kitchen hood lacks a fire suppression system. Kitchen has been upgraded with new appliances under VIEO's Energy Saving Performance Contract (ESPC). Kitchen hood fire suppression system was not included in the ESPC scope. Lack of fire suppression to the kitchen hood is a fire safety hazard. Recommend including the kitchen hood fire suppression system in the upcoming ESPC.

ELECTRICAL



Addelita Cancryn JHS: Main distribution panels are located at the main building (08 – Admin) basement. The electrical room in this building has an opening on perimeter wall causing flooding during heavy rain. Electrical panels have corroded covers and are vulnerable to flood damage. Main distribution panels and other electrical equipment are recommended to be relocated out of the basement.



E. Benjamin Oliver ES Transformers are located inside a room which has openings in the wall directly adjacent to the main electrical room. Main distribution panel has burn marks.



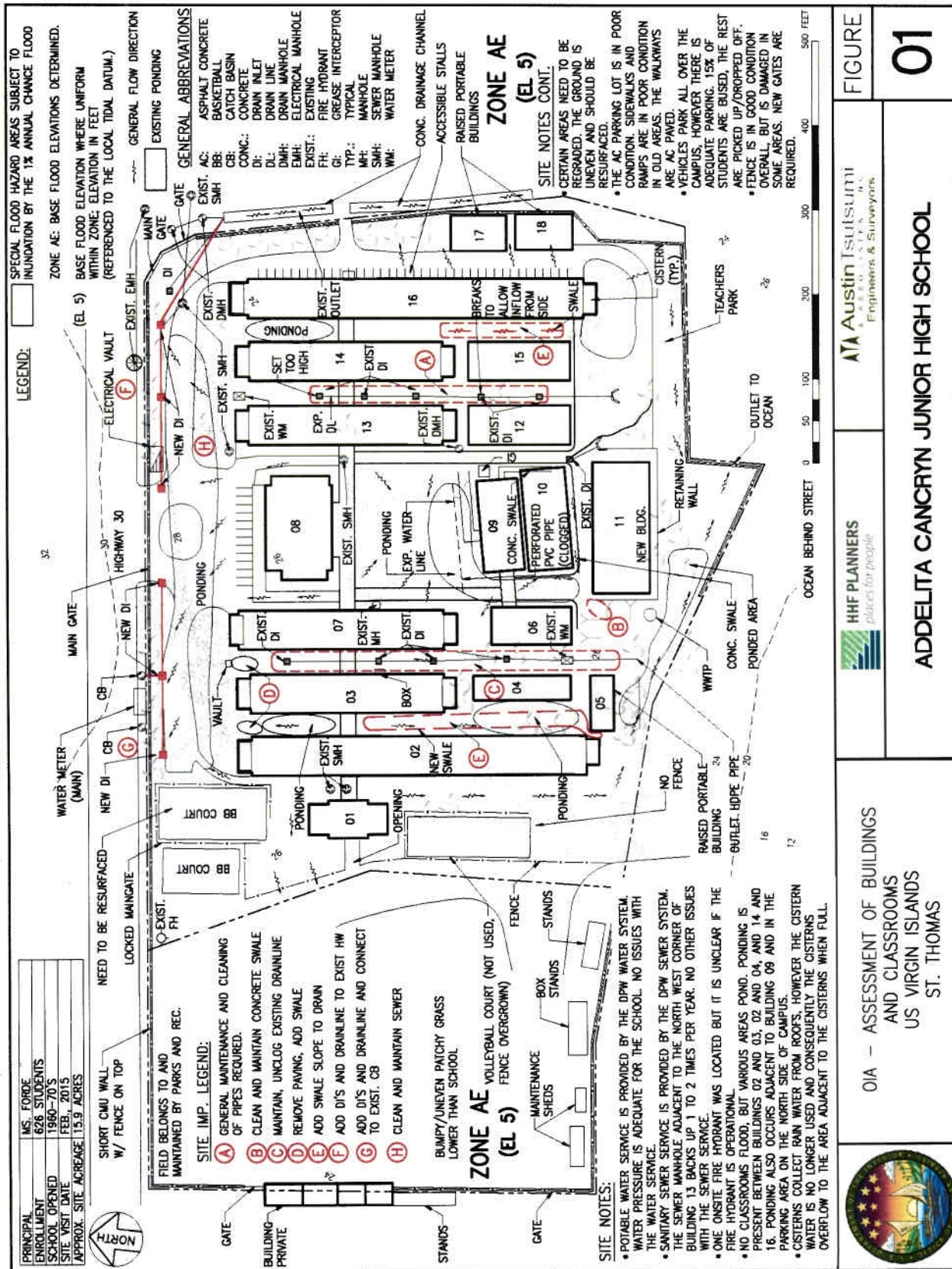
Bertha C. Boschulte MS: fire alarm system inoperable. Fire alarm panel power was off and batteries at the fire alarm panel were disconnected, posing a safety hazard to the occupants. The fire alarm system should be serviced and repaired to provide fire detection and notification throughout the campus and be upgradable for future voice communication.



Bertha C. Boschulte MS: 250kW standby generator housing (not FEMA generator) is badly corroded. Sensor wires are removed. Control panel covered by plastic. Generator needs repair and service or replacement.

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|----------------------------|
| Available Resources |
|----------------------------|

| Year | Description |
|------|---|
| 2013 | www.InsularABCs.org Photos, GIS and aerial views, estimated amount of repairs needed at all schools. |
| 2015 | Insular ABCs Phase III Task 1 Findings and Recommendations <ul style="list-style-type: none">Report includes findings and recommendations for Architectural, Structural, MEP, and Fire Protection, based on a limited sampling of schools in March 2015. Assessments should not be considered comprehensive. This report is a resource; design consultants are expected to conduct their own assessment of existing conditions. |
| 2016 | Civil Engineering Preliminary Site Plans + Narrative description <ul style="list-style-type: none">Site Plan sample, next page |
| 2016 | Floor Plan drawings <ul style="list-style-type: none">Avail for 4 schools: Joe Sibilly ES, Ivanna Eudora Kean HS, (BRIAN – PLS VERIFY) |



DISCLAIMER: SITE PLAN FEATURES ARE CONCEPTUAL AND NOT INTENDED FOR DESIGN PURPOSES
ELEVATION CONTOURS ARE PROVIDED BY GOOGLE EARTH

Estimated Costs by Region, Rollup System, and School

| ST CROIX Rollup System/School | Estimated Repair Cost |
|--|------------------------------|
| ELECTRICAL | \$ 1,155,307 |
| Alfredo Andrews Elementary School | \$ 205,028 |
| Arthur A. Richards Junior High School | \$ 51,714 |
| Eulalie Rivera Elementary School | \$ 181,333 |
| Juanita Gardine Elementary School | \$ 14,064 |
| Lew Muckle Elementary School | \$ 27,844 |
| Pearl B. Larsen Elementary School | \$ 136,765 |
| Positive Connections Alternative Education | \$ 29,378 |
| Ricardo Richards Elementary School | \$ 151,213 |
| St. Croix Central High School | \$ 357,968 |
| EXTERIOR | \$ 28,849 |
| Charles Emanuel Elementary School | \$ - |
| John H. Woodson Junior High School | \$ 6,155 |
| Juanita Gardine Elementary School | \$ 1,600 |
| Lew Muckle Elementary School | \$ 942 |
| Pearl B. Larsen Elementary School | \$ 20,152 |
| INTERIOR | \$ 314,949 |
| Alfredo Andrews Elementary School | \$ 139,536 |
| Charles Emanuel Elementary School | \$ 39,181 |
| Claude O. Markoe Elementary School | \$ 75,065 |
| John H. Woodson Junior High School | \$ 23,625 |
| Juanita Gardine Elementary School | \$ 3,135 |
| Lew Muckle Elementary School | \$ 3,240 |
| Pearl B. Larsen Elementary School | \$ 27,177 |
| Positive Connections Alternative Education | \$ 2,972 |
| St. Croix Central High School | \$ 1,018 |
| PLUMBING | \$ 130,551 |
| Alfredo Andrews Elementary School | \$ 81,594 |
| Charles Emanuel Elementary School | \$ 40,797 |
| Claude O. Markoe Elementary School | \$ 8,160 |
| ROOFING | \$ 1,525,915 |
| Alexander Henderson Elementary School | \$ 416,295 |
| Alfredo Andrews Elementary School | \$ 116,928 |
| Arthur A. Richards Junior High School | \$ 104,109 |
| Charles Emanuel Elementary School | \$ 500,014 |
| Claude O. Markoe Elementary School | \$ 250,403 |
| John H. Woodson Junior High School | \$ 29,888 |

| ST CROIX Rollup System/School | Estimated Repair Cost |
|---------------------------------------|------------------------------|
| Juanita Gardine Elementary School | \$ 61,698 |
| Lew Muckle Elementary School | \$ 18,564 |
| St. Croix Central High School | \$ 28,016 |
| STRUCTURE | \$ 646,559 |
| Alexander Henderson Elementary School | \$ 9,870 |
| Alfredo Andrews Elementary School | \$ 21,589 |
| Arthur A. Richards Junior High School | \$ 381 |
| Charles Emanuel Elementary School | \$ 355,198 |
| Claude O. Markoe Elementary School | \$ 71,104 |
| Juanita Gardine Elementary School | \$ 72,628 |
| Lew Muckle Elementary School | \$ 50,643 |
| St. Croix Central High School | \$ 65,146 |
| Grand Total | \$ 3,802,130 |

| ST THOMAS/ST JOHN Rollup System/School | Estimated Repair Cost |
|---|------------------------------|
| ELECTRICAL | \$ 1,183,790 |
| Addelita Cancryn Junior High School | \$ 260,734 |
| Charlotte Amalie High School | \$ 416,187 |
| E. Benjamin Oliver Elementary School | \$ 36,687 |
| Edith L. Williams Alternative Academy | \$ 647 |
| Ivanna Eudora Kean High School | \$ 209,755 |
| Jane E. Tuitt Elementary School | \$ 31,953 |
| Joseph Gomez Elementary School | \$ 142,126 |
| Joseph Sibilly Elementary school | \$ 46,348 |
| Leonard Dober Elementary School | \$ 38,244 |
| Ulla F. Muller Elementary School | \$ 1,110 |
| EXTERIOR | \$ 342,595 |
| Charlotte Amalie High School | \$ 13,992 |
| Joseph Gomez Elementary School | \$ 1,399 |
| Joseph Sibilly Elementary school | \$ 10,494 |
| Ulla F. Muller Elementary School | \$ 316,710 |
| INTERIOR | \$ 111,916 |
| E. Benjamin Oliver Elementary School | \$ 35,143 |
| Edith L. Williams Alternative Academy | \$ 233 |
| Gladys A. Abraham Elementary School | \$ 30,259 |
| Leonard Dober Elementary School | \$ 23,921 |
| Lockhart Elementary School | \$ 15,356 |
| Yvonne E. Milliner-Bowsky Elementary School | \$ 7,004 |

Insular ABCs Deferred Maintenance Reduction program

| ST THOMAS/ST JOHN Rollup System/School | Estimated Repair Cost |
|---|------------------------------|
| MECHANICAL | \$ 43,869 |
| Lockhart Elementary School | \$ 43,869 |
| PLUMBING | \$ 10,775 |
| Addelita Cancryn Junior High School | \$ 10,775 |
| ROOFING | \$ 250,458 |
| Addelita Cancryn Junior High School | \$ 45,625 |
| E. Benjamin Oliver Elementary School | \$ 53,097 |
| Edith L. Williams Alternative Academy | \$ 2,566 |
| Gladys A. Abraham Elementary School | \$ 36,459 |
| mes E. Sprauve School | \$ 10,778 |
| Jane E. Tuitt Elementary School | \$ 5,525 |
| Joseph Gomez Elementary School | \$ 9,299 |
| Julius E. Sprauve School | \$ 3,332 |
| Ulla F. Muller Elementary School | \$ 14,396 |
| Yvonne E. Milliner-Bowsky Elementary School | \$ 69,382 |
| STRUCTURE | \$ 1,802,967 |
| Addelita Cancryn Junior High School | \$ 298,258 |
| Charlotte Amalie High School | \$ 844,833 |
| Jane E. Tuitt Elementary School | \$ 16,542 |
| Joseph Gomez Elementary School | \$ 16,575 |
| Joseph Sibilly Elementary school | \$ 12,849 |
| Ulla F. Muller Elementary School | \$ 613,910 |
| Grand Total | \$ 3,746,370 |