



Virgin Islands Housing Finance Authority Community Development Block Grant - Disaster Recovery (CDBG-DR)

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ADDENDUM NO. 1 Request for Proposals Community Development Block Grant – Disaster Recovery Program Environmental Review, Assessments, Testing, and Clearance Services RFP-001-2021-DR-STT/STX

This addendum consists of the Questions/Answer response.

This Addendum is hereby made part of the RFP for Environmental Review, Assessments Testing, Clearance Services dated October 16, 2020.

1. Question – On page 21 and 27, **Section 17.0**, it says: The RFP bid packages format mentions main and sub envelope. Since this is an electronic submittal, should that language be ignored?

Answer: No, this language should not be ignored. Electronic folders may be created with the names main and sub envelope in your electronic submittal.

2. Questions – On page 27, **Section 17.0**, it says: The RFP bid package format asks for the bid sheet to be submitted in a separate envelope. Since this is an electronic submittal, does the VIHFA want to separate files-one file containing all of “sub-envelope 1” contents and a separate file with just the (sub-envelope 2” bid sheet--attached to one email submissions?

Answer: Yes, Respondents are asked that their submission be submitted in separate files; one file as should be title “MAIN ENVELOPE” and second file should be title “BID SHEET”.

3. Question – On page 13, **Section 3.0, bullet iii, it says:** Would the VIHFA accept a hard copy of submission of company financial records that than including them in the electronic submittal with rest of the proposal?

Answer: Financial records are to be included in the electronic submittal and provided with each package.

4. Question – On page 2, **Section 2.2.1**, This task further requires the Respondent to have qualified personnel perform field inspections as appropriate to document on-site conditions, perform specialized studies as listed in Section 2.2.6 Other Studies”. Section 2.2.6 refers to Mold Inspection, was the requirement for this section referring to 2.2.9 Other Services?

Answer: Yes, the requirement for this section is referring to 2.2.9 Other Services.

5. Question – On page 11, **Section 2.2.9, bullet iii**, “Ensure the elevation standards for new constructions, repair of substantial damage, or substantial improvement of structure located in an area delineated as flood hazard area can be met...”. Is the service to determine the elevation requirements only or will the service also require engineering review to validate construction drawing/plans for compliance?

Answer: The review will require both determination of elevation requirement and engineering review to validate construction drawings/plan for compliance, if required.

6. **Question** – Is RFP 001-2021-DR-STT/STX a supplement to the current 2020 Program or do all the company’s currently under contract need to re-submit to this bid and the 2020 Program will be cancelled?

Answer: RFP 001-2021-DR-STT/STX was released to include additional services not previously procured. Current contracts under that previous RFP will not be cancelled but may expire as a result of the contract meeting the contract’s dollar threshold or end date, whichever comes first. It is recommended that respondents submit a response to RFP 001-2021-DR-STT/STX to be considered for all tasks listed in this RFP.

7. Question - **Section 2.1 of RFP 001-2021-DR-STT/STX states that:** “Respondents may submit Proposal for consideration any individual Task or any combination of Tasks or all eight(8) Tasks identified below. If proposing on a Task, Respondent must propose on all subtask within the Task: Respondent may propose on select subtasks of a given Task, where there are subtasks.”

EPA document EPA-740-R-09-002 states the following:

“When the HUD Lead Safe Housing Rule (LSHR) applies, the designated party must have a qualified person, independent of the renovation firm, conduct a lead clearance examination. The Certified Renovator does not conduct a cleaning verification.”

We interpret both these statements to mean that the testing company would be allowed to perform both the initial lead paint assessments (Task 4) and the lead paint abatements (Task 5) as per VIHFA statement. Performing both tasks would conflict with EPA/HUD guidance.

Additionally, Section 2.2.4 requires clearance testing to be conducted by the firm conducting the testing. IF VIHFA is aligning with the EPA and HUD Standards noted, the testing firm would not be able to perform both testing and abatement tasks. **Please clarify VIHFA's intent.**

Answer: The firm conducting the initial lead paint assessment will also conduct the clearance test. However, a different firm will be selected to conduct the necessary abatement.

8. Question - **Section 5.0 of RFP 001-2021-DR-STT/STX states that:** "Respondents may enter into subcontractor arrangements, however, shall acknowledge in their proposal's total responsibility for the entire contract."

Section 2.2.2 of RFP 001-2021-DR-STT/STX states that:

The Respondent is expected to be fully familiar with these regulations, as well as related federal regulations such as 40 CFR Part 763 (Asbestos Obtaining Material in Schools) [AHERA Guidelines], 40 CFR Part 1926.1101 (Construction) and 40 CFR Part 61 (Subpart M) (Hazardous Air Emissions), as may be applicable.

EPA's Asbestos Guidance Document states that:

"Under the Asbestos Hazard Emergency Response Act, TEM 'sampling operations must be performed by qualified individuals completely independent of the abatement contractor. Accordingly, the designated party would have to select another person or firm "completely independent" of the abatement contractor to do this work. The abatement firm would not be allowed to subcontract this work since the subcontractor is not "completely independent" of the contractor.

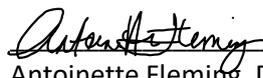
We interpret EPA's statement to mean the VIHFA allowing companies to hire subcontractor to complete tasks (Section 5 of the RFP) would conflict with EPA/AHERA guidance. **Please clarify VIHFA's intent.**

Section 2.2.2 requires clearance testing to be conducted by the firm conducting the initial testing. IF VIHFA is aligning with the EPA and AHERA Standards noted, the testing firm would not be able to perform both testing and abatement tasks, nor would the firm be able to hire a subcontractor to complete either task. **Please clarify VIHFA's intent.**

Answer: The initial test and clearance test are both conducted by the same firm. Necessary abatement will be conducted by a different qualified firm. While respondents are able to subcontract, they can only subcontract items assigned, which will remain in compliance with EPA and AHERA Standards.

All other requirements and provisions of RFP-001-2021-DR-STT/STX, Environmental Review, Assessments, Testing and Clearance Services, shall remain in full force and effect.

Each proposer shall make reference in his Proposal to Addendum 1 to the RFP Documents. Failure to do so may result in the Proposer's disqualification.

 10/27/2020

Antoinette Fleming, Director
Community Development Block Grant-
Disaster Recovery