



VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

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INVITATION FOR BIDS

for

ROSS MIXED USE DEVELOPMENT

PARCEL 26A, 102, 103 & 104 ESTATE TAARNEBERG,
ST. THOMAS, VI

ADDENDUM 1



IFB 002-2022-VIHFA-DR-STT-R1

Issue date:

July 5, 2022

Submittal deadline:

August 4, 2022

Contact person:

Nicole Roberts
Procurement/Contract Officer
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 *Unlocking the Door to Affordable Housing*

Virgin Islands Housing Finance Authority

IFB 002-2022-VIHFA-DR-STT-R1
INVITATION FOR BIDS
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ADDENDUM 1

This addendum is issued to modify the previously issued IFB document and/or given for informational purposes and is hereby made a part of the IFB document. The Respondent must acknowledge the receipt of any and all addenda by completing the IFB Cover Letter, Enclosure Document A.

The following sections are hereby amended/added:

9.0 BONDING REQUIREMENTS

The Respondent shall comply with the VIHFA's bonding requirements as described below:

BID BOND

No bid bond shall be required for this Project.

ASSURANCE OF COMPLETION

The successful Respondent is required to furnish an assurance of completion. The assurance may be anyone of the following:

- A performance and payment bond in a penal sum of *100 percent* of the contract price; or
 1. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the Contractor’s obligations under such contract.
 2. A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.
- Separate performance and payment bonds, each for *50 percent* or more of the contract price; or
- A *20 percent* cash escrow; or
- A *25 percent* irrevocable letter of credit; or
- A pledged asset(s) that is adequate to protect the interest.

The bonds must be obtained from guarantee or surety companies authorized to do business in the USVI where the work is to be performed. Individual sureties shall not be considered. **U.S. Treasury Circular Number 570** lists companies approved to act as sureties on bonds securing Government contracts, the maximum underwriting limits on each contract bonded, and the State/Territories in which the company is licensed to do business. Use of companies on this circular is mandatory.

10.0 CONTRACTOR’S RESPONSIBILITIES

- Bear all cost related to the preparation and submission of the bid package in response to this IFB solicitation.
- Provide a completed “Base Bid Sheet” with a price guaranteed for ninety (90) days and provide the documentation as specified in this IFB solicitation.
- Be a duly licensed General Construction Contractor in the USVI and provide proof a valid USVI Business License.
- Pay all taxes and fees as required by the local and federal statutes.
- Maintain compliance with all permits issued for the project.
- Obtain and provide a copy of current Liability Insurance for Two Million Five Hundred Thousand (\$2,500,000.00) Dollars to cover any claims and damages occasioned by executing the Scope of Work.
- Provide acceptable workmanship, according to “Industry Standards” in each Trade or Scope of Work.
- Provide a Construction Progress Schedule (CPS).
- Fully guarantee all work under the Contract for a period of one (1) year from the date of VIHFA’s final acceptance of the work. Remedy and repair any defects in materials or workmanship, without expense to VIHFA, no later than thirty (30) days after receipt of a written notice of a defect and provide a one-year warranty on such repairs.
- Prepare and submit applications for payment accompanied by invoices, based upon the approved Schedules of Values.
- Within thirty (30) days following issuance of Notice to Proceed, the Contractor shall provide to VIHFA a copy of Safety Plan, Quality Control Plan, and a Site Logistics Plan for review and approval.
- **Furnish an Assurance of Completion (Performance bond, Payment bone, etc..)**

12.0 INVITATION FOR BID SCHEDULE

The following dates are proposed by the VIHFA. The deadlines associated with this IFB are further outlined:

IFB SCHEDULE	DATES	TIMES
IFB Issue date	July 5, 2022	
Pre-Bid Conference	July 12, 2022	10:00 AM
Final date to submit written questions	July 15, 2022	
NEW Question Responses Deadline	July 19, 2022	
IFB submittal deadline	August 4, 2022	2:00 PM
IFB Bid Opening	August 4, 2022	3:00 PM

The VIHFA reserves the right to change the Schedule of this IFB by issuing an Addendum at any time.

Enclosures:

6. Enclosure Document F Bid Sheet (Attach Revised)

All other requirements and provision of IFB 002-2022-VIHFA-DR-STT-R1 Ross Mixed Use Development, shall remain in full force and effort.

ENCLOSURE DOCUMENT F

BASE BID SHEET

ROSS MIXED USE DEVELOPMENT

PARCEL #26A, 102, 103 & 104 ESTATE TAARNEBERG, ST. THOMAS, VI

The undersigned Respondent proposes to furnish all labor, tools, materials, equipment, miscellaneous supplies and incur any other costs as may be required to perform the scope of work, subject to all conditions as set form in the project specifications.

<u>SPEC#</u>	<u>DESCRIPTION OF WORK</u>	<u>BASE BID</u>
INFRASTRUCTURE BASE BID		
1.	Mobilization (Equal to 10% of Total Base Bid)	\$ _____
2.	Site Clearing and Excavation/Backfill	\$ _____
3.	Pavement Marking & Stops	\$ _____
4.	Landscaping/Irrigation Systems Site Concrete (incl. plaza concrete, pads, sidewalks, parking area & trash enclosure)	\$ _____
5.	Concrete Footings & Foundations	\$ _____
6.	Trellis Structure, Site Signage & Bollards	\$ _____
7.	Aluminum Handrails and Stair Security Gates	\$ _____
8.	Structural Steel Frame	\$ _____
9.	MBCI Roof Panel System	\$ _____
10.	Flat Roof & Stair Roof Coatings	\$ _____
11.	Site Plumbing & Sewer, Underground Drainage Building Drainage (Roof, Balconies, Corridors & Stairs)	\$ _____
12.	Site Electrical, Main & Communication UG Piping	\$ _____
13.	Elevator and Equipment	\$ _____
14.	Emergency Generator	\$ _____
	TOTAL INFRASTRUCTURE BASE BID	\$ _____

OVERFLOW PARKING AREA BASE BID

15. Site Clearing, Grading & Backfill	\$ _____
16. Pavement Marking	\$ _____
17. Concrete Paving Sidewalk, Curbs & Bumpers	\$ _____
18. Landscaping	\$ _____
19. Parking Light Poles and Fixtures	\$ _____
20. Chain-link Fencing	\$ _____
TOTAL PARKING AREA BASE BID	\$ _____

FIRST FLOOR BASE BID

21. Concrete Slab on Grade	\$ _____
22. Exterior Wall System	\$ _____
23. 1 st Floor Storefront Windows & Doors	\$ _____
24. 1 st Floor Roll Down Shutters	\$ _____
25. Exterior Painting	\$ _____
26. HVAC & Mechanical Rough-in	\$ _____
27. Electrical Rough-in	\$ _____
TOTAL FIRST FLOOR BASE BID	\$ _____

SECOND & THIRD FLOOR BASE BID

28. Concrete Composite Slab	\$ _____
29. Exterior Wall System	\$ _____
30. 2 nd Floor Exterior Impact Windows & Doors	\$ _____
31. 2 nd Floor Bath Interior Metal Studs & Drywall (Ceilings)	\$ _____
32. 2 nd Floor Bath Interior Painting	\$ _____
33. Exterior Painting	\$ _____
34. Floor and Wall Tiles	\$ _____
35. Bathroom Partitions and Accessories	\$ _____

SECOND & THIRD FLOOR BASE BID

(cont.)

- 36. Walkway Aluminum Railing \$ _____
- 37. 2nd Floor Plumbing Rough-in and Fixtures \$ _____
- 38. 2nd Floor HVAC/Mechanical Rough-in \$ _____
- 39. 2nd Floor Electrical Rough-in and Fixtures \$ _____

TOTAL 2nd & 3rd FLOOR BASE BID \$ _____

THIRD FLOOR INTERIOR BASE BID

- 40. Wall & Ceiling Insulation \$ _____
- 41. Entry Doors, Interior Doors & Hardware Exterior Impact
Windows and Sliding Glass Doors \$ _____
- 42. Interior Metal Studs & Drywall (Ceiling) \$ _____
- 43. Floor and Wall Tiles \$ _____
- 44. Interior Painting \$ _____
- 45. Cabinets, Shelving, Vanities and Countertops \$ _____
- 46. Kitchen and Laundry Appliances \$ _____
- 47. Fire Protection (Detectors) \$ _____
- 48. Plumbing Rough-in and Fixtures \$ _____
- 49. Split Units Rough-in and Fixtures \$ _____
- 50. Electrical Rough-in and Fixtures \$ _____

TOTAL 3RD FLOOR INTERIOR BASE BID \$ _____

TOTAL BID AMOUNT \$ _____

TOTAL BID (WORDS) _____
(Includes all scopes of work found in IFB Bid Package)

PLEASE TYPE OR PRINT THEN SIGN AS INSTRUCTED BELOW

(TYPE OR PRINT) NAME OF COMPANY

**(TYPE OR PRINT then SIGN) NAME OF OWNER, PRESIDENT, or CEO OF
COMPANY BIDDING**



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