



# VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

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## REQUEST FOR PROPOSALS

for

### Project & Construction Management Services **ADDENDUM 1**

**RFP 008-2023-DR-STT/STX**

**Issue date:**

June 9, 2022

**Submittal deadline:**

**June 22, 2022**

**Contact person:**

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<https://www.vihfa.gov/procurement/solicitation>

 *Unlocking the Door to Affordable Housing*

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**ADDENDUM 1**

**This addendum is issued to modify the previously issued RFP document and/or given for informational purposes and is hereby made a part of the RFP document. The Respondent must acknowledge the receipt of any and all addenda by acknowledging it in the RFP Cover Letter, Enclosure Document A.** The Virgin Islands Housing Finance Authority (“VIHFA”) is providing responses to the questions asked by potential Respondents. Below are the questions and the responses as follows:

**Question #1:** Usually construction management services are a function of Total Development Costs. I see at least 15 different projects with different scopes of work. It would be helpful to have an idea of each projects existing or proposed Development Costs. It would be very helpful to have those numbers and the plans with specifications. It is very difficult to respond to the RFP for the items requested and pricing.

**Answer:** Of the named projects under PAHD and NHIC, there are only two (2) executed agreements, as indicated below in **red**, all others are anticipated.

Project	Total Development Cost	Construction	CDBG-DR funding
Walter IM Hodge	116M	74M	24M
Donoe Redevelopment	66M	44M	37M
Own A Lot	Unknown	300K - 400K	Estimated CDBG-DR Funding 10.9M
Hamilton Piggy	Unknown	Unknown	Estimated CDBG DR Funding 52.7M
Ross Mixed Use	Unknown	Unknown	Estimated CDBG-DR Funding 4.7M
Mount Pleasant	Unknown	Unknown	Estimated CDBG-DR Funding 2.5M
Fortuna	Unknown	Unknown	Estimated CDBG-DR Funding 15M
Queen Louise	Unknown	Unknown	Estimated CDBG-DR Funding 43.6M
Kronegade Emergency	Unknown	Unknown	Estimated CDBG-DR Funding 4.2M
Ross Taarneberg Emergency	Unknown	Unknown	Estimated CFBG-DR Funding 7.5M
Kathleen V Rhymer Housing & Support Services Center	1.2M	1.1M	Estimated CFBG-DR Funding 1.2M
Salvation Army	4.2M	3.9M	Estimated CFBG-DR Funding 4.2M
Sister Emma Cottage	3.6M	3.0M	Estimated CFBG-DR Funding 3.2M
Caribbean Center for Boys & Girls	218K	200K	Estimated CFBG-DR Funding 218K
Bethlehem Shelter	436K	400K	Estimated CFBG-DR Funding 436K
Rita Schuster Resource Center	350K	324K	Estimated CFBG-DR Funding 350M
Nonprofit Incubator	1.2M	1.1M	Estimated CFBG-DR Funding 1.2M

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**Question #2:** Additionally, with regard to Construction Management oversight we have found that matching Construction Management teams based on their experience and qualifications works best. Larger firms are structured to handle large projects (200 units+) which is fine, however there are smaller firms that are ideally suited to manage smaller projects (smaller rehabs, infill housing, etc.). This existing format will eliminate small though qualified firms. Perhaps a Statement of Qualifications from each firm would be a good starting point. Build a roster of Construction Management firms.

**Answer:** Section 15.0, Proposal Package entitled “Proposal Package” specifically Enclosure Document E addresses Question #2.

All other requirements and provisions of RFP 008-2023-DR-STT/STX, Project & Construction Management Services, shall remain in full force and effect.