



# **VIRGIN ISLANDS HOUSING FINANCE AUTHORITY**

100 Lagoon Complex · Suite 4  
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[www.vihfa.gov](http://www.vihfa.gov)

## **INVITATION FOR BIDS**

for

### **CAMPO RICO RENOVATION ADDENDUM III**

**IFB 001-2022-STX**

Issue date:

**April 20, 2022**

Submittal deadline:

**April 26, 2022**

Contact person:

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*Unlocking the Door to Affordable Housing*

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**IFB 001-2022-STX  
INVITATION FOR BIDS  
CAMPO RICO RENOVATIONS  
ADDENDUM III**

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**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 IFB Cover Letter, Enclosure Document A.**

**The following section is hereby amended/added:**

**2.0 SCOPE OF WORK**

Provide a bid for work as per these specifications:

The Respondent shall be responsible for furnishing all labor, tools, materials, equipment, miscellaneous supplies, and services necessary to renovate Building A at Campo Rico Emergency Housing Apartments in accordance with the Architectural Drawings (**See Attachment A, Architectural Drawings**), and Scope of Work listed here-in.

**INTERIOR 1 & EXTERIOR 1 OF BUILDING A**

**Doors**

1. Remove and replace (in-kind) 8 each of interior wood door and hardware, 30 in. W x 80 in. H
2. Remove and replace (in-kind) 8 each of interior wood door and hardware, 24 in. W x 80 in. H

**Electrical: (All receptacles and conduits to be installed in the walls)**

1. Remove and replace (in-kind) 32 each of electrical outlet 110V GFCI
2. Remove and replace (in-kind) 16 each of light switch
3. Remove and replace (in-kind) 72 each of electric outlet 110 V
4. Remove and replace (in-kind) 8 each of Electric outlet 220 V(kitchen)
5. Remove and replace (in-kind) 8 each of 1 1/4 IN electrical conduit PVC feeders, 175 LF long
6. Remove and replace (in-kind) 32 each of interior light globes
7. Remove and replace (in-kind) 8 each of exterior light fixtures w/globes
8. Remove and replace (in-kind) 9 each of 12-circuit panel box with circuit breakers (A.F.C.I in bedrooms 8)

9. Remove and replace (in-kind) 8 each of smoke detectors
10. Install water heater outlets 110V -8 each

### **Flooring**

1. Remove and replace (in-kind) 3,408 SF of VCT flooring

### **Kitchen**

1. Remove and replace (in-kind) 8 each of 5 LF kitchen cabinets upper, 12” depth and base, 24” depth
2. Remove and replace (in-kind) 8 each of 5 LF countertop, 24” wide with laminate over ¾” treated plywood with 4” ceramic backsplash.
3. Install new 25” single bowl kitchen sinks, min. 18-gauge stainless steel with drains 8 each

### **Plumbing System**

1. Remove and replace (in-kind) 8 each of roof mounted solar panels for water Heaters. (see Roof – Line item 8)
2. Remove and replace (in-kind) 130 LF of 4 in. PVC sanitary drainpipe
3. Remove and replace (in-kind) 8 each of 4 in. PVC clean out covers and 32 LF of pipes
4. Remove and replace (in-kind) 120 LF of 2 in. PVC vents pipe
5. Remove and replace (in-kind) 120 LF of 1-½ in. PVC vent pipe
6. Remove and replace (in-kind) 80 LF of ½ in. CPVC hot water supply
7. Remove and replace (in-kind) 80 LF of ½ in. PVC for cold water supply
8. Remove and replace (in-kind) 40 LF of 3 in. PVC downspouts
9. Remove and replace (in-kind) 8 each of Kitchen Sinks (25”, min. 18-gauge stainless steel with drains) and Faucets (dual type)

### **Roof**

1. Construct new 6” x 12” concrete bond beams per architectural plans
2. Install hip roof as per architectural plans.
3. Install 5/8” plywood roof sheathing/decking, approx. 4,800 SF
4. Install approx. 4,800 SF of weather shield.
5. Install 2” x 4” purlins, approx. 2,134 LF.
6. Install 2” x 8” fascia board, approx. 362 LF.
7. Install 5” K guttering, approx. 362 LF, with (8) 3” schedule 40 pvc down spouts, 80 LF.
8. Install eight roof mounted, 1 per apartment, 20 gallon thermosiphon solar hot water heater system with plugged backup. The backup to be wired to a dedicated circuit breaker with a wall mounted switch in each apartment kitchen. See electrical plans.
9. Install vent pipes boot and seal.
10. Prep (1 coat Kilz primer), and 2 coats flat paint on ceilings.

### **Walls**

1. Prep (pressure wash, scrape, prime) and paint approx. 3,824 SF of exterior wall paint
2. Remove and replace (in-kind) 4 each of wood railing, approx. 201 in. L x 36 in. high.
3. Fasteners to be stainless steel
4. Remove and replace (in-kind) downspouts 3 in. PVC
5. Remove and replace (in-kind) approx. 8,448 SF of interior wall paint (pressure wash, Scrape, prime)

### **Windows**

1. Remove and replace (in-kind) 8 each of aluminum awning windows with screens, 46 in. W x 72 in. H
2. Remove and replace (in-kind) 1 each of aluminum awning window with screens, 24 in. W x 24 in. H

### **Paints- Colors by VIHFA**

1. All masonry walls to be primed and 2 coats of acrylic latex satin or flat paint applied.
2. Masonry wall in all baths and kitchens to be semi-gloss washable enamels.
3. All wood and drywall members to be primed and 2 coats of acrylic latex paint applied, finish to match walls.

## **EXTERIORS 2 OF BUILDING A:**

### **Front Porch Floors and Walls**

1. Repair floor cracks and spalling concrete at doorstep down, approx. 24 sq. ft.
2. Remove all cable and telephone wires on or around porches.

### **Exterior Walls**

1. Fill and plaster all holes and or cracks in exterior walls.
2. Remove all cable, telephone wires and brackets or connectors on or around the building.
3. Cut old cast iron pipes protruding from walls, apply rust inhibitor, fill and plaster holes.

### **Windows**

1. Replace all windows and operators, 36" x 46", (46 total) and 24" x 24", 8 total.
2. Provide all new window insect screens, 36" x 46", (46 total) and 24" x 24", 8 total.

### **Doors**

1. Provide new metal exterior doors, 3 total.
2. Provide entry door lock sets with deadbolt with 1" throw single cylindered, 8 total.
3. Replace all exterior doors thresholds with aluminum type, 8 total.

### **Garbage**

1. Construction a 10” x 10” slab with a 4” thick x 52” high decorative block wall garbage collection enclosure on southwest side of Building B per plan. (**See Attachment A, Architectural Drawings and B, Garbage Enclosure**)

### **Electrical Per National Electric Code (N.E.C.)**

1. Remove all existing electrical wires, outlet receptacles and light receptacles.
2. Provide in wall, one waterproof G.F.C.I. outlet on each porch, 8 total per N.E.C. Code.
3. Provide Flood lights at four corners of the building with one new 1 circuit panel and meter.
4. Bury all exterior electrical conduits below grade. approx. 152’ of 2” pvc Schedule 40 conduits.
5. Install ½” schedule 40 pvc electrical conduits in wall-approx. 1,096 LF
6. Install ¾” schedule 40 pvc electrical conduits in wall-approx. 400 LF at exterior
7. Install 1 ¼” schedule 40 pvc electrical conduits feeders buried below grade – approx..924 LF at exterior

### **Plumbing Per Uniform Plumbing Code (U.P.C.)**

1. Remove all un-used plumbing pipes existing in the ground.
2. Install new vents per plan location, (16) 1 ½”, (16) 2”. All vents are 12” above finished roof, boot and seal.
3. All exterior drainage pipes shall be located below grade.

## **INTERIORS 2 OF BUILDING A:**

### **Walls-Bedrooms & Living Rooms**

1. Remove and rebuild closets 24” deep x 48” wide x 80” high with 5/8” pressure treated plywood, include shelf at 60” A.F.F. and hanging rods. Plywood shelves should have edge banding with all surfaces primed and 2 coats of acrylic latex wood paint. Plywood shelves should have edge banding with all surfaces primed and 2 coats of acrylic latex wood paint.
2. Provide (2) 24” new bi-fold type doors, each closet, 16 total.
3. Replace all interior door frames, prime and 2 coats of paint, heads and jambs with 2” x 4” pressure treated wood, 282 LF.
4. Install door stops, prime and 2 coats of paint at all door heads and jambs, 282 LF.
5. Prime and paint 2 coats of paint on all interior doors.

### **Baths**

1. Install new wall mount chrome plated medicine cabinets with mirror, 8 total.
2. Install new wall mount metal chrome plated bath towel racks, 8 total.

3. Install new wall mount metal chrome plated soap dish in shower, 8 total.
4. Install new wall mount metal chrome plated toilet paper holder, 8 total.
5. Tile all shower walls with ceramic tiles up to 6'-8" A.F.F., (32" x 33"), approximately 52 SF, 416 SF total.
6. Tile all shower floors with porcelain tiles, (27" x 33"), approximately 7 square feet, 56 SF total.

**Electrical Per National Electric Code (N.E.C.)**

1. Remove all electrical wires, outlet receptacles and light receptacles.
2. No wiring to be surfaced mounted.
3. Light fixtures to be non-porcelain type and shades installed.

**Plumbing Per Uniform Plumbing Code (U.P.C.)**

1. All water service and sanitary pipes to be Schedule 40 PVC and CPVC pipes.
2. No piping to be surfaced mounted except on exterior walls for drainage pipes clean outs.
3. Install new enamel water conservation type toilets with seat and lid, 8 total.
4. Install new 18" enamel lavatory, 8 total.
5. Install new 18" vanity cabinets, to include drains, water lines, angle stops and p-traps
6. Install new bath vanity faucets, dual type, 8 total.
7. Install new bath shower faucets, dual type, 8 total.
8. Install new shower heads, low flow type, 8 total.
9. Install new bath shower drain strainers, 8 total.

The Respondent shall coordinate with the VIHFA for any required progress inspections and final inspections. The architectural drawings have already been approved by the VIHFA.

**2.1 CONTACT INFORMATION**

The selected Respondent shall provide contact information for the purpose of facilitating and maintaining regular communication with VIHFA. This contact information shall include a minimum of a reliable company phone number and email address. The said contact information shall be monitored regularly and used to facilitate an open line of communication with the VIHFA.

**The Virgin Islands Housing Finance Authority ("VIHFA") is hereby clarifying the IFB as follows:**

**Clarification:**

All bath fixtures listed on the drawings as "stainless steel" are to be "chrome plated" as per the scope of work.

Any reference on the drawings regarding a water heater and solar panels are to be disregarded. The Scope of Work supersedes the drawings.



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