



VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

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www.vihfa.gov

INVITATION FOR BIDS

for

LAGOON STREET COMPLEX RENOVATION “BUILDING 2” ADDENDUM III

IFB 005-2022-STX

Issue date:

July 15, 2022

Submittal deadline:

July 21, 2022

Contact person:

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Procurement/Contract Officer

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 *Unlocking the Door to Affordable Housing*

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**IFB 005-2022-STX
INVITATION FOR BIDS
LAGOON STREET COMPLEX RENOVATION
ADDENDUM III**

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 sections are hereby amended/added:

2.0 SCOPE OF WORK

Provide a bid on the bid sheet 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 the project within 120 calendar days, in accordance with the Architectural Drawings (**See Attachment A, Architectural Drawings**), and Scope of Work listed here-in.

Roof

- Pressure wash roof – 8,949 SF
- Pressure wash roof over north staircase 544 SF
- Pressure wash Breeze way roof attached to Elevator shaft 127.5 SF
- Apply 2 coats of Elastomeric roof coating to main roof, staircase roof, breezeway roof and elevator shaft roof
- Repair damaged parapet wall 8' 5"x41" SF
- Pressure wash and paint all existing parapet walls 278'x164" SF
- Remove and dispose of old satellite dish

Exterior Walls

Prep (repair any holes and cracks pressure wash, scrape, prime) and paint approximately, 8,920 SF of exterior wall paint. All masonry walls to be primed and 2 coats of acrylic latex satin or flat paint applied

Exterior Ceilings Prep and Paint

- Prep (pressure wash, scrape, prime) and paint with 2 coats, approximately 2,250 SF of exterior ceiling paint.

Exterior Planter Box and Courtyard

- Repair 32 LF of CMU on northside planter box
- Prep (pressure wash, scrape, prime) and paint approximately, 77 SF of planter box
- Clean and pressure wash Concrete Courtyard
- Add 4 (62.5" long x 31" tall x 14" wide) benches for outside seating

- Pressure wash and paint elevator housing 315 SF
- Remove and replace vinyl tiles in elevator 24 SF

Exterior Stairs & Fences

- **Prep (scrape railings and hand railings), Paint 96 LF with Rust Resistant (or similar) All products shall be submitted for approval prior to usage.**
- Pressure wash 47 LF of 8' picket fence, remove trash, tree, and all other debris. Paint interior and exterior picket fence surrounding Chiller Unit.
- Prep (scrape, 8' fence North and South sides of bldg.), Paint 251 LF with Rust-Oleum (or similar)

Windows

- Remove and replace any damage windows 2'x8'
- Remove any existing window caulking and replace 2'x8' @ 1,010 LF

Interior Walls

- Remove all cable and telephone wires, brackets, or connectors on walls except for the IT closet wiring system
- Repair damage drywall as required approximately 10 SF
- Remove and replace damage wall panel 5 @ 4'x8'
- Remove and replace damage sheet rock wall 4 @ 4'x8'
- Prep and paint approximately 12,545 SF of wall paint
- Prep and paint approximately 11,271 SF of wall paint
 - All interior wood or drywall to be primed and 2 coats of acrylic latex paint applied, finish to match walls
- Open wall 4'X6' to install see through glass for IT server closet
- Open wall 32"X37"X41" to install payment window in Collections
- Erect multiple partition walls for room dividers (2"x4" lumber with ½" sheet rock)
 - 12'x8' partition wall - Federal Programs,
 - 3'x8' partition wall with return and two 36"x 80" hollow core doors with lock sets – Federal Programs
 - Remove and rehang with opposite swing – Federal Programs
 - 10'x8' partition wall – IT Division
- Repair door trim 7 LF
- **Remove 8 square feet of wall tile in bathroom with L shape cabinet**
- **Reapply new back splash over new 36" vanity combo**

Interior Flooring Throughout Building

- **Demolition of ceramic tiles and wood flooring except for the custom tile flooring on 1st floor, all hallways (upstairs) and all bathrooms in building - except one (upstairs – Executive Office)**
- Demolition of raised wood flooring on 1st level 919 SF
- Install New Ceramic Tiles (18"x18") approximately 8,925 SF throughout the building
- Install new base board in specified areas within the building 101 LF

Doors

- Detach 77 38”x8’ doors, clean sand, re-stain and or paint then Re-attach
- Hang two new 38”x8’ office door, paint to match
- Remove and replace one 38”x8’ panel door stain and or paint then hang
- Remove and replace 1,439 LF of baseboard and 1,078 LF of door trim, paint and install

Cabinetry

- Remove and replace 10ft base cabinet in break room
- Remove and replace 8’x16” L shape bathroom cabinet with 36” pearl gray vanity combo. All products shall be submitted for approval prior to usage.
- Install overhead cabinet 10ft

Debris Disposal

- Remove all debris from site

Cleaning Services

- Clean all offices, halls, closets, storage areas, bathrooms, cabinets, courtyards, external walkways, etc. to allow for Substantial Completion and Final Completion certification.

Project Plans, Schedules & Reports

- Project Work Plan with Project Health and Safety Plan (HASP)
 - Approval of Work Plan with HASP will be required prior to Mobilization
- Initial Project Schedule
- Final Close Out Report – Photo documentation of completed work and One Year Warranty for all work.

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.

12.0 INVITATION FOR BID SCHEDULE

The following deadlines are associated with this IFB:

IFB SCHEDULE	DATE	TIME
IFB Issue date	June 29, 2022	
Pre-Bid Conference	July 5, 2022	2:00 p.m.

Site Tour	July 5, 2022	3:00 p.m.
Second Site Tour	July 7, 2022	3:00 p.m.
Third Site Tour	July 11, 2022	12:00 p.m.
Final date to submit written questions	July 11, 2022	
IFB Submittal Deadline	July 21, 2022	2:00 p.m.
IFB Bid Opening	July 21, 2022	3:00 p.m.

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

15.0 DELIVERY OF BID PACKAGE

All responses to this IFB are to be submitted no later than **2:00 p.m.** AST on **July 21 2022**.
Bid Packages must be submitted:

via email: procurement@vihfa.gov

The email subject line must be clearly marked “**IFB BID – LAGOON STREET COMPLEX RENOVATION**”. The VIHFA will not consider fax submission of a bid or email submissions received after the deadline and submissions submitted to the wrong email address.

Failure to clearly mark each bid package with this information may cause the VIHFA to inadvertently open the bid package before official closing date and time. The VIHFA will log all received bid packages with the date and time of receipt. Bids received after the deadline will be considered **LATE** and will **not** be opened or considered.

16.0 VIRTUAL BID OPENING

The VIHFA will conduct a virtual Bid Opening at **3:00 p.m.** AST on **July 21, 2022**. Participants may join the meeting via Zoom at <https://us02web.zoom.us/j/89262178162>,
Meeting ID: 892 6217 8162.

The Virgin Islands Housing Finance Authority (“VIHFA”) is providing a response to questions asked by potential Respondents. Below are the questions and the responses as follows:

1. Should we replace the [doorknobs] identical to the existing handicap doorknobs? **No lock replacing will be required. Please See updated Scope of Work in Section 2.0 above.**
2. Roof
 - a. Please indicate the thickness of roof coating required in mils. **We are requiring a minimum of 10 dry mils. All products shall be submitted for approval prior to usage.**
3. Exterior Walls
 - a. Any work needed on the hurricane shutters? **No**

- b. Any work needed on windows? **Yes, as stated in the scope of work, remove existing caulking around windows and re-caulk.**
4. Exterior Planter Box and Courtyard
 - a. On the benchcan it be made of concrete legs and 2x4 framing the back and seat? **No, we would like the metal frame with composite framing the back and seat.**
5. Windows
 - a. Please indicate how many 2 x8 feet windows need to be replaced. **Three (3)**
6. Interior Walls
 - a. Open wall 32" x 37"x41" for the payment window. Does the contractor also install frame, glass tray and speaker? **Yes**
 - b. On the partition walls do you need any sound insulation installed in the walls? **No**
 - c. Any outlets and switches to be installed in the new walls? **Yes, 3 outlets**
 - d. On the new doors do you want to match existing solid 3 panel doors? **Yes**
 - e. On the locks do you need lever lock set and deadbolt? **No, please refer to Question 1 above.**
7. Interior Ceiling
 - a. Does contractor have to dispose of ceiling tiles and grid? **No, please see the updated Scope of Work above.**
 - b. Does contractor have to disconnect the lights in the ceiling? **No, please see the updated Scope of Work above.**
 - c. If lights are not wired to the ceiling who will remove the light fixtures and dispose? **No, please see the updated Scope of Work above.**
 - d. There are some can lights in the ceiling who will remove and dispose them? **No, please see the updated Scope of Work above.**
 - e. What style grid and ceiling tiles are spec for the new ceiling? **No, please see the updated Scope of Work above.**
8. Interior Flooring
 - a. On the raised wood flooring there are multiple outlets. When removing do we leave the outlets for further use or remove completely from the panel? **Yes, Turn off breaker and leave wiring in place and tape ends.**
 - b. When we demo the floor tiles the baseboard and door trims will need to be removed. Will new baseboard and trim be installed or re use the old ones? **Remove and replace 1,439 LF of base board and 1,078 LF of door trim, paint and install.**
9. Doors
 - a. On the locks will it be lever locks or knob? **No, please see the updated Scope of Work above.**

- b. Do you need deadbolts for the doors? As some doors had deadbolts on the walkthru. **No, please see the updated Scope of Work above.**
- c. Do you need a master key for all the new locks? **No, please see the updated Scope of Work above.**
- d. Do you need a sub master key for different sections of the building? **No, please see the updated Scope of Work above.**

10. Cabinetry

- a. On the new cabinets will formica cabinets work or do you want something similar to existing? **Hard wood cabinet**
- b. What kind of counter top for the kitchen? Granite or Quartz? **Granite bull nose**
- c. Is any plumbing needed for the kitchen? sink, faucet etc. **Provide a tight radius drop-in/undermount stainless steel 33in double bowl kitchen sink with pull down faucet. All products shall be submitted for approval prior to usage.**
- d. On the removal of the L shape bathroom cabinet. Do we need to supply new sinks and faucets or use the old one? **Remove and replace supply line, 4” 2hdl faucet, and sink. We would like a 36” pearl gray vanity combo. The L shape vanity will be replaced with the 36” vanity combo instead. All products shall be submitted for approval prior to usage.**

11. Air Conditioning

- a. There are ac diffusers in the ceiling grid and flex duct in. Who will be responsible to remove them and dispose? **The A/C Contractor will be responsible for removal and disposal.**

12. Electrical Work

- a. Is there any electrical work that needs to be done in this bid? If yes please specify. **Yes, an outside Contractor will be contracted to perform electrical services**

13. Plumbing Work

- a. Is there any plumbing work that needs to be done in this bid? If yes please specify. **Yes, will have to install under sink in the kitchen, install new supply lines and also new sink in upstairs bathroom with the L shape cabinet.**
- b. During the walk thru wanted to know if you would be interested in changing all the bathrooms to touchless. New toilets with auto flush, soap and water dispensers automatic, urinal flush valves auto. **No**



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