



ADDENDUM ONE

November 25, 2020

**INVITATION FOR BID
FOR
DEMOLITION OF HAYPIECE HILL BUILDINGS
FOR
VIRGIN ISLAND PUBLIC BROADCASTING SYSTEM
LOCATED AT
SUB-BASE 158 & 158A, ST. THOMAS VI
IFB 001-2020-STT**

Issue date:

October 14, 2020

Submittal deadline:

~~November 23, 2020~~

January 5th 2021

ISSUED BY:

VIRGIN ISLANDS PUBLIC BROADCASTING SYSTEM
HAVENSIGHT, ST. THOMAS, VI

<https://www.wtjx.org/IFB/>

VIPBS_IFB001@wtjx.org

1. **Directive One** – The following Sections 2.2.1.1 through 2.2.2 replace and supersede the October 14th initial Invitation for Bid.

2.2.1.1 Scope of Work, (Base Bid)

Demolition, removal, and disposal of structures listed in Table 1. A revised demolition plan and site photo are provided with this Addendum One.

Table 1 Structures to be demolished
 Approximate Structure Dimensions¹:

| | Building/Structure | Levels | Length | Width | Height ² | Volume ³ |
|----|---|--------|--------|-------|---------------------|---------------------|
| 1 | Office/Cistern ⁵ | 1 | 79' | 41' | 14' | 595 CY |
| 2 | Studio ⁵ | 2 | 54' | 42' | 27' | 748 CY |
| 3 | Stair/Storage ⁵ | 3 | 30' | 10' | 23' | 84 CY |
| 4 | Deck/Patio/planters ⁵ | 1 | 50' | 62' | 2' | 320 CY |
| 5 | Outdoor Bathroom, cistern, generator (below deck) ⁵ | 1 | 45' | 36' | 8' | 480 CY |
| 6 | Building, concrete, 10x10 (Development Storage Bld) ⁵ | 1 | 10' | 10' | 8' | 9 CY |
| 7 | Diesel Storage tank pit and shelter ⁵ | 1 | 16' | 10' | 8' | 17 CY |
| 8 | Concrete Waste storage tank ⁵ | 1 | 8' | 8' | 2' | 5 CY |
| 9 | Antenna tower and concrete footings for satellite dish (adjacent to storage trailer) ⁵ | 1 | 28' | 28' | 2' | 35 CY |
| 10 | Development Storage Building ⁵ | 1 | 10 | 12 | 12 | 16 CY |
| 11 | Paving (asphalt and concrete) ⁵ | 1 | 95' | 70' | 1' | 240CY |
| 12 | Storage Trailer | 1 | 45' | 12' | 9' | 55 CY |
| 13 | Vegetative Debris ⁴ | 1 | 700' | 10' | 8' | 1,000 CY |
| 14 | 500 gal fiberglass graywater storage tank | 1 | 5' | 5' | 5' | 1CY |
| 15 | 500 gal Diesel Storage Tank w/ 200 gal diesel | 1 | 12' | 10' | 6' | 10 CY |
| 16 | Generator 150 KW diesel | 1 | 10' | 3' | 5' | 5 CY |
| 17 | Handicap lift - 500lb capacity | 1 | 8' | 8' | 20' | 25 CY |
| 18 | Building Contents and Equipment | 2 | | | | 100 CY |

¹Contractors are responsible to visit the site and obtain all measurements of the buildings and other structures within the demolition boundary required to determine the actual scope of work to be removed and hauled away.

²Estimated is based on peak of roof or structure

³Estimated debris volume based on the associated exterior dimensions. The actual volume of material removed and hauled may be less than shown in table. Total debris volume will be determined from certified load tickets received from the final disposal location.

⁴Vegetative Debris shall be shredded before transported to disposal sight. Area of work will extend 20-ft from building footprint and 4-ft along road from security gate to parking lot and to the dish satellite access road. C&D debris must be segregated from vegetative material before transporting to landfill.

⁵All concrete, masonry, and concrete/ asphalt pavement will be reduced on site to a maximum of 4-inches. All steel and non-reduceable material will be separated pulverized material before transportation to a landfill or final disposal location.

The following items shall be removed and hauled away:

- Building structures indicated above including existing steel framing, concrete slabs and foundations
- Mechanical, plumbing and electrical equipment including concrete equipment pads
- All contents and equipment inside the buildings or attached to the slab or foundations. A joint site inspection will be conducted with VIPBS, prior to beginning removal, to identify any contents to be retained by VIPBS and will arrange for hauling of items identified to be retained.

2.2.1.3 Repair of existing security fence and gate.

Contractor shall provide the necessary repairs to restore the existing driveway security gate to operation and repair the connected security fence.

2.2.1.2 Add Alternate Work – The following are Add Alternates to the Base Bid.

2.2.1.2.1 – Off-island transportation of C&D debris-

Provide as an Add Alternate to the IFB, the cost to transport and dispose all C&D debris to the US Mainland. The Contractor shall provide estimated unit costs for demolition and disposal of the listed line items to a local WMA landfill for the Base Bid. Add Alternates will require the offeror to provide a DEDUCT of the local disposal cost and ADD the cost for transportation to a safe, lawful, U.S. Mainland or off-island disposal site to include all dump charges and tipping fees. Selected contractor shall provide details of the facility and confirmation of accepting the proposed volume of material before demolition begins. The contractor will be required to provide all final documentation of the complete, lawful disposal of all debris removed from the site.

2.2.1.2.2 - Demolition of TELCO Antenna

Provide as an Add Alternate to the IFB, cost to demolish, down to the concrete pad, the damaged 40-ft diameter by 50-ft tall, steel frame dish antenna located at the southern limit of the property. The dish antenna is estimated to generate approximately 60 CY of steel and C&D debris to be removed and disposed. The demolition work shall comply with all requirements stipulated in this IFB.

2.2.2 Site Features. The following are considerations and requirements of the site:

- The site is located on the top of Haypiece Hill with single land road access.
- Contractor is responsible for protection of structure and areas outside of the demolish limits such as the garage, lower pavement and retaining walls.
- Studio and office building demolition shall be down to and including foundation, grade beams and piers.
- All underground utility lines shall be removed within the demolition boundary. Contractor to arrange and confirm utilities have been disconnected prior to demolition
- Underground utility connections shall be removed to the closest underground valve box or access box, or a minimum of 25' from building footprint, capped, protected and identified for possible reuse
- Electrical service shall be removed to the interface point of VI Water and Power Authority (WAPA). Contractor will coordinate with WAPA for removal of equipment which is the property of WAPA such as transformers.
- .
- Lowest elevation of building and deck/patio includes two cisterns which are included in the scope of work.
- Trailer, foundation, supports, piers and all utility connections shall be removed and/or capped as needed.
- Site Perimeter Fence and Gates- Security gate and fence shall be restored to operation to provide security and to limit access to the site and is included in this IFB.
- Vegetative debris around demolition site and along driveway within 4-ft of roadway from security gate to parking lot.

- Contractor shall remove and dispose of all debris in compliance with 2018 IBC, Federal and Virgin Island regulations and as well as the VI Department of Planning and Natural Resources (DPNR) and VI Waste Management Authority (WMA) requirements and provide evidence safe, lawful disposal.
 - Contractor will coordinate with Waste Management Authority (WMA) before demolition to inform WMA of type and amount of debris anticipated
 - Contractor is responsible for all fees, permits, sketches/drawings and required inspections to complete the work.
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2. **Directive Two** – A revised **ENCLOSURE DOCUMENT J.1** is attached to this Addendum ONE and supersedes the form included in the October, 2020 IFB.. Enclosure Document J.1 must be used for the OFFICAL ITEMIZED BID FORM.
3. **Directive Three** New Bid Submittal Date-
- a) The new bid submittal date is **5th January 2021at 10AM.**
 - b) A second site visit date will be provided for contractors to access the site on **December 8th at 10 AM** at the Haypiece Hill site.
 - c) A second opportunity for questions will be provided. Questions must be submitted by **December 15th 2020.** Response to Questions will be posted by **December 22th 2020.**

Questions and Answers

Pre-Bid Meeting
Tuesday, October 27th, 2020
Al Cohen's Mall
#19 Estate Thomas, 6H, New Qtr., St. Thomas

- 1) Is there a site plan and survey of the site?
 - a. There are no current documents of the site. An annotated site plan and drawings of the buildings is provided with Addendum One. Note these documents are dated and may not represent the current configuration of the site.
- 2) Are there know hazardous materials at the site?
 - a. There are no know hazardous materials at the site.
- 3) Is the site open for visits?
 - a. The gate to the site is currently secured. Access to the site must be arranged with VIPBS in advance. There is evidence of firearms use at the site and VIPBS has the site cleared by VIPD before anyone goes on site.
- 4) Is the contractor responsible for security of the site?
 - a. The scope of work (2.2.1.3) includes the requirement for the contractor to make repairs to the roadway security gate and perimeter fence to provide security to the site.
- 5) FEMA Environmental and Historical Preservation (EHP) informed the group the State Historical Preservation Officer (SHPO) will require a demolition plan before demolition can begin. The plan will identify the extent and depth of excavation during the demolition process as well as locations of where heavy equipment will be stage. The plan will also provide the location of where C&D debris will be disposed. Because this is a Federally funded project, the contractor is response for providing certification the debris was delivered to a certified landfill. Due to limited capacity at existing VI Waste Management Authority's landfill, C&D waste is expected to be transferred off-island

Site Visit Questions

1. What is the stopping point for the demolition? Specifically, in regard to the two retaining walls, stairs, and deck structure.
 - a. The existing retaining walls are to remain. Demolition will remove the building and foundation not integrated with the retaining walls. The deck is not in the demolition contract. Refer to annotated documents provided in this ADDENDUM ONE.
2. For the optional antenna removal, does that include the concrete base of the antenna?
 - a. The concrete base of the antenna is to remain.
3. How old is the building?
 - a. Building is construction is estimated to be around 1990 with several renovations since the initial construction.
4. What is the scope of the vegetative debris removal?
 - a. The vegetative debris removal is along the driveway from the security gate to the parking lot and around the buildings approximately 30ft from the building siding. The intent is to collect and remove vegetation and any wind-blown building debris which may exist in the vegetation.

Email Questions

1. The IFB requirements are written in the style of an RFP. There are several qualitative questions and submittals required for the IFB. Please confirm if the project will be awarded based on the lowest price (bid) or if package will be evaluated based upon the response to questions (Proposal)? If the packages will be evaluated, please provide a breakdown of how the proposals will be evaluated.
 - a. Because this project is partially Federal Funding, the procurement process must comply with Title 2, Code of Federal Regulations and Title 31, of the Virgin Island Code, Chapter 23. Following these regulations, an IFB is awarded to the lowest, responsive, qualified bidder meeting the requirements and conditions stipulate in the project IFB documents and addendums.
2. Has a hazardous material survey of the property been conducted? Please confirm that the building is free of lead paint, asbestos, etc.
 - a. A hazardous material survey has not been conducted. For the purposes of the IFB, the bidder will assume there are no hazardous materials on the property.
3. Please confirm that the cost of proper disposal of Hazardous Materials found on site by the contractor shall be treated as a change order?
 - a. Any discovered hazardous materials will be jointly and mutually addressed between the contractor and VIPBS and a change order may be prepared as required.
4. Who is responsible for removal of electronic waste? If this is to be removed by the contractor where should this be accounted for on the bid sheet?
 - a. Per IFB Section 2.2.1.1 the contractor is response for removal and hauling away contents inside the buildings or attached to the slab or foundations. The cost is to be included in line item # 2 Studio.
5. Who is responsible for the disposal of the abandoned car(s) on property? Where should this item be accounted for on the bid sheet?
 - a. VIPBS is responsible for removal of abandoned car(s) on property. The cost is not be included in the bid document.
6. Who is responsible for the disposal of fuel in the generator fuel tank and the fuel tank itself? Where should this item be accounted for on the bid sheet?
 - a. The fuel and sewage storage tank are not included in the demolition scope of work. Refer to documents provided in this Addendum One.
7. Who is responsible for the removal existing A/E units and appliances? Where should this item be accounted for on the bid sheet?
 - a. Per IFB Section 2.2.1.1 the contractor is response for removal and hauling away contents inside the buildings or attached to the slab or foundations. The cost is to be included in line item #1 Office or # 2 Studio based on the location of the equipment to the identified section. Refer to annotated documents provided in this Addendum One.
8. At the pre-bid meeting it was stated that it is anticipated that demolition debris will not be accepted by VIWMA. If general demolition debris is required to be disposed somewhere other

- than the local landfill the cost will be significant. Will owner consider adding an "Add Alternate" item to the bid sheet for disposal of debris off island?
- a. See Directive One above.
9. Disposal fees are not in place at the local landfill at this time. It is anticipated for disposal fees to be implemented at the local landfill in the future, should these fees be accounted for on the bid sheet?
- a. For the purpose of this IFB, provide an estimate for fees and assume revision of disposal fees will be addressed in a change order when the work is underway.
10. Please provide a site plan. Please provide a plan with each building labeled based upon the bid sheet designations, please include building and structures that are to remain
- a. See annotated documents provided in the Addendum One
11. Please provide a final grading plan of how the site is to be left.
- a. For the purposes of this IFB, site is to be left graded with slope for drainage.
12. Please confirm which site walls are to remain and which are to be demolished.
- a. Refer to annotated documents provided in this Addendum One.
13. Can the owner provide an existing plan detailing which buildings have cisterns?
- a. Refer to annotated documents provided in this Addendum One.
14. Can the owner provide an existing plan detailing which buildings have cisterns?
- a. Refer to annotated documents provided in this Addendum One.
15. Are any cisterns to remain for future use?
- a. Cisterns in project will not remain for future use
16. Can the bottom of the cistern remain in place if it is perforated?
- a. Cisterns in project will be removed in total.
17. Can demolished concrete from buildings on site be utilized to fill in cistern hole?
- a. For the purposes of this IFB, assume rubble concrete and masonry are pulverized/crushed on site to a dimension of 2" or less they may be used as fill for the cistern area only. No rebar may be included in the fill material
18. Is water available on site for dust control?
- a. Water is not available on site. Contractor must provide for dust control in their response.
19. Please clearly define the SHPO requirements for this project. Will a third-party monitor be required?
- a. For the purposes of this IFB, the bidder is to assume only to monitor demolition activities and, in the event a discovery is made, immediately stop work and notify VIPBS of the discovery. VIPBS will be responsible for any requirements made by the SHPO at the time of discovery.
20. Will the existing contents of the office (furniture and supplies) be considered part of the debris removal scope of work?
- a. The building contents are included in the scope of work. See additional information in Addendum One
21. Will the existing contents of the studio (equipment and electronics) be considered part of the debris removal scope of work?
- a. Equipment and electronics are included in the scope of work. See Section 2.2.1.1 Addendum One
22. Please confirm that all debris is to be disposed of on island at the Bovoni Landfill?
- 23.

- a. The IFB assumes contractor will arrange disposal of all C&D at a local USVI WMA landfill. An Add Alternate is included as a provisional bid line item in the event local disposal is not allowed at the time work is underway.
24. Has the building been tested for hazardous materials (asbestos, lead paint, etc.)?
- a. Hazardous materials testing will be performed, and the results provided before work is started. For the purposes of the IFB, assume there are no hazardous materials in the demolition boundaries.
25. Can the existing concrete be used as backfill material for the infilling of the cistern?
- a. See response to question 17 in this Addendum One.
26. Is there a septic system on the property or is the building on city sewer?
- a. There is not a septic system or connection to city sewer. The contractor shall make arrangements for onsite restroom and potable water during the demolition period.
27. Fence repairs are outlined in the scope of work section. In which bid tab item should they be included
- a. See Directive Two in Addendum One.

| ENCLOSURE DOCUMENT J.1 Virgin Islands Public Broadcasting System OFFICAL ITEMIZED BID FORM | | | | | | | |
|--|--|---|---|-----|------|------------|-----------|
| # | | BUILDING / AREA | DESCRIPTION | QTY | UNIT | UNIT PRICE | EXTENSION |
| 1 | | Office/cistern | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill. | 595 | CY | | |
| 2 | | Studio | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 748 | CY | | |
| 3 | | Stair/Storage | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill. | 84 | CY | | |
| 4 | | Deck/Patio/Planters/ Fixtures/Furniture | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 100 | CY | | |
| 5 | | Outdoor bathroom/ cistern/ generator rooms | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 280 | CY | | |
| 6 | | Development Storage Bldg | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 16 | CY | | |
| 7 | | Diesel Storage tank pit and shelter | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 17 | CY | | |
| 8 | | Concrete Waste storage tank | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 5 | CY | | |
| 9 | | Antenna stand and concrete bases (adject to storage trailer) | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill | 35 | CY | | |
| 10 | | Site Paving (asphalt and concrete) | Demolition, asphalt, concrete down to soil and final disposal at local WMA landfill | 240 | CY | | |
| 11 | | Storage Trailer | Demolition, down to and including foundation, and utilities removal and final disposal at local WMA landfill. | 55 | CY | | |

| ENCLOSURE DOCUMENT J.1 | | | | | | | |
|---|--|---|---|-------|------|---------------------------|-----------|
| Virgin Islands Public Broadcasting System | | | | | | | |
| OFFICAL ITEMIZED BID FORM | | | | | | | |
| # | | BUILDING / AREA | DESCRIPTION | QTY | UNIT | UNIT PRICE | EXTENSION |
| 12 | | Vegetative Debris | Demolition, removal and final disposal at local WMA landfill | 1,000 | CY | | |
| 13 | | 500 gal fiberglass storage tank | Demolition, removal and final disposal at local WMA landfill | 1 | CY | | |
| 14 | | 500 gal diesel storage tank with 250 gal diesel | Demolition, removal and final disposal at local WMA landfill | 10 | CY | | |
| 15 | | Generator 150KW | Demolition, removal and final disposal | 1 | EA | | |
| 16 | | Handicap lift-500lb | Demolition, removal and final disposal | 1 | EA | | |
| 17 | | Building contents and equipment | Demolition, removal, and final disposal at local WMA landfill | 100 | CY | | |
| 18 | | Roadway security gate and security fence | Repair existing roadway security gate and security fence | 1 | LS | | |
| BASE BID (written) | | | | | | BASE BID (numeric) | |
| | | | | | | \$ | |

| ADD/DEDUCT ALTERNATE ITEMS | | | | | | | |
|--|--|--|-------------------------|---|------|----|--|
| A1 | | | 40-ft Dish Antenna | ADD for Demolition of antenna structure, down to concrete pad | 60 | CY | |
| A2 | | | C&D Off-Island disposal | Deduct/Add -Shipping and safe, final disposal to the U.S. Mainland, including dump charges and tipping fees. Deduct of disposal at local WMA landfill and add off-island transportation cost. | 3550 | CY | |
| TOTAL COST (numeric) | | | | | | | |
| TOTAL COST (written) | | | | | | | |
| Provided WMA disposal fee, per ton, assumed for the above estimated work. \$ _____/ton. | | | | | | | |

Proposer Company Name

Signature of Authorized Representative

Date

Printed Name of Authorized Representative

NOTES:

1. CONTRACTOR’S BID SHALL BE DISQUALIFIED IF ITEMIZED BID SHEET IS NOT FULLY COMPLETED WITH BOTH UNIT PRICE AND TOTAL PRICE.
2. THE ABOVE QUANTITIES ARE ESTIMATES AND WILL LIKELY DIFFER FROM ACTUAL WORK. IT IS THE CONTRACTOR’S RESPONSIBILITY TO ESTABLISH QUANTITIES BASED ON DOCUMENTS ISSUED AND SITE VISITS CARRIED OUT.
3. ALL CONCRETE, MASONRY, AND PAVEMENT WILL BE REDUCED ON SITE TO A MINIMUM OF 4-INCHES. ALL STEEL AND NON-REDUCEABLE MATERIAL WILL BE SEPARATED BEFORE TRANSPORTATION TO A LANDFILL OR FINAL DISPOSAL LOCATION.
4. VEGETATIVE DEBRIS SHALL BE SHREDDED BEFORE TRANSPORTED TO DISPOSAL SIGHT. AREA OF WORK WILL EXTEND 20-FT FROM BUILDING FOOTPRINT AND 4-FT ALONG ROAD FROM SECURITY GATE TO PARKING LOT AND TO THE DISH SATELLITE ACCESS ROAD. C&D DEBRIS MUST BE SEGREGATED FROM VEGETATIVE MATERIAL BEFORE TRANSPORTING TO LANDFILL.
5. UNIT PRICES LISTED ABOVE WILL BE USED TO DETERMINE PAYMENT TO REFLECT ACTUAL SCOPE OF WORK PERFORMED, AS VERIFIED BY LOAD TICKETS, WHICH, IF NECESSARY, SHALL BE ADDRESSED AS A CHANGE ORDER TO THE PROJECT.
6. ALL PRICES BEING SUBMITTED FOR WORK SHALL INCLUDE THE CONTRACTOR’S OVERHEAD TAXES AND PROFIT ALONG WITH ALL COSTS FOR MATERIALS, EQUIPMENT AND MANPOWER NECESSARY TO FACILITATE PROPER, SAFE, AND TIMELY COMPLETION OF THE PROJECT.

END OF ADDENDUM ONE