



ADDENDUM ONE

November 12, 2020

**INVITATION FOR BID
FOR
CONSTRUCTION SERVICES
FOR
REPAIRS TO MOUNTAIN TOP FACILITY
IFB 002-2020-STT**

Issue date:

October 14, 2020

Submittal deadline:

December 1, 2020

ISSUED BY:

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

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

VIPBS_IFB002@wtjx.org

Questions and Answers

Pre-Bid Meeting
Wednesday, October 28th, 2020
Al Cohen's Mall
#19 Estate Thomas, 6H, New Qtr., St. Thomas

1. **Directive One** – A revised **ENCLOSURE DOCUMENT J.1** is attached to this Addendum ONE and *must be used* for the OFFICAL ITEMIZED BID FORM. The Enclosed Document J included in the October 14, 2020 IFB is supersede and will not be accepted as an official bid document. The revised Enclosure Document J.1 includes an Add Alternate for transporting C&D debris. 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. The Add Alternate has been included for the contractor 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. The contractor will be required to provide all final documentation of the complete, lawful disposal of all debris removed from the site.

Questions and Answers

1. How will VIPBS address disruption of the 24-hour operations?
 - a. Contractors were informed the work around the Mountain Top (MOT) facility will be performed while the facility remains in operation. VIPBS will coordinate with the contractor to accommodate any downtime or vacating of space needed to complete repairs.
2. Contractors are informed, since the project is Federally funded, excavation and demolition plans will be jointly developed with VIPBS to be submitted to DPNR and FEMA for review and approval before excavation work can begin.
3. Is the contractor responsible for fees and permits?
 - a. Yes, the contractor will be responsible for all fees and permits
4. 5. What are the 2018 IBC wind hazard requirements for the MOT location?
 - a. For the purposes of the IFB, contractor's bids should be based on providing a work which meets the IBC 2018 wind hazard of 165 MPH.
5. Will VIPBS provide engineering documents for the proposed work?
 - a. A floorplan is provided with this Addendum One. There are no other engineering documents currently. VIPBS will provide any repair details as required once work is underway.
6. Who is responsible for disposal of C&D debris?
 - a. The contractor is responsible for removal and disposal of all construction and demolition material. See Directive One in this Addendum One.

Site Visit Questions

1. Will both A/C units in the transmitter room be replaced?
 - a. A/C condensing units are to be replaced and have protective cages installed

2. Have the sizes of the ducts in the ceilings been measured/checked? (This question was in reference to item 33 on the 16 inch ducts being a bit large for the space they are in)
 - a. The SOW is to clean and restore the systems to operation. After award of contract, the selected contractor may provide recommendations for modifications for consideration to VIPBS.
3. How big are the cisterns?
 - a. The two cisterns are 20'x10'x5' = 1,000 CF & 20'x5'x5' = 500 CF.
4. Are all the compressor units on east side of building being replaced or are any being kept?
 - a. All A/C compressor units are to be replaced and have protective cages installed.
5. 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. The project will be award to the lowest, responsive and qualified bidder.
6. Some of the existing air conditioning units are designed for HCFC-22 (R-22). R-22 refrigerant has been phased out by the EPA and condensing units using this refrigerant are no longer available. Please advise if we are to include the replacement of the copper refrigerant linesets and the air handling units in the bid for these air conditioning units.
 - a. For the purpose of the IFB, it will be assumed the condensing unit and replacement refrigerant will be compatible with the existing air handling units and refrigerant line sets. The estimated work will be removal and replacement of the condensing units including refrigerant and controls required by the condensing unit. Work is to comply with IBC 2018 including referenced International Mechanical and Plumbing Code. Any additional work for an individual HVAC unit will be addressed at the time work is performed.
7. The Itemized Bid Form shows a total quantity of five air conditioning condensing units to be replaced (3 - 60,000 BTU, 1 - 54,000 BTU, & 1 - 120,000 BTU). Currently there are four air handlers in the building (2- 60,000 BTU & 2- 120,000 BTU). The two 120,000 BTU air handlers have two refrigerant circuits requiring either a two-circuit condensing unit, or two separate condensing units. Please advise if the design intent is to use one 120,000 BTU condensing unit for one 120,000 BTU air handler, and two 60,000 BTU condensing unit for the other 120,000 BTU air handler.
 - a. For the purpose of the IFB, it will be assumed the condensing unit and replacement refrigerant will be compatible with the existing air handling units and refrigerant line sets. The estimated work will be removal and replacement of the condensing units including refrigerant and controls required by the condensing unit. Work is to comply with IBC 2018 including referenced International Mechanical and Plumbing Code. Any additional work for an individual HVAC unit will be addressed at the time work is performed.
8. The Itemized Bid Form calls for one 54,000 BTU condensing unit. The smallest capacity air handler in the building is a Trane 60,000 BTU, and Trane does not offer a standard 54,000 BTU

- condensing unit. Please advise if this should be priced as a 60,000 BTU condensing unit for the bid.
- a. For the purpose of the IFB, estimate is to provide replacements with the minimum capacity, configuration, and function of the existing units.
9. Please confirm if the 16” duct listed in item #33 are the two return air ducts for the air handler servicing the 2 servers in the main control room.
- a. The 16-in duct listed in item #33 is the return duct serving the servers in the main control room
10. 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. An Add Alternate has been provided in the revised Enclosure Document J.1. See Directive One.
11. Are there any construction document of existing conditions or detailing the scope items?
- a. A floorplan of the building is included with the Addendum One. There are no documents of the existing construction are available.
12. Who is responsible for permitting? Who is generating permitting construction Documents? Where should this item be carried on the bid sheet?
- a. The contractor is responsible for all permits and inspections. VIPBS will provide specific construction details at the time work begins.
13. Item 6, Please provide a specification for the cages to be provided.
- a. Examples of typical protection cages are provided with this Addendum One.
14. Item 12, Please specify the roofing product to be used
- a. For the purpose of this IFB, the roofing product is to be a liquid applied, elastomeric roofing, a minimum of 2 coats, 15 to 20 mils per coat, including preparation of the roof and primer.
15. Item 16, Please provide a specification for the pavers to be used
- a. For the purpose of this IFB, pavers will be concrete, brick, 1-3/4-in, minimum, natural color, unfinished.
16. Item 19, Is the contractor responsible to refill the cisterns after cleaning? Where should this price be carried on the bid sheet?
- a. Contactor will not be responsible to refill cisterns.
17. Kitchen and bath, Please provide a specification for type and finish of cabinets?
- a. For the purpose of this IFB, assume kitchen and bath cabinets and countertops are laminate over plywood.
18. Item 51, who is responsible to produce stamped drawings of the new roof framing? Where should the design cost be carried?
- a. VIPBS will provide any design drawings as required.
19. Item 54, Who is responsible to produce stamped drawings of the new wall? Where is this money to be carried?
- a. The scope of work is to remove the damage wallboard and paneling down to existing studs. VIPBS will provide any design drawings as required.
20. Please provide a specification for the new cabinets in the breakroom. Commercial plastic laminate? Prefinished wood?

- a. For the purpose of this IFB, the material estimated is to be similar to the existing cabinets which is laminate over plywood. VIPBS will consider alternatives at the time work is performed

21. Is a new countertop required for the breakroom? If so, what type?

- a. For the purpose of this IFB, the countertop material is to be similar to the existing with is laminate over plywood. VIPBS will consider alternative at the time work is performed

End of Addendum One