

RFI #: 001

REQUEST FOR INFORMATION

March 11, 2025

PROJECT NAME: WTJX Broadcasting Facility

PROJECT LOCATION: Haypiece Hill- St. Thomas, USVI

RFI NUMBER: 001

RFI OVERVIEW: Bidder RFI Questions/ Clarifications

DATE OF REQUEST: 2/28/2025

DRAWING ID:

REQUESTING PARTY: Arch: SLA, P/M/E: EDT, Civil: Harris Civil, Structural: Systems Engineering, & Owner: WTJX

REQUEST/CLARIFICATION REQUIRED:

RFI items Responses & Clarifications provided shall become Construction Document directives applied to Bid Documents dated April 26, 2024 and to be included in the Construction Bids due March 21, 2025.

RFI-1, Article 14.0 of the RFP calls for proposal responses to be submitted by mail to a USPS Post Office box address. Can proposals also be submitted via hand delivery and/or electronic submission? If hand delivery is acceptable, please provide a physical address. **WTJX RESPONSE:** Hand delivery is an option to 1B Kongens Gade, ST. Thomas. Electronic submission is permitted in the form of a flash drive that can also be hand delivered in addition to physical submissions. Email submission is not permitted.

RFI-2, Enclosure Document H appears to indicate that some elements of the work are to be priced on a cost per month basis, with an estimated number of months being supplied by the responding firm. Please clarify what items are to be bid on a monthly cost basis. **WTJX RESPONSE:** There are no monthly costs built into the project. The enclosure H an example template with examples of cost breakdowns

RFI-3, Refer to specification section 01 2100 - Allowances. Paragraph 3.3.A of this section states that the signage allowance includes "exterior branding sign." Is this intended to include all exterior signage, or does it only include one or more specific signs. If only one or more, please identify which are signs are included in the allowance. **RESPONSE:** SEE CIVIL DRAWINGS FOR ADA PARKING SIGNAGE. SEE SHEET G101 FOR INTERIOR ROOM SIGNAGE. SEE ELEVATIONS FOR EXTERIOR BRANDING SIGN. THE ALLOWANCE IS INTENDED TO CARRY THE MATERIALS AND LABOR FOR ALL SIGNAGE. NOTE THE ACTUAL DESIGN OF THE EXTERIOR BRANDING SIGNAGE IS TO BE COORDINATED WITH WTJX. SLA'S LETTERING IS JUST TO IDENTIFY WHAT WALL THE BRANDING SIGNAGE IS LOCATED ON, AND NOT INTENDED TO REFLECT WTJX'S SIGNAGE DESIGN. IF THE PROPOSER FEELS THE ALLOWANCE IS EITHER INADEQUATE OR OVER INFLATED BASED ON THIS DIRECTION YOU ARE ENCOURAGED TO PROVIDE A DIFFERENT AMOUNT WITH JUSTIFICATION.

RFI #: 001

RFI-4, Refer to specification section 01 2100 - Allowances. Paragraph 1.6.B of this section indicates that receiving, handling and installation costs relating to lump-sum allowances are to be included in contractor's proposal cost and not part of the allowance, unless noted otherwise; Paragraph 3.3.A of this section is silent with respect to receiving, handling, and installation. Please confirm that Owner intent is that all signage related costs, other than Contractor's overhead and profit, be paid from the Allowance. [RESPONSE: CONFIRMED.](#)

RFI-5, Refer to specification section 01 2300 - Alternates. Several alternates in section 3.1.A are written in a way that makes it appear that they are intended to be additive alternates, not deductive. Please confirm all alternates are intended to be deductive; e.g. Alternate 9 says "Base Bid: Folding Glass Wall . . .NOT INCLUDED [RESPONSE: CONFIRMED. ALL ALTERNATES ARE DEDUCTIVE. SEE REVISED NARRATIVES PROVIDED:](#)

[Alternate No. 1:](#)

a. EVENT PATIO AND BATHROOM STRUCTURE: (REFER TO SHTS. A001 & A002) REMOVE PATIO TOILET VERT. CONSTRUCTION, PATIO SLAB, RAILINGS, PLANTERS, MEP FIXTURES/SYSTEMS, FURNISHINGS AND RELATED CONSTRUCTION FROM SCOPE. INCLUDE CAST IN PLACE CONC. WALL CONSTRUCTION AT GENERATOR YARD (4 SIDES) WEST OF TLT BLDG, INCLUDE ALL RELATED PATIO RETAINING WALLS, UTILITY ROUGH-INS ONLY FOR FUTURE AND FINAL CONNECTION OF LIGHT POLES, BOLLARDS, PLUMBING FIXTURES, AND ELECT. DEVICES, LIGHTING, AND EQUIPMENT. WIRING AND FIXTURES ARE REMOVED FROM SCOPE, ONLY UNDERGROUDN ROUGH IN IS INCLUDED.

b. BASE BID:

PROVIDE COMPLETE DESIGN AS SHOWN IN PLANS FOR ALL COMPONENTS

[Alternate No. 3:](#)

a. SHELL PORTION OF 2ND FLOOR INTERIOR IMPROVEMENTS: (REFER

RFI #: 001

TO SHTS. A104, A702) REMOVE INTERIOR WORK INCLUDING WALLS,
FINISHES, CEILINGS, DOORS AND CREATE SHELL SPACE WITH ROUGH
INS ONLY (RMS 205, 206, 207, 208, 209, 210, 211, 213, 214, AND PORTION
OF 201). PROVIDE ALL ROUGH INS FOR FUTURE POWER, PLUMBING,
EQUIPMENT.

b. BASE BID:

PROVIDE COMPLETE DESIGN AS SHOWN IN PLANS FOR ALL COMPONENTS

Alternate No. 8:

a. REMOVE EPOXY FLOOR COATING IN GARAGE FROM SCOPE: (REFER TO SHT. A101) EPOXY

COATING OVER CONCRETE SLAB THROUGHOUT GARAGE ROOM (123). PROVIDE (SC-1) SEALED CONCRETE AS
SCHED. ON FINISH PLANS INSTEAD.

b. BASE BID:

PROVIDE EPOXY FLOOR COATING IN GARAGE

Alternate No. 9:

a. REMOVE NANAWALL FOLDING GLASS WALL W/ MAN DOOR (RM 106): FOLDING

GLASS WALL SYSTEM AND ALL RELATED SCOPE OF WORK REMOVED FROM SCOPE INCLUDING SUPPLEMENTAL
STRUCTURE ABOVE CEILING AND

TRACKS PER MFR. REQUIREMENTS.

b. BASE BID:

PROVIDE FOLDING GLASS WALL / STRUCTURE AND RELATED SCOPE AS SHOWN IN PLANS

RFI #: 001

RFI-6, Refer to specification section 01 2300 - Alternates. Provide description for Base Bid and Alternate scope for Alternate 10. **RESPONSE: DEDUCTIVE ALTERNATE NO. 10: INTENT IS THAT BASE BID TO PROVIDE SLAB DEPRESSION AND FINISHED ACOUSTIC FLOOR WITH CONCRETE FLOOR TOPPING AND (DEDUCTIVE) ALTERNATE IS TO REMOVE SLAB DEPRESSION AND FINISHED ACOUSTIC FLOOR SYSTEM AND PROVIDE ONLY FINISHED CONCRETE FLOOR (WITHIN DESIGN TOLERANCE).**

RFI-7, Refer to specification section 01 5000 - Temporary Facilities and Controls. Paragraph 2.1.B of this section indicates that contractor is to provide offices of "sufficient size" for Owner and Architect. Please advise how many personnel Owner and Architect will have on site, or alternatively how many and how large of offices. **RESPONSE: CONTRACTOR NEEDS TO PROVIDE A CONSTRUCTION TRAILER WITH A MEETING SPACE ADEQUATE TO CONVENE IN PERSON OAC MEETINGS, PRECONSTRUCTION MEETINGS, ETC.**

RFI-8, Refer to specification section 01 7419 - Construction Waste Management and Disposal. Confirm that all non-recyclable demolition and construction debris will be accepted for disposal at the Bovoni landfill, and that Contractor is not required to take all demolition and construction debris off-island. **RESPONSE: CONTRACTOR NEEDS TO INCLUDE IN BASE BID, COSTS FOR ALL WASTE TO BE TAKEN OFF ISLAND. CONTRACTOR TO INCLUDE A NEW DEDUCTIVE ALTERNATE NO. 11 : QUANTIFY TOTAL SAVINGS IF ON ISLAND DISPOSAL IS DETERMINED TO BE A VIABLE OPTION AFTER AWARD.**

RFI-9, Refer to specification section 02 4000, paragraph 2.1.A.1. This section indicates the presence of lead based paint, but no LBP survey has been provided. Is a survey available, and, if so, can it be provided for proposers' use. **RESPONSE: ASBESTOS TESTING REPORT (ATTACHED) PROVIDED FOR REFERENCE _ document "6_WTJX Testing Results (2)"**

RFI-10, Refer to specification section 05 1200, paragraph 1.6.B. Advise if the AISC qualification for erector may be relaxed; there are few AISC certified erectors serving the USVI. **RESPONSE: THE REASON FOR THE REQUIREMENT IS TO ESTABLISH A BASELINE QUALITY ASSURANCE THROUGH ONLY ALLOWING PREQUALIFIED TRADESMEN TO PARTICIPATE IN THE PROJECT. THE CERTIFICATION CONFIRMS TO OWNERS, THE DESIGN TEAM, AND PUBLIC OFFICIALS THAT CERTIFIED PARTICIPANTS, WHO ADHERE TO PROGRAM CRITERIA, HAVE THE PERSONNEL, ORGANIZATION, EXPERIENCE, DOCUMENTED PROCEDURES, KNOWLEDGE, EQUIPMENT, AND COMMITMENT TO QUALITY TO PERFORM FABRICATION, MANUFACTURING, AND/OR ERECTION. IF TRADESMEN CAN ADEQUATELY DEMONSTRATE ALL OF THE ABOVE IN SOME OTHER FASHION AS PART OF THEIR PROPOSAL RESPONSE, WE WILL CONSIDER WHATEVER INFORMATION IS PROVIDED. BUT IN THE ABSENCE OF A FORMAL APPROVAL OF A NON-CERTIFIED ERECTOR, THE CONTRACT SHALL CONFORM TO THE SPECIFICATION REQUIREMENTS. SPRINGLINE CANNOT SPEAK TO PERMITTING REQUIREMENTS THAT MUST BE MET FOR DPNR TO ISSUE TRADE PERMITS.**

RFI #: 001

RFI-11. Are slabs on metal deck to be poured to constant thickness, or over-filled to level? If over-filled, is the floor structure designed for the additional dead load? **RESPONSE:** BOTH ROOF SLAB AND 2ND FLOOR SLAB ARE INTENDED TO BE UNIFORM THICKNESS (SEE STRUCT.) WITH NO STEEL CAMBER ANTICIPATED. 2ND FLOOR SLAB SHOULD BE Poured LEVEL. STEEL ROOF STRUCTURE BEARING ELEVATION VARIES TO CREATE SLOPE IN STEEL STRUCTURE, AND SLABS ARE INTENDED TO BE UNIFORM THICKNESS.

RFI-12. Refer to specification section 07 2119. Is design intent that all foamed-in-place insulation receive intumescent coating? **RESPONSE:** YES- REQUIRED TO ACHIEVE FLAME SPREAD RATING.

RFI-13. Refer to section 11.0 of the RFP; confirm that this project is 100% funded by FEMA. If not, advise what other funding sources are being utilized, and for what proportion of project cost. This impacts our anticipated reporting requirements which have cost and resource implications. **WTJX RESPONSE:** This project is funded 98% by FEMA and 2% by CBDG-DR funds.

RFI-14. Is a geotechnical report available for the project site? **RESPONSE:** YES- GEOTECH. TESTING REPORT (ATTACHED) PROVIDED FOR REFERENCE_ document "WTJX GEOTECHNICAL REPORT"

RFI-15. Refer to RFP section 16.5. Provide a copy of the referenced AIA Contract. **RESPONSE:** YES- ATTACHED FOR REFERENCE.

- "A101-2017-Working Draft-001"
- "A201-2017-Working Draft-001"

RFI-16. Refer to RFP section 10.0; what are this project's prescribed M/WBE goals?

WTJX RESPONSE: FEMA award recipients and subrecipients must take all necessary affirmative steps to assure minority businesses, women's business enterprises, and labor surplus area (LSA) firms are used when possible. Guidance for state and non-state entities to follow when taking the six affirmative steps for socioeconomic contracting is detailed at [2 C.F.R. § 200.321](#).

RFI #: 001

RFI-17, As this RFP requests firm fixed pricing on complete drawings and specifications, please clarify what preconstruction services VIPBS is anticipating from respondent? Line item 26 also makes reference to Enclosure Document F, which is the Authorization for Background Check and Financial Information. Please clarify how these items are related. **WTJX RESPONSE:** Strike reference to Enclosure F on Itemized bid sheet. All general preconstruction services should be included in your bid. This includes, but is not limited to, project planning, site assessments, scheduling, pre construction meetings etc.

RFI-18, Refer to the Itemized Bid Form. Is Owner intent that the Contractor utilize a project specific Contractor Controlled Insurance Program for this project? Is the CCIP to include both general liability for on-site operations and Builder's Risk? For a project of this size a CCIP would be very uncommon. **WTJX RESPONSE:** [INSURANCE REQUIRED FOR THIS PROJECT IS CGL WORKMAN'S COMP, AND BUILDER'S RISK](#)

RFI-19, Refer to 1/E-400. There is one of light fixture type OD that is located outside of the Deduct Alt #1 box - does that fixture get deleted if the deductive alternate is accepted? **RESPONSE:** [ALTERNATES ARE DEDUCTIVE. THAT FIXTURE IS TO BE REMOVED FROM SCOPE AS A PART OF DEDUCT ALTERNATE #1, \(ALTERNATIVELY, LIGHT FIXTURE INCLUDED IN BASE BID\).](#)

RFI-20, Refer to 1/E-601. If Alternate 4 is accepted, does the second ATS get deleted, along with the second annunciator and e-stop panel, control panel and all wiring from the second ATS to the deleted generator, and associated housekeeping pads? **EDT RESPONSE:** [YES, ALL EQUIPMENT AND WIRING ASSOCIATED WITH THE GENERATOR #2 WILL BE DELETED.](#)

RFI-21, Refer to Notice to Bidders on drawings E-601, E-701, and ET102. These notes indicate that the second generator and related work, the lightning protection system, and redundant IT/wireless systems are all ADDITIVE alternates, not DEDUCTIVE. Please clarify Owner intent. **EDT RESPONSE:** [SHEETS E-601, E-701, ET-101, & ET-102, "NOTICE TO BIDDERS" HAVE BEEN REVISED TO INDICATE 'BID ALTERNATE' ITEMS ARE DEDUCTING ALTERNATES.](#)

RFI-22, Refer to drawing ET101 and ET102. Confirm that contractor's telecommunications work is limited to in-wall conduits, cable trays, back boxes, and cat 6 wiring and finish plates, and that all equipment racks, servers, routers, access points, patch panels, and related devices and equipment are furnished and installed by Owner. **EDT RESPONSE:** [IN ADDITION TO THE CONTRACTOR'S TELECOMMUNICATIONS WORK DESCRIBED IN RFI-22 ABOVE, IT INCLUDES TELECOMMUNICATIONS EQUIPMENT RACKS AND PATCH PANELS IN IT ROOM, AS THESE ITEMS ARE COMPONENTS OF THE OVERALL TELECOMMUNICATIONS RACEWAY INFRASTRUCTURE SYSTEM FOR THE TELECOMMUNICATIONS STRUCTURED CABLING SYSTEM \(HORIZONTAL CABLING\). DRAWINGS ET-101 AND ET-102 HAVE BEEN REVISED TO CLARIFY THE SCOPE OF TELECOMMUNICATIONS WORK.](#)

RFI #: 001

RFI-23, RFP item 11.0 indicates the possibility of archaeological monitoring and environmental impact requirements. These requirements and any associated costs or required recourses cannot be accurately estimated at this time. Please confirm these cost considerations are not to be included in RFP response. **WTJX RESPONSE:** As this project is still subject to a future FEMA Environmental Review, any considerations are unknown and not to be included in the RFP response. As stated in 11.0 Any schedule or cost implications will be mutually resolved by VIPBS and the selected firm if and when they become known.

RFI-24, RFP item 12.0 requests respondents to certify that it will adhere to “certain standard WTJX terms and conditions” as well as “any subsequent changes deemed appropriate by WTJX.”. As we have not been provided the certain terms and conditions and cannot anticipate future changes, please confirm successful bidder will have the opportunity to review contract for mutually agreeable terms. **WTJX RESPONSE:** Yes, all contracts will be reviewed and agreed upon by both parties

RFI-25, RFP instructs to complete and include Enclosure Document H Base Bid Sheet as well as Appendix C Bid Schedule. Please clarify what information/values are intended to be presented on Enclosure Doc H, as RFP item 1.2 indicates RFP is requesting firm fixed price based on complete drawings and specifications. **WTJX RESPONSE:** Completion of enclosure document H is not required, it is just an example of the bid schedule. The table serves as an example for what the base bid sheet can look like, an itemized bid sheet has been included in Appendix C

RFI-26, Multiple insurances are listed in App C line items 29-32. These are not applicable to this type of project in this market. RFP item 15.1 indicates CGL and Workers Comp are required insurance coverages, which is normal. Please advise if any other insurances (with limits) will be required by the contract. **WTJX RESPONSE:** CGL, WORKMAN'S COMP AND BUILDER'S RISK WILL BE REQUIRED

RFI-27, Bid documents do not address Builders Risk Insurance. Please advise if Builder's Risk Insurance will be provided by owner or is to be provided by contractor. **WTJX RESPONSE:** Builders risk insurance should be provided by contractor

RFI-28, App C does not include a line item for Gross Receipts Tax. Please advise if it is VIPBS preference for respondent to add a line item for GRT, or if GRT should be distributed into all other line items. **WTJX RESPONSE:** GRT should be distributed into all other line items

RFI #: 001

- RFI-29** Refer to drawing S101. Drawings call for foundations to rest on clean rock surface, but there is no information in the documents as to rock elevations at the various footing locations. Please provide additional information to allow bidders to determine rock and existing soil elevations. [SYSTEMS ENGINEERING RESPONSE: SEE GEOTECH TESTING RESULTS PROVIDED IN RFI RESPONSE. GC TO EVALUATE THE REPORT AND INCORPORATE INTO BID.](#)
- RFI-30** Is it the intent to paint the fire protection piping as stated in Specification Section 210553, paragraph 3.5.A? If so, please provide the referenced Specification Section 099600-High Performance Coatings associated with this scope of work. [EDT RESPONSE: SEE REVISED SECTION. REFERENCE IS REMOVED.](#)
- RFI-31** There are references to cover systems for sprinkler piping in Specification Section 211000. Is it the intent to cover the sprinkler piping in exposed areas / areas where it is not concealed by acoustical or drywall ceilings? [EDT RESPONSE: SEE REVISED SECTION. NO SPRINKLER PIPING WILL BE COVERED IN EXPOSED AREAS.](#)
- RFI-32** Reference Keynote FP05 on sheet FP101. Please confirm that Dry Heads are not required at the Patio and Porch areas due to the climate. [EDT RESPONSE: SEE ATTACHED REVISED SHEET. KEYNOTE FP05 IS REMOVED.](#)
- RFI-33** Is the fire alarm system required to monitor the clean agent fire suppression system? [EDT RESPONSE: YES, IT IS REQUIRED. SEE FIRE ALARM DESIGN, THIS WAS INCLUDED IN THE REVISED FA SHEETS INCLUDED VIA ADDENDUM #1.](#)
- RFI-34** Are motorized smoke dampers required for the return air transfer ducts for the rooms served by the Clean Agent Fire Suppression System? [EDT RESPONSE: YES. SEE ATTACHED REVISED MECHANICAL SHEETS. WILL BE WIRED BY THE HVAC SYSTEM CONTROL CONTRACTOR TO INTERLOCK THE SMOKE DAMPER WITH THE CLEAN AGENT CONTROL PANEL.](#)

RFI #: 001

RFI-35 Reference specification section 233600. Can you confirm if the VAV boxes need SCR control devices? The spec refers to the drawing schedule and there is no reference to SCR control. [EDT RESPONSE: ALL HEATERS AT VAV ARE SMALL AND WOULD NOT NEED SCR CONTROL DEVICE.](#)

RFI-36 Reference Keynote 020 on sheet A000. With the understanding that the remote generator fuel storage tank and associated fuel pump/piping system is a delegated design, can a drawing or sketch showing the desired routing, piping and materials for the fuel connections between the generator remote fuel storage tank and the generator(s) be provided for bidding purposes? [RESPONSE: Routing and all required details related to piping, valves, etc. that would connect the generator to the remote fuel tank/pump to be included in Delegated design.](#)

RFI-37, Regarding RFP 001-2025-DR-STT: The specification book in division section 01-3300-H talks about reports. Will it be the contractors be responsibility to hire 3rd party inspectors to inspect sound and provide reports on the findings? [WTJX RESPONSE REQUIRED. YES, REPORT IS REQUIRED. THIS FRONT END TEST SECTION APPLIES TO ALL TESTING REQUIRED.](#)

RFI-38, Civil drawing C2.00 indicates a number of retaining walls around the perimeter of the property, and refers to the Structural drawings for design information; the Structural drawings have details for the entertainment lawn walls and the wall around the equipment yard, but none of the other retaining walls appear in the structural drawings. Please provide retaining wall profiles, and designs for footings and walls. [RESPONSE: RETAINING WALLS ARE SHOWN ON S-507 AND INCLUDE PROPERTY LINE RETAINING WALLS AROUND THE PERIMETER OF THE SITE](#)

Thank you,



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RFI #: 001

