

RFI #: 002

**REQUEST FOR INFORMATION**

March 5, 2026

**PROJECT NAME:** WTJX Broadcasting Facility  
**PROJECT LOCATION:** Haypiece Hill- St. Thomas, USVI  
**RFI NUMBER:** 002- received via multiple separate emails  
**RFI OVERVIEW:** Bidder RFI Questions/ Clarifications  
**DATE OF REQUEST:** see below  
**DRAWING ID:** as noted  
**REQUESTING PARTY:** Arch: SLA- Springline Architects, P/M/E: EDT Engineering, 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 (as identified by WTJX)*

**RFI-2.1,**

2/17/2026 (email)

- We would inquire if the customer had any request for Racks and if so what sizes for the Communication/Equipment Room.
- Second question would be about the method of interconnection between COMM rooms I assume fiber but we request the mode type Single or Multimode Fiber to quote.

**RESPONSE:** the scope clarifications to these questions are addressed in the RFP document outlining the broadcasting systems integrator scope of work.

**(Broadcasting equipment) Systems integrator and GC scope must be fully understood by any party bidding either portion of the project.**

- **Systems Integrator (RFP) documents account for/ outline specific equipment such as this and their required connectivity..**

**RFI-2.2**

2/19/2026 (email)

<u>Question</u>	<u>Answer</u>
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<p>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.</p>	<p><b>RESPONSE:</b> Allowance for exterior branding signage to be included in bid as outlined in drawings and specifications. Original intent was to cover signage indicated on front of building (A1/A201)</p>
<p>Refer to specification section 01 2100 - Allowances. Paragraph 1.6.B of this section indicates that receiving, handling and insallation 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.</p>	<p><b>RESPONSE:</b> Yes, Allowance to include all related costs of signage.</p>
<p>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"</p>	<p><b>RESPONSE:</b> All Alternates are intended to be <u>Deductive</u>.</p>
<p>Refer to specification section 01 2300 - Alternates. Provide description for Base Bid and Alternate scope for Alternate 10.</p>	<p><b>RESPONSE:</b> Alternate 10 (deductive) slab depression and acoustic floor system and Base Bid (no slab depression) is described on Cover sheet G000</p>
<p>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.</p>	<p><b>RESPONSE:</b> Job trailer or other established space available for meetings is at GC's discretion (in coordination with WTJX) but should be able to house 10 people if for instance there is an OAC meeting that might require attendance of architect/design team and contractors</p>

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<p>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.</p>	<p><b>RESPONSE:</b> Contractor responsible for all debris removal and most economical option available. Reference Addendum 1.</p>
<p>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.</p>	<p><b>RESPONSE:</b> Hazardous Material testing has been performed and report attached to this RFI response document.</p>
<p>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.</p>	<p><b>RESPONSE:</b> Safety is paramount. If this requirement is relaxed, an installer would have to satisfy the design team of the company's experience as well as the experience of the crew members.</p>
<p>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?</p>	<p><b>RESPONSE:</b> Slabs for floors are constant thickness. Slabs for roofs are either over filled or screeded at contractor's option but we prefer overfilled. Structure will support the dead loads as shown on the drawings.</p>
<p>Refer to specification section 07 2119. Is design intent that all foamed-in-place insulation receive intumescent coating?</p>	<p><b>RESPONSE:</b> Yes, all Spray Foam Insulation (under roof slab) to receive intumescent paint</p>
<p>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.</p>	<p><b>RESPONSE:</b> This project is funded 98% by FEMA and 2% by CBDG-DR funds</p>
<p>Is a geotechnical report available for the project site?</p>	<p><b>RESPONSE:</b> Yes. Geotech report can be provided in attachment to this RFI package of documents</p>

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<p>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.</p>	<p><b>RESPONSE:</b> 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</p>
<p>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.</p>	<p><b>RESPONSE:</b> INSURANCE REQUIRED FOR THIS PROJECT IS CGL WORKMAN'S COMP, AND BUILDER'S RISK</p>
<p>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?</p>	<p><b>RESPONSE:</b> Bidder to include the fixture shown outside the limit within the Deduct Alt #1 scope.</p>
<p>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 wiring from the second ATS to the deleted generator, and associated housekeeping pads?</p>	<p><b>RESPONSE:</b> If alternate # 4 is accepted, genset # 2, second ATS, remote annunciator panel and e-stop associated with genset # 2, feeder, control wiring, conduit and concrete pad associated with genset # 2 will be deleted.</p> <p>All Alternates are Deductive.</p>
<p>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.</p>	<p><b>RESPONSE:</b> All Alternates are <u>Deductive</u>.</p>

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<p>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.</p>	<p><b>RESPONSE:</b> Telecomm scope to include conduit, boxes, and pullstrings to equipment/ device locations (to be heavily coordinated with Owner Systems Integrator contractor).</p>
<p>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.</p>	<p><b>RESPONSE:</b> These considerations are not to be included in the RFP.</p>
<p>RFP instructs to complete and include Enclosure Document H Base Bid Sheet as well as Appendix C Bid Schedule. Please confirm that bidders are to EXCLUDE Preconstruction Services from Appendix C, and only show Preconstruction Services on Enclosure Doc H.</p>	<p><b>RESPONSE:</b> Please reference Attachment G, Preconstruction Services.</p> <p>If Bid proposal is within the WTJX budget, then preconstruction services will not be required. Should the Bid proposal exceed budget, preconstruction services will be required and adjustments made to design to be within project budget.</p>
<p>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 desired limits) will be required by the contract.</p>	<p><b>RESPONSE:</b> CGL, WORKMAN'S COMP AND BUILDER'S RISK WILL BE REQUIRED</p>
<p>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.</p>	<p><b>RESPONSE:</b> Builders risk insurance should be provided</p>

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<p>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.</p>	<p><b>RESPONSE:</b> GRT should be distributed into all other line items</p>
<p>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.</p>	<p><b>RESPONSE:</b> See geotechnical report.</p>
<p>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.</p>	<p><b>RESPONSE:</b> GC/Bidder to include paint finish for all exposed piping, conduit, etc.</p>
<p>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?</p>	<p><b>RESPONSE:</b> No this is for concealed sprinklers and not for exposed sprinklers</p>
<p>Reference Keynote FP05 on sheet FP101. Please confirm that Dry Heads are not required at the Patio and Porch areas due to the climate.</p>	<p><b>RESPONSE:</b> Refer to Addendum 1. Dry heads are not needed, and a standard wet head can be used.</p>
<p>Is the fire alarm system required to monitor the clean agent fire suppression system?</p>	<p><b>RESPONSE:</b> Fire alarm system shall monitor the clean agent fire suppression system.</p>
<p>Are motorized smoke dampers required for the return air transfer ducts for the rooms served by the Clean Agent Fire Suppression System?</p>	<p><b>RESPONSE:</b> Yes there will need to be smoke dampers on the ductwork penetrating the walls of those rooms. We will need 13 smoke dampers in total.</p> <p>Electrical to install 120-volt circuit to a junction box at each smoke damper</p>

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<p>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.</p>	<p><b>RESPONSE:</b> These VAV boxes have heaters that are too small to have the SCR control devices so none of them will need them.</p>
<p>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?</p>	<p><b>RESPONSE:</b> see Addendum 1. The Design intent is for the generator fuel tank manufacturer and GC to work the details out including but not limited to all related scope connecting generator to fuel tank system power, piping and routing, concrete slab, etc. related to the remotely located generator fuel tank system. Below is contact information of the Fuel tank Basis of Design:</p> <p>Benjamin Lytle <a href="mailto:blytle@fidelitymfg.com">blytle@fidelitymfg.com</a></p> <p><b>FIDELITY MANUFACTURING</b> Forward Thinking Solutions 1900 NE 25th Ave, Ocala, FL 34470 352-414-4700 Ext. 1520 352-414-4642 Fax</p>
<p>All recent VIODR CMAR RFPs have included four allowances, some with defined amounts and some with to be determined amounts, to cover Utility Connections, Debris Management and Disposal, Material Stage Area, and Workforce Housing. To put this project on equal footing with other CMAR projects, we ask that the Owner consider create similar allowances for this project.</p>	<p><b>RESPONSE:</b></p> <p><b>This Response will be provided at a later date. At this time these allowances are not included.</b></p>

### **RFI 2.3**

2/20/2026 (email)

- Refer to drawing A101. Window type D1 is called out on the north, east, and south sides of rooms 106 and 107. Window type D1 is scheduled as 4'-0 wide on drawing A604. The window openings along the east wall scale 4'-10; should the 7 window openings in the east wall be window type C1 scheduled on A604 instead of type D1?

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**RESPONSE:** windows on East of rooms 106 and 107 are SF5 window frames as shown as C1/A604

- For rooms 111, 113, and corridor 119, the window coverings called out on drawing A101 (801, 802, and nothing, respectively) are different than what is called out on drawing A701 (804 for 111 and 113, 801 for 119). EP101 appears to show all are motorized. Please clarify design intent.

**RESPONSE:** Sheet A701 correctly shows: Room (111) and East end of corridor (119) is to receive Black out shade (802) and Room (113) to receive (802) typical shade system. Note: (804) keynoted motorized shades do apply to Rooms (106 & 107) as noted/ coordinate power to these locations per Electrical drawings.

- For rooms 203, 204, 205, 207, 208, 209, 210 and 211, the window coverings called out on drawing A102 (all 804, except room 203 which calls for privacy screen only) are different than what is called out on drawing A701 (all called out as 802); EP102 appears to show all are motorized. Please clarify design intent.

**RESPONSE:** Sheet A702 reflects the intent for (802) manually operable shade systems at these office spaces for these 2<sup>nd</sup> floor rooms with exterior windows.

- If Alternate 3 is accepted, do window coverings in the affected areas remain as part of the project, or are they deleted?

**RESPONSE:** Window shade systems to remain in Base Bid as they'll be needed whether or not the interior gets built out or not.

### RFI-2.4

2/24/2026 (email)

- Refer to drawing A201. Do openings 100A, 123B and/or 124A require storm shutters?

**RESPONSE:** Exterior solid HM door and frame systems alone (wind/impact criteria compliant) do not require shutter systems, however door 100A is a part of a larger storefront at the main entry of the building and yes door 100A will require a storm shutter system which will also protect adjacent fixed glazing. Openings 123B and 124A do NOT have emergency shutter systems however both (4-fold door) system are required to be wind/impact rated to meet specified design criteria.

- What is the desired color and finish for both the exterior and interior phenolic cladding panels?

**RESPONSE:** finish to be selected from Manufacturer standard options related to products that meet specifications

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- Refer to drawing A003. Architectural drawings refer to the structural for trash enclosure structural design, however the structural drawings do not appear to contain details for the trash enclosure. Please provide structural design for trash enclosure foundations, slab, and walls.

**RESPONSE: USE DETAIL 99/S-507**

- Refer to exterior elevation C1/A202. Architectural drawings show concrete shade projections above window type SF17 at 4 locations. S104 appears to show an additional projection above the mechanical louver, however no detail is called out for these projections. Are there 3 projections above the 2<sup>nd</sup> floor, or 2.

**RESPONSE: Yes, there are a total of (5) concrete shade projections with (3) at 2<sup>nd</sup> floor; including the mechanical louver opening. (SF17) Storefront frame with built-in reinforced concrete sunshade projection is detailed as A3/A608 (plan and section details provided there).**

- Regarding the shade projections shown in C1/A202, there does not appear to be a structural detail for these 3'-0 wide projections; please provide structural design.

**RESPONSE: Structural engineer will need to supplement drawings with reinforcement information for these projections- total (5) on plan South side of building (2- on 1<sup>st</sup> floor, 3- on 2<sup>nd</sup> floor) Projections to be reinforced with # 5 @ 5" O/C TOP with #4 @ 12" O/C temp steel top. # 4 @ 12" O/C E.W. BOTTOM.**

## **RFI-2.5**

3/1/2026 (email)

1. Reference specification section 074233 – Exterior Solid Phenolic Wall Panels, paragraph 2.1,B. Please provide a finish and color. Please note that the Exterior Finish Selections on sheet A200 do not provide this information, nor do the exterior elevations.

**RESPONSE: Phenolic panel system finish and color shall be selected from Manufacturer standard finish options.**

2. Reference specification section 074233 – Exterior Solid Phenolic Wall Panels and the exterior elevations on sheet A201. Please provide the panel dimensions for the exterior solid phenolic wall panels as these are not provided in the specifications. Please note that Keynote 818 on sheet A201 calls for a 6" wood plank. Also, please note that paragraph 2.2, A.2 of the specification calls for a concealed bracket, while the detail C2 on sheet A503 indicates an exposed fastened system. Please clarify.

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**RESPONSE:** As referenced in specifications, it is the design intent to achieve concealed fastener Phenolic Panel system and design intent is that the aesthetic match at both interior / exterior applications.

- Reference detail A4 on sheet A411. Please provide a finish, color, panel dimensions, and fastening method for the Interior Phenolic Cladding Panels per Keynote 315. Please note that the specifications have these panels labeled as “PCP-1”, while the Keynote 315 on sheet A411 has these referenced as “PCP-2” to match exterior.

**RESPONSE:** reference sheet G002. PCP-1(exterior application) and PCP-2(interior application) are intended to be same manufacturer/product, panel dimensions, and color. The design intent is that fastening should stay consistent aesthetic, however this will need to be coordinated with GC submit (and approved) manufacturer and product requirements. Exterior panel attachment of system will be required to meet specified wind/pressure design criteria.

### RFI-2.6

3/1/2026 (email)

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- DIVISION 03 – CONCRETE  
03 3000 Cast-in-Place Concrete

**RESPONSE:** specification section was submit to Owner/ Bidders via previously submit Addendum 1 (dated 3/11/2025)

- DIVISION 5 – METALS  
05 1200 Structural Steel Framing
- 05 3100 Steel Decking

**RESPONSE:** specification section was submit to Owner/ Bidders via previously submit Addendum 1 (dated 3/11/2025)

- DIVISION 7 – THERMAL AND MOISTURE PROTECTION  
07 135 Thermoplastic Sheet Waterproofing

**RESPONSE:** specification section was submit to Owner/ Bidders via previously submit Addendum 1 (dated 3/11/2025)

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**RFI-2.7**

3/1/2026 (email)

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- The Project Manual lists specification section 087100 – Finish Hardware, however that section is not included in the documents issued for proposals. Please provide the missing specification.

**RESPONSE: sheet A601 schedule and notes includes basic door hardware functionality and requirements. Keying / Door hardware requirements shall be coordinated with Owner and GC submitted (and accepted) specification for compliant interior, interior Acoustic, Exterior Wind/Pressure, etc. door and frame systems/ manufacturer and product requirements. Powered Access Control (Card Reader systems) scheduled to be coordinated with Electrical Drawings.**

Thank you,



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Exhibits/ Attachments

Supporting Documents:

1 G000- excerpt below describing Deduct Alternate 10

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**DEDUCT 10: SLAB DEPRESSION AND ACOUSTIC FLOATING FLOOR SYSTEM:** (REFER TO SHTS. A101, A401, A402) REMOVE SLAB DEPRESSION AND ACOUSTIC FLOATING FLOOR SYSTEM IN MAIN TV STUDIO (121)  
BASE BID: PROVIDE DYED CONCRETE FLOORING WITH SEALER SIMILAR TO FINISH INTENDED ATOP ACOUSTIC FLOATING FLOOR FINISH

- 2 Hazardous Materials Testing Report – provided by WTJX, also included in Addendum 1 docs
- 3 Geotechnical Report – provided by WTJX, also in Addendum 1 docs
- 4 Addendum 1 documents (March 11, 2025)