

GOVERNMENT HOSPITALS & HEALTH FACILITIES CORPORATION  
TERRITORIAL HOSPITAL REDEVELOPMENT TEAM

4007 Estate Diamond Ruby  
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## Amendment Five (5)

IFB-001-THRT-T-023 (C) Renovation of the Charlotte Kimelman Cancer Institute

June 2, 2023

☐ **Insert New Bid Due Date: Friday, July 7, 2023.☐**  
**Delete Old Bid Due Date: Wednesday, June 14, 2023.**

☐☐ **Insert Revised Appendix B Dated: June 2, 2023☐**  
**Delete Appendix B Issued: April 2023**

☐☐☐ **Insert Questions and Answers:**

Question: Please indicate if there will be liquidated damages, if so, please provide quantity.

Answer: **According to the IFB on page 1, The proposed liquidated damages will be assessed for failure to complete the project on time and will be included in the contract for the project.**

Question: Contractor is required to procure Builder's Risk coverage pursuant to Section 10(C) of the Construction Contract. Are sub limits for CAT perils permitted?

Answer: **No, all insurance requirements must be in the awarded bidder's name.**

Question: Please indicate whether this project will be subject to local gross receipt tax.

Answer: **Yes.**

Question: As shown in drawing E103, the Lightning Protection system is stated to be a UL system for the entire facility. UL regulations state the entire structure (CKCI and Schneider Hospital) must be protected. Please confirm if a UL listing is required. If so, please provide drawings, as-builts, and specifications for the Schneider Hospital.

Answer: **Schneider is understood to be protected and with a master label, if this is not the case a letter of findings is acceptable for CKCI.**

Question: Please confirm if an exposed Lightning Protection system will be allowed (installed in approved, conspicuous locations), as limiting the penetrations in the existing structure along with keeping the grounding conductors away from patient rooms and medical equipment would be better suited.

Answer: **Any exposed downlead routing will be evaluated on a case by case basis.**

Question: Are these (5) items below purchased and installed by the Electrical Contractor or the Technology Service Provider?

1. SK1 Sky Factory DCeSCAPE 4726
2. SK2 Sky Factory DC-SKYVIEW-4625
3. SK3 Sky Factory EP46-RUN Series
4. SK4 Sky Factory RE-AC-ALS-BL-TWIN 2240

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5. SK5 Sky Factory Model 4123

**Answer: Electrical Contractor. Will need to coordinate with Interior Design team for selection of final images.**

Question: Is the Lighting Arrester System on the roof going to stay as is or going to be reconstructed?

**Answer: Lighting protection system to be replaced.**

Question: Will the new FACP be required to be of the same type and networkable with the existing hospital's fire alarm system, or can the CKCI system be completely independent?

**Answer: It is independent, but must be able to signal an alarm condition from CKCI to Schneider and from Schneider to CKCI.**

Question: Specification section 28 31 11, at page 15, section 2.4 C requires that only rotary decimal switches be used, however Siemens devices in the existing hospital do not use rotary decimal switches, and no Siemens devices are available with rotary decimal switches. If Siemens devices are desired, please delete the requirement for rotary decimal switches.

**Answers: Siemens devices are not precluded or desired, specifications are open.**

Question: Specification section 28 31 11, at page 16, D 4, requires that pull stations be white in color; are red pull stations acceptable?

**Answers: White is desired.**

Question: Please confirm that per spec. section 230900-1.2-C, the HVAC controls is a sole source vendor and Computrols must be used.

**Answers: Confirmed.**

Question: The "Process chilled water & make-up water piping" detail on M303 needs to be incorporated onto the drawings (or SH provided) showing pipe sizing, routing and any other pertinent information.

**Answers: Install per piping detail.**

Question: Please confirm if the Linear Accelerator piping should be treated as Chilled Water piping for material and insulation requirements.

**Answers: Confirmed.**

Question: Please confirm that, per specification 230713-3.8-A+B, no concealed round ductwork is to be insulated.

**Answers: Round ducts to be insulated same as rectangular.**

Question: Please provide the Make, Model and associated construction specifications for the FO Day Tank.

**Answers: Refer to spec section 231113 for construction specifications.**

Question: The "DAY TANK" on M201 shows a "2" Overflow back to main tank". Please provide

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information on how this is to be accomplished. There is 40' between the AST and Day Tank with no pump shown.

**Answers: Provide pump set to route piping between two tanks.**

Question: Please confirm that per the "High plume exhaust fan" detail on M303, there is no ductwork above the roof. All the associated ductwork goes through the roof into the fan roof curb.

**Answers: Confirmed.**

Question: As a VE item, could all the below ground piping in the Mechanical Yard be installed above ground?

**Answers: Not recommended. Obtain approval from facility for VE item prior to changing design.**

Question: Please confirm that the following items: Medical Equipment, Low Voltage /Comm, Technology Provider and Furniture works shown on the responsibility matrix are not part of the General Contractor scope of work.

**Answers: Intent is for these items to be under a separate RFP. Contractor to provide conduit and connection points as required for all low voltage/security/communications. Contractor responsible for installation of any items listed in matrix for Contractor to install and for coordinating for in-wall backing as required with the selected vendor.**

Question: During the site visit the existing concrete floor has imperfections, gaps that are not shown on the drawings and should be filled for the installation of new floor finishes. We propose that an allowance should be established for these corrections and repairs of the existing concrete floors.

**Answer: Based on the amount of concrete slab repair, please include a cost to patch/repair concrete floors on both floors to receive new flooring.**

Question: During the site visit the wood frame for the Medical Auditorium is still in the project area. Please confirm if this frame will be reused or a new one should be constructed.

**Answer: Intent is to reuse wood framing.**

Question: Regarding "Add Alternate 2" shown on drawing G002-3, please provide specifications and detail of new saltwater aquarium system and new millwork.

**Answer: Provide \$25,000 allowance for new aquarium as part of add alternate. Provide cost to construct the millwork as shown.**

Question: Please clarify if the seating for the Medical Auditorium part of the General Contractor's Scope of Work is.

**Answer: Furniture procurement is under a separate RFP. Contractor to coordinate with selected vendor for scheduling and preparation of installation.**

Question: Regarding the exterior demolition works:

a. Please clarify if existing containers will be relocated inside the hospital premises or is the

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responsibility of the General Contractor to dispose of them.

b. Please clarify if the existing chillers and electrical transformer will be delivered to the Owner or the General Contractor should dispose of them.

**Answer:** All of these items will be removed prior to start of construction.

**Question:** Where solid surface counter is indicated on drawings please clarify if the surface to be used is the SS-1 shown on drawing IF000.

**Answer:** Confirmed.

**Question:** Please indicate the countertop surface to be considered for the following counters or desks:

a. Level 01:

- i. RADON C Subwait shown on elevation E1/A414
- ii. Simulator Control shown on elevation D3/A414
- iii. Simulator Room shown on elevation D1/A414
- iv. LIN ACC Control shown on elevation D3/A415
- v. Treatment Planning shown on elevations D & D3/A416
- vi. Work Mold Room shown on elevations C1, C2, C3 /A416
- vii. Hot Lab shown on elevation B1/A416
- viii. Copy/File work Room shown on drawing A1/A416
- ix. Exam Room C147 shown on elevation C6/A417
- x. IV Room C145 shown on elevation B4/A417
- xi. Exam Room C143 shown on elevation A5/A417
- xii. LIN Acc Vault shown on elevation E3/A418

b. Level 02:

- i. Exam Room shown on elevation D4/A417
- ii. Draw Room shown on elevation E1/A421
- iii. Staff Break shown on elevation E 2/A421
- iv. MED ONC Nurse Station shown on elevation E3/A421
- v. Pharmacy Work Room shown on elevations C3,C4,E2/A421
- vi. Infusion Medication Alcove shown on elevation C5/A427
- vii. Infusion nourishment Alcove shown on elevation C4/A427
- viii. Infusion Room shown on elevation A4/A427
- ix. Infusion Sink shown on elevation C3/A427

**Answer:** All countertop surface to be SS-1.

**Question:** On detail 1 of drawing E303 it shows a Critical Silencer to be installed on the Generator Exhaust Muffler, but on detail 10 of drawing M302 this silencer is not shown. Please clarify if this silencer is required and please provide specifications of this silencer.

**Answer:** Silencer is required - see generator specifications for details.

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Question: Please provide the location or distance for the existing city water point of connection.  
Answer: See Image 1 provided.



Image 1

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.  
A COPY OF THIS AMMENDMENT MUST BE RETURNED WITH YOUR BID**

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**Invitation For Bids**  
**TERRITORIAL HOSPITAL**  
**REDEVELOPMENT TEAM**

**APPENDIX B**

**REVISED BID FEE SCHEDULE -JUNE 2, 2023**

The Respondent shall complete and submit this Fee Schedule. The proposed Fee Schedule shall provide a fixed price for all services associated with each line item of the Renovation of the Charlotte Kimelman Cancer Institute.

<b>*Allowances:</b>	The allowances for each line item identified on this bid sheet shall be included in the bidder's Base Bid amount. For line items 1.01-A, 3.06, 4.06, 2.00-2A, 2.00-2B, 2.00-2C, 2.00-2D and E2020, if the allowances are less than the allotted amount, a credit will be issued to the Government Hospital Health Facilities Corporation (GHHFC) via a change order for the difference between the actual cost and the allowance. In the event that the work exceeds the allotted allowance, the contractor shall pay for this work without any increase cost to GHHFC.		
	The use of allowances for Sections 1.01-A, 3.06, 4.06, 2.00-2A, 2.00-2B, 2.00-2C, 2.00-2D and E2020 shall be described below:		
	1. The cost of the Virgin Islands of a detailed accounting	Waste Management (VIWMA) Tipping Fees shall be evidence by submission of fees associated with the demolition work.	
	2. If the cost of VIWMA Tipping be issued to GHHFC via a	Fees and disposal process are less than the allotted allowance, a credit will change order for the difference between the actual cost and the allowance.	
	3. If the cost of VIWMA Tipping pay for this work without	Fees and disposal process work exceeds the allowance the contractor shall any increase in the cost to GHHFC.	

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**REVISED BID FEE SCHEDULE JUNE 2, 2023**

The Respondent shall complete and submit this Fee Schedule. The proposed Fee Schedule shall provide a fixed price for all services associated with each line item of the Renovation of the Charlotte Kimelman Cancer Institute.

PROJECT: Scope of Work for Renovation of the Charlotte Kimelman Cancer Institute					
Item No	Description of Work	Unit	Unit Value	Quantity	Total Cost
<b>DETAILED BID SHEET</b>					
	<b>Facility Size</b>	<b>Sq Ft</b>		<b>23,681</b>	
<b>1.00</b>	<b>General Requirements</b>				
1.01-A	Permitting Costs	*Allowance		1	\$66,662.50
<b>1.01</b>	<b>Infection Control Requirements</b>				
2.01	Temporary Barriers and Seals at Doors	Fixed Cost		1	
2.02	Exhaust Fans, Filters, Pressure Monitors	Fixed Cost		1	
<b>1.02</b>	<b>Temporary Facilities and Controls</b>				
3.01	Temporary Office	Fixed Cost		1	
3.02	Contractor Toilets and Sanitization Facilities	Monthly		12	
3.03	Fall Protection	Fixed Cost		1	
3.04	Storage and Staging Rental as Required	Monthly		12	
3.05	Equipment Rental as Required	Monthly		12	
3.06	Temporary Construction Signage	Allowance		1	\$500.00
<b>1.03</b>	<b>Temporary Environmental Controls</b>				
4.01	Water Proofing at Exterior	Fixed Cost		1	
4.02	Cleaning	Fixed Cost		1	
4.03	Pest Control	Fixed Cost		1	
4.04	Duct protection	Fixed Cost		1	
4.05	Temporary Power/Fans as required	Fixed Cost		1	
4.06	Abatement as required	*Allowance		1	\$20,000.00
<b>2.00</b>	<b>Existing Conditions</b>				
F2010	Building Elements Demolition	SF		2,694	
G1020	Site Demolition and Relocation	-		-	
2A	Disposal On-Island per Local Requirements (Non-Hazardous)	*Allowance		1	\$15,000.00
2B	Disposal On-Island per Local Requirements (Hazardous)	*Allowance		1	\$150,000.00
2C	Disposal Off-Island per Local Requirements (Non-Hazardous)	*Allowance		1	\$20,000.00
2D	Disposal Off-Island per Local Requirements (Hazardous)	*Allowance		1	\$20,000.00
<b>3.00</b>	<b>Concrete</b>				
A1010	Standard Foundations	-		-	
A1030	Slab on Grade	SF		8,089	
B1010	Floor Construction	SF		2,133	
B1020	Roof Construction	SF		5,184	
C2010	Stair Construction	SF		162	
G2040	Site Development	SF		716	
<b>4.00</b>	<b>Masonry</b>				
B2010	Exterior Walls	SF		1,989	
G2040	Site Development	SF		621	
<b>5.00</b>	<b>Metals</b>				
A1010	Standard Foundations	-		-	
B1010	Floor Construction	SF		2125	
B1020	Roof Construction	SF		5181	
B2010	Exterior Walls	-		-	
C1010	Partitions	-		-	
G2040	Site Development	-		-	
<b>6.00</b>	<b>Wood, Plastics, and Composites</b>				
C1010	Partitions	SF		76,003	
<b>7.00</b>	<b>Thermal and Moisture Protection</b>				
C1010	Standard Foundations	SF		54	

Item No	Description of Work	Unit	Unit Value	Quantity	Total Cost
<b>8.00</b>	<b>Openings</b>				
B2020	Exterior Windows	SF		79	
B2021	Repair Any Existing Windows to Remain to Like-New condition	SF			
B2030	Exterior Doors	SF		80	
B2031	Install new Automatic Slider Doors at Main Entry in existing frame	Quantity		1	
C1020	Interior Doors	SF		826	
<b>9.00</b>	<b>Finishings</b>				
B1020	Roof Construction	SF		25,272	
C2020	Stair Finishes	SF		126	
C3010	Wall Finishes	SF		6,975	
C3020	Floor Finishes	SF		26,667	
C3030	Ceiling Finishes	SF		22,428	
<b>12.00</b>	<b>Furnishings</b>				
E2010	Fixed Furnishings	-		-	
E2020	Movable Furnishings- Aquarium	Allowance		-	\$25,000.00
E2030	Code-Required Interior Signage	Quantity			
<b>21.00</b>	<b>Fire Suppression</b>				
D4090	Fire Suppression System	SF		26,665	
<b>22.00</b>	<b>Plumbing</b>				
D010	Plumbing Fixtures	SF		26,665	
D2020	Domestic Water Distribution	SF		26,665	
D2030	Sanitary Waste	SF		26,665	
D2040	Rain Water Drainage	SF		25,272	
<b>23.00</b>	<b>Heating, Ventilation, and Air Conditioning</b>				
D3030	Cooling Generating Systems	SF		26,665	
D3040	Distribution Systems	SF		26,665	
D3060	Controls and Instrumentations	SF		26,665	
D3090	Other HVAC Systems and Equipment	SF		14,288	
<b>26.00</b>	<b>Electrical</b>				
D5010	Electrical Service and Distribution	SF		26,665	
D5020	Lighting and Branch Wiring	SF		26,665	
D5090	Other Electrical Systems	SF		26,665	
<b>27.00</b>	<b>Communications</b>				
D5030	Communications and Security	SF		26,665	
<b>28.00</b>	<b>Electronic Safety and Security</b>				
D5030	Communications and Security	SF		26,665	
D5090	Other Electrical Systems	SF		26,665	
<b>31.00</b>	<b>Earthwork</b>				
A1010	Standard Foundations	SF		5,854	
<b>6.00</b>	<b>Other Costs</b>				
6.01	General Conditions			5%	

Total Initial Cost of Base Bid		_____
Cost of Overhead	15%	_____
Cost of Profit	10%	_____
Cost of Contingency	5%	_____
Grand Total Cost of Project		_____
Licensed Contractor _____		
Licensed Contractor Signature _____		Date _____
<p><b>Note: The undersigned Contractor acknowledges that the quantities included on the Bid Sheet are estimated values. It is the Contractor's responsibility to ascertain that the required materials and quantities are included in the Bid Sheet in the event that there is a discrepancy between what the Contractor estimates is required to complete said project. Any discrepancies in values or material required must be identified at the time of the Pre-Bid meeting. Once the contract is executed, the Contractor will be required to complete the project base on the selected bidder's contractual agreement cost.</b></p>		