



The list below includes questions submitted by potential respondents to the RFP and answers provided by St. Croix Animal Welfare Center:

Questions and Answers Published 10/19/2022

1. Request for Owner to provide a copy of the zoning variance, that allows this use on the site as an RFP amendment

Documentation regarding the zoning variance has been included in Appendix J in the RFP Appendices, Addenda 2. This document is available for download at <https://stcroixawc.org/missioncoakley/>.

2. Request for Owner to provide a copy of any and all existing drawings / as-builts and surveys as an RFP amendment

Any and all existing drawings/as-built surveys currently in possession of the owner have been included in Appendix I in the RFP Appendices. Additional information is also included in Appendix J in the RFP Appendices, Addenda 2. This document is available for download at <https://stcroixawc.org/missioncoakley/>.

3. What is the total expected construction budget (all funding sources combined) that the design scope is anticipated to be based upon?

An accurate construction budget is not currently available. Developing the Cost Estimate for construction is part of the scope of work for the successful A/E firm under this RFP. Bidders are encouraged to develop cost proposals based on the A/E Scope of Work, Project Description, information obtained at the walk-through of the site, and via the additional resources published as appendices to the RFP. If any additional information would be useful, we will be happy to provide it upon request.

**Update: See Question and Answer #6.*

4. It is understood from the site visit that there is surveying to be included in the scope along with some sub-consultant clarifications that were provided; and that all sub-consultants are to be included in RFP response. It was also explained that Owner intends to reach out to previous owner and do some diligence to compile any available as-builts of the building. Can the RFP deadline be extended a minimum of 2-3 weeks to allow for proper engagement of all required sub-consultants as well as offer time to allow Owner to gather and provide all new information available?

The deadline for proposal submission has been extended to Wednesday, November 16, 2022 as detailed in RFP Addenda 1. This document is available for download at <https://stcroixawc.org/missioncoakley/>. We anticipate that the permitted period to submit questions for written clarification will also be extended.

**Note that since publishing the answer above, the proposal submission deadline has been extended to Sunday, November 27, 2022 as detailed in RFP Addenda 3. The deadline was extended to account for the response time for compliance feedback regarding Question #6.*

5. Does the Owner know if a funding specialist will be assigned by ODR to help navigate FEMA approval processes, and field technical inquiries wherever necessary?

We have submitted this inquiry to ODR and have not yet received a response. If one becomes available, we will update all bidders via this question-and-answer document. However, we do not anticipate that a funding specialist will be specifically assigned from the Office of Disaster Recovery (ODR) for this project. However, as a FEMA Public Assistance funded project, technical assistance and guidance is expected to be available to the project from FEMA, VITEMA, and ODR.

Question and Answer Published 11/16/2022

6. The best we can offer in terms of a "fixed fee" design fee proposal would be a fee based on a fixed percentage of construction cost with scope qualifications. The design scope is too conceptual at this point to provide a fixed figure. Will your selection committee consider that fee structure?

We apologize for our delayed response. We have submitted an information request to the Office of Disaster Recovery regarding compliance in reference to the allowable fee structures for bidding and contracting and as of 11/16/2022 are still awaiting feedback. We are committed to being as flexible and reasonable as is permissible under the Code of Federal Regulations regarding procurement and contracting. Addenda 3 to the RFP has extended the submission deadline to allow for compliance feedback regarding this request. Please use a construction cost range of \$1,000,000 - \$2,000,000 for the purpose of preparing your proposal.