



Synergy Construction LLC

October 23, 2023

Mr. Steven Thibou, Sr.
Licensed Contractor
#8000 Nisky Center Ste 21
Charlotte Amalie, St Thomas 00802
Telephone No. 340-344-0560
Synergyconstructionusvi@gmail.com

To Senator Honorable Marvin Blyden

Dear Sir/Ma'am,

My name is Steven Thibou Sr. I am a native son of the soil and the proud owner of Synergy Construction. I reside on the Islands of St Thomas. As a local contractor I would like to thank you in advance for addressing this pressing matter

We are pleased to provide the requested information to support the efforts aimed at advancing the programs of the Virgin Islands Housing Finance Authority (VIHFA) The information provided has been meticulously compiled to reflect the extensive experience gained in our field related to the Virgin Islands Housing Finance Authority.

We hope that the information provided will be of great value in the ongoing efforts to enhance the programs of the Virgin Islands Housing Finance Authority. Please do not hesitate to reach out to us if you require any additional information or clarification.

Thank you for the opportunity to contribute to the success of this important project.

Sincerely,



Steven Thibou
President

Attached
Synergy Construction Information Sheet

Synergy Construction Information Sheet

The following information is provided to depict the experiences of Synergy Construction and other like contractors

- It is important to know if there are any measures in place to help local contractors meet their financial obligations, such as labor costs, material expenses, logistical expenses, and taxes. Although the VIHFA budget for each housing project is \$1,000,000; there have been cases where the contractor has not received the necessary allocated funds despite completing the work.
- ***(Synergy Construction—Mr. Steven Thibou)***
- Timely payment is crucial for contractors to fulfill their obligations. VIHFA failure to pay in a timely manner leads to a chain of issues with serious repercussions. The VIHFA must have provisions that ensure payments are made in a timely manner. This is vital for ensuring that contractors operate smoothly and maintain positive relationships with them. Therefore, it is imperative that payments are made within the agreed timeframe to avoid any negative impacts on business operations the vendors and suppliers. ***(Synergy Construction—Mr. Steven Thibou)***
- The inability of VIHFA to allow approved contractors to undertake projects has had a negative effect. It would have been vital to let contractors work on projects according to their capabilities since this would have led to a documented track record. Contractors with a track record are more likely to acquire Performance Bonding successfully. Unfortunately, the lack of progress in execution of VIHFA projects resulted in lost opportunities, hindering potential progress that could have been made if VIHFA had afforded contractors the opportunities. ***(Synergy Construction—Mr. Steven Thibou)***

Understanding how the Federal Emergency Management Agency (FEMA) calculates the cost of constructing or repairing a residential property for VIHFA is crucial in determining the financial implications of building or repairing a home in the territory. ***(Synergy Construction—Mr. Steven Thibou)***

- Are there any measures in place to ensure that subcontractors are paid on time? There are instances where the prime general contractor is paid, but subcontractors have to rely on good faith to receive payment from the prime contractor. ***(Synergy Construction—Mr. Steven Thibou)***
- The cost of overhead for the VIHFA project is calculated by taking into account several factors, including the cost of workforce, materials, logistics, and taxes. However, contractors are not always provided with funds that are proportionate to the current market value of these factors, leading to an unfair distribution of funds. ***(Synergy Construction—Mr. Steven Thibou)***
- Synergy has been actively working towards improving its performance, even though the opportunities were not provided by VIHFA. Synergy Construction has continued to move forward, and the company's remarkable performance can be attributed to its unwavering commitment to excellence and adherence to high-quality standards. The company is well on its way to becoming a coveted Performance Bonded Contractor. Below are some of the projects that showcase Synergy's expertise and proficiency in the construction industry.

(10 Street Charlotte Amalie facility), St Thomas Steel and Concrete structure 10000 sq ft



Photo #1



Photo #2

- (Masjid Nur) located behind the DOE skill center—8000 plus sq feet- two story facility; steel structure and concrete poured. The facility has a 10-inch-thick pour concrete roof)



Photo #3



Photo #4



Photo #5

- **Residential Homes** Located at Wintberg St Thomas Custom Home 3000 plus sq ft



- U.S. Department of Agriculture (USDA) location at Lillian and Marienhoj; two-bedroom one bath home built for a first-time home buyer



- Several local contractors, including Synergy Construction, invested a significant amount of resources and man-hours to perform a walkaround with VIHFA to complete bid jobs. However, there was minimal communication from VIHFA to the contractors, which led to the contractors bearing the cost of estimating and submitting the bid packages. Despite this, the jobs were not awarded, which caused frustration for the contractors and homeowners as the contractors walked through their dwellings. *(Synergy Construction—Mr. Steven Thibou)*
- The costing method used by VIHFA for their selection and award process is significantly lower than the market value at which contractors complete their work. This creates a problem, compounded by the high cost of building materials and transportation, which unfairly burdens the contractor. *(Synergy Construction—Mr. Steven Thibou)*

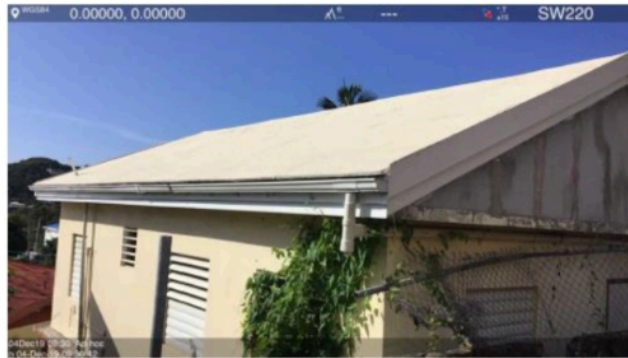
Example Of Costing Below Market Value is reflected



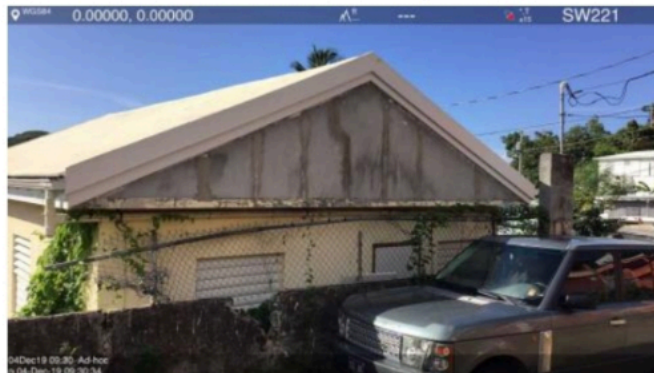
EnVision Tomorrow - St Thomas

EnVision Tomorrow
 3202 Demarara Plaza
 Suite 200
 St. Thomas, VI 00802-6447
 TEL (340) 777-4HFA (4432)
 FAX (340) 775-7913

9 Elevations/Rear Elevation - 65-VI-HRR-00375 - Right Roof



10 Elevations/Rear Elevation - 81-VI-HRR-00375 - Rear 2



Example Of Costing Below Market Value



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VI-HRR-00375-ECR

Roof

Roof

DESCRIPTION	QTY	UNIT PRICE	TOTAL
***** ROOFING *****			
1. Elastomeric roof coating	609.88 SF @	3.13 =	1,908.92
2. Flashing - pipe jack	1.00 EA @	75.40 =	75.40

Elevations

Front Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
3. Exterior - seal or prime then paint with two finish coats	60.00 SF @	1.19 =	71.40
4. Remove 2" x 4" lumber - treated (.667 BF per LF)	60.00 LF @	0.55 =	33.00
5. Electrical - Labor Minimum	1.00 EA @	275.08 =	275.08
Labor hours for an electrician to troubleshoot the electrical on the exterior.			

Left Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
6. Plaster patch / small repair - ready for paint	2.00 EA @	161.70 =	323.40

Rear Elevation

DESCRIPTION	QTY	UNIT PRICE	TOTAL
7. Two coat plaster (no lath)	60.00 SF @	6.72 =	403.20
8. Exterior - seal or prime then paint with two finish coats	60.00 SF @	1.19 =	71.40
9. Prime & paint exterior fascia - wood, 4"- 6" wide	20.00 LF @	1.19 =	23.80

Right Elevation

VI-HRR-00375-ECR

7/24/2020

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If you need more information, don't hesitate to get in touch with Synergy Construction. Our team is always available to assist and answer any questions you may have. We value your interest in our construction services in our territory and we eagerly look forward to the chance to help you