



P.O. Box HM 662, Hamilton, Bermuda HM CX Telephone (441) 295-8623,
Fax (441) 295-2605

TENDER

To Contractors:

The Bermuda Housing Corporation

Russell Eve Building
21, Church Street
Hamilton HM 11

for

Renovation - Finishing works
for turnkey delivery
of
38 Middle Road, Sandys

August 5, 2020

Deadline: September 23, 2020



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SCOPE OF WORKS

Provide Quote to Supply labor and materials to execute works outlined below

Contractor(s) you can contact myself to arrange a time for viewing of The Property during the weekdays to assess the works and property:

1. Project Location: #38 Middle Road, Sandys Parish, Bermuda
2. Owner: BERMUDA HOUSING CORPORATION, Inc.
 P.O. BOX HM 662
 HAMILTON HM CX

Should you have any question do not hesitate to contact me at 278-8460/504-3504 alternatively kanelj@bhc.bm

Thank you,

Kanel Johnson



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SECTION 01010 – SUMMARY of WORK

1.1 GENERAL

- A. The Project - This is a three-bedroom two bath property with studio that needs to be renovated to a livable condition. Priority is to make the three-bed two bath livable and then the studio apartment.
- B. Existing floor plan will be modified. See attached new floor plan.
- C. BHC will be providing all windows, doors, flooring, cabinetry, toilet, tub, sinks and lighting
- D. See below for scope of work:
- Demo of interior walls/ceilings to make way for new layout.
 - Install new windows supplied by BHC
 - Install new doors supplied by BHC
 - New interior layout with Aluminum stud partition walls
 - Tape and mudding of interior partition walls and ceiling as per standard practices
 - Painting ceilings and walls using BHC standard paint scheme – (Paint spec at Pembroke Paint)
 - Update Plumbing (Rough-in and Finishes - standard practice -current code)
 - Update Electrical – (Rough-in and Finishes - standard practice -current code)- including telephone/cable terminations
 - Install vinyl flooring (supplied by BHC) in kitchen, living room, dining room, Bedrooms and closets. Complete with primed (or pvc-white) ¼” round at base of walls based in lieu of base board (include. Transition strip between vinyl and tile)
 - Install closet shelving. Contractor required to collect materials and install
 - Install all interior doors and frames (+ Hardware – including door stops)
 - Install tile to bathrooms.
 - Supply and install vanity mirrors
 - Supply and install Joinery/cabinets with solid surface countertops
 - Paint of exterior of building on completion (BHC to confirm color)
 - Inspect roof structure for termites and any repairs needed

D. Contractor Use of Premises: During construction, the Contractor shall have full responsibility of the work carried out and of the property.

E. Partial Owner Occupancy: The unit is Vacant



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F. Furnished Products:

- The Contractor is responsible for receiving, unloading, and handling Owner-furnished items at the site.

- The Contractor is responsible for protecting items from damage, including exposure to the elements. The Contractor shall repair or replace items damaged as a result of their operations.

Areas that may be "By Other(s)" and to be stipulated by Owner

- a. Plumbing
- b. Electrical
- c. Kitchen Cabinets/vanities

END OF SECTION 01010



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SECTION 01040 - PROJECT COORDINATION

1.1 General

A. This Section specifies requirements for project coordination including:

1. Coordination.
2. Administrative and supervisory personnel.
3. General installation provisions.
4. Cleaning and protection.

B. Coordination: Coordinate activities included in various Sections to assure efficient and orderly installation of each component. Coordinate operations included under different Sections that are dependent on each other for proper installation and operation.

1. Where installation of one component depends on installation of other components before or after its own installation, schedule activities in the sequence required to obtain the best results.
2. Where space is limited, coordinate installation of different components to assure maximum accessibility for maintenance, service and repair.
3. Make provisions to accommodate items scheduled for later installation.

C. Prepare memoranda for distribution to each party involved outlining required coordination procedures. Include required notices, reports, and attendance at meetings.

D. Administrative Procedures: Coordinate scheduling and timing of administrative procedures with other activities to avoid conflicts and ensure orderly progress. Such activities include:

1. Preparation of schedules.
2. Installation and removal of temporary facilities.
3. Delivery and processing of submittals.
4. Progress meetings.
5. Project closeout activities.

E. Staff Names: Within 15 days of Notice to Proceed, submit a list of Contractor's staff assignments, including Superintendent and personnel at the site; identify individuals, their duties and responsibilities, addresses and telephone numbers.

1. Provide copies to the Project Manager of BHC.



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F. Inspection of Conditions: The Installer of each component shall inspect the substrate and conditions under which Work is performed. Do not proceed until unsatisfactory conditions have been corrected.

G. Manufacturer's Instructions: Comply with manufacturer's installation instructions and recommendations, to the extent that they are more stringent than requirements in Contract Documents.

H. Inspect material immediately upon delivery and again prior to installation. Reject damaged and defective items.

I. Provide attachment and connection devices and methods necessary for securing each construction element. Secure each construction element true to line and level. Allow for expansion and building movement.

J. Visual Effects: Provide uniform joint widths in exposed Work. Arrange joints to obtain the best effect. Refer questionable choices to the Architect for decision.

K. Recheck measurements and dimensions, before starting installation.

L. Install each component during weather conditions and project status that will ensure the best results. Isolate each part from incompatible material as necessary to prevent deterioration.

END OF SECTION 01040

SECTION 01095 - REFERENCE STANDARDS AND DEFINITIONS

1.1 GENERAL

A. Definitions: Basic Contract definitions are included in the Conditions of the Contract.

B. Indicated refers to graphic representations, notes, or schedules on the Drawings, paragraphs or Schedules in the Specifications, and similar requirements in the Contract Documents. Terms such as shown, noted, scheduled, and specified are used to help the reader locate the reference. Location is not limited.

C. Approved, when used in conjunction with the Architect's action on submittals, applications, and requests, Engineer is limited to the Architect's duties and responsibilities as stated in the Conditions of the Contract.



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D. Regulations include laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, as well as rules, conventions, and agreements within the construction industry that control performance of the Work.

E. Furnish means supply and deliver to the Project Site, ready for unloading, unpacking, assembly, installation, and similar operations.

F. Install describes operations at the Project Site including unloading, unpacking, assembly, erecting, placing, anchoring, applying, working to dimension, finishing, curing, and protecting, cleaning, and similar operations of keeping site clean of debris.

G. Provide means to furnish and install, complete and ready for the intended use.

H. Installer is the Contractor, or another entity engaged by the Contractor, either as an employee, subcontractor, or contractor of lower tier, to perform a particular construction activity, including installation, erection, application, and similar operations. Installers are required to be experienced in the operations they are engaged to perform.

END OF SECTION 01095

Example of a Finished unit. Note the shelving units in the closet

