



June 28, 2022  
Bermuda Housing Corporation  
Seven Arch Building  
44 Church West Entrance  
Hamilton HM12, Bermuda  
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RE: Addendum #1 Battery Road Lofts and Studio apartments

Dear Contractor,

For this supplement, BHC will provide greater clarity on the works involved in this development.

**1. Site works, including BELCo:**

Contractors shall be responsible for all site works in phase 1, including consultation with BELCo to determine to locate all underground services. The contractor shall provide an itemized allowance within their bid to reflect this coordination and installation. BELCo will be responsible for the location and installation of any required transformer, substation, etc. Hoarding to protect /secure the site between the construction area and the Adjacent Nursery

**2. Backfilling:**

The contractor shall be responsible for all backfilling using Granular materials, topsoil, sand, screenings, and clean fill.

**3. Landscaping:**

Shall be the Contractor's responsibility. The contractor shall establish the sub-grades. The contractor must ensure the grade is sloped for accessibility by wheelchair.

**4. Sidewalks/Pathways:**

Sidewalks/Pathways shall be the responsibility of the contractor—minimum width as per plan but not less than 4'-0" four feet in width.

**5. Interior Door sizes:**

All interior doors width to Bedrooms and Baths shall be 2'-10."

**6. Door Hardware:**

3 Hinged per door and doorstops shall be supplied and installed by the Contractor

**7. Interior door type**

All interior doors to be six-panel solid wood doors supplied by BHC



**8. Water heaters/plumbing:**

A tankless water heater shall be used for all units. We also encourage using **cross-linked polyethylene PEX plumbing installation methods by qualified plumbers.**

**9. Location of the Electrical Panels.**

See Sheet A12 Panel locations and designated by E.P. over a single line. The studio panel is located at the closet wall adjacent to the bed wall. The 2-bedroom electrical panel is located left of the Hallway Closet. A standard size box is sufficient for the size of the unit.

**10. Electrical site lighting**

BHC shall supply solar lighting for the contractor to install. Provide an allowance of \$5,000.00 to carry out this installation

**11. Existing interior walls/ Demo walls.**

Existing walls shall be re-evaluated on the commencement of works. Due to the time the property has sat, we recognize that some walls may need to be replaced. The only interior walls to remain are the walls creating a right side up "L" at the bathroom.

**12. Wall finishes:**

All interior 4" or 6" walls shall be stud partitions. To prevent water penetration, exterior concrete walls shall be sealed to the interior with drylock / dryloc. All concrete/stone walls shall be furred to receive drywall finish over insulation. BHC will supply spray foam to be applied after all electrical rough-ins are installed

**13. Exterior Finish System:**

(Preferred application) Polymer Stucco system – Stucco Plus by Durock – contractors may submit and disclose alternate (equal) applications

**14. Exterior/ Interior Building Colors:**

Interior colors shall be the BHC standard at Pembroke paint when the painting is required.

The Stucco system will determine Exterior Paint colors at the time of application.

If you have any inquiries, please do not hesitate to contact me @ 7470323

Respectfully

A handwritten signature in black ink, appearing to read "Keino Furbert-Jacobs".

Keino Furbert-Jacobs, B.Arch.

Project Manager

cc: **File,**