



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

Fax (441) 295-2605

# **Contract Scope**

Between

The Awarded Contractor

and

## **The Bermuda Housing Corporation**

Seven Arches

44, Church Street

Hamilton HM 12

for

**The Regent House – Interior renovation convert the three-bedroom one bath house to a Four-bedroom, two-bath via the creation of an attic floor with Dormers.**

**1 Redcoat Lane, Town of St. George's**

**1/16/2023**



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## **INVITATION**

**Good day Contractor:**

**The Bermuda Housing corporation invites bids from eligible contractors with experience in rendering the services required to remove the vinyl veneer from the interior of “Pan Bermuda Buildings.”**

**Refer to the scope of work and the accompanying photos.**

**Submit a quote in a sealed envelope and drop it in the tender box at the reception area of the BHC offices by February 14, 2023, or by email to [janaea@bhc.bm](mailto:janaea@bhc.bm)**

## **SCOPE OF WORKS**

- **The contractor shall complete the given works below.**
- **The Contractor shall warranty all works.**
- **The contractor shall report any unforeseen conditions or discrepancies before proceeding with the works.**
- **Anomalies will be assessed and amended for either an increase or a deduction to the contract sum.**
- **The Contractor shall supply all labor**
- **Supply of materials shall be as indicated/itemized below**

**Should you have any questions, do not hesitate to contact me at 747-0323/278-8455, alternatively, [keinof@bhc.bm](mailto:keinof@bhc.bm)**

**To visit the site, contact Janae Armstrong @ [janaea@bhc.bm](mailto:janaea@bhc.bm) or 2958623**

**Thank you**

**Keino Furbert-Jacobs**



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## SECTION 01010 – SUMMARY of WORK (Scope)

### 1.1 GENERAL

#### A. the Project:

- a. The property of 1 Recoat Lane, a 3-bedroom 1-bath, was built using construction methods circa the 1950s. The walls are limestone, and the roof is constructed of 3 x 4 or 3 x 6, or 4 x 6 timbers. Carefully read the plans and all structural requirements to create the loft attic and new floor layout, including the additional bathroom.

**The anticipated duration of the work is twelve weeks (Max 14- weeks).**

- b. These works will require:

- Contractor shall be required to schedule and successfully complete all building inspections
- Prepare all walls as noted in drawings
- Contractor to install New Electrical as per current code requirements. (a **certified contractor required**)
- All electrical can be surfaced mounted within the cavity of drywall fur-out
- install new electrical and data, i.e., lights and fans, including face plates etc.
- Exterior walls shall be insulated. See drawings (BHC to supply insulation)
- Note that exterior walls shall be furred out and finished with drywall. "Sandtex" finish on drywall to simulate plastered walls.
- Replace all windows and align as drawn in plans. (Ensure windows are sealed exterior/caulked interior)
- All vents through the roof are to be capped with elbow
- Contractor to clean the tank at the completion of works
- Contractor to paint interior walls of the unit with BHC standard color - (on file at Pembroke Paint) Satin Finish throughout (except in bathrooms use semi-gloss) – **White linen – 1 coat primer two coats finish**
- Paint Ceilings white – satin smooth finish (for the ease of cleaning height areas and avoiding dust build-up)
- Kitchen countertops, cabinets, and vanities shall be supplied and installed by "others".
- Plumbing connections shall be executed by the Contractor (qualified plumber). And the work must be reviewed by Montoya Lawrence and the Building Plumbing Inspector for approval.
- Recondition patio slab



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- c. The contractor shall install the owner's finishes included but not limited to
  - Install Tile in Bathroom – Floor and walls full height.
  - Install lighting fixtures
  - Install tubs, showers, toilets, sinks, faucets, bathroom accessories, vanity mirrors, etc.
  - Contractor to install vinyl flooring
  - Contractor to install kitchen backsplash
  - Install new Exterior lights
  - New Entry Doors and windows
  
- d. BHC to Supply the following:
  - Tile
  - Paint (only)
  - Vinyl Flooring
  - Windows, Doors, Frames
  - Kitchen Cabinets/Vanities (installed by Others)
  - Faucets, Sinks, Shower manifolds, trims, Toilets
  - Lighting and fans.
  - Door stops
  - Bathroom Accessories, Mirror
  - Countertops (Installed by others)
  - ALL OTHER Items/materials to complete the works not disclosed above shall be supplied and installed by the contractor.

**The site must be kept clear/clean of debris and hazardous materials daily.** This is an active community. The Contractor must ensure to extend curiosity and work acceptable hours. The contractor shall provide use of the lavatory on site, and it must be kept clean and sanitized per Department of Health requirements.

Additionally,

- The contractor shall be responsible for obtaining power from BELCo to perform the work.
- The contractor shall be required to make its own punch list before notifying BHC that the works have been completed.
- All sections of the building permit must be approved/passed by the building inspectors
- The Contractor shall obtain the Certificate of Occupancy before advising BHC that all works are completed
- BHC shall then execute a separate walk-thru inspection and punch list after the Certificate of Occupancy is received.

**Secure the site Daily**



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1. Project Location: #1 Redcoat Lane, Town of St. George's, Bermuda

2. Owner: RBERMUDA HOUSING CORPORATION, Inc.  
P.O. BOX HM 662  
HAMILTON HM CX

B. Contract Documents -None

Areas that are "By Other(s)" and stipulated by Owner

- a. Kitchen Cabinets
- b. Vanity

**D. Contractor Use of Premises:** During construction, the Contractor shall be responsible for the work carried out and for the property.

**E. Owner Occupancy:** The Cottage is Vacant

**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 but not limited to the elements/environment. The Contractor shall repair or replace items damaged during operations/construction

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 in various Sections to ensure the 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 the installation of one component depends on the 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 the 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. Provide Staff Names: Within 15 days of the Notice to Proceed, submit a list of the Contractor's staff assignments, including Superintendent and personnel at the site; identify individuals, their duties, responsibilities, addresses, and telephone numbers.



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1. Provide copies to the Project Manager of BHC.

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 the manufacturer's installation instructions and recommendations to the extent that they are more stringent than the requirements in Contract Documents.

H. Inspect material immediately upon delivery/receipt and again before 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 optimal weather conditions and the project status that will ensure the best results.

M. Isolate any incompatible material as necessary to prevent deterioration/defects.

**N. Contractor shall warranty all work up to 1 year. Any defect and not limited to, plumbing, electrical, leaks, carpentry, painting, etc., shall be the contractor's responsibility to repair/replace within the warranty period.**

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



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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, the Engineer is limited to the Architect's duties and responsibilities as stated in the Conditions of the Contract.

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 work performance.

E. Furnish means supply and delivery 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, protecting, cleaning, and similar operations of keeping the site clean of debris.

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

J. The Installer is the Contractor, or another entity engaged by the Contractor, either as an employee, subcontractor, or contractor of the 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 in performing.

END OF SECTION 01095