



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

## **Complete Renovation and Refurbishment of unit**

**3-bedroom 1-bath**

**At**

**2 Wellington Lane,**

**St. George's**

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## **INVITATION**

**Good day Contractor:**

**You are invited to provide quote on the said works outlined below**

**Submit your quote sealed in an envelope and drop in the tender box at the Reception area of the BHC offices by September 4<sup>th</sup>, 2023 or by email to [shanes@bhc.bm](mailto:shanes@bhc.bm)**

**There is a lockbox on the front door of the unit with the key inside and the code is 02#**

## **SCOPE OF WORKS**

**The contractor shall complete the given works included below. The Contractor shall be liable, and warranty works in accordance with the scope. The contractor shall report any unforeseen conditions or discrepancies before proceeding with works. These anomalies will be assessed and amended for either an increase or a deduction to the contract sum.**

**The labor and supply obligations on the materials required are outlined in the scope.**

**Please refer to attached documents for further details and instructions: -**

- **Drawings**
- **Plumbing Guidelines**

**Should you have any questions, do not hesitate to contact me at 734-9279 / 278-8450 alternatively [shanes@bhc.bm](mailto:shanes@bhc.bm)**

**Thank you**

## SECTION 01010 – SUMMARY of WORK

### 1.1 GENERAL

A. the Project: To complete the renovations to the existing cottage:

- Contractor to demolish existing flat roof (see drawing) and rebuild. Roof to be built in accordance with the 2014 Bermuda Residential Building Code 'Section 10.'
- Contractor to make all the necessary repairs to the existing roof before painting.
- Contractor to prepare existing roof surfaces to be cleaned and coated, including inflatable pineapples to block all piping as needed. Take tops must be protected prior to starting to stop any seepage into the tank. Pressure wash/clean with bleach. Clean roof to receive crack sealant/paint as per manufacturers specifications.
- Contractor to apply two (2) coats of SKB paint/sealer, for all elastomeric system roofs, and/or Useal/Proseal white in color and must be compatible with existing roof finish. When completed, please ensure roof has been washed down prior to unblocking rainwater pipes.
- Contractor to install new ceiling throughout the unit.
- Contractor to install new closets and install bifold closet doors. BHC to supply bifold doors.
- Contractor to remove all interior doors and frames and install new. BHC to supply the interior doors.
- Contractor to remove all exterior doors and frames. BHC to supply exterior PVC doors and frames.
- Contractor to remove and install all new electrical throughout the unit as per current code requirements. See drawing set for reference. This includes all channeling to meet the requirements of the new layout. Electrical **Finishes only** provided by BHC.
- Contractor to remove all windows throughout and replace with new. See drawing set for reference on window location. Standard window size to be 30x50, bathroom window 24x36 and kitchen window (behind sink) 60x50. Please allow for frame for all window sizes. BHC to supply new PVC windows and frames.
- Contractor to install sliding glass door and frame. BHC to supply new PVC sliding door and frame.
- Contractor to remove existing flooring and render new concrete floor throughout. Suspended ground floor slab to be installed under room labelled kitchen (see drawings). Please refer to the 2014 Bermuda Residential Building Code 'Section 8 Floors' with Attention to 'Section 8.3.2 Suspended Ground Floor Slabs'. All concrete construction shall be in accordance with 'Section 13'.
- Contractor to install new vinyl flooring and PVC baseboards throughout (not including bathroom). BHC to supply vinyl flooring.
- All existing plumbing to be removed and replaced with new. Please refer to drawings for

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reference. All plumbing should be in accordance with the BRBC (primarily but not limited to sections 22, 23, 24 and 25.

- Contractor to call Bermuda Housing Corporation for inspections once all the drains and rough ins are completed and when all the supplies are pressure tested. Please note, all supplies must be pressure tested at 80psi for 24 hours.
  - Contractor to prepare bathroom to received tile from floor to ceiling. BHC to supply Tile, mastic and other supplies needed to tile the bathroom.
  - Contractor to install all plumbing finishes. BHC to supply all plumbing finishes which includes, Tub, Toilet, Sinks, Faucets, vanity mirror and bathroom accessories.
  - Contractor to paint interior walls of unit with BHC standard color White Linen - (on file at Pembroke Paint) Satin Finish throughout – 1 coat of primer and 2 coats of top coat.
  - Paint Ceilings of unit white – satin finish
  - Kitchen cabinets shall be supplied and installed by others.
  - Contractor to prepare all exterior walls thoroughly, by approved methods, to receive three (3) coats of paint as per Manufacture’s specifications. All exposed and bare concrete/stone surfaces must receive one (1) coat primer sealer prior to paint application as per Manufacturer’s specifications.
  - Contractor to clean and prepare all exterior surfaces (woodwork, rafter feet, boundary walls and trim) in accordance with the Manufacture’s specifications, to receive three (3) coats of paint as per Manufacturer’s specifications. All exposed and bare wood surfaces must receive one (1) coat primer undercoat prior to paint application as per Manufacturer’s specifications. b. Apply two (2) coats of finish paint as per Manufacturer’s specifications. Woodworks and trim are to Gloss White and/or Bermuda Green to match existing. c. Boundary and property walls outbuildings, pump rooms are to match the house color, with white trim if any.
  - Contractor to pressure wash and clean all porches and walkway areas. Porch floors are to receive two coats of grey non-skid porch paint if already painted. Bare surfaces to remain unpainted.
  - Keep site clear/clean of debris and hazardous materials daily.
  - Unit must be returned cleaned – no paint or splashes thereof the same on windows, screens, doors, etc.
  - Remove all discarded materials from site delay or place discarded items in a construction dumpster. Ensure to place cones around dumpster to warn motorist
  - Secure Site- Daily
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1. Project Location: 2 Wellington Lane, St. George's, Bermuda

2. Owner: RBERMUDA HOUSING CORPORATION, Inc.

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HAMILTON HM CX

B. Contract Documents, -None

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

- a. Kitchen Cabinets
- b. Vanity

**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

**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 during operations/construction

END OF SECTION 01010

## 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.

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.

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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.

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.

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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