



Seven Arches Building (East Entrance)
44 Church Street
Hamilton, HM 12
Bermuda

APPENDIX "A" / ADDENDUM NO. 1

Harmony Terrace North

#109 South Road, Paget Parish, Bermuda

Interior Renovation & Alteration of 16 Studio Units including Covered Porches and Exterior Stairs

TO: ALL BIDDING CONTRACTORS

This Appendix "A" / Addendum No. 1 forms part of the Contract Documents and shall be read in conjunction with the original Invitation to Tender, Drawings, Specifications, and all previously issued documents for the above-captioned project.

All Contractors shall acknowledge receipt of this Addendum and incorporate the following revisions into their lump sum proposals.

REVISIONS ARISING FROM DEMOLITION WORKS

Subsequent to demolition works undertaken under a separate contract, several existing site conditions were discovered which differ from the original tender drawings and assumptions. As such, the following revisions shall apply:

1. EXISTING UPPER FLOOR CEILING CONSTRUCTION

It was discovered that the existing upper floor ceiling construction differs from that indicated on the original tender drawings.

Rather than traditional timber ceiling joists with suspended gypsum board and plaster ceilings, an existing approximately 4-inch reinforced concrete slab was found spanning over the upper floor ring beam areas.

Revised Scope Requirements:

- Existing concrete ceiling/slab construction shall remain in place.
- Contractors shall omit demolition and replacement of the previously indicated ceiling assemblies in these affected areas.
- Contractors shall allow for:
 - localized ceiling repairs,
 - crack treatment,
 - patching,
 - preparation, and
 - re-plastering/re-finishing as necessary to provide a smooth finished surface suitable for painting.

All revised bids shall reflect this omission and revised scope accordingly.

2. REVISED LIGHTING REQUIREMENTS – LOWER FLOOR UNITS

It was further discovered during demolition that an existing approximately 6-inch plenum/drop ceiling space exists within the lower floor units.

As a result of this discovery, the originally proposed wall-mounted sconce lighting is no longer required.

Revised Scope Requirements:

- Omit all wall sconce fixtures previously indicated within sleeping and living areas.
- Contractors shall instead allow for:
 - the installation of one (1) 12-inch LED ceiling-mounted light fixture within each sleeping area, and
 - one (1) 12-inch LED ceiling-mounted light fixture within each living area.

All associated wiring, switching, and installation works shall be included as part of the Contractor's revised proposal.

3. EXISTING WATER TANK / BATHROOM CODE INFRACTION

Demolition investigations also revealed that the existing bathrooms located over the East portion of Harmony Terrace North are presently situated directly above an existing water tank.

This condition does not comply with current Bermuda Residential Building Code requirements.

Revised Scope Requirements:

Please refer to the revised drawings issued with this Addendum illustrating the proposed remedial works required to rectify this condition.

The revised works shall include, but not necessarily be limited to, the following:

- Partial omission/modification of the existing water tank structure;
- Construction of a new utility room directly beneath the proposed bathroom areas;
- Construction of a new access walkway to service the utility room;
- Required excavation works associated with the proposed walkway and utility area;
- Construction of a proposed retaining wall as indicated on the revised drawings;
- Installation of a new approximately 4-inch concrete slab intended to accommodate proposed Mini Split System compressor units.

Contractors shall review all revised drawings carefully and include all labor, materials, excavation, concrete, retaining wall construction, and associated works necessary to complete the revised scope.

RESUBMISSION OF BIDS

In light of the revisions identified within this Appendix “A” / Addendum No. 1, all Contractors are requested to review the revised drawings and amended scope of works and submit revised lump sum proposals accordingly.

All revised bid submissions shall be received no later than **4:00 p.m. on Tuesday, May 19, 2026** at the Bermuda Housing Corporation, Seven Arches Building, 44 Church Street, Hamilton HM 12, Bermuda, or alternatively submitted electronically to the previously identified email address.

GENERAL

All other terms, conditions, specifications, and requirements of the original Tender Documents shall remain unchanged unless specifically modified herein.

E. Blake Lambert

Assistant Project Manager