



Government of Bermuda

Ministry of **Public Works and Environment**

Department of **Public Lands and Building**

Addendum

For

Interior and Exterior Painting, Gibbs Hill Lighthouse

Procurement No.: **0199 - RFP/08/26**

Issued: **Monday August 17, 2026**

Submission Deadline: **Friday September 11, 2026 03:00:00 PM Bermuda Local Time**

Addendum No, **2 – Issued September 4, 2026**

Addendum Type: Responses to Proponent Questions and Additional Information

The following addendum supersedes information contained in the solicitation document issued for this procurement to the extent referenced. This Addendum forms part of the solicitation documents and will be subject to all of the conditions set out in the contract conditions.

QUESTIONS AND REPOSSES

Question 1:	Extent of existing coating removal Please confirm whether the exterior works require complete removal of the existing coating system back to the underlying substrate, or whether sound, tightly adherent existing coating may remain in place following preparation, with removal limited to failed, loose, deteriorated and corroded areas. This has a significant impact on the extent of surface preparation required.
Response 1:	Complete removal of the existing surface coating is not generally required. Failed, loose, and/or coating deterioration, corrosion and rust staining shall be prepared to the requirements of the applicable surface coating product.
Question 2:	Concealed deterioration and structural repairs Where surface preparation exposes previously concealed section loss, defective bolts or fasteners, cracking, deteriorated steel, cast-iron defects or other structural repairs, please confirm whether these works are expected to be included within the contractor's lump-sum tender price or whether they will be instructed and valued as variations, provisional sums or unit-rate work. The General Requirements specifically contemplate steel replacement, welding and specialist cast-iron repairs.
Response 2:	There are some existing visible signs of cracking on the existing cast iron panels and section loss on the aluminium railings. Correction of these deficiencies and other latent defects generally are to be included as an undefined provisional sum of \$50K in the Pricing form under item 3.2: <i>Other</i>.
Question 3:	Measured quantities for interior and ancillary works The RFP provides an approximate exterior lateral surface area of 6,781.26 sq. ft. Please confirm whether measured quantities are available for the interior, stairs, landings, platforms, ceilings, balcony, railings, roof, windows, doors and ancillary structures, or whether proponents are expected to establish and carry the risk of these quantities themselves. If not we will be able to create an estimate ourselves, no issues.

	that the successful respondent would have selected the appropriate surface coating providing a (5) year material warranty.
Question 5:	Existing coating hazards and waste disposal Has the existing coating been tested for lead, chromates or any other hazardous constituents? If testing has been completed, please provide the results. Please also confirm any specific containment, wastewater, removed-coating and debris-disposal requirements that proponents are expected to include within their tender price. The contract requires environmental containment and lawful disposal of waste, so clarification is important for accurately pricing these measures.
Response 5:	Based on available coating records, the existing coating system consists of RUS-KIL Primer Red with Sea Guard White topcoats externally and Semi-Gloss Marine Quality Enamel internally. Material data sheets indicate that these products are lead- and chromate-free. However, no laboratory testing has been performed on the existing coatings, and the Owner makes no representation regarding the presence or absence of lead, chromium, chromates, or other hazardous constituents in the existing coating system. Respondents shall allow for compliance with all applicable environmental, health and safety requirements associated with coating removal and waste disposal.
Question 6:	Commercial terms, mobilisation and programme risk Please confirm the required performance security/bond, retention percentage, delay or liquidated damages, and expected progress-payment arrangements. In particular, can major early project costs such as scaffold mobilisation/erection, imported coating materials and specialist equipment mobilisation be included in the initial progress payment applications? Additionally, given the exposed location and requirement to cease work during unsuitable wind, rain, lightning or coating conditions, please confirm that properly documented adverse-weather delays outside the contractor's control will qualify for an appropriate extension of time.
Response 6	Bonds are not required unless a mobilization payment has been approved in which case a payment bond to the full amount of the approved mobilization will be required. Retention will be applied at 10% and reduced at 5% at substantial completion until final payment. 2.5% will be held during the warranty period. Liquidated damages shall be deducted at the rate of \$312.50 per calendar week where there is a failure to achieve Practical Completion as required by the contract and subject to any approved extensions of time. Liquidated damages will be applied up to a maximum of 1.5% of the Contract Sum.

	To facilitate prompt progress payments all respondents shall provide a forecast of payment requests with their submissions. Under the Government's Financial Instructions, Advance Payments are generally not permitted unless warranted due to exceptional circumstances. Contractors are required to document adverse-weather delays outside their control when applying for an extension of time.
	Additional Information
	The Submission date of Friday, September 11th, 2026; 03:00 PM is extended by three (3) business days to allow proponents to assess the impact these responses may have on submissions. The revised submission date is Wednesday September 16th, 2026 at 03:00 PM.

End of Addenda No:2