



GOVERNMENT OF BERMUDA

Ministry of Public Works
Department of Public Lands and Buildings

EXTERNAL PAINTING SPECIFICATION

GOVERNMENT HOUSE

Between the Owner: Ministry of Public Works
Department of Public Lands and Buildings
2 Aeolia Drive
Devonshire DV05
Bermuda
1441 292 2500

And the Contractor: TBC

For the Project: Government House
11 Langton Hill
Pembroke
HM13

Building #0351

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IMPORTANT NOTES:

Prior to submitting a bid, you must visit the site and satisfy yourself as to the nature, complexity and quantity of the works to be finally performed and the relevant equipment and labour skills, productivity and hours required to complete these works.

These works are to be carried out to the main building and the adjacent ancillary building all as detailed on the location plan.

DIVISION 01. GENERAL REQUIREMENTS

01500 - Temporary Facilities and Controls

This work shall consist of the application of temporary measures throughout the life of the project.

01510 - Temporary Utilities

All connections and extensions required to provide temporary utilities shall be made by the Contractor at the Contractor's expense.

01511 - Temporary Electricity

The contractor is to connect to existing power service without disrupting local service requirements.

01518 - Temporary Water

The contractor is to connect to an existing water source for construction operations.

01523 - Sanitary Facilities

The Contractor will be able to use the existing sanitary facilities, which he shall maintain in a neat and sanitary condition.

01530 - Temporary Construction

The contractor shall provide and maintain for duration of work all required temporary stairs, ladders, ramps, runways and hoists for use of all trades.

01540 - Construction Aides

The contractor to provide all construction aids needed during construction which shall include but not limited to; elevators, hoists, etc.

01542 - Construction Scaffolding and Platforms

The contractor shall provide and maintain for duration of work all required temporary standing scaffolding and 'Independent tied' scaffold or alternative safety harness system.

01550 - Vehicular Access and Parking

Arrange and agree with client parking areas to accommodate construction personnel.

01560 - Temporary Barriers and Enclosures

The contractor shall provide barriers to prevent unauthorized entry into construction areas and to protect existing facilities and adjacent properties from damage from construction operations. Install barricades and covered walkways required by governing authorities for public right of ways.

01600 - Product Requirements (Scope of Work)

All materials shall be installed in strict accordance with the manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the

Manufacturer shall be responsible for the performance of their product. All Items not specifically mentioned that are required to make the work complete and operational shall be included.

Installation and Storage - All materials, supplies and equipment shall be installed per manufacturer's recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful affects.

01700 - Execution Requirements

The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All work not specifically mentioned that is required to make the work complete and operational shall be included.

Codes - Construction shall comply with all applicable building codes. It is the responsibility of the Contractor to insure compliance with said codes and modify the specifications as needed to comply with such codes.

Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with construction.

Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturer's recommendations.

Insurance - Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

01740 - Cleaning

Construction site to be in a clean and orderly condition throughout the construction process. At the conclusion of construction, the project shall be properly cleaned. This should include but not be limited to; cleaning the exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, and remove all waste and surplus materials.

DIVISION 04. MASONRY

04000 – General

Contractor shall provide labour and materials pertaining to masonry work as required and as specified herein, while complying with all applicable building codes.

DIVISION 07. ROOFING

07000 - General

Contractor shall provide labor and materials pertaining to thermal and moisture protection work as specified herein, while complying with all applicable building codes. The contractor is to include for temporarily blocking all rainwater outlets during the works to ensure no contamination of water tanks. The contractor to include for providing wire mesh balloon guards to all rainwater outlets and for replacing **all** insect mesh netting at eaves level

07090 – Repairs to Concrete Flat Roofs

All roof joints and penetrations shall be made watertight using approved methods and materials.

Scrape and cut out all cracks and blisters. Brush off all loose and friable paintwork and ensure that the deck is sound and free from holes, surface de-lamination, splitting, and that all unsupported joints are not flexing. Repair all areas that require attention.

Include allowance for patch repairs to roof comprising removing all loose masonry and vegetation to ensure the surface to be repaired is stable. The edges of the repair must be cut square. Cut out all cracks to a minimum depth of ¼ inch. Brush off all dust using clean water and thereafter apply mortar repair to all defective masonry areas including for reforming joints to match existing profile.

07110 – Repairs to Pitched Roofs

All roof joints and penetrations shall be made watertight using approved methods and materials.

Scrape and cut out all cracks and blisters. Brush off all loose and friable paintwork and ensure that the deck is sound and free from holes, surface de-lamination, splitting, and that all unsupported joints are not flexing. Repair all areas that require attention.

Include allowance for patch repairs to roof comprising removing and repairing all loose masonry and vegetation to ensure the surface to be repaired is stable. The edges of the repair must be cut square. Cut out all cracks to a minimum depth of ¼ inch. Brush off all dust using clean water and thereafter apply mortar repair to all defective masonry areas including for reforming joints to match existing profile.

Include for repairing cracks to masonry around existing rainwater outlets. Leave repairs ready to receive subsequent painting coats.

07920 - Caulking and Sealants

For all paintable surfaces, including **all** exterior windows and doors, allow for removing all existing defective caulking and renewing. Use a Latex based caulk. Color shall match paint.

DIVISION 09. FINISHES

09000 - General

Contractor shall provide labor and materials pertaining to the finishes as required and as specified herein, while complying with all applicable building codes.

All roofs and interior surfaces of metal gutters are to be painted with an approved paint by the Department of Environmental Health Services in respect of potable water

All previously painted external surfaces are to be re-painted with paint type and colour to match the existing.

09910 - Exterior Walls, Chimney Stacks, Balustrading, Ceilings, soffits and Columns

Repairs surface defects (as required by surface conditions)

- a) Patching: Repair surface defects such as spalls, bug-holes, pitting or other voids in the surface by applying an appropriate leveler in one or multiple applications to fill the void until it is flush with the surface. Moist cure the patch when hot or dry weather conditions exist.
- b) Crack Repair : Repair static surface cracks up to 1/16 inch wide (1.6 mm) by centering a 4-6 inch (100-150 mm) wide strip of reinforcing fabric over the length of the crack and fully embedding the fabric in the leveling material. Feather the edges so the build-up in material will not be noticeable.
- c) All nail heads shall be set below the surface and finished smooth.
- d) Mildew: the mildew must be removed and surface treated to inhibit further mildew growth. Exterior walls shall receive a primer coat and two coats of flat or semi-gloss paint.
- e) Efflorescence: Where efflorescence has occurred, wash with a 10% muriatic solution, rinse thoroughly with clean water and allow to thoroughly dry at least one week before painting or sealing.
- f) Thoroughly remove all Efflorescence deposits prior to the repair of all joints with masonry

Paint - All external surfaces are to be painted with a sealing coat (to new or patch repaired plaster) and a minimum two finishing coats of exterior quality Latex paint.

09930 – Elastomeric Coated Roofs

All work is to be inclusive of surface preparation, including the Clorox cleaning and scraping of the existing roofs (by brush) Jet spraying is not permitted.

If mildew is evident, the mildew must be removed and surface treated to inhibit further mildew growth.

Paint - All roof surfaces are to be coated with minimum of two finishing coats of elastomeric paint to match the existing roof scheme. All bare surfaces are to be primed prior to receiving finishing coats.

09940 - Exterior Wood Surfaces

All nail heads shall be set below the surface and finished smooth. If mildew is evident, the mildew must be removed and surface treated to inhibit further mildew growth. When staining, pre-prime with the same product as specified for the final coat. Sand and putty wood surface smooth before finish is applied. Surfaces shall be sanded before each finish layer is applied. Windows and doors are to be painted in the open position and include for painting all exposed edges

Paint – Paint all external wood surfaces including faces, edges and ends. Apply at least one coat of wood primer and two coats of finish paint.

09971 – Metal Rainwater Gutters and Downpipes

Before applying a finish, remove dirt, oil, grease and other loose particles. Wash with solvent. If rusted, wire brush or sand clean.

Paint: Apply at least **three** finish coats of alkyd based oil paint, where metal surfaces are bare apply two coats of alkyd-type enamel primer.

The interior of all metal gutters are to be painted with an approved paint by the Department of Environmental Health Services in respect of potable water

09980 – Provisional Sum

The Contractor is to include in his tender a provisional sum of **\$20,000.00** (Twenty Thousand Dollars) which is only to be expended following instruction by the project officer.

GENERALLY

Notes:

- (i) Prior to submitting a bid, you must visit the site and satisfy yourself as to the nature, complexity associated with completing these works.
- (ii) Paints are to be supplied from one of the below suppliers (or similar approved).

Bermuda Paint Co. Ltd
Brighton Hill
Devonshire DV06
Tel: (441) 236 4662
www.bermudapaint.bm

Island Paints Ltd
10 Well bottom
Warwick WK
Tel: (441) 292 7274
Email: islandpaintsbpa@gmail.com

Pembroke Paint Co. Ltd
Market & Bakery Lanes
West Hamilton HM 09
Tel: (441) 292 8368
Email: paint@northrock.bm

Smooth & Easy Ltd
1 Middle Road
Warwick WK04
Tel: (441) 236-5317
www.smoothneasy.com

- (iii) All materials and labour will be provided by the successful Contractor and shall therefore be included in his price.

On completion of ALL roof painting works the contractor is to provide **a minimum 12 month warranty** on any future defects or leaks, which the contractor will be required to repair at no additional cost to the client.

APPENDIX 1

(LOCATION PLAN ATTACHED)

APPENDIX 2

(PHOTOGRAPHS)



North Elevation



South Elevation



North Flat Roof above Main Entrance



West Flat/Pitched Roof



Flat Roof above Main Hallway



South/West Tower and South Verandah



South/East Conservatory



South/West Conservatory and Verandah



South Verandah and Conservatory



South Verandah French Doors



West Elevation Balcony French Doors



South Verandah



West Elevation



Calcification to Columns to West Elevation



Main Roof East



Main Roof West



Main Roof Junction with Flat Roof



Main Roof Junction with Flat Roof