



GOVERNMENT OF BERMUDA

**Ministry of Public Works
Department of Public Lands and Buildings**

**WINDOW SPECIFICATION
(SUPPLY ONLY)**

Between the Owner: Public Works
Public Lands & Buildings
2 Aeolia Drive Devonshire DV05
Bermuda
441-292-8485

And the Contractor: TBC

For the Project: Government House
11 Langton Hill
Pembroke
HM13

Building #0351

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DIVISION 01. GENERAL REQUIREMENTS

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 supplied 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 effects.

Warranties – Upon completion the following supplier's warranties are to be forwarded to the Owner: 5 Year Coatings Warranty, 5 Year Window Frame Warranty and a 10 Year Glazing Warranty.

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 ensure 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. Skilled tradesmen and mechanics shall complete all work. Installation of all equipment and materials shall be in strict accordance with manufacturer's recommendations.

Insurance - the contractor shall maintain Builders Risk Insurance 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.

DIVISION 08. WINDOWS

08000 - General

Contractor shall provide labour and materials pertaining to the (**supply only**) of Accoya windows as per Appendix 1 (window schedule) and all as specified herein, while complying with all applicable building codes. The contractor is to provide a sample operable window including for all locks, handles, bolts and etc. for approval prior to ordering. **All windows to the towers (above ground and first floor levels) are to include either self-cleaning glass or an easy clean method of operation internally.**

All windows are to be milled locally using Accoya. All adhesives are to be the Sea Hawk Epoxy System or similar approved.

All glazing units are to be manufactured by PPG Industries.

All new windows are to be designed and installed in accordance with LEED best building practice. Windows are to comply with the relevant mandatory and prescriptive provisions of ASHRAE/IESNA standard 90.1-2004.

Each individual sash window unit is to comprise the fenestration of (1 over 1) sashes.

New replacement windows glazing are to include the following:

Design Pressure: +/- 70 psf. Glazing specification to meet the applicable wind loads for a 150mph 3 second gust wind speed, exposure category C or D in accordance with ASCE 7

Frame: Accoya with white exterior frame and white interior and exterior sash paint finish.

Style: Sliding sash and Fixed

Glazing Options: ¼" Solarcool (2) on Solarbronze + ½" Air + ¼" Solarban 60 (3) on Clear Glazing. Obscured glazing to restrooms

Options: brass hardware

Low-E Coating: Solarban 60 (3) Low E Glass

Light to Solar Gain (LSG): 0.90

Gas-Fills: Not applicable

Ratings: U value rating of 0.27 Summer/Daytime and 0.29 Winter/Nighttime

Shading Coefficient: 0.21

Solar Heat Gain Coefficient: 0.18

Total Solar Energy Reflectance: 17.77%

Total Solar Energy Transmittance: 8.99%

Ultraviolet Transmittance: 2%

Visible Transmittance: 17%

Visible Light Reflectance: 14%

Sound Transmission Class (STC): STC rating of 35 is to be achieved.

08750 - Window Hardware

Finish hardware shall include stainless steel: locksets, recessed window pulls and bolts to all operable windows. All hardware is to be from the same supplier and product range and Installed as specified by the manufacturer.

Sliding sash mechanism is to be comprised of “tape/clock” spring coil steel balances mortised into the sashes. (Spiral balances, cords, pulleys and counter weights are **not** acceptable)

09911 - Painting

Windows are to be spray finished. Surfaces shall be sanded before each finish layer is applied.

Paint - Prime wood surfaces including faces, edges with the Klima hybrid waterborne paint system or similar approved. Apply at least one coat of waterborne Impregnator primer and two coats of stain blocker urethane isolator sealer and two top coats of the waterborne top coat.

APPENDIX 1

(Photos)











