



Government of Bermuda

Ministry of Public Works and Environment

Department of Public Lands and Buildings

Addendum

For

**Tulo Valley Greenhouse: Design-Build, Training and Maintenance Contract - 21
Controversy Lane, Pembroke, Bermuda, HM 02**

Procurement No.: **0763-RFP-2026**

Issued: **Tuesday February 03, 2026**

Submission Deadline: **Monday, March 23, 2026**

Addenda No, **2**

Addenda Type: Questions and Responses / Clarification / Supplement

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 Responses to Questions

GENERAL

Question 1:	What types of crop / planting are anticipated and what are their lighting requirements?
Answer 1:	Annual Flowers, Bedding Plants, Shrubs and Perennials. No artificial lighting requirements. These plants need regular day length and UV exposure.

Question 2:	Is there a requirement to have any soilless growth methods?
Answer 2:	Yes, but is not a part of this RFP.

Question 3:	Are there any CO ₂ requirements for crop / plants?
Answer 3:	Not outside normal atmospheric parameters.

Question 4:	Does the greenhouse need to incorporate any pesticide or fertilizer storage?
Answer 4:	Outside of this RFP scope.

MECHANICAL / PLUMBING

Question 5:	What is the ambient temperature requirement in summer and winter?
Answer 5:	Winter – Low of 65 degrees Fahrenheit nighttime temperature. High of 80 degrees Fahrenheit. Summer – Low of 70 degrees Fahrenheit nighttime temperature. High of 85 degrees Fahrenheit.

Question 6:	What are the design criteria for cooling inside the building?
Answer 6:	Fan and Pad system or approved alternate at temperatures provided for question No. 5.

Question 7:	What humidity requirements are there?
Answer 7:	Temperature criteria are priority; there are no specific humidity requirements. They will be addressed outside of this RFP.

Question 8:	If the temperature is low, air conditioning may be required. Possibly ceiling cassettes throughout.
Answer 8:	No air conditioning is required, only the Fan and Pad cooling system as mentioned for question No. 6.

Question 9:	It may be difficult to maintain temperature if using transparent polycarbonate roof. Low E roof may be required. Is this acceptable?
Answer 9	The specification should read PVC Corrugated Clear panels, see attached specifications – addendum No2(a) and (b). Notwithstanding, some retractable roofing systems may require specific panels and proposals of alternate roofing materials are welcomed.

Question 10:	Is there a preference for natural ventilation with an open roof or side panels? Noting that if an open roof is considered it will impact rainwater collection.
Answer 10:	The primary preference is to achieve an energy efficient greenhouse. If solar panels form part of a respondent’s proposal, respondents are asked to provide it as an option. Regarding rainwater water collection, the former roofing system had wing like panels that were able to divert rainwater when open; a similar manual rather than mechanical automated system is required.

Question 11:	Can you confirm the water temperature to maintain in order to service the plants?
Answer 11:	Water temperature requirements are outside the scope of this RFP.

Question 12:	Do you have information on the existing irrigation system such as method of irrigation, number of pipes and type of control?
Answer 12:	After careful consideration, the Government has determined that the irrigation system is outside the scope of this RFP.

Question 13:	What is the onsite water consumption?
Answer 13:	9,800 gals/day

Question 14:	For the RO replacement can you confirm the gallons/minute used on site?
Answer 14:	1,225.00 gals/minute

Question 15:	Is the submersible pump used for the RO water a single pump or does it comprise duty and standby?
Answer 15:	This information may be provided at a later date.

Question 16	How long does the RO tank water usually last?
Answer 16	It is non operable at this time.

Question 17	How many planting beds / tables are required within the greenhouse?
Question 17	(3) tables per section are required. For sizing and spacing layouts, please refer to the actual site or original plans titled addendum No.2(c).

Question 18	What are the base requirements for the RO water?
Answer 18	<p data-bbox="391 296 1430 338">Output requirements – pH level (optimal range – 6.0-8.5 (FAO); low pH <6.0)</p> <div data-bbox="418 363 1356 930"><p data-bbox="451 411 1101 453">1. Salinity (Electrical Conductivity, EC)</p><ul data-bbox="451 474 1263 894" style="list-style-type: none"><li data-bbox="451 474 1263 579">- Impact: High EC reduces water uptake, causing drought stress.<li data-bbox="451 600 719 642">- FAO Guideline:<ul data-bbox="472 663 1206 831" style="list-style-type: none"><li data-bbox="472 663 1138 705">- Low-Risk: EC < 0.7 dS/m (most crops).<li data-bbox="472 726 1206 831">- High-Risk: EC > 3 dS/m (salt-tolerant crops only).<li data-bbox="451 852 1052 894">- Testing Tool: Conductivity meters .</div> <div data-bbox="418 961 1258 1308"><p data-bbox="431 961 646 1003">5. Pathogens</p><ul data-bbox="431 1024 1149 1308" style="list-style-type: none"><li data-bbox="431 1024 638 1066">- Thresholds:<ul data-bbox="451 1087 1149 1245" style="list-style-type: none"><li data-bbox="451 1087 1149 1182">- WHO: < 1,000 CFU/100 mL (thermotolerant coliforms).<li data-bbox="451 1203 1089 1245">- EU: < 100 CFU/100 mL for leafy greens.<li data-bbox="431 1266 1084 1308">- Treatment: UV disinfection, chlorination.</div> <div data-bbox="418 1381 1258 1644"><p data-bbox="431 1381 716 1423">6. Nutrient Levels</p><ul data-bbox="431 1444 1243 1644" style="list-style-type: none"><li data-bbox="431 1444 1081 1539">- Nitrogen (N): < 30 mg/L to prevent over-fertilization.<li data-bbox="431 1560 1243 1644">- Phosphorus (P): < 2 mg/L to avoid algal blooms in runoff.</div>

Question 19	What are the base requirements for the hot water heater?
Answer 19	This is outside the scope of this RFP.
Question 20	When were the variable speed pumps replaced in the pump room?
Answer 20	Approximately August 2025.
Question 21	Where is the dosing area located and what are the water requirements for dosing?
Answer 21	Dosing requirements are outside the scope of this RFP
Question 22	Is there a desire for the use of solar panels?
Answer 22	The Government is open to reviewing solar panel installation as an option.
Question 23	Are there any specific sensor requirements, i.e. temperature, CO ₂ , light or soil moisture?
Answer 23	Outside the scope of this RFP.

Question 24	Could you provide the water salinity levels and total dissolved solids (TDS) measurements?
Answer 24	Will provide in Addendum #3. Date of issue to be determined.

End of Addenda No, [Enter 2]