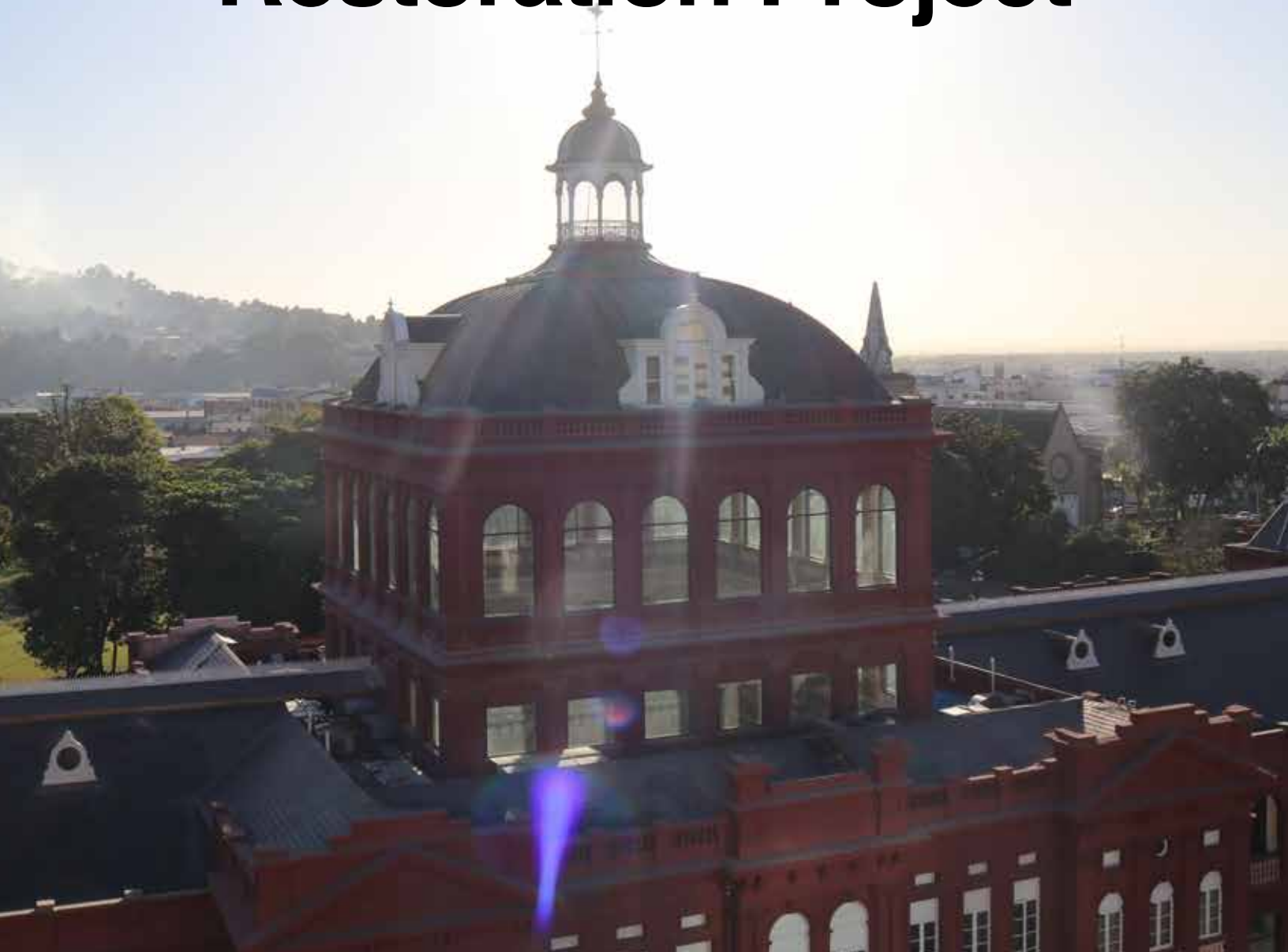


# The Red House Restoration Project





# Our Symbol of Democracy

Constructed in 1844, the Parliament of Trinidad and Tobago opened in the same year that Queen Victoria of England was preparing to celebrate her Diamond Jubilee. The Government of the Republic of Trinidad and Tobago in recognition of that milestone achievement coated the Parliament Building in red paint. Thereafter, it was referred to as the Red House. In 1903, when the Water Riots erupted in Trinidad, the 1844 structure was destroyed. In the period 1904 to 1906, the Red House, as it is known today, was rebuilt.





# Background

1997-2004

- Under the guidance of then Speaker of the House, Hector McClean and the then Attorney General, Ramesh Lawrence Maharaj, the rehabilitation works were originally within the remit of NIPDEC from 1997-2004. During this time, the temporary roof structure for the North Chamber was installed to ensure the continuous sitting of the House.
- The South Chamber at that time was in disrepair and certain parts of the roof and ceiling had collapsed, making that section of the building uninhabitable.



# Background

2004-2011



- In 2004, UDeCOTT assumed responsibility for the Restoration of the Red House Building. In July 2011, the relocation of the Parliament to the Waterfront commenced. This was in order to begin restoration works.

2012

- In August 2012, UDeCOTT constructed the temporary roof over the South Chamber to retard further damages to the structure.

# Procurement

## 2015

- On 11 May 2015, UDeCOTT issued a Request for Proposal, locally and internationally (via newspaper advertisements), for a General Contractor on the Red House Restoration Project. Fifteen entities purchased the tender documents but only three entities bid. These entities were:
  - i. NH International Limited – TT\$653,765,332.78 VAT Inclusive
  - ii. Bouygues Batiment Trinidad and Tobago Construction Company Limited – TT\$776,137,500.00 VAT Inclusive
  - iii. SCG (Caribbean) Group Limited – failed the eligibility requirements
- On review of the submissions, UDeCOTT was instructed by the new administration to not proceed with the bids and to utilise alternative solutions to bring the cost down due to the economic situation at the time.
- In addition, UDeCOTT was directed to not proceed with the Companion building which was estimated to cost TT\$ 303 Million.
- This would have brought the total cost of the project to approximately TT\$ 1 Billion.



# Procurement



## 2016

- On 3 February 2016, UDeCOTT met with the Ministerial Committee, headed by the Honourable Prime Minister who advised UDeCOTT of the following:
  - i. The Red House would be restored as the official seat of the Parliament and include all key facilities required to operate the Parliament. This reconfiguration would relocate services originally envisioned to be located in the companion building to the Red House; and
  - ii. The project was to be retendered, taking into consideration alternative project delivery methods.
- In light of the above, UDeCOTT concluded the procurement process for a General Contractor for the restoration of the Red House.

# Restoration Works Commence

2016

- By letter dated 4 April 2016, the Office of the Prime Minister advised UDeCOTT that Cabinet had agreed that the Office of the Prime Minister take responsibility for the restoration and refurbishment work of the undermentioned historical building:
  - The Red House;
  - The President's House'
  - Whitehall;
  - Stollmeyer's Castle; and
  - Mille Fleurs.
- The Client, the Office of the Prime Minister, via letter dated 11 August 2016 further instructed UDeCOTT to execute the packages by Cost Plus Method pricing.





# Construction Works Package Breakdown

PACKAGE	ELEMENT OF WORK	CONTRACTOR	CONTRACT SUM
#1	Site Work and Demolition	Construction Services and Supplies Ltd	\$2,040,930.40
#2	Structure and Blockwork	Adams Project Management & Construction Ltd	\$32,300,921.23
#3	Seismic Retrofitting	Tohmatsu Technologies Limited	\$37,265,054.01
#4	Internal and External Render	ASAT Innovative Construction Co. Ltd.	\$38,498,100.00
#5	Roofing and Associated Carpentry Works	Construction Services and Supplies Ltd	\$20,114,497.39
#6	Bird Eradication and Termite Treatment	UNICOM Limited	\$998,965.80
#7	Doors and Windows	ASAT Innovative Construction Co. Ltd.	\$51,247,580.00
#8	Metal Works	Yube's Contracting Services Ltd	\$18,884,090.00
#9	Plumbing Installation	Anthony James Plumbing, Maintenance and Construction Services Ltd.	\$7,430,902.95
#10	Air Conditioning Installation	Abel Building Solutions	\$13,943,220.38
#10A	Air Conditioning Installation	All Temp Limited	\$13,091,545.56
#11	Sprinkler Installation	Frank Mouttet Limited	\$4,193,490.40
#12	Lift Installation	RBP Lifts Limited	\$4,501,795.00
#13	Electrical Installation	Lezama Electrical Services Limited	\$60,042,811.03
#14	Floor, Wall and Ceiling Finishes	UNICOM Limited	\$42,434,470.45
#14A	Floor, Wall and Ceiling Finishes	NH International (Caribbean) Ltd.	\$17,173,985.28
#15	External Works	NH International (Caribbean) Ltd./FIDES	\$27,782,802.96
#16	Enabling Works – Scaffolding	Scaffolding Experts Company Ltd	\$3,056,593.75
#17	Temporary Roof Removal	Amcoweld Engineering Services Ltd	\$2,282,296.50
#18	TV Broadcasting Services	Media 21 Limited	\$6,950,000.00
#19	Radio Broadcasting Services	Stega Engineering Limited	\$995,500.00
#20	CCTV, Access Controls, Intrusion Alarms	Telecommunications Services of Trinidad and Tobago	\$8,194,997.68
#21	Furniture Fit-Out	Bewil & Company Limited	\$3,643,713.81
#22	Structured Cabling – Voice & Data	Karik Systems	\$2,264,492.74
	<b>Sub Total</b>		<b>\$419,332,757.33</b>
	<b>Contingency</b>		<b>\$21,667,242.67</b>
	<b>GRAND TOTAL</b>		<b>TTD\$ 441 Million</b>

# Details of Works

## 2017-Present

- Subsequent to the demolition works at the Red House, UDeCOTT proceeded to excavate and construct at basement level in the Red House to create rooms for the Plant and Equipment.
- UDeCOTT surveyed the roof, restored and rebuilt the roof with timber and slate.
- The external render of the building showed significant deterioration and required the loose material to be chipped out and replaced.
- The project included the supply and installation of timber floors, ceiling.
- In addition to the restoration of this historic building, the Red House underwent seismic retrofitting to bring the building to code.
- The upgrades to the restored building include but are not limited to;
  - Total revamp of the MEP services to include Air Conditioning, Lifts, Fire Fighting Abilities, Sprinklers
  - Addition of a fully operable Wireless Security System
  - Improved circulation throughout, inclusive of access for the physically challenged
- Further to the previously mentioned upgrades, two Chambers, one for the Lower House and one for the Upper House (Senate) were created.
- The new seating arrangement in both Houses will now accommodate 60 members per Chamber.



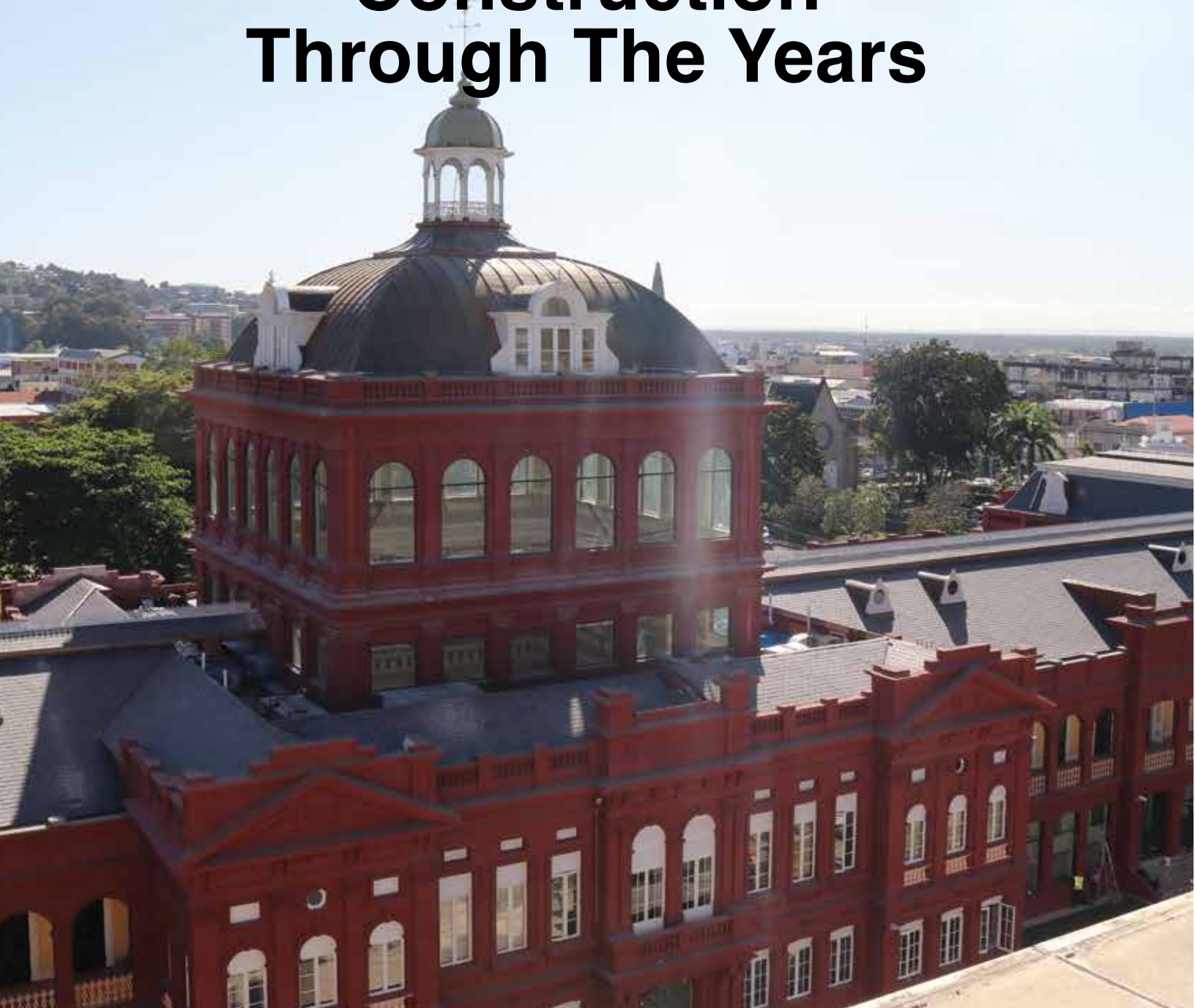
# Employment Statistics

2017-2019



- It is noteworthy that all contractors are local firms, operated and owned by the citizens of the Republic of Trinidad and Tobago.
- The Red House Restoration Project has employed approximately 3,000 persons which include architects, engineers, surveyors, carpenters, plumbers, electricians, masons and non-skilled labour. Approximately TT\$ 185 Million was remunerated in wages, salaries and consultancy fees.
- This project has contributed to the transfer of knowledge with respect to specialised skills such as:
  - Skilled limestone rendering;
  - Restoration of detailed cast iron work; and
  - Restoration of timber.

# Construction Through The Years





# 2012

## North Chamber





# 2012

## South Chamber



# 2016

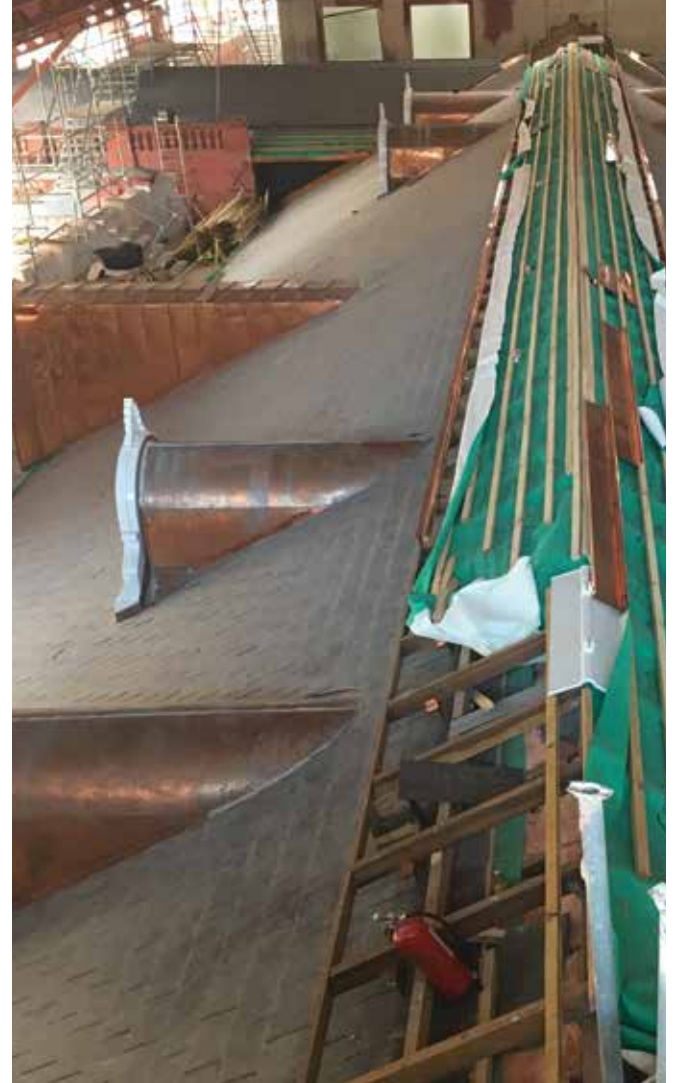
## North Chamber: Asbestos Removal





# 2016-2017

## Roof Repairs and Installation of Slate & Copper





# 2019

## Push Towards Completion



# 2019

## North Chamber





# 2019

## South Chamber



# 2019

## Hallways & Staircases



# 2019

## Work Stations and Offices

