



Ministerial Statement

By

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Minister of Public Works

Report on Ministry of Public Works

20th July 2018

Mr. Speaker, today marks the 1st anniversary since assuming responsibility for the Ministry of Public Works and I wish to provide a snapshot of the work of the Ministry during this period.

The Ministry of Public Works is responsible for maintaining Bermuda's critical assets and infrastructure. In fact, Public Works is the lead agent in delivering the infrastructure requirements upon which so many of the services provided to this Island depend on. Some of the assets and infrastructure that the ministry is responsible for building and maintaining include:

- 617 roads amounting to 225 Kilometers of road surface,
- 751 buildings maintained by Public Lands and Buildings with an insured value of over 1.5 billion dollars,
- 85 public docks and purpose built berths servicing cruise ships, cargo ships and hundreds of private vessels and yachts each year,
- 5 reservoirs with a capacity of 2.5 million gallons of Bermuda's precious and very limited fresh water resource,
- seventy five (75) amenity parks, beaches and school grounds protected under the Bermuda National Parks Act 1986, and
- the Ocean View and Port Royal Golf Courses,

Mr. Speaker, the departments comprising the Ministry of Public Works include:

1. Ministry Headquarters (Finance & Administration)
2. Works and Engineering,
3. Public Lands and Buildings,
4. Land Valuation,
5. Parks
6. Land Title Registration
7. Bermuda Land Development Company,
8. West End Development Corporation,
9. Bermuda Housing Corporation, and
10. Golf Courses

Mr. Speaker, it cannot be overstated how critical this vast and diverse Ministry is to Bermuda and the smooth running of the country. A cursory glance of responsibilities listed above reinforces that fact.

Therefore the maintenance and enhancement of our infrastructure and facilities must remain a priority, because infrastructure development is a vital component in encouraging a country's economic growth. For example infrastructure development will:

- provide the adequate capacity for future growth Bermuda so desperately needs
- enhance visitor experience when they come to Bermuda. And more importantly, it will
- provide a key source of job creation and economic empowerment going forward

Mr. Speaker, the Ministry has been without a Permanent Secretary since March 20th this year and you will well know that Ministers are prohibited from becoming involved in any aspect of this exercise so my only recourse is to plead publicly with those whose responsibility it is to please act soon. This is in no way a criticism of the two senior officers in the Ministry the Chief Surveyor and Chief Engineer who have acted during this period while also juggling their principal responsibilities. The fact remains this vacancy adds to a level of uncertainty amongst all members of staff and stifles long term planning and forward movement.

Mr. Speaker, the overarching objective of the Ministry Headquarters (Finance and Administration) is to provide centralized support to the Departments listed above to ensure delivery of their varied services and operating programs.

Mr. Speaker, the Head Office Administration under the direction of the Permanent Secretary, provides oversight and management support to the entire Ministry of Public Works. It also ensures that the Minister's policy objectives are met and specifically, is responsible for the implementation of the Ministry's Throne Speech Initiatives, yearly Business Plan, management of Safety and Health matters, compliance and numerous special administrative projects.

Works & Engineering

1.0 Human Ressource

Mr. Speaker, at this time last year many critical posts were unfilled thus compromising essential activity during the year. Here are some of the key highlights:

- A new CFO was hired – Mr. Gideon Kigotho. The Ministry was without one for more than 6 months
- 5 new Labourers for trash collection
- Key personnel in the water section
- Principal Structural Engineer – The post was vacant for more than two years
- 3 Labourers in the Highway Section

Mr. Speaker, staff were confirmed in acting positions that were waiting an inordinate amount of time to be appointed. Competent Bermudian people who waited for more than a year to get the job that they should have been in for a long time.

- Remi Subair as Principal Electrical Engineer
- Clarkston Trott as Solid Waste Manager
- Tina Searle, as the Highways Civil Engineer

Mr. Speaker, we also hired staff in key positions, young Bermudian engineers in the Ministry that will be able to learn and take an active role in the ministry in the future. Those young engineers are under a training program from the government that will enable them to develop their skills, full potential and ultimately their professional certification, they are:

- Jamar Dill, Electrical engineer
- Zeeko Johnson , mechanical engineer
- Ricardo Graham Ward, Structural Engineer
- Tabia Butterfield , Civil Engineer
- Allanette Hayward, Civil Engineer

Training

Mr. Speaker, several training courses were held for all employees during the year. Technical courses, new technologies, with the emphasis placed on health and safety. In the Ministry we need to catch up on some important health and safety issues. We trained in the last year, to IOSH standard more than 100 employees. We listened to staff and purchased additional safety gear that we know that our workers will wear.

2.0 Project and realization

Mr. Speaker, in the Electrical Section

- All building projects this year were done in house for the first time in a long time, no electrical work has been subcontracted.
- 15 new Crossing Beacon Lights are to be installed by the end of August and confirmation that all lights on the original 39 crossings are working
- Installation of Harmony Club crossing lights
- Expansion of the LED street light projects
- Research of the electrical requirements for the Artemis Building
- Purchase of a new 3D survey robot. This was brought principally for the Kings Wharf project, however, it is the perfect tool for buildings. A 3D model, AutoCAD file with a precision of 2 mm can be recreated from scratch. New drawings for a building that has no existing drawings can also be created with this tool.

Mr. Speaker, at the beginning of this year the electrical engineering department was staffed by only 2 people for a couple years (the Principal Engineer, Remy Subair and one assistant – Van Dyke Bean). The following engineers have been added to the department beginning April 2018:

- 1) Lance Brown (summer student) - Graduate of Bermuda College with a Certificate in electronics, and electrical wiring. Currently he is attending Plymouth University studying for a BSc Electrical/Electronic Engineering: started in 2016 with an expected end date of 2020. He began the Summer Employment Programme in June last year and returned last month for this summer.
- 2) Cody Simons (summer student) – Mechanical Engineering student who is with us for the first time this year. He is entering his second year at the University of New Brunswick Saint John.
- 3) Jamar Dill (full time electrical engineer) – Bachelors (BEng with Honors) in Electrical Power Engineering from Glasgow Caledonian University in 2015. Jamar also obtained his MSc Maintenance Management at Glasgow Caledonian University, Scotland, UK in 2017.
- 4) Zeeko Johnstone (full time mechanical engineer) - Bachelor of Science: Mechanical Engineering Florida International University, Miami, Florida 2017. Summer intern at BELCO from 2014 through 2016.
- 5) Daniele Bortoli (full time electrical engineer) - Daniele started the Public Works trainee program in 2008. He successfully completed the program and Public Works sent him to complete a secondment at Associated Engineering in Alberta Canada. After his secondment Daniele returned to Public Works in 2013 for 2 years. In 2015 he left the ministry to work for Building Design Partnership Ltd. in Manchester one of the leading design engineering firms in the UK, who recently won the mechanical and electrical engineering contract to modernise the Palace of Westminster (i.e. Houses of Parliament). There Daniele was employed as an electrical design engineer working predominantly on new hospital projects and university campus developments, he returned to the ministry in March this year.

He holds a Master of Science in Sustainable Electrical Building Services Engineering from Manchester University a Bachelor of Engineering (Hons) Electrical and Electronic Engineering from the University of Leicester.

Mr. Speaker, I am sure you will agree these 5 outstanding young Bermudians are a welcome addition to the ministry and serve as a glowing example of the excellence of our young people when they are given some encouragement and support.

- **Mr. Speaker**, new Bridges Longbird and Swing Bridge – Phase 2 has been completed. The project is on schedule. Plans are being finalized for public presentation of the new designs and the launch of a campaign for members of the public to suggest names for the new bridges.
- Kings Wharf deck replacement and refurbishment. Permission just received to sole-source the Slab Precast. Contractors tender should be issued next week. The project is on schedule and is designed to rectify some minor deficiencies as well as upgrade the dock to accommodate the next class of cruise ships.
- The 20,000 sq. ft. Artemis building was purchased to create two 10,000 sq. ft. buildings to be located at the Quarry - One for stores and the other for the Heavy Mechanical Shop. Some areas will be used to store some machinery and extend their life span. Project is on schedule.
- Black Watch pass and Winton Hill, projects are underway to insure safety of the rock face. Scaling new methods have been used to reduce cost and increase efficiency.
- Repaired many demolished walls and Rock Cuts across the island
- A drone was purchased to conduct inspections of all bridges and wharfs - this should in savings of at least 600 hours of engineer's time. It was most recently used to inspect the foreshore by Tobacco Bay and revealed the need for emergency repair works.
- Repaired Devonshire Dock fisherman's platform, Custom Wharf in St Georges,
- Conducted Watford Bridge pile inspection

Highways

- **Mr. Speaker**, high Quality paving work of more than 10 km of Highway.
- Implemented new fees for road side tree cutting of \$1,000 an hour. This has helped tremendously. We will enforce that on all trash truck collection routes especially on private roads.
- Clearing of the "finger" for the Solar Panel project at the at L. F. Wade International Airport
- Foreshore protection at Shelly Bay and Tobacco Bay
- We did around \$500,000 of private paving work including the airport.
- We are currently exploring the sourcing of an asphalt recycle machine that will significantly reduce the cost of private road paving.

Waste Management

- **Mr. Speaker**, implemented one day per week garbage collection. We can see a change in the health of our workers and attitude. Now, there are no staff coming from other sections to do their work in overtime. We are saving close to \$1M annually, and with the new trucks, we can see some of the pride returning.
- New Trucks. This was really neglected by the former administration. It is like giving a plastic hammer to a Carpenter. All evidence was brought forward and we wasted a lot of energy trying to convince intelligent people that you need trucks to pick up trash. Despite the evidence nothing was done or even progressed. With the new trucks, it is a breath of fresh air and hope for the management and the workers.
- Around 50 containers of Asbestos have been shipped to the USA after negotiating an agreement to dispose of them. Regular shipments will continue as budget allows
- Recycling plant has operated all year without incident but at nowhere capacity
- Recycled glass is being used with asphalt paving and exploration of the manufacture roof slates
- Pilot projects to provide trash Bins will be implemented.
- Disposed of more than 200 derelict cars from the Quarry site

Tynes Bay Waste to Energy Facility

- **Mr. Speaker**, we burn trash every day, we are producing electricity every day, we are producing water every day, we are doing regular maintenance every day.
- Opening hours for public drop off have been extended

- The New capital and maintenance project is underway, as we recently hired a project manager to begin the assessment of the facility.

Water

- **Mr. Speaker**, a new storage tank was installed at the water trucker outlet at Tynes Bay providing a more reliable service.
- Installation of remote meters allowing us the ability monitor leaks and fix them.
- Initiated the St. George's water and waste water pilot programme as the template for water and waste water for the whole island.
- Working with Belco to coordinate joint underground pipe laying from Tynes Bay to Grotto Bay – Blue Hole within the next 18 months.
- RO plant refurbishment at Tynes Bay has been completed.
- Refurbishment of main water pipeline on Middle Road, Devonshire
- New Water tank in St George for safety and more reliability
- We brought an underwater drone for water tank inspection

Quarry

- **Mr. Speaker**, the Artemis foundation construction is well underway.
- Despite the new regulations from OPMP staff are doing extra work to procure vehicles and spare parts.
- The mechanics despite challenges with facilities continue to work miracles keeping vehicles in service on a weekly basis.

Mr. Speaker, there is a misconception that a lack of funds hampers the work done by the Department of Public Lands & Buildings and is the reason for the perceived poor condition of some Government properties and poor standard of service by the Department. However, the reality is that year after year PL&B has been given sufficient operational and capital funds and that the root issue is a lack of human resources and strategic planning. It should also be noted that changes in real estate takes time. It takes time to scope, budget, schedule and implement property changes.

With that being said, the Department has implemented many plans to address its shortcomings, all of which will be mentioned in this statement.

Mr. Speaker, the first of these issues being inadequate staffing. The former Government introduced an early retirement package and freeze on hiring. This combined with the slow recruitment process has had consequences for the Department and service levels. The Department has 59 vacant posts of which only 17 are budgeted for.

The hurdles and delays in hiring have a significant effect on the service level provided, the condition of Government buildings as well as morale within the department and Government wide.

The Department has had approval to fill vacant funded posts and recruitment is underway for hiring both BIU and BPSU posts. The process is still long winded but the good news is that they are underway with the recruitment and are about to interview for the Assistant Buildings Manager Post.

Additionally, **Mr. Speaker**, the estates section structure and job descriptions were reviewed and changed to reflect the move towards managing the property assets as the priority rather than the occupiers. In addition, three estates officer posts were changed to building surveyor posts with job descriptions focused on them doing condition surveys and planned preventative maintenance work. A similar exercise is being conducted at the buildings section to bring the job descriptions for the superintendents more in line with modern facilities management.

One of the building surveyor posts has been filled by a Bermudian, Mr. Dalton Burgess, Jr. A minor setback with filling the other post as the recommended candidate (overseas) withdrew his application when he received the offer of the post by the PSC.

Secondly, the Office of Project Management and Procurement and the architects section previously project managed major construction projects including new builds and major refurbishments. Both have decided they will no longer do this work and it has therefore fallen to PL&B to take these projects on without any additional resources and critically without project managers.

There has been progress on planning and managing projects by both the Department's use of software (Concerto) to record and manage projects and through the MPW capital project meetings to collate record and monitor projects at the Ministry level.

Mr. Speaker, the architects section has also recently once again begun taking over the project management of the large capital projects and PL&B has developed a project management team in house (Building Surveyors) to manage and deliver the minor capital work projects. These actions will help with monitoring, reporting and delivering on projects.

As a side bar **Mr. Speaker**, for some inexplicable reason we have inherited a situation where the Chief Architect falls under OPMP while the Architects fall under the Ministry of Public Works. You will readily see that is a recipe for disaster and we are taking the necessary steps within the bureaucracy to fix it.

The department is responsible for the management of the Government estate including the maintenance and repair of buildings.

Most of the properties were built over 50 years ago and do not meet today's modern building code or need for modern technology and expectation of air conditioning by occupiers. They were also built for another purpose and have not been properly repurposed. An example of this is the Prospect depot which was an old military hospital and the facility is not suitable for a modern facilities management operation.

Most Government buildings do not meet current building control and health and safety requirements. As such, when a minor project is required on the property it can lead to the whole property needing to be upgraded to meet current code.

Mr. Speaker, the Department has had success with the adoption of the new Government space standard to provide a modern efficient work environment that makes better use of space. This will in the middle to long term save on maintenance costs, capital costs and rent. It should also improve staff morale, Health and Safety, performance and attendance. The Estates Department is completing the new model office and following any changes based on lessons learned will be the new standard open floor plan layout and finish for Government Offices.

There has been a marked increase in health and safety complaints with capital projects being driven by the health and safety concerns rather than proper estate planning with Cabinet, House of Assembly, Government House, Dellwood, Parks HQ and Marine & Ports are examples of health and safety driven projects.

Some of the Indoor Air Quality issues are a result of building failure (commonly leaks) but some are a result of the occupiers' bad housekeeping habits. To some extent **Mr. Speaker**, I believe we have gone overboard with perceived health & safety concerns and regularly a common sense approach is not employed.

Mr. Speaker, a new process has been agreed with Cabinet Office whereby their health and safety coordinator (H&SC) is investigating health and safety concerns in a more structured process that starts with issues being raised and recorded with the Health and Safety Committees. These issues are forwarded on to H&SC who investigates and contacts the Building section if the issues are building related. A more pragmatic approach has been employed which has reduced the overreaction and interruptions to Government services as well as costs.

This has been an ongoing challenge. Communication by the Department and managing client's expectations is very poor. **Mr. Speaker**, this has been addressed with staff and forms part and parcel of project plans so should improve. It will be an ongoing process but staff realize the importance of proper communication with clients.

Until recently, the lack of an IT system hampered management of the estate and the ability to access reliable and up to date information on which to make informed management decisions.

Mr. Speaker, the major modules of a new IT system have been rolled out and are being used by staff with the Project management, estates management and help desk fully functional. The base data for properties is in the software including both leases in and leases out. The next module to go live will be the planned preventative maintenance module.

A lack of a property asset management plan (PAMP) meant that there was little or no planning but mainly reactive management which is inefficient, expensive and increases the risk of disruption to public services. The PAMP strategy has been reviewed and approved by Cabinet and will continue to be developed and implemented.

Mr. Speaker, specific courses have been built in to forward job plans including the "Corporate real estate and facilities management" on line course (some 200 hours) for estate officers. Staff were encouraged to take the project management professional course to get their professional certification in project management. It is now included in job descriptions as an advantage to have. The Department has also had depot and estates staff trained on mold identification and remediation.

In continuation, a number of estates staff have completed and passed the Corporate Real Estate and Facilities Management course and are looking to take the project management PMP course and exam. All estates and Buildings senior staff recently took the water quality course at the Bermuda College to ensure they have the knowledge to manage and maintain water tanks, roofs and potable water supplies within buildings. The Buildings team also completed the scaffolding erection and supervisory courses and I was pleased to present certificates to the graduates.

Mr. Speaker, it was determined by the department that school condition surveys needed to be conducted to help identify works that need doing together and decisions on the viability and future of the building. Once they are completed the department can then plan, budget and schedule the works.

The school condition surveys were contracted out but there were a number of issues with the bids and concerns raised by the bidders about how to price for unknowns. A test survey is to be completed on one school to iron out the issues and based on the results changes made to the tender and or reporting requirements. In the interim a project is underway to get as built drawings for all schools as well as numbering of rooms for ease of reference on both help desk and reports. Surveys will then be carried out on other key Government buildings.

Mr. Speaker, we learned valuable lessons from the experience of school maintenance last summer and implemented maintenance programmes throughout the school year and properly planned for this summer. The school summer works kicked off immediately after schools closed and are in full swing. All schools have been inspected by both Ministry of Public Works and Ministry of Education facilities management staff with a list of tasks agreed and assigned to various work crews. In addition to these, any issues identified by the Health and Safety Coordinator are being included with the tasks. These works have begun and will be completed over the summer holidays. A number of contracts are being issued to private contractors to complete over the summer including the painting of Dellwood, TN Tatem, Prospect Pre School and Gilbert Institute. Harrington Sound School will be painted as well but by an in-house team.

In respect of the school summer works, it is estimated that an additional \$3 million will be spent on capital works on schools over the summer including contracts to the private sector for painting, floor refinishing and roof replacement.

Mr. Speaker, it is intended that all personnel within the department will be involved in school works. This means that there will be 7 work units with a total of 102 tradesmen working in schools. To date there are 7 summer students assisting with this major project. They are tackling some 1,081 tasks and 26 capital projects. In addition, there are numerous small and large private contractors engaged on this project.

Department of Land Valuation

Mr. Speaker, the Department of Land Valuation is mandated under the Land Valuation and Tax Act 1967 to maintain an up-to-date and accurate **Valuation List** of all properties in Bermuda for land tax purposes, including the five (5) yearly revaluation of those properties. Additionally, the Department provides accurate and timely **valuation advice** to other Government Departments, upon request.

Mr. Speaker, I am pleased to report that the Director of the Land Valuation Department has reported that her Department has wholeheartedly embraced the new Ministry motto and philosophy of “Business as Usual Just Won’t Do!” and are operating on that basis.

Historically, 75% of the Department’s Valuation List case work was generated by Completion Certificates issued by the Planning Department upon the completion of building works. Last summer, the Planning Department notified Land Valuation that a significant number of outstanding historic building permits were to be forwarded. The bulk of these permits relate to building works that have been completed years ago, but the final Completion Certificate has not been issued. Consequently, these property alterations are not reflected in the property’s assessed Annual Rental Value (ARV) and represents lost land tax revenue to Government.

In response to this increased volume of work, the Department revisited the way they conducted their core business and are leveraging technology with the aim of increasing efficiencies in processes and additionally, revenue generation for Government.

Consequently, **Mr. Speaker,** the Department now places less reliance on the Completion Certificates received for case generation and have moved toward generating their own proactive case work as they continue to leverage technology in maintaining the Valuation List in respect of property alterations.

A program of targeted property inspections is undoubtedly a more efficient use of the time and limited resources of the Department. An additional benefit to Government is increased land tax revenue generation as targeted property inspections for building works not signed off by the Planning Department typically result in an increase in the assessed ARV.

Mr. Speaker, the Department has also begun scanning the approximately 35,000 historic survey drawings (1967 – 2007) into its I.T. database, as part of the drive towards a truly “paperless” office. This project, which is nearing completion, will not only create greater efficiencies, but will assist with the Historic Building Permits Project and the program of targeted inspections, whilst maximizing office space and promoting a healthier office environment.

Mr. Speaker, the Department of Land Valuation currently has one summer student, Ms. Andesha Busby, a bursary student who has recently completed the second of her 3 year BSc Real Estate degree program at the University of Reading, England. Ms. Busby will share her 7 week summer internship between Land Valuation and the Estates Department to maximize her learning experience.

Mr. Speaker, the next major project on the horizon for the Department is the 2020 Revaluation. As aforementioned, the Land Valuation and Tax Act 1967 mandates a revaluation of all properties on the Island for land tax purposes every five (5) years.

This, as with all Island wide revaluations, is an extensive project for the Department involving the mass appraisal of 36,000 valuation units and requires all available resources within the Department to complete it. The purpose of the revaluation is to maintain equity in the Valuation List as property values change over time and these changes are not uniform across the market.

Mr. Speaker, the Department will therefore be entering its revaluation life cycle phase next year and rent survey forms will be sent to all property owners in the latter half of 2019. Once the collected rental information has been vetted and analyzed, the 2020 Draft Valuation List will go on deposit on 31st December, 2020 and will come into effect for land tax purposes on 1st January, 2021.

Department of Parks

Mr. Speaker, the Department of Parks mandate, objectives and scope of work is very broad and entails administration, maintenance, development, enforcement, cultural and historic management, and education.

The Department is responsible for the management and maintenance of approximately 2,000 acres of parks, beaches and Government land throughout the island. This includes **seventy-five** (75) parks; **ninety-six** (96) properties; **twenty six** (26) public school grounds; approximately **thirty** (30) kilometres of roadside grass verges stretching across the island; and **six** (6) sports fields under the Ministry of Social Development and Sports.

Mr. Speaker, Private/public partnerships are not uncommon and are a key element in the development of projects and assets within the Department of Parks. To this end the department will continue to collaborate with various industry partners to promote and ensure the success of its objectives. The Department of Parks has recently partnered with entities such as the BTA, Friends of the Railway, the Skills Development Group, the Bermuda Prisons, Court Services, the BIU and BPSU, BELCO and Friends of Hospice, to develop our brand. Partnerships like these allow the team to tackle large projects that would otherwise be extremely challenging to complete in a timely manner.

The members of the Park Service Division perform educational service to the public with their interpretive tours at Fort Scaur, Admiralty House, Ferry Point Park, along the Bermuda Railway Trail, St. David's Lighthouse, Great Head Park in St. David's, Blue Hole Park and Spittal Pond. These tours are popular primarily with schools, summer day camps, and community centers.

Mr. Speaker, after a major review the management section of the department is in a state of restoration. Over the past year, three quarters of the management staff were in acting capacities. A strategy has been developed to remedy this and is being implemented.

Critical vacant posts include those of Director, Senior Superintendent, Superintendent of Horticulture, Superintendent of Botanical Gardens, Superintendent of Maintenance & Development and Curator of Gardens. Many of these posts remain vacant and have been the subject of continuous acting appointments. In spite of our best efforts – little forward movement has occurred and the Department continues to function under much stress and frustration for the staff. Morale is at an all-time low and I implore those in the civil service charged with this responsibility to act with a greater sense of urgency.

Mr. Speaker, the Department of Parks has a significant number of vacant posts that are essential to the smooth operation of the department. At present there are **forty five** (45)

industrial posts vacant in the Maintenance and Enhancement Section, which equates to **twenty seven** percent (27%) of the total number of industrial posts in this section.

The Department administration section is currently housed in temporary accommodation in Global House. The department was relocated after the Parks Office was given notice of unsafe conditions by the Health and Safety Officer in late 2016. Management has been actively collaborating with MoPW- Estates Section on this issue as a priority and a new location has been identified for the department. Plans are underway to progress the relocation of the Department of Parks.

Mr. Speaker, other infrastructure areas requiring attention and improvements include the Botanical Gardens' exhibition house roofs, the greenhouses at Tulo Valley, the maintenance yard, the lifeguard towers, play grounds, shower facilities at Horseshoe Beach and the toilets in the parks.

Fleet – There are multiple challenges with the department's fleet and equipment. Presently there are a number of vehicles that are out of service (some will be repaired and some will be disposed of). An order was placed for additional vehicles. There is a need for the implementation of a better system for ordering new vehicles and spare parts. Greater collaboration and possible amalgamation with the services at the Quarry are being explored.

Mr. Speaker, with numbers down in both manpower and vehicles, the Department is challenged to perform the duties within its remit, including, but not limited to the landscaping requirements of all national parks and other Government owned lands such as: Government House and Camden, Eastern Parks, Western Parks, School Grounds, Tulo Valley, Botanical Gardens and the Railway Trail. Work performed involves hard landscaping, development, renovations, maintenance (mowing, pruning, edging), trash removal, tree surgery and sanitation services.

Botanical Gardens Maintenance Facility

Mr. Speaker, the plan to build this facility was the subject of a number of objections that culminated in a Supreme Court case prior to the change of government last year. A deadline of August 25th, 2017 was set by the Supreme Court to decide on the way forward and a decision was made before that date and communicated to the court that the Government would abandon its plans to build on the site. As a result the matter is now closed.

Land Title Registration

Mr. Speaker, the mission of the Land Title Registry Office is to implement and maintain a stable and effective system of Land Title Registration by securing legal ownership rights and interests in registered land, thereby providing confidence in property dealings by allowing electronic access to current information pertaining to land in Bermuda.

Having said that, The Bermuda Land Title Registry Office was established as an autonomous section within the Ministry of Public Works for the purpose of conducting business arising under the provisions of a Land Title Registration Act and the Land Title Registrar (Recording of documents) Act 2017

Within the context of the proposed objective to develop and maintain an efficient system of Land Title Registration, the primary purpose of the Land Title Registry Office is to establish and maintain a statutory register of rights and interests in land together with a Land Title Registry Index Map that will be defined within the Act.

Mr. Speaker, in continuation, the operational functions of the Land Title Registry Office include:

- The creation and Maintenance of an electronic register of legal estates and interests in land and so providing legal security for owners and other interested persons;

- The registration of mortgages and other secured loans, thereby providing security for lenders;
- The maintenance of a system of registered conveyancing that facilitates the creation, transfer and cancellation of legal interests in land in a way that is reliable, simple and timely;
- The provision of affordable access to land information in order to facilitate the land information needs of Bermuda;
- The maintenance of the Land Title Registry Index Map of all registered titles in order to enable the identification of unique title number references for each registered property and the location and the indicative extent of such properties;
- The establishment and maintenance of a schedule of fees to be paid by those registering transactions and for obtaining information and copies of documents and plans;
- The collaboration in the development of land information systems in Bermuda
- The collaboration in other related government initiatives (e.g. sustainable development, e-Government etc.) as appropriate;
- The provision of advice to the Minister on any matters relating to land and to prepare an Annual Report on the work of the Land Title Registration Office;
- And lastly, to set up a Lands Tribunal.

Mr. Speaker, the main issue facing the Land Title Registry Office is staffing. At present with five staff in post and four consultants who are on six month work permits. With the opening of registration to the public, staff are needed in place. Initially, the office was staffed to take applications in on triggers which were on sale of grant of a mortgage and a grant of a lease over 21 years. All these applications had to come via an attorney who would know what was expected of them, now that the office is taking applications from the public a longer period of time is needed to assist them which does slow the process of processing applications. Also, the current Land Title Registry staff have to carry out the relevant searches that the attorneys would have carried out had they processed the application.

Mr. Speaker, with that said we are starting now with planning for additional staff both to replace the seconded staff and to encourage young Bermudians to explore this career option as part of long term succession planning.

It is envisaged that the office will receive 8-10 compulsory applications a day and 8-10 applications a day from the public which will give, on average a maximum of 20 applications a day thus each land title officer will deal with 3-4 applications a day.

Mr. Speaker, the senior land title officer will train and mentor the land title officers and the trainee, the senior officer, will cover all enquiries not passed on to the land title legal officers. By introducing trainees and junior staff, a succession plan will be created for the department.

Mr. Speaker, all of the current projects being carried out by the department are purely operational. However the department will soon start phase two of scanning and registering of the remaining deeds held by the deeds registry. And now that the legislation allows for voluntary registration, the Land Title Registry Office will work with the banks to manage registering their existing deeds.

Mr. Speaker, as you know the office became operational for voluntary conveyance on July 1st and while there has been a brief pause while awaiting the enactment of the 2018 amendments – I can report that there has been a steady stream of telephone, email and walk in enquiries to the office by a wide cross section of Bermudians interested in registering their properties. As background there are approximately 28,000 parcels of land in the country – a third of which or approximately 9,000 are government owned or public lands which have been entered on the register. Every time there has been a public announcement to highlight this new office – the Registrar reports a spike in email enquiries and correspondence.

Mr. Speaker, you will know that Bermuda lags behind much of the developed world in not having a land title registry and we are extremely proud to finally bring it to fruition. There

have been some reported comments from segments of both the legal and Real Estate fraternity querying certain aspects of the register. All of their concerns can and are being addressed but the bottom line is that the establishment of this office is welcomed by the wider community and the government is resolute that this is proper course of action. Now we also accept that there are going to be some unanticipated issues that will arise – we will face and address them head on.

The Bermuda Land Development Company Limited

Mr. Speaker, The Bermuda Land Development Company Limited (BLDC) was incorporated under the authority of the Base Lands Development Act 1996 on November 12, 1996. The shares of the Company are held in trust by the Minister of Finance and the Minister of Public Works for the benefit of the country.

The general purpose of the Company is to manage and develop the former base lands, to integrate them into the social and economic fabric of Bermuda and to increase employment opportunities for present and future generations of Bermudians. The BLDC's four properties – Daniel's Head, Tudor Hill, Morgan's Point and Southside represent 5% of Bermuda's total land mass.

Mr. Speaker, the broad objective of the BLDC extends beyond that of a typical Real Estate Development Company. In addition to being responsible for the commercial development and management of its properties, it is also responsible for projects that are essentially non-income producing.

When the BLDC assumed responsibility for the former base lands, the majority of the facilities were structurally unsound, in a very poor state of repair, or just not suitable for commercial use.

Mr. Speaker, the BLDC conducts many routine works in order to maintain the sites in which they are responsible for. These works can be categorized into two groups; infrastructure upgrades and building upgrades.

I would like to share with you the following seven infrastructure upgrades that are currently underway:

1. The upgrading of the Reverse Osmosis Plant;
2. The upgrading of the fresh water mains which included replacing cast iron pipes;
3. Structural assessments and repair of the water catchment tank chamber walls of reservoirs 13 & 16;
4. The upgrading of the saltwater mains and fire hydrants;
5. The upgrading of the Telecommunications duct;
6. Various improvements to street lighting;
7. And the improvement and refreshment of street lines, signage and markings.

Mr. Speaker, I would also like to share the following ten building upgrades that are currently underway:

1. The demolition and replacement of fresh water pump station (building 418);
2. The improvement of the Southside Police Station Building 842 Driveway;
3. The replacement of the Roof Sectional Membrane of the National Archives Building 1564;
4. The replacement of the Roof Sectional Membrane of the Government Lab & BAA Building 332;
5. The upgrade of Roof and Windows at the Gymnastics Building 347;
6. The upgrade of Restrooms at the Pizza House Building 106;
7. The upgrade of the Channel House Building 349;
8. The upgrade of the Air-Conditioning system at the Glory Temple Church Building 120;
9. Mould remediation of the Cinema Building 105;

10. And lastly The demolition and asbestos abatement of the Lilyfield Building 347;

Mr. Speaker, BLDC has also completed a number of achievements this year which include the following:

1. The launch of the Ships (Marginal) Wharf Development Cargo Port and Energy Plant RFQs;
2. The completion of 2011-2012 Audit;
3. The upgrade of the Clearwater Beach Restrooms and additional concessionaire;
4. The construction of Turtle Bay Parking Lot;
5. The conversion and renovation of the former Police Barracks Building 633 into dorms for the Tuckers Point Staff;
6. The replacement of water catchment tank roof for Reservoir No.13;
7. Asbestos Containers (30) Repackaging and exporting Phase 1 completed
8. The improvement of Daniels Head for 'Summer Vendors and Long-Term Marketing';
9. The declaring of Tudor Hill Expression of Interest with the next phase being a RFP;
10. The commencement of street lighting improvements on Southside and Westcott Roads;
11. The demolition of the Former Club Azure Building S11;
12. And lastly the asbestos abatement of the Open Door Christian Assembly Church Building 631.

The West End Development Corporation

Mr. Speaker, the West End Development Corporation was established in 1982 by an Act of Parliament with the specific task of developing the Lands which were vested to the Corporation under the Act. As a summary the Corporation's primary focus is to develop the vested lands in cooperation with the Government of the day, hence the specific overall development plan can and does change periodically.

Mr. Speaker, key deliverables identified by WEDCO are as follows:

1. To continue, to sustain and develop the current vested assets without annual Government financial operating contributions;
2. To ensure that the current good fiscal management continues and is reflected in the annual audited statements;
3. To grow the Corporate revenue base through new leases, opportunities and revenue streams;
4. To continue to upgrade the residential housing stock to today's standards in a cost effective manner without displacing any sitting tenant. WEDCO will deliver these units at a fair rate;
5. To upgrade Commercial properties at a rate the demand can sustain.

Mr. Speaker, the new reverse osmosis plant is now on line and has a capacity of approximately 500k usg per day. While this is excellent for ensuring overall water availability there is also the need to balance distribution and selling capacity. WEDCO would like to formalize the supply of Potable water as far as Watford Bridge and should the Ministry of Works Water section wish the potential to supply even further.

Mr. Speaker, WEDCO Solar project is a 2018 Board objective. This goal will be achieved via the completion of a 400 to 600 KW system. The tender process is now completed. The expectation is to start and complete the entire project before the end of the current calendar year. The project is anticipated to be in the \$1.5 to 2 million dollar range. This project will reduce WEDCO's BELCO reliance and has a 6 to 7 year payback period.

WEDCO continues a program of upgrading its existing residential inventory. This on-going commitment is being achieved by either upgrading units as tenants move out or working with tenants to move to another completed unit and then proceed to upgrade the vacated unit.

Mr. Speaker, WEDCO has launched the first short term rental property at the Prince Alfred Terrace Condos and thus far it has been welcomed and successful especially now that Bermuda is in high season.

Mr. Speaker, during the month of August Wedco will be piloting a pedestrian only zone in front of the Clock Tower mall removing regular vehicular access. All through traffic will be routed around the back of the building.

WEDCO will continue to review proposals for the development of several sites including Maria Hill, the Victualing Yard, the Parsonage, Cross Island and The Albert Row units. Long term, economically viable business plans are being sought for the mostly vacant listed sites.

The Bermuda Housing Corporation

Mr. Speaker, to remind the Bermuda Housing Corporation's Mission Statement is to provide accessibility to adequate, affordable housing and promote independent living to enhance the quality of life in Bermuda.

The Corporation has had a very busy year launching new initiatives and programmes under this current Government to fulfil its mandate.

The Corporation completed the purchase of its present location, the former IAS Building, 44 Church Street, Hamilton. A number of tenants occupy space within the building and will remain in place while the Estates Department works to transfer other Government offices to effect a reduction in private sector rents.

Mr. Speaker, The Corporation has established a partnership to allow for the transformation of Grand Atlantic into the Bermudiana Beach Resort Condo Hotel.

101 Jobs 4 101 people

The Corporation successfully launched the following jobs for this initiative:

- Working with the Parks Department to clear Southlands Park and other areas requiring cleanup
- Working with Waste management department to reduce backlog of Island wide trash
- Power washing of Grand Atlantic in preparation for exterior painting of the 9 blocks
- Dead brush clearance at Harmony Club perimeter (due to 3 recent suspicious fires set along the railway trail)
- Cleaning out the old Bishop Spencer School
- Clearing Out of Allenhurst - the Old Police Station Building on Parliament Street
- Removed foliage and debris from a seniors home known as Easter Lily in Hamilton Parish

PROJECT ENHANCEMENTS -:

Mr. Speaker, the Prospect apartments is 42 units at Fort Prospect that primarily house seniors. A new policy has been implemented when a unit becomes available and is placed in the make ready state, specific renovations are being carried out to improve accessibility in the unit by enlarging the kitchen and hallways and installing roll in showers for senior access. The Corporation is currently assessing the feasibility of adding an elevator unit to this 3 story building for seniors' convenience.

The Bermuda Police Service has vacated the Harmony Club property and BHC has commenced a phased approach to convert the complex into affordable units for rent for independent living targeted mainly for our valued seniors. Renovations will include the complete replacement of antiquated plumbing and electrical to bring them up to code. The ground floor units will be made accessible to physically challenged clients.

In addition to the proposed renovations to Harmony Club, the Corporation is currently in the process of designing and modifying existing housing inventory which will result in an increase in Bermuda's affordable housing stock by at least 55 additional units.

Mr. Speaker, BHC has 27 buildings that were constructed using the non-traditional Pan Bermuda building method. This process involved pouring concrete into plastic molds. This building method is severely flawed and has resulted in significant leaking and environmental issues.

The Corporation must remediate all of these units by removing the plastic out of the concrete and re-plastering and rewiring each unit. BHC has put in place a team dedicated to this project consisting of 1 maintenance employee and 4 Hustle Truck workers to complete this project.

Each unit takes 4-6 months to complete. So far 9 of the 27 units have been completed.

Mr. Speaker, the Corporation has created an internal team to help tackle the repairs to several properties that are in a Vacant and Derelict state in a cost efficient manner.

The team is headed by a staff Property Officer and 4 hustle truck workers which will provide the workers with job training opportunities.

Properties currently assigned to this team include:

- 7 Aunt Jinny's Lane St. David's (major works completed)
- 9 Aunt Jinny's Lane St. David's (major works completed)
- 13 Aunt Jinny's Land, St. David's (in process Sept 2018)
- 3 Rock Oven Lane St. David's (in process Sept 2018)
- 116 North Shore, Hamilton Parish(completed
- 5 Ocean View Drive Warwick (March 2019)
- Ripon Cottage, Victoria Road, St. George's (July 2019)

Mr. Speaker, due to significant cracking and leaking issues at the Gulfstream Rooming House the entire building was in need of re-plastering. In addition to re-plastering of the building control joints were added to the building to help minimize any future cracks which are being caused by vibrations from flights arriving and departing at the L. F. Wade International airport. The project is completed on time and on budget.

In June the vacant Police Barracks Building located at 21 Barracks Close St. George's was handed over to the Corporation for rehabilitation and repurposing. An initial assessment reveals overall the infrastructure appears to be in satisfactory condition.

The existing layout lends itself to a potential Housing Complex for single persons– a full assessment will be carried out to confirm that minimal alteration work is required to ready the building for occupancy.

Mr. Speaker, renovation of 5 of the 8 units at Victoria Terrace on Princess Street have been completed, with the remaining 3 to follow. The Corporation is also in the process of conducting extensive renovations to the damaged Chelsea four-apartment complex in St. George's, with an aim to increase the number of units in the building. This work includes a roof replacement and new electrical and plumbing throughout the units.

Home Ownership -

The Home Start programme is a partnership with Clarien Bank and the Corporation that provides clients with 100% financing to purchase certain properties either owned by BHC or Clarien Bank with BHC providing a guarantee for the down payment.

BHC has completed the sale on the first 5 houses under this program with 3 additional units presently under contract and about to close. 8 potential new homeowners are pending dependent on final financing approval.

Mr. Speaker, separately, the sale of three 2 bedroom vacant units at Harbour View Village to Rent Geared to Income or (RGI) clients is also advancing. This year, two other BHC clients have successfully graduated from the Rent Geared to Income programme and purchased their own homes in the open market.

And finally **Mr. Speaker,** the Department of Energy has partnered with the BHC to provide an *Energy Rebate Programme for Seniors and lower income families* - a forward-thinking idea to help reduce the cost of energy bills. BHC units will be the pilot for this service where LED bulbs and hot water heater timers will be installed in identified homes at no cost to them to reduce energy bills and help reduce our carbon footprint.

Golf Courses

Mr. Speaker, the Golf Courses ably led by MP Neville Tyrrell are presently conducting an in-depth analysis of Golf Course operations – so I shall report to this House at the conclusion of that review.

Mr. Speaker, the Ministry has employed 45 students this summer and with your indulgence – I will read their names:

1) Taj Donville Outerbridge	PS / Minister’s Office
2) Sheamar Simmons	Human Resources - HQ
3) Nadir Young	Accounts
4) Niger Young	Accounts
5) Tre Caines	Architects
6) Dimitrius Richardson	Architects
7) Steven ‘Alex’ Doyling	Engineers
8) Storm Gibbons	Parks
9) Nasya Joell	Parks
10)Shakori Trott	Parks
11)Keishon Bean	Prospect Depot
12)Dalin Richardson	Prospect Depot
13)San-Tze Burgess	Prospect Depot
14)Levi M Messon-Sheeheed	Prospect Depot
15)Massiah Bean Brown	Prospect Depot
16)Ashon Hart	Prospect Depot
17)Zahdai Simons	Prospect Depot
18)Joshua Harney	Quarry
19)Kenneth Pusha II	Quarry
20)Makayla Robinson	Quarry
21)Tybrae Robinson	Quarry
22)Aaliyah Roach	Quarry
23)Derrica Saunders	Quarry
24)Aleston Armstrong Jr	Tynes Bay
25)Dequan Crockwell	Tynes Bay
26)Hezekiah Rampersad	Tynes Bay

The following students should be starting with the Ministry shortly- they are:

1) Khayri Woods	Parks
2) Marjani Smith	Parks
3) Ryann Hollis	Parks
4) Zane Bennett	Prospect Depot
5) Jassiem Smith	Tynes Bay
6) Shemar Rawlins	Quarry

There are 13 students at the Ministry Quangos and they are:

BHC:

1) Kinda Bassett	Property Operations Department
2) Troyunde Davis	Finance Department - IT

- | | |
|-----------------------|--------------------------------|
| 3) Izrayel Hobb | Admin |
| 4) Joshua Thompson | Finance Department - recording |
| 5) Kyra Lee VanPutten | Support Services |

BLDC:

- | | |
|---------------------|-------------------------------|
| 1) Tionae Bean | Administration (Front Desk) |
| 2) Kacy Greene | Landscaping |
| 3) Seth Henschke | Facilities & Plant Operations |
| 4) Shalae Johnston | Landscaping |
| 5) Leric Lightbourn | Landscaping |
| 6) Teja Watson | Administration (Accounts) |

WedCo:

- | | |
|-----------------|------------------|
| 1) Tihana Booth | WedCo Ambassador |
| 2) Kenzie Smith | WedCo Ambassador |

Mr. Speaker, I named these 45 students because I want this House and the people of this country to know their names and that the vast majority of young people are doing amazing things but more importantly, **Mr. Speaker,** I want them to know they are special, we are proud of them, we will support them not just in our words but in our actions and that we are unwavering in our support of them and commitment to them.

Finally, **Mr. Speaker,** I would like to publicly thank the awesome people who work in the Ministry of Public Works who I have the honour to serve with – you need no better testament to their work than the mere snapshot I have just delivered of their activities over this last year. I especially want to thank the leadership of the 9 areas of the Ministry:

The former Permanent Secretary, Mr. Francis Richardson,
The Chief Surveyor – Mr. Chris Farrow
The Chief Engineer – Mr. Yves (Bob) Lortie
The Chief Financial Officer – Mr. Gideon Kigotho
The Land Registrar – Mrs. Debbie Reid
The Director of Land Valuation – Mrs. Diane Elliott
The Acting Directors of Parks – Ms. Terry Lynn Thompson & Mr. Stephen Tucker
The CEO of BLDC - Mr. Francis Mussenden
GM of Wedco - Mr. Andrew Dias, and
GM of BHC - Major Barrett Dill

Thank you, **Mr. Speaker.**