



April 30<sup>th</sup>, 2024

To all General Contractors:

**INVITATION TO QUOTE**  
**'Make Ready Renovations'**  
**Apt 5, 16 Ballast Point**

1. Quotations are invited for the attached Scopes of Works for the Bermuda Housing Corporation associated with the above-mentioned project.
2. Bidders are instructed to carefully read and cost all items as listed in the scopes.
3. The above-mentioned unit will remain unlocked and available for entry to view the existing conditions on **Tuesday, April 30<sup>th</sup>, 2024 to Monday, May 6<sup>th</sup>, 2024 between the hours of 11:00 a.m. and 4:00 p.m.**
4. **There is no lockbox code and the unit is open for viewing. Please ensure sliding door is closed when leaving site.**
5. Any questions or queries regarding the Unit &/or the Scope of Works can be addressed during the above allotted time. A BHC representative will be available at this time and can be contacted at **734-9279.**
6. Quotations can either be delivered to the offices of the Bermuda Housing Corporation in an enclosed addressed envelope or emailed to my attention [shanes@bhc.bm](mailto:shanes@bhc.bm):

**Quotations – Make Ready Renovations**  
**Attention: Shane Simmons – Intern Property Officer**

7. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on Tuesday, May 7<sup>th</sup>, 2024.**
8. All quotations must be valid for a one (3) month period.
9. **INDICATE AVAILABLE START DATE AND THE DURATION OF PROJECT.**

Yours Faithfully,

Shane Simmons  
Projects Officer



**SCOPE OF WORKS**  
**‘Make Ready Renovations’**  
**Apt 5, 16 Ballast Point**

Please provide a quotation including all labour and materials unless otherwise noted (BHC supplied) to make the following repairs:

**1. Demolition & Site Preparation**

- Demolition of kitchen cabinets, countertop and backsplash.
- Prepare the kitchen to receive new cabinets and new electrical. This includes channeling and plastering. All exposed pipes are to be put into the wall.
- Floor throughout the unit to be leveled and prepared to receive new vinyl flooring. Especially in the kitchen area.
- Demolition and removal of bedroom closet doors and bathroom door.
- Demolition of entire bathroom.
- Prepare bathroom to install new tub, manifold, vanity, toilet, mirror and light. Current layout to remain. Any exposed pipes to be put into the wall.
- Prepare bathroom to receive floor to ceiling tile.
- Remove and dispose of all windows throughout and prepare for new windows. Including bathroom window. Windows to be replaced with BHC supplied 30x50 windows and 24x36 in the bathroom.
- Sliding glass entry door to be removed and replaced with new 6’ sliding door.
- All electrical fixtures to be removed for new. This includes outside lights relating to this unit.
- All new electrical throughout the unit ensuring it is up to standard with the current Residential Building Code (Section 20.3).
- Prepare all plumbing following the plumbing guidelines below. Please ensure that only qualified plumbers are to carry out plumbing work.

**2. Interior Finishes**

- Prepare walls and ceilings thoroughly, by approved methods, to receive two (2) coats of paint as per Manufacturer’s specifications. All cracks to be hacked and plastered. All curtain rods, nails, fixtures, shelving tracks to be removed, and surfaces to be repaired. All new surfaces must receive one (1) coat primer sealer (gripper) prior to paint application as per Manufacturer’s specifications.

- Apply two (2) finish coats as per Manufacturer's specifications, walls, and ceilings to be Crisp Linen Semi-Gloss, as supplied by Pembroke Paint, with mold retardant additive.
- Install BHC supplied light fixtures throughout.
- Install BHC supplied faceplates to all receptacles and switches throughout.
- Install BHC supplied closet doors in bedroom.
- Install BHC supplied bedroom and bathroom doors.
- Install BHC supplied windows in the kitchen, living room, bedroom and bathroom.
- Install BHC supplied sliding door.

### **3. Kitchen & Bath**

- Install BHC supplied floor and wall tile in the bathroom.
- Install BHC supplied bathtub and shower manifold (including trim. after tile installation).
- Install BHC supplied vanity and basin.
- Install BHC supplied mirror and Hollywood light (above mirror).
- Install BHC supplied Heat/Light/Vent.
- Install BHC supplied toilet.
- Install new electrical outlets in the kitchen including 4-prong 220V stove outlet.
- Install BHC supplied backsplash in the kitchen.
- Kitchen cabinets and countertop to be installed by others.

### **4. Fire & Safety**

- Install 5lb fire extinguisher in the kitchen.
- Install BHC supplied smoke detectors.

## **BHC Plumbing guidelines**

### **Kitchen**

- No kitchen sinks are to be reused if the mounting brackets are corroded.
- No single hole faucet installations.
- No under-mount Kitchen sinks are to be used.
- Kitchen sink faucets are to be purchased from plumbing hardware stores only, with the exception of Country cabinets. Masters, Gorhams, and SAL are not included.
- Only chrome P-traps are to be used.
- All plumbing pipes on the face of the wall when replacing kitchen cabinets are to be chopped into the wall to avoid cabinets being cut.

### **Bathroom**

- Bathtub manifolds are to be replaced with a Kohler single lever manifold only. (when need)
- NO, galvanize fitting are to be used on bathtub manifold replacements.
- If the bathroom vanity is to be replaced all surface-mounted pipes are to be put into the wall.
- No S-traps are to be used.
- Only chrome P-traps are to be used.
- Bathroom basin faucets are to be purchased from plumbing hardware stores only, with the exception of Country cabinets. Masters, Gorhams, and SAL are not included.

### **Water heaters**

- Water heaters are to be installed in accessible areas only and should be free of any obstruction for future removal.
- All water heaters are to be installed with the front panel accessible and facing forward.
- All relief valves are to be installed facing backward.
- Any 40-gallon water heater that has to be replaced is to be replaced with a 30 gallon. (this is typical at Perimeter Lane)

### **General**

- Units that have their own water tank and pump the pressure tanks are to be regulated.
- All flushing water mains in the units at Perimeter lane are to be repiped so that it's calculated through the water meter.
- **Only plumbers are to carry out plumbing works.**