



April 28, 2025

To all General Contractors:

**INVITATION TO QUOTE**  
**'Make Ready Renovations'**  
**Apt 13, 13 Anchorage Road, St. Georges, GE 03**  
**Site #1007013**

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 **Monday, April 28<sup>th</sup> 2025 to Friday, May 9<sup>th</sup>, 2025.**
4. **Lockbox code to access the unit is 1313**
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 [tenders@bhc.bm](mailto:tenders@bhc.bm):

**Quotations – Make Ready Renovations**  
**Attention: Shane Simmons – Projects Officer**

7. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on Monday, May 12<sup>th</sup>, 2025.**
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



Bermuda Housing Corporation  
P.O. Box HM 662, Hamilton, HM CX Bermuda  
Telephone (441) 295-8623, Fax (441) 295-2605

**SCOPE OF WORKS**  
**‘Make Ready Renovations’**  
**Apt 13, 13 Anchorage Road, St. Georges, GE 03**  
**Site #1007013**

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

**1. Demolition & Site Preparation**

- Remove PVC entry door and prepare for new.
- Prepare bathroom walls to receive new wall tiles (floor to ceiling tile). New bathtub and new manifold already installed. Current layout to remain. **DO NOT REMOVE FLOOR TILE.**
- 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.
- Prepare interior doors and frames to receive two (2) coats of white wood paint.
- Service electrical throughout the unit ensuring it is up to date with the current Residential Building Code (Section 20.3). Where it is not up to the code, the contractor is required to bring it up to code.
- Prepare all plumbing following the plumbing guidelines below. Please ensure that only qualified plumbers are to carry out plumbing work.
- Remove all interior fans and light fixtures.
- Kitchen cabinets to be cleaned and repaired where necessary, ensuring that all the doors open and close properly without overlapping. Rusted hinges to be replaced.
- Kitchen sink base to be removed and replaced with PVC board.

**2. Interior Finishes**

- 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 ceilings fans throughout.
- Install BHC supplied light fixtures throughout.

- Install BHC supplied faceplates to all receptacles and switches throughout.
- Install BHC supplied closet doors in bedroom 1.
- Install BHC supplied PVC entry door.
- All windows need to be serviced and repaired where applicable. Ensuring all windows slide up and down without restriction, have screens and the security stops are in working order. If window is not able to be repaired, please include this in quote and reference which window.

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

- Install BHC supplied wall tile in the bathroom.
- Install BHC supplied faceplates, shower head etc. after tile installation.
- Install BHC supplied vanity and basin.
- Install BHC supplied mirror and light (above mirror).
- Install BHC supplied Heat/Light/Vent.
- Install BHC supplied toilet.

### **4. Exterior**

- Exterior porch lights to be changed for new.
- Remove doorbell button.
- Repair exterior PVC railing that is falling over.

### **5. Fire & Safety**

- Install BHC supplied smoke detectors.
- Do not remove 5lb fire extinguisher in the kitchen.

## **BHC Plumbing guidelines**

(June 2020)

### **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.**