



October 9, 2025

To all General Contractors:

INVITATION TO QUOTE
'Make Ready Renovations'
Apt 11, 11 Orange Hole Road

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 **Thursday, October 9th, 2025, to Monday, October 13th, 2025, between the hours of 11:00 a.m. and 4:00 p.m.**
4. **Lockbox code to access the unit is 1144**
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:

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, October 13th 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



SCOPE OF WORKS
‘Make Ready Renovations’
Apt 11, 11 Orange Hole Road

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 and countertop.
- Removal of all interior doors, including closet doors.
- Removal of six (9) aluminum 30x50 windows and one (1) 24x36 window.
- Following the kitchen plan (to go back as existing) prepare the kitchen to receive new cabinets and new electrical. Kitchen to be supplied. Contractor to install.
- Prepare bathroom to install new, vanity, toilet, mirror and light. Current layout to remain. **Tub and new manifold will be already installed by BHC.**
- Prepare the bathroom to receive new tiles throughout. Floor tile and floor to ceiling wall tile.
- Removal of light fixtures in the bedrooms and replace with ceiling fans.
- Remove all light fixtures for new. Including exterior lights on the steps.
- Service electrical throughout the unit ensuring it is up to date 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.
- Please ensure that the water heater has a switch or disconnect box to easily turn it on and off to avoid tenants from having to pull the plug out.

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 ceilings fans throughout.

- Install BHC supplied light fixtures throughout.
- Install BHC supplied faceplates to all receptacles and switches throughout.
- Install BHC supplied closet doors.
- Install BHC supplied bedroom and bathroom doors.
- Install BHC supplied windows.

3. Kitchen & Bath

- Install BHC supplied floor and wall tile in the bathroom. Floor to ceiling tile.
- 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.
- Install BHC supplied backsplash in the kitchen.

4. Exterior

- Exterior will need to be painted when windows are replaced.
- Paint landing outside front door. Grey non skid porch paint.
- Install new exterior lights.

5. Fire & Safety

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

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.**