



January 7, 2026

To all General Contractors:

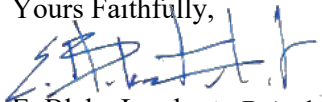
INVITATION TO QUOTE
‘INTERIOR DEMOLITION, DISCOVERY & PREPARATION’
BHC – Harmony Terrace North – Units 63-78 (16 Units)
#109 South Road, Paget, PG-03

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. Any questions or queries regarding the Unit &/or the Scope of Works can be addressed during the above allotted time or by telephone call. A BHC representative will be available at this time and can be contacted at **705-1415**.
4. Quotations can either be delivered to the offices of the Bermuda Housing Corporation in an enclosed addressed envelope or emailed to my attention blakel@bhc.bm and tenders@bhc.bm:

Quotations
Attention: Blake Lambert – Project Department

5. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on Friday, January 16, 2026**.
6. All quotations must be valid for a one (1) month period.
7. **INDICATE AVAILABLE START DATE AND THE DURATION OF PROJECT.**

Yours Faithfully,


E. Blake Lambert B.Arch
Project Manager



SCOPE OF WORKS
‘INTERIOR DEMOLITION, DISCOVERY & PREPARATION’
BHC – Harmony Terrace North – Units 63-78 (16 Units)
#109 South Road, Paget, PG-03

Please provide quotation for the following works including all labor:

1. General Description of Works

The Contractor shall carry out the complete internal demolition and strip-out of sixteen (16) studio units, preparing the units for subsequent refurbishment works. The Works shall include the careful removal of finishes, fixtures, and fittings, while protecting the existing structure and all items identified to remain.

Tender Submission Requirements

The Contractor shall submit:

- A fixed-price stipulated sum quotation covering the full scope of the Works described herein, inclusive of all labour, plant, equipment, supervision, waste disposal, and associated costs.
- A proposed programme duration stating the total number of calendar days required to complete the Works from commencement to practical completion.
- Confirmation of any assumptions, exclusions, or constraints affecting the proposed price or programme.

2. Pre-Demolition Requirements

- Carry out a site inspection to verify existing conditions prior to commencement.
- Confirm and clearly identify all elements to be removed and all elements to remain.
- Submit a detailed Method Statement, Risk Assessment, and Health & Safety Plan prior to commencement.
- Coordinate sequencing and access with the BHC Assistant Project Manager.

3. Services Isolation and Making Safe

- Isolate, disconnect, and make safe all services serving each studio unit, including:

- Electrical power and lighting circuits
 - Water supply and drainage
 - Mechanical services and ventilation
 - Data and telecommunications
 - Cap, blank off, and label all redundant services in accordance with applicable codes.
 - No demolition works shall commence until service isolations are confirmed.
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4. ITEMS TO REMAIN (BY DIRECTION OF BHC ASSISTANT PROJECT MANAGER)

The following items shall remain in place throughout the duration of the Works unless otherwise instructed in writing by the BHC Assistant Project Manager:

- Non-structural internal walls and partitions
- Closet enclosures, including wall framing and structure
 - *Closet shelving, rails, doors, and associated ironmongery shall be removed*
- Windows and window frames
- Unit entry doors and frames

The Contractor shall provide adequate protection to all items identified to remain and shall make good, at no additional cost, any damage caused as a result of the Works.

5. Internal Demolition and Strip-Out

The Contractor shall remove and dispose of, but not be limited to, the following items, excluding those identified in Section 4:

5.1 Fixtures and Fittings

- Kitchen cabinets, countertops, and appliances
- Bathroom fixtures including toilets, basins, tubs, vanities, mirrors, and accessories
- Built-in joinery not forming part of closet enclosures

5.2 Finishes

- Floor finishes including tiles, vinyl, carpet, timber, and associated underlays

- Wall finishes including tiles, wall linings, and plasterboard as required
- Ceilings including suspended ceilings, bulkheads, and ceiling finishes

5.3 Partitions and Openings

- Removal of internal doors, frames, architraves, and ironmongery, excluding unit entry doors
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6. Mechanical, Electrical & Plumbing Removals

- Removal of redundant electrical fittings, outlets, switches, and wiring back to the nearest safe termination point.
 - Removal of redundant plumbing fixtures and associated pipework within the units.
 - Removal of mechanical grilles, ductwork, extract fans, and associated components within the units.
 - Temporary fire-stopping and weatherproofing where services penetrate slabs or walls.
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7. Structural Protection and Limitations

- No structural elements, including slabs, beams, columns, or load-bearing walls, shall be removed or altered.
 - Structural elements, party walls, adjacent units, common areas, and façades shall be protected at all times.
 - Any unforeseen structural condition shall be reported immediately to the BHC Assistant Project Manager.
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8. Waste Management and Disposal

- Remove demolition debris progressively to maintain a safe and orderly site.
 - Segregate waste materials where practicable.
 - Transport and dispose of all waste at approved disposal facilities.
 - No accumulation of debris shall be permitted within units or common areas.
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9. Making Safe and Temporary Works

- Make safe all exposed edges, penetrations, and service openings.
 - Temporarily seal or protect slab and wall penetrations as required for safety.
 - Leave all units in a clean, sound, and stable condition suitable for follow-on works.
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10. Cleaning and Completion

- Maintain cleanliness throughout the Works.
 - Upon completion, provide a final sweep-clean of all units and affected common areas.
 - Remove all tools, debris, temporary protections, and equipment from site.
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HEALTH, SAFETY & ENVIRONMENTAL REQUIREMENTS

11. General Safety Compliance

The Contractor shall comply with all applicable occupational health and safety legislation, construction safety regulations, and all site-specific safety requirements issued by the BHC. A competent site supervisor shall be appointed and shall be responsible for health and safety compliance throughout the Works. Regular safety briefings shall be conducted.

12. Personal Protective Equipment (PPE)

The Contractor shall ensure that all personnel wear appropriate PPE at all times, including safety helmets, safety footwear, high-visibility clothing, gloves, eye protection, hearing protection, and respiratory protection where dust or airborne particles are generated.

13. Dust, Noise, and Environmental Control

The Contractor shall implement effective measures to control dust, noise, and vibration arising from the Works. Dust suppression shall be provided as required, noisy operations shall be restricted to approved working hours, and measures shall be taken to prevent the migration of dust and debris to adjacent units and common areas.

14. Fire Safety

The Contractor shall maintain adequate fire safety measures at all times. Emergency escape routes shall be kept clear, combustible waste shall be removed daily, and suitable fire extinguishers shall be readily available on site. No hot works shall be undertaken without an approved permit.

15. Hazardous Materials

Unless confirmed otherwise, the Contractor shall assume that hazardous materials may be present. If suspected hazardous materials are encountered, all affected works shall cease immediately and the Client shall be notified without delay. No disturbance of hazardous materials shall occur without written instruction from the Client.

16. Protection of Occupants and the Public

The Contractor shall secure all work areas and implement appropriate measures to protect occupants, staff, and the public. Lifts, corridors, stairwells, and other common areas shall be protected from damage. Additional controls shall be implemented where the building remains occupied.

17. Programme and Coordination

The Contractor shall coordinate the Works to minimize disruption and shall maintain safe access and egress at all times. The Works shall be carried out in accordance with the agreed programme and in coordination with the BHC Assistant Project Manager.

APPENDIX A

PARTIAL CONCRETE FLOOR SLAB DEMOLITION – UNIT 63

A1. Description of Additional Works

In addition to the Scope of Works described in the main tender document, the Contractor shall allow for the **selective demolition of a portion of the existing concrete floor slab within Unit 63.**

The purpose of this work is to **expose existing aged plumbing services** to allow for a detailed inspection of their condition.

A2. Extent of Demolition

- The demolition shall consist of **trenching through the concrete floor slab.**
 - The trench shall be:
 - **2 feet 6 inches (2'-0") wide**
 - Extend the **full length of the studio unit**
 - The **extent and alignment of the trenching** shall be in accordance with the **attached floor plan**, which illustrates the limits of excavation.
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A3. Method and Limitations

- Demolition shall be carried out in a **controlled manner** to avoid damage to:
 - Adjacent slab areas
 - Structural elements
 - Existing plumbing to be inspected
 - The Contractor shall **not remove or alter any structural elements** beyond the limits shown.
 - All exposed edges of concrete shall be left in a **safe condition.**
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A4. Purpose and Exclusions

- The intent of this work is **exposure and inspection only.**

- This appendix **does not include**:
 - Replacement, repair, or upgrade of plumbing services
 - Permanent reinstatement of the concrete slab
 - Any follow-on construction works unless instructed separately in writing

Any additional works identified as a result of the inspection shall be subject to **separate instruction and approval** by the Client.

A5. Waste Removal and Safety

- All demolished concrete and debris shall be removed from site and disposed of at an approved facility.
 - The Contractor shall implement appropriate health and safety measures, including dust control and edge protection, in accordance with the main Scope of Works.
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A6. Coordination

- The Contractor shall coordinate this work with the BHC Project Manager.
- No deviation from the indicated trench alignment or width shall occur without prior written approval.