

January 23, 2026

To all General Contractors:

INVITATION TO QUOTE
'Make Ready Renovations'
12 Battery 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 **February 4th, 2026 to February 11th, 2026 between the hours of 11:00 a.m. and 4:00 p.m.**
4. **Lockbox code to access the unit is 0120**
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 February 12th 2026.**
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’
12 Battery Road

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

1. Demolition & Site Preparation

- Repair existing roof.
- Tray ceilings to be removed for regular conventional flat ceiling.
- All windows to be replaced for new. Bathroom window – 24x36 obscure and larger windows to be replaced with BHC standard 30x50 windows.
- Demolition of kitchen cabinets and countertops.
- Prepare the kitchen to receive new cabinets and new electrical. This includes channeling and plastering.
- Demolition of entire bathroom.
- Prepare bathroom to install new manifold, toilet, mirror and light. Previously handicap unit being converted back. Meaning standard heights for new manifold and trim.
- Prepare bathroom to receive floor to ceiling tile.
- Removal of all interior bedroom, bathroom and closet doors. To be replaced with new.
- Remove bedroom entry door and block up.
- Remove kitchen entry door and replace with new.
- Relocate interior doorway to the western side of the unit and block up existing.
- Existing tile flooring to be removed throughout.
- Prepare the floor to receive new vinyl flooring. Ensuring that it is completely leveled throughout. Please see attached manufactures installation guide.
- All new electrical throughout the unit (including panel). Old wiring and fixtures to be removed for new. Ensuring all new is up to standard with the current Residential Building Code (Section 20.3).
- **See plumbing scope of works attached.**

2. Interior Finishes

- Prepare walls and ceilings thoroughly, by approved methods, to receive two (2) coats of paint as per Manufacture’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. **Contractor to supply.**
- Install BHC supplied Vinyl flooring.
- Install BHC supplied baseboards.
- 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 PVC entry doors.
- Service all windows throughout the unit. Ensuring that they have screens.

3. Kitchen & Bath

- Install BHC supplied floor and wall tile in the bathroom.
- Install BHC supplied bathtub and shower manifold (including 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 new electrical outlets in the kitchen including 220V stove outlet following kitchen plan to be provided.
- Install BHC supplied backsplash in the kitchen.

4. Exterior

- Power wash walkway leading up to the unit. Paint with non-skid grey paint.

5. Fire & Safety

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

SCOPE OF WORK: PLUMBING RENOVATIONS

Property Address: 12 Battery Rd, St. George's, Bermuda

1. GENERAL REQUIREMENTS & MATERIALS

- **Code Compliance:** All plumbing work is to be performed in strict accordance with the Bermuda Plumbing Code.
- **Inspection:** All plumbing work must be inspected by the relevant authority before it is covered, concealed, or enclosed in walls or floors.
- **Fixture Supply:** All plumbing fixtures are to be supplied by the Bermuda Housing Corporation (BHC).
- **Material Specifications:**
 - **Pipework:** All new drain lines and water supply lines are to be PVC or CPVC.
 - **Prohibited Materials:** NO galvanized pipes or fittings are to be used in any part of the new installation.
 - **Demolition/Removal:** Any existing galvanized piping or cast iron fittings discovered during the course of work must be completely removed.

2. WATER SUPPLY & METERING

- **Toilet Supply:** The toilet must be fed by a separate, dedicated water line.
 - **Metering:** Install a 1/2" water meter (Meter to be supplied by BHC).
- **Potable Water Supply:** The fresh/potable water system must be fed by a separate, dedicated water line.
 - **Metering:** Install a 3/4" water meter (Meter to be supplied by BHC).

3. KITCHEN

- **Grease Trap:** Remove the existing kitchen grease trap.

- New Trap Installation: Supply and install a new vented trap.

- Code Reference: Installation must be performed in strict accordance with Bermuda Plumbing Code Section 24.11.6, Figure 24-3.

4. WATER HEATING

- Equipment Replacement: Remove the existing water heater and replace it with a 20-gallon, 120-Volt Tall electric water heater (Heater to be supplied by BHC).
- Pipe Concealment: Relocate and conceal all unnecessary exposed pipework within the closet walls where the water heater is located to ensure a clean finish.

5. BATHROOM & DRAINAGE

- Drain Replacement: Remove all existing cast iron drains and replace them with Schedule 40 PVC piping.
- Clean-Out Installation: Install a new clean-out access point at the location where the new drain line exits the building structure.
- Main Sewer Line: Replace the main cast iron bathroom drain line extending from the building, across the street, and tie it into the existing drain connection on the opposite side.
- Shower Valve: Install a single-lever shower manifold (Kohler) supplied by BHC.

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.**