



3/18/2026

To all contractors

**INVITATION FOR TENDER**

**Interior Unit Renovations**  
**Gulfstream transitional Housing**  
**75 South Side Road, St. George's**

**RE: Units EAST of Corridor**  
**Ground Floor units 122 & 124 – quote 1**  
**Second Floor units 222 & 224– quote 2**  
**Third Floor units 322 & 324 - quote 3**

**Note:**

**Tenderers are advised that the drawings included in the tender package are mirrored representations of the actual unit layouts. The drawings have been prepared in this format to illustrate the intended configuration and scope of works; however, contractors must be aware that the orientation of certain elements may appear reversed when compared to the existing on-site conditions.**

Good day Contractor,

**Tender Invitation – Gulfstream Emergency/Transitional Housing Renovations**

The Gulfstream Emergency/Transitional Housing facility consists of 78 units configured with Jack-and-Jill bathroom layouts.

This tender invitation pertains to the renovation of six (6) units, consisting of two (2) units per floor, as identified in the accompanying drawings and documentation.

The tender package includes the demolition plans and proposed renovation layouts, which collectively define the scope of work for which the Bermuda Housing Corporation (BHC) invites submissions.

Contractors are requested to submit quotations on a per-floor basis, corresponding to the units identified within the tender documents. Contractors may also elect to submit a combined quotation covering all floors.

**Scope of Renovation Works**

The renovations shall include, but not be limited to, the following:

- Interior demolition of the existing core bathroom and closets, including repositioning (shifting) entry doors as indicated in the new plans or as required. All new entry doors shall be installed.
- Construction of new bathrooms, closets, and utility/plumbing chases in accordance with the plans.
- Electrical works as indicated on the drawings (to be performed by a certified electrician).
- Plumbing works as indicated on the drawings (to be performed by a qualified plumber).

- Coordination with the fire alarm contractor for the placement and relocation of fire alarm devices.
- Installation of new ceilings.
- Repair of existing windows or replacement with new windows where necessary.
- Insulation of all stud partition walls.
- Installation of tile: floor and walls in bathrooms.
- Installation of vinyl flooring in all other rooms.
- Installation of BHC- and shelving within closets.
- Installation of mirrors and bathroom hardware.
- Install PTAC units
- Window shades
- Paint interior
- and the exterior areas if windows are replaced
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*Note: Furniture installation is not required as part of this contractor's scope.*

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**Materials Supplied by the Bermuda Housing Corporation**

The Bermuda Housing Corporation (BHC) will supply the following materials for installation by the Contractor:

- Entry Door and Frame, hardware, and hinges
- Interior Doors (*door frames excluded and hinges*)
- Plumbing fixtures
- Lighting fixtures and fans
- Tile and/or vinyl flooring
- PTAC air conditioning
- Window Shades
- Windows (if required)
- Quarter-round borders

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All submissions must be prepared in accordance with the drawings, specifications, and instructions contained within the tender package.

**The Contractor shall supply all other materials and labor.  
The Contractor shall use a qualified Plumber/Plumbing Company  
Shall use a certified Electrician**

The invitation to Tender consists of the following documents:

1. This Invitation, instructions/scope
2. Floor Plans and Building Plans (map)
3. Plumbing Riser Diagram – Hallway Closet (to connect to the main)

Contractors/bidders may contact Christopher Wellman @ 705-8436 or Jordan Johnston at 707-004 to conduct a visit to familiarize themselves with the site and the works involved.

The Gulfstream building is an active site where adjacent rooms and connecting corridors will be in use by standing residents. Therefore, the Contractor will be required to succinctly coordinate works on the exterior of the units to minimize the disruption of traffic flow:

- The Contractor shall discard all materials at a legal waste site.
- The Contractor will be responsible for all dumping fees.
- Contractor shall include the available starting date and completion date (duration of works).
  - Contractor must deliver within the schedule submitted
  - Contractors must provide an accurate schedule and ensure the site is engaged and progressing, where appropriately sequencing the work.
    - Painting of the unit must be completed prior to installing all finishes.
    - Remove and secure window screens
    - Protect windows
- Contractor(s) must be current with the Tax Commission – Provide a letter or statement.
- Contractor(s) must obtain liability insurance up to 500,000.00 and have BHC listed in its policy.

Inquiries can be directed to [keinof@bhc.bm](mailto:keinof@bhc.bm)

Quotations shall be emailed directly to  
[tenders@bhc.bm](mailto:tenders@bhc.bm)

(12:00 pm) April 10th, 2026.

Yours Respectfully,



Keino Furbert-Jacobs  
Projects Manager



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