



July 10, 2026

To all General Contractors:

**INVITATION TO QUOTE**  
**'Make Ready Renovations' Apt**  
**1 #2 Middle Town Lane**  
**Hamilton Site #602501**

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 locked but available for entry to view the existing conditions from **Thursday, July 16 2026 to Friday, July 24 2026 between the hours of 11:00 a.m. and 4:00 p.m.**
4. **Lockbox code to access the unit is 1212**
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 **704-0477**
6. Quotations can either be delivered to the offices of the Bermuda Housing Corporation in an enclosed addressed envelope or emailed to my attention [stuartw@bhc.bm](mailto:stuartw@bhc.bm) and [tenders@bhc.bm](mailto:tenders@bhc.bm)

**Quotations – Make Ready Renovations**  
**Attention: Stuart Wilson – Property Officer**

7. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on Monday, July 27<sup>th</sup>, 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,

Stuart Wilson  
Projects Officer



**SCOPE OF WORKS**  
**‘Make Ready Renovations’**  
**Apt 1 #2 Middle Town Lane Hamilton Site**  
**#602501**

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

**1. Demolition & Site Preparation**

- Demolition of interior. This includes the , entry door, porch door, bedroom doors, closets, bathroom.
- Demolition of all windows.
- Following the existing floor plan, prepare the kitchen cabinets to receive new coat of paint
- Prepare bathroom to install new manifold, bathtub, vanity, toilet, mirror and light. Current layout to remain.
- Prepare the bathroom to receive new floor tile , floor to ceiling tile and fixtures throughout.
- 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, 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.

**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.
- Install BHC supplied ceilings fans throughout.
- Install BHC supplied light fixtures throughout.
- Install BHC supplied face plates to all receptacles and switches throughout.
- Install BHC supplied closet doors.
- Install BHC supplied bedroom and bathroom doors.
- Install BHC supplied PVC entry door.
- Install BHC supplied porch door.
- Install BHC supplied windows.

### **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 BHC supplied bathroom window.
- Install new electrical GFI outlets in the kitchen.
- Install BHC supplied backsplash in the kitchen.

### **4. Exterior**

- Exterior will need to be painted when windows are replaced.
- Clean and paint exterior porch and steps.

### **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)
- 
- **ELECTRIC WATER HEATERS**
- Water heaters are required to have a timer with disconnect switch or a timer with two-pole toggle
- switch rated for the ampere of the heater. If the heater is within sight of the circuit breaker panel,
- the circuit breaker can be the means of disconnect
- FPN- water heaters shall not have a cord and plug electrical connection, nor should flexible cable.

### **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.**