



August 26th, 2026

To all General Contractors:

INVITATION TO QUOTE
'Remedial Renovations'
Apartment 2, 21 Berkeley Road, Pembroke

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 be made available for entry to view the existing conditions on **Thursday, August 27th, 2026 to Friday, September 4th, 2026 between the hours of 11:00 a.m. and 4:00 p.m.**
4. **Please Call for Lockbox Code**
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 **705-0284.**
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 cc ronalds@bhc.bm:

Quotations – Remedial Renovations Attention:

Ronald Smith – Arch. Assistant PM

7. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on Tuesday, September 8th, 2026.**
8. All quotations must be valid for a one (1) month period.
9. **INDICATE AVAILABLE START DATE AND THE DURATION OF PROJECT.**

Yours Faithfully,

Ronald Smith

Ronald Smith

Architectural Assistant Project Manager



Bermuda Housing Corporation
P.O. Box HM 662, Hamilton, HM CX Bermuda
Telephone (441) 295-8623, Fax (441) 295-2605



SCOPE OF WORKS

'Make Ready Renovations'

21 Berkeley Road, Apartment 2

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

Note: All electrical work is to be carried out in accordance with electrical drawings (to be provided), and only by a qualified electrician.

1. Demolition & Site Preparation

- Removal of exterior entry door and frame, to be replaced with new BHC supplied entry doors.
- Replace all windows and frames throughout the unit with BHC supplied fixtures.
- Removal of all interior bedroom, bathroom, and closet doors and frames. To be replaced with new BHC supplied.
- Removal of all interior window coverings and closet racks.
- Remove existing cabinets, countertops and sink in their entirety. Prepare kitchen to receive new cabinets, countertops and sink following existing layout. (supplied and installed by others).
- Remove existing bathroom vanity, basin, toilet, mirror, light, bathtub and manifold.
- Prepare bathroom to install new BHC supplied vanity, basin, toilet, mirror, light, bathtub and manifold. Following existing layout.
- Prepare all plumbing following the plumbing guidelines below. Please ensure that only qualified plumbers are to carry out plumbing work.
- Prepare the floor throughout to receive new vinyl flooring. Ensuring that it is completely leveled throughout.
- Prepare bathroom to receive new floor tile & floor-to-ceiling wall tile on all walls.
- All electrical fixtures to be removed for new, including exterior.
- Remove ceiling light, to be replaced with two new ceiling fan with light combo in the Kitchen / Living Room (shared open space) and one in each of the two bedrooms.
- All other light fixtures throughout the unit to be removed and replaced with new BHC supplied light fixtures.
- All new electrical throughout the unit ensuring it is up to standard with the current Residential Building Code (Section 20.3) and carried out in accordance with the attached electrical drawings.
- Please ensure that only qualified electricians are to carry out electrical work.
- Remove any remaining loose, damaged, or compromised ceiling material throughout the unit, including additional portions beyond those already torn down where necessary to reach sound, secure substrate for new ceiling installation.

- Demolish and remove existing closed-up fireplace and mantel in their entirety, including any surround, hearth, and firebox structure. Patch and finish the wall to match adjacent surfaces flush and even, with no visible indication that a fireplace previously existed. Make good all framing, drywall, and finish as required.
- Ceiling and flooring framing members to be checked to ensure they are sound; if not, replace as required.

2. Interior Finishes

- Install new ceiling (drywall) throughout all areas where ceiling material is missing or has been removed, tied in and finished flush with existing adjacent ceiling surfaces. All new ceiling sections to be taped, mudded, and sanded smooth in preparation for painting.
- 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 application of paint as per Manufacturer's specifications.
- Finish patched fireplace wall area to match surrounding wall surface — same texture, plane, and paint finish as adjacent walls — so the repair is not visible once painted.
- 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 ceiling fan/light combo units at the locations noted above (the Kitchen / Living Room and both bedrooms).
- Install BHC supplied light fixtures throughout all remaining rooms.
- 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.
- Install BHC supplied vinyl flooring throughout the unit (excluding bathroom).

3. Kitchen & Bath

- Install BHC supplied backsplash in kitchen.
- Install BHC supplied bathroom floor tile — full replacement (existing floor tile to be removed).
- Install BHC supplied bathroom wall tile — full replacement, running floor-to-ceiling on all walls.
- Install BHC supplied faceplates, shower head 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 bathtub and manifold.
- Install new electrical outlets in the kitchen including 4-prong 220V stove outlet, per the attached electrical drawings.

4. Exterior

- Replace exterior light fixtures and receptacles at the unit entry with new BHC supplied fixtures.

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, Gorham's, 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 needed)
- NO, galvanized fittings 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, Gorham's, 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.

General

- Units that have their own water tank and pump the pressure tanks are to be regulated.
- Only plumbers are to carry out plumbing works.