



**BERMUDA HOUSING CORPORATION  
MALABAR ROAD EMERGENCY CAPSULE HOUSING COMMUNITY (PILOT)**

**INVITATION TO TENDER**

Malabar Road Emergency Capsule Housing Community – 9 Unit Pilot Development  
Site Preparation, Civil Infrastructure, Utility Works and Capsule Transportation

Tender Issue Date/Time: July 23, 2026

Tender Closing Date/Time: August 20, 2026, 3 pm

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**1. Invitation**

The Bermuda Housing Corporation ("BHC" or "the Owner") invites suitably qualified and experienced contractors to submit a fixed-price tender for the site preparation, civil works, foundations, infrastructure, utility installations and associated transportation works required for the proposed Malabar Road Emergency Capsule Housing Community – 9 Unit Pilot Development.

The intent of this Tender is to appoint a Contractor capable of delivering a substantially complete and coordinated site, fully prepared to receive, install, connect and commission nine (9) prefabricated capsule housing units.

The Contractor shall provide all labour, materials, supervision, plant, equipment, temporary works, transportation, subcontractors, coordination and incidentals necessary to execute the Works in accordance with the approved drawings, specifications and requirements of the Contract Documents.

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**2. Project Description**

The project comprises the development of a site at Malabar Road, Boaz Island, for nine (9) prefabricated emergency housing capsule units.

The Works generally include site preparation and excavation; reinforced concrete capsule foundations; site grading; roads and parking; drainage; potable water infrastructure; sanitary disposal systems; BELCO electrical infrastructure; communications infrastructure; solar site lighting; landscaping and associated external works.

The Contractor shall additionally be responsible for developing and executing the logistics required to transport the nine capsule units from Morgan's Point to the final development site at Malabar Road, including investigating both marine and roadway transportation options.

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### **3. Contract Documents**

The Tender shall be read in conjunction with the Building Permit drawing set dated July 17, 2026, including the architectural, structural, electrical and plumbing drawings applicable to the Works.

The drawing set identifies, among other works, the proposed site arrangement, capsule pier foundations, driveway and parking construction, septic and sand-filter systems, potable water infrastructure and electrical distribution systems.

The Contractor shall satisfy themselves as to the complete requirements of the Contract Documents before submitting their Tender.

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### **4. Scope of Works**

The successful Contractor shall execute a complete package of site and infrastructure works, including but not limited to the following:

- Mobilization, site establishment and temporary facilities.
- Site clearing and preparation.
- Surveying and setting out.
- Excavation, rock excavation and earthworks.
- Grading to establish the required finished site levels.
- Capsule foundation piers, pad footings and associated structural works.
- Anchor bolts and capsule connection provisions.
- Concrete equipment and utility slabs.
- Excavation and installation provisions for potable water tanks.
- Septic tanks and sand-filter soakaway systems.
- Underground sanitary drainage.
- Underground potable water distribution.
- BELCO electrical infrastructure and utility coordination.
- Electrical vaults, transformer provisions and underground electrical distribution.
- Telecommunications and communications infrastructure.
- Site stormwater drainage and soakaways.
- Driveway construction.
- Parking areas.
- Walkways and associated hard landscaping.
- Solar-powered site lighting.
- Landscaping and reinstatement.
- Transportation of nine capsule units from Morgan's Point to Malabar Road.
- Coordination of crane access and capsule installation logistics.
- Testing and commissioning.
- As-built documentation and project closeout.

The Contractor shall execute all Works necessary to provide a complete installation whether or not every minor component is expressly identified within this Scope where such work is reasonably necessary to complete the Works shown in the Contract Documents.

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### **5. Critical Capsule Foundation Requirements**

The positioning and construction of the capsule foundation system shall be treated as a critical element of the Contract.

The Contractor shall be responsible for accurately establishing the location, elevation and alignment of every foundation pier.

The structural drawings indicate reinforced concrete piers, pad foundations, grade beams and cast-in anchor bolts forming the capsule support system. The Contractor shall coordinate all



foundation requirements with the approved drawings and Capsule Supplier before concrete placement.

The Contractor shall provide sufficient surveying and quality-control procedures to ensure that the foundations are constructed within the tolerances required to receive the prefabricated units.

Before concrete placement, the Contractor shall submit or provide:

1. Certified setting-out information.
2. Pier coordinates and elevations.
3. Anchor bolt templates.
4. Confirmation of capsule base connection requirements.
5. Inspection of reinforcement.
6. BHC/Consultant approval to proceed with the pour.
- 7.

Any foundation constructed incorrectly due to the Contractor's failure to verify the required location or dimensions shall be corrected at the Contractor's cost.

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## **6. Civil and Site Development Works**

The Contractor shall carry out all excavation, filling and grading necessary to establish the site configuration shown on the approved drawings.

This shall include excavation for foundations, tanks, septic systems, soakaways, drainage infrastructure and utilities together with the formation of the proposed driveway and parking areas.

The Contractor shall include all required:

- rock excavation;
- disposal of unsuitable material;
- imported structural fill;
- crushed stone;
- compaction;
- finished grading;
- erosion controls; and
- reinstatement.

The finished grading shall provide positive drainage and suitable transitions between the roadway, parking areas, capsule entrances, landscaped areas and adjoining site conditions.

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## **7. Driveway and Parking**

The Contractor shall construct the proposed driveway and parking areas in accordance with the approved drawings.

The Tender Price shall include complete construction from prepared subgrade to finished surface, including all excavation, compacted subbase and base courses, pavement, drainage, markings, wheel stops and associated works shown or required.

Any proposed substitution or alternative pavement design shall be clearly identified as an alternative price and shall be subject to approval by the Owner and Engineer.

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## **8. Potable Water Infrastructure**

The Contractor shall provide all site works associated with the potable water system shown on the drawings, including excavation, tank installations, slabs or foundations, underground piping, pumping equipment, filtration and distribution infrastructure.



The Contractor shall coordinate all required connections and ensure that the completed water system is tested, disinfected and commissioned before handover.

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## **9. Sanitary and Wastewater Infrastructure**

The Contractor shall install the complete sanitary disposal system shown on the approved drawings, including:

- septic tanks;
- dual-compartment systems where indicated;
- sanitary piping;
- inspection and access points;
- sand-filter systems;
- soakaway trenches;
- excavation;
- bedding;
- backfilling; and
- testing.

The installation shall be coordinated with the approved plumbing drawings and the requirements of the relevant Bermuda authorities.

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## **10. BELCO and Electrical Infrastructure**

The Contractor shall coordinate the electrical infrastructure required to serve the development. The Works shall include all necessary site excavation, underground ducting, electrical vaults, transformer provisions, meter infrastructure, grounding, service distribution and connections shown within the electrical drawings.

The electrical drawings identify a proposed electrical distribution arrangement serving the nine individual capsule units, as well as site infrastructure. The Contractor shall verify and coordinate all field dimensions and existing service conditions as required by the drawings.

The Contractor shall include all required coordination with BELCO and the project's Electrical Engineer.

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## **11. Communications Infrastructure**

The Contractor shall provide all required underground communications infrastructure, including conduits, pull boxes and service pathways necessary for telephone, data and internet services.

The Contractor shall coordinate the required point of connection and installation requirements with the applicable service providers.

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## **12. Solar Site Lighting**

The Contractor shall furnish and install ten (10) solar-powered site lighting poles, each approximately 16'-0" high.

Each pole shall include:

- Solar LED luminaire.
- Solar panel.
- Battery and controls.
- Pole.
- Mounting hardware.
- Concrete foundation.
- All excavation and reinstatement.

Pole foundations shall extend approximately 3'-0" to 4'-0" below finished grade, subject to final engineering and manufacturer requirements.



The Contractor shall submit the proposed lighting system and foundation details for approval prior to procurement.

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### 13. Capsule Transportation and Delivery

The Contractor shall be responsible for the planning, coordination and execution of the transportation of the nine capsule units from their current storage location at Morgan's Point to the Malabar Road development site.

The Contractor shall investigate all viable transportation options, including:

Marine Transportation: Transportation by barge from Morgan's Point across the applicable waterway to Cross Island or another suitable approved landing location, followed by specialized road transportation to the site.

Road Transportation: Direct specialized heavy-haul transportation from Morgan's Point to Malabar Road using an approved transportation route.

The Contractor shall include all necessary route investigations, permits, escorts, temporary traffic management, marine services where applicable, specialized trailers, cranes required specifically for transportation operations and coordination with the relevant Government agencies and utility providers.

A detailed Capsule Transportation and Logistics Plan shall be submitted following award and before movement of any capsule.

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### 14. Capsule Placement

Unless specifically excluded within the Tender Form, the Contractor shall coordinate the final delivery of each capsule to its designated foundation location.

The Tenderer shall clearly state whether its price includes:

- crane mobilization;
- crane setup;
- engineered crane pads;
- lifting operations;
- rigging;
- final capsule placement; and
- connection of the capsule structure to the complete foundations.

Any exclusions shall be clearly identified.

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### 15. Contractor's Responsibilities

The Contractor shall be responsible for coordinating all subcontractors, suppliers, authorities and utility providers necessary to complete the Works.

The Contractor shall not rely solely upon scaled dimensions and shall verify all dimensions and site conditions before construction.

Where discrepancies are identified between the drawings, site conditions or Capsule Supplier requirements, the Contractor shall immediately issue an RFI and shall not proceed with the affected work until written direction is received.

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### 16. Tender Submission Requirements

Each Tenderer shall submit the following as part of their Tender:

| Requirement              | Tenderer Response |
|--------------------------|-------------------|
| Completed Form of Tender | Required          |
| Lump Sum Tender Price    | Required          |
| Detailed Cost Breakdown  | Required          |



| Requirement                                  | Tenderer Response |
|----------------------------------------------|-------------------|
| Preliminary Construction Program             | Required          |
| Proposed Project Duration                    | Required          |
| Proposed Start Date                          | Required          |
| Capsule Transportation Methodology           | Required          |
| Preliminary Capsule Installation Methodology | Required          |
| Key Personnel                                | Required          |
| Proposed Major Subcontractors                | Required          |
| Similar Project Experience                   | Required          |
| Equipment and Plant Schedule                 | Required          |
| Insurance Information                        | Required          |
| List of Assumptions                          | Required          |
| List of Exclusions                           | Required          |
| Alternative Proposals                        | If applicable     |

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### 17. Tender Pricing Schedule

Tenderers shall provide the following breakdown:

| Item Description                            | Tender Amount |
|---------------------------------------------|---------------|
| 1 Mobilization and Preliminaries            | BD\$          |
| 2 Site Clearing and Preparation             | BD\$          |
| 3 Surveying and Setting Out                 | BD\$          |
| 4 Excavation and Earthworks                 | BD\$          |
| 5 Capsule Foundations and Piers             | BD\$          |
| 6 Concrete Slabs and Utility Foundations    | BD\$          |
| 7 Driveway and Parking                      | BD\$          |
| 8 Stormwater Drainage                       | BD\$          |
| 9 Septic and Sand-Filter Systems            | BD\$          |
| 10 Potable Water Infrastructure             | BD\$          |
| 11 BELCO and Electrical Infrastructure      | BD\$          |
| 12 Communications Infrastructure            | BD\$          |
| 13 Solar Site Lighting – 10 Poles           | BD\$          |
| 14 Landscaping and External Works           | BD\$          |
| 15 Capsule Transportation                   | BD\$          |
| 16 Capsule Crane Placement and Installation | BD\$          |
| 17 Testing and Commissioning                | BD\$          |
| 18 As-Builts and Closeout                   | BD\$          |
| Subtotal                                    | BD\$          |
| Contingency/Allowances, if instructed       | BD\$          |
| <b>TOTAL TENDER SUM</b>                     | <b>BD\$</b>   |

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## 18. Separate Transportation Pricing

Because the final transportation methodology may depend upon agency approvals and route feasibility, contractors shall provide pricing for both options separately:

| Transportation Option                                                                             | Price |
|---------------------------------------------------------------------------------------------------|-------|
| Option A – Direct roadway transportation from Morgan's Point to Malabar Road                      | BD\$  |
| Option B – Barge transportation to Cross Island/approved landing point plus onward road transport | BD\$  |
| Crane and final placement of all 9 capsules                                                       | BD\$  |

The Owner shall reserve the right to select the most practical transportation option following review of the Contractor's methodology.

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## 19. Tender Program

Tenderers shall submit a preliminary program identifying, at minimum:

Notice to Proceed → Mobilization → Survey → Earthworks → Underground Utilities → Foundation Piers → Tanks and Septic Infrastructure → Electrical Infrastructure → Roads and Parking → Foundation Verification → Capsule Transportation → Capsule Placement → Utility Connections → External Works → Testing → Commissioning → Practical Completion.

The program shall clearly identify all activities that must be completed before the first capsule can be delivered to site.

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## 20. Tender Evaluation

Tenders may be evaluated based upon:

- Tender price.
- Completeness of submission.
- Relevant construction experience.
- Proposed program.
- Ability to meet the required completion date.
- Technical approach.
- Capsule transportation methodology.
- Resources and equipment.
- Understanding of the critical foundation tolerances.
- Proposed subcontractors.
- Health and safety approach.
- Demonstrated ability to coordinate utility and Government agencies.

The lowest Tender will not necessarily be accepted.

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## 21. Site Visit

A mandatory site visit shall be held on:

Date:

Time:

Location: Malabar Road, Boaz Island

Tenderers are expected to familiarize themselves with the existing site conditions, access restrictions, terrain and logistical constraints before submitting their Tender.

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## 22. Tender Closing

Completed Tenders shall be submitted no later than:

Date: August 20<sup>th</sup>, 2026

Time: 3 pm

Submission Method: **tenders@bhc.bm**

Late submissions may not be considered.



### 23. Form of Tender

To: Bermuda Housing Corporation

Having examined the Tender Documents and having visited and familiarized ourselves with the site and the conditions affecting the Works, we hereby offer to execute and complete the Works for the:

Malabar Road Emergency Capsule Housing Community – 9 Unit Pilot Development  
for the Lump Sum of:

BD\$ \_\_\_\_\_

Amount in Words: \_\_\_\_\_

\_\_\_\_\_  
We confirm that our Tender shall remain valid for ninety (90) days from the Tender Closing Date.

We confirm that our Tender includes all labor, supervision, plant, materials, equipment, transportation, temporary works and incidentals necessary to complete the Works except for those items specifically identified within our attached Schedule of Exclusions.

Tenderer's Name: \_\_\_\_\_

Authorized Representative: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

