



BERMUDA HOUSING CORPORATION

Date: **August 18, 2026**

To all General Contractors:

INVITATION TO QUOTE

'Private Sector Refurbishment Program' - 1 Patience Lane, Sandys

All materials Contractor-supplied

1. Quotations are invited for the attached Scope 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 Scope. **All materials are Contractor-supplied — there are no BHC-supplied items on this project.**
3. Site visits are by appointment with the Project Manager (Blake Lambert)/Project Manager Intern (Dimitrius Richardson), who can be contacted on 705-0316 or dimitriusr@bhc.bm/blakel@bhc.bm. **[11am-2pm]**
4. Quotations may be delivered to the offices of the Bermuda Housing Corporation in an enclosed addressed envelope or emailed to tenders@bhc.bm.
5. Copy the Project Manager at dimitriusr@bhc.bm, subject line: "Quotations – Private Sector Refurbishment, 1 Patience Lane." Attention: Dimitrius J. N. Richardson — Project Manager Intern.
6. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on [August 26, 2026]**.
7. All quotations must remain valid for a three (3) month period.
8. Indicate the available start date and the anticipated duration of the project.

Regards,

Dimitrius J. N. Richardson
Project Manager Intern
Bermuda Housing Corporation

SCOPE OF WORKS

Private Sector Refurbishment — 1 Patience Lane, Sandys

All materials CONTRACTOR-SUPPLIED

Zone: RES 1 **Site Area:** 0.27 acres **Stories:** 2 **Units:** 3 (2 to be contracted) **Drawing Set:** A0.01 – A0.06 (DJNR)

1. General Requirements

Provide a quotation including **all labour AND all materials** to complete the work described below. **All fixtures, fittings, appliances, hardware, tile, cabinetry, doors, windows, and consumables are to be supplied by the Contractor — there are no BHC-supplied items on this project.**

- Read this Scope in conjunction with drawings A0.01–A0.06, the Ground Floor Note Schedule (A0.02), First Floor Note Schedule (A0.04), and Cabinet Schedules (A0.03 / A0.06). Note references appear in parentheses, e.g. GF-6, FF-27.
- All work to comply with the current Bermuda Residential Building Code, including Section 20.3 (electrical). Obtain and pay for all permits and inspections required to complete and sign off the works.
- Only licensed electricians and licensed plumbers may carry out electrical and plumbing work respectively. Plumbing to follow the BHC Plumbing Guidelines (Appendix A).
- All drains must be inspected to ensure no galvanized pipes are in use or existing pipes are collapsed/inoperable.
- All Contractor-supplied materials to be new, of merchantable quality, and installed per manufacturer's specifications. Submit material/fixture selections for Project Manager approval prior to purchase where a standard or finish is specified.
- Protect all surfaces and finishes not in scope; remove all debris; leave the unit broom-clean and ready for occupancy on completion.
- Indicate available start date and project duration. Quotations valid for three (3) months.

2. Ground Floor Unit

Reference: A0.02 (Existing & Demo) and A0.03 (Proposed Kitchen). Kitchen footprint 12'-1" × 12'-7".

2.1 Demolition & Site Preparation

- Demolish and remove existing closet; make good all affected surfaces. (GF-5)
- Demolish existing kitchen cabinetry and prepare for new cabinet installation per Cabinet Schedule. (GF-6)
- Demolish wall to create a 36" opening. (GF-23)
- Build out / infill opening so the wall reads 36" long. (GF-20)

2.2 Doors, Windows & Openings

- Supply & install door to match existing size. (GF-1)
- Ensure all internal doors are functional and operate correctly. (GF-2)
- Supply & install exterior sliding glass door; opening to match existing. (GF-7)
- Supply & install bi-fold door to fit opening. (GF-8)
- Supply & install window and window frame to fit opening. (GF-9)

- Supply & install external door — PVC full-louvered with lockable hardware. (GF-16)
- Supply & install bi-fold louvered doors with polyurethane varnish finish; replace existing track. (GF-17)

2.3 Electrical

- Supply & install exterior lighting. (GF-3)
- Ensure dryer vent is safe to use and fully operational. (GF-4)
- Supply & install new kitchen electrical, including a 220V stove outlet, per the proposed kitchen plan. (A0.03)
- All new electrical to be brought up to standard with the current Residential Building Code (Section 20.3).

2.4 Plumbing

- Supply & install max. 20-gallon top-mount water heater at new location shown on plan. (GF-13)
- Supply & install manifold. (GF-19)
- All plumbing per BHC Plumbing Guidelines (Appendix A); chrome P-traps only; qualified plumbers only.

2.5 Kitchen

- Demolish and install new cabinets per Cabinet Schedule below. (GF-6)
- Supply & install double sink (see Cabinet Schedule / sink base). (GF-10)

Ground Floor Cabinet Schedule (A0.03):

No.	Label	Qty	Width	Depth	Height	Description
C03	—	1	18"	24"	36"	Base cabinet
C05	—	6	24"	24"	36"	Base cabinet
C13	—	1	18"	24"	93"	Utility cabinet
C19	—	1	12"	12"	30"	Wall cabinet
C24	—	3	24"	12"	39"	Wall cabinet
C26	—	1	30"	12"	12"	Wall cabinet
C27	—	1	30"	12"	15"	Wall cabinet
C31	—	1	36"	12"	39"	Wall cabinet

All cabinetry, countertop, sink, faucet, and appliances Contractor-supplied. Chop all face-of-wall plumbing pipes into the wall so cabinets are not cut (per Plumbing Guidelines).

2.6 Bathroom

- Supply & install elongated toilet. (GF-11)
- Supply & install tub within existing enclosure. (GF-12)
- Supply & install vanity mirror. (GF-14)
- Supply & install approved wall tile. (GF-18 / GF-22)

2.7 Interior Finishes

- Apply finish coat of matching paint and make good throughout affected rooms. (GF-15)
- Apply two (2) finish coats of paint and make good throughout entire room(s). (GF-21)
- Prepare all surfaces by approved methods; hack and plaster all cracks; remove all rods, nails, fixtures and tracks and repair. Prime new surfaces with sealer/gripper prior to paint. Paint to include mold-retardant additive.

3. First Floor Unit

Reference: A0.04 (Existing & Demo) and A0.06 (Proposed Kitchen). Kitchen footprint 12'-8" x 11'-11".

3.1 Demolition & Site Preparation

- Block existing upper opening — plaster, paint and make good. (FF-1)
- Demolish and remove internal door. (FF-2)
- Demolish existing closet. (FF-3)
- Demolish existing full-height cabinet. (FF-4)
- Demolish existing steps into tub. (FF-5)
- Demolish existing tile and shelf. (FF-6)
- Demolish existing tile and tub. (FF-7)
- Remove existing vanity and mirror. (FF-9)
- Demolish and block up opening. (FF-17)
- Demolish wall and prepare for new door. (FF-18)
- Demolish and remove cooktop. (FF-20)
- Demolish existing cabinetry and prepare for new cabinets per Cabinet Schedule. (FF-27)
- Repair internal ceiling damage (see A0.05 I.5 and main-bathroom ceiling); demolish existing tub as noted. (A0.05)

3.2 Doors, Windows & Openings

- Ensure proper function of all internal doors. (FF-8)
- Replace door with external PVC door. (FF-10)
- Replace existing sliding door. (FF-13)
- Install new door. (FF-18 / FF-22)
- Install PVC railing. (FF-25)
- Supply & install casement windows to fix / fit existing frame. (FF-26)

3.3 Electrical

- Ensure electrical panels are up to code with Square D. (FF-15)
- All new electrical to be brought up to standard with the current Residential Building Code (Section 20.3).

3.4 Plumbing

- Supply & install max. 20-gallon top-mount water heater at new location shown on plan. (FF-23)
- All plumbing per BHC Plumbing Guidelines (Appendix A); chrome P-traps only; qualified plumbers only.

3.5 Kitchen

- Demolish and install new cabinets per Cabinet Schedule below. (FF-27)
- Supply & install double sink. (FF-14)

First Floor Cabinet Schedule (A0.06):

No.	Label	Qty	Width	Depth	Height	Description
C01	B18R	1	18"	24"	36"	Base cabinet
C02	B24R	5	24"	24"	36"	Base cabinet
C03	SB24R	1	24"	24"	36"	Base cabinet (sink base)
C04	U242484R	1	24"	24"	84"	Utility cabinet
C06	W1230R	2	12"	12"	30"	Wall cabinet
C07	W1830R	1	18"	12"	30"	Wall cabinet

No.	Label	Qty	Width	Depth	Height	Description
C09	W3012	2	30"	12"	12"	Wall cabinet
C10	W2430R	3	24"	12"	30"	Wall cabinet

All cabinetry, countertop, sink, faucet, and appliances Contractor-supplied.

3.6 Bathroom

- Supply & install toilet. (FF-16)
- Supply & install standard tub. (FF-24)
- Replace mirror to standard size. (FF-11)
- Replace mirror to standard size above sink. (FF-12)
- Supply & install closet rod. (FF-19)

3.7 Interior Finishes

- Apply finish coat of matching paint and make good throughout. (FF-21)
- Prepare all surfaces by approved methods; hack and plaster cracks; prime new surfaces; paint per manufacturer's specification with mold-retardant additive.

4. Fire, Safety & Code Compliance

Not itemised on the drawing note schedules; carried forward as BHC make-ready standard. Confirm final quantities with the Project Manager.

- Supply & install smoke detectors (and CO detectors where required) to current code.
- Supply & install 5 lb fire extinguisher to each kitchen.

5. Contractor to Note — Risk Flag

Recommendation, not added scope. The Existing Conditions (A0.05) show significant internal ceiling damage on the first floor alongside a roof investigation image. Before closing up ceilings, verify and remediate the moisture source (roof / flashing) to avoid rework. Price ceiling repair as specified; raise any concealed water damage discovered as a variation with the Project Manager.

Appendix A — BHC Plumbing Guidelines

Kitchen

- No kitchen sinks are reused if mounting brackets are corroded.
- No single-hole faucet installations.
- No under-mount kitchen sinks.
- Kitchen sink faucets purchased from plumbing hardware stores only (AJ Lumber excepted; Masters, Gorhams and SAL not included).
- Only chrome P-traps.
- All face-of-wall plumbing pipes chopped into the wall when replacing cabinets, so cabinets are not cut.

Bathroom

- Bathtub manifolds replaced with a Kohler single-lever manifold [**Model Number: 8304-K-NA**] trim kit to be Devonshire brand chrome only (when needed).
- No cast iron/galvanized (outdated) fittings on bathtub manifold replacements.
- If vanity is replaced, all surface-mounted pipes to be put into the wall.
- No S-traps; only chrome P-traps.
- Basin faucets purchased from plumbing hardware stores only (same exceptions as kitchen).

Water Heaters

- Installed in accessible areas only, free of obstruction for future removal.
- Front panel accessible and facing forward; relief valves facing backward.
- Water heaters on this project to be sized via project size. Anything above a 1-bedroom unit requires a 30- gal water heater and max. 20-gal. water heater for 1-bedroom units per plan.

General

- Units with their own tank and pump — pressure tanks to be regulated.
- Only licensed plumbers carry out plumbing work.
- If drains are going to be reused, an inspection is required.
- All plumbing works must be in accordance with the Bermuda's Building (current publication)

Appendix B — BHC Standard for Fixtures, Fittings & Finishes

Unless otherwise specified within the Scope of Works, all fixtures, fittings and finishes supplied and installed shall be of good quality and suitable for long-term residential use, consistent with the standard expected within Bermuda Housing Corporation (BHC) properties.

Products shall be new, durable, fit for purpose and manufactured by a recognized and reputable manufacturer, with replacement parts and components reasonably available. Product selection shall provide an appropriate balance between quality, durability, appearance, maintainability and reasonable cost. The lowest-cost product available shall not, by itself, be considered acceptable.

This requirement applies to all finished items including, but not limited to:

- **Electrical:** switches, receptacles, cover plates, light fixtures, exhaust fans and visible accessories.
- **Plumbing:** faucets, toilets, sinks, shower fittings, drains, valves and exposed fixtures.
- **Architectural Finishes:** door and cabinet hardware, cabinetry, countertops, flooring, tile, mirrors, shelving and accessories.

BHC reserves the right to reject any fixture, fitting or finish that does not reasonably meet the intended standard of quality, durability or appearance. Where requested, product information or samples shall be submitted to the Project Manager for approval prior to purchase or installation.

The intent is to provide good-quality, durable residential products at a reasonable cost, rather than premium/luxury products or low-grade economy alternatives.