



August 28, 2026

To all General Contractors:

INVITATION TO QUOTE (RE-ISSUED)
'Make Ready Renovations'
Unit 4, 2 Alexandra Court

1. Quotations are invited for the attached Scope of Works for the Bermuda Housing Corporation associated with the above-mentioned project. This Invitation and Scope of Works have been re-issued to reflect that the interior walls and ceilings have since been demolished and must now be rebuilt as part of the works (see Scope of Works, Sections 1 & 2).
2. Bidders are instructed to carefully read and cost all items as listed in the scope.
3. The above-mentioned unit will be made available for entry to view the existing conditions on **Tuesday September 1st, 2026 to Friday September 11th, 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 – Make Ready 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 Monday September 14th, 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
Projects Officer



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'
Unit 4, 2 Alexandra Court

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

SITE CONDITION UPDATE

Since this Scope of Works was first issued, all interior walls and ceilings in the unit have been demolished by others. The layout of the previous walls and ceilings remains identifiable on site (wall plates, floor markings, ceiling lines and adjoining walls). Sections 1 and 2 below have been revised accordingly: the Contractor is to rebuild all interior walls and ceilings to match the previous layout before proceeding with the remaining finishes. All other items in this Scope of Works are unchanged.

1. Demolition & Site Preparation

- Interior walls and ceilings throughout the unit have already been demolished. Contractor to verify existing conditions on site and rebuild all interior partition walls and ceilings to match the previous layout, using visible reference points (wall plates, floor markings, ceiling lines and adjoining walls) to confirm exact location, dimensions and construction type. New wall and ceiling construction to match the original methods and materials used elsewhere in the building and to be structurally sound, plumb and level.
- Prepare bathroom to install new manifold, bathtub, vanity, toilet, mirror and light. Please see attached new bathroom layout.
- Prepare bathroom to receive floor to ceiling tile.
- Prepare the floor to receive new vinyl flooring. Ensuring that it is completely leveled throughout.
- Remove all windows and sliding door. Prepare to receive new 6 ft sliding door, one 30 x 50 single window and 30 x 50 double window in bedroom.
- Prepare kitchen to receive new cabinets. Following layout provided. Kitchen to be supplied and installed by others.
- Prepare kitchen for new layout, this includes channeling for new electrical outlets and stove plug.
- Install new ceiling fan & light combo in the living room and bedroom.
- Prepare living room and bedroom to receive ceiling fans.
- All new electrical throughout the unit, ensuring it is up to standard with the current Residential Building Code (Section 20.3). Including a new electrical panel.
- **Please ensure that only qualified electricians are to carry out electrical work.**
- Prepare all plumbing following the plumbing guidelines below.
- **Please ensure that only qualified plumbers are to carry out plumbing work.**

2. Interior Finishes

- Rebuild all interior walls and ceilings to match the previous layout and existing conditions on site (framing, wall plates, ceiling lines and adjoining walls to be used as reference for exact location, dimensions and construction type). Once rebuilt, 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 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 Vinyl flooring.
- Install BHC supplied PVC baseboards.
- Install BHC supplied ceilings fans throughout (bedroom and living room).
- Install BHC supplied light fixtures in kitchen and bathroom.
- 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 sliding door.

3. Kitchen & Bath

- Install BHC supplied floor and wall tile in the bathroom.
- Install BHC supplied 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 shower rod and towel racks.
- Ensure stove plug is 4-prong 220V.
- Install BHC supplied backsplash in the kitchen.

4. Exterior

- Paint exterior where windows and sliding door are to be replaced.
- Paint porch with non-skid grey porch paint.

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, 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, Gorham's, and SAL are not included.

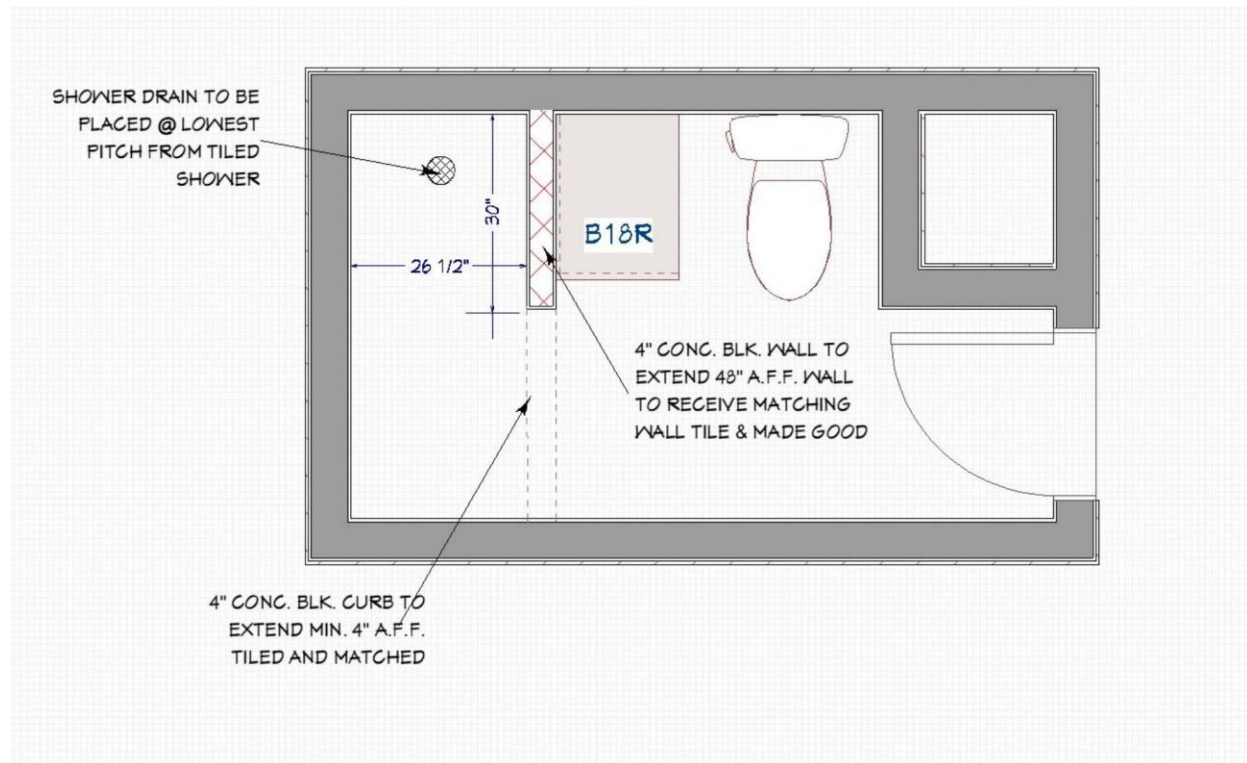
Water heaters

- 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. (this is typical at Perimeter Lane)

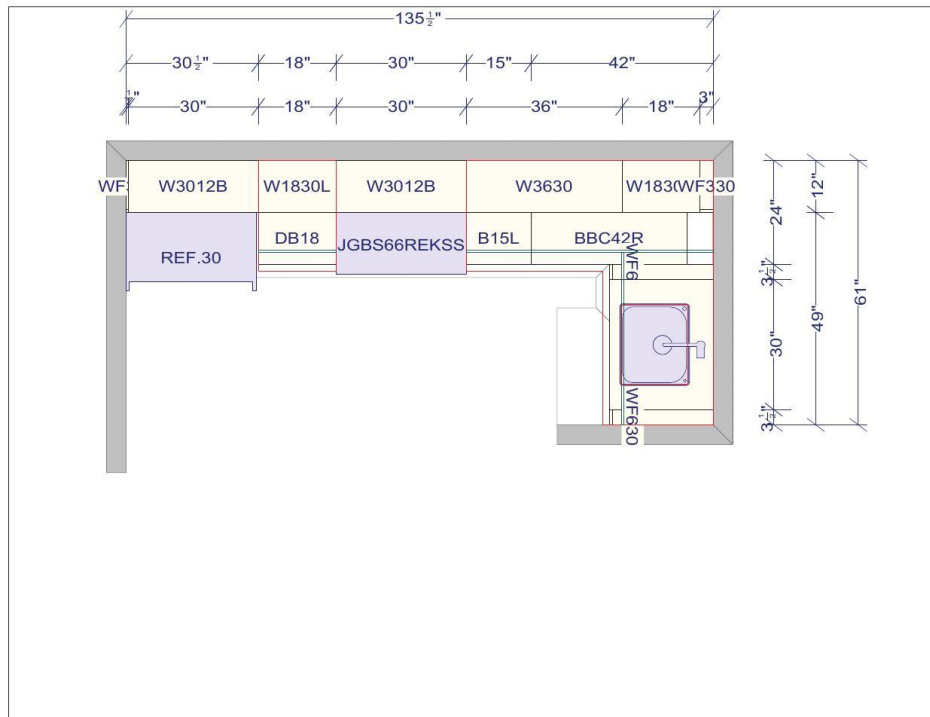
General

- Units that have their own water tank and pump the pressure tanks are to be regulated.
- All flushing water mains in the units is to be re-piped so that it's calculated through the water meter.
- **Only plumbers are to carry out plumbing works.**

New Bathroom Layout (Reference)

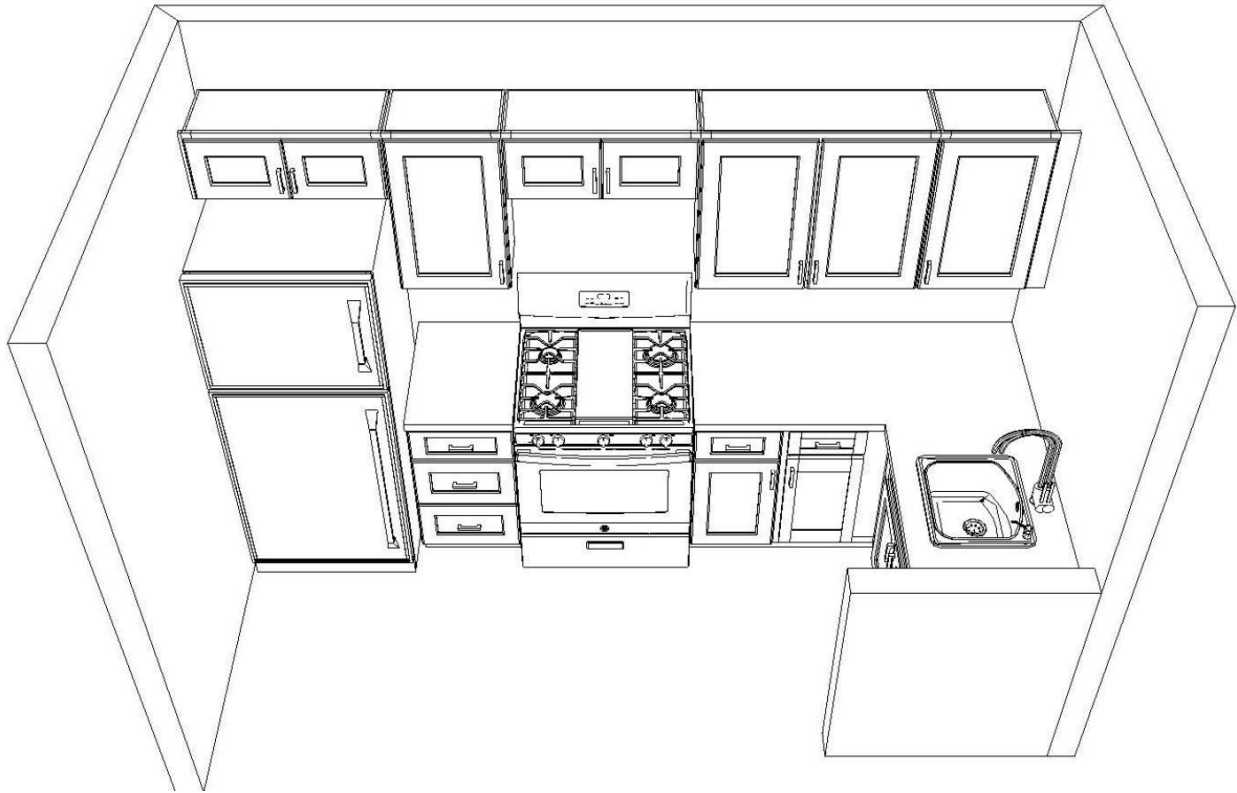


Kitchen Cabinet Layout (Reference)



Please note that the measurements are the same for this unit, just flipped.

Kitchen Elevation (Reference)



Existing Kitchen Photo (Reference)

