



October 16<sup>th</sup>, 2026

To all General Contractors:

**INVITATION TO QUOTE**  
**'Unit Renovations'**  
**Unit 7, 24 Curving Avenue, 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. Quotations must include for completing the works to the attached **BHC Completion Standards**. The works will be inspected against these standards, and invoices will be approved only once the work is verified as complete and satisfactory.
4. The above-mentioned unit will be made available for entry to view the existing conditions on **Wednesday, October 21<sup>st</sup>, 2026 to Tuesday, November 3<sup>rd</sup>, 2026 between the hours of 11:00 a.m. and 4:00 p.m.**
5. **Please Call for Lockbox Code**
6. 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**.
7. 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](mailto:tenders@bhc.bm) cc [ronalds@bhc.bm](mailto:ronalds@bhc.bm):

**Quotations – Unit Renovations Attention:**  
**Ronald Smith – Arch. Assistant PM**

8. All quotations must reach the offices of the Bermuda Housing Corporation no later than **4:00 p.m. on Wednesday, November 4<sup>th</sup>, 2026**.
9. All quotations must be valid for a one (1) month period.
10. **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**

### **'Unit Renovations'**

#### **24 Curving Avenue, Pembroke, Unit 7**

Please provide a quotation including all labour and materials unless otherwise noted (BHC supplied) to carry out the following works, in accordance with the attached drawings.

#### **1. General**

- Drawings A-05 (Existing & Proposed) and A-06 (Kitchen & Bath Layouts) are attached and form part of this Scope of Works.
- All dimensions are to finished face. The Contractor is to verify all dimensions on site before setting out or ordering materials, and report any discrepancies to the Project Administrator before proceeding.
- Remove all demolition debris and construction waste from site on a regular basis. Keep the unit and common areas broom-clean throughout the works.
- Protect adjoining units, common areas and finishes from damage and dust for the duration of the works. Make good any damage caused.

#### **2. Demolition**

- Remove all existing interior partition walls shown red on drawing A-05, including the full-depth wall between the kitchen and bedrooms, the bathroom/kitchen wall, the wall between the bedrooms and both closet returns.
- Remove the eastern entry door and frame complete, to receive masonry infill (see Section 3).
- \*\*\*Remove the existing kitchen window for relocation (see Section 3).\*\*\*
- Remove any existing remain wall tiles in existing bathrooms.
- Remove all redundant electrical wiring, boxes and fixtures. Make safe and cap all services affected by the demolition.
- Prepare the floor throughout to receive new finishes, ensuring it is completely level.

#### **3. Structural & Masonry**

- Infill the eastern entry door opening with concrete block to match the existing wall thickness, tied into the existing masonry, and plaster both faces to match the adjacent wall.
- Relocate the kitchen window so it is centered on its room, as shown on A-05. Cut new opening, install new lintel, infill the remaining portion of the old opening with block, and form new reveals and sills.
- Install BHC supplied window in the relocated opening, sealed and weathertight, with screen fitted.
- Investigate and identify the source(s) of any water/moisture intrusion at the exterior walls and make good.

#### **4. Framing, Doors & Closets**

- Construct new interior partitions as shown black on drawing A-05: using metal studs at 16" o.c., with bottom plate fastened to the slab and top plate secured to the ceiling structure.
- Sheath both faces with 3/8" drywall (finished wall thickness 4¼"). Use moisture-resistant board on all bathroom walls and cement board behind tile at the tub surround.
- Tape, mud and sand all new drywall to a smooth finish ready for paint.
- Frame rough openings and install BHC supplied interior doors to the bathroom, Bedroom 1 and Bedroom 2. All interior doors to provide a 32" clear opening (minimum door size 2'-8"), operate smoothly with tight hardware, and not rub or stick.
- Install BHC supplied entry door (3'-0" wide) at the remaining entry, hung square, latching and locking correctly, and sealed.
- Construct two (2) bedroom closets, 5'-0" wide x 2'-0" deep, and the water pump (WP) closet off the hall, as shown on A-05.
- Install BHC supplied bi-fold closet doors to both bedroom closets and the WP closet, aligned and operating smoothly, varnished to a smooth finish.
- Install one (1) 2" galvanized closet pole per bedroom closet, housed in a support ledger (bracket) fastened to the wall, 66 1/2" above finished floor. Install a secure shelf above each pole.

## 5. Plumbing

- Prepare all plumbing following the BHC plumbing guidelines below. Only qualified plumbers are to carry out plumbing work.
- Kitchen: run new supply and waste for the sink at its new location on the south wall, centered on the relocated window (see A-06). Connect to the existing waste system.
- Bathroom: rough-in for a 60" x 30" tub/shower on the west wall, toilet on the north wall (centerline 15" from the tub) and 18" vanity, per drawing A-06. Reuse existing drain/stack locations where possible.
- Install a BHC provided single-lever tub/shower manifold. No galvanized fittings.
- Install new water pump in the new WP closet.
- All supply and waste pipework to be concealed within walls — no surface-mounted pipes. Chrome P-traps only.
- Pressure-test all new supply lines and leave free of leaks.

## 6. Electrical & Fire Safety

- Rewire the unit to suit the new layout. All electrical work to be carried out by a licensed electrician, to the current electrical code.
- Provide receptacles, switches and lighting points to each room to suit the new layout, including countertop receptacles in the kitchen and a GFCI receptacle at the bathroom vanity.
- Provide a dedicated circuit for the 30" range and a dedicated receptacle for the refrigerator.
- Provide a circuit for the water pump in the WP closet.
- Install BHC supplied Heat/Light/Vent in the bathroom, ducted to the exterior.
- Install BHC supplied ceiling fan/light combo units in Bedroom 1, Bedroom 2 and the living room.
- Install BHC supplied light fixtures throughout all remaining rooms, including the exterior light at the unit entry.
- Install BHC supplied faceplates to all receptacles and switches throughout. All covers, faceplates and light covers to be present and undamaged.
- Install BHC supplied smoke detector(s) and carbon monoxide detector(s), and test on completion.

- Install a code-compliant 5 lb residential fire extinguisher, mounted in the kitchen, accessible and unobstructed.

## 7. Kitchen

- Prepare kitchen to receive base cabinets and countertop in an L-shape along the south and west walls, 24" deep, as shown on drawing A-06. [confirm whether supplied and installed by others]
- Install BHC supplied single-bowl sink and faucet in a 30" sink base, centered on the relocated window.
- Provide a 30" space for a freestanding range on the west wall, and a 33" x 30" space for the refrigerator at the partition, as shown on A-06.
- Install BHC supplied backsplash to all countertop runs.

## 8. Bathroom

- Install BHC supplied 60" x 30" bathtub on the west wall, with BHC supplied manifold, shower head and fixtures.
- Install BHC supplied toilet on the north wall, centerline 15" from the tub, with 3'-0" clear in front.
- Install BHC supplied 18" vanity and basin in the north-east corner.
- Install BHC supplied floor tile throughout the bathroom. Tile and grout in the BHC standard colour.
- Install BHC supplied wall tile to ceiling height at the tub/shower and to 42" maximum above the floor on all other walls.
- The tub sits under the existing bathroom window: provide tempered / obscure glazing and a waterproof tiled sill and reveal. [confirm]
- Install BHC supplied mirror (standard 24" x 30") and light above the mirror.
- Install BHC supplied towel bars above the top of the tile, 45" maximum above the floor, securely fixed.
- No medicine cabinet, soap dishes or toothbrush holders are to be installed.

## 9. Interior Finishes

- Prepare all 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 new surfaces must receive one (1) coat primer sealer (gripper) prior to painting.
- Apply two (2) finish coats as per Manufacturer's specifications, walls and ceilings to be Crisp Linen, with walls in a satin finish (BHC standard), as supplied by Pembroke Paint, with mold retardant additive.
- Repair and make good all walls, ceilings and reveals where existing walls have been removed or openings altered, so no patching is visible.
- Install BHC supplied vinyl flooring throughout the unit (excluding the bathroom). Vinyl to be flat and level, with tight seams, no lifting or bubbles, and clean edges at thresholds.
- Install new baseboards and door casings throughout, painted to match.
- Ensure all windows open, close and lock, with glass undamaged. Fit screens to all windows; replace any damaged screens.

## 10. Exterior

- Render the exterior face of the infilled entry door opening and the altered window openings to match the existing wall, and paint to match.
- Power wash the exterior walkway and the entry leading to the unit.

## 11. Completion & Cleaning

- Reinstate all affected areas (trim, caulking, covers and fixtures put back).
- Clean the unit throughout: remove all debris, and leave windows, screens, doors, floors and fixtures free of paint and splash residue.
- Ensure upon completion: hot and cold running water at every fixture, no leaks, and all lighting, receptacles, switches, vents, the water pump and detectors working.
- Works will be inspected against the attached BHC Completion Standards.



## BHC COMPLETION STANDARDS

*Remedial / Make Ready — "Setting the Standard"*

The Works will be inspected against the standards below. Price and complete the Scope of Works to meet them.

### Overall finish & quality

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- Every item in the agreed Scope of Works is completed, and the unit is left in "as new" condition.
- Work is neat, professional and consistent with the surrounding area. Repairs are not complete until the final finish is done.
- Repaired cracks, patches and holes are repainted to match the original colour, with no visible patching or colour mismatch.
- Interior wall paint finish is satin; wall colour per BHC standard.
- Affected areas are reinstated (trim, caulking, covers and fixtures put back).
- The unit is cleaned: debris removed, with no paint or splash residue on windows, screens, doors, floors or fixtures.

### Doors & windows

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- New entry doors are 3'-0" wide; hang square, latch and lock correctly, are sealed and undamaged.
- Interior doors provide a 32" clear opening (minimum door size 2'-8").
- All doors operate smoothly; hardware is tight, with no rubbing or sticking.
- Windows are per the current BHC standard; they open, close and lock, with glass undamaged.
- Screens are fitted to all windows and undamaged.

### Flooring

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- No cracked tile remains. Replacement tile complements the existing tile where possible, as directed by the Project Administrator.
- Tile and vinyl are the standard colour and style selected for all units; grout colour per BHC standard.
- Vinyl is flat and level, with tight seams, no lifting or bubbles, and clean edges at thresholds.

### Closets

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- Bi-fold or solid leaf closet doors are installed correctly, align and operate smoothly, and are varnished to a smooth finish.
- One 2" galvanized pole per closet, housed in a support ledger (bracket) fastened to the wall, 66.5" above finished floor.
- Shelves are secure.

### Bathroom

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- Tile in the shower/tub area runs to ceiling height. Tile on bathroom walls outside the shower/tub stops at 42" maximum from the floor.
- Towel bars are installed above the top of the tile, 45" maximum from the floor, and secure.
- Mirror over the vanity is the standard 24" x 30".
- No medicine cabinets, soap dishes or toothbrush holders are installed.
- Two-bathroom units: one bathroom has the tub/shower combination and the second is shower only.
- Vanity and cabinet in good state; doors, handles/knobs, drawers and hinges replaced where needed.

- Exhaust vent / Heat-Light-Vent clean and working.

### **Kitchen**

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- Cabinets in good state; doors, handles/knobs, drawers and hinges replaced where needed.
- Countertops are solid surface or Formica.
- Sink, faucet and drain in acceptable condition and working.

### **Plumbing**

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- Hot and cold running water at every fixture.
- Sinks, faucets, shower heads and drains work, with no leaks.
- Rough-ins, piping and connections free of leaks, damage, rust and calcium deposits.
- Water heater working and installed in an accessible location.
- Tubs, shower drains, shower consoles and tub liners in good working order.
- Wall resurfacing and painting at repaired plumbing completed.
- Fire sprinklers, fire pump, meters and domestic pumps (where applicable) in good working order.

### **Electrical & fire safety**

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- Lighting, receptacles, switches and vents clean, free of defects and working.
- All receptacle covers / faceplates and light covers present and undamaged.
- Remedial works: electrical meets the current electrical code. Make Ready works: current loads assessed to guard against possible electrical fires.
- Smoke detector(s) and carbon monoxide detector(s) installed and tested.
- Code-compliant residential fire extinguisher mounted in the kitchen, accessible and unobstructed.

### **Inspection & close-out**

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- The Works will be inspected by BHC against the BHC Site Completion Checklist, with before and after photographs taken for the record.
- Outstanding, incomplete or defective items will be listed and issued to the Contractor for rectification, then re-inspected.
- Invoices are approved only after the work has been verified as complete and satisfactory.

## **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.

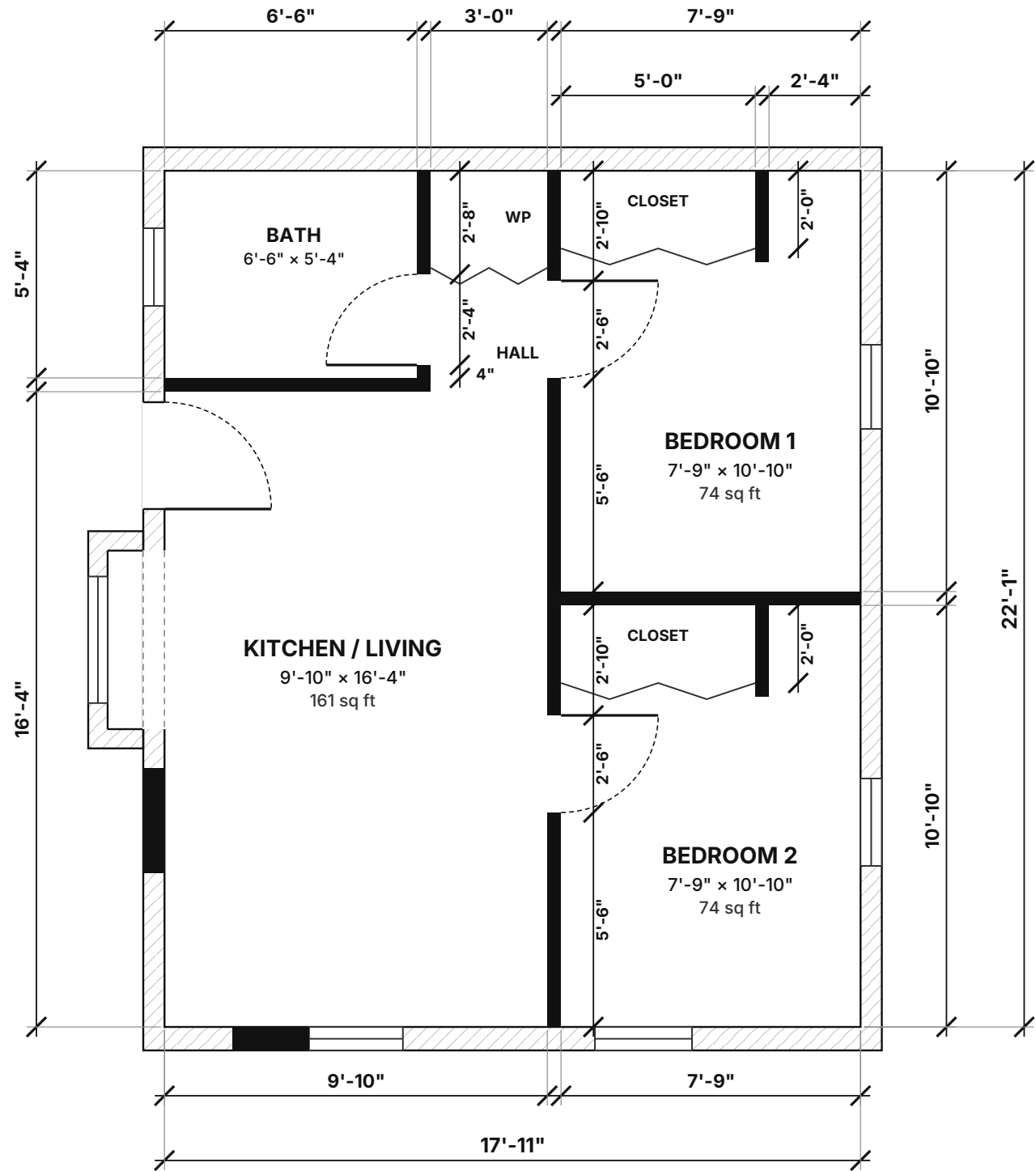
### **General**

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

# 1 EXISTING — WALLS TO BE DEMOLISHED



# 2 PROPOSED — NEW WALLS TO BE BUILT



## ROOM SCHEDULE — PROPOSED

| Room                   | Clear size      | Area       | Min.       |
|------------------------|-----------------|------------|------------|
| Kitchen / Living       | 9'-10" x 16'-4" | 161        | 150        |
| Bedroom 1 *            | 7'-9" x 10'-10" | 74         | 70         |
| Bedroom 2 *            | 7'-9" x 10'-10" | 74         | 70         |
| Bath                   | 6'-6" x 5'-4"   | 35         | —          |
| <b>Habitable total</b> |                 | <b>308</b> | <b>290</b> |

\* Excl. 5'-0" x 2'-0" closets. BRBC 2014 Section 4.2 minimums.

## NOTES

- Dimensions to finished face, nearest inch. Verify on site.
- Wall thicknesses are not dimensioned.
- New partitions: 2x4 stud + drywall each side.
- Door strings locate openings from adjacent wall face.
- Eastern entry door removed; block up to match wall.
- Kitchen window centred on room: cut new opening (red), infill old opening (black). Bedroom windows remain as existing.

## LEGEND

- Existing exterior wall — remains
- Existing wall / door — remove
- New wall / infill — build

SCALE 1/4" = 1'-0"



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## Unit Re-Layout — 2 Bedroom

24 Curving Avenue, Pembroke — Unit 7

Field-measured: 17'-11" x 22'-1"

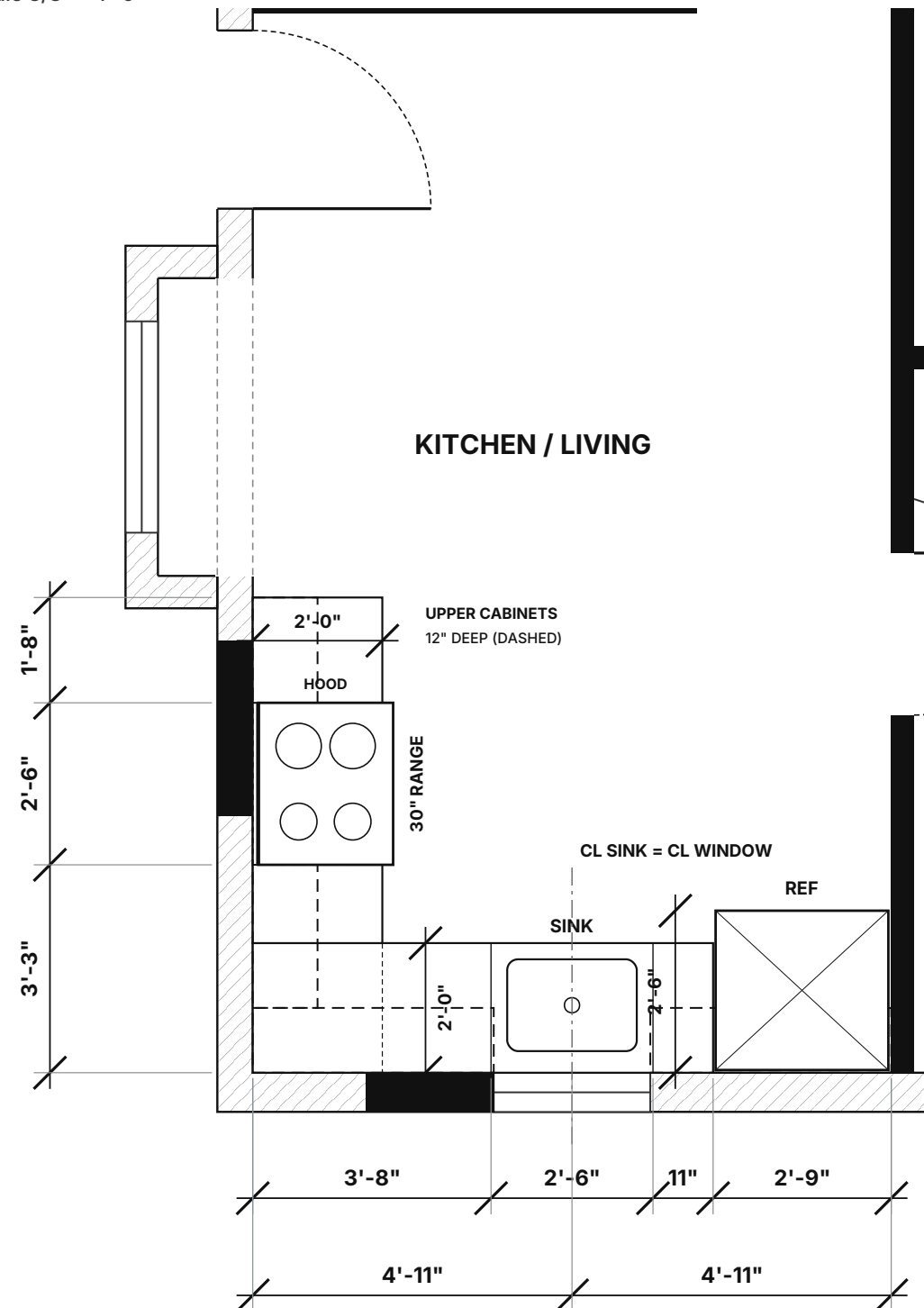
Prepared by  
R. Smith

Date  
19 Oct 2026

Sheet  
A-05

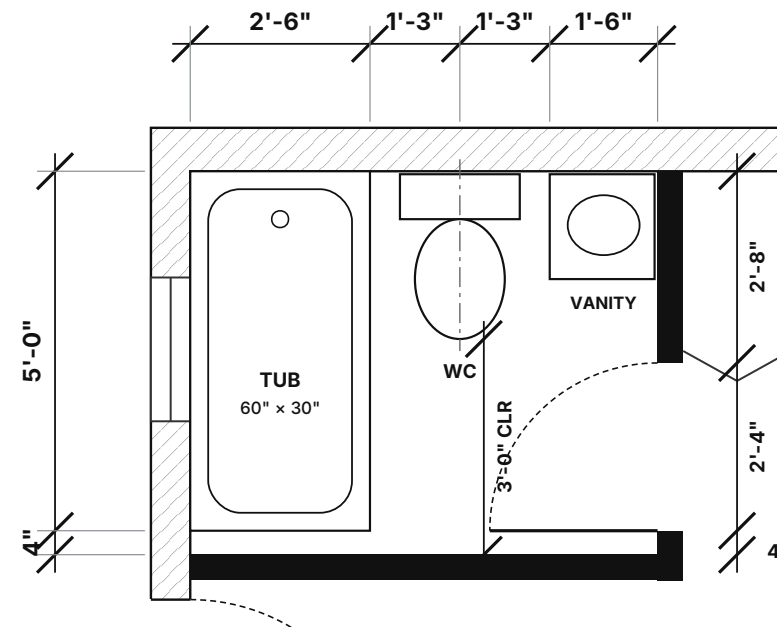
### 3 KITCHEN LAYOUT

Scale 3/8" = 1'-0"



### 4 BATHROOM LAYOUT

Scale 3/8" = 1'-0"



#### FIXTURE SCHEDULE

##### KITCHEN

|              |                                                   |
|--------------|---------------------------------------------------|
| Range        | 30" freestanding, on west (exterior) wall         |
| Refrigerator | 33" x 30" space at partition                      |
| Sink         | Single bowl in 30" base, centred on window        |
| Counters     | 24" deep base cabinets, L-shaped                  |
| Uppers       | 12" deep wall cabinets (dashed); none over window |

##### BATHROOM

|        |                                         |
|--------|-----------------------------------------|
| Tub    | 60" x 30" tub / shower, west wall       |
| Toilet | Centreline 15" from tub, north wall     |
| Vanity | 18" x 18" with basin, north-east corner |

#### NOTES

1. Dimensions to finished face, nearest inch. Verify on site before setting out.
2. Kitchen sink centred on the relocated window.
3. Range on exterior wall — vent hood direct to outside.
4. Provide 30" min. clear width at range and refrigerator; confirm appliance sizes before cabinet order.
5. Tub sits under the existing bathroom window: tempered / obscure glazing and a waterproof sill and reveal.
6. Toilet: 15" min. to centreline each side, 21" min. clear in front (3'-0" provided).
7. WP = water pump closet off the hall.

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## Unit Re-Layout

### Kitchen & Bath Layouts

24 Curving Avenue, Pembroke — Unit 7

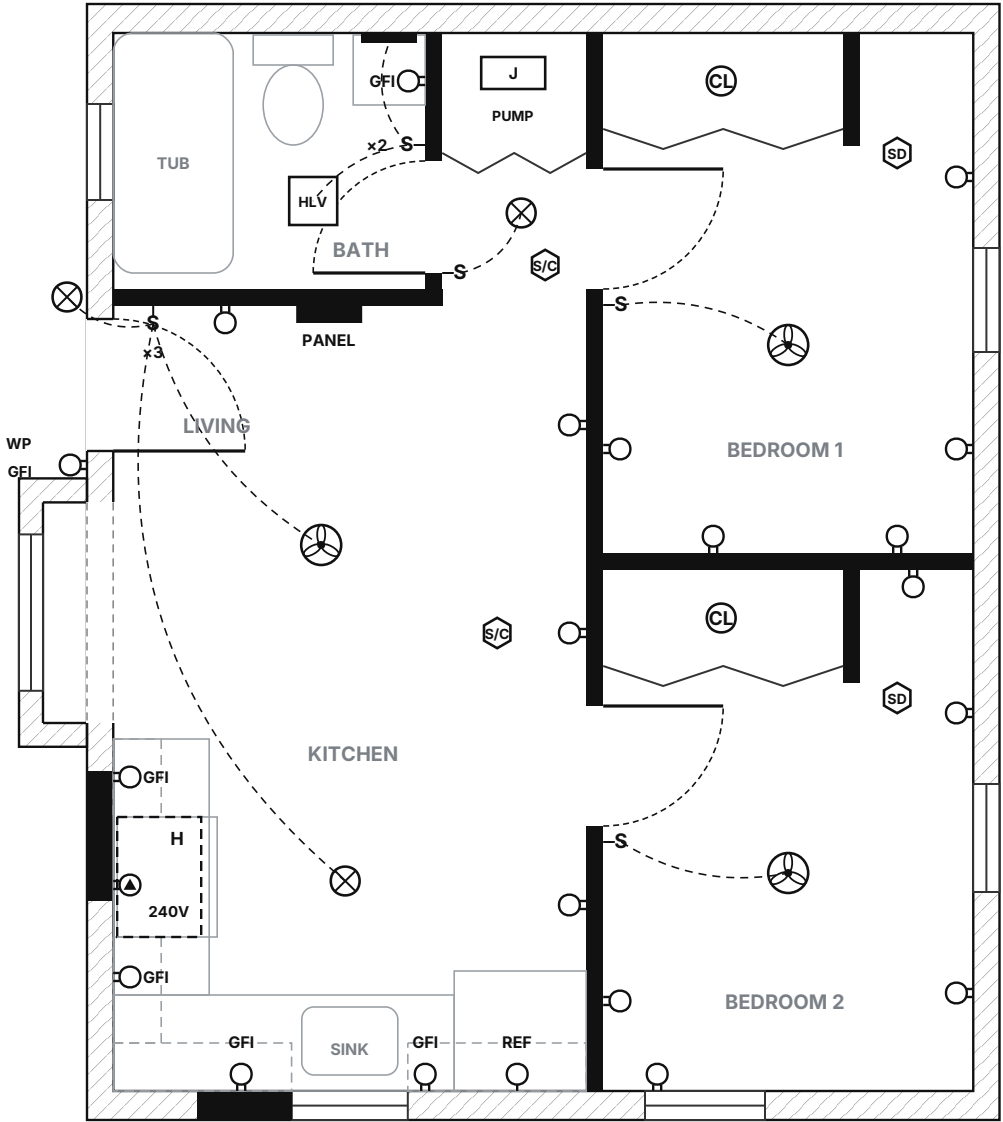
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| Prepared by | Date        | Sheet |
| R. Smith    | 19 Oct 2026 | A-06  |

SCALE 3/8" = 1'-0"



5 ELECTRICAL LAYOUT

Scale 1/4" = 1'-0"



LEGEND

- Duplex receptacle, 15A/120V, tamper-resistant
- GFI GFCI receptacle, 20A (counter, bath, exterior)
- REF Dedicated receptacle — refrigerator
- Ⓐ Range receptacle, 40A/240V
- S Single-pole switch, 48" AFF (xn = gang)
- ⊗ Ceiling light (BHC supplied)
- ⊙ Bladeless ceiling fan / light combo
- ⓐ Closet light, LED, enclosed lens
- Vanity light over mirror
- HLV Heat / Light / Vent, ducted outside
- H Range hood over range, ducted outside
- SD Smoke alarm, hard-wired, interconnected
- S/C Combination smoke / CO alarm
- J Junction box — water pump (dedicated)
- Load centre / panel [confirm location]
- - - Switch leg (switch to fixture)

CIRCUIT SCHEDULE (SUGGESTED)

|    |                                    |          |           |
|----|------------------------------------|----------|-----------|
| 1  | Range                              | 40A 2P   | 240V      |
| 2  | Kitchen counter — SA 1             | 20A      | GFCI      |
| 3  | Kitchen counter — SA 2             | 20A      | GFCI      |
| 4  | Refrigerator                       | 20A      | Dedicated |
| 5  | Bathroom receptacle                | 20A      | GFCI      |
| 6  | Bathroom HL                        | 20A      | Dedicated |
| 7  | Kitchen / living lights + recepts. | 15A      | AFCI      |
| 8  | Bedroom 1                          | 15A      | AFCI      |
| 9  | Bedroom 2                          | 15A      | AFCI      |
| 10 | Hall, alarms, ext. light           | 15A      | AFCI      |
| 11 | Exterior receptacle                | 20A      | GFCI      |
| 12 | Water pump                         | per pump | Dedicated |
| 13 | Water heater [confirm]             | 30A 2P   | 240V      |

NOTES

- Layout follows IRC Ch. 39 / NEC residential requirements. Confirm against BRBC 2014 and the Bermuda electrical regulations; licensed electrician to verify and certify.
- Receptacles: no point along a wall more than 6'-0" from a receptacle; every wall 2'-0" or wider served.
- Kitchen counters: receptacle at every counter section 12" or wider, no point more than 24" from a receptacle; two 20A small-appliance circuits.
- GFCI: all kitchen counter, bathroom and exterior receptacles. AFCI: all other 15/20A circuits serving habitable rooms and the hall.
- Bathroom receptacle within 36" of the basin, on a dedicated 20A circuit.
- Smoke alarms in each bedroom and outside each sleeping area; combination smoke/CO alarms in the hall and living area. Hard-wired with battery back-up and interconnected. Living-area alarm photoelectric, min. 6'-0" from the range.
- Switches 48" AFF on the latch side of doors; receptacles 16" AFF; counter receptacles 44" AFF.
- All receptacles tamper-resistant. Exterior receptacle in a weatherproof in-use cover.
- Range hood and HLV ducted direct to the exterior.
- Panel location to be confirmed on site.

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Unit Re-Layout  
Electrical Layout

24 Curving Avenue, Pembroke — Unit 7

Prepared by  
R. Smith

Date  
19 Oct 2026

Sheet  
E-01