



BERMUDA HOUSING CORPORATION
MALABAR ROAD EMERGENCY CAPSULE HOUSING COMMUNITY (PILOT)
REVISED INVITATION TO TENDER – CAPSULE INFRASTRUCTURE WORKS

Reissued October 5, 2026

Malabar Road Emergency Capsule Housing Community – 9 Unit Pilot Development
Site Preparation, Revised Foundations, Civil Infrastructure, Utility Works, Concrete Roadway and Parking, Capsule Transportation and Installation

Tender Issue Date/Time	October 5, 2026
Tender Closing Date/Time	October 16, 2026, 3:00 p.m.

1. Invitation and Basis of Re-Tender

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

BHC previously invited tenders for a broader scope of infrastructure works. The procurement produced a limited number of responses and the sole tender received was materially above the project budget. Following review of that procurement, BHC and its consultants have revised the design and procurement strategy to remove certain supply items from the Contractor's remit and to simplify or revise portions of the infrastructure design.

The revised scope includes, among other changes, Owner-supply of specified equipment and materials, replacement of the previously contemplated concrete cesspit/septic construction with Owner-supplied plastic septic tanks, revision of the capsule pier foundation arrangement, omission of grade beams, and confirmation that the roadway and parking areas are to be constructed in concrete.

Because these revisions materially alter the basis on which the Works are to be priced, BHC considers it prudent to re-tender the Works so that all interested Tenderers are afforded a fair and consistent opportunity to price the same revised scope. This reissued Tender supersedes the previous invitation for these Works. No previous submission shall constitute an acceptance, award, commitment or entitlement to proceed, and any Tenderer wishing to be considered for the revised Works must submit a new Tender in accordance with this document.

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 Contractor is to deliver a coordinated infrastructure package capable of receiving, supporting, connecting and commissioning the capsules, subject to the Owner-Supplied Items and express exclusions identified in this Tender.

The Works generally include mobilization; site preparation; surveying; excavation and earthworks; revised reinforced concrete capsule piers and pad footings; underground sanitary and potable-water infrastructure; site-side BELCO electrical infrastructure and communications infrastructure; stormwater drainage; concrete roadway and parking; hard landscaping; installation of Owner-supplied equipment and components; planting and reinstatement; capsule transportation and placement; testing; commissioning; and closeout. The procurement, supply and installation of the BELCO transformer is expressly excluded from the Contractor's Works and will be separately procured and contracted directly between BHC and BELCO.



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3. Contract Documents, Revised Drawings and Order of Precedence

This Tender shall be read together with the Building Permit drawing set dated July 17, 2026 and all revised drawings, sketches, specifications, schedules, addenda and written clarifications issued by BHC for this re-tender.

Tenderers are specifically advised that portions of the earlier drawings and scope have been revised. Where a revised drawing, addendum, schedule or express requirement of this reissued Tender conflicts with an earlier drawing or scope description, the later revised document or express requirement of this reissued Tender shall govern for tender pricing purposes. Tenderers shall not include superseded work in their price merely because it remains visible on an earlier drawing.

Tenderers shall review the complete Tender package and immediately raise any discrepancy, ambiguity or conflict by written Request for Information (RFI) before the Tender Closing Date. No allowance shall be made after award for work that is clearly identified in this Tender as Owner-supplied, omitted, deleted or superseded.

4. Principal Revisions from the Previous Tender

For clarity and to establish a common pricing basis, the following revisions shall apply:

- Concrete cesspit/septic tank construction is omitted. BHC will supply the specified plastic septic tanks. The Contractor shall provide all excavation, bedding, bases/slabs where required by the revised drawings, installation, piping, connections, backfilling, testing and commissioning necessary for a complete sanitary system.
- The capsule pier foundations have been revised. Tenderers shall price only the revised pier and pad-footing arrangement shown in the current structural details issued with this re-tender.
- Grade beams forming part of the previous capsule foundation concept are omitted and shall not be included in the Tender Sum unless subsequently instructed in writing by BHC.
- The BELCO transformer, including its procurement, supply and installation by BELCO, is excluded from this Tender and shall not be included in the Tender Sum. BHC will contract directly with BELCO for the transformer. The Contractor shall, however, remain responsible for all site-side electrical civil works and coordination expressly shown within the revised Contract Documents, including excavation, duct banks/conduits, pull boxes, vaults, bases/pads where assigned to the Contractor, service pathways, backfilling and coordination necessary to interface the Contractor's Works with BELCO's separately contracted transformer works. Any ambiguity as to the interface shall be raised by RFI before Tender Closing.
- Specified equipment and materials identified in Section 5 are to be supplied by BHC and are excluded from the Contractor's procurement cost.
- Roadway and parking construction shall be concrete, including all associated subgrade preparation, base, reinforcement where required, concrete placement, finishing, joints, drainage interfaces, markings and ancillary works shown or specified.
- Landscape plants are to be supplied by BHC. The Contractor shall prepare the planting areas, provide suitable good-quality planting/topsoil to finished grades, install the Owner-supplied plants, and complete establishment/reinstatement works as required.

5. Owner-Supplied Items – Express Procurement Exclusions

The following items will be supplied by BHC and shall NOT be included as Contractor procurement/supply costs in the Tender Sum. Unless expressly stated otherwise, the Contractor shall allow for coordination, receiving on site, unloading where applicable, secure storage/protection after handover, handling, installation, connection, testing and commissioning of these Owner-supplied items.



BHC-Supplied Item	Contractor's Included Responsibility
Plastic septic tanks	BHC supply; Contractor to excavate, prepare bases/bedding, install, connect, backfill, test and commission in accordance with revised drawings.
Potable water tanks	BHC supply; Contractor to provide excavation, supports/bases, installation, piping connections, backfilling and commissioning.
DAB pumps	BHC supply; Contractor to install, connect and coordinate with the potable-water system and electrical requirements.
Solar lamp fixtures	BHC supply of fixtures; Contractor to install and provide all associated foundations, supports/poles where required by the revised documents, fixings, setting out and commissioning, except items expressly identified as BHC-supplied.
Metal stairs and/or ramps to capsule entrances	BHC supply; Contractor to coordinate dimensions/elevations, provide required supporting works and anchorage, install and make good in accordance with the issued details.
Landscape plants	BHC supply; Contractor to provide planting soil/topsoil, preparation, installation, watering at planting, finished grading and reinstatement.

Tenderers shall not add mark-up, procurement fee or supply allowance for the BHC-supplied items themselves. Any cost associated with the Contractor's installation, handling, coordination, protection, connection or commissioning responsibilities shall be clearly included in the appropriate Tender Pricing Schedule item.

6. Scope of Works

The successful Contractor shall execute the complete revised package, including but not limited to:

- Mobilization, site establishment, temporary facilities, permits and coordination.
- Site clearing, preparation, surveying and setting out.
- Excavation, rock excavation, earthworks, imported fill, compaction and finished grading.
- Revised capsule foundation piers and pad footings in accordance with the current structural details.
- Anchor bolts and capsule connection provisions required by the revised details and Capsule Supplier information.
- Omission of grade beams unless expressly shown on a later revised detail issued for construction.
- Concrete equipment and utility slabs/bases required by the revised drawings.
- Excavation, bases, installation and connections for BHC-supplied potable water tanks.
- Installation and connection of BHC-supplied DAB pumps.
- Installation and connection of BHC-supplied plastic septic tanks; sanitary piping; access points; sand-filter/soakaway systems where retained by the revised design; testing and commissioning.
- Underground potable-water distribution.
- Site-side BELCO electrical infrastructure and utility coordination, including ducting/conduits, vaults, meter/service provisions and underground distribution shown in the revised electrical documents; EXCLUDING procurement, supply and installation of the BELCO transformer, which will be separately contracted by BHC directly with BELCO.
- Telecommunications and communications infrastructure.
- Site stormwater drainage and soakaways.
- Concrete roadway and concrete parking areas, complete from prepared subgrade to finished surface.
- Walkways and associated hard landscaping.
- Installation of BHC-supplied solar lamp fixtures and associated site-lighting works.
- Installation of BHC-supplied metal stairs and/or ramps to capsule entrances, including coordination of levels and supporting/anchorage works.
- Landscape preparation, supply and placement of suitable planting/topsoil to finished grades, installation of BHC-supplied plants, and reinstatement.
- Transportation of nine capsule units from Morgan's Point to Malabar Road, subject to the transportation requirements of this Tender.





- Coordination of crane access, final capsule placement and installation logistics.
- Testing, commissioning, as-built documentation and project closeout.

7. Critical Capsule Foundation Requirements

The revised capsule foundation system is a critical element of the Contract. The previous grade-beam arrangement is not to be priced. The Contractor shall construct the revised individual reinforced-concrete pier and pad-footing system strictly in accordance with the current structural details issued for this re-tender.

The Contractor shall accurately establish the location, elevation and alignment of every pier and shall coordinate the finished pier tops, anchor plate/anchor bolt requirements and capsule support-leg geometry with the approved structural details and Capsule Supplier information before concrete placement.

Before concrete placement, the Contractor shall provide:

- Certified setting-out information.
- Pier coordinates and elevations.
- Anchor bolt/base-plate setting information or templates, as applicable.
- Confirmation of capsule support-leg/base connection requirements.
- Reinforcement inspection.
- BHC/Consultant approval to proceed with the pour.

Any foundation constructed incorrectly because of the Contractor's failure to verify the issued dimensions, elevations, setting out or connection requirements shall be corrected at the Contractor's cost.

8. Civil, Earthworks and Finished Grades

The Contractor shall carry out all excavation, filling, rock excavation, disposal, imported fill, crushed stone, compaction and grading required to establish the revised site configuration. Finished grading shall provide positive drainage and suitable transitions between the concrete roadway, parking areas, capsule entrances, walkways and landscaped areas.

The Contractor shall provide good-quality planting/topsoil suitable for the proposed landscaping and shall place and finish this material to the required grades in all designated planting areas before installation of BHC-supplied plants.

9. Concrete Roadway and Parking

The Contractor shall construct the proposed roadway and parking areas in concrete. The Tender Sum shall include complete construction from prepared subgrade to finished concrete surface, including excavation, compaction, subbase/base preparation, formwork, reinforcement where required, concrete, joints, curing, drainage interfaces, markings, wheel stops and all associated works shown or reasonably required by the revised Contract Documents.

Asphalt pavement shall not be included in the Base Tender unless specifically requested as a separately identified alternative.

10. Potable Water Infrastructure

BHC will supply the potable water tanks and DAB pumps. The Contractor shall include all site works necessary for a complete potable-water system, including excavation, slabs/bases/supports, tank installation, underground piping, installation of Owner-supplied pumps, filtration components not identified as Owner-supplied, distribution infrastructure, connections, testing, disinfection and commissioning.

11. Sanitary and Wastewater Infrastructure

The previous requirement to procure and construct concrete cesspits/septic tanks is deleted. BHC will supply plastic septic tanks. The Contractor shall include all excavation, bedding, slabs/bases where required, lifting/placement, sanitary





pipng, access points, connections, sand-filter/soakaway infrastructure retained by the revised design, backfilling, testing and commissioning required for a complete sanitary system.

Tenderers shall price the revised sanitary drawings and shall not include the superseded concrete cesspit construction.

12. BELCO, Electrical and Communications Infrastructure

The Contractor shall coordinate and execute the site-side electrical and communications infrastructure shown in the revised Contract Documents, including site excavation, underground ducting/conduits, vaults, pull boxes, meter/service provisions, grounding, distribution and required coordination with BELCO, the Electrical Engineer and telecommunications providers. The BELCO transformer is expressly excluded from the Contractor's procurement, supply and installation obligations and shall be separately procured and contracted between BHC and BELCO. The Contractor shall nevertheless coordinate its Works with BELCO and shall complete all Contractor-assigned civil and electrical infrastructure necessary to provide the required interface for BELCO's transformer installation. No transformer purchase price, BELCO transformer installation charge, Contractor mark-up or allowance for the transformer itself shall be included in the Tender Sum unless subsequently instructed by BHC in writing.

13. Solar Site Lighting

BHC will supply the solar lamp fixtures. The Contractor shall include the installation of the Owner-supplied fixtures and all associated works required by the revised details, including setting out, foundations, supports/poles where not expressly Owner-supplied, fixings, assembly, commissioning and reinstatement.

14. Capsule Access – Stairs and Ramps

BHC will supply the metal stairs and/or ramps required for access to the capsules. The Contractor shall coordinate final capsule elevations and entrance locations, provide any required supporting concrete/anchorage works shown in the revised details, install the Owner-supplied stairs/ramps, and complete all making-good and interface works necessary for safe and complete access.

15. Landscaping

BHC will supply the landscape plants. The Contractor shall not include the purchase cost of the plants. The Contractor shall include preparation of planting areas, supply and placement of suitable good-quality planting/topsoil to finished grades, installation of the Owner-supplied plants, initial watering, mulching where shown or specified, cleanup and reinstatement.

16. Capsule Transportation and Placement

The Contractor shall remain responsible for planning, coordinating and executing the transportation of the nine capsule units from Morgan's Point to the Malabar Road site, including route investigations, permits, escorts, temporary traffic management, marine services where applicable, specialized trailers and coordination with relevant agencies and utility providers.

Tenderers shall separately identify pricing for direct roadway transportation and for barge transportation to Cross Island/an approved landing point with onward road transport, together with crane and final placement costs. A detailed Transportation and Logistics Plan shall be submitted after award and before movement of any capsule.

17. Contractor's Responsibilities and Scope Coordination

Except for the expressly identified Owner-supplied items and omitted works, the Contractor shall provide all labor, supervision, plant, equipment, temporary works, subcontractors, consumables, materials, coordination and incidentals necessary to complete the revised Works.





The Contractor shall verify dimensions and site conditions and shall not rely solely on scaled dimensions. Where any discrepancy exists between earlier drawings, revised drawings, site conditions, this Tender or Capsule Supplier requirements, the Contractor shall immediately issue an RFI and shall not proceed with the affected work until written direction is received.

The Contractor shall not substitute, procure or undertake an item identified as BHC-supplied or omitted without prior written authorization from BHC. Unauthorized procurement or work shall not create an entitlement to additional payment.

18. Tender Submission Requirements

Requirement	Tenderer Response
Completed Form of Tender	Required
Lump Sum Tender Price	Required
Detailed Cost Breakdown	Required
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
Confirmation that BHC-supplied items are excluded from procurement price	Required
Confirmation that concrete cesspits and grade beams are excluded	Required
Alternative Proposals	If applicable

19. Revised Tender Pricing Schedule

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	Revised Capsule Foundations and Piers (No Grade Beams)	BD\$ _____
6	Concrete Slabs / Utility Bases	BD\$ _____
7	Concrete Roadway and Parking	BD\$ _____
8	Stormwater Drainage	BD\$ _____
9	Sanitary / Septic Infrastructure – Installation of BHC-Supplied Plastic Tanks	BD\$ _____
10	Potable Water Infrastructure – Installation of BHC-Supplied Tanks and DAB Pumps	BD\$ _____
11	Site-Side BELCO and Electrical Infrastructure (BELCO Transformer Excluded)	BD\$ _____
12	Communications Infrastructure	BD\$ _____
13	Solar Site Lighting – Installation of BHC-Supplied Fixtures	BD\$ _____
14	Capsule Access – Installation of BHC-Supplied Metal Stairs/Ramps	BD\$ _____
15	Landscaping / External Works – Excluding Plant Procurement; Including Planting Soil	BD\$ _____

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16	Capsule Transportation	BD\$
17	Capsule Crane Placement and Installation	BD\$
18	Testing and Commissioning	BD\$
19	As-Builts and Closeout	BD\$
	Subtotal	BD\$
	Contingency/Allowances, if instructed	BD\$
	TOTAL TENDER SUM	BD\$

20. Mandatory Pricing Clarifications / Exclusions

To avoid ambiguity, the Base Tender shall be prepared on the following mandatory basis:

- DO NOT include procurement/supply cost for BHC-supplied plastic septic tanks.
- DO NOT include procurement/supply cost for BHC-supplied potable water tanks.
- DO NOT include procurement/supply cost for BHC-supplied DAB pumps.
- DO NOT include procurement/supply cost for BHC-supplied solar lamp fixtures.
- DO NOT include procurement/supply cost for BHC-supplied metal stairs and/or ramps.
- DO NOT include procurement/supply cost for BHC-supplied landscape plants.
- DO NOT include the procurement, supply or BELCO installation cost of the BELCO transformer. The transformer will be separately procured and contracted directly between BHC and BELCO. Contractor pricing shall include only the site-side infrastructure and coordination obligations expressly assigned to the Contractor in the revised Contract Documents.
- DO NOT include concrete cesspit/septic tank construction superseded by the revised plastic-tank system.
- DO NOT include grade beams associated with the superseded foundation concept.
- DO include revised capsule piers and pad footings.
- DO include installation, connection, coordination, handling and commissioning of Owner-supplied items where identified as Contractor responsibilities.
- DO include good-quality planting/topsoil and finished grading to landscaped areas.
- DO include concrete roadway and concrete parking construction.

21. Tender Program

Tenderers shall submit a preliminary program identifying, at minimum: Notice to Proceed → Mobilization → Survey → Earthworks → Underground Utilities → Revised Foundation Piers → Tank/Sanitary Infrastructure → Electrical/Communications Infrastructure → Concrete Roadway and Parking → Foundation Verification → Capsule Transportation → Capsule Placement → Utility Connections → Stairs/Ramps → Landscaping → Testing → Commissioning → Practical Completion.

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

22. Tender Evaluation

Tenders may be evaluated based upon:

- Tender price and demonstrated value for money.
- Completeness and compliance with the revised Tender requirements.
- Relevant construction experience.
- Proposed program and ability to meet the required completion date.
- Technical approach and understanding of the revised foundation system.
- Capsule transportation methodology.
- Resources, equipment and proposed subcontractors.
- Health and safety approach.
- Demonstrated ability to coordinate utilities and Government agencies.





- Clear acknowledgment of Owner-supplied items, deleted works and revised concrete roadway/parking scope.

The lowest Tender will not necessarily be accepted.

23. Reservation of Rights and Re-Tender Conditions

BHC reserves the right, subject to its applicable procurement requirements, to accept or reject any Tender; reject all Tenders; seek clarification; correct or waive minor informalities where permitted; negotiate or clarify scope with a preferred Tenderer where permitted; amend, suspend or cancel this procurement; or re-tender the Works.

The issue of this Tender does not constitute an offer or commitment by BHC to award a contract and does not create any entitlement to reimbursement of Tender preparation costs. No contractual relationship shall arise unless and until a formal written contract is executed by the authorized parties.

The re-tender is being undertaken because the scope and procurement basis have materially changed following review of the previous procurement, and to provide the market with a fair and consistent opportunity to price the revised Works. Tenderers shall base their submissions solely on the current reissued Tender Documents and written addenda.

24. Tender Closing

Completed Tenders shall be submitted no later than:

Date: October 16, 2026

Time: 3:00 p.m.

Submission Method: tenders@bhc.bm

Late submissions may not be considered.

25. Form of Tender

To: Bermuda Housing Corporation

Having examined the reissued Tender Documents, revised drawings and addenda, and having visited and familiarized ourselves with the site and conditions affecting the Works, we hereby offer to execute and complete the revised 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 is based on the revised scope and expressly excludes the procurement cost of all BHC-supplied items identified in this Tender, concrete cesspit construction, the superseded grade beams, and the procurement, supply and BELCO installation cost of the BELCO transformer. We acknowledge that the transformer will be separately procured and contracted directly between BHC and BELCO. We confirm that our price includes all Contractor installation, coordination, handling, connection, testing and commissioning responsibilities associated with Owner-supplied items and all site-side electrical infrastructure/interface works assigned to the Contractor by the Tender Documents.





We further confirm that our Tender includes the revised capsule pier foundations, concrete roadway and parking, good-quality planting/topsoil to finished grades, and all other labour, supervision, plant, materials, equipment, transportation, temporary works and incidentals necessary to complete the revised Works except for exclusions expressly accepted in writing by BHC.

Tenderer's Name: _____

Authorized Representative: _____

Signature: _____

Date: _____

Tenderer Acknowledgment of Key Scope Revisions

Key Revision	Tenderer Initials
BHC-supplied plastic septic tanks excluded from procurement price	_____
BHC-supplied potable water tanks excluded from procurement price	_____
BHC-supplied DAB pumps excluded from procurement price	_____
BHC-supplied solar lamp fixtures excluded from procurement price	_____
BHC-supplied metal stairs/ramps excluded from procurement price	_____
BHC-supplied landscape plants excluded from procurement price	_____
Concrete cesspit construction omitted	_____
Grade beams omitted	_____
Revised pier foundations included	_____
Concrete roadway and parking included	_____
Planting/topsoil to finished grades included	_____
BELCO transformer procurement, supply and BELCO installation excluded; separately contracted by BHC with BELCO	_____

