



GOVERNMENT OF BERMUDA

**MINISTRY OF PUBLIC WORKS  
DEPARTMENT OF PUBLIC LANDS & BUILDINGS**

**EXPRESSION OF INTEREST FOR REDEVELOPMENT OR RENOVATION**



**TEUCER HOUSE – 3 CEDAR AVENUE, PEMBROKE**

The Ministry of Public Works/Department of Public Lands & Buildings invites entities or persons interested in **REDEVELOPMENT or RENOVATION and USE** of the subject property to send their **EXPRESSION OF INTEREST** to:

**Ministry of Public Works, 3<sup>rd</sup> Floor, General Post Office (GPO) Building, 56 Church Street, Hamilton.**

Please pick up an **EXPRESSION OF INTEREST** pack from above office or send a request for a pack to email contact below. The pack could also be found on the webpage – [www.gov.bm/procurement-notice](http://www.gov.bm/procurement-notice)

Proposals must be returned no later than **3:00pm on Monday 25 November 2019**

For further details please email: [kagyakwa-duodu@gov.bm](mailto:kagyakwa-duodu@gov.bm)

**Late submissions will not be considered.**

Please note that the Ministry is not bound to accept any proposal



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**PROPERTY DETAILS**

**Brief Description**

Teucer House (3 Cedar Avenue) is highly visible on the main route into Hamilton by the Tennis Stadium. It had an outbreak of fire in 2013 which destroyed the roof and the upper floors; and has since been vacant. The building is at the moment derelict, but the site has potential for reuse either by refurbishment or redevelopment.

The property was built in 1903 as a private residence; and was later acquired by the Bermuda Government in 1955. It was used for a Health Clinic and an office for Teen Services. The property has been retained by the Government in anticipation of its great potential for diverse uses.

**Location:**

The property is located on Cedar Avenue (a main route into City of Hamilton) and bounded on the east by a bank of woodland/nature reserve which forms part of the property. The Pembroke canal passes under the site and Cedar Avenue (across from east to west). Bernard's Park is located on the East and the Dellwood Middle School property on the South East.

**Building and Site Area**

Area of allocated land – 0.6 acres. (edged red on attached plan # 5510046573)

Building footprint – approx. 3,869 sq ft.

Building gross external floor area – approx. 7,727 sq ft (all floors)

**TERMS OF SUBMISSION**

**Proposal is solicited for:**

- Expression of Interest for the redevelopment or full renovation of the property; and proposal for its use
- The term of leasehold interest that would be required in the property (with rental to be in lieu of proposed capital works to the property)

The proposal must be based on necessary preliminary survey of the property and proposed works after making necessary Planning/Development Control enquiries.

No detailed architectural designs shall be required for the submission, but the proposal will be considered as the basis for detailed redevelopment or renovations proposal in the subsequent stage, if such initial proposal is considered by the Government to be feasible and viable.

**SUBMISSION DETAILS**



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The following details must be provided for in the submission (Form must be completed in addition to any other information provided on the subjects)

<b>Applicant</b>	
<b>Address</b>	
<b>Contact Number(s)</b>	
<b>Email address</b>	
<b>Purpose or Use of Redeveloped or Refurbished property</b> (No detailed plans or drawings required at this stage)	
<b>Interest required in the property</b> (term of lease in lieu of capital works)	
<b>Estimated Cost of Redevelopment or Renovations</b>	
<b>Availability of Finance</b> (Proof of funds shall be required in due course)	