



GOVERNMENT OF BERMUDA

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

ESTATES SECTION

**PARTICULARS FOR SOUTHLANDS PARK EXPRESSION OF INTEREST FOR
RENOVATION OR DEVELOPMENT & USE OF PROPERTIES**

PROPERTY DETAILS

Brief Description/Location:

The Southlands Park is a 38 acre parcel located on South Road in Warwick Parish. It was designated as a National Park in 2017 when the site was transferred to the Government in exchange of Morgan's Point parcel of land. It boasts of 7 Cottages, endemic banyan trees, water catchment, an open lawn, woodland walks, quarry gardens & ponds, a beach and other remarkable natural attractions. The Park is considered to be endowed with great potentials which are worth considering for Public Private Partnership initiatives to make it become more beneficial to the community, as an Amenity Park.

The Vision/Objectives for Southlands Improvement/Development Scheme:

As an Amenity Park asset, the Department of Public Lands & Buildings wishes to breathe new life into Southlands Park; and as such encouraging investment in the Main House (Grade II Listed Building), one of the cottages and a café/storage development/operation - that will serve the various potential uses or experiences to be offered in the park. The potential uses for the buildings must be in sync with the National Park designation.

In seeking the full potential of the park, it is envisaged that the initiative will result in outcomes of benefits being realized from the complementary uses to be introduced in collaboration with the various aspects of natural, historic, aesthetic, recreational and educational interests available in the park.

The designation of the entire property as a National Park asset was meant to be the beginning of strategic efforts for its preservation, improvement or development. This EOI is therefore a follow up action to the designation and also previous EOI put out last year, which identified a zip line experience as a potential use, which is being explored.

The interests being sought relate to two main parts of the park (north and south of South Road, as identified on the enclosed layout plan):

1. The renovation or redevelopment and use of the Main House and Quarry Cottage - in the northern part of the park (located north of South Road) for purposes that will be complementary to the Amenity Park.
2. The development of a new café/storage and washrooms - proposed in the southern part of the park (south of South Road), overlooking the ocean. These facilities will augment the enjoyment of the park.

The renovations or redevelopment of the buildings on the northern part and the developments on the south are considered to be essential and integral part of the Southlands Park Improvement/Development Scheme, which is envisioned to bring immense outcomes of benefits.



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The objectives for the renovation/redevelopment or development and use arrangement through leasing initiatives are to:

- offer a public private partnership (P3) opportunity for investment in public assets, to assist with their development or improvement;
- repurpose existing buildings for beneficial or complementary use in the park;
- develop facilities necessary for enjoyment of the park; and
- improve the National Park asset for outcomes of benefits from better use & enjoyment by locals and visitors.

As part of the developments on the southern part of the park (south of the South Road), the Ministry is proposing a public car park, picnic area, woodland walking trail and remediation of the beach access/cliff face – all of which are intended to improve the park to enhance its use & enjoyment. Efforts will also be made, where possible, to preserve the coastline and, or improve the beach.

Proposed designs for the necessary planning/development application for the creation of the café and the ancillary facilities have been prepared. Parties interested in the café/storage and washroom development will be provided with the proposed designs for consideration to assist with their submission.

On the northern part, there will be improvements to accessways, woodland walking trails, quarry gardens/ponds and the other aspects of natural, historical & educational interests. Efforts will be made for the replacement of invasive trees/plants with endemic species and arrangements for preservation of the natural habitat. The open lawn will also be improved and a visitors' resource centre (which will include a small museum & educational aspect to celebrate the rich environmental heritage of the asset) will be established as part of the considerations for the renovations and use to the Main House.

As an Amenity Park, aspects of interest and proposed experiences/facilities to be made available for the use & enjoyment of the park include:

- Zip line adventure for all ages
- Children playground
- Improvements to accessways, walking trails and cycling tracks
- Improvements to natural, historical, educational, aesthetic and recreational aspects of interest (including quarry gardens, ponds, seating/viewing areas, tunnels etc.)
- Dogs park
- Cafe, washroom, beach, picnic & ocean view seating areas
- Woodland reserve areas and endemic trees/plants
- Plants nursery
- Mobility/Accessibility user friendly aspects of support
- Aspects for group or team-building challenges or experiences for all ages



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It is intended that most parts of the northern part of the park (north of South Road) will be kept as natural as possible; and as such the proposed development of a public car park, washrooms, café, picnic area and woodland walking trail on the southern part will help with the realization of this – to make the northern part motor vehicle free and more pedestrian friendly as much as it is possible (curtailing vehicular access, except for logistical services to the buildings, mobility access needs and maintenance arrangements).

Condition of the existing buildings:

The existing buildings were built of traditional Bermuda stone construction with timber flooring & roof members with Bermuda slate roof details. Due to their age and extent of damage due to long period of neglect, extensive renovation or remediation works are required to bring them to code. Full structural and services investigations are therefore required to ascertain the full details of structural and service works that will be necessary to put them to complementary or beneficial uses.

Consideration will be given to any appropriate use and necessary renovations or redevelopment works required to bring them to the standard that will be required for respective purposes, which will be sympathetic or complementary to the use of the entire Amenity Park.

TERMS OF SUBMISSION OF PROPOSALS

Proposals are expected to be submitted, providing information as specified in the enclosed format:

- Expression of Interest for a **full renovation or redevelopment and use of the specified buildings on the northern part of the park**
- Expression of Interest for **the development of a café/storage and washrooms on the southern side**
- Proposed term of leasehold interest that would be required for the respective properties (with rental to be in lieu of proposed capital costs for the renovation/redevelopment or development of the properties).
- A statement on initial enquiries or consultation with the Parks Department/NPC and Planning Department. Interested parties will be required to adhere to all necessary regulatory requirements.
- Financial capability information.

The Properties for the EIO:

The available properties for which proposals are being required are:

1. The Main House – 81 South Road (Grade II listed)
2. Quarry Cottage – 73 South Road
3. Café/storage and washroom (new developments on southern part of the park)

Refer to enclosed property location plan.



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Parks/NPC & Planning Consultation:

To increase the chances of a proposal for the renovation/use of the Main House or the Quarry Cottage becoming successful, full details of consultation feedback from Parks Dept/NPC and Planning Department for the proposal will be required to be provided as part of the submission.

Preliminary surveys/investigations:

Proposals must be based on necessary preliminary survey or investigations of the respective properties and relevant preliminary Planning/Development Control and other statutory requirements for proposed works and use.

Building Designs:

No detailed design is required for the submission for the existing buildings at this initial 'Expression of Interest' stage, but the proposal will be considered as the basis for detailed renovations or redevelopment proposed design that will be required in the subsequent stage, if the initial proposal is considered by the Department of Public Lands & Buildings to be feasible and viable.

Café/Storage & Washroom Designs:

The design for the café/storage and washroom development will be as shall be provided by the Department of Public Lands & Buildings; and subject to planning and development approvals.

Inspection/Viewing of Property:

In order for viewings or site visits to be more beneficial, request will have to be made for visits and also for necessary details or discussions that may be required by interested parties before a proposal is submitted.

Contact details for enquires, viewing/visit arrangements and discussions:

For any further queries, viewing arrangements or discussions, please contact Kofi Agyakwa-Duodu via an email or WhatsApp message or by a call.

Email Address: kagyakwa-duodu@gov.bm

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PROPOSAL SUBMISSION DETAILS

The form bellow must be completed for all submissions; and must be **dropped in a sealed envelope into the 'TENDER BOX'** located at the **Reception of the Ministry of Public Works**, 3rd Floor, General Post Office (GPO) Building, 56 Church Street, Hamilton, by **3:00PM ON MONDAY 7TH OCTOBER, 2024.** (Any further relevant supporting information may be provided in addition to the completed form).

Any proposal submitted without this form will not be considered.

Property to be renovated or developed	
Applicant	
Address	
Contact Number(s)	
Email address	
Purpose or use of property (No detailed designs required at this stage)	
Estimated cost of Renovation or Development	
Outcome of Preliminary Consultations with Parks Dept./NPC & Planning Dept	
Leasehold interest required in the property, rent/rent free period (Proposed term/rent of lease; and period of rent free in lieu of cost of renovations or development)	
Availability or Source of funding (Proof of funds shall be required in due course)	