



GOVERNMENT OF BERMUDA

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

**ESTATES SECTION**

**EXPRESSION OF INTEREST FOR RENOVATION OR DEVELOPMENT & USE**

**PROPERTY DETAILS**

**Brief Description/Location**

The Southlands Park is a 37 acre parcel located on South Road in Warwick Parish. It was designated as a National Park in 2011 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/shrubbery, water catchment, an open grassed 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.

**The Vision/Improvements**

The interest being sought are in two forms (as per attached plan):

1. The renovation or redevelopment and use of any of the existing 7 Cottages in the north part of the Park located north of South Road for purposes that will be complementary to the National Park system
2. The development of a new Café, washrooms and beach equipment storage being proposed on the part of the Park south of South Road, overlooking the beach/ocean.

As part of the improvements or developments on the southern part of the Park (south of the South Road), the Ministry is proposing to develop public car parking spaces, picnic site, woodland walking tracks, events lawn and a historic WWII gun battery platform – all of which are intended to improve the Park for better enjoyment. The access to the beach will be improved; and the cliff face will also be reinforced to preserve the coastline and, or improve the beach.

The Ministry will procure the designs and secure the necessary Planning/Building consent for the development of the Restaurant and other ancillary facilities, including the public car park, picnic site and the woodland walking tracks. Parties interested in the Restaurant related developments will be provided with proposed or approved designs for consideration to assist with their submission.

On the northern part (north of South Road), there would be improvements to woodland walking tracks, quarry gardens/ponds, replacement of invasive trees/plants with endemic trees/shrubbery and arrangements for the cultivation of fruit trees/plants and preservation of the natural habitat. The open grassed lawn would also be improved for events and visitors' resource centre would be created as part of the renovations to the main Cottage.

**Condition of the existing Buildings**

The Cottages were built of traditional Bermuda stone construction with timber flooring & roof members. Due to their age, extensive renovation 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 beneficial uses.



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Consideration will be given to any appropriate use and necessary renovations or redevelopment works required to bring the properties to the standard that will be required for respective purposes that will be expected to be strictly sympathetic or complementary to the use of the entire National Park.

It is therefore crucial that in planning for the renovations or redevelopment & use of the cottages, their location within the National Park setting is taken into serious consideration.

**TERMS OF SUBMISSION**

Proposals are expected to be presented in a form of:

- Expression of Interest for a **full renovation or redevelopment and use of the individual Cottages with ancillary spaces**
- Expression of Interest for **the development of a restaurant, washrooms and beach equipment storage on the south 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 or development of the properties).
- Brief statement on any initial enquiries or consultation with the Parks Department/NPC, DENR and Planning Department. Prospective parties will be required to adhere to all necessary regulatory requirements.

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

No detailed architectural designs shall be required for the submission at this initial 'Expression of Interest' stage, but the proposal will be considered as the basis for detailed redevelopment proposal that will be required in the subsequent stage, if such initial proposal is considered by the Department of Public Lands & Buildings to be feasible and viable.

**Inspection/Viewing of Property:**

There shall be general weekly viewings or site visits on **THURSDAYS 8:00AM - 12:00PM & 3:00PM - 6:00PM, starting from THURSDAY 22<sup>ND</sup> SEPT 2022 AND THE LAST BEING THURSDAY NOV 3<sup>RD</sup> 2022.** Additional visits or viewings could be arranged if it becomes necessary.

For any further queries and, or viewing arrangements, please contact Kofi Agyakwa-Duodu by emailing: [kagyakwa-duodu@gov.bm](mailto:kagyakwa-duodu@gov.bm)

The properties for which proposals are expected – as per attached Location Plan for Buildings & Improvements are:

1. Morning Glory – 65 South Road
2. Mimosa Cottage – 67 South Road
3. Quarry Cottage – 73 South Road
4. Silo Cottage – 75 South Road
5. Dapples – 77 South Road
6. Main House – 81 South Road
7. Prima Vera Cottage - 83 South Road
8. Restaurant/washroom/equipment storage (new development on southern part of the Park)



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**PROPOSAL SUBMISSION DETAILS**

The form bellow must be completed for all submissions; and must be **dropped 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 12<sup>TH</sup> DEC 2022**. (Any further relevant supporting information may be provided in addition to the completed form).

**Any proposal submitted without this form will not be considered.**

<b>Property to be renovated or developed</b>	
<b>Applicant</b>	
<b>Address</b>	
<b>Contact Number(s)</b>	
<b>Email address</b>	
<b>Purpose or use of property</b> (No detailed plans or drawings required at this stage)	
<b>Estimated cost of Renovation or Development</b>	
<b>Outcome of Preliminary Consultations with Parks/NPC/DENR/Planning</b> (if any)	
<b>Leasehold interest required in the property &amp; Rent</b> (Proposed term of lease and rent of lease; and then period of rent free in lieu of cost of renovation or development)	
<b>Availability or Source of funding</b> (Proof of funds shall be required in due course)	