



05/20/2026

REQUEST FOR PROPOSALS (RFP)
ARCHITECTURAL & ENGINEERING CONSULTANCY SERVICES
FOR BUILDING PERMIT DOCUMENTATION & INTERIOR FIT-OUT DESIGN

PROJECTS:

- Village at Victoria Place II (VVP) – Sandys
- Village at Tommy Fox Road (VTF)– St. George’s
- Village at Albert Row (VAR– Sandys

The Bermuda Housing Corporation (“BHC”) invites qualified Architectural and Engineering Consultants to submit proposals for professional consultancy services associated with the preparation and coordination of Building Permit documentation and subsequent interior fit-out design services for three proposed coastal residential developments identified above.

BHC has completed the preliminary planning and development submission process for the above developments and has collaborated extensively with the selected Precast Manufacturer to establish the preliminary building systems, structural layouts, and a code-compliant precast building design approach.

The purpose of this consultancy engagement is to advance the developments from the Planning Department submission stage through comprehensive Building Permit documentation, technical coordination, and subsequent interior fit-out design and construction coordination services.

The proposed developments consist of seven (7) multi-unit/multistory residential buildings distributed across three project sites utilizing a precast construction methodology. See the Accompany Plan sets

The developments include:

- 3-story multi-unit residential buildings (comprising 36 units at VVP, 24 units at VTF, and 24 units at VAR)
total of 84 units
- Precast structural systems;
- Supporting site infrastructure;
- Associated parking, circulation, landscaping, and utility systems; and
- Interior fit-out and finish coordination following shell construction.



Bermuda Housing Corporation
P.O. Box HM 662, Hamilton, HM CX Bermuda
Telephone (441) 295-8623, Fax (441) 295-2605



OBJECTIVE OF SERVICES

The selected Consultant shall act as the Lead Architectural Consultant and Coordinating Agent responsible for assembling, coordinating, refining, and preparing all architectural and engineering documentation necessary to obtain Building Permit approval for the developments.

The Consultant shall work in close collaboration with:

- BHC/BLMC;
- The Precast Manufacturer;
- Structural Engineers;
- MEPFP Engineers;
- Local utility authorities; and
- Relevant Government departments and agencies.

The Consultant's services shall extend beyond the shell construction phase and continue into the interior fit-out design, finishes coordination, and construction implementation stages.

SCOPE OF SERVICES

The Consultant's scope shall include, but not be limited to, the following:

A. BUILDING PERMIT DOCUMENTATION

- Preparation of comprehensive Building Permit drawing packages for all developments;
- Coordination and integration of all architectural, structural, MEPFP, civil, and specialist consultant information;
- Development and refinement of architectural details and construction assemblies;
- Preparation of code-compliant Building Permit submissions in accordance with applicable Bermuda Building Codes and Regulations;
- Coordination with the precast manufacturer to ensure all structural systems, connections, interfaces, tolerances, and assemblies are fully coordinated;
- Coordination of the building envelope systems to ensure weatherproofing, waterproofing, corrosion resistance, thermal performance, and sealed envelope integrity suitable for Bermuda's coastal environment;
- Coordination of accessibility compliance and life safety requirements;
- Coordination with utility providers and Government agencies as required;
- Preparation of permit responses and revisions requested by the Department of Planning or Building Control authorities.





B. MEPFP ENGINEERING COORDINATION

The Consultant shall either provide directly or retain qualified sub-consultants for:

- Mechanical Engineering;
- Electrical Engineering;
- Plumbing Engineering;
- Fire Protection Engineering; and
- Associated coordination drawings and specifications.

The MEPFP design shall include:

- Utility coordination;
- HVAC systems;
- Electrical distribution;
- Lighting design;
- Fire alarm systems;
- Fire suppression systems; where required;
- Site Civil Works (Roadway, parking, walking pathways, amenity areas
- Domestic water systems;
- Sanitary and stormwater systems;
- Energy-efficient design considerations; and
- Integration with the precast structural systems.

C. SPECIFICATIONS & FINISHES

- Preparation of project specification documents;
- Interior and exterior finishes coordination;
- Development of finish schedules and finish palettes;
- Coordination of cabinetry, fixtures, fittings, appliances, hardware, and interior detailing;
- Coordination of waterproofing requirements;
- Coordination of interior layouts and fit-out details following shell construction;
- Assistance with FF&E coordination where applicable.





D. CONSTRUCTION PHASING & FIT-OUT SERVICES

The Consultant shall acknowledge that the project delivery strategy may involve:

1. Construction of the building shell and structural systems, followed by
2. Interior fit-out and finishing work.

Accordingly, the Consultant's services shall extend into:

- Interior fit-out design;
- Construction detailing;
- Coordination of tenant-ready spaces;
- Site observation during fit-out implementation;
- Shop drawing reviews;
- Material and finish submittal reviews; and
- General construction administration support.

E. ADDITIONAL CONSULTANCY SERVICES

The Consultant shall additionally provide or coordinate:

- Corrosion-resistant material specifications (Railings, etc.)
- Site coordination with surveyors and geotechnical consultants where required;
- Coordination of drainage and civil infrastructure systems;
- Sustainable and resilient design considerations;
- Construction sequencing coordination with precast installation;
- Review and coordination of manufacturer shop drawings;
- Quality assurance/quality control coordination;
- Assistance during tendering and contractor procurement phases if required.

CONSULTANT QUALIFICATIONS

Interested firms shall demonstrate:

- Experience with multifamily residential developments;
- Experience coordinating modular and/or precast construction systems;
- Experience preparing Building Permit documentation;
- Knowledge of Bermuda planning and building approval processes;
- MEPFP/Civil coordination capabilities;
- Specification writing experience;
- Construction administration and fit-out coordination experience;





SUBMISSION REQUIREMENTS

Proposals shall include:

- Company profile and relevant experience;
- Proposed project team and consultants;
- Relevant project examples; References from comparable projects.
- Preliminary project approach and methodology;
- Proposed schedule;
- Fee proposal;
- Confirmation of professional liability insurance coverage;

BHC reserves the right to:

- Reject any or all submissions;
- Request clarification or additional information;
- Negotiate scope and fees;
- Award the services in whole or in part.

BHC is not bound to accept the lowest or any proposal submitted.

All inquiries can be directed to keinof@bhc.bm

Tender Due Date is **June 17, 2025**

Send submissions to: tenders@bhc.bm

Respectfully submitted,

Keino Furbert-Jacobs
Project Manager
Bermuda Housing Corporation

cc. bhc /file



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