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ENTASIS
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Member of the U.S. Green Building Council

ARCHITECTURE INTERIOR DESIGN PLANNING
PROJECT MANAGEMENT

Bermuda Housing Corporation

Tender Document for
General Contractor + MEPF Design-Build (DB) Services

Project Title:
11–13 Ewing Street Mixed-Use Development Hamilton, Bermuda

Project Description:
Seven -storey mixed-use building;

Issued By:
Bermuda Housing Corporation Hamilton, Bermuda

Prepared By:
Entasis Architecture (Design Team for 11–13 Ewing Street)

Tender Type:
Stipulated Sum Standard Form of Agreement between owner and General Contractor. Design Build contract for MEPF. Bermuda Supplementary Conditions current edition.

Issue Date:
Wednesday November 4th, 2026.

Proposal Date:
Proposals shall be submitted by email no later than 12:30 pm Friday, January 29, 2027.
Michael Emery mike@entasis.bm

Confidentiality Notice:
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Bermuda Housing Corporation
Tender Document

General Contractor + MEPF Design-Build Services
Project: 11–13 Ewing Street, Hamilton
Date: 26th October 2026

1. INTRODUCTION

The Bermuda Housing Corporation (BHC) invites qualified local and international construction firms, developers, building-system manufacturers, and design–build consortiums to submit Expressions of Interest (EOI) and Design–Build Proposals for the development of a seven-storey mixed-use residential building at 11–13 Ewing Street, Hamilton.

This document consolidates BHC's International Invitation for Expressions of Interest and the General Contractor + MEPF Design-Build Tender Requirements into a single unified set of instructions.

2. PROJECT OVERVIEW

2.1 Development Program

- **Ground Floor:** Limited commercial/office accommodation, lobby, circulation, building services, fire pump room, electrical room, water entry.
- **Floors 2–7:** Six residential floors comprising one-bedroom and two-bedroom apartments.
- **Roof:** Mechanical plant, exhaust systems, telecom infrastructure, solar readiness.

2.2 Delivery Objectives

- Maximize residential accommodation across six floors.
- Limit commercial/office use to the ground floor.
- Achieve efficient layouts, circulation, and building performance.
- Deliver a durable, hurricane-resistant, code-compliant building suited to Bermuda.

3. DESIGN AUTONOMY

- BHC will issue preliminary architectural drawings, site information, and investigations **for guidance only.** Proponents may:
- Modify layouts
- Propose alternative structural systems
- Reconfigure unit mixes
- Introduce alternative construction methodologies

Any departure from the reference design must be clearly justified technically, financially, and operationally.

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4. CONSTRUCTION METHOLOGY (Open International Competition)

BHC does not prescribe a specific construction method. Proponents may submit proposals using:

- Reinforced concrete
- Precast concrete
- Modular construction
- Prefabricated systems
- Structural steel
- Hybrid systems
- Other proven multi-storey methodologies

Cost Submissions for Alternative Methods

Proponents may submit multiple construction methodologies, each with its own cost proposal. Each methodology must include:

- Full technical description
- Logistics strategy
- Engineering compliance
- Cost breakdown (overseas vs. local)
- Programme implications
- Risks and assumptions

BHC will evaluate alternative methodologies **on value, practicality, compliance, logistics, and long-term durability.**

5. ENGEERING COMPLIANCE AND LOCAL ACCREDITION

All proposals must demonstrate compliance with:

- Bermuda Building Code
- Bermuda Fire Safety Act
- Bermuda Electrical & Plumbing Codes
- Hurricane and extreme wind design requirements
- Structural loading for seven storeys
- Fire resistance, egress, accessibility
- Corrosion protection and marine-environment durability

International proponents must identify:

- Their engineering team
- Proposed Bermuda-registered engineers
- Certification responsibilities
- Review and approval procedures
- Required testing or independent assessments

Approval in another jurisdiction does **not** guarantee acceptance in Bermuda.

6. LOGISTICS, TRANSPORTATION AND CONSTRUCTION FEASIBILITY

Proponents must provide a practical logistics strategy, addressing:

- Manufacturing location
- Shipping ports and routes
- Containerized or breakbulk shipping
- Component weights and dimensions
- Port handling and customs
- Roadway restrictions and transport permits
- Crane requirements and lifting plans
- Staging areas and temporary works
- Weather-related risks
- Local labour and specialist installation needs

The strategy must demonstrate realistic feasibility within Bermuda's infrastructure limitations.

7. ARCHITECTURAL DEVELOPMENT REQUIREMENTS

Proponents shall submit:

- Concept floor plans for all seven storeys
- Residential unit mix and total count
- Typical 1-bed and 2-bed layouts
- Gross and net floor area schedules
- Residential efficiency calculations
- Elevations and sections
- Circulation and egress strategy
- Ground-floor commercial/office layout
- Parking and site access proposals
- Preliminary 3D renderings

Alternative unit sizes and configurations are permitted where beneficial.

8. GENERAL CONTRACTOR SCOPE

8.1 Architectural & Structural Works

- Building envelope
- Roofing and waterproofing
- Exterior façade
- Doors, windows, hardware
- Interior partitions and finishes
- Site works, drainage, paving
- Coordination with utilities

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8.2 Coordination Responsibilities

- Weekly coordination meetings
- Master construction schedule
- Clash-free installation
- Full integration of MEPF design with architectural and structural works

8.3 Quality & Safety

- Site safety plan
- Quality control plan
- Protection of installed work
- Clean site management

8.4 Close-Out

- As-built drawings (all disciplines)
- O&M manuals
- Warranty documentation
- Final certifications for occupancy

9. MEPF DESIGN – BUILD REQUIREMENTS

MEPF subcontractors **carry full design liability.**

9.1 Mechanical (HVAC)

- VRV/VRF or split systems for residential
- Packaged/ducted systems for office floors
- ASHRAE 62.1 compliance
- Exhaust systems
- Stair pressurization (if required)
- Roof-mounted condensers

9.2 Electrical

- BELCO service entry
- Main switchboard, distribution, sub-panels
- LED lighting
- Fire alarm system
- Data/telecom backbone
- Solar PV readiness

9.3 Plumbing

- Potable water distribution
- Hot water system
- Drainage and venting
- Stormwater management
- Booster pumps (if required)

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9.4 Fire Protection

- Sprinklers
- Standpipe system
- Fire pump (if required)
- Smoke extraction
- Fire stopping

MEPF Deliverables

- Full design drawings
- Load calculations
- Riser diagrams
- Permit packages
- Shop drawings
- Commissioning plan
- As-built drawings
- Certifications

10. SUBMISSION REQUIREMENTS

10.1 Technical Submission

- Proposed construction methodology
- Alternative methodology cost options
- Architectural concept design
- Structural system description
- MEPF design-build team
- Logistics strategy
- Construction program
- Quality and safety plans
- Company profile and experience

10.2 Commercial Submission

- Lump-sum price
- Cost breakdown:
    - Architectural & structural
    - MEPF design-build
    - Provisional sums
    - Contingencies
- Currency and exchange assumptions
- Overseas vs. local cost allocation
- Escalation provisions

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10.3 Risks and Qualifications

- Technical risks
- Exclusions
- Assumptions
- Outstanding approvals

11. EVALUATION CRITERIA

BHC will evaluate proposals based on:

- Technical compliance
- Residential efficiency and unit yield
- Construction methodology practicality
- Logistics feasibility
- Financial value and cost certainty
- Program duration
- Professional capability
- Durability and hurricane resilience
- Risk management

The lowest price will **not** necessarily be selected.

12. PROCUREMENT PROCESS

BHC may undertake a staged process:

- EOI and preliminary proposals
- Shortlisting
- Detailed technical and commercial submissions
- Negotiation and final tender evaluation

All awards remain subject to statutory approvals and BHC procurement procedures.

13. Closing Statement

BHC encourages innovative, practical, and cost-effective proposals capable of being successfully engineered, transported, constructed, and certified in Bermuda.
Proponents may submit multiple construction methodologies, each with its own cost proposal.
The central objective remains:
A seven-storey development maximizing residential accommodation across six floors, with limited ground-floor commercial use, delivered using the most suitable and cost-effective construction methodology for Bermuda.

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TENDER SUBMISSION BID FORM
Bermuda Housing Corporation
Project: 11–13 Ewing Street, Hamilton
General Contractor + MEPF Design-Build Services

1. Tenderer Information

Company Name: _____ **Trading Name (if different):**

Registered Address: _____

Mailing Address: _____

Contact Person: _____

Position / Title: _____

Telephone: _____ **Email:** _____

2. Tender Price

The Tenderer hereby submits a lump-sum fixed price for the full execution, completion, testing, commissioning, and certification of all works described in the Tender Documents.

Stipulated Price Contract Form (in Bermuda Dollars):

BD$ _____

(Amount in words) _____

This price includes all labor, materials, equipment, subcontractors, design services, overhead, profit, and all obligations described in the Tender Documents

3. Breakdown of Tender Price

Provide a summary breakdown:

A. Architectural & Structural Works: BD$ _____

B. MEPF Design-Build (Subcontractors): BD$ _____

C. Provisional Sums (if any): BD$ _____

D. Allowances / Contingencies (if any): BD$ _____

E. Total Tender Price: BD$ _____

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4. Proposed MEPF Design-Build Subcontractors

Company Name: _____

Contact Person: _____

Telephone: _____ **Email:** _____

Company Name: _____

Contact Person: _____

Telephone: _____ **Email:** _____

Attach the following:

- Company profile(s)
- Relevant project experience

5. Construction Schedule

Proposed Start Date: _____

Length of time to complete the project (in months): _____

Attach a detailed construction schedule including:

- Design period
- Permit submission period
- Procurement period
- Installation phases
- Testing & commissioning
- Closeout