Government of Bermuda

Ministry of Home Affairs

Department of Land Title and Registration

Addenda for

Request for Proposals for Land Title Registration System

Procurement No: LR-2025

Issued: **Monday December 15, 2025**

Submission Deadline: **Thursday February 05, 2026, 05:00:00 PM Bermuda local time**

Addenda No. 2

Addenda Type: Questions and Responses

Question 1:	Request for an extension of the submission due date from February 2nd, 2026, to February 23rd, 2026.
Answer 1:	We are unable to facilitate an extension of submission due date to February 23rd, 2026. An extension of the submission deadline has been granted. The deadline for submission is now Thursday February 05, 2026.

Question 2:	How will the 30% weight for 'Local Benefits' be evaluated for a bid primed by an overseas company, but including local subcontractors and suppliers?
Answer 2:	The 30% weighting relates to the Local Benefits Form in its entirety. Not being a Specified Business would not prohibit an entity from submitting a proposal. Points are available for all elements of the Local Benefits Form as detailed in the Rated Criteria, with the weighting being evenly distributed. This includes, but is not limited to, engagement with the Bermudian Workforce, Skill Development, and use of Specified Businesses within the proponents' supply chain.

Question 3:	Is there an estimated budget, funding range, or not-to-exceed amount for this procurement that can be shared to assist vendors in aligning their technical approach and level of effort?
Answer 3:	The Government of Bermuda cannot provide a funding range or estimated budget.

Question 4:	a. Will LTRO or IDT lead this project? b. Will a full-time project manager be assigned to the project for the duration of the project?

Answer 4:	a. The LTRO's core function is land title registration only. The LTRO is client and lead, however all technical requirements are the purview of the IDT on behalf of the Government of Bermuda. Therefore, the LTRO will be under advisement from the IDT on all technical requirements.
	b. There is no full-time project manager assigned to this project.

Question 5:	**Regarding the Department of Information and Digital Technology (IDT):**
	a. What is the exact role of IDT in the project?
	b. Are the referenced IDT standards and requirements documented, and can you share those with us now.

Answer 5:	**Part A** - Technical advice to LTRO. - Device & Endpoint Support<ol type="i"> - Troubleshooting desktops, laptops, mobile devices - OS installation, updates, and configuration - Network & Connectivity<ol type="i"> - Ensuring stable internet - Troubleshooting network issues that affect access to cloud apps - Cloud Access Support<ol type="i"> - Assistance with login issues (e.g., password resets, MFA setup) - Email & Collaboration Tools<ol type="i"> - Support for Outlook - Microsoft 365 support - Security<ol type="i"> - Endpoint protection, antivirus, and firewall management. - Identity and access management (IAM) at the infrastructure level **Part B** - The proposal is expected comply with international standards including but not limited to ISO, SOC, NIST, GDPR, PCI, PMBOK, PRINCE2.

Question 6:	**Platform, Hosting Services**
	a. Does the LTRO want vendors to propose, as an option, hosting the Production system off premises in one of the preferred countries of UK, Canada or Ireland? Or should hosting services in the preferred countries only be proposed for the Disaster Recovery/Backup site?
	b. Is Bermuda also an authorized jurisdiction for hosting, in addition to the UK, Canada or Ireland?
Answer 6:	a. The primary system should be in a preferred country.
	b. Yes.

Question 7:	**The Platform**
	a. If LTRO desires an <u>on-premises LTRS</u>, does the vendor have to propose, procure and install the server and network hardware for the LTRS production system?
	b. Should the vendor consider separate LTRS installations for training, testing/staging that will be used by LTRO during and subsequent to the deployment of the Production environment?
Answer 7:	a. LTRO does not desire an on-premises solution.
	b. Yes, consideration should be given to LTRO's need to conduct testing, training and staging/UAT outside of the Production environment.
Question 8:	**Integration with Land Valuation** Is this real-time integration or nightly data transfer?
Answer 8:	Nightly

Question 9:	**Integration** a. Confirm that this is real-time, two-way integration. b. Does the Government JD Edwards (E-1) Platform have an API for system integration? c. Does that E-1 Platform have a test server environment which will allow us to develop the integration?
Answer 9:	a. Batch based integration currently exists and there is an intention to move to real-time, two-way integration. Proponents should demonstrate the capability to deliver real-time, two-way integration. b. Yes, E1 has API capabilities. c. Yes, there is a development environment and prototype environment.
Question 10:	**Hosting Services** Should the proposed Maintenance & Support pricing include hosting services costs?
Answer 10:	Hosting cost(s) should be itemized. All cost should be broken down to clarify what service or deliverable comprises the figure.
Question 11:	**Regarding the Registries** We note that LTRO receives an average of 572 applications per year and processing time is currently in excess of 2 years. a. How is this average divided between the Deeds Registry and the Land Registry? b. What is the processing time for each registry? c. How long does it take to enter and reconcile a surveyed parcel that is part of the mapping process of the Land Registry?

Answer 11:	a. and b.- The year end statistics confirm that the Land Registry received close to 1000 applications in 2025. It is anticipated that this volume should continue. The figure represents the Land registry figures only. The Deeds Registry receives less than 200 applications per year. The processing time for the Deeds Registry is within three weeks. The processing time for the Land registry is as stated. c. The mapping process is completed within a workday.
Question 12:	**Future capabilities** Electronic Conveyancing - Does existing legislation provide for electronic conveyancing and if not, when is appropriate legislation anticipated?
Answer 12:	The legislative framework exists however this section of the legislation is not in force. The existing legislation, The Land Title and Registration Act 2011, provides for electronic conveyancing under Part 18, Section 110-114. The Land Title and Registration Act 2011 should be read in conjunction with the Electronic Transactions Act 1999. There is set timeline as to when part 18 of the Land Title and Registration Act 2011 will be put into force. The Land Title and Registration Act 2011 and the Electronic Transactions Act 1999 may be accessed at Bermuda Laws Online (Consolidated Laws) - https://www.bermudalaws.bm/
Question 13:	Is any significant legal reform relevant to the Deeds Registry and/or Land Registry anticipated during the life of the project?
Answer 13:	There is no anticipated significant legal reform relevant to the Deeds Registry and/or Land Registry anticipated during the life of the project.

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Question 14:	Can the vendor assume that all LTRO users have the prerequisite user hardware and peripherals, and that this equipment **is NOT** part of the vendor's responsibility to propose specifications, procure and install? That is, the vendor is only responsible for proposing the specifications for end user equipment.
Answer 14:	The vendor is not responsible for procurement and installation however the vendor is responsible for indicating the minimum requirements needed for end-user equipment.
Question 15:	**Training Requirements:** For the avoidance of doubt, please confirm that the following minimum training is required: a. To provide a minimum of two weeks onsite LTRS training of all LTRO staff (approximately 14 persons) together in one class. b. To provide a demonstration to Officials of the Government of Bermuda either virtually or onsite. c. To provide 6 months testing/training period post-delivery d. To provide LTRS training for Content Writing e. To provide LTRS training for Administrators

Answer 15:	The training requirements are set out in the Annex C-Summary-of-Requirements-and-Deliverables at page 20. For the avoidance of doubt the minimum requirements are as follows: a. To provide a minimum of two weeks onsite LTRS training of all LTRO staff (approximately 14 persons) together in one class and separately per user type, function and access. b. To provide a demonstration to Officials of the Government of Bermuda either virtually or onsite. c. To provide 6 months testing/training period post-delivery. d. To create simple, informative and demonstrative videos to be used by external users. e. To provide LTRS training for Administrators f. To provide LTRS training for Content Writing

Question 16:	Regarding the requirement "To provide 6 months testing/training period post delivery"; what is the expectation in these 6 months? Is this handholding and transition support or something more.
Answer 16:	This is transitional support; the solution will be tested against its ability to meet the needs of the LTRO under usual rigours and volume of everyday work and functions.

Question 17:	**Electronic Conveyancing** a. Does LTRO currently accept digital signatures from customers/attorneys? b. Does LTRO currently issue documents with digital signatures? If so, which authorized provider does LTRO use issue certificates or is it internal to LTRO?

Answer 17:	a. The LTRO does not currently accept digital signatures from customers/attorneys?
	b. The LTRO does not issue documents with digital signatures, however the LTRO is interested and open to the issuing of documents with a digital signature.

Question 18:	The RFP mentions the desired use of AI (Artificial Intelligence) for parcel creation and elsewhere for searches and backlog data conversion. The proponent is also aware of previous LTRO efforts with OCR/AI. a. What was LTRO's experience with the FluentData project to scan and extract data from the backlog of applications? Was data successfully extracted and entered into Landfolio? b. Does the LTRO currently use AI tools, if so which ones? c. Does LTRO pay for AI licenses/services? d. Is LTRO interested in third party AI tools which have a license cost? Should that cost be part of the vendor's proposal
Answer 18:	a, b, c- The contractual relationships of Government of Bermuda is confidential. The purpose of the issuance of the RFP is a total replacement of all Land Management and Title Registration software/systems. d. The vendor should propose any service or license that they believe will satisfy the needs the LTRO and include such details and cost within their proposal.

Question 19:	Regarding the requirement "The LTRS will [utilize AI tools to] extract the following data as applicable; party names, address, mortgagee name, assessment number, leasehold term, landlord name, presence of a survey plan and create the deeds register." a. Are there standard and mandated legal instruments or forms that are used and submitted by customers? b. If not, does the LTRO foresee introducing standardized digital forms as part of the new system to facilitate the better use of AI and to improve deeds registration process?
Answer 19:	There are over 50 standard forms. Schedule D part 1 and 2 of the Land Title and Registration Rules 2018 (pages 85-110) contains the lists of application that can be made to the LTRO as well as some of the prescribed or standard forms. The Land Title and Registration Rules 2018 can be found at Bermuda Laws Online (Consolidated Laws) - https://www.bermudalaws.bm/

Question 20:	Regarding the 'Document Intelligence Technology' for extracting data from handwritten Parish Vestry Books has the Government already digitized these books or is the vendor expected to include the cost of scanning these physical records as part of the implementation?
Answer 20:	The LTRO has not yet digitized these records. The scanning of these physical records is outside the scope of the deliverables.

Question 21:	**Map generation** a. Under Map Generation/Automated Plotting, can LTRO clarify if "Automated Plotting" refers to a fully automated generation of GIS polygons from narrative 'metes and bounds' text, or an AI-assisted tool where a human Mapping Officer must validate the geometry before it is committed to the database? b. Since current AI models for geometric construction from legacy legal descriptions are still in development by major vendors, would the Government accept a solution that uses traditional COGO workflows for initial implementation, with a phased roadmap for AI-enhanced automation as the technology matures?
Answer 21:	a. A previous vendor was able to develop an AI-assisted tool, which enabled automated generation of GIS polygons from scanned survey plans. These polygons were imported and overlayed on the LTRIM, allowing the Mapping Officer to validate the geometry. As part of this initiative, we identified that large number of scanned plans did not meet the criteria for AI generated polygons, as they had been reduced in size from the original, making scaling to fit the LTRIM impossible. b. ArcGIS Pro enables the user to extract a polygon from PDF (scanned survey plans) and create a feature layer, so an additional AI-assisted tool is not required at the first instance.
Question 22:	a. Does LTRO currently maintain spatial data for properties in the Deeds Registry? If yes, are they points and/or polygons? If no, is there a desire to maintain spatial representation? b. Is the LTRO currently using the ArcGIS Parcel Fabric model?
Answer 22:	a. No. There is no link between unregistered parcels and the Deeds Registry. b. Yes.

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Question 23:	**Service-Level-Requirements**
	Will LTRO provide the first tier of support response (IDT or LTRO) or is it expected that the vendor must provide a full-time, first tier support person?
Answer 23:	First tier application support will be provided by the vendor. LTRO/IDT will not serve as the first tier of support under the SLA framework.

Question 24:	**Data Migration & Legacy Systems**
	The RFP states approximately 4,269 Land Title Registration cases and 22,890 Deeds Registry cases need migration. Can the Government provide:
	a. A sample data schema or data dictionary from the existing Landfolio system?
	b. The current database size (in GB) and number of associated documents/attachments?
	c. Sample data extracts (anonymized) to assess data quality and migration complexity?
Answer 24:	a. Yes, there is a data dictionary which contains diagrams. The data dictionary will be provided to the successful proponent.
	b. Approximately 500 GB, the number of associated documents/attachments cannot be provided at this time.
	c. Yes, anonymized sample data extracts will be provided to the shortlisted proponents.

Question 25:	**Regarding Data Migration & Legacy Systems** For Parish Vestry Records and pre-2000 Deeds Registry records in bounded volumes, please clarify: a. Total number of bounded volumes requiring digitization? b. Will the LTRO handle scanning, or is this included in the migration scope? c. What is the condition and legibility of these historical records?
Answer 25:	Part a. and b. - Please see question no. 20. The LTRO will embark on a digitization project in the future at a time to be determined. c. An estimated 95% of the historic records are excellent condition. The records are mostly typewritten.

Question 26:	**Regarding the existing GIS infrastructure (ArcGIS Server 10.5 and ShapeSync):** a. What is the total size of the GIS data layers and geodatabases? b. How many parcel records currently exist in the cadastral system? c. Is there a current link between Landfolio and ArcGIS, and if so, what is the integration method? d. Will ESRI licenses (ArcGIS Pro, Server) be provided by Government, or must they be included in the proponent's pricing?
Answer 26:	a. Approximately less than 1GB b. There is a total of 23,442 parcels comprising the LTRIM. c. Yes, The Cadastre application makes a direct connection to the required version in the SDE database when making edits, Cadastre and Registry both reference a web mapping application hosted on ArcGIS Online with local map services for map viewing. d. ArcGIS Pro licences are included in the Government's central Enterprise Agreement with ESRI.

Question 27:	**System Integration**
	For integration with Oracle's JD Edwards (E-1) Platform:
	a. What version of E1 is currently in use?
	b. Is there existing API documentation available for the E1 integration?
	c. What specific financial transactions/data must be exchanged (invoicing, receipts, GL posting)?

Answer 27:	a. 9.2.6.4
	b. Yes E1 has API capabilities.
	c. Invoicing, receipts, GL posting, journals and reconciliations.

Question 28:	**System Integration**
	Regarding the Land Valuation Department integration:
	a. What is the current data exchange mechanism with Landfolio?
	b. What data fields are currently shared, and how frequently is data synchronized

Answer 28:	a. The current data exchange mechanism between LTRO and Landfolio uses a nightly PULL-based integration. b. Landfolio exposes a set of web services, and a scheduled console application calls these services each night to pull newly created Landfolio records that meet specific workflow criteria. The application then constructs and inserts the corresponding Notice of Transfer (NoT) cases, Assessment numbers, parcel numbers, name of registered owners and purchase price data into Land Valuation's system. As part of the new LTRS implementation, all detailed integration requirements, including the specific data elements, workflows, and web service definitions—will be fully documented and agreed upon in collaboration with the Land Valuation Application Support vendor.

Question 29:	**System Integration**
	
	For SharePoint integration:
	
	   a. What version of SharePoint is in use?
	   b. Is this SharePoint on-premises or SharePoint Online?

Answer 29:	a. Sharepoint Online b. Sharepoint Online

Question 30:	**<u>Machine Learning Requirements</u>**
	The RFP mentions built-in AI and machine learning capabilities. Please clarify:
	a. Are there specific AI accuracy thresholds expected (e.g., OCR accuracy rate, document classification accuracy)?
	b. Will training data sets be provided for custom AI model development?

Answer 30:	**Part A**.

OCR (Optical Character Recognition) Accuracy:

- o Machine-Printed Text: A minimum 98%-to-99%-character accuracy rate is expected for clear, printed documents.

- o Handwritten/Degraded Text: A minimum 85% to 90% accuracy rate is targeted for handwriting or older, low-quality scans.

- Document Classification Accuracy: The system should achieve a 90% to 95% precision/recall (F1-score). This ensures that documents (e.g., applications, IDs, or invoices) are correctly categorized with minimal "false positives."

- Confidence Scoring & Validation:

  - o The system must provide a confidence score for every automated action.

An 85% confidence threshold is typically set as the "floor." Any extraction or classification falling below this percentage must be automatically routed to a human operator for manual verification

Part B

Provision of Training Data Sets

The strategy for training data depends on the "readiness" of the vendor's solution and security protocols:

- Pre-trained Models: It is expected that the core AI engine is already pre-trained on generic datasets (e.g., standard identification types, financial formats).

- Custom Model Development: If the RFP requires AI to recognize specialized or proprietary formats, the following applies:

  - o Post-Award Provision: A curated, de-identified training set (typically 500–1,000 samples) will be provided only after a

	contract is awarded and data security protocols are established.
	o Synthetic Data: Proponents are encouraged to use synthetic data for initial demonstrations to ensure privacy is maintained during the evaluation phase.
	o Active Learning: Preference is given to systems that utilize "active learning," where the model continues to improve by learning from the manual corrections made by staff during daily operations.

Question 31:	**Pricing & Payment Structure**
	
	The Pricing Appendix C References Annex B (Pricing Proposal Form). Can the Government:
	
	   a. Clarify whether pricing should be fixed-price, time & materials, or a hybrid model?
	   b. Is the Government able to provide an indicative budget range or anticipated funding envelope for the LTRS project to assist proponents in aligning solution scope and commercial structure?

Answer 31:	a. Pricing should be fixed. b. The government is unable to provide an indicative budget range.
Question 32:	Regarding the requirement "To Provide LTRS training for Content Writing; is this Content Writing training specifically related to the Annex F requirement for the Knowledge Base integration and maintenance of that content?
Answer 32:	Yes.

Question 33.	**Pricing & Payment Structure**
	
	The MSA references specific fee structures (Professional Service hourly Fee, Software License Fee, Installation Fee, Maintenance Fee). Please clarify:
	
	   a. Should the Maintenance Fee be quoted per annum for the initial 3-year term?
	   b. Are there government budget constraints or a budget range that proponents should be aware of?

Answer 33:	**Part A**
	Professional Services Hourly Fee
	This is the hourly rate paid **in arrears** for time-based services such as software development, configuration, consulting, technical support, training delivery, and any other labour-based work performed under the Agreement or through approved Change Orders.
	This fee applies only to actual hours worked.
	Software License Fee
	This reflects the cost associated with licensing the Supplier's software to the Government. It is typically a one-time fee (unless otherwise defined in the proposal) and grants the Government the license rights described in Section 13 of the Agreement (use, updates, upgrades, etc.).
	System Installation Fee (one-time)
	This is a one-time charge covering the activities required to deploy, install, and configure the System in accordance with the Statement of Work. This includes environment setup, installation procedures, validation, and preparation for Acceptance Testing.
	System Maintenance Fee
	This refers to the recurring maintenance and support cost for the System after Go-Live, as detailed in **Schedule 6**. It typically covers bug fixes, updates, patches, technical support, and ensuring the System continues to operate in accordance with the specifications
	Part B
	Please see question 31b above.

Question 34:	**Local Benefits (30% Weighting)**
	For non-Bermudian proponents:
	a. How will Local Benefits be assessed if the proponent is not a "Specified Business"?
	b. Can international proponents partner with local firms to improve their Local Benefits score?
	c. What percentage of work must be performed locally vs. remotely?
Answer 34:	The 30% weighting relates to the Local Benefits Form in its entirety. Not being a Specified Business would not prohibit an entity from submitting a proposal.
	Points are available for all elements of the Local Benefits Form as detailed in the Rated Criteria, with the weighting being evenly distributed. This includes, but is not limited to, engagement with the Bermudian Workforce, Skill Development, and use of Specified Businesses within the proponents' supply chain.
	There are no minimum requirements for the percentage of work to be performed locally vs remotely.

Question 35:	**Local Benefits (30% Weighting)**
	Regarding Bermudian workforce engagement:
	a. What roles/positions must be filled by Bermudians?
	b. Is there a minimum percentage of project hours expected to be delivered by Bermudians?

Answer 35:	There are no defined roles/positions to be filled by Bermudians.
	There are no minimum requirements for the percentage of project hours to be delivered by Bermudians.
	Proposals will be evaluated against the Rated Criteria contained within the RFP, including their responses to the Local Benefits Form. Points are available for Local workforce utilisation as detailed in the RFP documentation.

Question 36:	**References & Experience**
	The RFP requires 3 references with 1 from public sector. Please clarify:
	• Must the public sector reference be from a land title/registry implementation specifically?
Answer 36:	Yes, the public sector reference must be from a land title/registry implementation specifically.
Question 37:	**References & Experience**
	For the oral demonstration (Stage IV):
	a. Must the demonstrated solution be a land title registration system, or can related systems (e.g., deed registry, property registration) qualify?
	b. Can the demonstration use a sandbox/demo environment rather than the live client system?

| Answer 37: | a. Related systems will be considered; at the core, the proponent must show experience with a state-owned cumulative record of land ownership. |
| | b. Yes. |

Question 38:	**Payment Portal**
	For payment gateway integration:
	a. Is there an existing/preferred payment gateway provider in Bermuda?
	b. What payment methods must be supported (credit cards, debit cards, wire transfers, cheques)?
	c. Are specific PCI-DSS compliance requirements expected?
Answer 38:	a. Global Payments is the preferred provider.
	b. Credit cards, debit cards, wire transfers, cheques.
	c. There are no specific PCI-DSS requirements, but compliance is expected.

Question 39:	**Regarding Oracle JD Edwards (E-1) Integration:**
	a. What version of JD Edwards E-1 is currently in use?
	b. Is API documentation available for proponents?
	c. Will the Government provide a sandbox environment for development and testing of the integration?

Answer 39:	a. Please see question 27 above.
	b. Please see question 27 above.
	c. Access to the development environment can be provided

Question 40:	**ArcGIS Pro:** a. What version of ArcGIS Pro does the LTRO currently use? b. Will the Government provide ArcGIS licenses for the development environment, or must the proponent acquire them? c. What is the current GIS architecture (Enterprise Geodatabase, File Geodatabase, published services)?
Answer 40:	a. The LTRO does not currently use ArcGIS Pro. Land Title parcel information is maintained in Landfolio, which uses ArcMap version 10.5 to enable mapping functionality. As this is an older version, LTRO must make a yearly request for ESRI to provide us with authorisation numbers for both ArcGIS Engine and Geodatabase Update extension licences. b. ArcGIS Pro licences are included in the Government's central Enterprise Agreement with ESRI c. The production GIS data (parcels)/ registry map is maintained in a versioned SDE Enterprise Geodatabase on SQL Server. It is referenced through ArcGIS Server map services Reference data can be stored in any format that ESRI supports. The registry's non-spatial business data is also stored in a separate SQL Server database. Some ancillary map layers (e.g. planning zones, aerial photos) are stored in folders on the server.

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Question 41:	**Landfolio Data Export**
	a. In what format(s) is the Landfolio data export available?
	b. Is there a documented data dictionary or data model for the current system?
	c. Will access to a copy of the Landfolio database be provided for analysis during the project?
Answer 41:	Part A and C
	Our current Vendors are willing to work with the successful proponent to export data in a commonly accessible format. Typically, data would be exported from the Registry and Cadastre databases in Excel, and data from the SDE database as an ESRI file geodatabase.
	b. Yes
Question 42:	**Electronic Conveyancing**
	a. Is there current legislation authorizing electronic signatures for conveyancing in Bermuda, or is it pending approval?
	b. What Certificate Authority or digital certificate provider is authorized for use in Bermuda?
Answer 42:	a. Yes. Please see question 12.
	b. DigiCert is the preferred provider of certificates.

Question 43:	**Data and Migration- Historical Records**
	a. Have the Parish Vestry Books and pre-2000 Volume books been digitized, or do they remain in physical format only?
	b. If not digitized, is the scanning of these historical records within the scope of this project or will it be a separate initiative?
Answer 43:	Please question no. 20 and 25 above.

Question 44:	**Data and Migration- Document Volumes** a. What is the approximate total volume of digital documents currently stored in Landfolio (GB/TB)? b. What is the predominant format of scanned documents (PDF, TIFF, other)?
Answer 44:	a. Approximately 500GB b. Landfolio does not restrict the type of attached file except to exclude executables. LTRO typically attaches PDFs, but I would also expect Microsoft Office documents and various image files.
Question 45:	**Payment Portal:** a) Must the payment portal support multiple payment methods (credit cards, bank transfer, ACH)? b) Is there an existing government payment gateway that must be utilized?
Answer 45:	a. Yes b. Global Payments is the preferred provider
Question 46:	**Cloud Hosting:** a) Does the Government have a preference among the authorized regions (Canada, UK, Ireland) for data hosting? b) Are there specific security certification requirements (ISO 27001, SOC 2, etc.) for the cloud provider?

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Answer 46:	a) No.
	
	b) The government is familiar with:
	
	   ○ **ISO 27001** (Information Security Management)
	   ○ **SOC 2 Type II** (Security, Availability, Confidentiality)
	
	However, we will also accept **equivalent internationally recognized security certifications**, provided they are:
	
	   ○ **current**,
	   ○ **independently audited**, and **suitably certified** by an accredited body

Question 47:	**Network Connectivity:** Does the LTRO have direct connectivity (VPN, dedicated line) to cloud services, or does all traffic pass through the public internet?
Answer 47:	Traffic currently traverses the public internet, but only via encrypted tunnels such as HTTPS/TLS and, if required, site-to-site VPN connections may be established to support specific system needs, enhanced security, or controlled integration points
Question 48:	**Support Hours**: The RFP mentions Business Hours as "Monday–Friday, 8:00 AM to 6:00 PM Atlantic Time." Is support required outside these hours for P1/P2 incidents?
Answer 48:	All response-time SLAs are tied to Business Hours only, so support is expected only during those hours.

Question 49:	**Existing Integrations:**
	
	  a. Is the current integration between Landfolio and the Land Valuation Department real-time or batch-based?
	  b. What specific data does the Office of Tax Commissioner consume from the registry?

Answer 49:	a. Nightly batch based.
	
	b. There is no existing integration between Landflio and the system utilized by the Office of Tax Commissioner. Information is transferred by email. The Office of Tax Commissioner consumes the following data:
	
	     ○ Property owner names
	     ○ Assessment numbers
	     ○ Parcel identification numbers
	     ○ The property address.

Question 50:	**Evaluation and Demonstration - Oral Presentations:**
	
	  a. For the "Similar Implemented Solution" demonstration (Part 1): Is it acceptable to show an implementation in another country that uses a similar registration system (e.g., Torrens Title System)?
	  b. Will the sample documents for the Part 2 demonstration be provided in English and reflect typical Bermuda document types?

Answer 50:	a. This is acceptable. b. The documents will be in English and will reflect typical Bermuda document types.
Question 51:	Please confirm whether there are minimum passing thresholds applied independently to Mandatory Technical Requirements, Rated Criteria, and Local Benefits, and whether failure to meet any single mandatory or rated requirement would result in disqualification.

Answer 51:	There is no minimum passing threshold. An inability to meet any of the mandatory requirements will result in disqualification. Please see *Appendix D– RFP Particulars* in the Land Title Registration System (final) document. Part F. *Rated Criteria*, subsection 1, the table indicates that a minimum threshold is not applicable.
Question 52:	Can you clarify whether oral presentations and system demonstrations will be evaluated using the same scoring criteria as the written proposal, or whether additional evaluation criteria will apply at that stage.
Answer 52:	The oral presentations and system demonstrations will be evaluated using the final evaluation criteria found on page 31 of Land-Title-Registration-System(final) document.
Question 53:	Will proponents receive written feedback following the completion of Stage II evaluations and prior to the submission of any Best and Final Offer.
Answer 53:	Yes.
Question 54:	Please confirm whether joint ventures or consortium submissions are permitted, and if so, how evaluation and scoring would be applied across participating entities?
Answer 54:	As indicated in Section 1.3 Type of Contract for Deliverables with the RFP. "Joint submissions are acceptable however if a joint submission is made, the submission must clearly indicate which party will act as the prime contractor." The proposal shall be evaluated in its entirety.
Question 55:	Can you confirm whether the Government expects a single, fully unified platform covering the Land Registry, Deeds Registry, Judgements Register, and Cautions Register, or whether modular solutions are acceptable provided full functional and data integration is achieved?

Answer 55:	Modular architecture is allowed; however, the system must still appear and behave as one integrated platform to meet the RFP requirements.
Question 56:	Is a phased implementation approach acceptable, for example deploying Deeds Registry functionality prior to Land Registry workflows, provided overall project timelines are met.
Answer 56:	A phased implementation approach is acceptable. Land Registry functionality is required before the go-live date.
Question 57:	With respect to electronic conveyancing, please confirm whether full functional capability is required as part of the initial implementation, or whether inclusion within the system architecture and implementation roadmap is sufficient at this stage.
Answer 57:	Full functional capability is not required at the initial implementation stage. Please see question no. 12.
Question 58:	Following implementation, will the ability to design, modify, or create new workflows be restricted to the vendor, shared with the vendor, or fully administered by designated LTRO personnel.
Answer 58:	A shared approach is preferred.
Question 59:	Please clarify whether pre-2000 Deeds Registry records are expected to be digitized, structured, and migrated as part of this contract, or whether these records will be addressed under a separate future initiative.
Answer 59:	Please question no. 20 and 25 above.

Question 60:	Can the Government provide further guidance on the quality, structure, and completeness of legacy data to be migrated, and whether data cleansing and remediation activities are considered in scope.
Answer 60:	Data cleansing and remediation activities are considered in scope of works. The vendor can assume that the data is normalized having been stored in a database.
Question 61:	Is the vendor expected to support a parallel-run period during transition from the existing Landfolio system to the new LTRS, and if so, for what duration?
Answer 61:	The vendor expected to support a parallel-run period during transition period until accuracy is attained.
Question 62:	Please confirm whether hybrid cloud architectures are acceptable, provided all data residency requirements are met and hosting jurisdictions are limited to Canada, the United Kingdom, or Ireland
Answer 62:	Yes, hybrid cloud architectures are acceptable.
Question 63:	Can you clarify whether infrastructure and hosting resources managed by the Department of Information and Digital Technology will be provisioned in advance, or whether vendors should assume responsibility for infrastructure setup within their proposed solution.
Answer 63:	Vendors must propose and assume responsibility for the infrastructure setup required to host and operate the system proposed.
Question 64:	Is the use of containerized technologies, such as Docker or Kubernetes, acceptable within the Government's existing virtualized environment

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Answer 64:	The system will not be hosted in the existing virtualized environment. Vendors must propose and assume responsibility for the infrastructure setup required to host and operate the proposed system and containerized solutions will be considered if proposed.
Question 65:	Please confirm whether ArcGIS Pro licensing will be provided by the Government, or whether proponents are expected to include licensing costs within their pricing submission.
Answer 65:	ArcGIS Pro licensing will be provided by the Government.
Question 66:	Are proponents expected to fully migrate and modernize the existing ArcGIS Server 10.5 and ShapeSync environment as part of the scope of work.
Answer 66:	Yes.
Question 67:	Will GIS editing and data maintenance capabilities be limited to internal LTRO users, or will certain external professional users, such as surveyors, be granted controlled access
Answer 67:	GIS editing and data maintenance capabilities be limited to internal LTRO users. External professional users, such as surveyors will require viewing and submission for registration access only.
Question 68:	Please confirm whether the vendor will be considered a data processor only for the purposes of the Land Title Registration System, with the LTRO retaining full data controller responsibilities under PIPA
Answer 68:	The LTRO is the data controller, and the successful vendor will be the data processor in accordance with the PIPA legislation.

Question 69:	Are proponents required to undergo independent security assessments or penetration testing prior to system go-live, and if so, should these activities be included within the project scope and pricing.
Answer 69:	Penetration testing prior to going live will be conducted by IDT Security. IDT Security is a section of IDT (Government of Bermuda). Proponents should allocate time and resources to support this activity and any remediation required following the testing.
Question 70:	With respect to Self-Sovereign Identity readiness, is the expectation limited to architectural preparedness, or is functional SSI capability required as part of the proposed solution
Answer 70:	Vendors are not required to deliver functional SSI as part of the initial solution they can if they can if they wish would demonstrate architectural preparedness for SSI.
Question 71:	Will Government-provided privacy notices, processing procedures, and consent language be finalized and provided prior to system configuration and user interface development?
Answer 71:	Privacy notices, processing procedures, and consent language will be finalized.
Question 72:	Please confirm whether 24 by 7 support coverage is required for Priority 1 incidents, or whether support outside standard business hours is limited to on-call escalation?
Answer 72:	The RFP does not mandate 24×7 P1 support. Support requirements apply only during Business Hours. Proponents can indicate if out-of-business hours support is available and the cost(s) that apply. If applicable, proponents should itemize out-of-business hours support on the Annex B-Pricing Proposal Form.

Question 73:	Can the Government clarify expectations regarding service credits for SLA breaches, including whether credits will be capped annually or per incident?
Answer 73:	Government does not require a specific form of cap. Vendors may propose reasonable caps (e.g., per incident and/or aggregate monthly/annual caps) for consideration.
Question 74:	Is the provision of local, Bermuda-based operational support mandatory to meet service level requirements?
Answer 74:	The RFP does not require Bermuda-based operational support. Support may be delivered remotely.
Question 75:	Please confirm whether pricing should be submitted on a fixed-price basis, milestone-based basis, or as a blended model for implementation, licensing, and ongoing support.
Answer 75:	Pricing should be fixed.
Question 76:	Are annual maintenance, hosting, and support fees expected to remain fixed over the initial contract term, or may they be subject to adjustment.
Answer 76:	Annual maintenance, hosting, and support fees are expected to remain fixed.
Question 77:	Will indexation or inflation-based adjustments be permitted during optional contract extension periods.
Answer 77:	No, the proponent is asked to state a fixed price.

Question 78:	Please confirm whether all scope changes and variations will be governed exclusively by the Master Services Agreement change control provisions?
Answer 78:	All scope changes and variations will be governed through the change-control processes defined in the Master Services Agreement.
Question 79:	Is source code escrow required in addition to the intellectual property and licensing rights outlined in the RFP documentation?
Answer 79:	Source code escrow is not required.
Question 80:	In the event of contract termination, please confirm whether post-termination transition support beyond the stated 30-day period may be requested by the Government, and if so, whether such support would be subject to separate commercial agreement?
Answer 80:	Post termination procedures may be seen at clause 20, Data use and transfer (Annex A- master software development, maintenance and hosting agreement). The post termination procedure will be agreed and contracted with the successful proponent during the contract negotiation stage.

Question 81:	Initial Evaluation Criteria- 30% of the weighting of the scoring is allocated to 'Local Benefits', of which the criteria stipulate being a 'specified business' which is defined in the Code of Practice for Project Management and Procurement as: a Bermudian-owned and owner-operated business enterprise a. gross annual sales of less than one million dollars, or an annual payroll of less than five hundred thousand dollars; or b. at least three of the following attributes: i. (i) gross annual revenue of between $1,000,000 and $5,000,000; ii. (ii) net assets of less than $2,500,000; iii. (iii) an annual payroll of between $500,000 and $2,500,000; iv. (iv) between a minimum of 11 and a maximum of 50 employees; and v. (v) been in operation for a minimum of 10 years. Our concern is investing the effort into a comprehensive response which we are confident could be a fantastic solution for the government, to have significant percentage of scoring lost on this basis. Please can you clarify / could we have a conversation around this aspect as I would expect the criteria would restrict the number of respondee(s) that meet the other criteria around experience and references in these systems to give the government a competitive set of prospective partners to chose from.
Answer 81:	The 30% weighting relates to the Local Benefits Form in its entirety. Not being a Specified Business would not prohibit an entity from submitting a proposal. Points are available for all elements of the Local Benefits Form as detailed in the Rated Criteria, with the weighting being evenly distributed. This includes, but is not limited to, engagement with the Bermudian Workforce, Skill Development, and use of Specified Businesses within the proponents' supply chain.

End of Addenda No, 2