



CLARIFICATION NO. 1

2 December 2025

Project Name: Road Town Development Partnership Project	Tender No: RDA/RFP/2025/007/QCBS
Tender Name: Design Services for a Master Plan for the Road Town Development Partnership Project	
Bidders Conference / Site Visit Date: Thursday 27 th November 2025	Time: 10:00 AM
Location: RDA's Conference Room, CB Romney Tortola Pier Park, Tortola	

#	Question	Answer
1.	Could the deadline be extended? Preparing a detailed proposal for a project of this nature may require additional time.	The deadline is now extended to 10:00 AM on Tuesday 6 th January 2026
2.	Are the consultants only required to implement pre-existing designs that were previously proposed over the years? What are the design elements required of us to focus on?	Per the Terms of Reference, the design consultant would be expected to review all existing design concepts and other relevant documents and develop a master plan per the terms of reference.
3.	Is the master plan composed of multiple zones within Road Town, each requiring its own individual master plan? Could the RDA please clarify and define the zones or phases involved?	According to the terms of reference, the design consultant team should review and analyze existing information, then propose an appropriate development approach based on their findings.
4.	What existing studies/analysis have been done that could support and guide the conceptual designs? E.g. Traffic study, social analysis	There is a list of the reference documents in terms of reference, and these do not include a traffic study or social analysis.
5.	Are the expected deliverables requiring executive-level detail in both design and costs?	Yes, please refer to the Scope of Services section for description of deliverables.
6.	In the past there were discussions about turning the corridor at Admin Drive into Main Street. Conceptually, is Admin Drive a part of the scope?	Yes. For clarity, the project scope is to start from Slaney's Roundabout to Port Purcell Roundabout, bound by Main Street and the Waterfront Drive and the James Walter Francis Drive and includes Wickham's Cay I and II.



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7.	Are the fee proposals being analyzed by the RDA, Stakeholders or both?	The fee proposals will be analyzed by both the stakeholders and the RDA
8.	Just to confirm, is this intended to be a high-level exercise only?	Please refer to the Scope of Services section for description of deliverables.
9.	Does RDA know the acreage within the scope of the project?	No, the design consultant will need to research this information.
10	Can the deliverables be more defined? For example: provision of zones and phasing. It will assist in providing a more realistic fee proposal.	Please see response to question #3.
11.	Is the \$1.2M budget as per your presentation the budget for the whole project?	The figure is the funds allocated to the project in the 2025-2026 Government of the Virgin Islands as seed money for the project. The project is intended to be a public-private partnership.

Tender Submission deadline: Tuesday 6th January 2026; 10:00 AM