

**Bids and Awards Committee for Consulting Services (BAC-C)**

**ENGAGEMENT OF HIGHLY TECHNICAL CONSULTANT FOR THE OFFICE OF  
THE PRESIDENT AND CHIEF EXECUTIVE OFFICER**

**RESOLUTION NO. 2022-010**

**WHEREAS**, the Office of the President and Chief Executive Officer (OPCEO) of the Bases Conversion and Development Authority (BCDA) identified twelve (12) priority projects that require highly technical skills for implementation under its stewardship;

**WHEREAS**, the twelve (12) priority projects are as follow:

1. Planning Review Board and Design Standards and Guidelines for BCDA-Managed Estates.
2. New Clark City Master Planning and Utilities Planning
3. Smart City Guidelines
4. Construction and Construction Management
5. BCDA Interim Sustainability Unit
6. Transit-Oriented Design Capacity Upgrade Project
7. PJIC Steering Committee
8. Overall Strategy Framework for the Metro Manila Subway Project (MMSP)
9. Estate Management Framework for New Clark City
10. Utilities Development in NCC
11. Infrastructure Projects
12. Disposition of Properties

**WHEREAS**, in a memorandum dated 12 September 2022, the OPCEO recommended the Engagement of the services of Ms. Myra E. Ocampo as full-time Highly Technical Consultant for the afore-mentioned projects, through Negotiated Procurement, pursuant to Section 53.7 of the 2016 Revised Implementing Rules and Regulations (RIRR) of RA 9184, for a period of six (6) months, renewable at the option of the OPCEO, but in no case shall exceed her term, in the amount of **Pesos: Two Hundred Seventy Nine Thousand and 00/100 (Php279,000.00)** per month inclusive of applicable taxes. The scope of the consulting services shall be subject to the Terms of Reference (TOR);

**WHEREAS**, Section 53.7 – Highly Technical Consultant of 2016 RIRR of RA No. 9184 provides that, “In the case of individual consultants hired to do work that is (i) highly technical or proprietary; or (ii) primarily confidential or policy determining, where trust and confidence are primary considerations for the hiring of the consultant: Provided, however, that the term of the individual consultant shall, at the most, be on a six-month basis, renewable at the option of the appointing Head of the Procuring Entity (HoPE), but in no case shall exceed the term of the latter;

**WHEREAS**, the said memorandum states the qualifications of Ms. Ocampo, among others:

- a. Ms. Ocampo, a civil engineer by profession, served as the head of Commercial Operations at Fort Bonifacio Development Corporation (FBDC). Her part in BGC projects has helped in the success of Fort Bonifacio’s projects in preserving culture and sustainability. Among her most recent endeavors include the BGC Greenway Park—the longest urban park in Metro Manila.
- b. Ms. Ocampo has more than 30 years of professional experience in construction, real estate development, retail and office leasing operations, utilities development, and city operations. Likewise, she has expertise in the field of project development, construction management, and corporate operations that made her former organizations surpass any challenges it encountered.
- c. Ms. Ocampo worked in various capacities in different real estate companies with nationwide operations such as D. M. Consunji, Inc. (1989-1996); Bonifacio Construction Management Corporation (1997-2005); and Bonifacio Global City Group of Companies (2005-2021).
- d. Ms. Ocampo is committed to continuous learning and self-improvement since she holds a Master’s degree from the Asian Institute of Management and a Bachelor’s degree in Civil Engineering from Mapúa Institute of Technology. She also attended the Strategic Management Executive Program of the National University of Singapore – Business School. These disciplines of study are an integral part of developing the estate management frameworks for Clark and the overall strategy framework for the MMSP.
- e. Ms. Ocampo is also active in the Urban Land Institute (ULI) – the oldest and largest network of cross-disciplinary real estate and land use experts in the world. She served as one of the mentors of ULI Philippines Mentorship Program last 2018. Her responsibilities include providing support, encouragement and deliverance to all mentees in the program. The mentors of this program have been selectively handpicked by ULI to create a unique and enriching experience for the mentees.

- f. Ms. Ocampo is an accomplished official of Fort Bonifacio Development Corporation (FBDC) which is a long-time and committed partner of BCDA in developing the Bonifacio Global City (BGC). Hence, Ms. Ocampo's expertise and experience can be valuable contributions in replicating the success of BGC to NCC and transform NCC into the next key growth area in Central Luzon.

**WHEREAS**, the following are the scope of services of the Consultant as provided under the TOR:

**1. Planning Review Board and Design Standards and Guidelines for BCDA-Managed Estates.**

Review all action documents and provide inputs, technical and operational advice on matters relating to the Planning Review Board (PRB) and the Design Standards and Guidelines (DSG) for the Bonifacio Global City, Bonifacio Capital District and New Clark City.

**2. New Clark City Master Planning and Utilities Planning**

Review all action documents and provide inputs, technical and operational advice on master planning and utilities planning in the New Clark City, including the monitoring of Joint Venture Agreement on Power Distribution and Water & Wastewater Supply & Distribution.

**3. Smart City Guidelines**

Review and provide inputs and advisory for Smart City Guidelines.

**4. Construction and Construction Management**

Review all action documents and other documented information pertaining to the Construction and Construction Management of BCDA projects, and provide inputs, technical and operational advice thereof, especially on TOR, ABC, design, BOQ and DUPA and consistency thereof.

**5. BCDA Interim Sustainability Unit**

Serve as a member of BCDA Interim Sustainability Unit in an advisory capacity, and provide expert insights in the achievement of Key Performance Indicators (KPIs) and Targets related to the identified SDGs.

**6. Transit-Oriented Design Capacity Upgrade Project**

Serve as a Team Member and Project Adviser for the Project for Capacity Enhancement for Transit-Oriented Development.

**7. PJIC Steering Committee**

Serve as a member of PJIC Steering Committee in an advisory capacity, and provide inputs and expert insights that could help the committee achieve its deliverables.

**8. Overall Strategy Framework for the Metro Manila Subway Project (MMSP)**

Review all the action documents pertaining to the project, provide technical and operational advice, and ensure that the following are accurately and timely done and achieved:

- a. Determine the working timelines within the Term of the Engagement to undertake the Scope of Services, subject to the approval of the BCDA;
- b. Advise BCDA on the total compensation to be negotiated with the DOTr in relation to the BCDA's properties affected by the MMSP Alignment;
- c. Assist BCDA in the review of the commercial terms of the proposed Right of Way Usage Agreement (ROWUA) to be executed with the DOTr to include disturbance fees for BCDA's properties that are currently under lease or concession with its business partners;
- d. Assist BCDA in negotiating commercial terms with the DOTR and the other parties involved;
- e. Create a revenue/profit model for the commercial developments in the subway railway stations;
- f. Assessment of the potential revenue and funding benefits of this project (value analysis outcomes, value created to beneficiaries, potential value capture to contribute to the cost of the train station, and others);
- g. Identification of the additional sources of increase on non-tariff / commercial revenues and make up for funding shortfalls, i.e. through agreements with the private sector: advertising, leasing of commercial spaces, naming rights, merchandising, consulting services and technology sales (for DOTr), and land value capture;
- h. Come up with appropriate tenant profile for the commercial spaces in the railway station that will be encouraged to invest;
- i. Recommend the Public-Private Partnership (PPP) set up/structure for the operations and maintenance of the commercial spaces of the railway station (i.e. BGC Station and Senate-DepEd Station) that will be identified as part of the development area and operations by BCDA; and

- j. Evaluate and recommend BCDA position in addressing issues on the impact of the MMSP and the construction/implementation on BCDA properties, including the possible disruption, dislocation and other adverse effects on BCDA properties as well as on BCDA stakeholders, business partners, lessees, and the like.

#### 9. Estate Management Framework for New Clark City

Review all the action documents pertaining to the project, provide technical and operational advice, and ensure that the following are accurately and timely done and achieved:

- a. Formulate the Estate Management Framework, mechanisms and road map as well as to determine the financial projections and impact of the framework on BCDA.
- b. Determine the working timelines within the Term of the Engagement to undertake the Scope of Services, subject to the approval of the BCDA;
- c. Establish the strategic framework for the proposed Estate Management Services for Clark to include the following:
  - i. Business Permitting and Licensing;
  - ii. Locators' Assistance;
  - iii. Property Management;
  - iv. Strategic Management;
  - v. Operational Management (Environmental, Marketing and Lease Management, Financial Management, and Investment Promotions);
  - vi. Maintenance (Building Services, Cleanliness, Building Aesthetics, Signage, On- street Parking, etc.)
  - vii. Security and Disaster Response;
  - viii. Estate Sustainability;
  - ix. Public Relations and External Affairs Management;
  - x. Risk and Data Management; and
  - xi. Performance Management
- d. Recommend the appropriate PPP arrangement and the optimum organizational/corporate structure for the proposed Estate Management Company (EMC) for Clark or under a division/department under BCDA or Clark Development Corporation as a subsidiary of BCDA;

- e. Design and project Financial and Revenue models for the proposed EMC to include possible revenue streams, collection of fees and association dues, and other financial data;
- f. Creation of the framework for the EMC's Integrated Operational Center that will ensure the safety and security of the New Clark City and how to integrate this in the governance system of the entire property and development.

#### 10. Utilities Development in NCC

Review all action documents and provide technical and operational advice on matters pertaining to the utilities development in NCC such as power, water, ICT, waste to energy and power generation projects.

#### 11. Infrastructure Projects

- a. Countercheck/review, and further evaluate the TORs, ABC, detailed cost estimates, BOQ and engineering and architectural design of infrastructure projects, and provide inputs and technical advice thereof ensuring the accuracy of the technical specifications and other details in the TOR and Bidding Documents before the bidding or negotiation of such infrastructure projects; and
- b. Review all action documents and provide technical and operational advice on matters pertaining to the utilities development in NCC such as power, water, ICT, waste to energy and power generation projects;

#### 12. Disposition of Properties

Provide expert insights/inputs in the crafting, analysis and/or evaluation of feasibility studies, business models, TORs for disposition of properties as well as contract provisions involving business and disposition of properties.

**WHEREAS**, considering the large scope of services, nature of the aforementioned projects, and the absence of an in-house technical expertise on these projects, the OPCEO highly considers the professional services of an external consultant with strong background and relevant experience in real estate development, property administration and estate management works. The professional service/expertise will assist BCDA and the OPCEO in particular to realize its targets to close these projects. The nature of the consultancy service is highly technical, proprietary, and requires utmost confidentiality;

**WHEREAS**, on 29 September 2022, the BAC-C sent a letter of invitation to Ms. Myra Ocampo inviting her to work with BCDA in a consulting capacity for the aforementioned projects;



**WHEREAS**, on 30 September 2022, in response to BAC-C's Letter of Invitation, Ms. Ocampo sent her Letter of Intention supported with an updated Curriculum Vitae (CV). Thereafter, the BAC-C TWG evaluated the qualifications of Ms. Ocampo based on her submitted documents;

**WHEREAS**, the BAC-C TWG presented the results of the evaluation of the PhilGEPS Registration, BIR Certificate of Registration and CV of Ms. Myra Ocampo, together with the documents submitted by the end-user. The BAC-C deliberated the results and found Ms. Ocampo to be legally, technically and financially capable to undertake and fulfill the consulting services for the aforementioned projects, in compliance with Section V.D.7.b.ii of Annex H of the 2016 RIRR of RA No. 9184, to wit:

*“ii. XXX Considering the nature of the consultancy work, the negotiations need not be elaborate, it is enough that the BAC has validated that the individual is legally, technically and financially capable to undertake and fulfill the consultancy work based on the Terms of Reference.”*

**WHEREAS**, the BAC-C reviewed and verified the findings of the BAC-C TWG and resolved to adopt and approve the aforesaid recommendations;

**WHEREAS**, on 03 October 2022, the BAC-C conducted negotiation with Ms. Myra Ocampo pursuant to Section V.D.7.b.ii of Annex H of the 2016 RIRR of RA No. 9184, wherein the members of the BAC-C verified with Ms. Ocampo her agreement with the TOR required by the consultancy services;

**WHEREAS**, Section V.D.7.b.iii of Annex H of the 2016 RIRR of RA No. 9184 states that the BAC shall recommend to the HOPE the award of contract to the individual consultant;

**NOW, THEREFORE**, foregoing considered, We, the Members of the Bids and Awards Committee for Consulting Services, hereby RESOLVE as it is hereby RESOLVED to ADOPT the findings of the BAC-C TWG and, thus RECOMMEND to the Head of the Procuring Entity, through its duly authorized signatory, the President and CEO Aileen Anunciacion R. Zosa the following:


- 1) To award the **Contract for the “Procurement of the Engagement of Highly Technical Consultant for the Office of the President and Chief Executive Officer”** to Ms. Myra E. Ocampo as she is legally, technically, and financially eligible and capable to undertake and fulfill the highly technical consultancy work, through Negotiated Procurement pursuant to Section 53.7 of the 2016 RIRR of RA No. 9184 for a period of six (6) months, renewable at the option of BCDA, but in no case shall exceed the term of the

PCEO, in the amount of **Pesos: Two Hundred Seventy Nine Thousand and 00/100 (Php279,000.00)** per month, inclusive of applicable taxes and fees, which shall be chargeable against the OPCEO's MOOE budget; and

- 2) To issue the corresponding Notice of Award (NOA) to Ms. Myra Ocampo, subject to the compliance with Memorandum Circular No. 3, series of 2022 dated 27 July 2022.

**RESOLVED**, at the BCDA Corporate Center Office, this 4th day of October 2022.

**BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES (BAC-C)**

  
**ARREY A. PEREZ**  
Chairman

  
**ATTY. FERNANDO T. GALLARDO, JR.**  
Vice Chairman

  
**RICHARD BRIAN M. CEPE**  
Member

  
**MARIA JOSEFINA V. PE**  
Member

  
**VIRGIL M. ALVAREZ**  
Member

Approved by:

  
**AILEEN ANUNCIACION R. ZOSA**  
President and Chief Executive Officer  
10-19-2022

**BACC2022-0202**