

ASSET DISPOSITION PROGRAM COMMITTEE (ADP COM)

**SELECTION OF THE WINNING BIDDER FOR THE LONG-TERM LEASE AND
DEVELOPMENT OF A THIRTY-SEVEN (37)-HECTARE PARCEL OF LAND IN
THE NEW CLARK CITY (NCC) INTO A SOLAR POWER PLANT**

Bid Bulletin No. 1, s. 2023
(30 March 2023)

I. Additional Information to Prospective Bidders

In connection with the Pre-Bid Conference for the subject bidding, held on 24 March 2023 (Friday) at 10:00 A.M. at the BCDA Corporate Office, Bonifacio Global City (BGC), Taguig City, Philippines via hybrid format (in-person and online meeting), we are furnishing you with the copy of the Bid Bulletin including the presentation (Annex A).

II. Amended Timetable of Activities (Article VIII of the Terms of Reference)

Activities	Timetable
Publication of Invitation to Bid	06, 08, and 10 March 2023
Issuance of TOR and Bid Documents	08 March to 19 April 2023
Pre-Bid Conference	24 March 2023 <i>(BCDA Office at 2nd floor Bonifacio Technology Center, Taguig City)</i>
Deadline of Submission of Request for Clarification and Queries	03 April 2023
Guided Site Visits/Inspections	30 March, 31 March and 11 April 2023 <i>(Assembly time of 9:00 A.M. at the BCDA Clark Office, 9/F One West Aeropark Building, Clark Global City, Clark Freeport Zone, Pampanga)</i>
Last day of Issuance of Bid Bulletin	18 April 2023
Deadline for Submission: Eligibility Documents and Final Proposal	27 April 2023, 12:00 Noon* <i>(BCDA Office at 2nd floor Bonifacio Technology Center, Taguig City)</i>
Opening of Bid Documents: Eligibility Documents and Final Proposal	27 April 2023, 1:00 P.M.*

	(BCDA Office at 2 nd floor Bonifacio Technology Center, Taguig City)
Detailed Evaluation of Bids	28 April to 05 May 2023
Announcement of Results of the Evaluation of Bids	08 May 2023
Post-qualification	09 - 30 May 2023
Issuance of the Notice of Award (NOA)	31 May 2023
Signing of the Contract	Within 30 days after NOA

*Note: The reference time that will be followed shall be the computer system clock at the BCDA Central Receiving and Releasing Area (CRRA). All prospective bidders are advised to synchronize their timepieces therewith.

III. Amendments in the Terms of Reference (TOR)

In addition, please be informed of the changes in the TOR for the subject bidding:

Original TOR	Revised TOR
<p>Article V Section 1</p> <p>1.9. Turn-over/transfer ownership of permanent structure/s, facilities and other improvements introduced by the Winning Bidder on the Property to BCDA, at no cost to BCDA, upon termination of the Contract of Lease due to breach of contract, default or upon expiration of the lease term. Lease term shall include the lease renewal if option is exercised by the Winning Bidder and agreed by BCDA.</p>	<p>Article V Section 1</p> <p>1.9. Turn-over/transfer ownership of permanent structure/s, facilities and other improvements introduced by the Winning Bidder on the Property to BCDA, at no cost to BCDA, upon termination of the Contract of Lease due to breach of contract, default or upon expiration of the initial lease period regardless of any exercise by the Winning Bidder of the option to renew the lease period.</p>
<p>Article VII Section 2</p> <p>2.1.a. Legal Capacity. The Bidder must be a corporation duly-registered with the Philippine Securities and Exchange Commission (SEC) or its equivalent in the country of incorporation, joint venture or an unincorporated consortium. If the Bidder is a joint venture/consortium, it should also submit a copy of the duly-executed joint venture agreement/consortium agreement among all members of such joint</p>	<p>Article VII Section 2</p> <p>2.1.a. Legal Capacity. The Bidder must be must be any of the following:</p> <ol style="list-style-type: none"> 1. a corporation, duly registered with the Philippine Securities and Exchange Commission or its equivalent in the country of incorporation; or 2. an unincorporated joint venture or consortium.

<p>venture/consortium showing the principal rights and obligations of the members, the extent of participation of each member, and their commitment to be jointly and severally liable to BCDA for their responsibilities under this TOR and the contract involving the Property.</p>	<p>If the Bidder is a joint venture/consortium, it must submit a copy of the duly-executed joint venture agreement/consortium agreement among all members of such joint venture/consortium showing the principal rights and obligations of the members, the extent of participation of each member, and their commitment to be jointly and severally liable to BCDA for their responsibilities under this TOR and the contract involving the Property.</p>
<p>Article VII Section 2</p> <p>2.1.b. Technical Capability. The Bidder (or, in case of a joint venture/consortium, any member thereof) should have been in the business of solar power generation, design, and construction for at least five (5) years, and must have completed similar development projects with capacity of at least one hundred megawatts (100 MW), and project costs of not less than Php 1 billion, excluding the cost of the land.</p>	<p>Article VII Section 2</p> <p>2.1.b. Technical Capability. The Bidder (or, in case of a joint venture/consortium, any member thereof) should have been in the business of solar power generation, design, and construction for at least five (5) years, and must have completed similar development projects or any kind of generation plant with capacity of at least one hundred megawatts (100 MW), and project costs of not less than Php 1 billion, excluding the cost of the land.</p>
<p>Article VII Section 2</p> <p>2.1.c. Financial Capacity. The Bidder must have adequate capability to finance the proposed development of the Property and meet all of its financial obligations to BCDA, which shall be measured in terms of the audited cash bank balance or credit line facility. The Bidder should have an available credit line of at least Five Hundred Million Pesos (Php500,000,000.00), supported by a Stand-by Letter of Credit, or in case of a joint venture/consortium, the aggregate available credit line of all members. In addition, the Bidder must obtain a testimonial letter from two (2) reputable universal banks that the Bidder is banking with such banks and is in good financial standing with them. Lastly, the Bidder must have a net worth of at least Five Hundred Million Pesos</p>	<p>Article VII Section 2</p> <p>2.1.c. Financial Capacity. The Bidder must have adequate capability to finance the proposed development of the Property and meet all of its financial obligations to BCDA, which shall be measured in terms of the audited cash bank balance or credit line facility. The Bidder should have an available credit line of at least Five Hundred Million Pesos (Php500,000,000.00), supported by a Stand-by Letter of Credit, or in case of a joint venture/consortium, the aggregate available credit line of all members. In addition, the Bidder must obtain a testimonial letter from two (2) reputable universal banks that the Bidder is banking with such banks and is in good financial standing with them. Lastly, the Bidder must have a net worth of at least Five Hundred Million Pesos</p>

<p>(Php500,000,000.00) evidenced by the Audited Financial Statements with stamped received by the Bureau of Internal Revenue (BIR) or the authorized BIR collection agency/bank.</p>	<p>(Php500,000,000.00) evidenced by the 2022 Audited Financial Statements (AFS) with stamped "RECEIVED" by the Bureau of Internal Revenue (BIR) or its equivalent in the country of incorporation, or the authorized BIR collection agency/bank.</p>
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If the Audited Financial Statements is in foreign language other than English, it must be accompanied by a translation in English, which shall be authenticated by the appropriate Philippine foreign service establishment, post, or the equivalent office having jurisdiction over the foreign bidder's affairs in the Philippines. Similar to the required authentication above, for Contracting Parties to the Apostille Convention, only the translated documents shall be authenticated through an apostille. The English translation shall govern, for purposes of interpretation of the bid.

Article VII Section 4

4.2. Detailed Evaluation of Bids. Within the period specified in the Timetable of Activities, the ADP-Com shall conduct a detailed evaluation of the Eligibility Documents and Financial Proposals submitted. The Financial Proposal shall be evaluated based on the resulting NPV for the Years 1 to 12, computed using the discount rate at eight percent (8%) in the template provided by BCDA. The basis for the NPV computation shall not be lower than the minimum lease prescribed under Article III Section 2a, otherwise, the proposal shall be automatically rejected. The Bids that have satisfied all the requirements of this TOR shall be ranked based on the bid amount for the Annual Lease Rate of the Property and the amount of the NPV, as verified. In case of conflict between the NPV

Article VII Section 4

4.2. Detailed Evaluation of Bids. Within the period specified in the Timetable of Activities, the ADP-Com shall conduct a detailed evaluation of the Eligibility Documents and Financial Proposals submitted. The Financial Proposal shall be evaluated based on the resulting NPV for the **Years 0 to 12**, computed using the discount rate at eight percent (8%) in the template provided by BCDA. The basis for the NPV computation shall not be lower than the minimum lease prescribed under Article III Section 2a, otherwise, the proposal shall be automatically rejected. The Bids that have satisfied all the requirements of this TOR shall be ranked based on the bid amount for the Annual Lease Rate of the Property and the amount of the NPV, as verified. In case of conflict between the

computed by the Bidder and the NPV computed by BCDA, the latter shall prevail. The highest bid amount and NPV shall be declared the Highest Ranked Bid.	NPV computed by the Bidder and the NPV computed by BCDA, the latter shall prevail. The highest bid amount and NPV shall be declared the Highest Ranked Bid.
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IV. Clarifications to the Provisions in the TOR

Further, please be advised of the following clarifications on the indicated subject matters in the TOR:

Reference in the TOR	Questions/Clarifications from the Prospective Bidders	Clarification/Answer
Commercial / Financial		
Article III Section 1	Lease term is 25-years including the 2-year lease free period for the development of the Project. Can this automatically be extended to 2 years to cover 25-years for the full operation of the facility?	No
Article III Section 2.c.	Is the 2% Royalty based on the Winning Bidder's actual Gross Sale?	BCDA shall be entitled to two-percent (2%) share on the actual gross revenues of the Winning Bidder upon the start of Commercial Operations.
Article III Section 4	What if BCDA grants another 25 years of lease to the Winning Bidder prior to the expiration of the existing Contract of Lease, is the Winning Bidder still obligated to turnover to BCDA the Solar Power Plant upon expiration of the existing contract or can the Winning Bidder continue its operation without the need of turning it over to BCDA if it is granted with new 25 year lease?	If the Winning Bidder renews the Contract of Lease, there is no need to turnover the possession of the improvements to BCDA upon the expiration of the initial 25-year lease. However, per Article V Section 1.1.09 of the TOR, the ownership of the permanent structure/s, facilities and other improvements introduced by the Winning Bidder on the Property shall be transferred, at no cost to BCDA.
Article IV Section 2	May we have an estimate of the common use service area (CUSA)/Estate Management fees?	The determination of the appropriate CUSA and/or estate management fees are still subject of an ongoing study by the BCDA Estate Management Committee. Rest assured that the Winning Bidder will

		be apprised once these fees become available.
Article Section 1.1.5.	V Request for the data or computation of the financial assistance needed for the Project-Affected People (PAPs)	The estimated cost of the Financial Assistance (FA) is Pesos: Thirty Seven Million (Php 37 million) more or less. BCDA, however, makes no representation as to the accuracy of the estimated cost.
Article Section 1.1.6.	V For the performance security using Standby Letter of Credit (SBLC), do you have a specific format for this?	BCDA shall accept the Standby Letter of Credit (SBLC) format of any universal bank duly registered with the <i>Bangko Sentral ng Pilipinas</i> (BSP).
Article Section 2.2.1.c.	VII Can we indicate all the banks for each member of the joint venture to suffice the requirement?	Yes provided that the aggregate available credit line of all members of the joint venture will satisfy the Php 500 million minimum requirement.
Article Section 2.2.1.c.	VII Is the net worth being mentioned on the TOR means the current balance or does it need to reflect the exact amount provided in the Audited Financial Statements (AFS)?	The net worth of the Bidder/s should be based on the 2022 Audited Financial Statements (AFS) with stamped "RECEIVED" by the Bureau of Internal Revenue (BIR) or its equivalent in the country of incorporation.
Article Section 2.2.1.b.	VII For JV companies/consortiums, will the experience and existing portfolio of the individual shareholders be acceptable? Will you accept foreign partners with existing solar plants with capacity of at least 100 MW located in other countries?	Yes
Article Section 2.2.1.c.	VII May we provide shareholders' proof of financial capability instead of the special purpose vehicle (SPV) that will bid?	No
Article Section 3.3.3. and draft COL Article IV Section V	VII Upon contract award/selection of the Winning Bidder, will the Winning Bidder's bid security and security deposit be returned?	For the Losing Bidder. BCDA will return the Bid Security, without interest, upon signing of Contract of Lease by the Winning Bidder. For the Winning Bidder: BCDA Bid Security shall be deducted from the advance lease payment to be paid to BCDA by the Winning Bidder upon signing of the Contract of Lease.

N/A	Will BCDA provide soft copies or word file copies of the Annexes/Forms to be accomplished and to be included as part of the required submission?	Yes. You may access and download the softcopy of the forms through this link: https://bit.ly/3zihrTD However, only those who purchased the TOR can participate and submit its bid.
Legal and Regulatory Compliance		
Article Section 2	II What is the current classification of the land/s? Is there a need to convert the land to industrial classification?	The Property is part of the Clark Special Economic Zone (CSEZ) and registered under the name of the BCDA as evidenced by the Original Certificate of Title (OCT) No. 043-2016000069. Under the Master Development Plan of the New Clark City, the Property is classified as "White Zone" - developments and parameters are flexible and subject to BCDA's approval. Thus, land conversion is not necessary for this Property.
Article Section 1.1.5.	V Has there been an effort to transfer the PAP in the past? What were the challenges, if any?	None
Article Section 1.1.5.	V Is there any IP or NCIP/Land Conversion issues on the property?	None
Article Section 1.1.5.	V Has there been any identified Project Affected Persons in the proposed site and how many?	There are more or less 60 Project Affected People (PAPs) within the Property based on BCDA's available data.
Article Section 1.1.9.	V One of the conditions for the transfer of ownership of the structures/facilities to BCDA is upon termination of the contract of lease due to breach of contract. This may seem too severe considering that the proponent may already have an existing contractual obligation with its off taker/s. With this, it is proposed to impose a penalty for breach of contract instead of transferring the ownership of the facilities to BCDA.	BCDA is not privy to the agreement between the Winning Bidder and its offtaker. Thus, we maintain that the ownership of the structures/facilities shall be transferred to BCDA, at no cost, upon termination of the Contract of Lease due to breach thereof.

Article Section 1.1.14.	V	Transfer of Service Contract would require approval of BCDA of transfer of Contract of Lease? How is it envisioned? Change in Control of corporation is also covered and requires BCDA approval?	Yes. The Winning Bidder shall not sell, assign, transfer, mortgage, pledge or encumber or otherwise modify or dispose of the leasehold rights, ownership, or obligations without the prior written approval of the BCDA.
Article Section 2	V	Will BCDA assist the Winning Bidder in endorsing/securing the approval of the Solar Power Plant from relevant government agencies such as DOE, LGU, DPWH, etc.? Will BCDA assist in securing approval from government agencies for the permits?	BCDA shall provide necessary and reasonable assistance to the Winning Bidder in their application with the relevant government agencies.
Article Section 2.2.1.a.	VII	Whether the qualification documents for industrial and commercial registration in China meet the requirements such as a business license? Do the English translation of all documents or only the English translation of qualification documents need notarization and apostille?	The Bidder must be a registered company with the competent government regulatory agency in its country of incorporation. All documents must be accompanied by an English translation, which shall be authenticated by the appropriate Philippine foreign service establishment, post, or the equivalent office having jurisdiction over the foreign bidder's affairs in the Philippines.
N/A		Would it be possible to synchronize the signing of the Contract of Lease with the issuance of the Solar Energy Operating Contract (SEOC)?	No
Technical			
Article Section 1.1.10.	V	May we confirm whether the requirement for offtake agreement within 24 months upon signing the contract of lease will cover a portion or the entire capacity of the solar facility? Will it be acceptable if a portion or the entire capacity will be sold to the market instead?	The minimum capacity of the solar power plant project is 25 megawatt (MW). To ensure that the project will push through, a minimum offtake agreement/s for at least 25 MW capacity will be required within 2 years from the signing of the Contract of Lease.

<p>Article Section 1.1.11.</p>	<p>V May we confirm the interconnection development plan of BCDA within NCC? This is to determine the possible tapping point/s for the proposed solar plant.</p> <p>Where is the exact location (please provide coordinates or layout) of the proposed tapping point? Please also provide the details of the substation (line length, voltage level, MVA, etc.) where the proposed solar plant will be connected. Have you also confirmed with Shin Clark or the proposed substation that it can accommodate and/or absorb the entire capacity from the proposed solar plant?</p>	<p>Shin Clark Power Corporation (SCPC) is amenable to allow the Winning Bidder to connect to their proposed 69kV transmission line (approximately 3 kilometers away) which is scheduled to be energized within 2023. However, BCDA would like to clarify that the commercial agreement for the wheeling charges with SCPC and all the necessary studies and other costs prior to interconnection will be part of the responsibilities of the Winning Bidder.</p>
<p>Article Section 1.1.10.</p>	<p>V What is the current load requirement in NCC? Can our off-takers be outside NCC?</p>	<p>Currently, the Peak load of NCC is at 2MW considering that most of the developments are still in the design and construction stage. However, we are expecting a significant increase in power demand when multiple locators are already operating.</p> <p>The Winning Bidder has the liberty to sell the generated power to any offtaker within or outside NCC.</p>
<p>Article Section 1.1.10.</p>	<p>V Which company/ establishment will most likely purchase the electricity produced by the Winning Bidder? Who are the targeted end-users?</p>	<p><i>Refer to the immediately preceding response</i></p>
<p>Article Section 1.1.11.</p>	<p>V Can BCDA prioritize the Winning Bidder in approving its tapping point into its new substation (located 3 km near the site) over any other power producer outside the site that may propose to tap-in?</p>	<p>BCDA has no authority to approve the interconnection to the proposed 69kV transmission line that is owned and operated by Shin Clark Power Corporation (SCPC).</p> <p>The Winning Bidder has the obligation to negotiate with SCPC regarding the tapping to their proposed 69kV line that will be</p>

		connected to National Grid Corporation of the Philippines (NGCP) Dolores Substation. However, BCDA may provide reasonable assistance to the Winning Bidder in coordinating with SCPC.
Article VII Section 2.2.1.b.	May we clarify as to the 5 year requirement if the requirement is 5 years in the energy sector (regardless of technology) or 5 years in SOLAR power sector only?	Five (5) years in the energy sector particularly in Power Generation.
N/A	Was there any technical study conducted by BCDA on the land specifically its suitability for solar development?	None. The necessary studies will be part of the obligations of the winning proponent. However, based on an ocular survey of the BCDA technical team, the site is relatively flat with no high structures surrounding it, and has easy access to a possible tapping point.
N/A	Can you also consider other types of resources like wind or Battery Energy Storage Systems (BESS)?	Battery Energy Storage System in combination with Solar Power Plant of at least 25 MW capacity will be allowed.
N/A	Please provide the current load requirements of NCC (current and projected)? Can the winning bidder supply its generated solar output to Shin Clark or within the NCC? Can it also sell its output outside NCC?	<i>Refer to the previous response</i>
N/A	Are there any Pre Feasibility Studies prepared by BCDA on Solar Farm?	<i>Refer to the previous response</i>
N/A	Considering that the 37-hectare land is being offered for the establishment of a Solar Power Plant, was there any Feasibility Study or Technical Study undertaken by BCDA to prove that the land is ideal for such a project?	<i>Refer to the previous response</i>
N/A	Will the Bidders be allowed to fly their own drones during the guided site visits/inspections?	No. The Bidders may access this link - https://bit.ly/3FYHjrg - for the drone footage captured by the BCDA Technical Team.

N/A	What's the current capacity for the transformer in the substation?	33 Megavolt Amperes (MVA)
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The clarifications herein issued effectively amend, modify or revise the provisions of the TOR which are inconsistent or contradictory thereto.

Thank you for your continued interest in the BCDA's Asset Disposition Program.

(Sgd.) HEDDA LOURDES Y. RULONA
Chairperson

(Sgd.) RITCHIE P. PACLIBAR
Vice Chairperson

(Sgd.) MADONNA M. CINCO
Member

(Sgd.) LIBERTY P. DE LEON
Member

(Sgd.) RYAN S. GALURA
Member

(Sgd.) JENNIFER A. MALLO
Member

ANNEX A

Pre-Bid Conference Presentation

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BCDA[®]
Bases Conversion and
Development Authority

NEW
CLARK
CITY

THE PHILIPPINES
MAKE IT HAPPEN

Pre-Bid Conference

**PUBLIC BIDDING FOR THE
LONG-TERM LEASE AND
DEVELOPMENT OF THE NEW
CLARK CITY (NCC) SOLAR
POWER PLANT PROJECT**

24 March 2023 | Friday

Call to Order

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Roll Call of Attendance

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Important House Rules:

- For online participants, please ensure that your name is shown in your screen in this format for proper identification: **[Company Name_Last Name, First Name]**
- The online participants shall ensure that their names and the name of the company they are representing are properly reflected on their respective accounts.
- No individuals, except for the Secretariat, shall be allowed to video, audio record, or take photographs of the proceedings.
- The Question and Answer session will be after the presentation of the ADP-Com/TWG.
- The ADP-Com shall prioritize the discussion on the queries submitted in advance by the Interested Bidders through the [Google Form](#).

Important House Rules:

- The ADP-Com will prioritize answering the questions and/or requests for clarification from the Bidders who already purchased the Terms of Reference/Bid Documents for them to come up with an intelligent and calculated/responsive bid, followed by the in-person participants, thereafter, if time permits, questions raised by the online participants in the chat box will be answered sequentially.
- Online participants may raise their questions directly in the chat box at any time during the Pre-Bid Conference following the prescribed format: "Company name - Question". Questions in the chat box will be collated and then read by the Secretariat during the Open Forum segment.
- Online participants shall be required to mute themselves during the entire duration of the Zoom Meeting unless prompted by the Secretariat to unmute.
- Online participants shall be required to turn on their respective video cameras during the entire duration of the pre-bid conference.

Important House Rules:

- No provision, term, or condition in the bidding documents shall be modified by statements made at the Pre-Bid Conference unless such statements are confirmed in writing and contained in a bid bulletin issued by the ADP-Com.
- Only Interested Bidders who purchased the Terms of Reference/Bid Documents will be given copy of the Bid Bulletin/s.

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Outline of Presentation:

- Subject Property
- Bidding Procedure
- Bid Parameters
- Eligibility Criteria
- Bid Documents
- Evaluation of Bids
- Timetable of Activities
- Question and Answer Session

Solar Farm

37 hectares



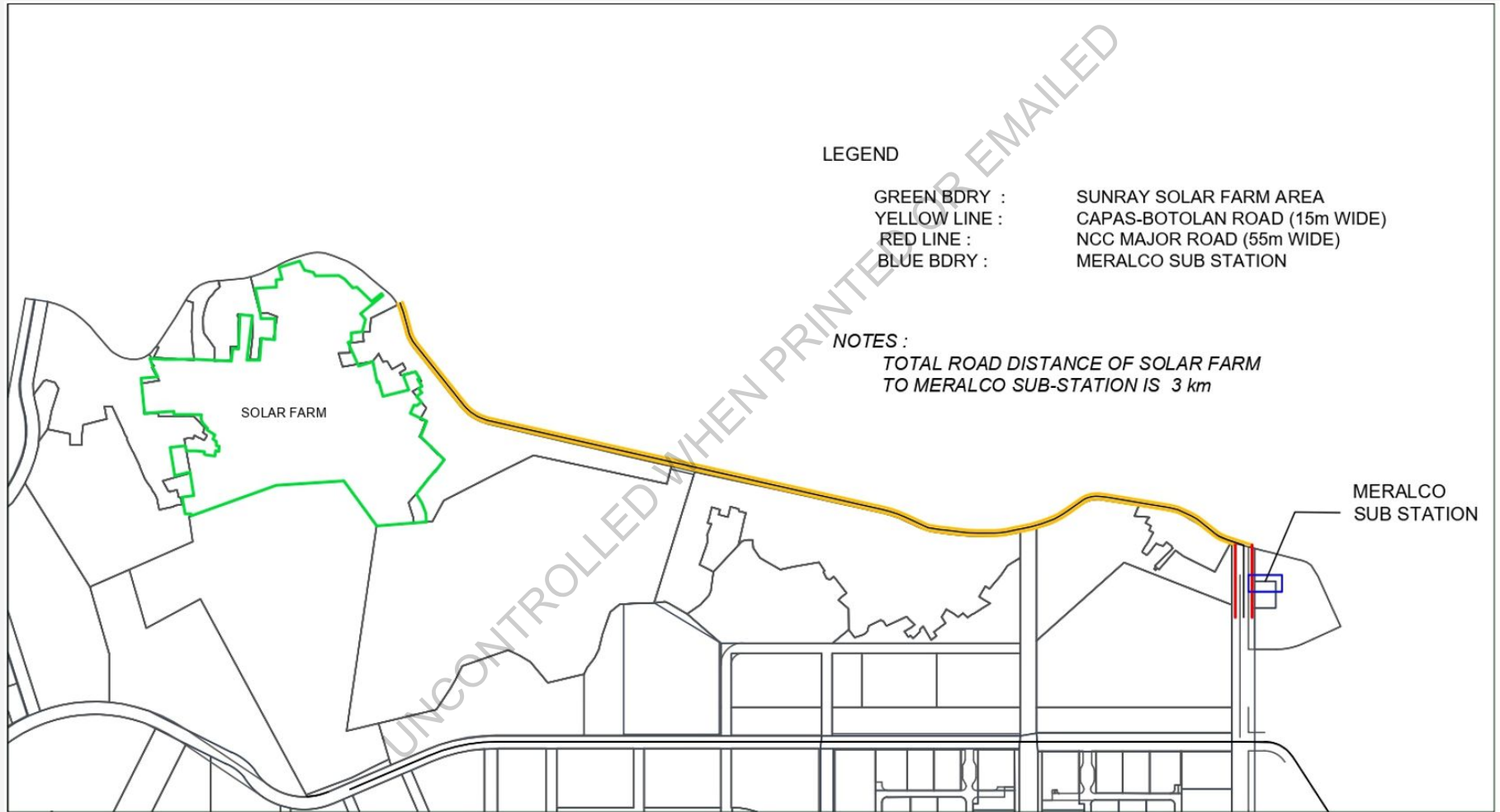
Aerial Shots of the Property



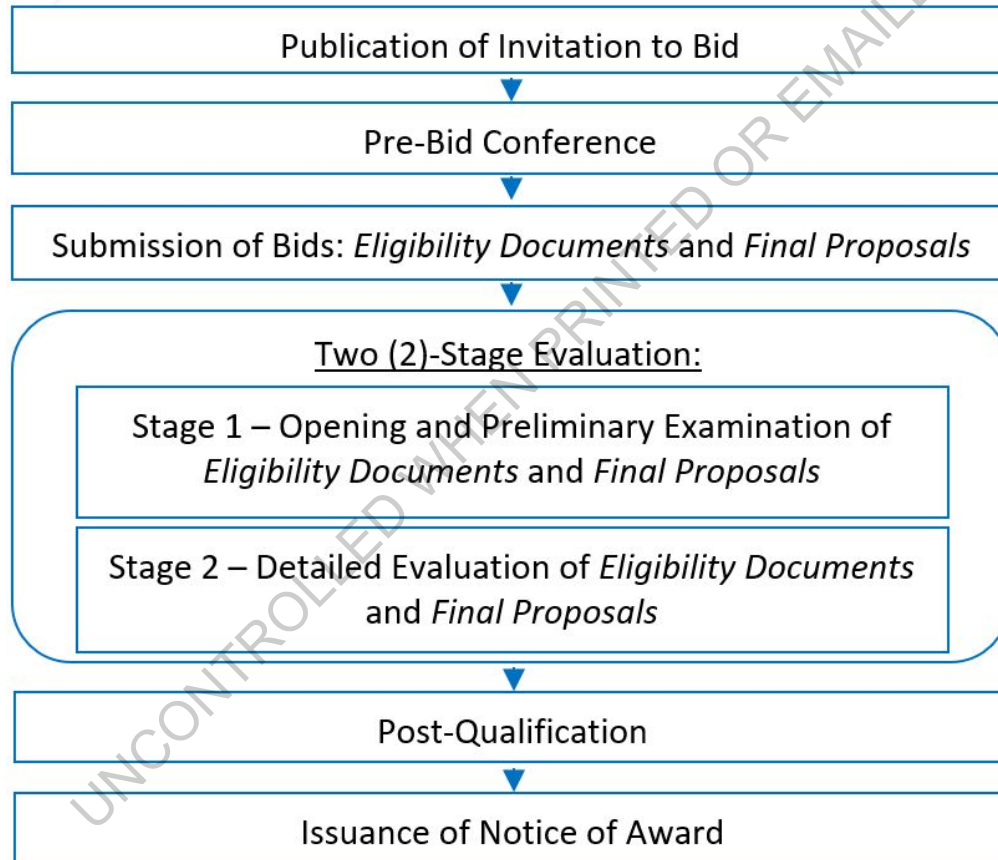


**THE BCDA INVITES ALL INTERESTED BIDDERS
TO SUBMIT YOUR PROPOSALS FOR THE**

Illustrative Map of the Property connecting to the nearest Power Substation



Bidding Procedure



Bid Parameters

- The **Subject of the Bid** shall be the highest Net Present Value (NPV) to be computed using the following parameters:
 1. Discount Rate of eight percent (8%);
 2. Minimum Lease Rate of Seventy Pesos (Php70.00) per square meter per annum for Years 1 – 12;
 3. Advance Lease of two (2) years to be applied for Years 3 and 4;
 4. Lease Free Period for Years 1 - 2; and
 5. NPV computation including Years 0 -12.

Bid Parameters

- **Escalation Rate.** 5% every year beginning the Year 13 until Year 25 based on the proposed Year 12 fixed lease
- **Share of BCDA on Gross Revenues.** 2% of the actual gross revenues of the Winning Bidder upon the start of Commercial Operations

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Lease Term

- **Initial Lease Period:** 25 years from the signing of the Contract of Lease
- Renewable for **another 25 years**, upon mutual agreement of the BCDA and the Winning Bidder

Minimum Capital Investment

- The Winning Bidder should commit a minimum capital investment in the amount of **Php 1 billion** prior to its Commercial Operations.

Responsibilities of the Winning Bidder

The Winning Bidder shall:

- Strictly comply with all the terms and conditions of the Contract of Lease and maintain all warranties and representations in good standing;
- Undertake planning, construction, financing, development, and operation and maintenance of the Leased Property with a minimum capacity of 25 MW;
- Submit to BCDA, for approval, its Development Plan for the Property within 3 months from the signing of the Contract of Lease;
- Strictly comply with the proposed development and land use, subject to BCDA approval and the development restrictions for the Property;
- Clear the property and pay the financial assistance of the Project Affected Persons (PAPs);

Responsibilities of the Winning Bidder

- Submit to BCDA, upon signing of the Contract of Lease, a Performance Security;
- Pay, at its sole account, all applicable taxes and fees and those that may be imposed by law during the entire term of the Contract of Lease;
- Provide security of the Property upon delivery of possession and/or turnover of the Property;
- Turn-over/transfer ownership of permanent structure/s, facilities and other improvements introduced by the Winning Bidder on the Property to BCDA, at no cost to BCDA upon termination of the Contract of Lease;
- Submit an executed offtake agreement from the party buying the Winning Bidder's energy output and other related products within 24 months after signing the Contract of Lease;

Responsibilities of the Winning Bidder

- Secure, at its own cost, the right-of-way (ROW) of transmission lines along the public road to the proposed tie-in point for the project before the Department of Public Works and Highways (DPWH) or other relevant Government agency;
- Obtain all relevant government approvals and consents for the construction and development of the Project Site;
- Provide and construct, at its own cost, utility connections and other infrastructure requirements on the Property to the utility tapping points provided by BCDA through its utility partners; and
- Shall not sell, assign, transfer, mortgage, pledge or encumber or otherwise modify or dispose of the leasehold rights, ownership, or obligations under the Terms of Reference and the Contract of Lease, without the prior written approval of the BCDA;

Responsibilities of the BCDA

The BCDA shall:

- Give the Winning Bidder the sole right to develop, operate and manage the Property, subject to the restrictions and terms and conditions of the agreements entered into between BCDA and the Winning Bidder;
- Deliver possession of the Property to the Winning Bidder on an “as-is, where-is” basis upon the execution of the Contract of Lease and full payment of the payment terms stipulated in the Contract of Lease; and
- Retain the option to terminate the Contract of Lease in relation to Article II, Section 4 of the Terms of Reference, without the need to reimburse the actual expenses incurred, should there be any.

Eligibility Criteria

- **Legal Capacity.** Must be registered with the Philippine Securities and Exchange Commission or its equivalent in the bidder's country of incorporation.
- **Technical Capability.** Must be at least 5 years in the energy sector and must have completed projects with capacity of at least 100 megawatts, and project costs of not less than Php 1 billion, excluding the cost of the land.
- **Financial Capacity.** The Bidder must submit the following:
 - Credit line of at least Php 500 million from universal banks;
 - Certification from at least 2 reputable universal banks that the Bidder is in good financial standing; and
 - 2022 Audited Financial Statements with stamped received by the Bureau of Internal Revenue (BIR) indicating a networth of at least Php 500 million
- **Other Criteria provided for in the TOR**

Submission of Eligibility Documents

FIRST SET – ELIGIBILITY DOCUMENTS
(ORIGINAL)

SECOND SET – ELIGIBILITY DOCUMENTS
(COPY)

FIRST SET – FINAL PROPOSAL (ORIGINAL)

SECOND SET – FINAL PROPOSAL (COPY)

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Annex I-3: NET PRESENT VALUE (NPV) COMPUTATION

Name of Bidder: _____

FINANCIAL PROPOSAL

Lot Area: 377,323 square meters (sq. m.)

Year	Particulars	Minimum (in Php)	NPV @ 8%
0	Upfront Cash (2-Year Advance Lease)	70/sqm per annum	-
1	Lease-Free Period		
2	Lease-Free Period		
3	Application of Advance Lease		
4	Application of Advance Lease		
5	Annual Fixed Lease	70/sqm per annum	-
6	Annual Fixed Lease		-
7	Annual Fixed Lease		-
8	Annual Fixed Lease		-
9	Annual Fixed Lease		-
10	Annual Fixed Lease		-
11	Annual Fixed Lease		-
12	Annual Fixed Lease		-
13 - 25	Annual Fixed Lease	Escalated at 5% per annum based on the proposed Y12 fixed lease	
	Total	-	
	NPV per sq. m. Years 0 – 12	<i>(Total NPV / Lot Area)</i>	

IMPORTANT DATES:

DEADLINE OF SUBMISSION OF THE BID

27 April 2023 12:00 Noon

(BCDA Office at 2nd floor Bonifacio Technology Center, Taguig City)

OPENING OF BID DOCUMENTS

27 April 2023 1:00 PM

(BCDA Office at 2nd floor Bonifacio Technology Center, Taguig City)

Note: The reference time that will be followed shall be the computer system clock at the BCDA Central Receiving and Releasing Area (CRRRA). All bidders are advised to synchronize their timepieces therewith.

Submission of Eligibility Documents

THE CHAIRPERSON

ADP-Com for the NCC Solar Power Plant Project
Bases Conversion and Development Authority
2/F Bonifacio Technology Center, 31st Street, corner 2nd Avenue
Bonifacio Global City

Bid for: **LEASE AND DEVELOPMENT OF THE 37-HA LOT IN
THE NCC INTO A LARGE SCALE SOLAR
PHOTOVOLTAIC POWER PLANT**

Submitted by: **BIDDER'S NAME** (in capital letters)
BIDDER'S ADDRESS (in capital letters)

DO NOT OPEN BEFORE: 1:00 PM / April 27, 2023

Checklist of documents to be submitted

I. DOCUMENTARY REQUIREMENTS	REFERENCE IN THE TOR
A. CORPORATION	
1. Duly notarized Eligibility Statement comprising of the following:	
a. <i>Statement of "no default" on its financial or other obligations to BCDA or any of its subsidiaries</i>	
b. <i>Statement of not having filed any case impinging on BCDA's performance of its mandate</i>	
c. <i>Statement of no pending or unpaid tax liabilities in the Philippines</i>	
d. <i>Statement of Acceptance of Qualification Criteria</i>	Annex "G-1"
e. <i>Statement Attesting to the Veracity of All Information Presented and Authenticity of All Documents Submitted</i>	
f. <i>Statement of Affirmation of BCDA's Anti-Corruption Policy</i>	
2. Bidder's Profile	
3. Summary of Projects of the Bidder	Annex "H-1"
4. Certification from the Universal Bank/s reflecting latest available credit line facilities of the Bidder	
5. Certification of Incorporation from the Philippine Securities and Exchange Commission (SEC) or its international counterpart and the General Information Sheet (GIS) for the latest applicable calendar or fiscal year, or the foreign equivalent documents	
6. Articles of Incorporation and By-Laws, or the foreign equivalent documents	
7. A Board Resolution or Secretary's Certificate of the Bidder expressly authorizing their participation in the bidding process, and appointing their authorized representative/s for this purpose	

Checklist of documents to be submitted

B. CONSORTIUM	REFERENCE IN THE TOR
1. Duly notarized Joint Eligibility Statement comprising of the following:	
<i>a. Statement of "no default" on its financial or other obligations to BCDA or any of its subsidiaries</i>	Annex "G-1"
<i>b. Statement of not having filed any case impinging on BCDA's performance of its mandate</i>	
<i>c. Statement of no pending or unpaid tax liabilities in the Philippines</i>	
<i>d. Statement of Acceptance of Qualification Criteria</i>	
<i>e. Statement Attesting to the Veracity of All Information Presented and Authenticity of All Documents Submitted</i>	
<i>f. Statement of Affirmation of BCDA's Anti-Corruption Policy</i>	
2. Joint Venture Agreement or Consortium Agreement with the following information:	
<i>a. Brief Description of the Joint Venture / Consortium and the nature and extent of participation</i>	
<i>b. Authorized Representative / Lead Member</i>	
<i>c. Agreement of all members to be jointly and severally liable for the obligations of the Joint Venture / Consortium</i>	
3. Bidder's Profile of all its members	Annex "H-1"
4. Summary of Projects of the Corporation of the member meeting the technical capability requirement	
5. Certification from universal bank/s reflecting the latest available credit line facilities of the Bidder of all members	
6. Certification of Incorporation from the Philippine Securities and Exchange Commission (SEC) and General Information Sheet (GIS) for the latest applicable calendar or fiscal year or the foreign equivalent documents of all members	
7. Articles of Incorporation and By-Laws or the foreign equivalent documents of all members	
8. Board Resolution or Secretary's Certificate of the Joint Venture / Consortium expressly authorizing their participation in the bidding process and appointing their authorized representative/s for this purpose	

Checklist of documents to be submitted

II. FINANCIAL PROPOSAL	REFERENCE IN THE TOR
Final Bid Letter	Annex "I-1" and Annex "I-3"
Bid Price/Offer: <i>Total NPV computation including Years 0 -12</i>	
Bid Security:	

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Queries and Supplemental Notices

- All parties who purchased the TOR may send queries on any aspect of these documents in writing by personal delivery or electronic mail to BCDA at the following address and email address:

THE CHAIRPERSON

Asset Disposition Program (ADP) Committee
Bases Conversion and Development Authority
BCDA Corporate Center, 2/F Bonifacio Technology Center
31st Street, Crescent Park West, Bonifacio Global City
Taguig City, 1634, Metro Manila, Philippines
Email: nccsolar_adpcom@bcda.gov.ph

Timetable of Activities

Activities	Timetable
Publication of Invitation to Bid	06, 08, and 10 March 2023
Issuance of TOR and Bid Documents	08 March to 19 April 2023
Pre-Bid Conference	24 March 2023 <i>(BCDA Office at 2nd floor Bonifacio Technology Center, Taguig City)</i>
Deadline of Submission of Request for Clarification and Queries	03 April 2023
Guided Site Visit/Inspection	30 March, 31 March, & 11 April 2023
Last day of Issuance of Bid Bulletin	18 April 2023
Deadline for Submission and Opening of Bid Documents: <i>Eligibility Documents and Final Proposal</i>	27 April 2023, 12:00 noon & 1:00 pm <i>(BCDA Office at 2nd floor Bonifacio Technology Center, Taguig City)</i>
Detailed Evaluation of Bids	28 April to 05 May 2023
Announcement of Results of the Evaluation of Bids	08 May 2023
Post-qualification	09 - 30 May 2023
Issuance of the Notice of Award (NOA)	31 May 2023
Signing of the Contract	Within 30 days after NOA

Important Reminder!

SCHEDULES OF THE GUIDED SITE VISIT

30 March 2023 (Thursday)

09:00 AM (Assembly Time)

09:30 AM (Travel to the Site)

(BCDA Clark Office, 9/F One West Aeropark Building, Clark Global City, Clark Freeport Zone, Mabalacat City, Pampanga 2023)

31 March 2023 (Friday)

09:00 AM (Assembly Time)

09:30 AM (Travel to the Site)

(BCDA Clark Office, 9/F One West Aeropark Building, Clark Global City, Clark Freeport Zone, Mabalacat City, Pampanga 2023)

Contact Person: **Bryan Joseph B. Suñiga**

+639176381506 / nccsolar_adpcom@bcda.gov.ph

Questions and Answer (Q & A) Session

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Thank you!



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