

**ASSET DISPOSITION PROGRAM (ADP)**

**SELECTION OF BCDA'S PARTNER IN THE DEVELOPMENT OF THE BCDA ICONIC BUILDING  
AT THE 7,275-SQUARE METER LOT 9 BLOCK 6 IN THE NORTH BONIFACIO DISTRICT  
OF BONIFACIO GLOBAL CITY, TAGUIG CITY**

**ADP BID BULLETIN NO. 5**

13 April 2018

Please be advised of the following clarifications to the queries raised during the One-on-One Consultation Meetings for the subject disposition held last 22 and 23 March 2018 at the BCDA Corporate Office.

*The answers stated herein are the official response of the ADP Committee and not necessarily as discussed during the One-on-One Consultation Meeting:*

	<b>QUESTIONS/COMMENTS</b>	<b>ANSWERS</b>
1)	Has the Land Use for the lot of the Building been reclassified?	Yes, it has been reclassified from Reserved Lot to Mixed-used Lot with Limited Space for Retail
2)	At what point should the 5 billion credit line be available?  Does BCDA have preferred banks?	The bidder shall submit a willingness to lend issued by BCDA's preferred banks during the submission of the eligibility requirements.  Any universal and commercial banks duly licensed by the Banko Sentral ng Pilipinas as of 31 March 2018.
3)	At what point is the advanced rent going to be applied?  Will the annual rents be paid quarterly or upfront?	The advance lease payment will be applied on the 5th and 6th year of the lease.  In accordance with the TOR, the annual rent shall be paid on or before thirty (30) calendar days prior to the start of the lease period ( <i>anniversary of signing of the contract</i> ).
4)	When will the PhP 215 million be reimbursed to BCDA?	The reimbursement should be paid to BCDA upon signing of the contract.
5)	When is the target completion for the Schematic Design?	The Schematic Design has already been provided to all the prospective bidders on 12 April 2018.
6)	When can excavation start?  Will 3 months be enough for the developer to secure the required permits for the excavation? And will BCDA be able to assist the developer in acquiring said permits?	The excavation shall begin within 3 months after the signing of the contract. The Schematic Design can be used as basis for the excavation while awaiting the final Detailed Design.  BCDA will assist the developer in the issuance of the required permits within the 3 months period and until the permits are secured.

		BCDA will likewise assist in the application for the excavation permit with BESC .
	From what period will project completion be reckoned with?	The completion of the Project shall reckoned from BCDA's approval of the Detailed Design.
7)	Will the naming rights of the building remain with BCDA?	Yes, although it can later on be opened for discussion with the developer.
8)	Will the BCDA floors be occupied by BCDA only?	Yes, but BCDA reserves the right to assign, lease, encumbrance or pledge the spaces as it deem fit.
9)	Has the Designer given BCDA an indicative construction cost?	BCDA will give an indicative construction cost once the Schematic Design Cost Estimate is available by the end of April 2018.
10)	Can BCDA consider adjusting the timetable to make way for another consultation meeting with bidders and to give the bidders more time to review the Schematic Design?	Yes, the submission of bids will be on 15 May 2018 as stated in Bid Bulletin No. 4.  Another set of one-on-one consultation is schedule on 3 and 4 May 2018 at BCDA office.
11)	Does the basement parking area include parking for buses?	No, BCDA is currently working on providing an off-site parking for buses.
12)	Can the developer suggest materials to be used in the construction?	As of the moment the designers are looking for the most efficient materials to be used during the construction. The winning bidder will also be involved in the design workshops for the preparation of the Detailed Design.
13)	Can the floor to floor height be reduced to possibly make way for another leasable floor?	The design will maximize the allowable GFA and will have to maintain a reasonable floor to floor height.
14)	Have you or the consultants conducted soil testing in the area?	The soil Testing is scheduled in April 2018.
15)	Can the bidders give Value Engineering Proposals, and at what stages can this proposal be made?  Can the bidders engage the consultant for the Detailed Architectural and Engineering Design to do the value engineering?	Yes. Value Engineering can be done as early as now.  Yes. It is also encourage that the Designer be engaged to review and/or prepare the Construction Documentation.F
16)	Will the developer be able to avail of exemptions on taxes and duties when sourcing equipment and materials for the construction?	Exemptions on taxes and duties are only implemented in BCDA economic zone areas.
	Will the bidder be subjected to the implementing rules and regulations by BESC on plan approval? Or construction as well?	Yes. BCDA shall provide reasonable assistance on the request for plan approval from BESC.
17)	Is there an available staging area near the site which can be used during the construction?	A 1,800-sqm lot located along 7th Avenue near Hyatt can be used as a staging area <b>free of lease.</b>

		On the DOE-PNOC lot located adjacent to the property, BCDA shall still explore with the former the use of its property as a staging area.
18)	What will be the flow of approval of any decisions related to the design and construction?	<p>BCDA, at its own cost, is responsible in engaging a Construction Management and Supervision Consultant for the Project to manage the day to day activities of the construction.</p> <p>The PMDC shall create a joint Project Management Team (PMT) to facilitate resolution of any issues that require urgent decisions related to the design and construction of the Project.</p> <p>Said PMT will be reporting to the PMDC.</p>

The clarifications herein issued amend, modify or revise any provision in the TOR and/or bid bulletins which are inconsistent or contradictory thereto.

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

**FOR THE ADP-COMMITTEE FOR THE BCDA ICONIC BUILDING:**

**JOSHUA M. BINGCANG**  
Vice Chairperson

