

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. 6

08 May 2018

Please be advised of the following clarifications/revisions/supplements to the Terms of Reference and queries raised for the subject disposition.

The revisions stated herein are the official response of the ADP Committee.

	QUESTIONS/COMMENTS	ANSWERS
1	Will the Winning Bidder have a Right of First Refusal over the Property and its improvements should BCDA decide to sell its rights and interests?	<p>Yes. The Winning Bidder will have a Right of First Refusal over the Property and its improvements should BCDA decide to sell its rights and interests.</p> <p>The selling price of the Property shall be based on the Fair Market Value.</p> <p>BCDA and the Winning Bidder shall have the Property appraised by two (2) independent appraisers mutually acceptable to both parties. The cost of appraisal shall be equally borne by the BCDA and Winning Bidder.</p> <p>BCDA retains the sole authority to approve the selling price of the Property, should there be different findings or valuation of the independent appraisers.</p> <p>BCDA shall notify the Winning Bidder of its intention and allow the Winning Bidder to study, review, and accept the proposal of BCDA within six (6) months from written notice of BCDA.</p>
2	What is the indicative Construction Cost of the BCDA Iconic Building?	Attached as Annex "A" is the estimated Construction Cost of the BCDA Iconic Building based on the Schematic Design.
3	Is there a schedule of Gross Floor Area and Gross Leasable Area?	Attached as Annex "B" is the summary of Gross Floor Area, Gross Leasable Area and Construction Floor Area based on the Schematic Design.


As requested by the prospective bidders to extend the submission of eligibility documents and financial proposals, below is the revised bidding schedule:

Activities	Timetable
Initial Review of Eligibility Documents	08 June 2018
Last Day of Issuance of TOR	13 June 2018
Deadline for Submission of the Eligibility Documents and Final Proposals	5:00 PM of 14 June 2018
Opening and Preliminary Examination of Bids	1:30 PM of 15 June 2018
Detailed Evaluation of Bids	16 to 22 June 2018
Announcement of Results of Evaluation of Bids	22 June 2018
Post-qualification	25 to 28 June 2018
Announcement of the Winning Bidder and Issuance of Notice of Award	28 June 2018
Signing of Contract	NLT 10 July 2018

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
Chairman
Asset Disposition Program Committee

BCDA ICONE TOWER
 Bonifacio Global City
 Bases Conversion and Development Authority
 27 April 2018

Total CFA (m2) **88,189.00**

Item	Description	Unit	Quantity	Rate	Amount	Cost/m2	% Weight
A	PRELIMINARIES				252,000,000.00	2,857.50	3.50%
	Preliminaries and General Requirements	item	1	252,000,000.00	252,000,000.00	2,857.50	3.50%
B	STRUCTURAL				2,989,766,043.00	33,901.80	41.52%
	Substructure	item	1	136,352,860.00	136,352,860.00	1,546.14	1.89%
	Structural Concrete	item	1	710,358,210.00	710,358,210.00	8,054.95	9.87%
	Structural Steel	item	1	2,143,054,973.00	2,143,054,973.00	24,300.71	29.76%
C	ARCHITECTURAL				1,967,594,374.00	22,311.11	27.33%
	Waterproofing	item	1	17,234,950.00	17,234,950.00	195.43	0.24%
	Interior Walls	item	1	272,430,000.00	272,430,000.00	3,089.16	3.78%
	Curtain Wall and Glazed Assemblies	item	1	1,195,285,000.00	1,195,285,000.00	13,553.67	16.60%
	Glass Entrances	item	1	66,744,200.00	66,744,200.00	756.83	0.93%
	Doors and Hardware	item	1	44,496,051.00	44,496,051.00	504.55	0.62%
	Finishing	item	1	215,387,818.00	215,387,818.00	2,442.34	2.99%
	Specialties	item	1	32,168,355.00	32,168,355.00	364.77	0.45%
	Miscellaneous Metals	item	1	25,533,000.00	25,533,000.00	289.53	0.35%
	Interior Fit Out	item	1	98,315,000.00	98,315,000.00	1,114.82	1.37%
D	ELECTRICAL AND AUXILIARY				702,056,000.00	7,960.81	9.75%
	Electrical works	item	1	500,219,000.00	500,219,000.00	5,672.12	6.95%
	Communications	item	1	31,134,000.00	31,134,000.00	353.04	0.43%
	Electronic Safety and Security	item	1	58,003,000.00	58,003,000.00	657.71	0.81%
	Fire Detection and Alarm System	item	1	24,700,000.00	24,700,000.00	280.08	0.34%
	Building Management System	item	1	22,000,000.00	22,000,000.00	249.46	0.31%
	Light of Manila and Façade Lighting	item	1	66,000,000.00	66,000,000.00	748.39	0.92%
E	SANITARY/PLUMBING				186,783,829.00	2,117.99	2.59%
	Cold Waterline	item	1	52,189,000.00	52,189,000.00	591.79	0.72%
	Sewer and Waste Line	item	1	21,508,000.00	21,508,000.00	243.89	0.30%
	Grey Water Treatment (MEP only)	item	1	3,080,000.00	3,080,000.00	34.92	0.04%
	Vent Line	item	1	5,229,000.00	5,229,000.00	59.29	0.07%
	Storm Drainage Line	item	1	44,611,000.00	44,611,000.00	505.86	0.62%
	Condensate Drain Line	item	1	6,289,000.00	6,289,000.00	71.31	0.09%
	Discharge & Overflow line	item	1	2,171,000.00	2,171,000.00	24.62	0.03%
	Plumbing Fixtures	item	1	22,112,000.00	22,112,000.00	250.73	0.31%
	Pumps	item	1	27,336,829.00	27,336,829.00	309.98	0.38%
	Civil Works/Excavation/Backfilling	item	1	2,258,000.00	2,258,000.00	25.60	0.03%
F	FIRE PROTECTION				114,158,400.00	1,294.47	1.59%
	Valves and Accessories	item	1	26,141,500.00	26,141,500.00	296.43	0.36%
	Piping works	item	1	48,482,400.00	48,482,400.00	549.76	0.67%
	Equipment	item	1	7,480,000.00	7,480,000.00	84.82	0.10%
	Sprinkler Heads	item	1	6,484,200.00	6,484,200.00	73.53	0.09%
	PFE, FHC, Hydrant, FDC	item	1	25,570,300.00	25,570,300.00	289.95	0.36%
G	HEATING, VENTILATING & AIR CONDITIONING				547,216,078.00	6,205.04	7.60%
	Ductworks & Accessories	item	1	60,770,000.00	60,770,000.00	689.09	0.84%
	Pipingworks & Accessories	item	1	60,175,000.00	60,175,000.00	682.34	0.84%
	HVAC Equipment	item	1	426,271,078.00	426,271,078.00	4,833.61	5.92%
H	CONVEYING				213,133,800.00	2,416.78	2.96%
	Elevators	item	1	179,033,800.00	179,033,800.00	2,030.11	2.49%
	Escalators	item	1	34,100,000.00	34,100,000.00	386.67	0.47%
I	EXTERIOR IMPROVEMENTS				129,705,800.00	1,470.77	1.80%
	Sofscape	item	1	15,890,800.00	15,890,800.00	180.19	0.22%
	Hardscape	item	1	79,990,000.00	79,990,000.00	907.03	1.11%
	Provisional Cost for Pavillions	item	1	10,000,000.00	10,000,000.00	113.39	0.14%
	Provisional Cost for Exterior benches	item	1	8,000,000.00	8,000,000.00	90.71	0.11%
	Site development	item	1	15,825,000.00	15,825,000.00	179.44	0.22%
J	ADD-ONS				97,580,000.00	1,106.49	1.36%
	Provisional cost for Building signages	item	1	10,080,000.00	10,080,000.00	114.30	0.14%
	Provisional cost for BMU	item	1	86,650,000.00	86,650,000.00	982.55	1.20%
	Provision of Furniture in GF lobby only	item	1	850,000.00	850,000.00	9.64	0.01%
Total Budget Cost					Php 7,199,994,324.00	81,642.77	100.00%
Suggested Contingency					Php 800,000,000.00	9,071.43	

Floor Level	TCFA	GFA			Non-GFA		
		Leasable	AHU	Non-Leasable	Services/Utilities	Void	Other Non-GFA
Basement 6	5,950.06	-	-	22.47	1,051.32	105.87	4,770.40
Basement 5	5,950.06	-	-	22.47	959.37	113.86	4,854.36
Basement 4	5,950.06	-	-	22.47	414.78	658.45	4,854.36
Basement 3	5,950.06	-	-	22.47	1,149.02	115.41	4,663.16
Basement 2	5,950.06	-	-	22.47	809.00	50.58	5,068.01
Basement 1	3,662.38	-	-	134.59	644.49	223.76	2,659.54
level 1	1,128.98	15.85	-	511.11	86.47	191.87	323.68
level 1m	1,530.67	-	217.34	12.54	12.96	1,186.03	101.80
level 2	1,749.88	-	-	54.37	206.15	191.73	1,297.63
level 3	1,983.04	-	54.47	1,311.74	425.21	174.98	71.11
level 4	2,274.85	-	52.53	628.51	117.00	1,406.01	70.80
level 5	2,522.27	1,431.00	278.97	150.44	427.61	166.87	67.38
level 6	2,449.39	832.62	132.67	251.18	146.76	978.91	107.25
level 7	2,365.69	1,867.26	89.68	185.37	41.64	144.98	36.76
level 8	2,282.97	1,784.54	89.68	185.37	41.64	144.98	36.76
level 9	2,201.75	1,703.32	89.68	185.37	41.64	144.98	36.76
level 10	2,121.41	1,622.98	89.68	185.37	41.64	144.98	36.76
level 11	2,028.69	1,530.26	89.68	185.37	41.64	144.98	36.76
level 12	1,963.40	1,464.97	89.68	185.37	41.64	144.98	36.76
level 13	1,888.63	1,390.20	89.68	185.37	41.64	144.98	36.76
level 14	1,814.87	1,315.17	90.95	185.37	41.64	144.98	36.76
level 15	1,742.60	1,242.90	90.95	185.37	41.64	144.98	36.76
level 16	1,671.21	1,171.51	90.95	185.37	41.64	144.98	36.76
level 17	1,588.85	1,213.46	101.00	183.48	41.44	113.71	36.76
level 18	1,531.09	1,155.70	101.00	183.48	41.44	113.71	36.76
level 19	1,465.25	1,089.86	101.00	183.48	41.44	113.71	36.76
level 20	1,400.44	1,025.05	101.00	183.48	41.44	113.71	36.76
level 21	1,337.12	961.73	101.00	183.48	41.44	113.71	36.76
level 22	1,274.69	899.30	101.00	183.48	41.44	113.71	36.76
level 23	1,202.69	827.30	101.00	183.48	41.44	113.71	36.76
level 24	1,152.46	-	99.97	92.33	814.95	104.60	40.61
level 25	1,095.55	-	-	74.33	124.65	826.96	69.61
level 26	1,039.69	780.98	-	99.26	34.26	84.41	40.78
level 27	985.33	624.59	-	99.26	34.26	184.75	42.47
level 28	931.86	581.35	-	99.26	34.26	174.52	42.47
level 29	870.21	612.60	-	99.26	34.26	81.62	42.47
level 30	827.50	493.34	-	99.26	34.26	158.17	42.47
level 31	779.52	454.13	-	99.26	34.26	149.40	42.47
level 32	732.62	411.38	-	109.72	26.67	142.38	42.47
level 33	687.22	-	152.66	48.05	359.22	68.03	59.26
level 34	642.71	-	-	6.33	252.81	280.18	103.39
level 35	591.41	-	-	6.95	517.15	36.04	31.27
level 36	556.22	406.22	-	75.54	0.98	34.28	39.20
level 37	479.23	352.29	-	50.36	2.67	42.91	31.00
level 38	442.79	-	-	-	3.47	45.43	393.89
level 39	366.31	-	-	-	112.20	149.51	104.60
level 40	338.67	-	-	-	-	4.17	334.50
level 41	306.21	-	-	-	-	-	306.21
level 42	199.50	-	-	-	-	36.45	163.05
level 43	222.60	-	-	-	-	51.29	171.31
level 44	245.70	-	-	-	-	-	245.70
total	90,426.44	29,261.87	2,596.22	7,364.07	9,576.95	10,465.20	31,923.60
				39,222.16			51,965.75

Summary

Premium Office	31,572.47
BCDA Office	4,663.65
Retail	2,931.67
GFA Countable	39,167.79
Institutional	2,172.31

Jun 

Note:
Areas are based on the Schematic Design plus 50%