

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. 7
29 May 2018

Please be advised of the following clarifications/revisions/supplements to the Terms of Reference and queries raised during the one-on-one consultation meeting last 03 and 04 May 2018 for the subject disposition.

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

	QUESTIONS/COMMENTS	ANSWERS
1	<p>Will BCDA be open in improving the program of the BCDA Iconic Building such as the following:</p> <ul style="list-style-type: none"> ● Interior architectural design ● Floor to floor height ● Elevator count and zoning ● Retail / restaurant areas ● Ground level plaza ● Raised floors <p>This will give the Winning Bidder flexibility in changing the interior architectural layout of the building to maximize efficiency.</p>	<p>BCDA may allow the improvement if the interior design of the program, uses and services of the BCDA Iconic Building to benefit both BCDA and the Winning Bidder. This improvement shall include, but not limited to, the following:</p> <ul style="list-style-type: none"> ● Interior Architectural Layout ● Retail/Conference/Restaurant Program ● Floor to Floor Height ● Raised Floor ● Vertical Transportation Program/Elevator count and zoning ● Cooling System <p>We reiterate, however, that the exterior architectural design of the building should be strictly followed to wit:</p> <ul style="list-style-type: none"> ● The cone-shaped structure designed to have a diagrid structural system with a height of 300 meters above mean sea level. ● Maintain the clear glass facade with sun shading fins. ● The Landscape should maintain the forest-like feature. ● Provide at least 5,000 square meters of office space located at the top floors with atrium connecting multiple floor levels.

		<ul style="list-style-type: none"> • Provide at least 600 square meters of spaces at the top most floors as indicated in the Schematic Design to be used as Museum, Gallery and Observatory Deck. <p>Improvements on the design shall be done jointly among BCDA, Winning Bidder and Design Consultant during the Detailed Design Stage. BCDA reserves its right to approve all revisions proposed by the Winning Bidder.</p>
2	<p>Will BCDA be open in reviewing the implementation schedule?</p> <p>There are required permits that, if the Winning Bidder shall be the sole party responsible in securing said permits, may take some time to secure.</p>	<p>BCDA acknowledges that there are prerequisite documents, permits and clearances necessary before any construction activities will be undertaken. As such, BCDA will assist in securing the required permits and clearances to facilitate the construction activities as scheduled. BCDA shall consider extending the said implementation schedule should there be delay in the issuance of the required permits and clearances without the fault of the Winning Bidder.</p>
3	<p>Can BCDA consider waiving the requirement to deliver its office space with fit-outs or clarify if the expected level of fit-out can be fully functional integrated ceiling system and flooring ready to receive carpet or tile works, but without room partition and furnitures?</p>	<p>The BCDA Office Space to be turned-over by the Winning Bidder shall have basic architectural finishes and fit-outs.</p> <p>As stated in the ADP Bid Bulletin No. 3, basic architectural finishes and fit-outs means internal surface finishes such as raised floor with carpet or tiles, fully functional integrated ceiling system with lighting fixtures, painted walls and blinds.</p> <p>Room partitions and furnitures shall be provided by BCDA including the required IT cabling for its operation at its own cost.</p>
4	<p>Can BCDA consider waiving its requirement to be free from CUSA, Insurance and Real Estate Tax Share?</p>	<p>The CUSA and Real Estate Tax for the BCDA Office Space, Museum and Observatory Deck shall be the responsibility of the Winning Bidder.</p> <p>However, BCDA shall be responsible for the costs of the Insurance of the BCDA Office Space, Museum and Observatory Deck including the utility charges.</p>
5	<p>Is BCDA open to consider the reduction of the floor to floor height from 4.2 meters to 4 meters?</p>	<p>Yes, the floor to floor height can be adjusted provided that the overall height of the BCDA Iconic Building is maintained at the 300 meter height above mean sea level.</p>

		Improvements on the design shall be done jointly by BCDA, Winning Bidder and Design Consultant during the Detailed Design Stage. BCDA reserves its right to approve all revisions proposed by the Winning Bidder.
6	Instead of BCDA having its exclusive lifts, can it be combined with the lifts of the premium offices?	Yes, the vertical transportation program can be improved including the core layout to maximize efficiency. Improvements on the design shall be done jointly by BCDA, Winning Bidder and Design Consultant during the Detailed Design Stage. BCDA reserves its right to approve all revisions proposed by the Winning Bidder.
7	What are the risks, assumptions and exclusions included in the cost estimates?	The fit-out of premium and BCDA offices, museum, pre-function and conference halls/auditorium are excluded from the estimate.
8	Does it consider the effect in pricing due to the TRAIN Law?	Yes, the effect of the TRAIN LAW was considered.
9	What is the level of inflation and standard of office fitting out currently included and excluded from the cost estimate?	Inflation is at 3 to 5%, current standard office fit-out consideration were bare for the floor, wall and ceiling with stub-out for Mechanical and Electrical works.
10	Is the Beacon lighting included in the cost estimate?	Yes, the beacon lighting is included in the cost estimate.
11	Is the Detailed Architectural and Engineering Design (DAED) and Construction Management Fee included in the cost estimate?	The consultancy fee of PhP 215 Million for the DAED is not included in the cost estimate. The DAED shall be reimbursed by the Winning Bidder to BCDA upon signing of the Contract. Further, the Winning Bidder shall prepare, at its own cost, the Construction Documentation/Drawings, subject to the review and approval of BCDA. It is encouraged that the Winning Bidder engage the professional services of the Designers to review the said Construction Documentation for efficiency. The fee for the Construction Management is not included in the estimate. The Construction Management fee shall be for the account of BCDA.

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

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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

