

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. 2

15 January 2018

Please be advised of the following clarifications to the Terms of Reference (TOR) for the subject bidding, in response to a query by an interested bidder:

	QUESTIONS/COMMENTS	ANSWERS								
1)	Please clarify the winning conditions for the Iconic Building.	The Proponent who will submit the highest Annual Fixed Lease offer to BCDA.								
2)	When could we get the Detailed Architectural and Engineering Design (DAED) or Bill of Quantities?	The timetable for the preparation of the Detailed Architectural and Engineering Design is as follows: <ul style="list-style-type: none"> ▪ Schematic design shall be approximately available by end of March 2018 ▪ Detailed design shall be approximately available by end of July 2018 								
3)	Before the Pre-Bid Conference, is there any detailed schedule for the bidding activity?	There was no scheduled activity prior to the conduct of the Pre-Bid Conference on 22 January 2018.								
4)	In accordance with Clause 6, Section 1, Term 1.4 below: <i>"Reimburse BCDA an amount representing all the advances made and expenses incurred for the Iconic Building Design, upon signing of the Contract of Lease."</i> We would like to request clarification on the following: 1) Will BCDA provide the Detailed Architectural and Engineering Design (DAED)? 2) Will the Design Fee (including the Conceptual Design and DAED) be paid by the Winning Bidder? And how to confirm the amount for designing?	Yes. Please refer to Item 2 above Yes, the Winning Bidder shall reimburse BCDA of the following: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Design</th> <th>Amount (PhP)</th> </tr> </thead> <tbody> <tr> <td>1) Conceptual Design</td> <td>12.5M</td> </tr> <tr> <td>2) Detailed Architectural and Engineering Design</td> <td>202.5M</td> </tr> <tr> <td>Total</td> <td>215M</td> </tr> </tbody> </table>	Design	Amount (PhP)	1) Conceptual Design	12.5M	2) Detailed Architectural and Engineering Design	202.5M	Total	215M
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	QUESTIONS/COMMENTS	ANSWERS
5)	<p>As showed in Clause 6, Section 1, Term 1.24 below:</p> <p><i>“Should the Winning Bidder fail to perform its obligation under Section 1.9 above, the Winning Bidder shall be liable to pay BCDA the amount equivalent to One Hundred Thousand Pesos (PhP80,000.00) for every day of delay in the project construction.”</i></p> <p>Please clarify.</p>	<p>This paragraph is hereby revised as follows:</p> <p><i>“Should the Winning Bidder fail to perform its obligation under Section 1.9 above, the Winning Bidder shall be liable to pay BCDA the amount equivalent to One Hundred Thousand Pesos (PhP100,000.00), for every day of delay in the project construction.”</i></p>
6)	<p>As showed in Clause 3, Section 3, Term 3.3 below:</p> <p><i>“Retail may be developed as a support use, provided that the GFA shall not exceed 3,000 square meters. Such support use is already included in the computation of the GFA.”</i></p> <p>Is this free for the Lessee?</p>	<p>Of the 40,000-square meter maximum GFA, the Winner Bidder may develop, to the extent of 3,000 square meters, retail uses such as café/restaurant and conference hall/rooms.</p> <p>Technically, the retail GFA is not free. In consideration of the grant of leasehold rights over the Property to the Winning Bidder, the Winning Bidder shall pay BCDA the Annual Fixed Lease for the Property in order to enjoy the benefits of the same.</p> <p>Because of the <i>Contract of Lease</i>, the Winning Bidder shall be obligated to develop, manage, operate, maintain, and particularly, earn or derive revenues from the Property and the office and retail spaces in order to support and comply with the required payment by BCDA.</p>
7)	<p>As showed in Clause 6, Section 1, Term 1.14 below:</p> <p><i>“Assume the costs for the Common Use Service Area (CUSA) associated and which may be charged on account of the BCDA Office Space, Gallery, Museum and Observatory Spaces”</i></p> <p>Please clarify the CUSA and its inclusions.</p>	<p>The Winning Bidder may on its own or through a third-party service provider operate and maintain the building. As an industry practice, building locators or tenants are charged CUSA for the purpose of maintaining the common areas i.e. restroom, lobby and other shared spaces in the building which are used by all the tenants and its clientele.</p>

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		<p>BCDA, on account of the spaces it owns inside the building, will be charged CUSA fees. The CUSA fees charged to BCDA shall be paid by the Winning Bidder.</p>
8)	<p>As showed in Clause 6, Section 1, term 1.21 below:</p> <p><i>"In accordance with the BGC North Boni DSG, shall be a member of the Estate Association, pay estate association dues/fees and contribute to the Art Fund an amount prevailing and/or imposed by the Estate Association at the time of operation of the building. Such Art Fund shall be used to manage the public open spaces in the Bonifacio Global City North Bonifacio District"</i></p> <p>As for the Estate Association, can we non-member participate in this bidding?</p> <p>How could we carry out that to be a member of local association in the future.</p> <p>What is the fare for the association fees?</p> <p>What is fare for the amount to contribute to the Art Fund?</p>	<p>Being a member of the Bonifacio Global City Estate Association (BGCEA) is not part of the qualification criteria in order for any interested proponent to participate in the bidding.</p> <p>Once a Winning Bidder has been declared, it shall automatically become a BGCEA member, on behalf of BCDA.</p> <p>Currently, the following fees are being charged to BGCEA members:</p> <ul style="list-style-type: none"> ▪ Association Dues: Php93.70/sq.m. of lot area ▪ Infrastructure Restoration Fund Fee: Php2.65/sq.m. of lot area <p>Association dues per square meter of Gross Floor Area (GFA) is presently being determined and will be implemented in the future.</p> <p>The contribution to the Art Fund is Php100.00 per GFA.</p>

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9)	If the Winning Bidder chose the "Option to Purchase" on the 25 th year, can the Winning Bidder take back the Property of BCDA i.e. <i>Office Space, Gallery, Museum and Observatory Spaces</i> and get the rent from BCDA?	Should the Winning Bidder exercise its Option to Purchase on the 25th year, BCDA shall sell the land, the building and the Gallery, Museum and Observatory Spaces. BCDA shall not, however, sell its office space.
10)	After the DAED is confirmed by BCDA and the Winning Bidder, if some design change raised during the construction, which side should assume the additional cost caused by the change.	<p>If the design change is caused or proposed by BCDA, the cost implication, the amount of which shall be agreed with BCDA, may be deducted from the next payment of Annual Fixed Lease to BCDA.</p> <p>If the design change is caused or proposed by the Winning Bidder, then the cost implication shall be borne by the Winning Bidder.</p>
11)	As for the Bid Security, please clarify the mode of refund.	The Bid Security shall be returned to the other Bidders in the form of check after the execution of the Contract of Lease with the Winning Bidder. BCDA shall require each Bidder to issue an Official Receipt evidencing the return of the Bid Security.
12)	<p>As for the power of operation of Observation Space, will it be owned by BCDA in the lease?</p> <p>If the Winning Bidder choose the "Option to Purchase" who will own the power of the operation in the future?</p>	<p>The <i>Observatory Space</i> shall be owned, managed and operated by BCDA.</p> <p>Should BCDA decide to sell the Observatory Space, then the Winning Bidder shall have the authority to manage and operate it.</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:

ENGR. JOSHUA M. BINGCANG
Chairperson