

BCDA ICONIC BUILDING PROJECT

11th ave. cor. 11th Drive,
Bonifacio Global City, Taguig City

BCDA ICONIC BUILDING PROJECT

SALIENT FEATURES OF THE TERMS OF REFERENCE

Mode of Disposition

- Build, Lease, Operate and Transfer for a period of 50 years, renewable for a maximum of 25 years, with an Option to Purchase.

Property Details

- Lot Area is 7,275 sqm.
- Allowable Gross Floor Area (GFA) is 40,000 sqm, inclusive of the 3,000 sqm retail area.
- Institutional Area is 3,700 sqm in the form of Gallery, Museum, and Observatory which are excluded in the computations of GFA.

Conditions of the Bid

- Implement the Iconic Building Design by BCDA.
- Start of excavation works within 3 months from the signing of the Contract
- Turn-over the required BCDA Office Space within 3 years and 6 months from the signing of the Contract.

Rights and Responsibilities of BCDA

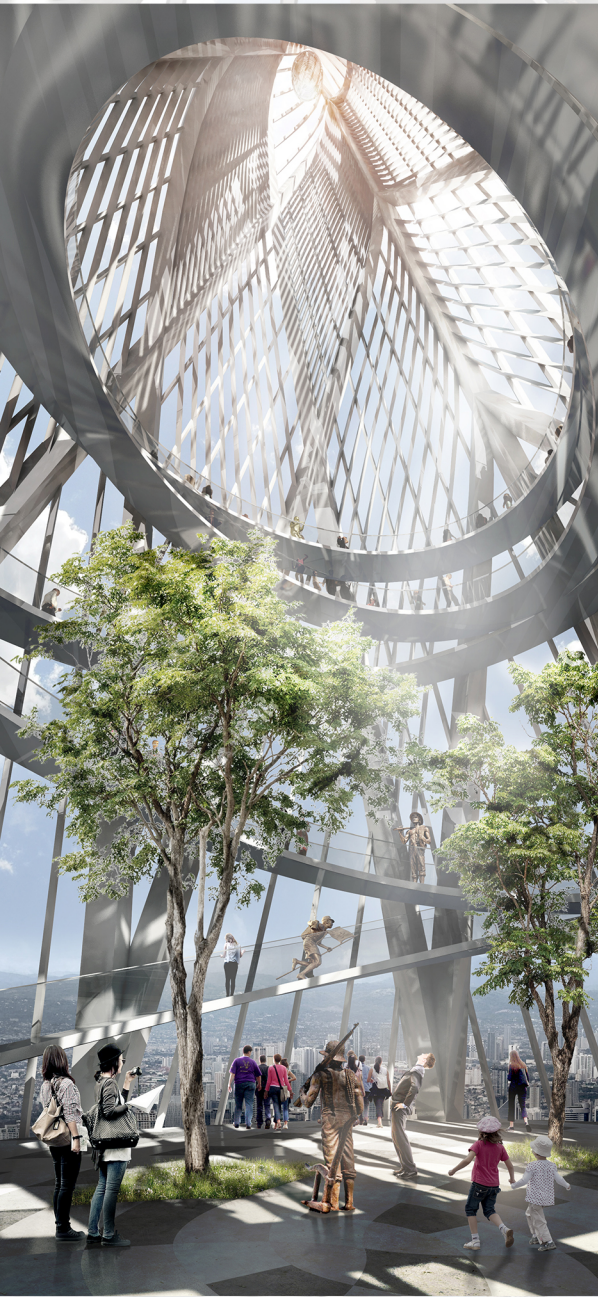
- Give the Winning Bidder the sole right to develop, operate, and manage the Iconic Building for the duration of the lease.
- Give the Winning Bidder the sole right to construct the public open space, landscape and plaza.
- Deliver the possession of the Property to the Winning Bidder upon signing of the Contract.
- Have the naming rights over the Iconic Building.
- Shoulder the improvements to be made on the Gallery and Museum Space.
- Advance the engagement of a Designer to prepare the DAED.



Subject of the Bid

- Bidders will compete on the submission of the Highest Annual Fixed Lease which shall not be lower than PhP 25,000,000.00 over and above the responsibilities of the Winning Bidder.

Rights and Responsibilities of the Winning Bidder



- Finance the Design and Construction of the Iconic Building.
- Undertake the Construction, Operation and Maintenance of the Iconic Building.
- Turn-over, without cost and free of lease, the BCDA Office Space equivalent to 15% of the Gross Leasable Area (GLA) or 5,000 sqm of GLA, whichever is higher. Said BCDA Office Space shall be located at the upper floors of the Iconic Building with architectural finishes and fit-outs.
- Turn-over, without cost and free of lease, a contiguous area equivalent to 2,350 sqm, more or less, to be developed as a gallery exhibiting the projects of BCDA and a museum that will honor the Armed Forces of the Philippines. Said gallery and museum shall be located at the lower floors of the Iconic Building with basic architectural finishes.
- Turn-over, without cost and free of lease, a contiguous area equivalent to 1,350sqm, more or less, to be developed as observatory that will provide a view over the City, located at the top floor of the Iconic Building with architectural finishes, vegetation, public arts and human sized statues.
- Turn-over, without cost and free of lease, adequate parking spaces proportionate to its office space.
- Reimburse BCDA an amount representing all the advances made for the Iconic Building Design, upon signing of the Contract.
- Rent free period for the first four (4) years of the lease period reckoned from the signing of the Contract.
- Remit an Advance Lease equivalent to the Annual Fixed Lease for the 5th and 6th year upon signing of the Contract.
- Post a Performance Bond to secure faithful compliance with its obligations to the development upon signing of the Contract.
- Submit a continuing Guaranty to fully secure the payment of the Annual Fixed Lease six (6) months before the start of the 7th year.

Other Rights and Responsibilities of the Parties

- Constitute a Project Management and Development Committee (PMDC) to jointly manage, monitor and audit the progress of the construction until the completion of the Iconic Building. The PMDC shall be composed of 3 representatives from BCDA and 3 representatives from the Winning Bidder. The PMDC shall be chaired by a BCDA representative.



Eligibility Criteria

A Bidder shall be considered eligible if it satisfies the minimum requirement under the following eligibility criteria:

- Legal Capacity
 - The Bidder and all its members, if a consortium, must be a corporation registered with Philippine SEC or its equivalent in the country of its incorporation.
 - It must be allowed to do business i.e. lease and develop lands, in the Philippines.
- Financial Capacity
 - The bidder or any of its members, if a consortium, 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 credit line facility of at least PhP 5 Billion (USD 100 Million) valid until the completion of the construction
- No Default on Financial or Other Obligations with BCDA
 - The Bidder and all its members, if a consortium, its parent company, or its subsidiaries or affiliates with common controlling shareholdings, is not considered in default of its financial obligations to BCDA.
- Timely and Complete Payment of Taxes
 - The Bidder and all its members, if a consortium, should have no tax liabilities in the Philippines.

Bidding Process

- Publication of Invitation to Bid
 - BCDA shall publish and post bidding information i.e. Terms of Reference (TOR) in BCDA website and issue TOR to interested proponents for a fee.
- Pre-Bid Conference
 - The Asset Disposition Program (ADP) Committee discusses the TOR, background on the property, terms and conditions of disposition, etc; and answers queries and clarifications as well from interested proponents.
- Submission of Bids
 - BCDA receives Eligibility Documents and Final Proposal from bidders. The Committee opens the submitted documents for checking as to completeness and sufficiency of data/info.
- Evaluation of Bids
 - Entails a 2-stage process: 1) Preliminary examination of bids to determine completeness of documents and sufficiency of data/information; and 2) Detailed evaluation of bids based on eligibility criteria and subject of bid
- Post-qualification
 - After evaluation, the Highest Ranked Bid shall undergo a post-qualification process to verify accuracy and authenticity of all submitted documents and information
- Contract Award
 - A Notice of Award will be issued to the Winning Bidder inviting to execute the contract within a specified period from receipt thereof.

