

JOINT ASSET DISPOSITION PROGRAM COMMITTEE (Joint ADP-Com)

**COMPETITIVE CHALLENGE FOR THE LONG-TERM LEASE AND DEVELOPMENT
OF THE MILE-HI PROPERTY WITHIN THE JOHN HAY SPECIAL ECONOMIC ZONE**

Bid Bulletin No. 1, S. 2025
(23 May 2025)

In connection with the Pre-Bid Conference for the subject bidding held on 19 May 2025 (Monday) at 11:00 A.M. at the BCDA Corporate Office, Bonifacio Global City (BGC), Taguig City, Philippines via hybrid format (in-person and online meeting), we are furnishing you with a copy of this Bid Bulletin to further clarify certain provisions in the Terms of Reference (TOR) and corresponding responses to queries raised during the Pre-Bid Conference, the Highlights of the Pre-bid Conference, and copy of the presentation materials shown during the Pre-Bid Conference.

I. Clarifications to the Provisions in the TOR and the corresponding Responses to Queries Raised During the Pre-bid Conference

Please be advised of the following clarifications on the specific matters in the TOR and responses to queries raised during the Pre-bid Conference:

Subject	Clarification/Response
1. Definition of Inn, Transient Rooms, and Hotels	<p>In the <i>"Rules and Regulations to Govern the Accreditation of Hotels, Tourist Inns, Apartels, Resorts, Pension Houses and Other Accommodation Establishments,"</i> approved and promulgated by the Department of Tourism (DOT) in 1992, defines a Tourist Inn as follows:</p> <p><i>"Tourist Inn - a lodging establishment catering to transients, which does not meet the minimum requirements of an economy hotel"</i></p> <p>The same <i>Rules and Regulations</i> provide the standard requirements for tourist inns as follows:</p> <p><i>"Section 15. Requirements for Tourist Inns. For purposes of accreditation, the following are the minimum requirements for the establishment, operation and maintenance of a tourist inn:</i></p> <p><i>"a. Location - The tourist inn, except those already existing all the time of the promulgation of these Rules, shall be located</i></p>

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	<p>along the principal highways or the transportation routes and shall open to business on a twenty-four (24) hour basis.</p> <p>"b. Bedroom Facilities and Furnishings - All bedrooms shall have attached toilet and bath equipped with 24-hour service of running water. They shall have adequate natural as well as artificial light and ventilation and shall be furnished with comfortable beds and quality furniture (mirror, writing table, chair, chair closet and dresser. Walls shall be painted or wall papered and kept clean and pleasing to the eye. Windows shall be furnished with clean and appropriate draperies. Floors shall be of good flooring materials.</p> <p>"All single bedrooms shall have a floor area of not less than nine (9) square meters and all twin-rooms or double-rooms shall have a floor area of not less than sixteen (16) square meters.</p> <p>"There shall be vacuum jugs or thermos flasks with drinking water with glasses in each bedroom. There shall be adequate supply of clean linen, blankets and towels that shall be changed regularly.</p> <p>"c. Parking - There shall be adequate parking space for vehicles proportionate to the number of lettable rooms and other public facilities of the inn.</p> <p>"d. Reception - There shall be a reception and information counter attended by qualified, trained and experienced staff. There shall be a lobby and a well-appointed lounge for seating and/or reading purposes.</p> <p>"e. Telephone - There shall be adequate telephone facilities for the use of all guests in all public areas. Services for long distance telephone calls or overseas shall be made available to guests.</p> <p>"f. Radio/Television - There shall be provisions for radios and/or television sets for the use of guests upon request.</p> <p>"g. Dining Room - There shall be well-equipped, well-furnished and well-maintained dining room/restaurant for its guests as well as the public in general. A kitchen, pantry and cold storage shall be designed and organized to ensure efficiency of operation and shall be well-maintained, clean and hygienic.</p> <p>"h. Security - Adequate security shall be provided to all guests and their belongings.</p>
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	<p><i>"i. Emergency Power - Inns with more than fifty (50) lettable rooms shall have emergency power facilities to light the common areas and emergency exits in case of power failure.</i></p> <p><i>"j. Fire Fighting Facilities - Adequate fire fighting facilities shall be available as required and specified by the local fire department in the locality and/or the Fire Code of the Philippines."</i></p> <p>Currently, there is an existing, non-operational Inn within the subject property. The said facility is comprised of:</p> <p>a. Eighteen (18) bedrooms, each with its own toilet and bath;</p> <ul style="list-style-type: none"> - nine (9) units with an area of 22 square meters each - nine (9) units with an area of 19.18 square meters each <p>b. Dining Room with a floor area of 89 square meters; and</p> <p>c. Storage Room with a floor area of 130 square meters.</p>
2. Basis for BCDA's 5% Gross Revenue Share	<p>BCDA's 5% Revenue Share shall be based on the Gross Rental Revenues. For this purpose, gross rental revenues is defined as all lease revenues/income earned (collected or uncollected) including advance revenue and pre-selling receipts or any proceeds generated from the entire operations (leasing) of the Lessee in the Mile-Hi Property as shown in its Audited Financial Statements, irrespective of the manner of recording/treatment in the books of accounts. The Gross Rental Revenue shall also include the lease revenues/income earned (collected or uncollected), including advance revenues and preselling receipts or any proceeds generated by its Sub-lessee and Sub-locators of the Lessee.</p>
3. Request for clarification on the requirement that at least 50% of the development is partially open within 1 year after contract signing	<p>The BCDA-JHMC Joint ADP Committee hereby reiterates the provisions of Article II Section 4(c) of the TOR as follows:</p> <p><i>"The Winning Proponent is required to complete the development of the Leased Property and commence commercial operations within a period of two (2) years from the signing of the Contract. Moreover, it is required that at least fifty percent (50%) of the proposed development is completed and partially open for commercial operations one (1) year after contract signing, subject to actual ground verification."</i></p>

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4. Environmental Compliance Certificate (ECC) Application and Building Permits	<p>The site is covered by a valid ECC, although it is still officially listed under Camp John Hay Development Corporation (the former developer). The name transfer to the Bases Conversion and Development Authority (BCDA) is currently in progress.</p> <p>Building permits shall be secured with John Hay Management Corporation (JHMC).</p> <p>The interested bidders are further informed that the subject property lies within a protected area, specifically the Lower Agno Watershed Forest Reserve (LAWFR). This being the case, the Winning Bidder is required to secure clearance from the Protected Areas Management Board (PAMB).</p>
5. Utilities	<p>For power and telecoms. The application and payment shall be to the service provider.</p> <p>For water and wastewater, application and payment shall be to JHMC.</p>
6. Performance Security - Guidelines on the drawdown from the escrow account	<p>Article V Section 1(i) of the TOR provides that among the Winning Bidder's responsibilities is to submit a performance Security in the form of either a bank guarantee or an escrow account within thirty (30) calendar days from the BCDA Board's approval of the Development Plan to guarantee availability of funds for the project. The terms and conditions of the bank guarantee or on the drawdowns or release of funds in the escrow agreement, whichever is applicable, shall be discussed in detail and agreed upon by and between BCDA and the Winning Proponent once the Contract of Lease is signed.</p> <p>Further, the escrow account shall be between the Winning Bidder and the Escrow agent. However, BCDA requires that it must be apprised on the dispositive provision on the release of the escrow fund, and it must also be given a copy of the quarterly financial statements so that it is informed of the balance of the escrow fund.</p>
7. Grace Period/ Rent-free Period of two (2) years from contract signing	<p>Notwithstanding the requirement for the Winning Bidder to commence partial commercial operations within one (1) year from signing of the Contract of Lease, the Winning Bidder shall be entitled to a two (2) year rent-free period or grace period from lease payments.</p>
8. BCDA's basis for determining	<p>A company's net worth is determined by subtracting total liabilities from total assets based on the audited financial statements submitted by the Bidder. If the Bidder is a</p>

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a bidder's net worth	consortium of two (2) or more firms, then BCDA shall consider the combined net worth of the firms comprising the consortium.
9. Deadline for Interested Bidders to purchase the TOR	Interested Bidders are given until 11:59 a.m. on 19 June 2025 to purchase the TOR.
10. Size of the pipes of the water distribution line	The current water distribution line is 1/2 inch in diameter. At present, BCDA is in the planning phase for a comprehensive water system improvement and pipe replacement across the entire camp.
11. Excavation within the Mile Hi property	<p>Excavation in the subject property is allowed, subject to the approved development plan, as well as the rules and regulations relative to the discovery of natural resources as provided for in Article II, Section 4(j) of the TOR, which provides as follows:</p> <p><i>"j. Natural Resources and Artifacts of Historical and Economic Significance</i></p> <p><i>"In the event that any natural resources, including but not limited to, water sources, mineral deposits, artifacts, or materials or historical or economic significance, are discovered within the leased property during the term of the lease, full ownership and rights to such resources shall belong exclusively to BCDA. The Lessee shall immediately notify BCDA in writing upon discovery of such resources and shall take all necessary steps to preserve the integrity of the discovery until further instructions are provided by BCDA. No exploration, extraction, or exploitation of such resources may be conducted by the Lessee or any third party without the express written consent of BCDA."</i></p>
12. Asbestos Disposal	<p>JHMC will assist the Winning Proponent in securing the necessary permits. All costs or expenses related to securing such permits shall be shouldered by the Winning Proponent.</p> <p>All costs to be incurred in the dismantling, hauling, storage, treatment and disposal of asbestos shall also be shouldered by the Winning Bidder.</p> <p>JHMC has prior experience in similar undertakings, particularly in the handling and disposal of asbestos.</p>

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II. Response to Other Queries Received. On the query of an interested bidder regarding the requirements for consortium, please be advised of the following responses/clarifications:

Question:	Response/Clarification
Does the consortium need to be registered to join the bidding? Can it be registered after?	<p>No, the consortium need not be registered with the SEC to join the bidding. Interested Bidders may either be an incorporated or unincorporated joint venture/consortium. Notably, consortiums need not be registered with the SEC to be considered a legal entity. All that is required is their consortium agreement.</p> <p>In connection with this, may we draw your attention to the requirements for an unincorporated joint venture/consortium, as provided in Article VII, Section 2.1(a)(ii) which reads:</p> <p><i>"If the Proponent is a joint venture/consortium, it must submit a copy of the duly executed joint venture agreement/consortium agreement among all members of such joint venture/consortium showing the principal rights and obligations of the members, the extent of participation of each member, and their commitment to be jointly and severally liable to BCDA for their responsibilities under this TOR and the contract involving the Property."</i></p>
Is the company that bought the TOR required to be part of the Consortium?	Yes, the company that bought the TOR is required to be part of the consortium.

The clarifications herein issued effectively amend, modify, or revise the provisions of the TOR that are inconsistent or contradictory thereto.

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M. F. [Signature]

II. **Highlights of the Pre-Bid Conference.** Please refer to Annex A.

III. **Presentation materials shown during the Pre-Bid Conference.** Please refer to Annex B.

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



MARK P. TORRES



JANE THERESA G. TABALINGCOS
Vice Chairperson



MARY GRACE C. PEREZ
Member



LEA C. QUISOBEN-MAGUILAO
Member

RANDY S. VIACRUSIS
Member



MARICEL C. SANTOS
Member



BCDA and JHMC
Joint Asset Disposition Program Committee (JADPC)
PRE-BID CONFERENCE
Competitive Challenge for the Long-term Lease and Development of the Mile-Hi Property
BCDA Lobby| 19 May 2025, 11:am

ATTENDANCE:



JADP Committee Members

Chairperson - Engr. Mark P. Torres
Vice Chairperson - Jane Theresa G. Tabalingos

Members:

Mary Grace C. Perez
Randy S. Viacrusis
Maricel C. Santos
Lea C. Quisoben-Maguilao

TWG Members

Liberty P. De Leon
Atty. Samuel Isidore A. Escaño
Sydney A. Gutierrez
Bryan Joseph B. Suñiga
Christopher C. Haban 
Mark Matthew Lozano 

Secretariat

Fatima Joy N. Castañeda
April Joy B. Costales

BCDA BDD

Maureen O. Ignacio
Trixie Kim C. Duarte

Interested Proponents

Allan Mabuhay - Inoza Properties Inc.
Tennison Chen - Inoza Properties Inc.
Edwin Chen - Inoza Properties Inc.
Rommel Furbanos - The Bistro Group
Jean Paul Manuud - The Bistro Group
Martin Reynoso - Legazpi Sentro Hotel
Christian Reynoso - Legazpi Sentro Hotel
Isabel Reynoso - Legazpi Sentro Hotel
Noli Liganor - Legazpi Sentro Hotel
Claudette Pulido - Double 11 Properties
Ren Siccion - Double 11 Properties
Simplicio Reyes - Si & Vi Corp.
Vilma P. Reyes - Si & Vi Corp.
Christopher Dy - MCCI



Highlights of Discussions/Agreements

Items	Highlights of Discussion	Remarks
1. Call to Order	All members of the Committee were present, with five (5) members, including the Chairperson and Vice-Chairperson attending physically and one (1) member attending online.	Chairperson Mark P. Torres
2. Roll Call of Attendance	Presence of the Committee Members, and the members of its Technical Working Group and Secretariat was acknowledged. Attendance of the interested bidders as listed above was likewise acknowledged	Secretariat/BDD/Maureen Ignacio
3. Presentation of House Rules		Secretariat/BDD/Maureen Ignacio
4. Presentation of the Terms of Reference (TOR)	<p>A. Subject Property</p> <p>A1. 6,647 sqm Mile-Hi Property with existing structure</p> <p>B. Bidding Procedures</p> <p>C. Bid Parameters:</p> <p>C.1 Subject of the Bid</p> <p>Annual Fixed Lease Payment equivalent to Php2,100.00/sq.m./year, inclusive of 12% value-added tax (VAT)</p> <p>D. Other Basic Commercial Terms</p> <p>D1. Escalation Rate @ 3% per annum beginning Year 3</p> <p>D2. BCDA's share of the Gross Rental Revenues (5% Variable Lease Payments)</p> <p>D3. Advance Lease</p> <ul style="list-style-type: none"> - Non-refundable - Equivalent to two (2) years' lease. <p>D4. Grace Period</p> <ul style="list-style-type: none"> - Two (2) years from the signing of the Contract of Lease. <p>E. Lease Term</p> <ul style="list-style-type: none"> - Twenty-five (25) Years (initial period), renewable for another 25 years <p>F. Minimum Investment Commitment</p> <ul style="list-style-type: none"> - Two Hundred Five Million Pesos (PHP 205,000,000.00) <p>G. Rights and Responsibilities of Winning Proponent (as provided in the Terms of Reference)</p> <p>H. Rights and Responsibilities of BCDA and JHMC (as provided in the Terms of Reference)</p>	TWG/Liberty P. de Leon





	<p>I. Eligibility Criteria</p> <p>I1. Legal Capacity</p> <p>I2. Technical Capability</p> <p>I3. Financial Capacity</p> <p>I4. Other Criteria provided for in the TOR</p> <p>J. Bid Documents</p> <p>F1. Submission of Eligibility Documents and Financial Proposals</p> <p>F2. Deadline of Submission</p> <ul style="list-style-type: none"> - 19 June 2025 / 12:00 Noon - BCDA Office, 2nd Floor, Bonifacio Technology Center 31st St., corner 2nd Avenue Bonifacio Global City, Taguig Metro Manila 1634. <p>F3. Opening of Bid Documents</p> <ul style="list-style-type: none"> - 19 June 2025 / 1:00 PM - BCDA Office, 2nd Floor, Bonifacio Technology Center 31st St., corner 2nd Avenue Bonifacio Global City, Taguig Metro Manila 1634. <p>K. Checklist of Documents to be submitted</p> <p>L. Queries and Supplemental Notices</p> <p>M. Timetable of Activities</p>	
5. Question and Answer Session	<p>1. Deadline for Submission of Bid Documents</p>	<p>1. Deadline of Submission</p> <ul style="list-style-type: none"> - 19 June 2025 / 12:00 Noon <p>2. Opening of Bid Documents</p> <ul style="list-style-type: none"> - 19 June 2025 / 1:00 PM <p>3. Submission shall only be at the BCDA Office, 2nd Floor, Bonifacio Technology Center 31st St., corner 2nd Avenue Bonifacio Global City, Taguig Metro Manila 1634.</p> <p>4. Proponents may purchase the Bid Documents/Terms of Reference (TOR) from BCDA or JHMC at their respective Offices in Taguig City and Baguio City, respectively</p>
	<p>2. Verification on the 2-year grace period.</p>	<p>1. The TWG stated that the grace/rent-free period allows the Proponent the time to plan, design, and construct the Leased Property.</p>

		2. For clarity, the construction and grace period are the same period.
	3. Mr. Chen of Inoza Property raised if the grace period is enough to cover the construction process and application of necessary permits.	<p>The TWG stated that John Hay has an existing ECC covering its 247-hectare within the Economic Zone, including the Mile Hi Area.</p> <p>The winning proponent is no longer required to apply for ECC.</p> <p>The winning proponent shall acquire the Building permits from/through JHMC.</p>
	4. Excavation restrictions within the area/Leased Property for purposes of parking, additional stalls/commercial space	TWG stated that the existing structure has a level of basement floor. There are no restrictions indicated in the TOR, and should there be a proposed basement floor, the TWG shall evaluate the proposed development plans of the Winning Proponent.
	5. Grace Period for CUSA	For clarification, the TWG stated that there is no grace period for the CUSA, thus, the Winning Proponent is required to pay CUSA for open spaces (entire property during the construction) upon signing the Contract of Lease. CUSA for the GFA shall be upon completion of the development.
	6. Set-back and metes and bounds of the Property.	<p>TWG advised that a joint survey inspection will be conducted since there are no monuments/benchmarks to identify the property boundaries.</p> <p>JHMC JADC-TWG, in collaboration with BCDA-LADD Survey Team, to install flags/stakes in preparation for the upcoming inspection to visualize the boundaries.</p>









	<p>7. Allowable uses, particularly the construction of inns, transient rooms, and hotels.</p>	<p>TWG reiterated that a hotel development is not an allowed use because the primary vision of the property is for retail support, services, and F&Bs.</p> <p>It is further reiterated that the TOR defines the allowable uses, such as Inns and Transient Rooms.</p> <p>To further clarify, the JADPC will issue a Bid Bulletin to differentiate between an inn, transient rooms, and a hotel.</p>
	<p>8. Is the 2-year rent-free provision subject to appeal in the future?</p>	<p>The Chairperson replied that the 2-year construction/rent-free period is fixed.</p>
	<p>9. Clarifications on the Investment Commitment and Bid Parameters</p>	<p>TWG stated that Php2,100/sqm per annum is the Bid Parameter/Subject of the Bid that Proponents will bid out on.</p> <p>In terms of investment commitment, the proponent is required to invest at least PHP205Million for the development of the Property.</p> <p>Since the procedure is a Competitive/Swiss Challenge, the Original Proponent has the Right to Outbid the Challenger's Proposal by at least 10% of the Challenger's Proposal.</p>
	<p>10. Challenger's opportunity to outbid the Original Proponent's offer.</p> <p>Would it be logical not to include the 5% rent emanating from the sales because that would be higher than Php2100 per sq.m.?</p>	<p>The Chairperson stated that, as per the Guidelines and Procedures, there is no opportunity for the Challenger to outbid the Original Proponent's Offer.</p> <p>The 5% Gross share of BCDA is an add-on to the Fixed annual lease and is one of the terms of the lease. The bid proposals, though, shall be evaluated based on the minimum bid proposal (subject of the Bid) of Php2,100/sqm per annum of lease rate beginning Year 1.</p>





	11. Double 11 asked about the coverage of the CUSA Fee and any adjustments to the rates.	<p>The Vice Chairperson replied that CUSA covers the daily solid waste collection, maintenance of the common areas such as the parks, security personnel for the gates, and common areas.</p> <p>Increases in CUSA fees will be dependent on whether there will be an increase in prices due to inflation, which will be assessed by the JHMC and BCDA.</p>
	12. Verification on the determination of the Net Worth or Financial Capabilities of the Bidders	The TWG replied that Net Worth is computed by deducting Liabilities from the Assets based on the submitted Audited Financial Statements of the Proponent and of its consortium partner/s, if any.
	13. Out of the 6647 sq.m, how big is the buildable area?	The TOR sets the maximum building footprint at 70% and open space requirement is set at 30% of the subject lot.
	14. Bistro Group asked to clarify the completion of the development of the property, at least 50% of the proposed development is completed and partially open 1 year after the contract is signed.	<p>TWG stated that the premise for commercial operations within one year from contract signing is to accelerate the development of the Mile-Hi as a support to tourism activities within Camp John Hay.</p> <p>Likewise, the Chairperson stated that this provision was a condition given by the BCDA Board of Directors since the direction is to increase foot traffic in John Hay.</p>
	15. Verification as to the disposal of the asbestos, if the same is covered by CUSA.	TWG stated that JHMC will assist the Proponent in securing the necessary permits at the expense of the Winning proponent. He further stated that the dismantling and disposal of the hazardous wastes shall be the responsibility of the Winning Proponent and ensure that they will engage a DENR-EMB Accredited Service Provider that complies with the relevant laws, rules, and regulations.

	16. How long will it take JHMC to issue a building/construction permit for the development of the Mile Hi Property?	<p>The Vice Chairperson stated that JHMC could process and issue the permit within 20 days upon submission of complete requirements.</p> <p>JHMC is also open for coordination and will assist the Winning Bidder in acquiring permits from different government offices.</p>
	17. Clarification relative to water lines and STP, if they are part of the CUSA Fee.	<p>Target completion of the new STP is by July 2025.</p> <p>Charges for water, sewer, electricity, and other utility services are not included in the CUSA fee.</p>

ADJOURNMENT:

With no other matters left for discussion, the Chairperson adjourned the meeting at 12:40 pm

Prepared By:


April Joy B. Costales
JADPC, Secretariat

Approved By:



Engr. Mark P. Torres
JADPC Chairperson


Jane Theresa G. Tabalingcos
JADPC, Vice Chairperson

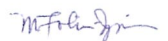

Mary Grace C. Perez
JADPC, Member


Atty. Maricel C. Santos
JADPC, Member


Randy S. Viacrusis
JADPC, Member


Lea C. Quisoben - Maguilao
JADPC, Member







BCDA
Bases Conversion and
Development Authority

Republic of the Philippines
Office of the President
JHMC
JOHN HAY MANAGEMENT CORPORATION
a member of The BCDA Group

PRE-BID CONFERENCE

Competitive Challenge
for the Long-term Lease and Development
of the Mile-Hi Property within the
John Hay Special Economic Zone

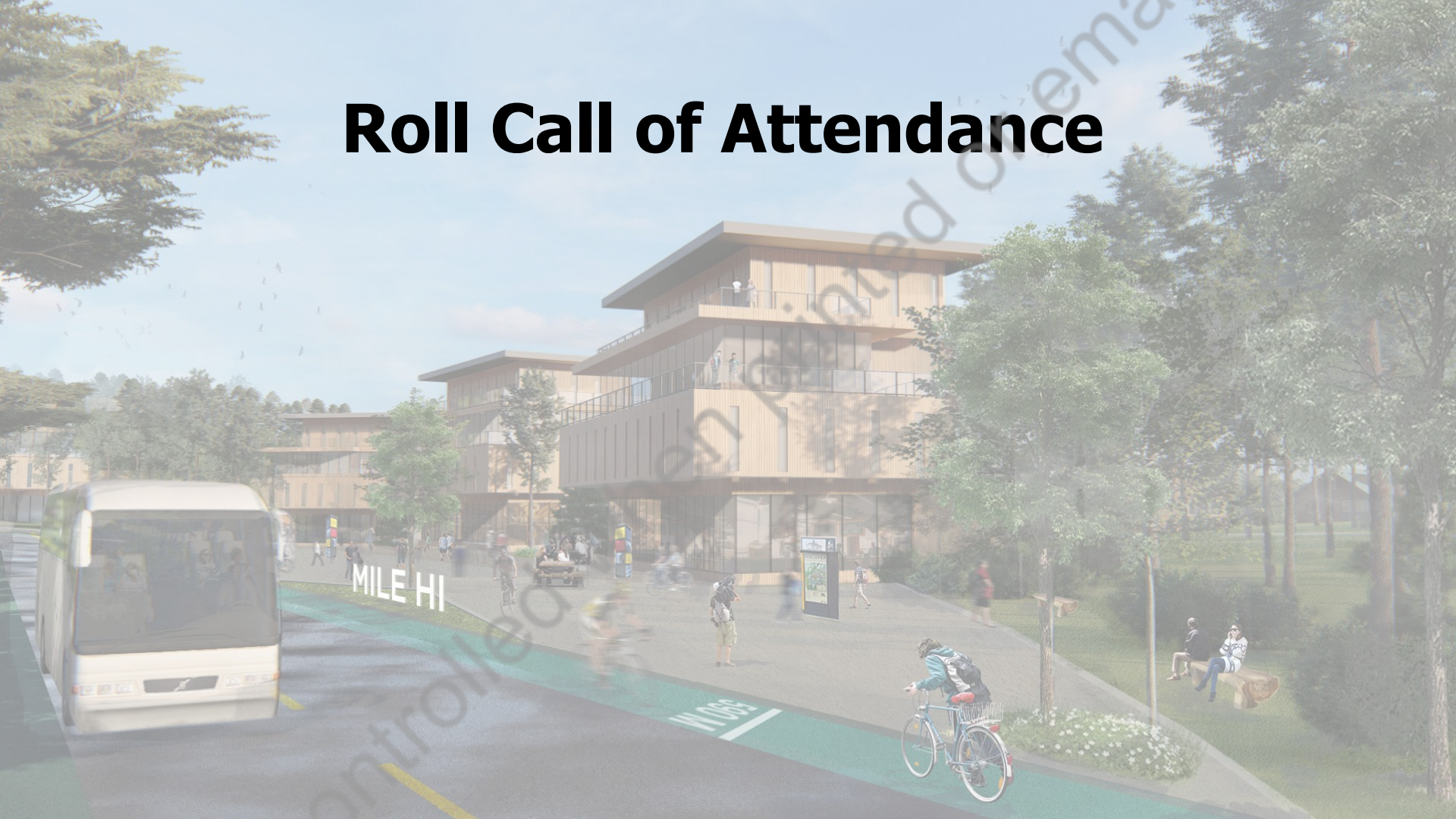
19 May 2025

BCDA Corporate Center
2/F Bonifacio Technology Center
Bonifacio Global City, Taguig

Call to Order



Roll Call of Attendance



Important House Rules

- For online participants, please ensure that your name is shown in your screen in this format for proper identification: **[Company Name_Last Name, First Name]**
- The online participants shall ensure that their names and the name of the company they are representing are properly reflected on their respective accounts
- No individuals, except for the Secretariat, shall be allowed to video, audio record, or take photographs of the proceedings
- The Question and Answer session will be after the presentation of the ADP-Com/TWG
- The ADP-Com shall prioritize the discussion on the queries submitted in advance by the Interested Bidders through the [Google Form](#).

Important House Rules

- The ADP-Com will prioritize answering the questions and/or requests for clarification from the Bidders who already purchased the Terms of Reference/Bid Documents, followed by the in-person participants, thereafter, if time permits, questions raised by the online participants in the chat box will be answered sequentially.
- Online participants may raise their questions directly in the chat box at any time during the Pre-Bid Conference following the prescribed format: "Company name - Question". Questions in the chat box will be collated and then read by the Secretariat during the Open Forum segment.

Important House Rules

- Online participants shall be required to mute themselves during the entire duration of the Zoom Meeting unless prompted by the Secretariat to unmute.
- Online participants shall be required to turn on their respective video cameras during the entire duration of the pre-bid conference.
- No provision, term, or condition in the bidding documents shall be modified by statements made at the Pre-Bid Conference unless such statements are confirmed in writing and contained in a bid bulletin issued by the Joint ADP Committee.
- Only interested bidders who purchased the Terms of Reference / Bid Documents will be given copy of the signed Bid Bulletin/s.

Outline of Presentation

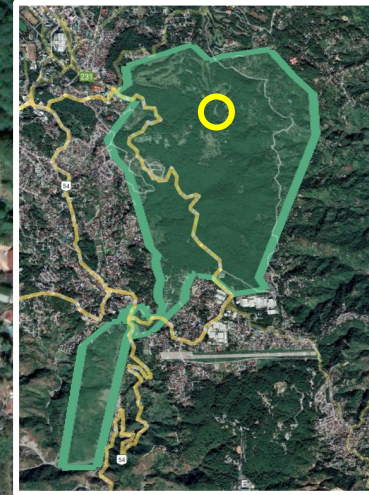
- **Subject Property**
- **Bidding Procedures**
- **Bid Parameters**
- **Eligibility Criteria**
- **Bid Documents**
- **Evaluation of Bids**
- **Timetable of Activities**
- **Question and Answer Session**



Location Map

Mile Hi Property

John Hay, Baguio City



Mile Hi Area
6,647 sqm

Sheridan Drive

Starbucks

Filinvest
Sheridan

JHMC

Forest
Lodge

The Manor

Ordonio Drive

Le
Monet

Scout Hill

Bell
Amphitheater

N

300 m

Google Earth

Image © 2022 Maxar Technologies

All area computations are indicative and are subject to ground verification

MILE HI PROPERTY

Camp John Hay, Baguio City

JHMC
Office

MIXED-USE DEVELOPMENT (6,647 sqm)

- Office, Retail, F&B, Inns/Transient Rooms, Support amenity, Utilities
- Maximum FAR 0.9
- Maximum no. of Storeys: 3

The Forest
Lodge

The Manor

*Subject to actual ground verification

Bidding Procedure

Publication of Invitation to Bid



Pre-Bid Conference



Submission of Bids: *Eligibility Documents* and *Final Proposals*



Two (2)-Stage Evaluation:

Stage 1 - Opening and Preliminary Examination of *Eligibility Documents* and *Final Proposals*

Stage 2 - Detailed Evaluation of *Eligibility Documents* and *Final Proposals*



Post-Qualification of Proponent with Highest Ranked and Complying Bid



Original Proponent's Exercise of Right to Outbid



Post-Qualification of Original Proponent

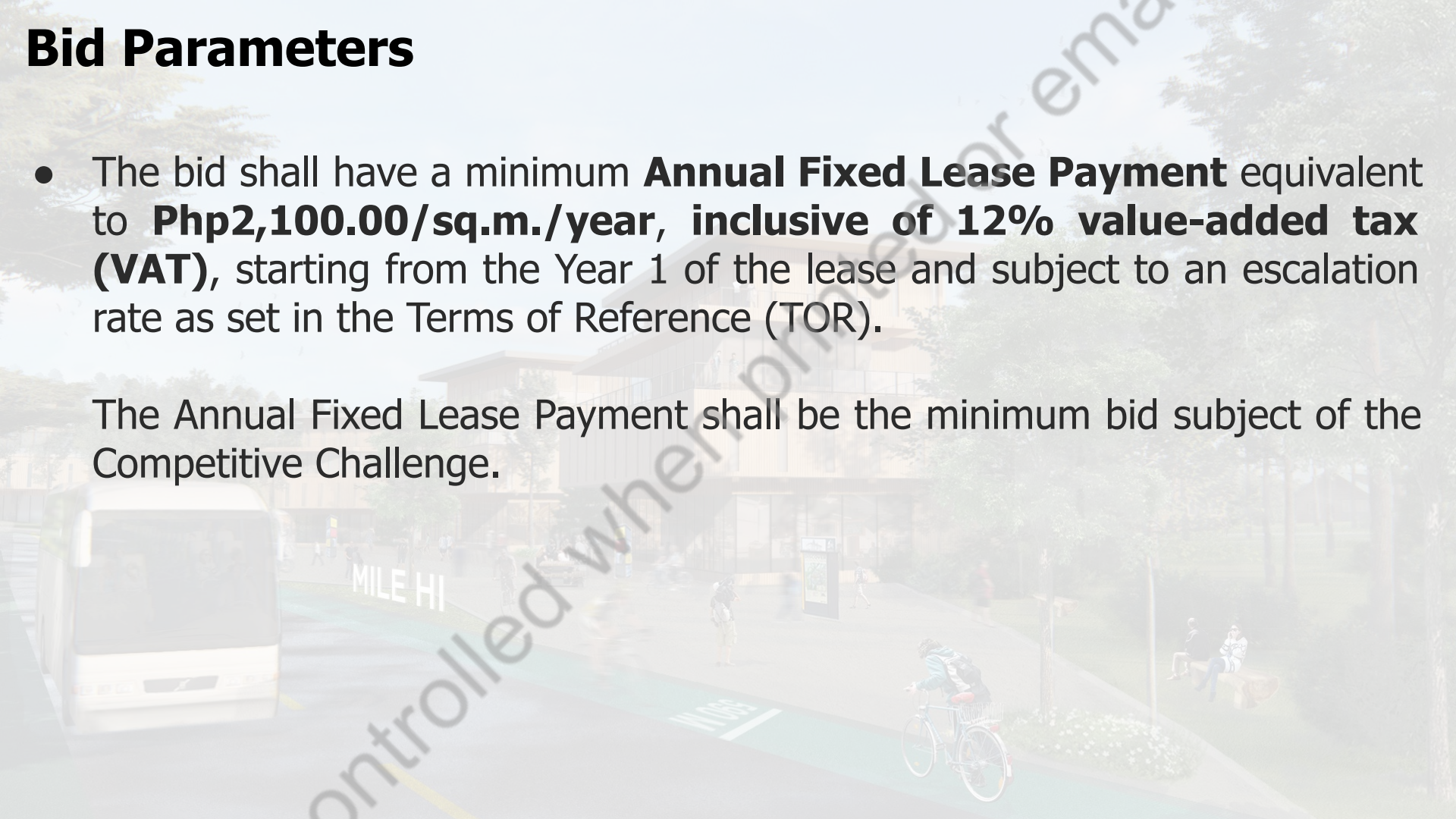


Issuance of Notice of Award

Bid Parameters

- The bid shall have a minimum **Annual Fixed Lease Payment** equivalent to **Php2,100.00/sq.m./year, inclusive of 12% value-added tax (VAT)**, starting from the Year 1 of the lease and subject to an escalation rate as set in the Terms of Reference (TOR).

The Annual Fixed Lease Payment shall be the minimum bid subject of the Competitive Challenge.



Other Basic Commercial Terms

- **Escalation Rate** on the Fixed Lease is **three percent (3%) per year**, to be applied starting on Year 3 of the lease.
- **BCDA's Share on the Gross Revenues** shall be **five percent (5%)** of the gross rental revenues (Variable Lease Payments).
- **Advance Lease.** Upon signing of the Contract of Lease, the Winning Proponent shall remit to BCDA a non-refundable Advance Lease equivalent to **two (2) years' lease**. The Advance Lease shall be applied as lease payments for the 24th and 25th years of the lease period.
- **Grace Period.** The Winning Proponent shall have a grace period of **two (2) years** from signing of the Contract of Lease.

Lease Term

- The lease shall be for **twenty-five (25) years**, starting from contract signing (Initial Lease Period), renewable for a maximum period of twenty-five (25) years upon mutual agreement of BCDA and Winning Bidder.

Minimum Investment Commitment

- The Winning proponent should commit a minimum investment in the amount of **Two Hundred Five Million pesos (Php205,000,000.00)** for the restoration, renovation, and redevelopment of the Property.

Rights and Responsibilities of the Winning Proponent

- Strictly comply with the terms and conditions of the Contract and shall maintain all warranties and representations in good standing for the duration of the lease term;
- Fulfill all its financial obligations to BCDA/JHMC as specified in the Contract;
- Undertake planning, construction, financing, development, and operation and maintenance of the Leased Property upon signing of the Contract;
- Submit to BCDA, for approval, its Development Plan for the Leased property within six (6) months from the signing of the Contract;
- Commit to invest no less than Php205,000,000.00 in the renovation, restoration, and redevelopment of the Property

Rights and Responsibilities of the Winning Proponent

- Commence the development on the Leased property within six (6) months from approval of the Development Plan and complete the development of the Leased Property in accordance thereto;
- Submit to BCDA a continuing Security Deposit equivalent to one year's lease in the form of a manager's check or cashier's check;
- Submit to BCDA a Performance Security in the form of a bank guarantee / escrow account within thirty (30) days from the BCDA Board's approval of the Development Plan with an amount equivalent to at least sixty percent (60%) of the Project Cost or the minimum amount of **Php123,000,000.00** to guarantee availability of funds for the construction and development of the Project;

Rights and Responsibilities of the Winning Proponent

- Not later than three (3) months after completion of the construction, obtain, at its own cost, an all-risk insurance policy from GSIS or any reputable insurance company for all the constructions and improvements introduced during the term of the lease against all risks of loss or damage to the leased premises in an amount equivalent to its replacement value, with BCDA as the co-beneficiary, and submit to BCDA the original insurance policy and the Official Receipt within five (5) days from issuance;
- Pay, at its sole account, all applicable taxes, license fees, and other charges due on this lease transaction, including, but not limited to, notarial fees, documentary stamp taxes, and those that may be imposed by law during the entire lease term;

Rights and Responsibilities of the Winning Proponent

- Secure, as necessary, all Tree-Cutting, Pruning, or Earth-Balling Permit from the DENR and undertake the clearing, cutting, pruning, or balling of such trees within the Leased Property, at its own cost;
- Undertake the removal of Asbestos from the existing structures following the relevant DENR Administrative Orders;
- Secure necessary environmental permits such as, but not limited to, the ECC for the Project, from DENR-EMB and other related agencies;
- Undertake, at its own cost, on-site development, and provide utilities, access roads to, and internal road networks within the Leased Property;

Rights and Responsibilities of the Winning Proponent

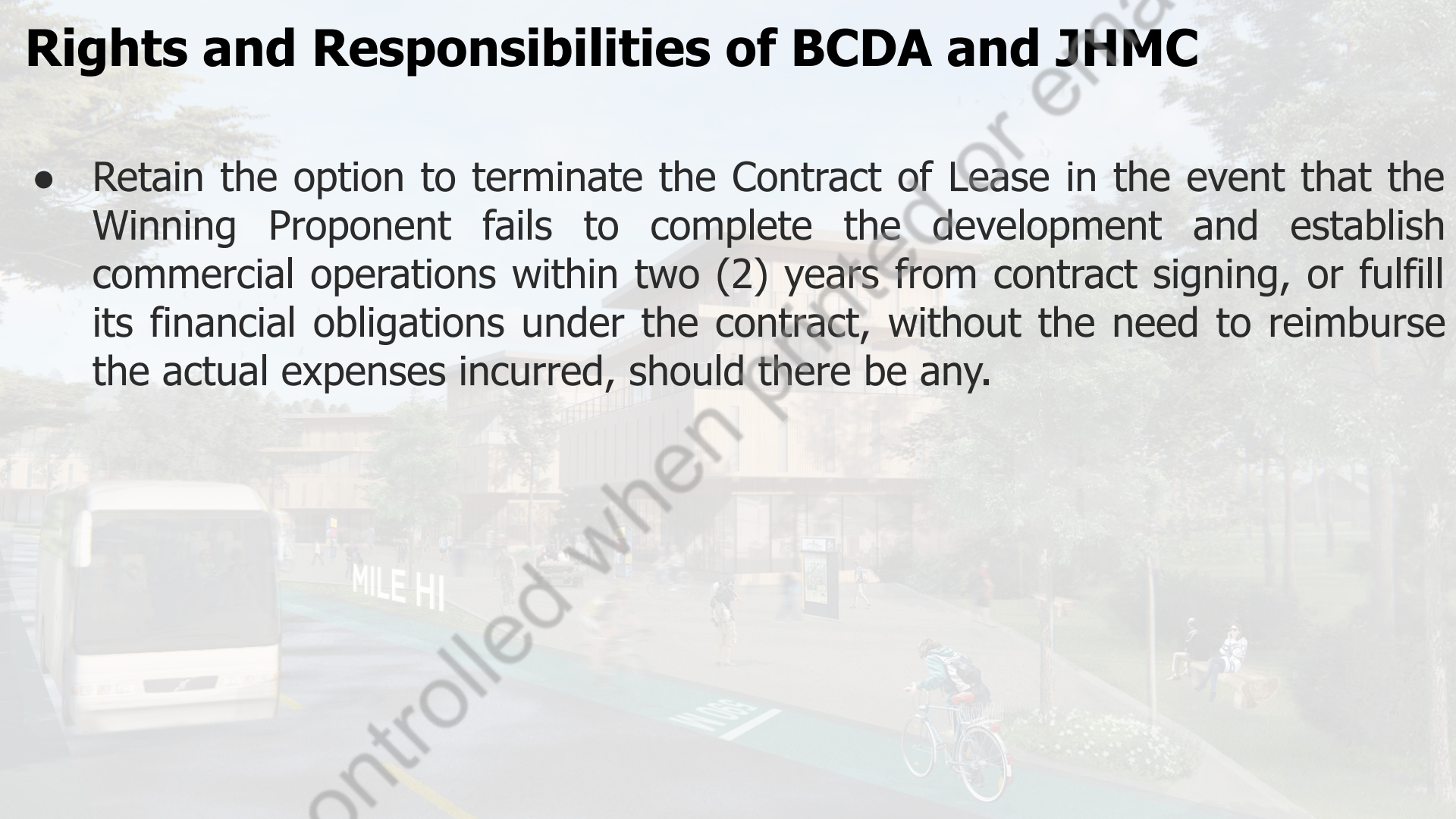
- Keep and maintain the Leased Property throughout the duration of the lease in clean and sanitary conditions, free from offensive odor, disturbing noises or other nuisances, and dispose all the waste only through the means and places provided by BCDA/JHMC;
- Comply with pertinent environmental laws, rules, and regulations in force during contract implementation;
- Upon the expiration or termination of the lease term, turnover and transfer to the BCDA the ownership of the permanent structure/s, facilities and other improvements introduced by the Winning Proponent on the Leased Property; and
- Pay the CUSA Fees to be assessed by JHMC.

Rights and Responsibilities of BCDA and JHMC

- Grant the Winning Proponent the exclusive right to lease and develop the Leased Property, including access to utilities, subject to the restrictions and terms and conditions specified;
- Upon the signing of the Contract, deliver to the Winning Proponent the Leased Property on an **“as-is, where-is”** basis;
- Assist the Lessee in its application for Tree-Cutting, Earth-Balling and Pruning Permits, as may be necessary, for trees located within the subject Property;
- Ensure the Winning Proponent’s peaceful and continuous occupation and enjoyment of the Leased Property during the entire term of the Contract; and

Rights and Responsibilities of BCDA and JHMC

- Retain the option to terminate the Contract of Lease in the event that the Winning Proponent fails to complete the development and establish commercial operations within two (2) years from contract signing, or fulfill its financial obligations under the contract, without the need to reimburse the actual expenses incurred, should there be any.



Eligibility Criteria

- **Legal Capacity.** The Bidder must be any of the following:
 - a. a corporation duly registered with the Philippine Securities and Exchange Commission (SEC) or its equivalent in the country of incorporation; or
 - b. a unincorporated joint venture or consortium
- **Technical Capability.** The Bidder should have been in the business of developing retail and/or commercial establishments for at least ten (10) years, and must have completed similar development projects with a total gross floor area of at least **3,000 square meters**, and project cost of not less than **Php135,000,000.00**, excluding the cost of the land
- **Financial Capacity.** The Bidder should have a **paid-up capital** of at least **Php125,000,000.00** and a **net worth** of at least **Php140,000,000.00**
- **Other criteria provided for in the TOR**

Submission of Eligibility Documents and Financial Proposals

FIRST SET – ELIGIBILITY DOCUMENTS
(ORIGINAL)

SECOND SET – ELIGIBILITY DOCUMENTS
(COPY)

FIRST SET – FINANCIAL PROPOSAL
(ORIGINAL)

SECOND SET – FINANCIAL PROPOSAL
(COPY)

Important Dates

DEADLINE FOR SUBMISSION OF ELIGIBILITY DOCUMENTS AND FINANCIAL PROPOSALS

19 June 2025 12:00 Noon

(BCDA Office at 2nd floor Bonifacio Technology Center, BGC, Taguig City)

OPENING OF BID DOCUMENTS

19 June 2025 1:00 PM

(BCDA Office at 2nd floor Bonifacio Technology Center, BGC, Taguig City)

Note: The reference time that will be followed shall be the computer system clock at the BCDA Central Receiving and Releasing Area (CRRA). All bidders are advised to synchronize their timepieces therewith.

Submission of Eligibility Documents and Financial Proposals

THE CHAIRPERSON

Joint ADP Committee for JHSEZ

Bases Conversion and Development Authority

2/F Bonifacio Technology Center, 31st Street, corner 2nd Avenue

Bonifacio Global City, Taguig City, Philippines

Bid for: LONG-TERM LEASE AND DEVELOPMENT OF THE
MILE-HI PROPERTY WITHIN THE
JOHN HAY SPECIAL ECONOMIC ZONE

Submitted by: BIDDER'S NAME (in capital letters)
BIDDER'S ADDRESS (in capital letters)

DO NOT OPEN BEFORE: 1:00 PM / 19 JUNE 2025

Checklist of Documents to be Submitted

I. DOCUMENTARY REQUIREMENTS	REFERENCE IN THE TOR
A. CORPORATION	
1. Duly notarized Eligibility Statement comprising of the following:	Annex "F-1"
<i>a. Statement of "no default" on its financial or other obligations to BCDA or any of its subsidiaries</i>	
<i>b. Statement of not having filed any case impinging on BCDA's performance of its mandate</i>	
<i>c. Statement of no pending or unpaid tax liabilities in the Philippines</i>	
<i>d. Statement of Acceptance of Qualification Criteria</i>	
<i>e. Statement Attesting to the Veracity of All Information Presented and Authenticity of All Documents Submitted</i>	
<i>f. Statement of Affirmation of BCDA's Anti-Corruption Policy</i>	
2. Bidder's Profile	Annex "G-1"
3. Summary of Projects of the Bidder	
4. Certification from the Universal Bank/s reflecting latest available credit line facilities of the Bidder	
5. Certification of Incorporation from the Philippine Securities and Exchange Commission (SEC) or its international counterpart and the General Information Sheet (GIS) for the latest applicable calendar or fiscal year, or the foreign equivalent documents	
6. Articles of Incorporation and By-Laws, or the foreign equivalent documents	
7. A Board Resolution or Secretary's Certificate of the Bidder expressly authorizing their participation in the bidding process, and appointing their authorized representative/s for this purpose	

Checklist of Documents to be Submitted

B. CONSORTIUM	REFERENCE IN THE TOR
1. Duly notarized Joint Eligibility Statement comprising of the following:	
<i>a. Statement of "no default" on its financial or other obligations to BCDA or any of its subsidiaries</i>	Annex "F-1"
<i>b. Statement of not having filed any case impinging on BCDA's performance of its mandate</i>	
<i>c. Statement of no pending or unpaid tax liabilities in the Philippines</i>	
<i>d. Statement of Acceptance of Qualification Criteria</i>	
<i>e. Statement Attesting to the Veracity of All Information Presented and Authenticity of All Documents Submitted</i>	
<i>f. Statement of Affirmation of BCDA's Anti-Corruption Policy</i>	
2. Joint Venture Agreement or Consortium Agreement with the following information:	
<i>a. Brief Description of the Joint Venture / Consortium and the nature and extent of participation</i>	
<i>b. Authorized Representative / Lead Member</i>	
<i>c. Agreement of all members to be jointly and severally liable for the obligations of the Joint Venture / Consortium</i>	
3. Bidder's Profile of all its members	Annex "G-1"
4. Summary of Projects of the Corporation of the member meeting the technical capability requirement	
5. Certification from universal bank/s reflecting the latest available credit line facilities of the Bidder of all members	
6. Certification of Incorporation from the Philippine Securities and Exchange Commission (SEC) and General Information Sheet (GIS) for the latest applicable calendar or fiscal year or the foreign equivalent documents of all members	
7. Articles of Incorporation and By-Laws or the foreign equivalent documents of all members	
8. Board Resolution or Secretary's Certificate of the Joint Venture / Consortium expressly authorizing their participation in the bidding process and appointing their authorized representative/s for this purpose	

Checklist of Documents to be Submitted

II. FINANCIAL PROPOSAL	REFERENCE IN THE TOR
Final Bid Letter	Annex "H"
Bid Price/Offer: <i>Minimum of Php2,100.00/sq.m./annum (Annual Fixed Lease)</i>	
Bid Security: Amount equivalent to ten percent (10%) of the Bid offered shall be submitted by the Bidder in the form of manager's/cashier's check issued by a bank duly registered and authorized by the <i>Bangko Sentral ng Pilipinas (BSP)</i>	

Queries and Supplemental Notices

- All parties who purchased the TOR may send queries on any aspect of these documents in writing by personal delivery or electronic mail to BCDA at the following address and email address:

THE CHAIRPERSON

Joint Asset Disposition Program Committee

Bases Conversion and Development Authority

BCDA Corporate Center, 2/F Bonifacio Technology Center

31st Street, Crescent Park West, Bonifacio Global City

Taguig City, 1634, Metro Manila, Philippines

Email: **jhsez_jointadpcom@bcda.gov.ph**

Timetable of Activities

Activities	Timetable
Publication of Invitation to Bid	06, 08, and 10 May 2025
Issuance of TOR and Bid Documents	14 May 2025
Pre-Bid Conference	19 May 2025 <i>(BCDA Corporate Office on the 2nd Floor, Bonifacio Technology Center 31st St. corner 2nd Ave. Bonifacio Global City, Taguig City, Philippines)</i>
Guided Site Visits/Inspections, if necessary	21 and 23 May 2025
Deadline of Submission of Request for Clarification and Queries	06 June 2025
Last day of Issuance of Bid Bulletin	13 June 2025
Deadline for Submission: Eligibility Documents and Financial Proposal	19 June 2025, 12:00 noon <i>(BCDA Corporate Office on the 2nd Floor, Bonifacio Technology Center 31st St. corner 2nd Ave. Bonifacio Global City, Taguig City, Philippines)</i>

Timetable of Activities

Activities	Timetable
Opening and Preliminary Examination of Bid Documents: Eligibility Documents and Financial Proposal	19 June 2025, 1:00 PM <i>(BCDA Corporate Office on the 2nd Floor, Bonifacio Technology Center 3 1st St. corner 2nd Ave. Bonifacio Global City, Taguig City, Philippines)</i>
Detailed Evaluation of Bids	19 to 23 June 2025
Announcement of Results of the Evaluation of Bids	24 June 2025
Right to Outbid by the Original Proponent, if applicable	25 June to 10 July 2025
Post-qualification	11 to 15 July 2025
BCDA Board Approval of the Results of the Competitive Challenge	23 July 2025
Announcement of the Winning Proponent and Issuance of the Notice of Award (NOA)	28 July 2025
Signing of the Contract of Lease	Within 30 days from issuance of the NOA

Important Reminder

SCHEDULES OF THE GUIDED SITE VISIT

21 May 2025 (Wednesday)

9:00 AM (Assembly Time)

9:30 AM (Travel to the Site)

(BCDA CJH Help Desk, Former IHG Office/Customs Clearance Area,
Ordonio Drive, John Hay Special Economic Zone)

if necessary...

23 May 2025 (Friday)

09:00 AM (Assembly Time)

9:30 AM (Travel to the Site)

(BCDA CJH Help Desk, Former IHG Office/Customs Clearance Area,
Ordonio Drive, John Hay Special Economic Zone)

Q & A Session



THANK YOU

