



LBP LEASING AND FINANCE CORPORATION
(A LANDBANK Subsidiary)

15th Floor Sycip Law Center, 105 Paseo de Roxas Street, Makati City
 Telephone Number 8818-2200/ Fax Number 8819-6176

BID BULLETIN NO. LLFC-21-03-01

Issued pursuant to Section 22.5 of the 2016 Revised IRR of R.A. 9184, this Supplemental/Bid Bulletin is issued to modify and/or amend items in the issued Bidding Documents for the Proposed Demolition of Existing Six (6) Storey Office and Design & Build of Thirteen (13) Storey Office Building with Roof Deck Located at Roxas Boulevard corner San Luis Street, Pasay City under LLFC-GAP-21-003. This issuance shall be an integral part of the Bidding Documents.

AMENDMENTS

Item No.	Reference	From	To
1	Invitation to Bid Item No. 2	LLFC now invites bids using Design and Build scheme for the construction of the “Core and Shell” of the proposed project. The project is expected to be completed within 900 calendar days upon receipt of Notice to Proceed. Bidders should have completed, <i>for the past 4 years (1,460 calendar days) from the date of submission and receipt of bids</i> , a similar contract as a General Contractor for building construction. The description of an eligible bidder is contained in the Bidding Documents, particularly in Section II. (Instruction to Bidders) and Section III (Bid Data Sheet) of the Bidding Document.	LLFC now invites bids using Design and Build scheme for the construction of the “Core and Shell” of the proposed project. The project is expected to be completed within 900 calendar days upon receipt of Notice to Proceed. Bidders should have completed a similar contract as a General Contractor for building construction. The description of an eligible bidder is contained in the Bidding Documents, particularly in Section II. (Instruction to Bidders) and Section III (Bid Data Sheet) of the Bidding Document.
2	Invitation to Bid Item No. 5	A complete set of Bidding Documents may be acquired by interested bidders between Mondays to Fridays, from 8:30 A.M. to 3:30 P.M., starting on 12 June 2021 until 12 July 2021 from the given address and websites below and upon payment of the applicable fee for the Bidding Documents, pursuant to the latest Guidelines issued by the GPPB, in the amount of ₱ 75,000.00. LLFC shall allow the bidder to present its proof of payment for the fees in person, by facsimile, or through electronic means.	A complete set of Bidding Documents may be acquired by interested bidders between Mondays to Fridays, from 8:30 A.M. to 3:30 P.M., starting on 12 June 2021 until <u>19 July 2021</u> from the given address and websites below and upon payment of the applicable fee for the Bidding Documents, pursuant to the latest Guidelines issued by the GPPB, in the amount of ₱ 75,000.00. LLFC shall allow the bidder to present its proof of payment for the fees in person, by facsimile, or through electronic means.
3	Invitation to Bid Item No. 7	Bids must be duly received by the BAC Secretariat through manual submission at the office address as indicated below on or before 12 July 2021, 12:00 NN. Late bids shall not be accepted.	Bids must be duly received by the BAC Secretariat through manual submission at the office address as indicated below on or before <u>19 July 2021</u> , 12:00 NN. Late bids shall not be accepted.

4	Invitation to Bid Item No. 9	<p>Bid opening shall be on 12 July 2021, 1:30 P.M. at 15th Floor, Sycip Law Center, 105 Paseo de Roxas Street, Makati City, and through videoconferencing/webcasting via https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2U4ZDliZjgtZDAzNS00ZDIzLTg5MWEtZGQzZDZmMjNIMWVh%40thread.v2/0?context=%7b%22Tid%22%3a%22544e57a9-92fe-4775-ba03-8422d7f2e182%22%2c%22Oid%22%3a%22bbee48ec-a712-4e1a-a6ac-aa269c3d6ac5%22%7d.</p> <p>Bids will be opened in the presence of the bidders' representatives who choose to attend the activity.</p>	<p>Bid opening shall be on <u>19 July 2021</u>, 1:30 P.M. at 15th Floor, Sycip Law Center, 105 Paseo de Roxas Street, Makati City, and through videoconferencing/webcasting via https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2U4ZDliZjgtZDAzNS00ZDIzLTg5MWEtZGQzZDZmMjNIMWVh%40thread.v2/0?context=%7b%22Tid%22%3a%22544e57a9-92fe-4775-ba03-8422d7f2e182%22%2c%22Oid%22%3a%22bbee48ec-a712-4e1a-a6ac-aa269c3d6ac5%22%7d.</p> <p>Bids will be opened in the presence of the bidders' representatives who choose to attend the activity. <u>Only one (1) representative per bidder will be allowed to be physically present to attend the activity. Other representatives may attend through online using the above link.</u></p>
---	------------------------------	---	---

RESPONSE TO QUERIES

Item No.	Query	From	Reply
1	Are server rooms included in the core of the building? Will we consider provision of precision air conditioning system for data center and/or server room?	Rhodium 688 Builders/Studio 26 Construction	NO. The server room will be part of fit-out works, however, the contractor shall take into consideration the placement of the server room for floor loading considerations of the racks, UPS (Uninterrupted Power Supply) and PACU (Precision Air Conditioning Unit).
2	In the population of 460 personnel, what is the estimated ratio of male to female?	Rhodium 688 Builders/Studio 26 Construction	50:50
3	Do we need to consider VIP Elevator for the executives?	Rhodium 688 Builders/Studio 26 Construction	NO.
4	Will we strictly follow the 1,509 sq.m space allocation for the proposed future expansion building?	Rhodium 688 Builders/Studio 26 Construction	We will limit the building footprint to 1,500 square meters.
5	Can we be provided with the intent of the leasable spaces on the ground floor and second floor? Will it be considered as a wet space area?	Rhodium 688 Builders/Studio 26 Construction	Leasable spaces are already stated in the TOR. The 2nd floor will be for the one stop shop.

6	Will there be a helipad requirement for the roof deck?	Rhodium 688 Builders/Studio 26 Construction	NO. See section VI.2.v. - Space Requirement
7	In the event that the prescribed number of parking slots cannot be accommodated in the floor area, can we propose for a mechanical parking to address the minimum requirement? If we are allowed to, will this be considered as part of the core elements?	Rhodium 688 Builders/Studio 26 Construction	YES. A combination of regular and mechanical parking can be proposed if necessary to achieve the prescribed number of parking slots. Mechanical parking equipment are part of the core elements.
8	Will we consider lightning protection of the building? Will this be included as art of the shell?	Rhodium 688 Builders/Studio 26 Construction	YES. Consider the lightning protection of the building. The lightning protection system is under Section VI.3 - PERFORMANCE SPECIFICATIONS AND PARAMETERS, Sub-section ELECTRICAL AND AUXILIARY DESIGN PARAMETERS - III.E - Lightning Protection, Grounding & Earthing Systems and Surge Protection Device. The building envelope or any exterior features shall be part of the shell
9	Are all JV Partners required to submit the list of ongoing projects and NFCC Computation?	Rhodium 688 Builders/Studio 26 Construction	YES.
10	For the SLCC, what are major categories of work to be considered? This was not stated in the BDS Item 5.2	Rhodium 688 Builders/Studio 26 Construction	The eligibility requirement on completion of a similar scope of work (i.e., design and build) at least 50% of the ABC is straightforward. It means that the bidder must have completed a design and build project (w/ a project cost of at least 50% of our ABC), which can be validated through the project contract/certificate of completion. The design component may pertain to the design of the building architecture, structural, electro-mechanical, etc. To determine whether the bidder meets the said criteria, the bidder must present a specific engagement for the design and build of a vertical structure (building) and the contract value.

11	In relation to the SLCC requirement of having completed a project of at least 50% of the ABC, are the variation or cost of additional works of the project considered in determining the total contract amount?	Rhodium 688 Builders/Studio 26 Construction	YES. It forms part of the overall cost and deliverables. Attach pertinent documents, approved variation order, change orders, etc.
12	For the SLCC, if the project has been completed beyond 4 years from the date of project bidding, will it still be considered for the submission?	Rhodium 688 Builders/Studio 26 Construction	YES. Completed project beyond 4 years will be considered. No limit on the number of years as per GPPB Resolution No. 16-2014 and as prescribed in Section 23.1.a.v of the 2016 RIRR.
13	For key personnel, can we nominate the same personnel in the design phase and construction phase provided that they have the minimum qualification requirements?	Rhodium 688 Builders/Studio 26 Construction	YES. As long as the key personnel has met all the required minimum qualifications and experience. When the construction phase already commenced, the personnel should be 100% dedicated to the supervision of the construction.
14	Will the contractor still be considered eligible if they have a License Category of AAA and Large B in Industrial Plant only?	Rhodium 688 Builders/Studio 26 Construction	NO. The license requirements are PCAB License Category AAA Registration of at least Large B in Building or Industrial Plant, Medium B in Electrical Work, Medium B in Air-conditioning or Refrigeration, with specialty in Electro-mechanical Work and Structural Demolition.
15	Can we request for a copy of the bidding slide presentation presented during the pre-bid conference, which includes the drawing checklist for the post qualification stage?	Rhodium 688 Builders/Studio 26 Construction	The copy of the powerpoint presentation will not be shared to the bidders
16	Will we be able to request for an as-built plan of the existing structure?	Rhodium 688 Builders/Studio 26 Construction	YES. Drawing files will be provided.
17	For items that will be handed over to the client, is the contractor responsible for the hauling of these items? Where is the delivery location for these items?	Rhodium 688 Builders/Studio 26 Construction	PEZA will designate an area within the vicinity
18	How much would be the rental fee for the space for temporary facilities, site offices, MRF, and other facilities within the vacant space of the lot?	Rhodium 688 Builders/Studio 26 Construction	₱ 1,200.00 per square meter per month to be paid separately by the winning bidder.

	Is this included in the ABC?		NO.
19	Will PEZA have a specific schedule for the pullout of valuable items retrieved from the existing structure or will it be the contractor who will provide for the schedule of pull-out?	Rhodium 688 Builders/Studio 26 Construction	The contractor for demolition shall be responsible to remove the items before/during demolition and to transfer these to a designated area at the rear of the property. PEZA then shall be responsible for its disposal through a scrap hauler.
20	Will PEZA be the one to pullout for the existing items at the vacant lot as seen during the site walk through? Will these items be cleared out prior to the turnover of site to the contractor, or shall we include the clearing of these items in the project schedule?	Rhodium 688 Builders/Studio 26 Construction	YES.
21	Can we request for a list of PEZA vehicles that will be parked/remain on site throughout the duration of project?	Rhodium 688 Builders/Studio 26 Construction	About 12 parking slots for service cars for PEZA and SKF.
22	Will we consider reinforcing bars and other steel reinforcement items (except for steel trusses for disposal)?	Rhodium 688 Builders/Studio 26 Construction	YES. Reinforcement bars embedded in the concrete are excluded in the items to be turned-over by contractor to PEZA.
23	Would the alteration/addition to the space requirements stipulated in the Terms of Reference be okay?	Tryst Builders Enterprises	NO. The current TOR with regards to space requirement will remain.
24	Are we required to have an SLCC similar to the said bid?	Tryst Builders Enterprises	YES.
25	We would like to request a clear copy of the site's lot description to assist our design team in allocating space requirements.	Tryst Builders Enterprises	Attached in this bid bulletin.
26	Are BERDE professionals allowed to represent key persons required for the required Green / LEED qualification	Tryst Builders Enterprises	YES.
27	Are there allowable time extensions with regards to the deadline of this bid?	Tryst Builders Enterprises	The deadline for submission of bids has been moved to 19 July 2021, 12:00NN.
28	If bidders could be allowed to submit aside from the Notice of Award, Contract, Notice to Proceed, Certificate of Completion/ Acceptance, a Narrative indicating the Green Building Features of its Single Largest Completed Contract to comply with this requirement.	E.M. Cuerpo, Inc./Nationstar Development Corporation/	YES. A narrative report with supporting pictures of installed green building features since this is just an addition to the NOA, Contract, NTP, and COC/COA.

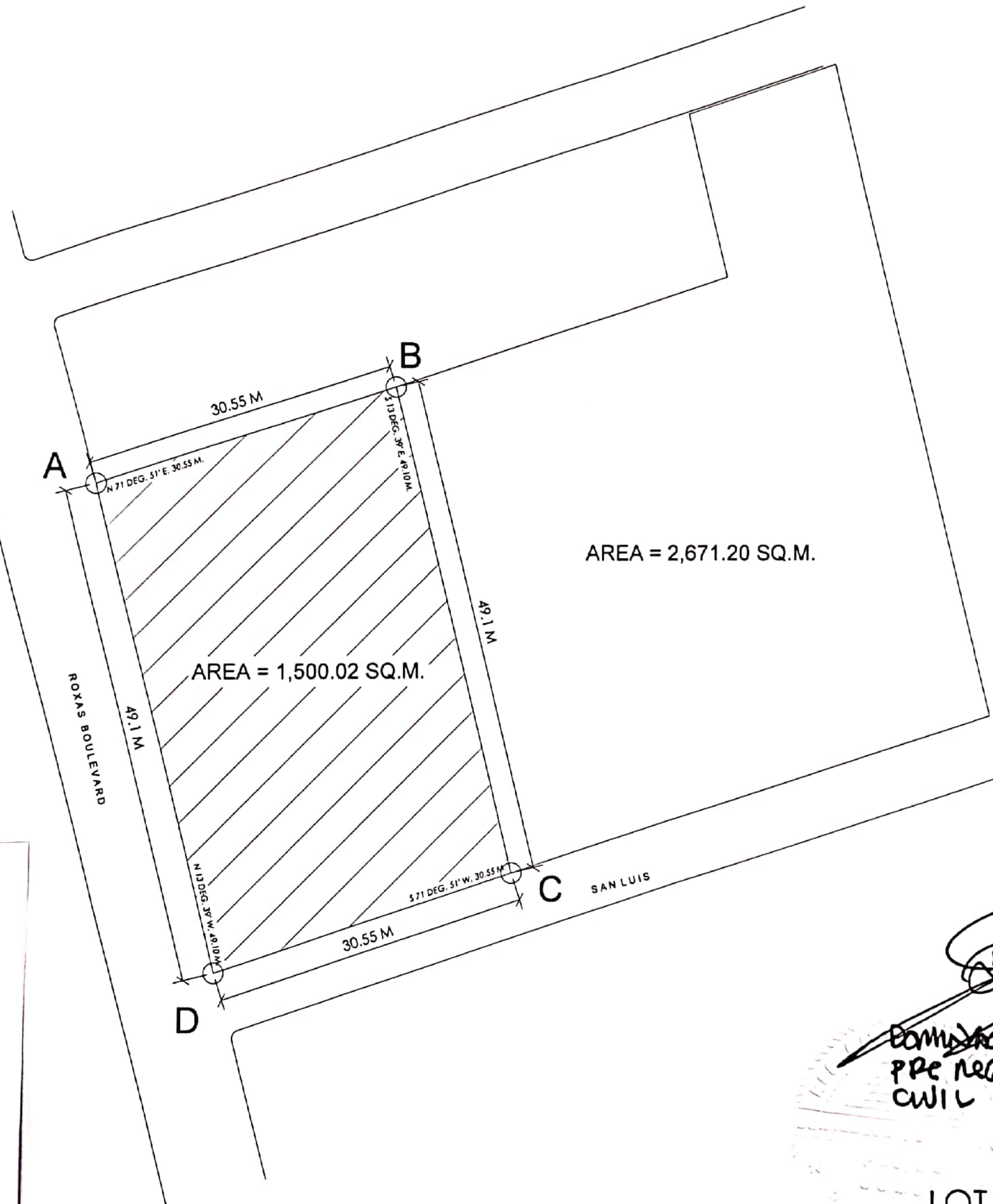
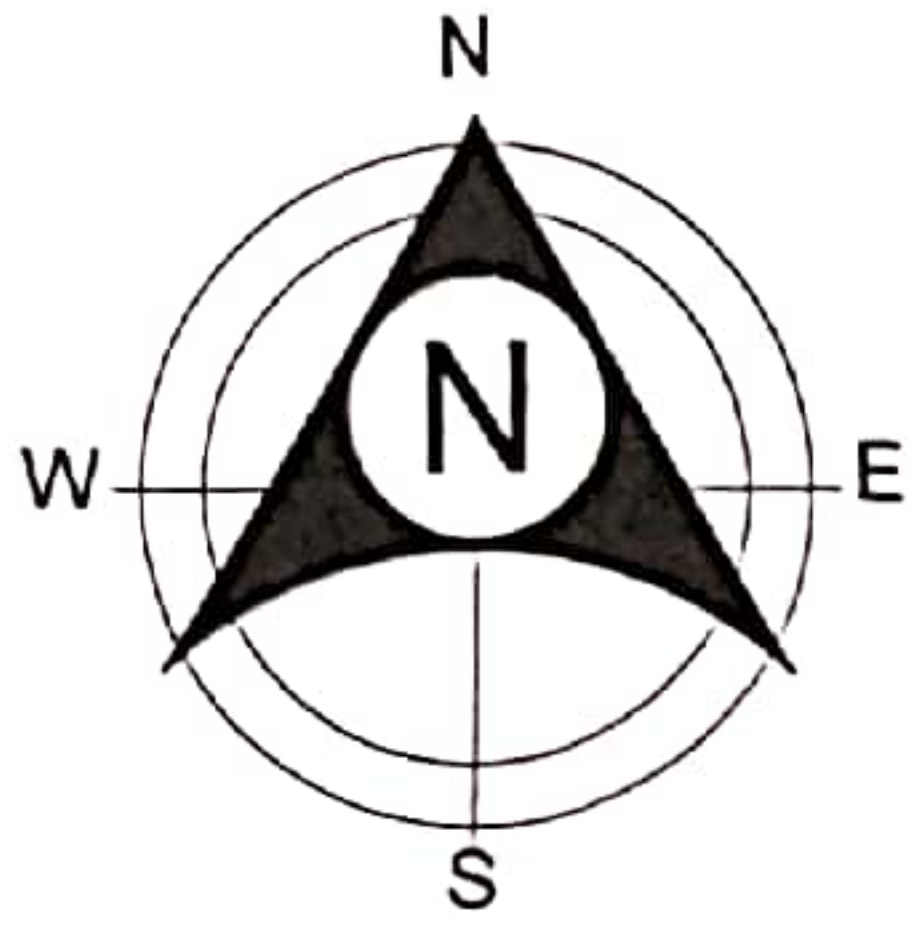
		Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	
29	If the BAC could allow bidders to submit only the documents in Item 1 of the "Note" in Annex 11.A. (Format for the Statement of All Ongoing Projects) considering that the acquisition and preparation of the Certificates of Accomplishment from Project Owner/ Representative would require ample time in view of the social implications brought about by the COVID-19 pandemic and the safety guidelines imposed by the government	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	YES.
30	Based on the GPPB Resolution No. 162014, the number of years/completion period requirement for the Single Largest Completed Contract (SLCC) similar to the contract to be bid has been deleted since this particular requirement limits the participation of bidders and thus, defeats the principle of competitive bidding under Sec. 3 of the 2016 Revised Implementing Rules and Regulations of RA 9184 (Procurement Law): "Sec. 3. Governing Principles on Government Procurement. All procurement of the national government, its departments, xxx, shall, in all cases, be governed by these principles: (a) Xxx (b) Competitiveness by extending equal opportunity to enable private contracting parties who are eligible and qualified to participate in public bidding."	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	No limit on the number of years as per GPPB Resolution No. 16-2014 and as prescribed in Section 23.1.a.v of the 2016 RIRR.
31	Please specify/identify what are the deferred items.	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	There are no specified Deferred Cost items.

32	Please provide the number of copies of the Eligibility, Technical, and Financial Documents to be submitted by the bidders.	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	Three (3) sets number of copies of the Eligibility, Technical, and Financial Documents to be submitted by the bidders For Preliminary Conceptual Design Plans in: <ul style="list-style-type: none"> • Hardcopy in A3 white print minimum size: 1 original & 2 copies. • Softcopy in 2 flash drives. • Building design in 2D and 3D presentation at suitable scale.
33	If the BAC could issue a Bid Bulletin allowing bidders to alter/modify the format given by the BAC in its bidding documents as relayed to the bidders by the LLFC Consultant during the pre-bid conference held on 21 June 2021.	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	NO. The Bill of Quantities format in the Section VIII is meant as a general guideline for bidders. The Design-Build proposal is a lump sum contract and all bidders are to determine and add items under "Others to Complete" that he/she sees fit and necessary to complete the works. Follow the template form in Annex 13 – Cost Estimate Form in the submission of cost proposal.
34	If bidders could also be pledge equipment units that are under Purchase Agreement instead of owned/ leased.	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	YES. If the Purchase Agreement is already in effect and payment is through installment, it may be considered as control over it is assured. The rationale for this requirement is to ensure the bidder has the capability to immediately undertake the project by making sure it already has the equipment's under its control.
35	If bidders could be allowed to submit the technical requirements such as List of Ongoing Projects, NFCC, SLCC, ISO 9001: 2015 Certificate, etc. of any of its Consortium/Joint Venture partner to comply with the requirement pursuant to Sec. 23.1 (b) of the Procurement Law: "Xxx. The submission of technical and financial eligibility documents by any of the joint venture partners constitutes compliance xxx." (emphasis ours)	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	YES.

36	<p>If the BAC could allow key personnel with requirement of 10-years' experience in similar position as:</p> <ol style="list-style-type: none"> 1. Project Manager 2. Project Civil/Structural Engineer 3. Safety Officer 4. Construction Foreman <p>with at least one (1) completed high-rise building construction/demolition.</p>	<p>E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium</p>	<p>The minimum required number of key personnel and their qualification/experience must be met. If the bidder chooses to add/include the other qualifications/experience of their personnel, that will be allowed. However, in the evaluation of their personnel, we will require that said personnel meet the minimum qualification/experience stated in the TOR.</p>
37	<p>Please confirm if this is the final format considering that the latest format issued by the GPPB under GPPB Resolution No. 16-2020 has been revised from 9 items to 10 items.</p>	<p>E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium</p>	<p>The latest format of Omnibus Sworn Statement issued by the GPPB under Resolution No. 16-2020 will be used.</p> <p>Attached in this bid bulletin.</p>
38	<p>If the BAC would consider extending the date of submission of bids for another fourteen (14) days in view of the degree of details required for Detailed Architectural and Engineering Design Requirements for the Project subject of this bidding.</p>	<p>E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium</p>	<p>The deadline for submission of bids has been moved to 19 July 2021, 12:00NN.</p>

All other portions of the Bidding Documents affected by these amendments shall be made to conform to the same. Amendments/inclusions made herein shall be considered an integral part of the Bidding Documents. For the guidance and information of all concerned. Issued in Makati City this 2nd day of July 2021.

SGD.
ATTY. MARLA A. BARCENILLA
 Chairperson
 Bids and Awards Committee



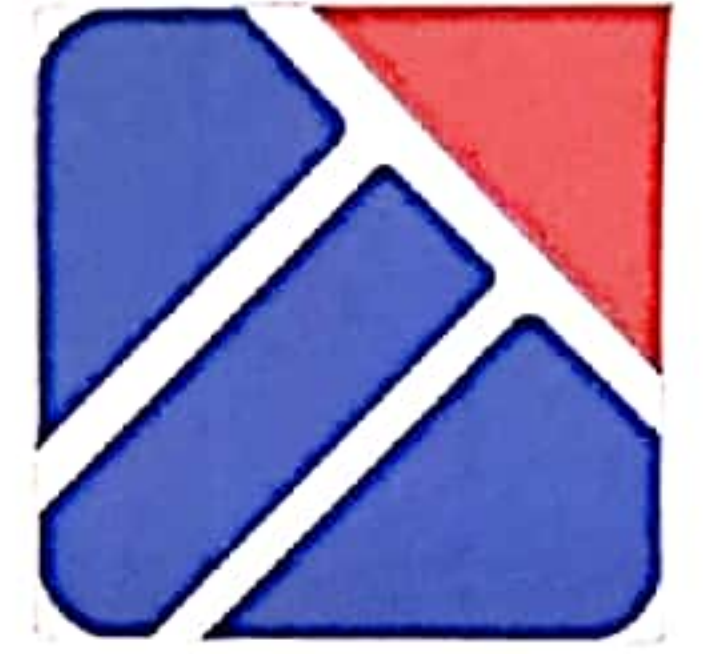
Technical Description

Coordinates beginning at point A on the plan being N 71 deg 51 'E, 30.55 m. to point B, thence S 13 deg. 39' E, 49.10 m. to point C, thence S 71 deg. 51' W, 30.55 m. to point D, thence N 13 deg. 39' W, 49.10 m. to the point of beginning containing an area of 1,500 sq. m. of portion of TCT No. 146946

DOMINADOR A. ZOSCO, JR.
 PPE REG. 38467
 CIVIL ENGINEER

LOT PLAN

SCALE 1:500M



PHILIPPINE ECONOMIC ZONE AUTHORITY
SUPPORT SERVICES DEPARTMENT

PROJECT TITLE
NEW PEZA OFFICE BUILDING

LOCATION:
ROXAS BLVD. COR. SAN LUIS ST., PASAY CITY

PREPARED BY

VIENNA JESSICA C. MANALO
ARCHITECT III, SUPPORT SERVICES DEPARTMENT

RECOMMENDING APPROVAL

PIERRE GERARD A. POTENCIO
ARCHITECT III, OIC - ENGINEERING SERVICES DIVISION

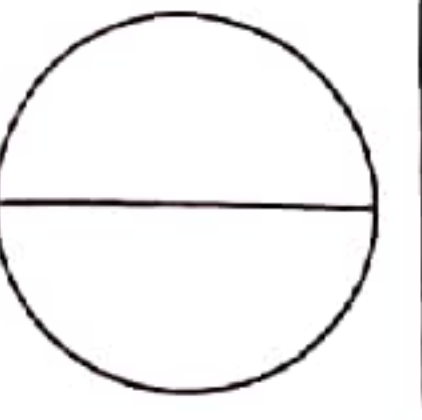
APPROVED BY

BGEN CHARITO B. PLAZA, MNSA, PhD.
DIRECTOR GENERAL

SHEET CONTENTS
LOT PLAN

SECTION 33. RA 9048
Drawing and specifications and other contract documents, as instrument of service, are the intellectual property and documents of the Architect. It shall be unlawful for any person to duplicate or to make copies of said documents for use in the execution of and for other projects or buildings, whether executed partly or in whole, without the written consent of the Architect.

REVISION /	NOTES



Omnibus Sworn Statement (Revised)

[shall be submitted with the Bid]

REPUBLIC OF THE PHILIPPINES)
CITY/MUNICIPALITY OF _____) S.S.

AFFIDAVIT

I, [Name of Affiant], of legal age, [Civil Status], [Nationality], and residing at [Address of Affiant], after having been duly sworn in accordance with law, do hereby depose and state that:

1. *[Select one, delete the other:]*

[If a sole proprietorship:] I am the sole proprietor or authorized representative of [Name of Bidder] with office address at [address of Bidder];

[If a partnership, corporation, cooperative, or joint venture:] I am the duly authorized and designated representative of [Name of Bidder] with office address at [address of Bidder];

2. *[Select one, delete the other:]*

[If a sole proprietorship:] As the owner and sole proprietor, or authorized representative of [Name of Bidder], I have full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [Name of the Project] of the [Name of the Procuring Entity], as shown in the attached duly notarized Special Power of Attorney;

[If a partnership, corporation, cooperative, or joint venture:] I am granted full power and authority to do, execute and perform any and all acts necessary to participate, submit the bid, and to sign and execute the ensuing contract for [Name of the Project] of the [Name of the Procuring Entity], as shown in the attached [state title of attached document showing proof of authorization (e.g., duly notarized Secretary's Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable)];

3. [Name of Bidder] is not "blacklisted" or barred from bidding by the Government of the Philippines or any of its agencies, offices, corporations, or Local Government Units, foreign government/foreign or international financing institution whose blacklisting rules have been recognized by the Government Procurement Policy Board, **by itself or by relation, membership, association, affiliation, or controlling interest with another blacklisted person or entity as defined and provided for in the Uniform Guidelines on Blacklisting;**

4. Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;

5. [Name of Bidder] is authorizing the Head of the Procuring Entity or its duly authorized representative(s) to verify all the documents submitted;

6. *[Select one, delete the rest:]*

[If a sole proprietorship:] The owner or sole proprietor is not related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical

Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

[If a partnership or cooperative:] None of the officers and members of *[Name of Bidder]* is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

[If a corporation or joint venture:] None of the officers, directors, and controlling stockholders of *[Name of Bidder]* is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

7. *[Name of Bidder]* complies with existing labor laws and standards; and
8. *[Name of Bidder]* is aware of and has undertaken the responsibilities as a Bidder in compliance with the Philippine Bidding Documents, which includes:
 - a. Carefully examining all of the Bidding Documents;
 - b. Acknowledging all conditions, local or otherwise, affecting the implementation of the Contract;
 - c. Making an estimate of the facilities available and needed for the contract to be bid, if any; and
 - d. Inquiring or securing Supplemental/Bid Bulletin(s) issued for the *[Name of the Project]*.
9. *[Name of Bidder]* did not give or pay directly or indirectly, any commission, amount, fee, or any form of consideration, pecuniary or otherwise, to any person or official, personnel or representative of the government in relation to any procurement project or activity.
10. **In case advance payment was made or given, failure to perform or deliver any of the obligations and undertakings in the contract shall be sufficient grounds to constitute criminal liability for Swindling (Estafa) or the commission of fraud with unfaithfulness or abuse of confidence through misappropriating or converting any payment received by a person or entity under an obligation involving the duty to deliver certain goods or services, to the prejudice of the public and the government of the Philippines pursuant to Article 315 of Act No. 3815 s. 1930, as amended, or the Revised Penal Code.**

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of ___, 20__ at _____, Philippines.

[Insert NAME OF BIDDER OR ITS AUTHORIZED REPRESENTATIVE]

[Insert signatory's legal capacity]

Affiant

[Jurat]

[Format shall be based on the latest Rules on Notarial Practice]