



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-21-03-02

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	Section VI. Specifications, No. 2. Terms of Reference, Item No. 3, Letter A (page 62)	The PEZA property has a total land area of 4,171 sq mtrs, located at Roxas Blvd., cor. San Luis St., Pasay City. A total of approximately 1,500 sq.m. shall be allocated for the proposed 13-storey PEZA building.	The PEZA property has a total land area of 4,171 sq mtrs, located at Roxas Blvd., cor. San Luis St., Pasay City. A total of approximately 2,000 sq.m. shall be allocated for the proposed 13-storey PEZA building.

RESPONSE TO QUERIES

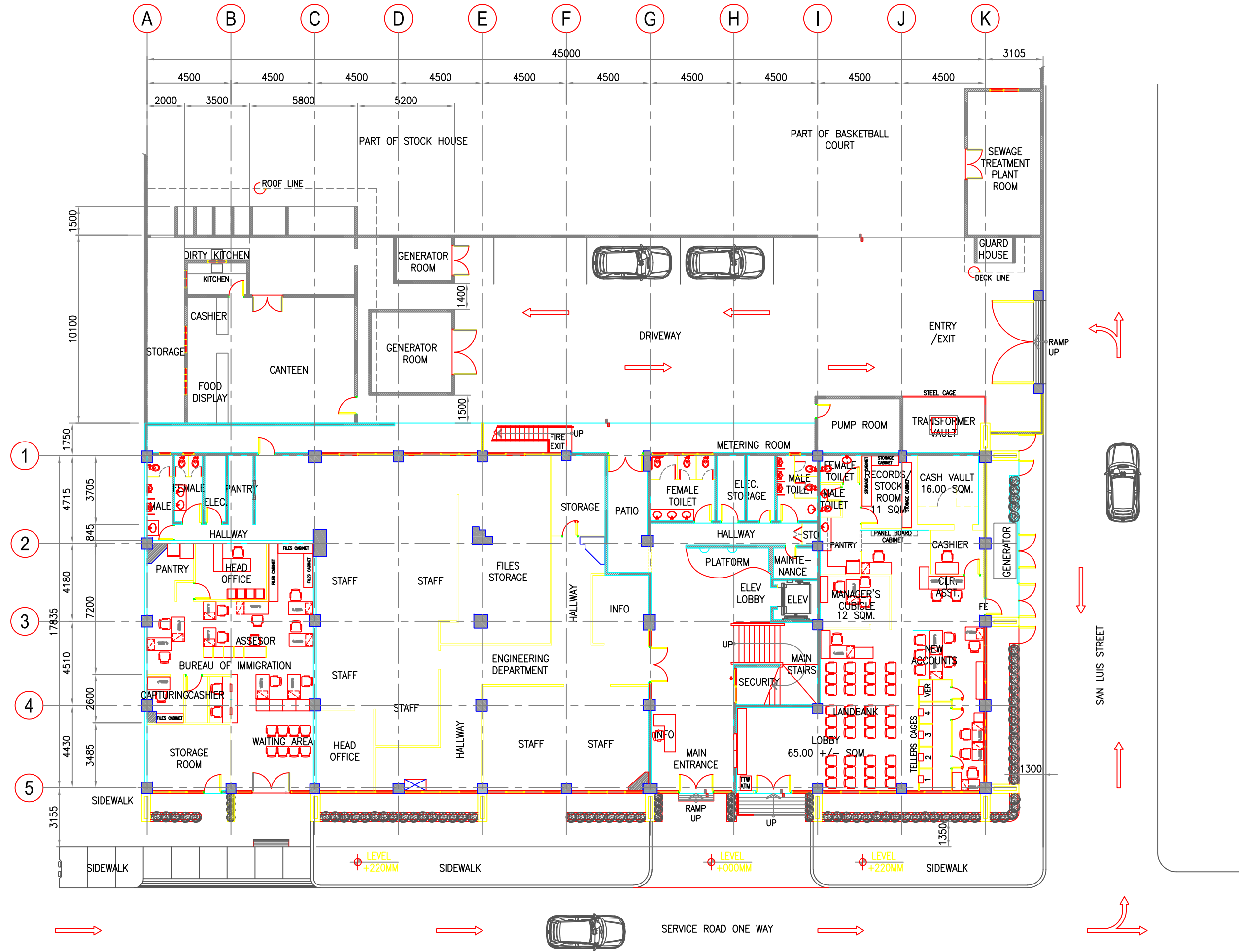
Item No.	Query	From	Reply
39	With regards to the Core and Shell is this for Design only or ALL-IN including site development works?	A.C. Tumang Construction	The project is Design and Build for Core and Shell of the 13 storey-building with Roof deck including site development works for Exterior Spaces. Refer also to Section V. Space Requirements under Terms of Reference for the scope of work of core and shell and the exterior spaces for site development.
40	Our PCAB license is General Building AAA and Large B for Building and Industrial Plant. Are we qualified to bid since we are in the bracket and with the single largest completed contract same to the contract to be bid.	A.C. Tumang Construction	As stated in the TOR you also must have PCAB license for Medium B in Electrical Work, Medium B in Air conditioning or Refrigeration, with specialty in Electro-mechanical Work and Structural Demolition. Refer also to Checklist of

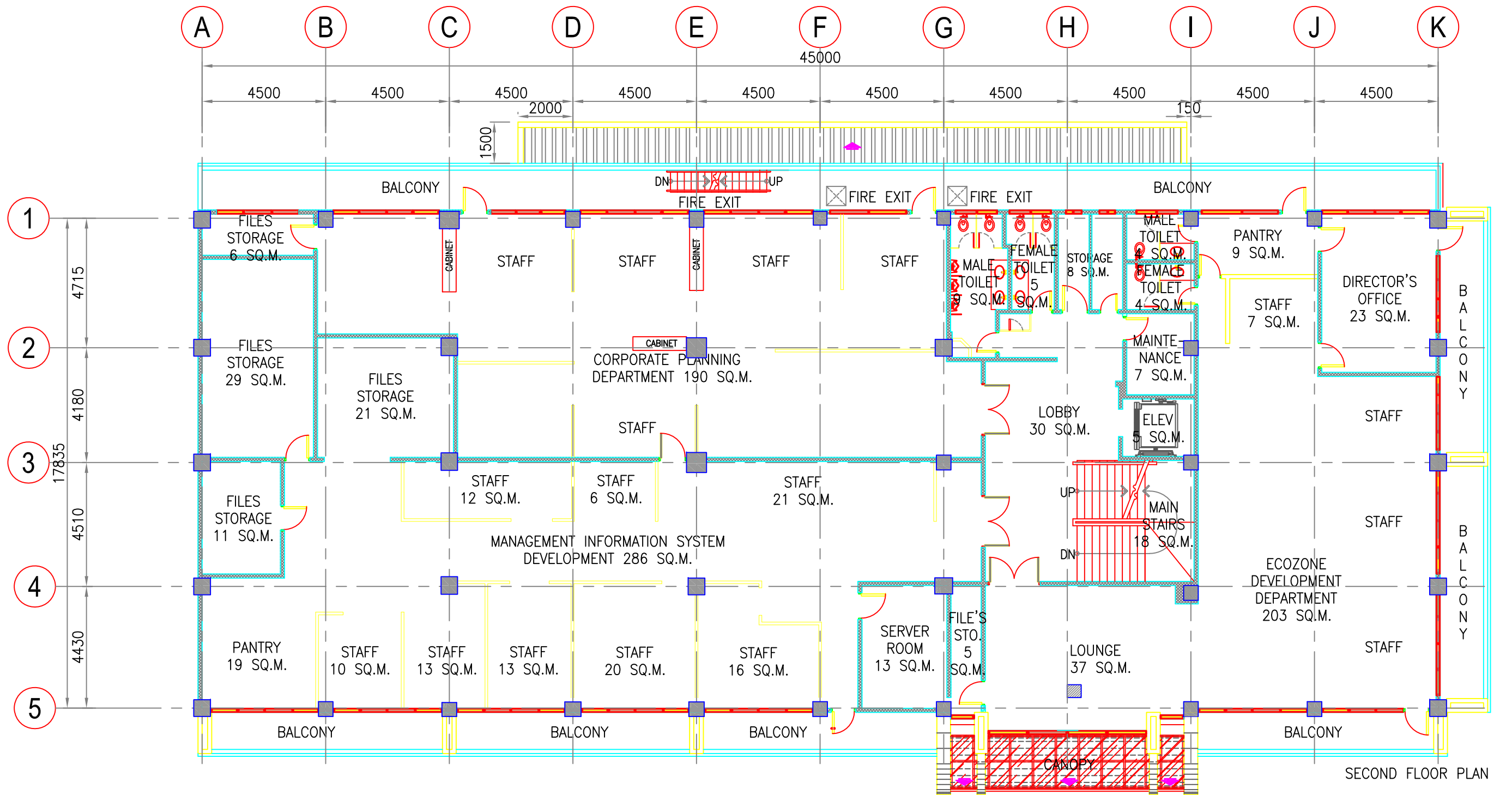
			<p>Technical and Financial Documents under Financial Documents “Class B Documents”.</p> <p><i>Class “B” Documents</i></p> <p>(m) If applicable, duly signed joint venture agreement (JVA) in accordance with RA No. 4566 and its IRR in case the joint venture is already in existence; or duly notarized statements from all the potential joint venture partners stating that they will enter into and abide by the provisions of the JVA in the instance that the bid is successful.</p>
41	May we request the extension of the submission of bids from July 12, 2021 to July 19, 2021 for us to design the project properly and fit to your requirements.	A.C. Tumang Construction	The deadline for submission of bids has been moved to 19 July 2021, 12:00NN.
42	<p>The allotted Total Lot Area of 1,500 sq.m. cannot accommodate the Building Foot Print of 1,325 sq.m. considering that the following requirements:</p> <p>1) Setbacks required by the National Building Code of the Philippines (PD1096)</p> <p>2) Exterior Spaces required by the LLFC/end-users on the TOR</p>	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	To achieve minimum requirement for 1,325 square meters minimum footprint area, the lot area into will be increased to 2,000 square meters (approximately 50 meters by 40 meters). However, it is stipulated in the Terms of Reference Section V. Space Requirements that the proposed space allocation is based on PEZA minimum space requirement only, which are subject to changes depending on designer’s analysis during planning to attain maximum habitability and usage of the proposed office building. Other amenities not included in this representation identified by the designer which are deemed necessary for the completeness of the structures may be added as long as it will not exceed the approved floor area and the required circulation of common areas.
43	If bidders could be allowed to modify the location of the exterior spaces in the space description and adjust the 1,500.02 sq.m. lot area by utilizing a minimal portion of the future expansion area to comply with the area requirement of the LLFC and the provisions of the National Building Code (setbacks)	E.M. Cuerpo, Inc./Nationstar Development Corporation/ Budji Layug + Royal Pineda Designs Architects, Incorporated Consortium	Refer to reply of query no. 42
44	Just to clarify items 9 and 35 of the 1 st bid bulletin. Item 9 requires the submission of the list of ongoing projects and NFCC by <u>ALL</u> JV Partners while Item 35 allows the submission of technical documents, which includes the list of ongoing projects and NFCC, by <u>ANY</u> of the JV Partners - may we clarify which one will prevail?	Rhodium 688 Builders/Studio 26 Construction	The submission of documents by ANY or ALL of the joint venture partners will be acceptable as long as these documents will show that the bidder will be able to comply with the eligibility requirements of the TOR.

			<p>For Infrastructure Projects, JV bidders shall submit a JVA in accordance with R.A. 4566 and its IRR.</p> <p>Each partner of the joint venture shall submit their respective PhilGEPS Certificates of Registration in accordance with Section 8.5.2 of this IRR. The submission of technical and financial eligibility documents by any of the joint venture partners constitutes compliance: <i>Provided</i>, That the partner responsible to submit the NFCC shall likewise submit the Statement of all of its ongoing contracts and Audited Financial Statements.^(a)</p>
45	We would like to inquire on the as-built plans to be provided to the bidders, specified in the bid bulletin, as the attachment was not included	Rhodium 688 Builders/Studio 26 Construction	Attached in this bid bulletin.

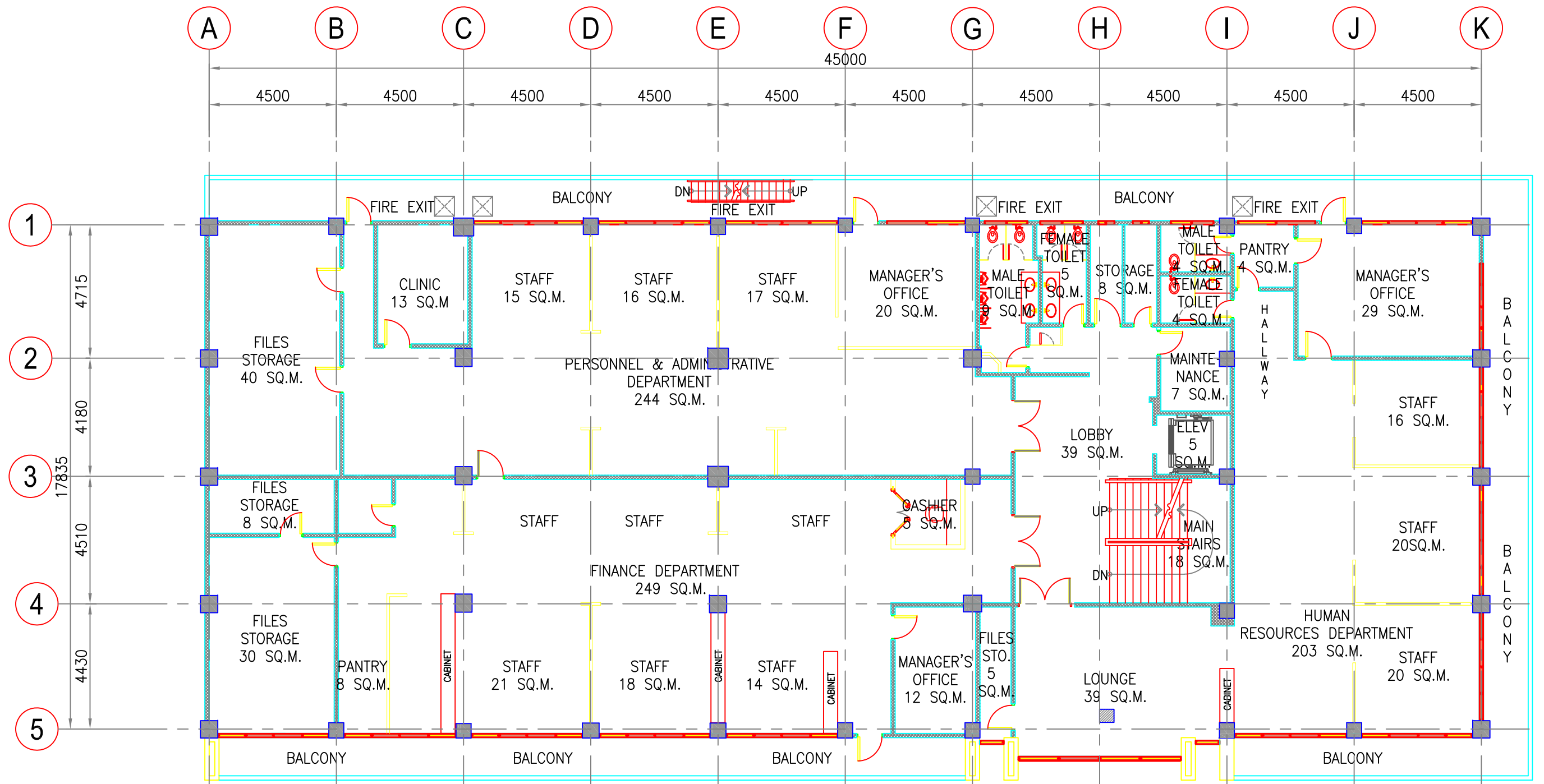
All other portions of the Bidding Documents affected by these amendments shall be made to conform to the same. Amendments/inclusions made herein shall be considered an integral part of the Bidding Documents. For the guidance and information of all concerned. Issued in Makati City this 8th day of July 2021.

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

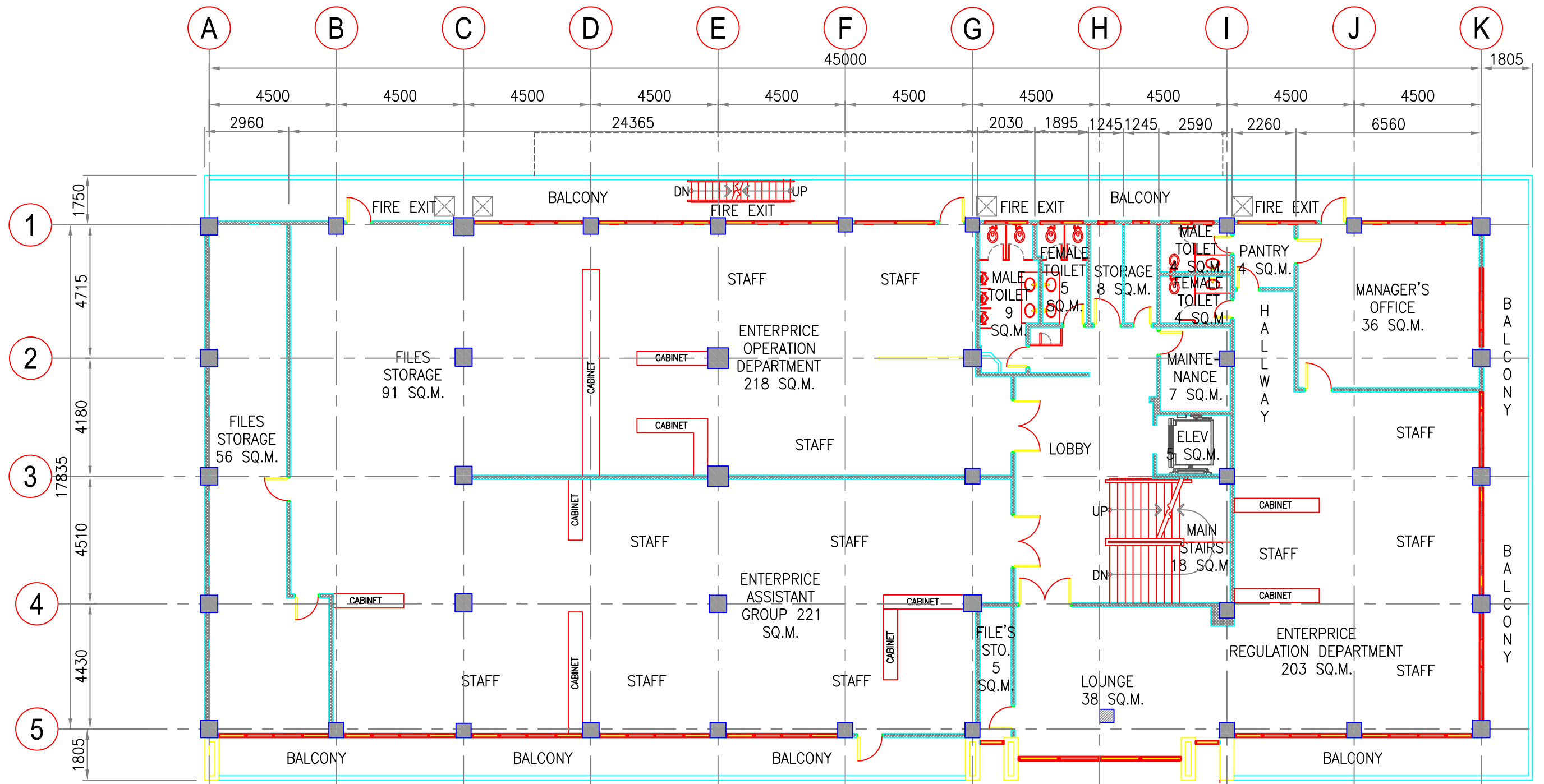




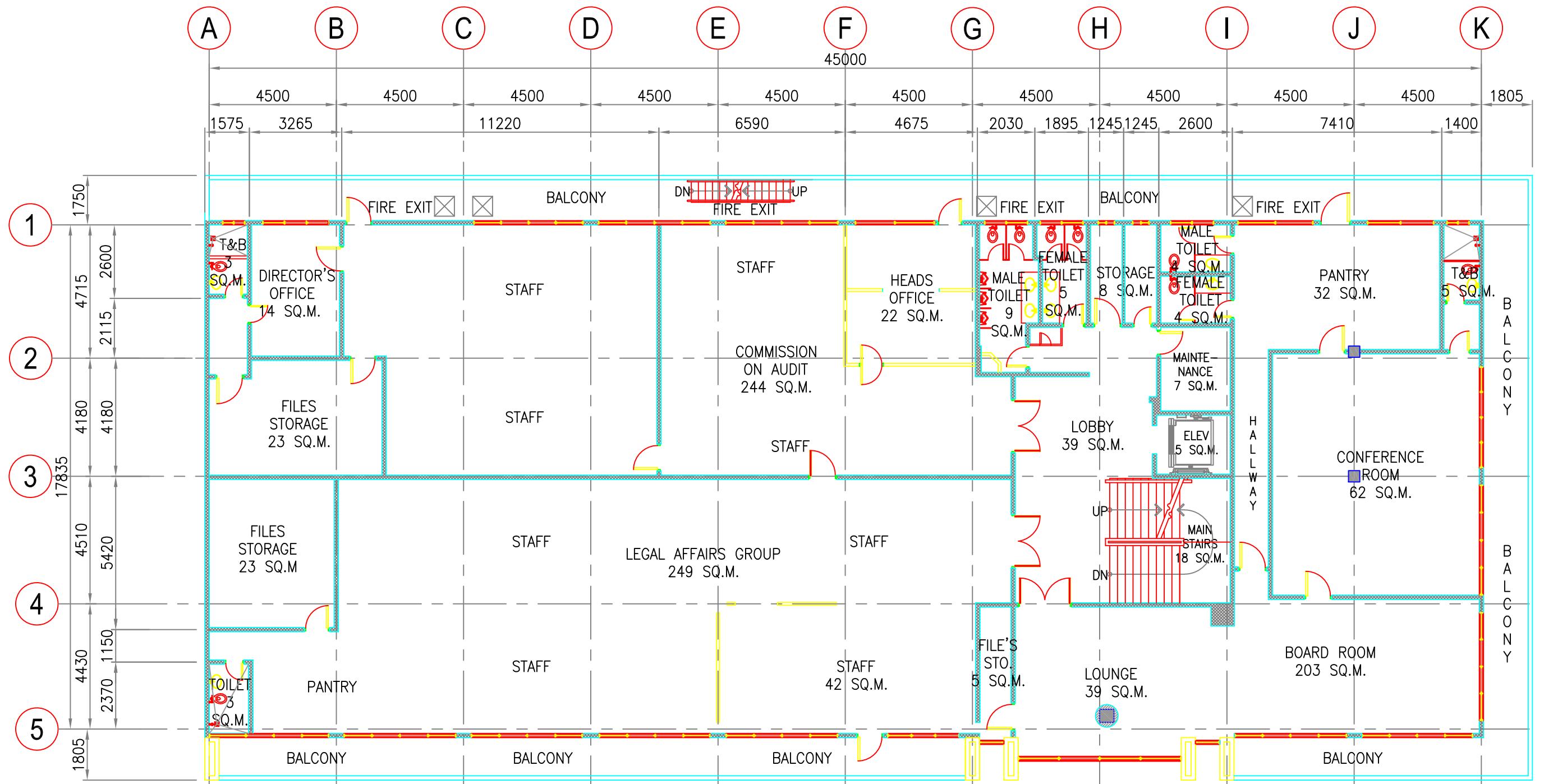
SECOND FLOOR PLAN



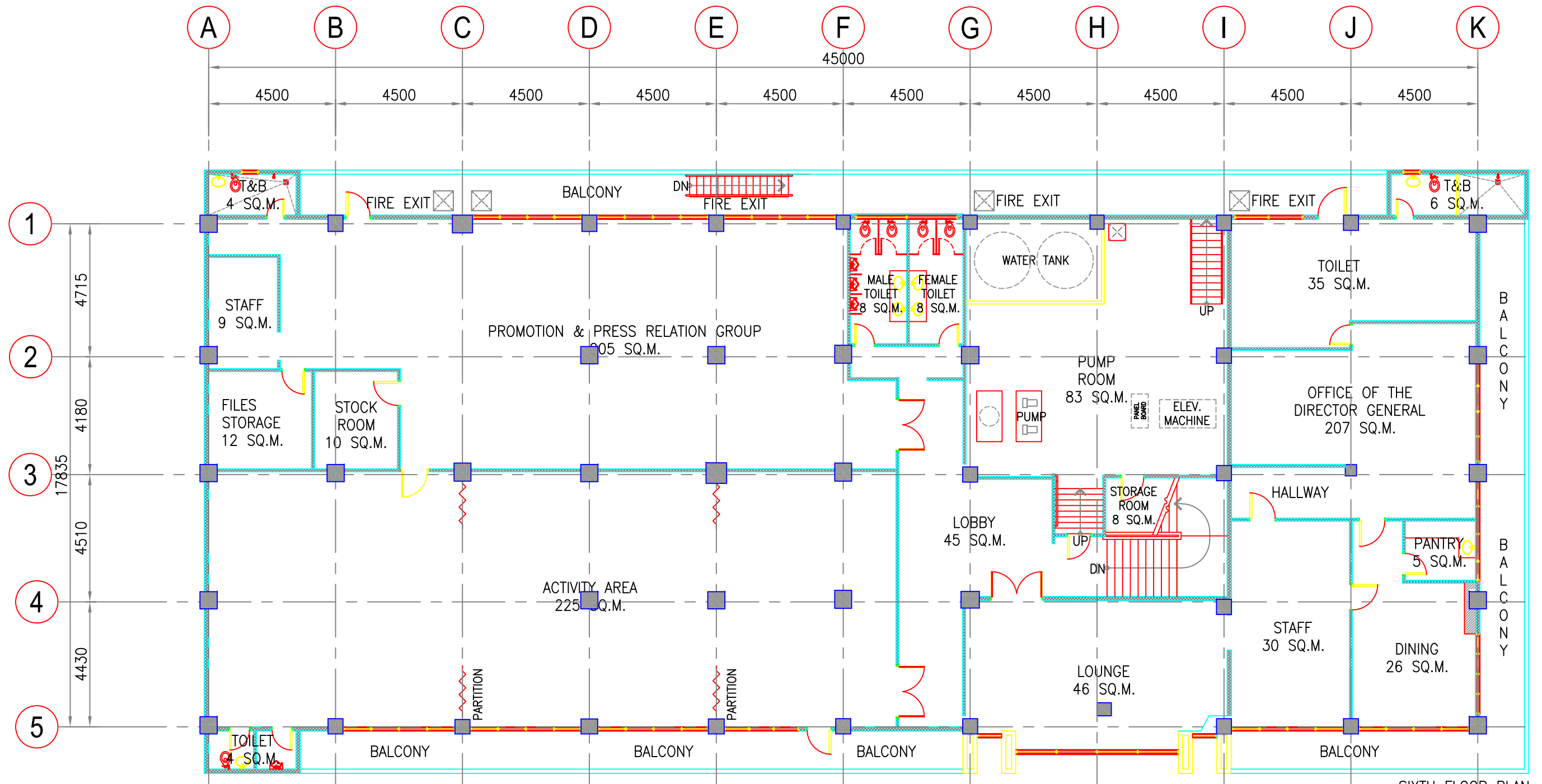
THIRD FLOOR PLAN



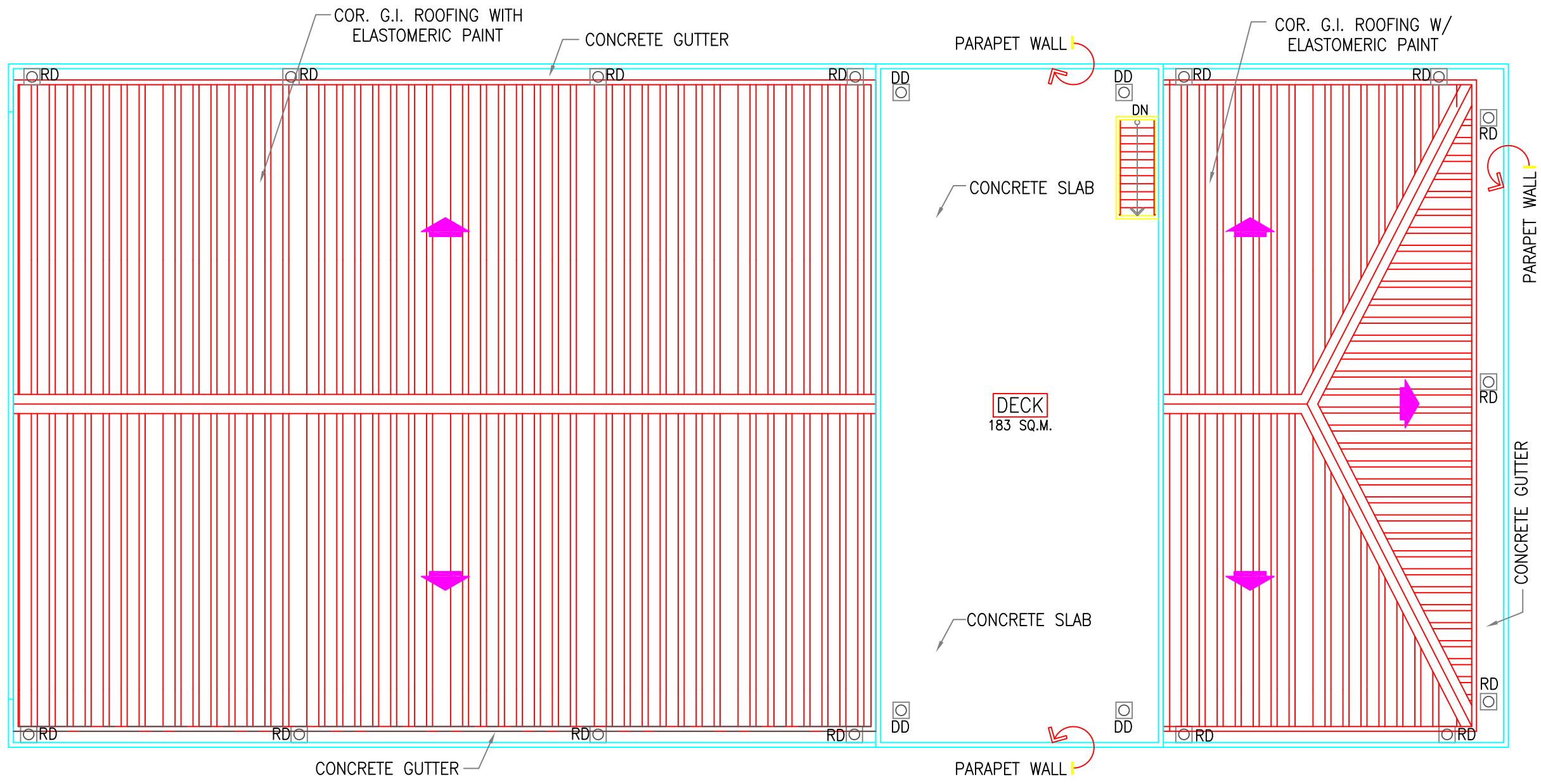
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

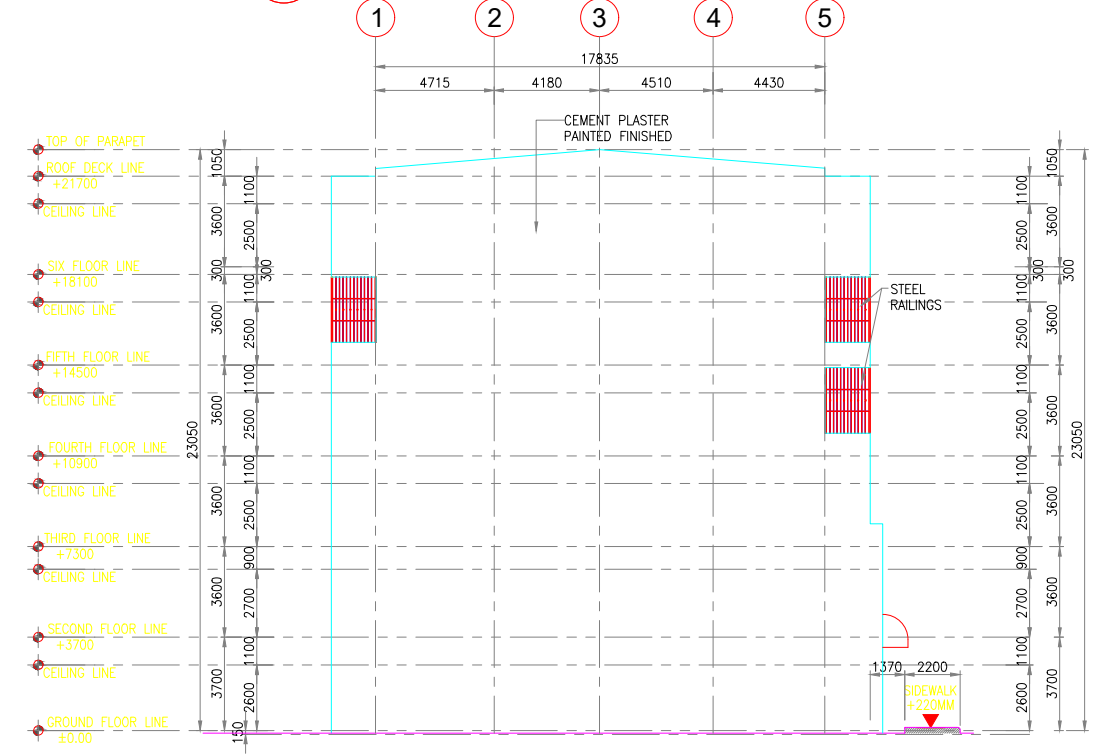


SIXTH FLOOR PLAN

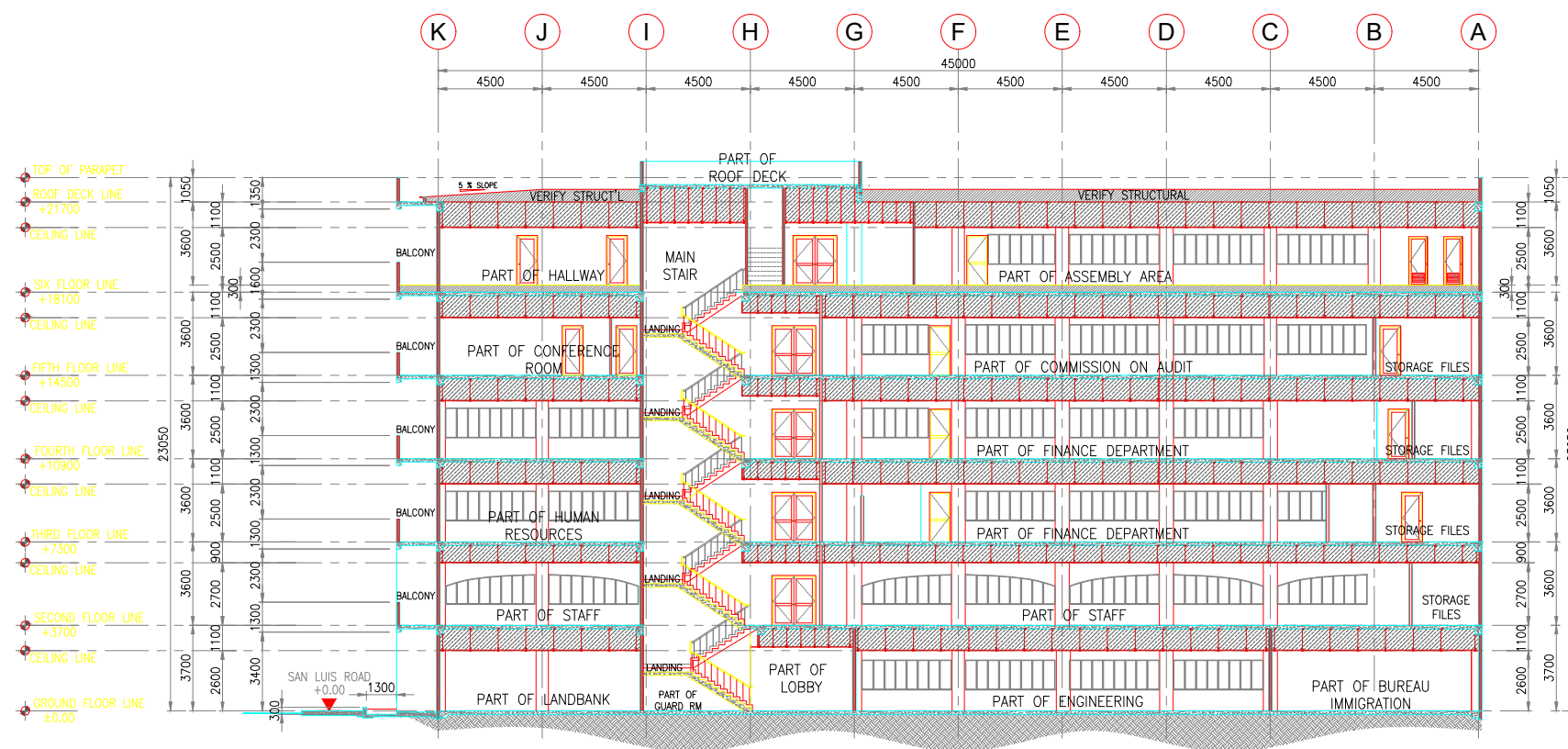




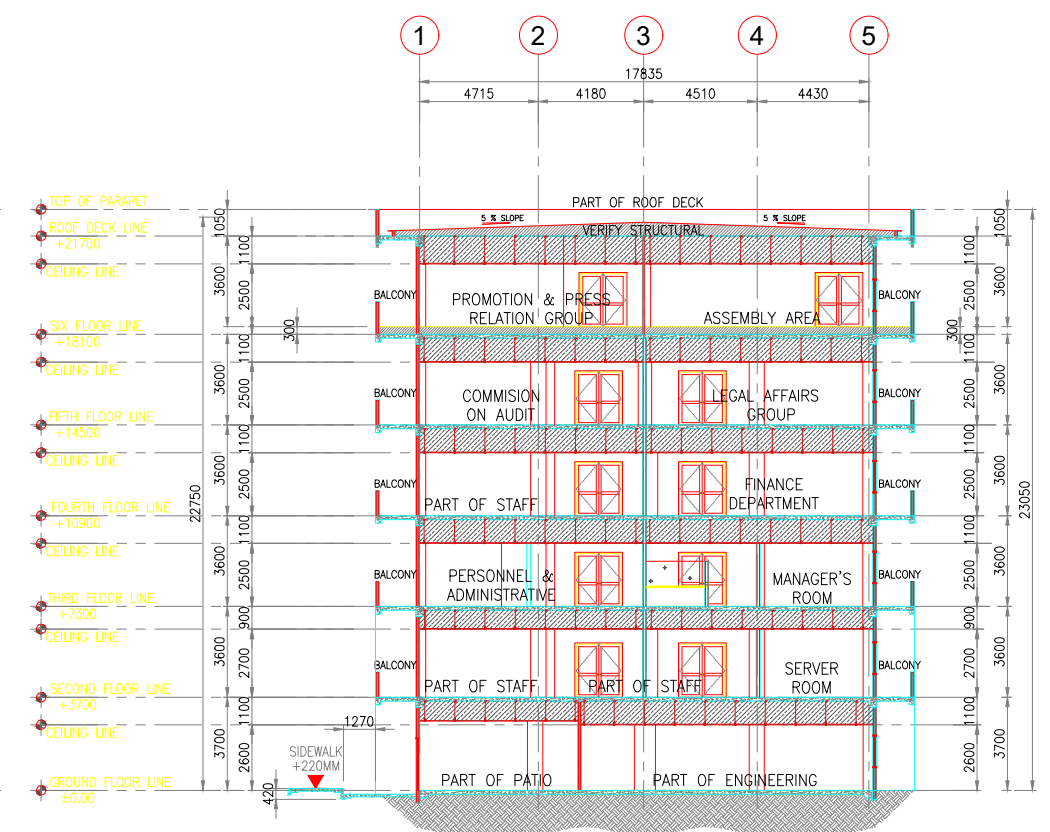
1 REAR ELEVATION (AS-BUILT)
A-202 SCALE 1:150M



2 LEFT ELEVATION (AS-BUILT)
A-202 SCALE 1:150M



1 LONGITUDINAL SECTION (AS-BUILT)
 A-301 SCALE 1:150M



2 CROSS SECTION (AS-BUILT)
 A-301 SCALE 1:150M