Republic of the Philippines

PHILIPPINE ECONOMIC ZONE AUTHORITY

MEZ BIDS AND AWARDS COMMITTEE
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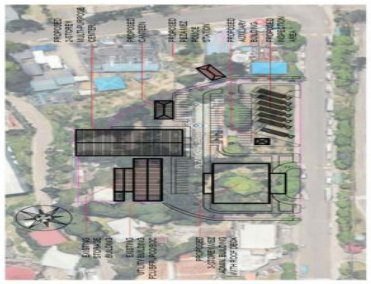
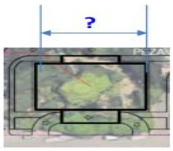
BID BULLETIN
14 November 2025

Clarification notice is hereby given to all prospective bidders for the project, **Procurement for the Design and Build of PEZA - MEZ Administration Building** with **Project Identification Number 2025-012** on herein project's Terms of Reference in the PBD:

CLARIFICATIONS FROM BIDDERS	ANSWERS FROM BAC and END-USER
1. Ms. Mae Jaena of Plus Construction Industries Corp. (PCIC) asked if it is allowed that Key personnel in Stage I will be utilized in Stage II?	Yes, Key personnel in Stage I can be utilized in Stage II.
2. If Document Controller must be certified or with certification from which company?	Contractor or its authorized representative is to submit a Certification stating that the person is the company's certified Document Controller.
3. Mr. Peter Lagamaya of PCIC asked, if there is any adjustment considering the recent earthquakes and the natural disasters?	No adjustments on the project requirements and shall conform to the design standard based on the National Building Code of the Philippines (NBCP) and National Structural Code of the Philippines (NSCP).
4. Mr. Peter Lagamaya of PCIC asked for list of OSM (Owner supplied materials) to avoid quotation of items.	Office furniture are the only Owner supplied materials.
5. Mr. Solis of Suprea Phils Development Corporation asked the location of the dumping site of excavated soil.	Dumpsite is at the old Administration Building location, adjacent to the proposed construction area.
6. Mr. Cataluña of Duros Development Corporation (DDC) asked for the water and power supply.	The Contractor is required to use a separate submeter for water and electricity.
7. Mr. Cataluña of DDC asked if workers are allowed to stay in the area.	Workers are not allowed to stay or sleep within the zone, except to one (1) security personnel. Overtime work is allowed only until 10:00pm.
8. Mr. Lagamaya of PCIC asked who will process permit for cutting of trees at DENR and who will shoulder the costs?	All permits and clearances shall be filed, processed and paid by the Contractor.
9. Mr. Lagamaya of PCIC asked if CARI (Contractor's All Risk Insurance) is required? Kindly confirm if the CARI for the Project is by PEZA?	CARI shall be submitted by winning bidder before contract signing or before issuance of Notice to Proceed. The winning bidder shall shoulder the cost of the CARI.

10. Clarification of PCIC on the Key Personnel Requirement particularly Network Engineer **FROM** **Network Engineer** • Bachelor degree in Computer Engineering, Information Technology, or another similar field. • Preferably ten (10) years' work experience. • Experience with enterprise network design including WAN and LAN topologies based mainly CISCO technology. • Network troubleshooting experience. • Experience with firewall configuration and IPS devices. • Experience with design, configuration, and support of latest Networking technologies (Data, voice and video). • Strong security experience and familiarity with best security. **CCNA/CCNP or JNCDA/JNCDS** (Cisco Certified Network Associate/Professional or Juniper Networks Certification Design Associate/ Data Center Design, Specialist	Network Engineer is removed in the key personnel list AND LAN is no longer required.
11. Mr. Vengie Tuñacao of KUDC asked if any item in the SLCC will suffice? Or is it necessary that all items are complied? Same question asked by Plus Construction Industries Corporation. **FROM** Similar contract in the bid bulletin is composed of 7 items. 1. Pre-Design – Studies, Site Investigation, Concept Planning 2. Design – Architecture, Structural, MEPF, Permits 3. Construction – Civil, Structural, Architectural, MEPF, Fit-out, External Works 4. Project Management – Cost, Schedule, QA/QC, Safety, Coordination 5. Commissioning – Testing, Turnover, Documentation 6. Post-Construction – Turnover of As-Built Plans, other documents and reports 7. Green Building Certification (LEED/BERDE) – • Design Phase - Green concept design, simulations, material selection • Procurement Phase - Sourcing certified materials and systems • Construction Phase - Implementing sustainable sire and waste practices • Commissioning Phase - Testing energy and water systems • Post Construction - Monitoring, reporting, and certification submission	**TO** Single Largest Completed Contract (SLCC) shall be Design and Build Services**.**
12. Clarification on the number of years completed as SLCC under Bid Data Sheet ITB Clause 5.2.	The SLCC must be within the last ten (10) years.
13. Mr. Kevin Dion of CAD Construction asked clarification on the Joint Venture Agreement. Our company's Single Largest Completed Contract similar in nature — a Design and Build project for a Convention Center — has a total cost of ₱289 million. It was implemented as a Joint Venture, where we had 40% participation. The project was terminated at around 60% accomplishment during the latter part of the pandemic due to a change in the Administration's priorities. We have all supporting documents — including the Notice of Award, Notice to Proceed, Contract, signed accomplishment reports, the official notice of termination, and proof that we were fully paid, including release of retention. Given these circumstances, may we kindly ask if this project can be considered a valid Single Largest Completed Contract under Section 5.2 of the Instructions to Bidders for this procurement?	In general, Single Largest Completed Contract (SLCC) with same major categories of work must be 100% completed and the contract must be at least 50% of the ABC. In your case, as JV, your share is at 40% to the partially completed (60%) portion of the contract. Therefore, the SLCC requirement is insufficient.
14. Mr. Vengie Tuñacao of KUDC asked on Special PCAB License in case of Joint Venture Inquire for Special PCAB License in case of Joint Venture **Checklist of Technical and Financial Documents** I. TECHNICAL COMPONENT ENVELOPE *Class "A" Documents* ☐ (d) Special PCAB License in case of Joint Ventures **and** registration for the type and cost of the contract to be bid; **and** *checklist (d) at Bid Docs page 39* *> since the PCAB is not yet functioning for any of application due to BOARD APPOINTMENT suspension; we cant furnish the said SPECIAL PCAB License; hope you will consider -* **INSTEAD OF SPECIAL PCAB LICENSE, CAN JUST ATTACH OUR APPLICATION PROOF, AS ATTACHMENT?**	The bidder shall submit all the required eligibility requirements, including valid Special PCAB License during the opening of bids. Proof of application of Special PCAB License is not conclusive proof or substitute of a valid Special PCAB License.

15. Mr. Vengie Tuñacao of KUDC on Green Building Certification requirement. contracts similar to the Project which include no. 7 Green Building Certification (LEED/ BERDE) **Bid Data Sheet** ITB Clause 5.2: For this purpose, contracts similar to the Project refer to contracts which have the same major categories of work, which shall be: 1. Pre-Design – Studies, Site Investigation, Concept Planning 2. Design – Architecture, Structural, MEPF, Permits 3. Construction – Civil, Structural, Architectural, MEPF, Fit-out, External Works 4. Project Management – Cost, Schedule, QA/QC, Safety, Coordination 5. Commissioning – Testing, Turnover, Documentation 6. Post-Construction – Turnover of As-Built Plans, other documents and reports 7. Green Building Certification (LEED/BERDE) – • Design Phase - Green concept design, simulations, material selection • Procurement Phase - Sourcing certified materials and systems • Construction Phase - Implementing sustainable sire and waste practices • Commissioning Phase - Testing energy and water systems • Post Construction - Monitoring, reporting, and certification submission *BDS ITB Clause 5.2, no. 7 (Bid Docs page 19)* ***> can we take out the Green Building requirement?*** *suggest to have projects that are usually implemented like Design and Build only*	The Single Largest Completed Contract (SLCC) shall be Design and Build Services
16. Mr. Vengie Tuñacao of KUDC on bid submission time extension. Also can we inquire for an approval to allow us, request for bid submission time extension ***> we request to kindly give us 1 week time extension***	Submission of bid documents (Technical and Financial Envelopes) and opening of the Technical Envelope will be on 24 November 2025 at 10:00 am. Opening of the Financial Envelope of eligible bidders will be on 27 November 2025 at 10:00am. Above dates will proceed as scheduled except in the event of force majeure, etc.
17. Mr. Vengie Tuñacao of KUDC on the preliminary building dimension. inquire to have Site Development Plan with a dimension even one measurement is sufficient  *> can you give us dimension (at least one to two measurement)* *Annex B Prelim SDP (Docs page 39)*  *need a dimension (like example above), to have a reference for plotting req't. in having "SCALED" Site Development Plan on our design*	Please refer to Annex "A" – Preliminary Space Allocation / Requirements of the project's Terms of Reference for the required floor area. The building dimension used in the preliminary site development plan is 25m x 40m.
20. Mr. Vengie Tuñacao of KUDC clarification on "Annex G" 6 Inquire if the **Annex G (at page 40 Bid Docs)** is found on TOR. Clarify maybe we just miss out to find Annex G on any documents (Inv. To Bid, Bid Docs & TOR). **Additional Documentary Requirements (enclosed in Technical Component Envelope) as per Annex G:** 1. Preliminary Conceptual Design Plans in accordance with the degree of details specified by the procuring entity 2. Design and Construction Method 3. List of Design and Construction Personnel to be assigned to the contract to be bid, with their complete qualifications and experience data; and 4. Value Engineering Analysis of Design and Construction Method FINANCIAL COMPONENT ENVELOPE Original of duly signed and accomplished Financial Bid Form; and Other documentary requirement under RA No. 9184 (a) Original of duly signed Bid Prices in the Bill of Quantities; and (b) Duly accomplished Detailed Estimates Form, including a summary sheet indicating the unit prices of construction materials, labor rates, and equipment rentals used in coming up with the Bid; and (c) Cash Flow by Quarter. **Additional Documentary Requirements as per Annex G:** 1. Lump-sum bid prices, which shall include the detailed engineering cost, in the prescribed Bid form; 2. Detailed estimates, including a summary sheet indicating the unit prices of construction materials, labor rates, and equipment rental used in coming up with the bid; and 3. Cash Flow by the quarter and payment schedule. *Bid Docs (Docs page 40)* *Is it **Annex G** referred to **number XI** in TOR at page 24?* XI. CHECKLIST OF ADDITIONAL DOCUMENTS TECHNICAL PROPOSAL A PRELIMINARY CONCEPTUAL DESIGN Architectural Floor Plans (Schematic Layout) Elevations and Sections (Conceptual) 3D Perspectives or Renderings Site Development Plan (refer to Annex B) Concept Statement or Design Narrative B DESIGN AND CONSTRUCTION METHOD Design Methodology Plan for design still to be developed and coordinated Construction Methodology / Sequence Quality Control and Safety Plan Project Implementation Schedule (Gantt Chart) Equipment Utilization Plan Materials and Technology to be Used C LIST OF DESIGN AND CONSTRUCTION PERSONNEL Organizational Chart Names, Positions, and Qualifications of Key Personnel (Licensed PRC/ IDs, PTR, or Accreditation) Curriculum Vitae of Key Staff Designations and Responsibilities D VALUE ENGINEERING ANALYSIS VE Report Comparing Proposed Design and Construction Method Cost-Benefit Analysis Tables Life-Cycle Cost Analysis Innovation Summary or Sustainable Features Page 24 of 63	Yes, the checklist is based on "Annex G" or the Guidelines for the Procurement and Implementation of Contracts for Design and Build Infrastructure Projects under Revised Implementing Rules and Regulations of Republic Act No. 9184.

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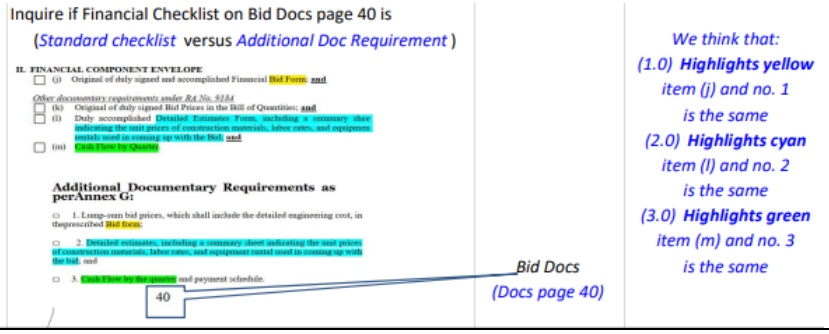
<td>21. Mr. Vengie Tuñacao of KUDC on the Standard Checklist vs. Additional Document Requirement under Annex “G”.
 
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<td>Yes, all highlighted are the same. Submit the same documents as required.</td>
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<td>22. Clarification on the Deliverables for Pre-Design.

FROM

ELECTRICAL/ ELECTRONICS
○ Schematic Design Plans for all Engineering Services (MEPFS)
○ Piping and Instrumentation Diagram (as applicable)
○ Lighting and Power System
○ Air Conditioning Systems
○ Ventilation Systems
○ Fire Protection Systems
○ Final Kitchen Fire Suppression Systems Plan (as applicable)
○ Auxiliary Works/ Network/ Cabling/ Data System
○ Building Management System (BMS)
○ Computerized Maintenance Management System (CMMS)
○ Fire Detection and Alarm System (Smoke Detector and Sprinkler Location Plan)
○ CATV System
○ PA/BGM System (Acoustical Design and Sound System for Media Center, Conference and Meetings Rooms)
○ Telephone System
○ Security/ CCTV System
○ Parking Management and Building Traffic System
○ Furnishings (Furniture Design, Cabinetries, Counters), and Specialty Works (Shades and Curtains, Signages, etc.)
MECHANICAL/</td>
<td>Additional design and drawing requirements for the pre-design deliverables for Electrical / Mechanical / Electronics are <u>UNDERLINED.</u>
TO
ELECTRICAL/ ELECTRONICS
○ Schematic Design Plans for all Engineering Services (MEPFS)
○ Piping and Instrumentation Diagram (as applicable)
○ Lighting and Power System
○ Air Conditioning Systems
○ Ventilation Systems
○ Fire Protection Systems
○ Final Kitchen Fire Suppression Systems Plan (as applicable)
○ Auxiliary Works/ Network/ Cabling/ Data System
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○ Parking Management and Building Traffic System
○ Furnishings (Furniture Design, Cabinetries, Counters), and Specialty Works (Shades and Curtains, Signages, etc.)
MECHANICAL/
○ <u>Elevator</u>
○ <u>Generator Set / Back-up Power Supply</u>
○ <u>Smoke Control System</u></td>
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<td>23. Clarification on Section VII. Approved Budget for The Contract (ABC) and Terms Of Payment on Mobilization Cost between B) Advance Payment and C) Terms of Payment.</td>
<td>Payment Scheme provided under C) Terms of Payment shall prevail.

Mobilization Cost (15%) will be based <u>per stage</u> of the project with Design Stage at 8% and Construction Stage at 92%.</td>
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<td>24. Clarification of PCIC that a CAD Draftsman must be a graduate of Architecture or Engineering.
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<td>CAD Draftsman should at least have a Diploma in Drafting Technology or Civil/Architectual Technology or Vocational Certificate (e.g. TESDA Drafting NCII).</td>
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25. Clarification PCIC whether eligibility documents has to be attached aside from the Philgeps Registration.	Valid PhilGEPS Registration Certificate (Platinum Membership) (all pages) will suffice.
26. PCIC asked on the Green Building Certification? Is the Green Building Professional (GBP) Consultant's role limited to guide them who will apply the said certification. **Green Building Professional (GBP)** Clarification on the responsibilities related to Green Building Certification application, specifically: 1. Please confirm if PEZA will be the one who will apply and pay the Green Building Certification fees? (registration, design stage review, construction stage review, etc.). 2. In relation to application of Green Bldg Certification, is the GBP Consultant's role is only limited to guide team who will apply the said certification?	All permits and clearances including Green Certification shall be filed, processed and paid by the Contractor.
27. PCIC submitted query on the years of work experience be waived or reduced for Certified GBP. **Green Building Professional** • LEED Professional or Green Certified Architect and/ Engineer or equivalent. • Well-versed in green building design principles can ensure that the project integrates sustainable features seamlessly into the overall design. • Preferably 5 years of work experience BDS: ITB Clause 10.4 (bid docs page 20) ***Query on Waiving Years of Experience for Certified GBP*** ***We would like to clarify whether a Green Building Professional (GBP) who is already certified may be allowed to have the years of professional experience requirement waived or reduced, considering that our firm is already practicing sustainable architecture. The concern is that our team has recently passed the BERDE Certification exam, and therefore does not yet meet the traditional minimum years of experience.***	The requirement is preferably 5 years of work experience and NOT the years accredited or certified as a Green Building Professional.

This Bid Bulletin shall form an integral part of the Bidding Documents.

Issued this 14 November 2025, for guidance and information of all concerned.

Very truly yours,

For
MR. ARNEL M. SUYU
MEZ BAC Chairperson