



## BID BULLETIN No.2

12 August 2025 (Tuesday)

|                                |   |
|--------------------------------|---|
| BIDDING NO.:                   | TITLE/DESCRIPTION:  |
| <b>IB24-414804-01</b>          | <b>"ONE (1) LOT LUMP SUM CONTRACT FOR THE COMPLETION OF UNFINISHED WORKS FOR THE CONSTRUCTION OF THE FOURTEEN-STOREY NEW TRAINING BUILDING, SITE DEVELOPMENT, AND VARIOUS SITE IMPROVEMENTS, INCLUDING SUPPLY AND INSTALLATION OF DESIGN FIT-OUTS, FURNISHINGS, AND FIXTURES AT THE DAP CONFERENCE CENTER IN TAGAYTAY CITY"</b> |
| APPROVED BUDGET CEILING (ABC): |   |
| <b>PHP1,740,000,000.00</b>     |   |
| DATE OF PRE-BID CONFERENCE     |   |
| 29 July 2025 (Tue); 1:00 PM    |   |

Relative to the conducted Pre-Bid Conference for the above-stated Project last 29 July 2025 (Tuesday) and the following clarifications from prospective bidders are being posted for the information of all concerned, as approved by the BAC & TWG:

- On the queries of **S.C. MEGAWORLD CONSTRUCTION AND DEVELOPMENT CORPORATION**, the following are the clarifications/answers:

| Reference            | QUERIES   | Responses/Clarifications  |
|----------------------|---|---|
| General Requirements | 1. Kindly confirm that the project is not classified as a Green Building and therefore is not required to obtain Green Building Certification.  | The New Training Building (NTB) is compliant with the provisions of the Philippine Green Building Code.<br><br>However, the Green Building Certification is not required.             |
| General Requirements | 2. Please confirm that the seismic electronic system specified for the project during pre-bid conference is the accelerometer-based system, and not the rubber damper system.   | Accelerograph is required.<br><br>Refer to Technical Specifications (Part 2), Division No. 13 – Special Construction, Section 13 52 00 for Seismic Monitoring System, pages 219 -222. |
| General Requirements | 3. In relation to the detailed structural engineering evaluation being conducted to determine the structural integrity of the exposed rebars, post-tensioning tendons, and in-place concrete of the New Training Building, we respectfully request your office to provide the following additional documents to support the assessment: <ul style="list-style-type: none"> <li>• Accomplishment Reports</li> <li>• Approved Inspection Reports</li> <li>• Test Results of the Completed Structure</li> <li>• As built plans including MEPHS.</li> </ul> | Refer to the link provided below.<br><br><a href="https://drive.google.com/drive/u/0/folders/0ABKSwdpPx1gpUk9PVA">https://drive.google.com/drive/u/0/folders/0ABKSwdpPx1gpUk9PVA</a>  |



| Reference            | QUERIES  | Responses/Clarifications  |
|----------------------|--|---|
| General Requirements | <p>4. We kindly request your confirmation on whether the application for the Electrical Permit is included in the scope of work.</p> <p><i>If yes, we would appreciate clarification on the following points:</i></p> <ul style="list-style-type: none"> <li>Is the payment of fees to the government authorities and Meralco included?</li> <li>Does the scope cover only up to the service entrance, or does it extend beyond that?</li> </ul> | <p>The processing of permit expenses shall be included in Div. 1 General Requirements in the BOQ, inclusive of all fees and charges.</p> <p>The scope of work includes from the service entrance to the NTB. Powerline upgrade outside the service entrance to the main source shall be Meralco's responsibility.</p>                         |
| General Requirements | <p>5. We would like to confirm whether the documents listed under Item C: "Other Contract Documents" in Section XIII: Filenames are required to be included in the bid submission:</p> <ul style="list-style-type: none"> <li>CD-01 Excel DUPA</li> <li>CD-02 Signed PDF Quantity Take-Off</li> <li>CD-03 Performance Security</li> <li>CD-04 CARI</li> </ul>  | <p>The document listed under Item C: "Other Contract Documents" in Section XIII: Filenames are not required in the bid submission.</p> <p>Reference to the Official Bidding Documents (OBD) Section III, under Bid Data Sheet (BDS) Clause 21, only the winning Bidder is required to submit the said documents for contracting purposes.</p> |

2. On the queries of **RHODIUM 688 BUILDERS, INC.**, the following are the clarifications/answers:

| Reference              | QUERIES  | Responses/Clarifications  |
|------------------------|--|---|
| Landscape Architecture | <p>1. Building site development plans shows landscape improvement covers beyond the site fence all bidders have inspected during site visit dated July 30, 2025. Please clarify if the landscape areas are only the one's being visited on Pre-Bid inspection.</p> | <p>All landscape improvements reflected in the site development plans are included.</p> <p>Kindly refer to the Landscape Plans/Drawings and Technical Specifications for the details of the scope of work.</p>            |
| Landscape Architecture | <p>2. Provision of Landscape Soil – is this included on bidder scope?</p>  | <p>Yes, refer to BOQ Div. 32 Exterior Improvements (Site Dev).</p>  |
| Landscape Architecture | <p>3. LGF-MD-01 Landscape DWG sheet shows item-I as 50mm x 100mm x 200mm paver block while elevation of Trellis A shows tagging no. 1 same as D-tag. Which is correct?</p>   | <p>Refer to the attached updated drawing sheets:</p> <ul style="list-style-type: none"> <li>a. LGF-MD-01 Trellis A and Miscellaneous Details;</li> <li>b. LGF-MD- 02 Trellis B and Miscellaneous Details; and,</li> </ul> |



| Reference              | QUERIES  | Responses/Clarifications  |
|------------------------|--|---|
|                        |  | c. LGF-MD-03 Trellis C and Miscellaneous Details.   |
| Landscape Architecture | 4. Shall the bidder provide structural calculation for the Trellis footing? Are they separate pay?   | No need to provide structural calculation, thus no need also for a separate pay.  |
| Landscape Architecture | 5. Are all fabrications of tubular steel on site? Including final painting?  | It will be the contractor's choice and methodology.   |
| Landscape Architecture | 6. Geodetic Consultation: should bidders provide those site visit by Geodetic Consultant?  | Geodetic services are included in contractor's item. Refer to Div. 1 of the BOQ, Item 1.7 Field Survey / Building Layout, Complete.   |
| Landscape Architecture | 7. Specific Planting plan layout of Plants (spacing between plants) not in the given drawing. Will Landscape Arch. Aurelio provide?  | Refer to; <ul style="list-style-type: none"> <li>• Technical Specifications (Part 3), under Division 32 – Exterior Improvements, Section 32 90 00a for the Planting Softscape, pages 251-276; and</li> <li>• Drawing Sheets Nos.; <ul style="list-style-type: none"> <li>a. 10 LGF-PP-01;</li> <li>b. 11 LGF-CPL-01;</li> <li>c. 12 LGF-LLDP-01;</li> <li>d. 13 LGF-LPP-01;</li> <li>e. 14 LGF-LCPL-01;</li> <li>f. 15 4F-MP-01; and</li> <li>g. 16 4F-PP-01.</li> </ul> </li> </ul>  |
| Landscape Architecture | 8. Existing soil level and elevation by the bidder (meaning bidder must provide actual soil level survey to determine on site elevation vs propose soil elevation)? To compute additional soil volume as per landscape design level. If there are soil volume discrepancy, will it be variation order? Since the volume of soil is given in the excel file given from DAP documents. | <p>The bidder is required to conduct their own assessment of the project requirements prior to submission of their bids.</p> <p>Any additional or items beyond the quantities provided in the BOQ, refer to OBD Section X, Item No. 8.</p> <p>For further details refer to:</p> <ul style="list-style-type: none"> <li>• Technical Specifications (Part 3), under Division 32 – Exterior Improvements, Section 32 90 00A Planting Softscape; and</li> <li>• Drawing Sheets Nos.: <ul style="list-style-type: none"> <li>a. 04 LGF-SG-01;</li> <li>b. 05 LGF-SE-01;</li> <li>c. 05 LGF-SE-02; and</li> <li>d. 05 LGF-SE-03.</li> </ul> </li> </ul> |
| Interior Design        | 1. Is China acceptable material from door locks and furniture?   | Refer to Technical Specifications (Par 1), Division 8 - Openings, Section 08 70 00 Hardware for   |



| Reference           | QUERIES   | Responses/Clarifications   |
|---------------------|---|--|
|                     |   | performance specifications and quality required.   |
| Interior Design     | 2. Acoustic Design, details and consultants fee for Convention Halls – included in the bidders scope?<br>All acoustic specification shall be provided by Arce architects?   | Refer to: <ul style="list-style-type: none"><li>• Technical Specifications (Part 1), under Division 9 – Finishes, Section 09 51 00 for acoustic material specifications; and</li><li>• Drawing Sheets Nos.:<ul style="list-style-type: none"><li>a. A1-5n, A1-5m; and</li><li>b. A1-7c, A1-7l A1-9b.</li></ul></li></ul>             |
| Architectural Plans | 1. Those plans that were issued was dated August 2022, however, there were amendments on some codes specifically BP 344 last 2024 such as; <ul style="list-style-type: none"><li>• PWD Parking size</li><li>• Fire exit refuge area</li><li>• Tactile floor indicator and finishes</li><li>• Toilet and ramp gradient, and all code amendments part of.</li></ul> Also, Gender and Development provisions were not incorporated on the design plans, how will this possible adjustment be treated, is this will be adapted? Or should we make the plan as is, because these might indicate some possible adjustments in the future? | The 2024 amendments to the BP 344, as well as updates to other codes and standards, are not retroactively applicable to the Detailed Architectural and Engineering Design (DAED) of this project, which was approved by the DPWH in 2019.<br><br>The items mentioned in the query may be considered during the implementation stage. |
| Architectural Plans | 2. Do we need to apply for a new building permit of the project?  | The building permit shall be RENEWED by the contractor.  |
| Architectural Plans | 3. Please provide reference supplier for Decorative Lattice design.   | The contractor shall source their own supplier/s.  |
| Architectural Plans | 4. Are the wall fabric details should be generic for all acoustic walls WF-7d?  | Wall fabrics design patterns / samples shall be subjected to Architect's and DAP approval.   |
| Architectural Plans | 5. Provide typical parking details of Traffic alkyd-type parking paints.  | The traffic alkyd-type parking paints should be 100mm width.<br>Refer to Technical Specification (Part 1), Division 9 – Finishes, Section 09 90 00 for paints and coatings.  |
| Architectural Plans | 6. For PWD requirements, no tactile floor indicator, if need to apply, please provide pattern and specs.  | No tactile floor indicator is required.  |



| Reference           | QUERIES  | Responses/Clarifications   |
|---------------------|--|--|
| Architectural Plans | 7. Is CF3 shall also be used for the tunnel and fuel tank ceiling  | For Ceiling Finishes: <ul style="list-style-type: none"> <li>• CF-3a for the Tunnel;</li> <li>• CF-3 for the Fuel Tank; and,</li> <li>• Refer to the updated Drawing Sheet No. A1-9a.</li> </ul>   |
| Architectural Plans | 8. What is the ceiling finish for chiller area? not indicated on RCP?  | There is no ceiling for the outdoor (chiller) area.  |
| Architectural Plans | 9. For verification, is security equipment like x-ray machine to be included?  | X-ray machine is not included.   |
| Architectural Plans | 10. Provide kitchen equipment physical dimensions not indicated in the schedule, blown-up plans and only one side is reflected in the sections.  | Kitchen equipment dimensions will depend on the approved supplier/manufacturer's product.<br><br>Refer to Technical Specifications (Part 1), Division 11, under Section 11 41 00 for the Food Service Equipment for material specifications and quality, pages 427-476.            |
| Architectural Plans | 11. What is the expected level of finish for fabric upholstered seats and back and others for consideration of the cost High, Medium or Low End?<br><br>Provide details of stage platform for lecture halls.   | Refer to Technical Specifications (Part 2), Division 12, under Section 12 00 00 for furnishings materials and quality, pages 5 to 210.<br><br>Refer to Technical Specifications Division 12, pages 136-137 for details of stage platform.  |
| Architectural Plans | 12. Please verify this area calculation. The total gross floor area calculated was 27,857.56 sqm excluding the STP, MRF and other ancillary buildings, however the given area based on the TOR is only 22,822.53 sqm. (see attached colored plans). This may affect the cost per square meter of the project.                    | The gross floor area of 22,822.53 sqm was based on covered area excluding roof decks. The bidder-contractors must NOT base their bid from cost per square meter parameters alone. The bidder-contractor is required to provide a detailed cost calculation as basis for their bid. |
| Architectural Plans | 13. Based on the Sept 27, 2018 Letter published from the DPWH to DBM on the updates of Joint Circular no 1, the average cost during that time was indicated per square meter of an office building excluding the TRAIN LAW and the pandemic effect. It has been 8 years and the TRAIN LAW was already enacted and the inflation, | The bidder-contractor shall not base their cost on released publications, instead, they are required to base their cost per square meter on estimated cost derived from the Official Bidding Documents e.g. Scope of Works, DAED, Technical Specification, As-built Drawings, etc. |



| Reference           | QUERIES   | Responses/Clarifications   |
|---------------------|---|--|
|                     | <p>materials, wages shoot up due to the 2020 pandemic.</p> <p>On an average it should now be at least roughly 85 to 90 thousand per square meter including inflations to complete an office building without movable furniture, site development and special equipment.</p> <p>Considering a project with fully furnished construction with landscaping works, the total construction cost in the amount of 1.74 billion at 25,885.12 sqm which is only at 67,220.08 per square meter might not be achieved realistically even if there were some parts of the structure already built on site not to mention the effect of possible retrofitting works to be done.</p> |  |
| Architectural Plans | 14. Does the building will require Green Building Certifications, if yes, what is the specific level of certifications?   | <p>The NTB is compliant with the provisions of the Philippine Green Building Code.</p> <p>However, the Green Building Certification is not required.</p> |
| Architectural Plans | 15. Provide details of Bridgeway roof.  | Refer to Drawing Sheets Nos. A0-1d, and A1-19.   |
| Architectural Plans | 16. Provide details of parking entrance exit signage.   | Refer to Drawing Sheets Nos. A1-13a, and A1-13j for signages details.  |
| Civil / Structural  | 1. Verification on who will recommend if the installed exposed reinforcing steel bars can be utilized for continuation of rebar installation.   | The contractor's structural engineer shall recommend based on their conducted audit of the existing rebars.  |
| Civil / Structural  | 2. Verification on who will recommend for the proper rectification method on the long-time exposed construction joint, honeycomb etc.   | The contractor's site structural engineer shall recommend based on their construction methodologies / field expertise.                                   |
| Civil / Structural  | 3. Verification on who will recommend for the demolition method on the existing concrete (whole span/ length of beams and slab) at 5th floor.   | The contractor's site structural engineer shall recommend based on their construction methodologies / field expertise.                                   |
| Civil / Structural  | 4. Verification on who will recommend for the proper removal method on the installed  | The contractor's site structural engineer shall recommend based on their construction  |





| Reference          | QUERIES  | Responses/Clarifications   |
|--------------------|--|--|
|                    | Post-Tensioning Tendons at the Ground floor, 2nd floor, 3rd floor.   | methodologies / field expertise.   |
| Civil / Structural | 5. Request for information/data of topographic Layout for site development plan.   | Refer to Drawing Sheets Nos.:<br><ul style="list-style-type: none"> <li>• CW-0 Site Grading Plan;</li> <li>• 04 LGF-SG-01 Site Grading Plan; and,</li> <li>• A0-1e Existing Site Plan.</li> </ul>  |
| Civil / Structural | 6. Request for civil Structural As-Built.  | The As-built Drawings are included in the OBD.<br><br>Refer to OBD Section IX for the List of Drawings / Plans.  |
| Civil / Structural | 7. Requesting for Cutting List of Castellated Structures.  | The contractor's structural engineer shall recommend for approval by the Designer.   |
| Civil / Structural | 8. Request for the Concrete Rebars & Concrete Test Result.   | Refer to the link provided below.<br><br><a href="https://drive.google.com/drive/u/0/folders/0ABKSwdPpx1gpUk9PVA">https://drive.google.com/drive/u/0/folders/0ABKSwdPpx1gpUk9PVA</a>   |
| Civil / Structural | 9. Is it the Structural Designer will require a concrete bonding epoxy for the construction joint of old and new concrete? | The contractor's structural engineer shall recommend for approval by the Designer.   |
| Civil / Structural | 10. What will be the procedure and requirements of the client and designer for the testing of the existing steel?          | All rebars testing shall be based on the latest Structural Code of the Philippines, and Technical Specification.   |
| Civil / Structural | 11. What will be the procedure and requirement of the client and designer for the splicing of the rebars?                  | All rebars splicing shall be based on the latest Structural Code of the Philippines, and Technical Specification.  |
| Civil / Structural | 12. All rectification that will be encountered during construction will be additional work for the contractor?             | The bidder is required to conduct their own assessment of the project requirements prior to submission of their bids.<br><br>Refer to OBD Section VI, Item No. 2.1.10, for the identified rectification and corrective works to be done by the contractor. |
| Civil / Structural | 13. All rectification and additional works will be part of the additional schedule of the contractor?                      | All rectification and corrective works stated under OBD Section VI, Item No. 2.1.10, are already included in the original schedule.<br><br>However additional works that are not included in the project's   |



| Reference          | QUERIES   | Responses/Clarifications   |
|--------------------|---|--|
|                    |   | Scope of Work, Construction Plans, As-Built Drawings, BOQ, and Technical Specifications, may be subjected to time extension.   |
| Civil / Structural | 14.All items not included in the scope in the BOQ, the contractor can insert an additional line item?   | Any additional items beyond the quantities provided in the BOQ, refer to Section X, Item No. 8 of the OBD.   |
| Civil / Structural | 15.All scopes will be based on the Bid Plans. If ever the client or the representative issue a new plan for reference that shows additional or does not match on the BOQ and the Bid Plan, this will be subject to variation order? | All changes or adjustments (additive or deductive) not included in the project's Scope of Work, Construction Plans, As-Built Drawings, BOQ, and Technical Specifications, may be subjected to variation order and time extension in accordance with the provision of the 2016 revised IRR of 9184.   |
| Civil / Structural | 16.All changes of the Design due to failure of existing structures or retrofitting will be subject to variation and additional timeline, including the general requirement required (If necessary required in retrofitting).        | Proposed retrofitting/rectification methodologies based on the structural investigations may be subject to variation order and time extension in accordance with the provision of the 2016 revised IRR of 9184.  |
| Civil / Structural | 17.If the quantities on the BOQ are small values or big values VS the Bid Plan, Can the contractor change the technical BOQ quantities?   | Any additional items beyond the quantities provided in the BOQ, refer to Section X, Item No. 8 of the OBD.   |
| Civil / Structural | 18.Construction Method, such as using the steel structures? Or is it the responsibility of the Structural designer to suggest retrofitting and provide the appropriate methodology?   | The contractor's structural engineer shall recommend the methodology based on their conducted audit / investigation and field expertise in dealing with retrofitting works.<br>The contractor shall conform with latest National Structural Code of the Philippines.<br>All construction methodologies recommended shall be subject to the approval of the Designer. |
| Plumbing           | 1. Query regarding whether repair of leaks or clogs on installed pipes will be considered a variation?  | Refer to Section VI, Item No. 2.1.10 of the OBD, for the identified rectification and corrective works to be done by the contractor.   |
| Plumbing           | 2. Query regarding the whether trenching or excavation beyond   | All changes or adjustments (additive or deductive) not   |





| Reference       | QUERIES   | Responses/Clarifications  |
|-----------------|---|---|
|                 | what is indicated in the plan will be treated as a separate item.   | included in the project's Scope of Work, Construction Plans, As-Built Drawings, BOQ, and Technical Specifications, may be subjected to variation order and time extension in accordance with the provision of the 2016 revised IRR of 9184.   |
| Plumbing        | 3. Query regarding whether leaks found in the water tank, STP, sump pit, etc. will be treated as additional cost? | Water proofing and repair of leaks for water tank, STP, sump pit is included in the contractors Scope of Work.  |
| Plumbing        | 4. Query regarding the use of perforated pipes in landscapes.   | No perforated pipes for landscaping are required.   |
| Plumbing        | 5. Query regarding the warranty period of for each equipment.   | Refer to: <ul style="list-style-type: none"> <li>• SCC Clause 15.1, Item No. 6; and</li> <li>• OBD Section VI, Item No. 2.9.3 for the warranty provision.</li> </ul> <p>The Owner shall prefer approving nominated equipment supplier or manufacturer offering beyond the five (5) years warranty period.</p> |
| Plumbing        | 6. Requesting the equipment and materials brand be prepared by the client or representative.                      | Under the 2016 revised IRR of RA 9184, brands are not allowed to be disclosed. The contractor shall nominate suppliers for approval based on performance specifications.  |
| Fire Protection | 1. Query regarding whether the repair of leaks or clogs on installed piped will be considered as a variation.     | Refer to OBD Section VI, Item No. 2.1.10, for the identified rectification and corrective works to be done by the contractor  |
| Fire Protection | 2. Query regarding the warranty period of each equipment.   | Refer to: <ul style="list-style-type: none"> <li>• SCC Clause 15.1, Item No. 6; and</li> <li>• OBD Section VI, Item No. 2.9.3 for the warranty provision.</li> </ul> <p>The Owner shall prefer approving nominated equipment supplier or manufacturer offering beyond the five (5) years warranty period.</p> |
| Fire Protection | 3. Requesting the equipment and materials brand prepared by the client or representative.                         | Under the 2016 revised IRR of RA 9184, brands are not allowed to be disclosed. The contractor shall nominate suppliers for approval based on performance  |



| Reference            | QUERIES  | Responses/Clarifications  |
|----------------------|--|---|
|                      |  | specifications.   |
| Mechanical           | 1. Query regarding the warranty period for each equipment.   | Refer to: <ul style="list-style-type: none"> <li>• SCC Clause 15.1, Item No. 6; and</li> <li>• OBD Section VI, Item No. 2.9.3 for the warranty provision.</li> </ul> <p>The Owner shall prefer approving nominated equipment supplier or manufacturer offering beyond the five (5) years warranty period.</p> |
| Mechanical           | 2. Query regarding the change order process.   | Refer to OBD Section VIII for the guidelines in claiming variation order.   |
| Mechanical           | 3. Requesting the equipment and materials brand be prepared by the client or their representative.   | Under the 2016 revised IRR of RA 9184, brands are not allowed to be disclosed. The contractor shall nominate suppliers for approval based on performance specifications.  |
| Electrical           | 1. Clarification regarding the Lighting Fixture's Specification: There is a Difference Between BOQ vs RCP; which one will govern RCP or BOQ? | The Reflected Ceiling Plan (RCP) shall govern.  |
| Electrical           | 2. Request Concrete Encasement Details.  | Refer to Sheet No. E-102a.  |
| Electrical           | 3. Clarification regarding Switches of Lightings in CKT E-014 No Call out in reflected ceiling Plan.   | Refer to sheet E-02.3, Spare.   |
| Electrical           | 4. Clarification Regarding the Switch Lighting call Out no reflected Exact location of the Switch in the issued Plan. CKT E01-4.             | Refer to sheet E-04.1 near genset room.   |
| Electrical           | 5. Clarification Regarding Switch of Lighting CKT L01-18. No Call out Reflected in the Plan issued.  | Refer to sheet E-04.1 near parking slot 11.   |
| Electrical           | 6. Clarification Regarding Switch of Lighting CKT-L01-19, No Call out on reflected ceiling plan issued.                                      | Refer to sheet E-04.1 near parking slot 12.   |
| General Requirements | 1. The Contractor is required to install a new temporary perimeter fence, or the existing fence is enough?                                   | The contractor is required to assess the existing temporary perimeter fence and recommend upgrade and/or replacement (as deemed necessary), for approval of the DAP.  |



| Reference            | QUERIES   | Responses/Clarifications  |
|----------------------|---|---|
| General Requirements | 2. What are the requirements of the representative In Charge on site or at Site Office?   | The minimum qualifications and work experience of Bidders' key personnel to be deployed at the project site shall comply as prescribed in OBD Section III, BDS Clause 10.4.   |
| General Requirements | 3. Clarification on the liability clause since the contractor is only to Build with or without retrofitting works?              | Since the scope of work includes structural investigation of the whole building and review of the existing documents reflecting the actual accomplishments, inspections, punch lists, the winning contractor shall assume liability and provide warranty for the whole building.  |
| Structured Cabling   | 1. In SLD the wiring was for analog set up while the specification it was mentioned IP.   | Refer to sheet EC2-3 IP Phone. All wirings are CAT-6E for IP based telephone system.  |
| Structured Cabling   | 2. For the Telephone System is this ISDN or SIP and How many Trunk Lines?   | Refer to Technical Specifications (Part 3), under Division 27, Section 27 30 00 for Telephone and Private Branch Exchange (IP PABX) System, particularly:<br><br><i>"e. The IP PABX system provided shall allow integrated Service Digital Network (ISDN) access from a Dual Tone Multiple Frequency (DTMF) Terminals."</i> |
| Structured Cabling   | 3. If analog set up, how many analog phones?  | Only IP Phones, no analog set up nor phones are required.   |
| Structured Cabling   | 4. Door access:<br>In the SLD the control panel for the Door Access and Key card is centralized, may we ask the specific brand? | Under the 2016 revised IRR of RA 9184, brands are not allowed to be disclosed. The contractor shall nominate suppliers for approval based on performance specifications.  |

3. On the queries of **CHINA CONSTRUCTION THIRD ENGINEERING BUREAU CO., LTD., JV 21TH CONSTRUCTION AND DEVELOPMENT CORPORATION**, the following are the clarifications/answers:

| Reference            | QUERIES   | Responses/Clarifications   |
|----------------------|---|--|
| General Requirements | 1. Clarification on Site Possession and Condition of Existing Works:<br>We acknowledge the provision under GCC Clause 3.1, which states that the winning contractor shall accept all site conditions as | Refer to the link provided below.<br><br><a href="https://drive.google.com/drive/u/0/folders/0ABKSwdPpx1gpUk9PVA">https://drive.google.com/drive/u/0/folders/0ABKSwdPpx1gpUk9PVA</a> |



| Reference            | QUERIES  | Responses/Clarifications   |
|----------------------|--|--|
|                      | previously accomplished.<br>May we kindly request if DAP could provide a summary report or technical validation of the existing structures (e.g., floors completed, systems installed) for transparency and accurate pricing during bid preparation?   | The winning bidder will be provided with the complete and detailed report.   |
| General Requirements | 2. Disclosure of Prior Engagements and Work Accomplishment Status:<br>To support the intent of RA 9184 for clear and unambiguous project scope, may we request disclosure of the nature and extent of the previously executed work under the initial contract?<br>This may include: percentage completion, as-built documentation, pending punch lists, and any audits done post-termination. This will greatly assist all prospective bidders in understanding the boundaries of the new scope. | The As-built Drawings are included in the OBD.<br><br>Refer to Annex "B" for the copy of the following: <ul style="list-style-type: none"><li>• Certificate of Accomplishment; and</li><li>• Pending punch-list.</li></ul><br>No audit was conducted during post-termination.    |
| General Requirements | 3. Clarification on Warranty Liability Scope:<br>Considering that the new contractor may inherit certain structural and architectural components from the prior builder, may we respectfully seek clarification on how warranty liabilities will be applied?<br>Specifically, will new contractors be required to warrant elements that were not originally constructed under their contract?  | Since the scope of work includes structural investigation of the whole building and review of the existing documents reflecting the actual accomplishments, inspections, punch lists, the winning contractor shall assume liability and provide warranty for the whole building. |
| General Requirements | 4. Guidance on Ethical Bidding and Conflict-of-Interest Matters:<br>In line with the Omnibus Sworn Statement provision, we seek guidance on whether bidders with prior or ongoing legal claims involving this specific project (e.g., arbitration, money claims, or appeals) may still be considered eligible or pose potential conflict-of-interest concerns.   | All bidders that meet the eligibility requirements as stated in the OBD may participate in the bidding process.  |



| Reference            | QUERIES  | Responses/Clarifications  |
|----------------------|--|---|
|                      | Clarifying this will help all parties ensure full compliance with procurement ethics.  |   |
| General Requirements | <p>5. Scope Reconciliation and Lump-Sum Pricing Risks:</p> <p>Given that the project is to be awarded as a lump sum, one-lot contract, we respectfully suggest that DAP consider issuing a reconciliation matrix showing actual vs. new works.</p> <p>This will allow bidders to accurately assess retained works, avoid duplication, and prevent potential billing conflicts during implementation.</p>                               | <p>Bidders are required to conduct their own assessment of the project requirements based on the provided references:</p> <ul style="list-style-type: none"><li>a. As-built Drawings;</li><li>b. Construction Plans;</li><li>c. Detailed scope of works found in Section VI of the OBD;</li><li>d. Bill of Quantities; and</li><li>e. Technical Specifications.</li></ul> |
| General Requirements | <p>6. Risk Management and Bid Validity Considerations:</p> <p>To promote fairness and ensure informed participation, we hope DAP can consider releasing an official clarification (e.g., via Bid Bulletin or Annex) regarding the pending legal proceedings, such as the CIAC award and any associated Supreme Court petition.</p> <p>This will help bidders make appropriate risk assessments and maintain bid integrity.</p>         | <p>This is a new project, and any previous legal proceedings will not affect the bidders' risk assessment and bid integrity.</p>  |
| General Requirements | <p>7. Clarification on the Link Bridge Scope:</p> <p>While the architectural drawing list includes reference to the link bridge, we have not found explicit mention of the link bridge in the written scope of works.</p> <p>Kindly confirm whether the design, structural construction, and fit-out of the link bridge are included in the current contract scope, and whether any specific technical notes or limitations apply.</p> | <p>The connecting bridge between the NTB and the existing dormitory building's scope of work and pay items are included and spread out in the different disciplines in the BOQ.</p>   |
| General Requirements | <p>8. Assessment Method for Foundation Soundness:</p> <p>Given that the project Involves continuation and completion of previously executed works, we understand that the structural</p>   | <p>The contractor's structural engineer shall recommend the methodology based on their conducted audit / investigation and field expertise in dealing with retrofitting works.</p>  |



| Reference | QUERIES  | Responses/Clarifications  |
|-----------|--|---|
|           | safety of the existing foundation is of high importance.<br>While standard methods such as core testing and structural scanning are anticipated, may we request DAP's preferred methodology or any additional instruction regarding how the soundness and stability of the existing foundations (including pile caps and vertical supports) should be verified and documented? | The contractor shall conform with latest National Structural Code of the Philippines. |

4. On the queries of **JITS CONSTRUCTION CORPORATION**, the following are the clarifications/answers:

| Reference     | QUERIES  | Responses/Clarifications   |
|---------------|--|--|
| Structural    | 1. Please clarify the item W10x27 stated in the BOQ under DIV. 5/Metals at 4th floor. The said item cannot be found in the plan & details.   | Refer to Drawing Sheet No. S-41.   |
| Structural    | 2. Please clarify the following items stated in the BOQ under DIV. 5/Metals at Roof Deck but not reflected on the plans.<br>a. 400x800x25mm Tubular Steel;<br>b. LC 100x50x15mm;<br>c. W16x31. | Refer to Drawing Sheet No. S-39.   |
| Structural    | 3. Please verify the details HTR-1 & HTR-2. It does not coincide with the Machine Rm & ACCU Deck Floor Framing Plan.   | Refer to updated Drawing Sheet No. S-21.   |
| Architectural | 4. Please clarify the item specified in the BOQ Glass Railing under item 5.2.2.8. Where this item is intended for?   | Refer to Drawing Sheets Nos. A1-14a to A1-14f.   |
| Architectural | 5. Please provide details of Stage Platform.   | Refer to Technical Specifications (Part 2), Division 12, under Section 12 00 00, pages 136-137, for details of stage platform. |
| Architectural | 6. Please provide detail of Sun Deck.  | Refer to Drawing Sheets Nos. A1-7e, A1-7l, A1-8e, A1-14a, and FFE-1e.  |
| Electrical    | 7. Please provide complete specifications of 800kVar Power Factor Correction Capacitor.  | The complete specifications will be issued in a separate Bid Bulletin.   |
| Plumbing      | 8. Please specify the location of the  | Refer to Drawing Sheets Nos.   |





|  |  |                   |
|--|--|-------------------|
|  | ff;<br>a. WC-1;<br>b. WC-2;<br>c. UR-1;<br>d. UR-2;<br>e. BIDEt. | A1-10a to A1-10s. |
|--|--|-------------------|

5. On the queries of **A.M. ORETA & CO., INC.**, the following are the clarifications/answers:

| Reference            | QUERIES   | Responses/Clarifications   |
|----------------------|---|--|
| Plumbing             | 1. What is the capacity of new STP?   | The new STP was designed to handle a volume of 231 cubic meter per day total wastewater generated for the entire DAP Conference Center compound.   |
| General Requirements | 2. Number of each type of equipment for the project?  | The number of each type of equipment will be issued in a separate Bid Bulletin.  |
| General Requirements | 3. DUPA- there are more than 8,000 per items on the Bill of Quantities, are we going to prepare 8,000 pages of DUPA for each item? that is more than 16 reams bond paper. | Reference to OBD Section III, under BDS Clause 21, only the winning Bidder is required to submit the said documents for contracting purposes.  |
| General Requirements | 4. Request for postponement of BID Submission from September 02, 2025 to October 31, 2025.  | <p>The Bid opening will be on 2 September 2025 (Tue) at 10:00 AM at 6B/F, O.D. Corpuz Hall, DAP Building, San Miguel Ave., Ortigas Center, Pasig City, Metro Manila. Bids will be opened in the presence of the bidders' authorized representatives who choose to attend the activity.</p> <p>Bids must be duly received by the BAC Secretariat (BSD) through manual submission at the BAC Secretariat Division Office at the GF, DAP building, San Miguel Avenue, Pasig City on or before 2 September 2025.</p> <p>BSD Representative will also be at the GF main lobby on 2 September 2025 from 8:00 AM to 10:00 AM to assist the interested bidders in submitting the bids.</p> |

**Reminder to Bidders:**

01. Interested bidders may obtain further information from DAP and inspect the Bidding Documents at the address given below from Monday to Friday, 9:00AM to 4:30PM.
02. A complete set of Official Bidding Documents (OBD) including electronic-copy of the Project's Construction Plans, Technical Specifications, and prescribed Forms may be acquired by interested bidders until 01 September 2025 (Mon) from 9:00AM to 4:30PM at the address and website/s below and upon payment of the applicable fee, pursuant to the latest Guidelines issued by the GPPB, in the amount of **SEVENTY-FIVE THOUSAND PESOS (P75,000.<sup>00</sup>)**. A scanned copy of proof of payment or proof of deposit duly certified/noted by the Bank must be emailed to the DAP's Finance Department at: [cashtreasury@dap.edu.ph](mailto:cashtreasury@dap.edu.ph) for the issuance of Service Invoice (SI). *Payment duly acknowledged by DAP Treasury Division shall be a pre-requisite to participate in the bidding.*

For bidders who are interested to know and to study the details of the transaction, the OBD may also be downloaded free-of-charge from the website of the Philippine Government Electronic Procurement System (PhilGEPS) and the website of the DAP. Provided further that those who is/ are interested to participate in the procurement shall pay the cost of the OBD on or before the date and time of the submission of bids set by the DAP.

03. Interested bidders can make their payments through the DAP Account as stated below in Cash, Check, or Online transfer:

|                             |  |
|-----------------------------|--|
| ❖ <i>Account Name:</i>      | DEVELOPMENT ACADEMY OF THE PHILIPPINES |
| ❖ <i>Account Number:</i>    | 0671-0105-40                           |
| ❖ <i>Bank:</i>              | LANDBANK OF THE PHILIPPINES            |
| ❖ <i>Branch of Account:</i> | PASIG CAPITOL BRANCH                   |

Or, at DAP Cash Treasury located at Floor 3A/F, DAP Building, San Miguel Avenue, Ortigas Center, Pasig City.

04. Site visit will be done on 23 July 2025 (Wed) to 01 September 2025 (Mon), 10:00 AM to 12:00 PM / 2:00 PM to 4:00 PM, and must be coordinated well in advance with the BAC Secretariat. Prospective bidders are encouraged to bring their technical personnel during the site visit, and only a maximum of three (3) representatives per bidder.
05. Bids must be duly received by the BAC Secretariat through manual submission at the office address as indicated below, on or before **02 September 2025 (Tue)** and not later than 10:00AM. Late bids shall not be accepted.
06. All bids must be accompanied by a bid security in any of the acceptable forms and in the amount stated in ITB Clause 15.
07. Bid opening shall be on 02 September 2025 (Tue) at 10:00AM at the 6B/F, O.D. Corpuz Hall, DAP Building, San Miguel Ave., Ortigas Center, Pasig, Metro Manila. Bids will be opened in the presence of the bidders' authorized representatives who choose to attend the activity.



08. The DAP reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Sections 35.6 and 41 of the 2016 revised Implementing Rules and Regulations (IRR) of RA No. 9184, without thereby incurring any liability to the affected bidder or bidders.

09. For further information, please refer to:

**RODEL D. CASTILLO**

***Officer-in-Charge, BAC Secretariat Division***

development academy of the philippines

GF, DAP Bldg., San Miguel Avenue, Pasig City 1600

Telephone : (632) 8631-0921 loc. 133

BAC Secretariat email : [dapbacsec@dap.edu.ph](mailto:dapbacsec@dap.edu.ph)

Website address : <https://www.dap.edu.ph>

10. You may visit the website <https://www.dap.edu.ph/invitation-to-bid/> for downloading of the OBD.

For the guidance and information of all concerned.

*For the Bids and Awards Committee,*



**JUNE ARVIN C. GUDOY**

**CHAIRPERSON, BIDS & AWARDS COMMITTEE**

>>>NOTHING FOLLOWS<<<