



**Republic of the Philippines
Bacolod City**

**BACOLOD SUPERCITY PROJECT
REQUEST FOR COMPARATIVE PROPOSALS**

**INSTRUCTIONS TO CHALLENGERS PART 2
DECEMBER 2024**

ANNEXES and/or BID FORMS

ANNEX QD-1A: BIDDER COMPOSITION

(For a Challenger which is a single partnership or corporation)

1. Name of Challenger or Prospective Bidder: _____

2. Contact Information of Challenger or Prospective Bidder

a. Address	
b. Website	
c. Contact Person	
i. Telephone	
ii. Fax	
iii. E-mail	

3. Entity which fulfills the Construction Experience

a. Name of Entity	
b. Relationship to Challenger or	
c. Address	
d. Website	
e. Contact Person	
i. Telephone	
ii. Fax	
iii. E-mail	

Note: If this requirement is fulfilled by the Challenger or Prospective Bidder proposing a Construction Contractor, list not more than one (1) Construction Contractor and provide the information above.

4. Affiliates, if any, of the entity which fulfills the Construction Experience, whose completed projects are being submitted as evidence of that entity's construction experience.

a. Name	
b. Address	
c. Contact Person	
d. Telephone Number	
e. Email	

Note: Attach evidence of Affiliation

5. Entity which fulfills the Operations and Maintenance (O&M) Experience.

a. Name of Entity	
b. Relationship to Challenger or	
c. Address	
d. Website	
e. Contact Person	
iv. Telephone	
v. Fax	
vi. E-mail	

8. Affiliate, if any, of the entity which fulfills the O&M Services Experience, whose project or experience is being submitted as evidence of that entity's O&M Services Experience.

a. Name	
b. Address	
c. Contact Person	
d. Telephone Number	
e. E-mail	

Note: Attach evidence of Affiliation

9. Entity which fulfills the Financial Qualification Requirement

a. Name of Entity	
b. Relationship to Challenger or Prospective Bidder	
c. Address	
d. Website	
e. Contact Person	
i. Telephone	
ii. Fax	
ii. E-mail	

Note: If this requirement will be fulfilled collectively by more than one (1) entity, list all the entities and provide the information above for each of them.

10. Affiliate, if any, of the entity which fulfills the Financial Qualification Requirement, whose financial capability is being submitted as evidence of that entity's financial capability.

a. Name	
b. Address	
c. Contact Person	

d. Telephone Number	
e. E-mail	

Note: Attach evidence of Affiliation

For and on behalf of *(Name of Challenger
Prospective Bidder)*

*(Signature of Authorized Representative)
(Name, Title, and Date)*

ANNEX QD-1B: BIDDER COMPOSITION

(For a Challenger or Prospective Bidder which is a Consortium)

Name of Consortium: _____

1. Consortium Members

	Lead Member	Other Member	Other Member	Other Member
Name				
Percentage Interest in the Consortium				
Type of Legal Entity (corporation/				

2. Contact Information of Consortium Members

a. Lead Member	
b. Address	
c. Website	
d. Contact Person	
i. Telephone	
ii. Fax	
iii. E-mail	

a. Consortium	
b. Address	
c. Website	
d. Contact Person	
i. Telephone	
ii. Fax	
iii. E-mail	

a. Consortium Member	
b. Address	
c. Website	
d. Contact Person	
i. Telephone	
ii. Fax	
iii. E-mail	

a. Consortium	
b. Address	
c. Website	
d. Contact Person	
i. Telephone	
ii. Fax	
iii. E-mail	

3. Entity which fulfills the Construction Experience

a. Name of Entity	
b. Relationship to Challenger or	
Challenger or	
c. Address	
d. Website	
e. Contact Person	
vii. Telephone	
viii. Fax	
ix. E-mail	

Note: If this requirement is fulfilled by the Challenger or Prospective Bidder proposing a Construction Contractor, list not more than one (1) Construction Contractor and provide the information above.

4. Affiliates, if any, of the entity which fulfills the Construction Experience, whose completed projects are being submitted as evidence of that entity's construction experience.

a. Name	
b. Address	
c. Contact Person	
d. Telephone Number	
e. Email	

Note: Attach evidence of Affiliation

5. Entity which fulfills the O&M Services Experience

a. Name of Entity	
b. Relationship to Challenger or	
c. Address	
d. Website	
e. Contact Person	
x. Telephone	
xi. Fax	
xii. E-mail	

6. Affiliate, if any, of the entity which fulfills the O&M Services Experience, whose project or experience is being submitted as evidence of that entity's O&M Services Experience.

a. Name	
b. Address	
c. Contact Person	
d. Telephone Number	
e. E-mail	

Note: Attach evidence of Affiliation

9. Entity which fulfills the Financial Qualification Requirement

a. Name of Entity	
b. Relationship to Challenger or Prospective Bidder	
c. Address	
d. Website	
e. Contact Person	
i. Telephone	
ii. Fax	
ii. E-mail	

Note: If this requirement will be fulfilled collectively by more than one (1) entity, list all the entities and provide the information above for each of them.

10. Affiliate, if any, of the entity which fulfills the Financial Qualification Requirement, whose financial capability is being submitted as evidence of that entity's financial capability.

a. Name	
b. Address	

c. Contact Person	
d. Telephone Number	
e. E-mail	

Note: Attach evidence of Affiliation

For and on behalf of (*Name of Consortium and Lead Member*)

(*Signature of Authorized Representative*)
(*Name, Title and Date*)

ANNEX QD-2: COMPANY INFORMATION

- a. To be submitted by all entities (whether as Challenger or Prospective Bidder, Consortium Member, Contractor, Affiliate) listed on all sections of the Bidder Composition (Form QD-1A or QD-1B).
- b. Required attachments: For all entities submitting this form
 - (i) Certified true copy of its latest General Information Sheet (GIS)
 - (ii) Certified true copy of SEC Certificate of Incorporation
 - (iii) Certified true copy of Articles of Incorporation and By-laws
 - (iv) Board of Director's Resolution authorizing the participation of the Corporation in the Competitive Challenge Process for the Project. In case of a Consortium, each of the members' Board of Director's Resolution authorizing the participation of the Corporation as a Consortium indicating the names of each of the members, designation of the lead member and the entity satisfying the qualification requirements.
 - (v) Certified true copy of the Business Permit or License
 - (vi) Certified true copy of BIR Tax Clearance
 - (vii) Certified True Copies of its last two (2) years Audited Financial Statement as stamped received by the Bureau of Internal Revenue.

1. Name of Entity	
2. Type of entity (please check one)	<input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Other _____
3. Consortium Member or not? (Please check one)	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Nominated Contractor/Entity or not? (Please check one)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Affiliate of an entity listed in QD-1A or QD-1B?	<input type="checkbox"/> Yes, Affiliate of
	<input type="checkbox"/> No
6. Place of Incorporation or Registration	
7. Year of Incorporation or Registration	
8. Principal Purposes or Businesses	

9. Shareholder or Partner Information

Name of Shareholder or Partner	Nationality	Percentage of shareholding or interest

(Insert rows as necessary)

10. Information on Beneficial Owners who own more than 5% Beneficial Interest

Name of Beneficial Owner	Nationality	Percentage total of Beneficial ownership

(Insert rows as necessary)

For and on behalf of *(Name of Entity)*

For and on behalf of
(Name of Challenger or Prospective Bidder/ If a Consortium, Name of Consortium and Lead Member)

(Signature of Authorized Representative)

(Name, Title, and Date)

(Signature of Authorized Representative)

(Name, Title, and Date)

ANNEX QD-3: NOTARIZED CERTIFICATION OF ABSENCE OF UNSATISFACTORY PERFORMANCE RECORD

- a. To be accomplished by the authorized representative of each Challenger or Prospective Bidder and the entities listed in all sections of the Bidder Composition (Form QD-1A or QD-1B).

Challenger or Prospective Bidder:	
Entity which fulfills a Qualification Requirement:	
Relationship to Challenger or Prospective Bidder:	

Republic of the Philippines)
) s.s.

Certification of Absence of Unsatisfactory Performance Record

I, *(name)*, *(citizenship)*, of legal age, with office address at *(address)*, as the *(position/designation)* of *(name of company represented)*, a *(corporation/partnership)* organized and existing under and by virtue of the laws of *(place of incorporation/registration)* hereby certify, for and on behalf of *(name of company represented)*, that *(name of company represented)* does not have any record of unsatisfactory performance on any of its projects and contracts. "Unsatisfactory Performance" means any of the following:

1. Failure to satisfactorily perform any of our obligations on any contract, as evidenced by imposition of a judicial pronouncement or arbitration award;
2. Expulsion from any project or contract;
3. Termination any of its contracts due to breach of its obligations thereunder;
4. Inclusion in a blacklist issued by any governmental agency;
5. Involvement in any Corrupt, Fraudulent, Coercive, Undesirable, or Restrictive Practice or having Conflicts of Interest.

(Date and Place of Execution)

For and on behalf of *(Name of Entity)*

(Signature of Authorized Representative)
(Name, Title)

SUBSCRIBED AND SWORN TO before me this () day of *(month and year)* at *(place)*, affiant exhibiting to me his/her *(proof of identity acceptable under Philippine notarial regulations)*, issued at *(city)* on *(date)*.

Notary Public

Doc. No._____
 Page No._____
 Book No._____
 Series of 2024.

ANNEX QD-4: CONSTRUCTION EXPERIENCE

- a. To be submitted by the entity or entities which fulfill the Construction Experience Requirement in Section 14.b.1 and 15, as identified in the Bidder Composition (Form QD-1A or QD-1B).
- b. Required attachment for each entity submitting this form:
 - (i) Certified list of Completed and Ongoing Projects and Actual photos of completed projects.
 - (ii) If the project was completed by an Affiliate of the entity which fulfills the Construction Experience, evidence of such affiliation.
 - (iii) Certified true copy of valid PCAB license for Category "AAA".

Challenger or Prospective	
Entity which fulfills the Construction Requirement	
Relationship to Challenger or Prospective Bidder	<i>(Challenger or Prospective Bidder / Consortium Member / D&E Contractor)</i>

1. Project Completed

Name of Project	
Location	
Description	<i>(Include environmental risk mitigation and protection engineering features and systems)</i>
Date of Contract	
Date of Completion	
Nature of Involvement	
Client	
Cost of Contract	
Name of Entity* which Completed Project	

* Must be the entity identified above or an Affiliate. If an Affiliate, evidence of such affiliation must be submitted.

2. Other Completed Projects

Name of Project	
Location	

Description	<i>(Include environmental risk mitigation and protection engineering features and systems)</i>
Date of Contract	
Date of Completion	
Nature of Involvement	
Client	
Cost of Contract	
Name of Entity* which Completed Project	

* Must be the entity identified above or an Affiliate. If an Affiliate, evidence of such affiliation must be submitted.

Name of Project	
Location	
Description	<i>(Include environmental risk mitigation and protection engineering features and systems)</i>
Date of Contract	
Nature of Involvement	
Client	
Cost of Contract	
Name of Entity* which Completed Project	

* Must be the entity identified above or an Affiliate. If an Affiliate, evidence of such affiliation must be submitted.

For and on behalf of
(Name of Entity)

For and on behalf of
(Name of Challenger or Prospective Bidder/ If a Consortium, Name of Consortium and Lead Member)

(Signature of Authorized Representative)

(Signature of Authorized Representative)

(Name, Title, and Date)

(Name, Title, and Date)

ANNEX QD-5: OPERATION AND MAINTENANCE SERVICES EXPERIENCE

- a. To be submitted by the entity or entities which fulfill the O&M Services Experience in Section 14.b.2, as identified in the Bidder Composition (Form QD-1A or QD-1B).
- b. Required attachment for each entity submitting this form:
 - (i) Certified List of Completed and Ongoing Projects demonstrating the prescribed O&M Services Experiences
 - (ii) If the project was completed by an Affiliate of the entity which fulfills the Construction Experience Requirement, evidence of such affiliation

Challenger or Prospective Bidder	
Entity which fulfills the	
Relationship to Challenger or Prospective Bidder	<i>(Prospective Bidder / Consortium Member / Construction Contractor)</i>

2. Project Completed

Name of Project	
Location	
Description	
Date of Contract	
Date of Completion	
Nature of Involvement	
Client	
Cost of Contract	
Name of Entity* which Completed Project	

* Must be the Entity identified above or an Affiliate. If an Affiliate, please attach evidence of such affiliation.

3. Other Completed Projects

Name of Project	
Location	
Description	
Date of Contract	
Date of Completion	
Nature of Involvement	
Client	

Cost of Contract	
Name of Entity* which Completed Project	

* Must be the Entity identified above or an Affiliate. If an Affiliate, please attach evidence of such affiliation.

Name of Project	
Location	
Description	
Date of Contract	
Nature of Involvement	
Client	
Cost of Contract	
Name of Entity* which Completed Project	

* Must be the Entity identified above or an Affiliate. If an Affiliate, please attach evidence of such affiliation.

For and on behalf of
(Name of Entity)

For and on behalf of
*(Name of Prospective Bidder/ If
Consortium, Name of Consortium
and Lead Member)*

(Signature of Authorized Representative)

*(Signature of Authorized
Representative)*

(Name, Title, and Date)

(Name, Title, and Date)

ANNEX QD-6: KEY PERSONNEL

- a. To be submitted by the Challenger or Prospective Bidder
- b. Required attachments:
 - (i) Recent photo of key personnel
 - (ii) Latest CV of each key personnel

Name of Challenger or Prospective Bidder: _____

1. Key Personnel

Name	
Employer	
Position	
Nationality	
Date of Birth	

Key Experience (add columns as necessary)

Employer	
Position	
Start Date	
End Date	
Description of Projects Undertaken	

Educational Background

College Degree:	School:	Year Graduated:
Graduate Studies:	School:	Year Graduated:
Professional License:	Year:	

2. Key Personnel

Name	
Employer	
Position	
Nationality	
Date of Birth	

Key Experience (add columns as necessary)

Employer	
Position	
Start Date	
End Date	
Description of	

Projects Undertaken	
---------------------	--

Educational Background

College Degree:	School:	Year Graduated:
Graduate Studies:	School:	Year Graduated:
Professional License:	Year:	

3. Key Personnel

Name	
Employer	
Position	
Nationality	
Date of Birth	

Key Experience (add columns as necessary)

Employer	
Position	
Start Date	
End Date	
Description of Projects Undertaken	

Educational Background

College Degree:	School:	Year Graduated:
Graduate Studies:	School:	Year Graduated:
Professional License:	Year:	

4. Key Personnel

Name	
Employer	
Position	
Nationality	
Date of Birth	

Key Experience (add columns as necessary)

Employer	
Position	
Start Date	
End Date	
Description of	

Projects Undertaken	
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Educational Background

College Degree:	School:	Year Graduated:
Graduate Studies:	School:	Year Graduated:
Professional License:	Year:	

For and on behalf of *(Name of Challenger or Prospective Bidder/ If Consortium, Name of Consortium and Lead Member)*

(Signature of Authorized Representative)
(Name, Title, and Date)

ANNEX QD-7: NOTARIZED STATEMENT OF FINANCIAL CAPABILITY

- a. To be submitted by the entity which fulfills the Financial Qualification Requirement in Section 14 and 17, as identified in the Bidder Composition (Annex QD-1A or QD-1B).
- b. Required attachments:
 - (i) Certified true copies of the last two (2) years audited financial statements
 - (ii) Bank testimonial letter from a domestic universal or commercial bank or an international bank duly licensed or recognized by the BSP

Challenger or Prospective	
Entity which fulfills the requirement:	
Relationship to Challenger or Prospective Bidder	

Republic of the Philippines)
) S.S.

Notarized Statement of Financial Capability

I, *(name)*, *(citizenship)*, of legal age, with office address at *(address)*, as the *(position/designation)* of *(name of entity)*, a *(corporation/partnership)* organized and existing under and by virtue of the laws of *(place of incorporation/registration)*, after having been duly sworn according to law, hereby certify for and on behalf of *(name of entity)* that the information stated in this Notarized Statement of Financial Capability is true and that the attached documents are genuine and true copies of the original. I further certify that:

- 1. The Financial Summary of *(Name of Entity)* from 2021 to 2023 is as follows:

Financial Information	2023	2022
(Indicate last day of accounting year)		
1. Total Assets		
2. Total Liabilities		
3. Total Net Worth		
4. Profits before Taxes		
5. Profits after Taxes		

- 2. The Challenger or Prospective Bidder or Consortium Member is a customer in good standing of the following banks *(provide the names and contact details of at least two banks)*:

Name of Bank 1	
Address	
Contact Person	
Tel. No.	
Email	

Name of Bank 2	
Address	
Contact Person	
Tel. No.	
Email	

(Date and Place of Execution).

For and on behalf of *(Name of Entity)*

(Signature of Authorized Representative)
(Name) (Designation)

SUBSCRIBED AND SWORN TO before me this *(date)* day of *(month and year)* at *(place)*, the affiant exhibiting to me his/her *(proof of identity acceptable under Philippine notarial regulations)*, issued at *(city)* on *(date)*.

Notary Public

Doc. No. _____;
Page No. ____;
Book No. ____;
Series of 2024.

ANNEX QD-8: OMNIBUS SWORN STATEMENT AND APPLICATION TO PRE-QUALIFY AND SUMBIT COMPETITIVE PROPOSAL

[Company Letterhead]

Republic of the Philippines)
) S.S.

Omnibus Sworn Statement and Application to Pre-Qualify and Submit a Competitive Proposal for the Bacolod Supercity Project

I, (*name*), (*citizenship*), of legal age, with office address at (*address*), as the authorized representative of (*name of Challenger or Prospective Bidder*), a (*corporation/partnership or Consortium*) (*organized and existing under and by virtue of the laws of [place of incorporation/registration]; or organized by agreement among its Consortium Members*, after having been duly sworn according to law, hereby certify for and on behalf of (*name of Challenger or Prospective Bidder or Consortium*) that:

1. In accordance with the RCP for the SUPERCITY Project (hereinafter referred to as the "Project"), the (*Name of Challenger or Prospective Bidder*), a *partnership/corporation/Consortium* with business address at, is applying to pre-qualify and to submit a Competitive Proposal for the Project.
2. (*Name of Challenger or Prospective Bidder*) confirms that all statements made, and the information and documents provided in its Qualification Documents, Technical Proposal and Financial Proposal, including statements made by all Consortium Members, their Affiliates, and nominated contractors, are true and correct and any misrepresentation or false statement made therein shall be a ground for its disqualification.
3. (*Name of Challenger or Prospective Bidder*) confirms that *it/the Consortium* is Philippine majority-owned-and-controlled and that the undersigned is its duly authorized representative.
4. (*Name of Challenger or Prospective Bidder*) authorizes the CGB to conduct any inquiry, clarification or investigation to verify the statements, documents, and information submitted in its Qualification Documents, Technical Proposal and Financial Proposal, and to seek such clarification or information from its directors, officers, employees, advisors, clients and banks regarding any legal, technical and financial aspect of its Competitive Proposal. (*Name of Challenger or Prospective Bidder*) also permits third parties to supply information required to verify statements and information submitted as part of the Competitive Proposal.
5. (*Name of Challenger or Prospective Bidder*) acknowledges the right of the CGB to reject its Competitive Proposal without assigning any reason and to cancel the Competitive Challenge Process at any time, without incurring any liability, and accepts all the terms and conditions of the Instructions to Challengers and other documents comprising the RCP.

6. *(Name of Challenger or Prospective Bidder)*, including the entities it has identified to comply with the Qualification Requirements under the Instructions to Challengers, have not at any time engaged in any Corrupt, Fraudulent, Coercive, Undesirable, or Restrictive Practices, nor have a Conflict of Interest.
7. *(Name of Challenger or Prospective Bidder)* waives any right to and shall not seek or obtain any restraining order, writ of injunction or prohibition or any other form of coercive judicial, quasi-judicial or administrative writ, process or issuance against the PPP-SC and the CGB to restrain, prevent, suspend, or in any manner forestall, hinder, obstruct or render inconvenient the Competitive Challenge Process.
8. *(Name of Challenger or Prospective Bidder)* acknowledges that the CGB is undertaking this Competitive Challenge Process in the performance of its functions to ensure the provision of a critical infrastructure facility and basic service and that, therefore, the Project is of paramount public interest and importance and that the CGB will suffer serious and irreparable damage on account of any breach by *(Name of Challenger or Prospective Bidder)* of these undertakings, and agree that the breach of these undertakings shall result in *(Name of Challenger or Prospective Bidder)*'s automatic disqualification to bid for the Project.
9. *(Name of Challenger or Prospective Bidder)* certifies that it or any of its Consortium Members or its Affiliates or the Consortium Members' Affiliates or any entity under its or its Affiliate's, or Consortium Members' or their Affiliates' Control do not have any pending litigated or arbitrated dispute with the Philippine Government, the CGB, and/or any of its agencies.

(Date and Place of Issue).

For and on behalf of *(Name of Challenger or Prospective Bidder/Consortium)*

(Signature of Authorized Representative)
(Name) (Designation)

SUBSCRIBED AND SWORN TO before me this *(date)* day of *(month and year)* at *(place)*, the affiant exhibiting to me his/her *(proof of identity acceptable under Philippine notarial regulations)*, issued at *(city)* on *(date)*.

Notary Public

Book No. ;
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ANNEX TP-1: PROJECT STUDY

The Project Study must discuss and present the Challenger’s understanding, assessment, approach, and delivery strategy for the development and implementation of the Project in strict accordance with the basic Minimum Performance Standards and Specifications (MPSS) and the terms of the PPP Contract. No rejection, restriction, modification of, limitation, reservation against or exception to the MPSS and PPP Contract terms, requirements, standards and specifications can be made.

The Project Study shall not exceed 200 pages (inclusive of schedules or annexes). Each section of the Study must be presented in the form, subject heading, content, and order detailed below.

SUBJECT	DESCRIPTION
Cover Page	<i>Include the names of the consortium and the consulting firm that prepared the study and their contact details</i>
Table of Contents	<i>Provide a table of contents with subject headings and page numbers</i>
Executive Summary	<i>Provide a summary of the key information and analysis presented in the study</i>
A. INTRODUCTION	
1. Background and Rationale of the Project Study	<i>State the background and rationale of the study including the Challenger’s understanding of the Project and why the Challenger decided to participate in the Competitive Challenge Process; Discuss the framework for the study including the preferred approaches, methodology, systems, concepts, assumptions, expectations, principles, theories, and courses of action</i>
2. LGU Profile/ City of Bacolod as the Implementing Agency	<i>Describe the geographic area for which data is analyzed in the study; Describe the physical features in geography and topography of City of Bacolod including the targeted Project site or peninsula; Provide an assessment of the quality of the structure and functioning of City of Bacolod’s ecosystems including those at the targeted Project site; Present and discuss updated key socio-economic indicators, data and statistics about City of Bacolod</i>

SUBJECT	DESCRIPTION
	<i>relevant to the Project; network and industry analysis in respect of City of Bacolod, Metro Manila, intra-Province, and the Philippines as a whole; Discuss how the Project and its envisioned end uses can help solve and address identified issues.</i>
3. Project Description, Scope and Objectives	<i>State the Challenger’s understanding of the overall purpose, aim, scope and definition of the Project in accordance with the MPSS and the PPP Contract.</i>
4. Project Proponent	<i>Identify the Proponent or the Challenger’s Consortium members and describe each member’s role and legal, technical and financial qualifications to develop the Project that satisfy the requirements under the RCP</i>
5. Key Institutions and Stakeholders	<i>Identify the key Project stakeholders and provide a brief institutional analysis for each one</i>
B. THE PROJECT	
6. Project Rationale	<i>Explain the need for the Project in the growth of the country’s transport sector and the economy as a whole</i>
7. Build-Transfer-Maintain and Strategic Business Plan for the Project	<i>Describe and explain the key terms and features of the Challenger’s competitive proposal to implement the Project as the possible Private Sector Partner of City of Bacolod; Include the Challenger’s strategic view and proposed overall plan showing how the Project can be successfully developed and commercially viable.</i>
8. Project Vision and Main Benefits	<i>Describe the Challenger’s vision for the Project to fit within the City of Bacolod’s vision; Identify and discuss the Project’s advantages, key features, and potential</i>

SUBJECT	DESCRIPTION
	<i>major benefits</i>
D. TECHNICAL ANALYSIS	
9. Topographic Survey	<i>Identify the topographic survey area and describe the survey method used; Present the topographic description and survey results</i>
10. Geotechnical Data	<i>Provide a geotechnical analysis of the Project site and determine the physical characteristics and structural properties of the underlying soil or rock through sampling, field testing, and laboratory testing; Provide soil sampling results for at least eighteen (18) boreholes (based on primary data or original analysis of secondary data)</i>
11. Concept Plan and Design of Phased Development	<i>Show and describe the Challenger’s conceptual layout, land use, and site or master development plan with drawings for the phased implementation of the Project in strict compliance with the MPSS and the PPP contract; Identify and provide a strategic PPP Contract on all supporting infrastructure, connectivity, utilities (electricity, water supply, wastewater treatment, telecommunications, internet, etc.) and ancillary facilities needed to make the Project usable, livable and accessible</i>
12. Approach and Methodology for Project Development and Implementation	<i>Describe the Challenger’s specific approach, methodology and delivery strategy in order to successfully develop and complete the Project as defined in the MPSS and the PPP Contract;</i>
13. Key Performance Parameters	<i>Identify and list the key performance parameters, factors, elements, goals and activities that are deemed critical to the successful development and implementation of the Project including possible relocation or resettlement issues</i>

SUBJECT	DESCRIPTION
14. Project Management Structure and Organization	<i>Provide a diagram and describe the organizational structure, integrated teams and management decision-making process that the Challenger intends to set up for the execution of the Project; Discuss the core elements of how management, oversight and reporting of Project execution will be carried out</i>
15. Engineering and Technology Readiness	<i>Explain the engineering, technology and construction method to be employed in the design and construction of the Project to achieve cost-efficiency and fast-tracked implementation (without sacrificing quality and safety); Identify and describe any new, proprietary, or innovative technology, process, design, methodology or engineering concept that will improve the construction, operation, performance, safety, sustainability and/or maintenance of the Project</i>
16. Project Implementation Work Plan and Construction Schedule Baseline	<i>Provide a Project implementation schedule and work plan showing key activities and completion dates consistent with the terms of this ITC, the MPSS and the PPP Contract; Key activities should include: completion of the Full Feasibility Study, Final Master Plan,; permitting and approvals; financial closing; construction start date; phased development construction completion, etc.; Summarize and list the planned key construction milestones and events for the development of the Project and indicate the targeted or planned completion date of each milestone</i>
17. Risk Management	<i>Describe the basic principles on how risk management will be developed, implemented and integrated into the overall Project execution approach</i>
18. Quality Assurance, Safety and Health	<i>Explain the fundamental approach on how quality assurance, safety and health management and compliance with</i>

SUBJECT	DESCRIPTION
	<i>relevant laws, standards, rules and regulations will be systematically integrated in work and management practices</i>
19. Environment and Social Assessment	<i>Prepare an initial environmental and social factor examination of the Project and ensure compliance with the standard approach under applicable rules and regulations; Identify the environmental and social impacts including possible mitigation measures; Summarize the planned environmental management, monitoring and compliance plans and systems that the Challenger intends to apply and integrate in the execution of the Project</i>
E. FINANCIAL AND ECONOMIC ANALYSES	
20. Financial Analysis	<i>Provide financial projections, weighted average cost of capital, internal rate of return (IRR), and relevant ratio calculations (debt-to-equity, debt service coverage, etc.) for the Project including indicative Project capital cost and investment requirement estimates for each phase; Present passenger traffic forecasts and revenue projections for the term of the Concession Period; Provide a sensitivity analysis for Project IRR and DSCR under different cost, and traffic forecast; Put forward and explain the Challenger's financing plan that identifies the potential sources of equity and debt financing (substantiated by letters of interest or support from such sources)</i>
21. Economic Feasibility Assessment	<i>Prepare and show economic internal rate of return (EIRR) calculations for the Project; Ensure that the EIRR analysis and results comply with the standard approach, guidelines and hurdle rates set by NEDA-ICC</i>
22. Value for Money Analysis	<i>Provide a value for money analysis</i>

SUBJECT	DESCRIPTION
	<i>applying the VfM methodology prescribed by the PPP Governing Board which estimates the total expected cost savings from the PPP option vis-à-vis the traditional public procurement mode arising from the avoidance of Project risks by the government</i>
23. Risk Analysis	<i>Provide a Project risk register or risk allocation matrix which identifies and describes the key risks associated with the SUPERCITY Project, the preferred allocation consistent with the PPP Contract, as well as the Challenger's plans and strategies on how to manage or mitigate them; Ensure compliance with applicable LGU PPP guidelines on risk allocation and mitigation</i>
F. LEGAL FRAMEWORK ANALYSIS	
24. Statutory Basis	<i>Discuss the legal framework for the development of the Project including environmental protection and compliance</i>
25. The Republic Act No. 11966, otherwise known as the "PPP Code of the Philippines" and its Implementing Rules and Regulations	<i>Discuss the suitability and applicability of the Republic Act No. 11966, otherwise known as the "PPP Code of the Philippines" and its Implementing Rules and Regulations as the main legal and implementation framework for the development of the SUPERCITY Project</i>
26. Project Legal Implementation and Next Steps	<i>Explain the legal implementation steps from Competitive Challenge leading to Project award and the start of construction</i>
27. Suitability of the Build-Transfer Maintain Modality	<i>Discuss the suitability of the Build-Transfer-Maintain modality as the preferred PPP arrangement for developing and implementing the SUPERCITY Project</i>
28. Regulatory Framework	<i>Explain the applicable legal and regulatory aspects of and requirements on the proposed land use; Identify the key permits and government approvals for the development of the Project; Describe the strategy and plan for obtaining all permits, licenses and approvals within the development period</i>

SUBJECT	DESCRIPTION
G. CONCLUSION	
29. Conclusion	<i>Summarize the key highlights of the Project Study and draw the Challenger’s main conclusions</i>
PROJECT STUDY ANNEXES	<i>Attach all primary and/or secondary data analysis results and other relevant annexes or schedules</i>

ANNEX TP-2: ACCEPTANCE AND COMPLIANCE STATEMENT

[Company Letterhead]

[Date]

**THE PUBLIC-PRIVATE PARTNERSHIP
PRE-QUALIFICATION BIDS AND AWARDS COMMITTEE**

City of Bacolod
Province of Negros
Occidental

Attention: _____
Chairman, PPP-PBAC

Dear _____,

Acceptance and Compliance Statement— Bacolod SuperCity Project

[Name of Challenger or Consortium] hereby declares, represents, and warrants that:

1. It has read and understood each and every section and page of the Request for Competitive Proposals (RCP) including the Minimum Performance Standards and Specifications, the PPP Contract, their provisions, terms and conditions, and all amendments, supplements, or modifications thereto, as well as the decisions, rulings and instructions of the PPP-PBAC in relation to the Competitive Challenge Process for the captioned Project; and
2. It accepts and agrees to be strictly bound and shall fully abide by and comply with such provisions, terms and conditions, amendments, supplements, modifications, and decisions.

(Name of Challenger/Name of Consortium and Lead Member)

By:

(Name and Signature of Authorized Representative)

SUBSCRIBED AND SWORN TO before me this *(date)* day of *(month and year)* at *(place)*, the affiant exhibiting to me his/her *(proof of identity acceptable under Philippine notarial regulations)*, issued at *(city)* on *(date)*.

Notary Public

Doc. No. ____ ;
Page No. ____ ;
Book No. ____ ;
Series of 2024.

ANNEX FP-1: FINANCIAL PROPOSAL LETTER

[Company Letterhead]

[Date]

**THE PUBLIC-PRIVATE PARTNERSHIP
PRE-QUALIFICATION, BIDS AND AWARDS COMMITTEE**
City of Bacolod
Province of Negros Occidental

Dear _____:

Financial Proposal- Bacolod SuperCity Project

[Name of Challenger] hereby unconditionally offers, declares, confirms and submits to the City Government of Bacolod the Net Present Value of LGU Payments for the captioned Project:

in accordance with the Request for Competitive Proposals (RCP) for the Project, which includes the Instructions to Challengers, the Minimum Performance Standards and Specifications, and the PPP Contract.

Our offer is final and binding and can be accepted by the City Government of Bacolod pursuant to and following the procedures prescribed under the RCP.

[Date and Place of Execution].

For and on behalf of *[Name of Challenger]*

[Signature, Name and Title of Authorized Representative]

ANNEX FP-2: FINANCIAL MODEL

Name of Project: Bacolod SuperCity Project

Name of Challenger: _____

Challengers must submit their working financial model for the Project in electronic form stored in an external USB drive, in Microsoft Excel format, showing all relevant assumptions, formulas, calculations and supporting work sheets, including the offered LGU Payments and Expected Equity Share of the CGB, with amounts stated in Philippine Pesos and financial projections over the initial 10-year term of the PPP Contract with base figures expressed in 2024 prices and thereafter adjusted based on the relevant adjustment factor (e.g., projected Consumer Price Index movement).

1. Key Assumptions

- Capital Costs – development, construction, interest during construction
- Operation and Maintenance Costs Land Market Value Appreciation Cost of Equity
- Cost of Debt

2. Projected Income and Expenses (10 years)

- Operating and Maintenance Expenses
- Other Expenses
- Depreciation and Amortization Total Expenses
- Operating Income
- Interest Expenses,
- Other Expenses
- Net Income Before Tax
- Tax
- Net Income After Tax
- Tax Holidays and Other Fiscal Incentives

3. Projected Balance Sheet (10 years)

a. Assets

- Current
- Long-term
- Others
- Total Assets

b. Liabilities

- Short-term Debt
 - Current Portion of Long-term Debt
 - Others Current Liabilities
 - Long-Term debt
 - Other long-term liabilities
 - Total Liabilities
- c. Stockholder's Equity
- Outstanding, subscribed and paid-in capital
 - Retained earnings
 - Debt / Total Capital Ratio
 - Total Stockholders' Equity

Total Liabilities and Stockholders' Equity

4. **Projected Cashflow Statement (10 years)**

- Cashflow from Operations
- Cash inflows from Project revenues
- Changes in working capital
- Adjustments for non-cash items
- Other operating cash inflows
- Cash operating and maintenance costs
- Net cashflow from operations
- Cashflow from investing
- Cash inflows from investing activities
- Capital expenditure
- Other cash outflows from investing activities
- Net cashflow from investing activities
- Cashflow from financing
- Interest Income
- Interest Expense
- Gross borrowing
- Gross debt repayment
- Equity contributions
- Payments to shareholder
- Net cashflow from financing activities
- Net cashflow
- Cash at beginning
- Cash at end

5. **Rates of Return and Cost of Capital**

Project Internal Rate of Return (IRR) and Weighted Average Cost of

Capital (WACC) *(please show calculations to derive the Project IRR and breakdown of WACC each year)*

Equity IRR *(please show calculations to derive the equity IRR and compare with the cost of equity)*

For and on behalf of *(Challenger/Lead Member)*

By:

(Signature, Name and Designation of Authorized Representative)

NOA-1 FORM: Equity Contribution Undertaking

We, *ABC Consortium* (the "Consortium"), the Winning Bidder, do hereby undertake that its members will infuse the following equities to the Concessionaire:

1) *Corporation*, the Lead Member and the Qualifying Initial Shareholder fulfilling the Financial Qualification Requirement of the Winning Bidder, the Consortium, will infuse eighty percent (80%) of the committed equity of the Concessionaire in the amount of _____(Php_____); and,

2) *Corporation*, the Qualifying Initial Shareholder fulfilling the Technical/O&M Qualification Requirement of the Winning Bidder, the Consortium, will infuse twenty percent (20%) of the committed equity of the Concessionaire in the amount of _____(Php_____).

The proposed subscribed shares of stock of the Concessionaire is _____ (Php_____) with a proposed initial authorized capital stock of _____ (Php_____), as indicated in its incorporation documents.

The estimated Total Project Cost of the Concessionaire is _____ (Php_____), at least thirty percent (30%) of which shall be financed through its Equity or an equivalent amount of _____(Php_____).

We execute this undertaking in compliance with the Post – Award Requirements under Section _____of the Instructions to Challengers and the Notice of Award dated _____issued by the City Government of Bacolod for the Bacolod SuperCity Project.

By: ABC Consortium

SUBSCRIBED AND SWORN TO before me this [__] day of _____ 2024 at _____, affiant exhibiting to me his/her Passport with No. _____ issued at _____.

Doc. No.:_____;
Page No.:_; Book
No.:_; Series of
2024.

NOTARY PUBLIC

ANNEX FP-3: FINANCING PLAN

The financial plan provided by the Challenger will describe the sources of funds and the terms of financing for both debt and equity as applicable for implementing the Project. For the avoidance of doubt, shareholder loans will be treated as equity provided that they are subordinated to all other debt. The Challenger will provide details on the financing sources as outlined in the Table 1 below. The financing should be in an amount sufficient to cover all estimated Project costs.

Financing will be in the form of equity and debt. At least twenty percent [20%] of the total financing, inclusive of contingencies, will be in the form of equity and the remainder in debt or subordinated debt

SOURCES OF FUNDS					
Items/Sources	USD	+	Local Currency	=	Equivalent Total in Philippine Peso [PHP]
1.1 Total Project Costs [Excluding stand-by credit facility]					
1.2 Equity					
Lead Member Name:					
[Consortium Member] Name:					
[Consortium Member] Name:					
Contractor / Supplier Name:					
Contractor / Supplier Name:					
Philippine Sources Name:					
Other Sources Name:					
Total Equity:					
1.3 Debt Financing					
Export Credit Agencies [list individually]					
Export Credit Agency Name:					

SOURCES OF FUNDS					
Items/Sources	USD	+	Local Currency	=	Equivalent Total in Philippine Peso [PHP]
Export Credit Agency Name:					
Export Credit Agency Name:					
Export Credit Agency Name:					
Commercial Sources [list individually]					
Commercial Source Name:					
Commercial Source Name:					
Commercial Source Name:					
Multilateral Sources [list individually]					
Multilateral Source Name:					
Multilateral Source Name:					
Other Sources [list individually]					
Other Source Name:					
Total Debt:					

ANNEX FP-4: SCHEDULE OF LGU PAYMENTS

Year	LGU Payments (in Php)	Project Component	Amount and Deadline of 1st Payment (in Php)	Amount and Deadline of 2nd Payment (in Php)
1	[Insert amount in figures]	Infrastructure	[Insert amount in figures] (Month 6)	[Insert amount in figures] (Month 12)
	[Insert amount in figures]	E-Government		
2				
3				
4				
5				
6				
7				
8				
9				
10				
Total	[Insert Total amount in figures]		[Insert Total amount in figures]	[Insert Total amount in figures]

1. DOCUMENTATION

In support of the financing plan provided above, the following documentation is to be provided.

- 1.1 Financial Plan certified by the Chief Executive Officer or Treasurer /Controller of each of the companies verifying that the company will provide the amount of equity stated in Section 1.2 of Table 1 at the relevant time.
- 1.2 If the Challenger has appointed a financial advisor/arranger for the Project, the Challenger shall provide the name of the organization, the lead person who will perform the services from the organization, and the qualification statement for the organization and the lead person.
- 1.3 Should the Challenger plan to have financing for the Project at a later date, details of financing arrangements prior to the long-term financing being effective shall be provided. Note: If necessary, Challengers may provide for a separate document or annexes for their financial model and project finance plan.

Note: If necessary, Challengers may provide for a separate document or annexes for their financial model and project finance plan.