

The Republic of the Philippines

**Architectural and Conceptual Design
Contest for the Diliman Property**



Supplemental Contest Bulletin No. 2

21 March 2019

SUPPLEMENTAL CONTEST BULLETIN NO. 2

1. NOTICE TO PARTICIPANTS

Participants are hereby notified of the amendments, revisions, modifications and clarifications to the Terms of Reference/Contest Mechanics for the Architectural and Conceptual Design Contest for the Diliman Property.

2. CLARIFICATIONS ON THE TERMS OF REFERENCE

Terms of Reference/Contest Mechanics is hereby amended, modified and clarified as follows:

QUERIES/ISSUES	CLARIFICATIONS/MODIFICATIONS/AMENDMENT
<p>1. Does PSALM have definitive program or required design components and parameters that need to be addressed?</p> <p>2. How will PSALM assess the designs in terms of maximum potential for the property?</p>	<p>II. Objectives of the Contest, 5.vii shall be amended to read as follows:</p> <p><u>FROM:</u></p> <p>5.</p> <p> i. x x x</p> <p> ii. x x x</p> <p>vii. To address the office space requirements of existing occupants such as NPC, National Transmission Corporation and PSALM Corporation.</p> <p><u>TO:</u></p> <p>5.</p> <p> i. x x x</p> <p> ii. x x x</p> <p>vii. The conceptual design shall address the office space requirements of the three agencies (NPC, TransCo, and PSALM).</p> <p>So long as the three agencies have their own distinct and allotted office space, the conceptual design is only limited by the Architectural Firm's innovativeness, originality, and artistry.</p>

	<p>For purposes of space allocation in the conceptual design, the number of employees of the three agencies are provided hereunder, to wit:</p> <ul style="list-style-type: none"> • PSALM - 253 • TransCo - 365 • NPC - 421 <p>Please note that this number does not remain constant and fluctuates significantly based on the needs of the government agency and the projects that it undertakes for that year.</p>
<p>3. For purposes of doing the macro/conceptual, what are the basic things that firms would need?</p> <p>What are the primary considerations when crafting the conceptual design?</p>	<p>The objectives of the contest under Item II of the TOR should be the fundamental consideration of the conceptual design.</p> <p>The basic laws to be considered must be the National Building Code of the Philippines and the National Cultural Heritage Act of 2009 insomuch as Locsin-designed building, an Important Cultural Property (ICP), is located inside the Diliman Property.</p> <p>Other applicable laws such as the Local Building Code of Quezon City must also be taken into consideration. PSALM presumes that the Interested Architectural Firms that will join the Design Contest are better positioned to know the applicable laws and regulations concerning their practice of design and architecture.</p> <p>The intention of the design contest is for PSALM, ultimately the Republic of the Philippines, to draw income out of the Diliman property. Because PSALM is not a property developer and not allowed by its mandate to go into the development business.</p>
<p>4. Is there a PhilGePS requirement?</p>	<p>None. The design contest is not covered by Republic Act No. 9184.</p> <p>Only the requirements enumerated under Items VI and X will be required from the Architectural Firms subject to the reservation clause under Item XVIII and the last paragraph of Item VI.</p>
<p>5. In case members of the firm are international</p>	<p>PSALM will only consider international professionals, regardless of their actual</p>

<p>professionals, and/or employed to other firms, can the participating firm include them in their team as an individual or as a company?</p>	<p>employment with other non-participating Architectural Firms, as employees of the participating Architectural Firm.</p> <p>For eligibility purposes, PSALM will allow international professionals provided that:</p> <ol style="list-style-type: none"> 1) There is an agreement between the Architectural Firm and the international professional to show that the latter has a contractual obligation with the firm and its responsibility as regards the Design Contest; and 2) The international professional is permitted, under applicable law (e.g. for architects - RA 9266 or The Architecture Act of 2004), to practice his or her profession in the Philippines. 						
<p>6. Are winnings part of the eligibility requirements?</p>	<p>Interested Architectural Firms without any winnings may still join the Design Contest. However, for rating/grading purposes, said firms will get 0% out of the potential 10% rating under said requirement.</p>						
<p>7. Aside from the BERDE (Philippine counterpart of LEED), will other equivalent building certifications be considered under its technical requirements?</p>	<p>Paragraph VI.B (Eligibility and Technical Requirements), Technical Requirements on LEED certification shall be amended to include BERDE Certification and Certified BERDE professionals as equivalent to certifications.</p> <p>Thus: Item II. Technical Requirements of Table 1. Criteria for Selection shall be amended as follows:</p> <p>FROM:</p> <table border="1" data-bbox="733 1473 1318 1686"> <tr> <td>II. Technical Requirements</td> </tr> <tr> <td>Leadership Energy and Environmental Design (LEED) Certification (3 or more designs with LEED certification)</td> </tr> <tr> <td>LEED Accreditation (1 or more personnel with LEED accreditation.)</td> </tr> </table> <p>TO:</p> <table border="1" data-bbox="733 1787 1318 2119"> <tr> <td>II. Technical Requirements</td> </tr> <tr> <td>Leadership Energy and Environmental Design (LEED) Certification or <i>BERDE</i>, <i>GREEN Certification</i> or equivalent green building certification (3 or more designs with LEED, <i>BERDE</i> or <i>GREEN</i> certification or any equivalent green building certification)</td> </tr> <tr> <td>LEED Accreditation or <i>Certified BERDE, GREEN Professionals</i> (1 or more</td> </tr> </table>	II. Technical Requirements	Leadership Energy and Environmental Design (LEED) Certification (3 or more designs with LEED certification)	LEED Accreditation (1 or more personnel with LEED accreditation.)	II. Technical Requirements	Leadership Energy and Environmental Design (LEED) Certification or <i>BERDE</i>, <i>GREEN Certification</i> or equivalent green building certification (3 or more designs with LEED, <i>BERDE</i> or <i>GREEN</i> certification or any equivalent green building certification)	LEED Accreditation or <i>Certified BERDE, GREEN Professionals</i> (1 or more
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	<div style="border: 1px solid black; padding: 2px;"> <p>personnel with LEED, <i>BERDE</i> or <i>GREEN</i> or equivalent accreditation.)</p> </div>
<p>8. Will on-going LEED-accreditations be considered as qualifying component?</p>	<p>Ongoing LEED-accreditation of an interested Architectural Firm will NOT be taken into consideration in the Selection Process.</p> <p>Given that the Design Contest is a first-of-its-kind project for PSALM, PSALM needs a seasoned and qualified Architectural Firms to join the Design Contest.</p>
<p>9. Is a LEED-expert required in a participating firm's team composition?</p> <p>10. Under normal circumstances, would an architectural design firm have an employee who is LEED-specialist or are they required to hire LEED-expert employee on a consultancy basis?</p>	<p>PSALM is only requiring a LEED accredited personnel (proven by submitting a certified true copy of the personnel's LEED accreditation/certification) and not a LEED expert.</p> <p>PSALM will only consider LEED accredited professionals who are: 1) employees of the participating Architectural Firm, or 2) who have an agreement with the participating Architectural Firm to show that he/she has a contractual relationship with the firm and its responsibility as regards the Design Contest.</p>
<p>11. Will other Green Building Certifications (i.e. BERDE, GREEN, PHILGBC, etc.) be considered an equivalent to LEED-Certified buildings?</p>	<p>LEED, BERDE, GREEN, or equivalent Green Building Certification is acceptable.</p>
<p>12. Regarding the eligibility requirements to provide completed works of having two (2) hectare projects, does the minimum 2 hectares constrict to the project's Total Lot Area or the Constructions floor Area/ Gross Floor Area of the project?</p>	<p>The area refers to the lot area and not floor area.</p> <p>The terms of reference require that the Architectural firm should submit a declaration, using the form in Annex 2, that it has completed at least three (3) commercial architectural designs, each with an area of at least two (2) hectares within the last five (5) years.</p>
<p>13. What are the file formats to be used for submission of design?</p>	<p>Item X.b SECOND STAGE REQUIREMENTS shall be amended as follows:</p> <p><u>FROM:</u></p> <p>X. SECOND STAGE REQUIREMENTS</p> <p>The architectural conceptual design for the</p>

	<p>Property shall be based on “Highest and Best Use” of the property. The firm must submit the following:</p> <ul style="list-style-type: none"> b. Report in A4 size (Landscape Orientation), in both digital (PDF format) and hard copies providing the following: X x x <p><u>TO:</u></p> <p>X. SECOND STAGE REQUIREMENTS</p> <p>The architectural conceptual design for the Property shall be based on “Highest and Best Use” of the property. The firm must submit the following:</p> <ul style="list-style-type: none"> b. Nine (9) sets of report in A3 size (Landscape Orientation), in both digital (PDF format) and hard copies providing the following: X x x <p>CLARIFICATION:</p> <p>In paragraph c, power point presentation may be allowed as long as the details of the designs are presented.</p>
<p>14. If there is a budget for construction and if the estimated development cost is above the project, will it be a basis for disqualification?</p>	<p>The construction cost of an Architectural Firm’s submission, whether exorbitant or economical, will not be a basis in the grading/rating for the selection process or competition proper.</p> <p>PSALM has no budget for the construction. The plan is to privatize the construction of the Project to a private entity, through a public bidding mechanism.</p> <p>PSALM will not be the one to spend for the construction. The commercial structure for the implementation of the Master Planning can be undertaken into various modes such as Joint Venture Agreement, Usufruct Agreement or Long-term Lease, etc.</p>

<p>15. Which part is the marketability? Is it the feasibility for leasing spaces which is how much the development cost will be or in terms of who the people will try?</p> <p>How is “marketability of design” determined?</p>	<p>The economic feasibility in terms of marketability shall be inclusive of overall aesthetic design. That is how the customers will be attracted to the design.</p>
<p>16. What does the phrase “achieved quality of the tourism standard” mean?</p>	<p>The Conceptual Design must have a building, place or space that is aesthetically pleasing, or appealing.</p> <p>The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.</p>

Please be guided accordingly.

Quezon City, 21 March 2019.



IRENE JOY BESIDO-GARCIA
 Chairperson
 Selection Committee