

**ASSET DISPOSITION PROGRAM COMMITTEE FOR THE DISPOSITION
OF THE NEW CLARK CITY INDUSTRIAL ESTATE 1**

RESOLUTION NO. 2024-11-11

**DECLARATION OF THE ORIGINAL PROPONENT AS THE WINNING
PROPONENT WITH THE MOST ADVANTAGEOUS PROPOSAL FOR THE
LONG-TERM LEASE AND DEVELOPMENT OF THE NEW CLARK CITY
INDUSTRIAL ESTATE 1**

WHEREAS, on 30 April 2024, the Bases Conversion Development Authority received an Unsolicited Proposal from the Science Park of the Philippines, Inc. (SPPI) for the long-term lease and development of the 100-hectare portion of the New Clark City (the “Project”), within Clark Special Economic and Freeport Zone, into a light industrial and science park which the BCDA;

WHEREAS, after determining the eligibility (legal, financial, and technical capacity) of the SPPI to undertake the project and after a successful negotiation between parties (SPPI and BCDA) on the purpose, terms, and conditions, the SPPI was conferred by the BCDA Board of Directors on 28 August 2024 with the status of being the Original Proponent whose proposal shall be subject to challenge by other private sector proponents (PSP), pursuant to the BCDA Disposition Guidelines;

WHEREAS, on 02, 07, and 11, October 2024, the ADP-Com published an invitation to bid and submit a comparative proposal for the long-term lease and development of the New Clark City Industrial Estate 1 in two (2) newspapers of general circulation and posted continuously in the BCDA Corporate Website;

WHEREAS, the bid parameter for the *Swiss Challenge* is the minimum Annual Fixed Lease Payment to BCDA equivalent to Eighty Pesos per square meter per annum (Php80.00/sq.m./annum), inclusive of 12% value-added tax (VAT), starting from the Year 1 of the lease and subject to an escalation rate;

WHEREAS, on 18 October 2024, the following PSPs attended the Pre-Bid Conference:

1. Ayala Land Logistics Holdings Corp. (ALLHC)
2. First Philippine Industrial Park, Inc. (FPIP)
3. GMR Airports (GMR)
4. Science Park of the Philippines, Inc. (SPPI) - *Original Proponent*

WHEREAS, no PSP purchased the tender documents within the period of its availability from 08 October 2024 to 11 November 2024, and no comparative proposal was received on 11 November 2024, 12:00 noon deadline for the submission of said proposals.

NOW, THEREFORE, all premises considered, the Asset Disposition Program Committee resolves, as it is hereby **RESOLVED** to:

1. Declare that BCDA received no comparative proposal for the competitive challenge for the long-term lease and development of the New Clark City Industrial Estate 1;
2. Declare the Original Proponent, Science Park of the Philippines, Inc. (SPPI) as the Winning Proponent with the Most Advantageous Proposal for the Project; and
3. Recommend to the President and Chief Executive Officer the conduct of the post-qualification on the Winning Proponent in order to verify the accuracy, veracity, and authenticity of the submitted documents of SPPI.

Done in the BCDA Corporate Center, Taguig City this **11th** day of **November 2024**.

**ASSET DISPOSITION PROGRAM COMMITTEE FOR THE
DISPOSITION OF THE NEW CLARK CITY INDUSTRIAL ESTATE 1**

RICHARD BRIAN M. CEPE
Chairperson

MARK P. TORRES
Vice Chairperson

MADONNA M. CINCO
Member

RANDY S. VIACRUSIS
Member

CHRISTIAN T. DULDULAO
Member