

**PREQUALIFICATION BIDS AND AWARDS COMMITTEE**

**SELECTION OF JOINT VENTURE PARTNER FOR THE NEW CLARK CITY (NCC)  
INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) PASSIVE  
INFRASTRUCTURE PROJECT**

**BID BULLETIN NO. 4, s. 2025**

In connection with the ongoing selection of Joint Venture partner for the NCC ICT Passive Infrastructure Project, we are hereby issuing this bid bulletin to inform interested Private Sector Participants (PSPs) of the following responses to the queries from the prospective bidders during the Pre-Bid Conference held on 04 June 2025:

<b>Item No.</b>	<b>Questions/Clarifications from the Prospective Bidders</b>	<b>Clarification/Answer</b>
1	What are the contents of the three (3) envelopes to be submitted by the bidders?	Please refer to the Instruction to Bidders, specifically: <ul style="list-style-type: none"> <li>• Section 4 for the First Envelope (or the Qualification Documents);</li> <li>• Section 5.1 for the Second Envelope (or the Technical Proposal); and</li> <li>• Section 5.2 for the Third Envelope (or the Financial Proposal).</li> </ul>
2	What is the whole formula for rebasing?	The rebasing methodology forms part of the JVA which may be accessed at the Data Room. Please note that only Bidders who have purchased the Bidding Document will be able to access the Data Room.
3	Is this right? 40% equity would BCDA inject cash or in kind by facilities like land, etc.?	The BCDA Contribution will be in-kind comprised of the following: <ul style="list-style-type: none"> <li>• Land rights</li> <li>• Project rights</li> <li>• Existing facilities</li> <li>• Additional facilities to be or being built by BCDA</li> </ul> <p>The BCDA Contribution is described in more detail in the JVA accessible</p>

		via the Data Room. Please note that only Bidders who have purchased the Bidding Document will be able to access the Data Room.
4	So, the 2.5 billion is a nominal cost for the next 25 years. With that amount, how much is Phase 1 or the immediate CAPEX and what would be the percentage share of the heavy maintenance or the replacement CAPEX in the future?	<p>PhP 2.5 Billion is the estimated Project Cost over the 25-year term of the Project.</p> <p>All bidders are required to develop their implementation plan and build their own financial model reflecting the estimated customer growth in NCC and project cost for the 25-year term of the Project.</p> <p>BCDA will provide certain information (e.g. land areas, land use and locator types) and the target construction and operations date of the existing locators to assist the prospective bidders in the preparation of the implementation plan and financial model.</p>
5	Is the 2.5 billion a CAPEX cost or Project Cost?	See response in item no. 4
6	Which phase is the 2.5 billion budget and how many kms?	The PhP 2.5 billion estimated Project Cost covers all phases and based on an assessment of ~150 km of roads in NCC.
7	So, in Pre-Qualification, should we prove 70% debt raising capacity?	The Bidder is required to comply with Section 2.3.a (2) of the Instruction to Bidders on the Financial Qualification Requirements.
8	Any guarantees will be given for 40% equity?	No guarantee will be separately given for the BCDA's Contribution to the JV estimated at 1 billion or equivalent to 40% of the project cost. Instead, BCDA's undertakings for such is described further in detail in the JVA along with other Project undertakings which are available via the Data Room. Please note that only Bidders who have purchased

		the Bidding Document will be able to access the Data Room.
9	Is the one-on-one session open only for those who purchased the bid documents?	No, the purchase of Bidding Documents is not required to participate in the initial one-on-one meetings.

This Bid Bulletin No. 4 is being issued to amend, revise, modify and update previous postings/issuances pertaining to the items discussed above related to the subject disposition.

Issued this 30th day of June 2025.

**PREQUALIFICATION BIDS AND AWARDS COMMITTEE**

**By:**

[SIGNED]  
**HEDDA Y. RULONA**  
Chairperson

Uncontrolled when printed or emailed