

BIDS AND AWARDS COMMITTEE**SUPPLEMENTAL BID BULLETIN NO. 01**

**Consultancy Services for Real Estate Consultant for Multi-Sector
Market Study for the Redevelopment of the PNOC Energy Center
Property**

Invitation to Bid No. 2025-04-106

The PNOC Bids and Awards Committee hereby adopts the following provision in the Philippine Bidding Documents:

1. Amendments/Inclusions

Item No.	FROM	TO
1	Deadline of Submission: May 16, 2025 (10:00 AM)	Deadline of Submission: May 22, 2025 (10:00 AM)
2	<div>SPECIAL CONDITIONS OF THE CONTRACT xxx</div> <div><div>6.2 (b)</div><div>For a period of two years after the expiration of this Contract, the Consultant shall not engage, and shall cause its Personnel as well as their Subconsultants and its Personnel not to engage, in the activity of a purchaser (directly or indirectly) of the assets on which they advised the Procuring Entity under this Contract nor in the activity of an adviser (directly or indirectly) of potential purchasers of such assets. The Consultant also agree that their affiliates shall be disqualified for the same period of time from</div></div>	<div>SPECIAL CONDITIONS OF THE CONTRACT xxx</div> <div><div><div>6.2 (b)</div><div>No further instructions.</div></div><div>xxx</div></div>


	<table><tr><td></td><td>engaging in the said activities.</td></tr></table>		engaging in the said activities.				
	engaging in the said activities.						
	xxx						
3	<p>TERMS OF REFERENCE</p> <p>xxx</p> <p>6. Eligibility, Qualification and Expertise Required</p> <p>xxx</p> <p>a. Firm Qualifications</p> <p>The consulting firm must:</p> <p>(i) Have at least 10 years of experience in real estate consulting, urban planning, or market research, specifically in conducting market studies and feasibility assessments for large-scale mixed-use developments.</p> <p>(ii) Demonstrate successful completion of at least two (2) similar projects involving market studies and strategic planning for prime urban properties.</p> <p>(iii) Be familiar with Bonifacio Global City (BGC) and possess an in-depth understanding of the Philippine real estate market.</p> <p>xxx</p>	<p>TERMS OF REFERENCE</p> <p>xxx</p> <p>6. Eligibility, Qualification and Expertise Required</p> <p>xxx</p> <p>a. Firm Qualifications</p> <p>The consulting firm must:</p> <p>(i) Have at least 5 years of experience in real estate consulting.</p> <p>(ii) Demonstrate successful completion of at least two (2) similar projects involving market studies for prime urban properties.</p> <p>(iii) Be familiar with Bonifacio Global City (BGC) and possess an in-depth understanding of the Philippine real estate market.</p> <p>xxx</p>					
4	<p>TERMS OF REFERENCE</p> <p>xxx</p> <p>8. Terms of Payment, Conditions of Payment and Liquidated Damage</p> <p>a. Terms of Payment</p> <p>Payment shall be chargeable against the 2025 Approved Corporate Operating Budget (COB), and shall be paid within fifteen (15) calendar days after completion and acceptance by the President and CEO of the required output.</p> <p>xxx</p>	<p>TERMS OF REFERENCE</p> <p>xxx</p> <p>8. Terms of Payment, Conditions of Payment and Liquidated Damage</p> <p>a. Terms of Payment</p> <p>Payment shall be chargeable against the 2025 Approved Corporate Operating Budget (COB), and shall be paid within fifteen (15) calendar days after completion and acceptance by the President and CEO of the required output.</p> <table><tr><th>Project Milestone</th><th>Percentage of Payment</th></tr><tr><td>1. Inception Report</td><td rowspan="2">50%</td></tr><tr><td>- Detailed work plan and methodology</td></tr></table>	Project Milestone	Percentage of Payment	1. Inception Report	50%	- Detailed work plan and methodology
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1. Inception Report	50%						
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		- Project schedule and milestones	
		2. Market Analysis and Benchmark Report	
		- Comprehensive market study and benchmarking	
		3. Stakeholder Engagement Report	
		- Summary of consultations and needs assessment	
		- Analysis of development scenarios	
		4. Draft Strategic Recommendations Report	50%
		- Draft recommendations on development options and phasing	
		5. Final Report and Presentation	
		- Comprehensive final report with executive summary and strategic recommendations	
		- Presentation of findings and recommendations to PNOC management	
XXX			

Amendments/Inclusions/clarifications made herein shall be considered an integral part of the Bidding Documents.

For guidance and information of all concerned,

Issued this May 15, 2025.


MS. MA. ROWENA C. RAYMUNDO
Chairperson
Bids and Awards Committee

