

# Cultural Center of the Philippines

SENTRONG PANGKULTURA NG PILIPINAS

## BIDS AND AWARDS COMMITTEE RESOLUTION NO. 25-010

### NEGOTIATED MODE OF PROCUREMENT – SECTION 35.6 (b) RESTORATIVE WORKS FOR THE CONSERVATION OF HISTORICAL AND CULTURALLY SIGNIFICANT STRUCTURES AND ARTWORKS ARCHITECTURAL FIT-OUT WORKS FOR THE MAIN LOBBY, MAIN THEATER, AND GRAND STAIRCASE OF THE CCP MAIN BUILDING

**WHEREAS**, the Cultural Center of the Philippines (CCP) Main Building, a modernist architectural masterpiece designed by National Artist for Architecture Leandro V. Locsin and constructed between 1966 and 1969, stands as a landmark of Filipino heritage and identity. Declared a National Cultural Treasure by both the National Commission for Culture and the Arts (NCCA) and the National Museum of the Philippines, the building is protected under Republic Act No. 10066, or the National Cultural Heritage Act of 2009, which mandates the preservation of cultural properties of significant value;

**WHEREAS**, more than five decades after its inauguration, the CCP Main Building has deteriorated considerably, in response, the CCP management initiated a multi-phase rehabilitation project which aims to address critical structural, safety, MEPF among others while preserving the architectural integrity of the building. In 2025, Design Coordinates Inc. (DCI) was commissioned as the new Construction Project Management Firm to oversee the next phase of the project, focusing on architectural, acoustic, and theatrical restoration, including Quantity Surveying Services;

**WHEREAS**, the CCP Committee on Renovations endorsed and the Board of Trustees approved the procurement of the Architectural Fit-Out Works for the Main Lobby, Main Theater, and Grand Staircase of the CCP Main Building dated 11 April 2025;

**WHEREAS**, the End-User - ASD-MESD submitted a Purchase Request (Annex A) for the procurement of Architectural Fit-Out Works for the Main Lobby, Main Theater, and Grand Staircase of the CCP Main Building with an Approved Budget for the Contract (ABC) of Two Hundred Twenty-Two Million Nine Hundred Seventeen Thousand Nine Hundred Ninety-Two and 13/100 pesos (PHP 222,917,992.13);

**WHEREAS**, the End-User - ASD-MESD submitted a Justification Letter (Annex B) which has identified and assessed competent and known local Fit-Out contractors for the Architectural Fit-Out of the Interiors of the CCP Main Building, including the Refurbishing of the Deco Mesh of the Main Theater and Little Theater;

*The following contractors have been shortlisted for selection through the Negotiated Procurement process:*

- **EXCELL CONTRACTORS AND DEVELOPERS, INC.:**  
CP08: Architectural Fit-Out Works for the Main Lobby, Main Theater, and Grand Staircase
- **R.G. SIMBULAN AND PARTNERS CORP.:**  
CP03: Architectural Fit-Out Works for the Lower and Upper Basement
- **MUNDO BUILDERS INC.:**  
CP04: Architectural Fit-Out Works for the First Floor and Lower and Upper Parterre
- **RS CARSON GENERAL CONSTRUCTION CORP.:**  
CP05: Architectural Fit-Out Works for the Third Floor and Fourth Floor (Balcony Levels I & II)

**WHEREAS**, the End-User - ASD-MESD submitted a Market Study (Annex C), this Market Study identified and assessed potential contractors for the Architectural Fit-Out of the Interiors of the CCP Main Building, including the Refurbishing of the Deco Mesh of the Main Theater and Little Theater;

The shortlisted contractors have demonstrated the required technical expertise, relevant project experience, and a strong track record in similar heritage and restoration projects. Their demonstrated proficiency in



architectural fit-out and interior works, ability to manage complex restoration efforts, and sensitivity to conservation requirements make them reliable and capable partners for this heritage-sensitive undertaking;

**WHEREAS**, Section 35.6 of the Implementing Rules and Regulations of RA 12009 states that,

*35.6 Scientific, Scholarly or Artistic Work, Exclusive Technology and Media Services. Where Goods, Infrastructure Projects, and Consulting Services can be contracted to a particular supplier, contractor or consultant, as determined by the HoPE, for any of the following:*

xxxx

*b) Restorative works for the conservation of historical and culturally significant structures and artworks*

xxxx

*35.6.1 Under this mode of procurement, the following procedure shall be observed:*

*a) The BAC shall undertake the negotiation with a technically, legally, and financially capable supplier, contractor, or consultant based on the Technical Specifications, Scope of Work or Terms of Reference prepared by the End-User or Implementing Unit.*

*b) Upon successful negotiation, the BAC shall recommend the award of contract to the HoPE in accordance with Section 66 of this IRR*

**WHEREAS**, on 21 May 2025, the CCP-BAC conducted the Negotiation with Excell Contractors and Developers, Inc. The Bids and Awards Committee accepted and negotiated provisions in the TOR based on end-user's acceptance and accepted the proposal as reconciled by Design Coordinates, Inc. (Annex D);

**WHEREAS**, the CCP-BAC finds Excell Contractors and Developers, Inc. to be legally, technically, and financially capable of providing the Architectural Fit-Out Works for the Main Lobby, Main Theater, and Grand Staircase of the CCP Main Building;

**WHEREAS**, the CCP-BAC recommends the procurement of Architectural Fit-Out Works for the Main Lobby, Main Theater, and Grand Staircase of the CCP Main Building from Excell Contractors and Developers, Inc.;

**NOW THEREFORE**, the CCP Bids and Awards Committee (CCP-BAC), hereby **RESOLVES** as it is hereby **RESOLVED** to recommend to the Head of Procuring Entity,

- a. The Negotiated Mode of Procurement of Architectural Fit-Out Works for the Main Lobby, Main Theater, and Grand Staircase of the CCP Main Building amounting to Two Hundred Twenty Two Million Five Hundred Sixty-Four Thousand Six Hundred Forty-Three and 48/100 Pesos (**Php222,564,643.48**) through Section 35.6 of the IRR of R.A. No. 12009 Scientific, Scholarly or Artistic Work, Exclusive Technology and Media Services under Restorative works for the conservation of historical and culturally significant structures and artworks; and
- b. The Award of the contract to Excell Contractors and Developers, Inc.

Done at the Cultural Center of the Philippines, Pasay City this **21st of May 2025**.

**Recommending Approval**

  
**ZHAMANTA ANGELIQUE KYLE K. PESCADERO**  
Member

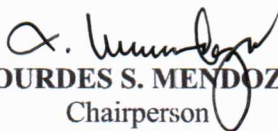
  
**MARLENE T. SISON**  
Member

  
**MARIBEL N. CUMBE**  
Member

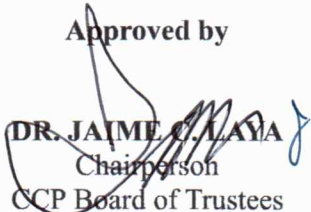
  
**VALINE MAE D. CALMERIN**  
Member

**ABSENT**  
**ATTY. FRANCIS ALLEN T. PALIGAN, JR.**  
Member

**ABSENT**  
**EUGENE A. DE LOS SANTOS**  
Co-chairperson

  
**LOURDES S. MENDOZA**  
Chairperson

**Approved by**

  
**DR. JAIME C. LAYA**  
Chairperson  
CCP Board of Trustees  
Head of the Procuring Entity



Cultural Center of the Philippines  
SENTRONG PANGKULTURA NG PILIPINAS

NOTICE OF AWARD

21 May 2025

**ENGR. MELQUIADES J. CASTILLO, JR.**  
President  
EXCELL CONTRACTORS AND DEVELOPERS, INC.  
L4&5, Blk 2, 3rd St., The Meridian Industrial Complex,  
Balibago, Sta. Rosa  
Laguna

Dear Mr. Castillo,

The Cultural Center of the Philippines hereby awards in your favor the project **Architectural Fit-out works for Main Lobby, Main Theater, and Grand Staircase of the CCP Main Building** in the amount of **Two Hundred Twenty Two Million Five Hundred Sixty Four Thousand Six Hundred Forty Three Pesos and 48/100 (Php222,564,643.48)**, inclusive of VAT and all other applicable government taxes.

To guarantee the faithful performance of obligations, you are hereby required to post within ten (10) calendar days from receipt hereof, a performance security in any of the following forms:

Form of Performance Security	Amount
Cash, cashier's/manager's check issued by a Universal or Commercial bank	Ten percent (10%) of the total contract price
Bank draft/guarantee or irrevocable letter of credit issued by a Universal or Commercial bank; provided, however, That it shall be confirmed or authenticated by a Universal or Commercial Bank, if issued by a foreign bank	
Surety bond callable upon demand issued by a surety or insurance company duly certified by the Insurance Commission as authorized to issue such security	Thirty percent (30%) of the total contract price

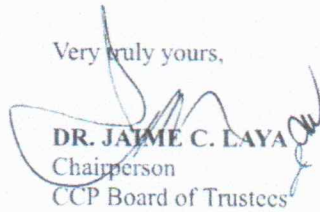
Your failure to provide the Performance Security shall constitute sufficient ground for cancellation of the award.

Please signify your conformity by affixing your signature and the date of signing on the space provided below. Kindly return the duly signed Notice of Award to the BAC Secretariat, CCP Admin and Finance Building, CCP Complex, Roxas Boulevard, Pasay City or thru email address [regie.profeta@culturalcenter.gov.ph](mailto:regie.profeta@culturalcenter.gov.ph).

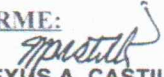
Please be guided accordingly.

Thank you.

Very truly yours,

  
**DR. JAIME C. LAYA**  
Chairperson  
CCP Board of Trustees

ACCEPTANCE/CONFORME:

  
**ENGR. MELQUIADES ALEXUS A. CASTILLO**  
Name and Signature of Authorized Representative  
Date: June 3, 2025

