

Cultural Center of the Philippines

SENTRONG PANGKULTURA NG PILIPINAS

BIDS AND AWARDS COMMITTEE RESOLUTION NO. 25-013

NEGOTIATED MODE OF PROCUREMENT – SECTION 35.6 (b) RESTORATIVE WORKS FOR THE CONSERVATION OF HISTORICAL AND CULTURALLY SIGNIFICANT STRUCTURES AND ARTWORKS REMOVAL AND REPLACEMENT OF TRAVERTINE STONES ON THE FACADE 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 Removal and Replacement of Travertine Stones on the Facade of the CCP Main Building dated 23 April 2025;

WHEREAS, the End-User - ASD-MESD submitted a Purchase Request (Annex A) for the procurement of Removal and Replacement of Travertine Stones on the Facade of the CCP Main Building with an Approved Budget for the Contract (ABC) of Fifty Nine Million Three Hundred Thirty Five Thousand Four Hundred Ninety Eight and 22/100 pesos (Php59,335,498.22);

WHEREAS, the End-User - ASD-MESD submitted a Justification Letter (Annex B). The structure's façade, clad in travertine stones, requires urgent and specialized restoration due to aging, discoloration, and structural safety concerns. The entire cladding, covering approximately 2,000 square meters, must be removed and replaced using heritage-sensitive techniques and materials.

WHEREAS, the End-User - ASD-MESD submitted a Market Study (Annex C), This market study identifies and evaluates potential contractors in the Philippines with expertise in natural stone supply and installation, particularly travertine, for the project titled "Removal and Replacement of Travertine Stones on the Façade of the CCP Main Building. These firms were shortlisted based on a rigorous evaluation of their experience, technical capability, heritage conservation knowledge, and capacity to handle complex stone cladding works, specifically involving travertine.

Among the potential contractors, Guanco Development Corporation emerges as the most suitable candidate, offering a combination of technical proficiency, relevant project experience, and a strong track record in similar natural stone works. Guanco Development Corporation is deemed fully qualified to undertake this project. Their proven expertise in natural stone systems, capacity to manage complex restoration efforts, and alignment with the conservation requirements of the CCP Main Building established them as a reliable and appropriate partner for the successful execution of this heritage-sensitive project.

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 22 May 2025, the CCP-BAC conducted the Negotiation with Guanco Development Corporation. 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 Guanco Development Corporation to be legally, technically, and financially capable to provide the Removal and Replacement of Travertine Stones on the Facade of the CCP Main Building;

WHEREAS, the CCP-BAC recommends the procurement of Removal and Replacement of Travertine Stones on the Facade of the CCP Main Building from Guanco Development Corporation;

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 Removal and Replacement of Travertine Stones on the Facade of the CCP Main Building amounting to **Fifty Three Million One Hundred Seventy Two Thousand Five Hundred Fifty Seven and 76/100 Pesos (Php53,172,557.76)** through Section 35.6 of the IRR of R.A. 12008 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 Guanco Development Corporation.

Done at the Cultural Center of the Philippines, Pasay City this 22nd day 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