



Cultural Center of the Philippines
SENTRONG PANGKULTURA NG PILIPINAS

BIDS AND AWARDS COMMITTEE
RESOLUTION NO. 25-008

**NEGOTIATED MODE OF PROCUREMENT- SECTION 35.F.2 SCIENTIFIC,
SCHOLARLY OR ARTISTIC WORK, EXCLUSIVE TECHNOLOGY AND MEDIA
SERVICES**

**RESTORATIVE WORKS FOR THE CONSERVATION OF HISTORICAL AND
CULTURALLY SIGNIFICANT STRUCTURES**

**CONSTRUCTION PROJECT MANAGEMENT FOR THE REHABILITATION,
UPGRADING, AND CONSERVATION OF THE CULTURAL CENTER OF THE
PHILIPPINES MAIN BUILDING**

WHEREAS, to safeguard the CCP Main Building and preserve its heritage, the management initiated a rehabilitation project that includes architectural, structural, mechanical, electrical, plumbing, fire protection, and systems upgrades. The project underwent a public bidding process in 2021, which resulted in the award of the contract to Vistagreen Builders, Inc. (VBI) as the contractor and Oscar R. Ruivivar and Associates (ORRA) as the Construction Project Management (CPM) firm.

WHEREAS, the Construction Project Management (CPM) firm contract officially ended dated 31 March 2025.

WHEREAS, engagement of a new CPM is essential in overseeing all infrastructure and consultancy contracts related to the CCP Main Building Rehabilitation, including VBI, LVLP, ACOI, overseeing new contracts, variation orders, supplemental contracts, design interventions, and architectural and acoustical conservations among others throughout the rehabilitation process and ensuring adherence to project specifications, conservation guidelines, and international best practices for heritage preservation;

WHEREAS, the End-User, ASD-MESD submitted a Purchase Request for the procurement of Construction Project Management for the Rehabilitation, Upgrading, and Conservation of the Cultural Center of the Philippines Main Building with an Approved Budget for the Contract (ABC) of One Hundred Fifteen Million Fifteen Thousand Three Hundred Pesos (Php 115,015,300.00). (Annex "A");

WHEREAS, ASD-MESD conducted a Market Study for the project, the market study presents a comprehensive analysis of the current landscape and evaluates the most qualified key players and firms in construction project management capable of managing the rehabilitation of the Main Building of the CCP. Based on its Survey, Design Coordinates, Inc. (DCI) shall provide the Construction Project Management for the Rehabilitation, Upgrading, and Conservation of the CCP Main Building as DCI emerges as the most qualified firm for the job, given its specialization in heritage conservation, proven project management expertise, and successful track record in similar government projects. (Annex "B");

WHEREAS, Negotiated Procurement- Section 35.F.2 of Republic Act No. 12009 and its Implementing Rules and Regulation provides that,

35.f 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:



xxx

(2) Restorative works for the conservation of historical and culturally significant structures and artworks;

xxx

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, the CCP Management has recommended and the Committee on Renovations has endorsed the procurement mode of Negotiated Procurement under Section 35.F.2 Scientific, Scholarly or Artistic Work, Exclusive Technology and Media Services under Restorative Works for the Conservation of Historical and Culturally Significant Structures dated 19 March 2025 for this project;

WHEREAS, on 25 March 2025, the CCP-BAC conducted the negotiation with DCI. CCP and DCI agreed on additional provisions in the TOR specifically the addition of two (2) staffing requirement, provision regarding liquidated damages and terms of payment. DCI also agreed to the Negotiated Price of One Hundred Three Million Four Hundred Forty-Eight Thousand Four Hundred Twenty-Five Pesos (Php103,448.425.00) (Annex “C”);

WHEREAS, the CCP-BAC finds DCI to be legally, technically, and financially capable to provide the Additional Works for the ongoing Rehabilitation projects of the CCP Main building;

WHEREAS, the CCP-BAC recommends the procurement of Construction Project Management for the Rehabilitation, Upgrading, and Conservation of the Cultural Center of the Philippines Main Building from Design Coordinates, 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 Construction Project Management for the Rehabilitation, Upgrading, and Conservation of the Cultural Center of the Philippines Main Building amounting to One Hundred Three Million Four Hundred Forty-Eight Thousand Four Hundred Twenty-Five Pesos (Php103,448.425.00) through Section 35.f.2 Scientific, Scholarly or Artistic Work, Exclusive Technology and Media Services under Restorative Works for the Conservation of Historical and Culturally Significant Structures; and
- b. The Award of the contract to Design Coordinates, Inc.

Done at the Cultural Center of the Philippines, Pasay City this 25th day of March 2025.

Recommending Approval


**ZHAMANTA ANGELIQUE KYLE K.
PESCADERO**
Member



MARLENE T. SISON
Member


MARIBEL N. CUMBE
Member

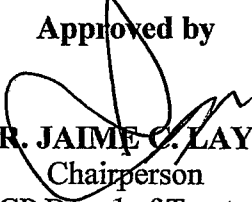

VALINE MAE D. CALMERIN
Member


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


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