



PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES

Republic of the Philippines
Special Bids and Awards Committee

BID BULLETIN
NO. 2021-01

Project Title: **LEASE OF RESTAURANT COMPLEX IN THE NATIONAL MUSEUM
COMPLEX RIZAL PARK, MANILA**

Item No. 1: Terms of Reference

| Queries of prospective bidder | SBAC Reply |
|---|--|
| <p>3.2 Lease Payments</p> <p>What would be the procedure or the required steps or process for the winning bidder to avail or request for reduction of monthly rentals rates based on the current situation brought about by the COVID-19 pandemic.</p> | <p>Item 3.5 of the terms of reference is hereby amended as follows: "In the event that a state of public emergency, or any legal equivalent, is proclaimed by the pertinent government authority, which imposes mandatory restrictions on the ability of the Winning Bidder to carry out regular operations within the RESTAURANT COMPLEX for a period of more than seven (7) days, the temporary deferral and/or reduction in the lease payment/rental fee, to the extent mutually considered reasonable or appropriate, may be applied for <u>in writing</u> by the Winning Bidder for the consideration and approval of the NMP, to cover the period where the said mandatory restrictions are in effect".</p> |
| <p>Would this be included as a provision in the Contract of Lease?</p> | <p>The provision for the reduction of monthly rental rates will be stipulated in the contract of lease.</p> |

| Queries of prospective bidder | SBAC Reply |
|--|---|
| <p>In the alternative, would the NMP-SBAC consider the following:</p> <ul style="list-style-type: none"> • The possibility of allowing the bidder to submit a bid only for the Main Building and Annex Building (without Open Parking Area); or • The possibility of having the open parking rental fee FREE during the months of the pandemic, or until the customer traffic returns to its pre-pandemic levels. | <p>The NMP maintains its position on item 3.2 of the term of reference regarding Lease Payments on the terms of reference.</p> |
| <p>Item 3.1 Lease Period with Item 4.1.2 re Proposal Plan</p> <p>We mentioned that given the high monthly rental fee or cost of the open parking area (which is at present non-revenue generating), it would be appropriate to develop the open parking space into a promenade-type of structure with al fresco dining facilities-to generate revenue to justify the monthly rental fee. We would like to request if it is possible to increase or extend the contract of lease for a longer period from 5 to 10 years at most, in order for the winning bidder to recoup and recover the investment costs to develop the said area?</p> | <p>The NMP maintains its position on item 3.1 on the terms of reference which states: "The NMP intends to enter into a Contract of Lease for a period of TWO (2) YEARS, renewable at the option of both parties for additional periods of ONE (1) YEAR up to a maximum total period of FIVE (5) YEARS."</p> |
| <p>Item 3.1 Draft Copy of "Contract of Lease"</p> <p>Would it be possible for the NMP-SBAC to provide the Bidders a draft copy of the "Contract of Lease" which it intends to enter with the winning bidder, for our perusal and reference.</p> | <p>The Contract of Lease is included in the bidding documents.</p> |

Item 2: This bid bulletin shall form part of the bid documents and shall be included in the first envelope.

Done this 10th day of June, 2021

Prepared By:



EDWIN J. DE LA ROSA

Head – SBAC Secretariat

Approved by:



ATTY. MA. ROSENNE M. FLORES-AVILA

Chairperson