



**INVITATION TO APPLY FOR ELIGIBILITY AND TO SUBMIT PROPOSAL (IAESP)**  
**FOR THE COMPETITIVE SELECTION OF NDC'S JOINT VENTURE PARTNER FOR**  
**THE DEVELOPMENT OF THE DAVAO FOOD COMPLEX (DFC) PROJECT LOCATED**  
**IN BARANGAY DALIAO, TORIL, DAVAO CITY**

1. The NATIONAL DEVELOPMENT COMPANY (NDC) invites interested private sector entities to be its Joint Venture (JV) Partner for the development of the approximately twenty (20)-hectare NDC lot located in Brgy. Daliao, Toril, Davao City into an Agri-Industrial Complex called "Davao Food Complex (DFC) Project" with an estimated project cost of PhP 1.086 Billion, which includes the value of land.
2. The Project involves horizontal development of the land in accordance with the approved Master Plan that will provide the structures and utilities such as road right of ways, storm drainage system, sewerage system, water source facilities and distribution system, exterior electrical system, waste water treatment plant, perimeter fence and gates, among others. The developed land will be leased to locators which will construct and operate the facilities such as, but not limited to, food processing centers, cold storage facilities, technology/business incubation center, agri-aqua culture facility, water filtration and bottling facility, and agri-tourism attractions similar to some of the world's best marketplaces.
3. NDC will contribute the land and costs for the relocation of informal settlers, while the JV Partner will be responsible for the horizontal development, start-up and marketing, and operation and maintenance. It is envisioned that the JV partnership shall be 41%-59 % sharing with the Private Sector Partner (PSP) as the majority shareholder. The JV partnership shall be an Unincorporated/Contractual JV with a term of 25 years, renewable upon mutual agreement by the parties.
4. NDC now invites interested parties to apply for eligibility and to submit a proposal for the selection of a JV Partner for the horizontal development of the Davao Food Complex (DFC) Project.
5. Minimum qualifications of the JV Partner are the following:

**a. Legal Capacity**

The PSP must be an individual, partnership, corporation or firm, or consortium whose members are sole proprietorships, partnerships, corporations or any juridical entity. The PSP shall be compliant with nationality and ownership requirements under the Constitution and other applicable laws and issuances.

#### b. Technical Eligibility

The PSP (or, in case of a Consortium, any member thereof) should have experience in a single contract similar to Industrial Estate Development during the last ten (10) years in a land area of at least twenty (20) hectares with a minimum development cost equal to 50% of this project valued at not lower than Five Hundred Forty-Three Million Pesos (PhP 543,000,000.00) PESOS, adjusted to current prices using the Philippine Statistics Authority (PSA) Consumer Price Index (CPI).

#### c. Financial Eligibility

The PSP should have the capability to finance the completion of the Project. To be eligible to bid for the Project, the PSP or, in the case of a Consortium, any of the Consortium Members, must be able to demonstrate the minimum amount of equity for the Project through:

- i. Audited Financial Statements (AFS) for the past three (3) years. If the JV Partner is Filipino, the AFS to be submitted must be stamped "RECEIVED" by the Bureau of Internal Revenue or its duly accredited and authorized institution;
- ii. in case of natural person or sole proprietorship: Certified true copy of the latest income tax returns for the previous three financial years, the latest of which must be dated not earlier than 31 December 2015, stamped "RECEIVED" by the BIR;
- iii. In case the Financial Capability Requirement will be fulfilled through a set-aside deposit amounting to at least PhP 645 Million: a notarized certification from the relevant bank as proof of set-aside deposit indicating the name of the account holder and the amount of the set-aside deposit; and
- iv. in case the Financial Capability Requirement will be fulfilled through debt: a notarized statement/certification from a domestic universal/commercial bank or any international bank recognized by the Bangko Sentral ng Pilipinas attesting that the nominated entity is banking with them, is in good financial standing, and is qualified to obtain credit accommodations from such banks to finance the Project.

For the purpose of computing the minimum Net Worth of the PSP that is a Consortium, the minimum Net Worth of any Consortium Member or any Affiliate of a Consortium Member that will guarantee the obligations of a Consortium Member (as applicable) may be aggregated.



6. Eligibility Documents will be available at the NDC Joint Venture Selection Committee (NDC-JVSC) – Technical Working Group (TWG) located at the 8<sup>th</sup> Floor, NDC Building, 116 Tordesillas St., Salcedo Village, Makati City from 9:00 am to 4:00 pm on January 17, 2019 to February 25, 2019. The Eligibility Documents can be availed of upon payment of a non-refundable amount of Two Thousand Five Hundred Pesos (P2,500.00) to the NDC Cashier located at the 7<sup>th</sup> Floor, NDC Building. The method of payment will be in cash or cashier's check/manager's check.
7. Interested PSPs must register and submit their Eligibility Documents at the NDC-JVSC TWG located at the 8<sup>th</sup> Floor, NDC Building, 116 Tordesillas St., Salcedo Village, Makati City, on or before March 5, 2019 at 12 nn (8<sup>th</sup> Floor, NDC Clock). Applications for eligibility will be evaluated based on a non-discretionary "pass/fail" criterions. The opening of Eligibility Documents is on March 5, 2019 at 2:00pm at the ABB Hall, NDC Building, 116 Tordesillas St., Salcedo Village, Makati City.

Only those PSPs who strictly comply with ALL eligibility requirements shall be declared "ELIGIBLE" and shall be invited through issuance of Notice of Eligibility to submit their Technical and Financial Proposals.

Those declared "INELIGIBLE" may appeal their ineligibility to the NDC General Manager within seven (7) calendar days from receipt of the notice of ineligibility.

8. A complete set of Tender Documents can be acquired by the eligible PSPs at the same address as stated above, from April 16-25, 2019 at 9:00 am to 4:00 pm, upon payment of the applicable fee for the Tender Documents in the amount of Seventy Five Thousand Pesos (P75,000.00), payable in cash or Manager's Check to the NDC cashier.

Eligible PSPs may obtain further information from JVSC-TWG following the same schedule and address stated above.

9. Selection of JV Partner will be conducted through open competitive selection procedures using non-discretionary "pass/fail" criterion on the evaluation of the technical and financial proposals.
10. A Pre-Selection Conference shall be held on May 23, 2019 at 2:00 pm at the ABB Hall, NDC Building, 116 Tordesillas St., Salcedo Village, Makati City.
11. Deadline for the submission of proposals shall be on June 24, 2019, 12:00 nn (8<sup>th</sup> Flr. NDC Clock) at 8<sup>th</sup> Floor, NDC Building, 116 Tordesillas St., Salcedo Village, Makati City. The opening of proposals shall be on June 24, 2019 at 2:00 pm at the ABB Hall, NDC Building, 116 Tordesillas St., Salcedo Village, Makati City

12. The PSP that submitted the Highest Ranked and Complying Bid, and has met all the requirements of the Instructions to Private Sector Participants (IPSP) and has complied with the bidding process, including the post-qualification process shall be declared as the Winning Bidder and shall be called as the Joint Venture Partner.
13. The JV Partner shall commence the development works within three (3) months upon turn-over of the Property from NDC to the JV Partner and shall complete development of the property in three (3) years.
14. The NDC reserves the right to accept or reject any proposal, to annul the competitive selection process, and to reject all proposals at any time prior to contract award, without thereby incurring any liability to the affected participant or participants.

Interested PSPs can direct their inquiries to:

**THE JOINT VENTURE SELECTION COMMITTEE**

National Development Company

8<sup>th</sup> Floor, NDC Building, Tordesillas St., Salcedo Village, Makati City

Telephone No.: +(63)2 8404838

**(Sgd.) LILIA L. ARCE**  
JVSC Chairperson