

**CONSULTING SERVICES FOR THE FORMULATION OF CONCEPTUAL
ARCHITECTURAL DESIGN OF SABANG BOARDWALK AND MOUNTAIN RESORT IN
ILOCOS SUR**

I. INTRODUCTION

The municipalities of Cabugao and Bantay in Ilocos Sur have been designated as the province of Ilocos Sur's top two priority development areas. The Sabang Boardwalk, which is situated in Cabugao and the Mountain Resort in Mt. Caniaw, which is located in Bantay, are the areas that have been recognized by the province for development. It is predicted that the development will result in an increase in the number of tourists who visit the region as a consequence of the provision of surfing sports and other tourist facilities in the area, which will lead to an expansion of the local economy.

Ilocos Sur had an increase of 28.4% in the number of tourists that visited the province in 2017, bringing in a total of 394,087. At present, the city of Vigan is considered to be the most popular tourist attraction in all of Ilocos Sur. It is a remarkable among Philippine cities in that it is the country's largest and only remaining historic city, dating back to the 16th century Spanish colonial era. The entire city of Vigan was later inscribed as a UNESCO World Heritage City.

It is believed that new markets will be accessed with the development of Sabang in Cabugao and a Mountain Resort in Mt. Caniaw, Bantay. This is because the development will provide a choice of tourist activities to choose from. The development should consider the ridge-to-reef approach which consider the development from highlands, midlands, lowlands, and coastal input towards an emerging Metropolitan Area.

Putting this plan into action will also create a unified vision and path for expanding tourism in the province of Ilocos Sur. This will take into account the tourism visions, laws, and plans at the national, regional, and provincial levels, as well as historical trends and predictions for the domestic and international travel markets.

II. PROJECT DESCRIPTION/ REQUIREMENTS

The architectural design shall integrate the cultural heritage of the Ilocos region as well as its history and ancestry. The concept should consider more on the convenience that LGU could give its tourist. Likewise, the conceptual designs are expected to ensure that the project comply with all government requirements like the building code, local ordinances, DENR requirements, etc.

The project will cover the conceptual architectural design for the following:

MT. CANIAW, BANTAY, ILOCOS SUR:

- 2-Storey Clubhouse
- Accommodation Facilities
- Commercial Area
- Mountain Resort



CABUGAO, ILOCOS SUR:

- Gazebo
- Judges' Cottage
- Boardwalk with approximate length of 255 metres

III. SCOPE OF SERVICES

The scope of work to be handled by the Consultant shall include but is not limited to the following:

1. SCHEMATIC DESIGN PHASE

Establish the general size and scope of the project. The services include but are not limited to reconnaissance, preparation of preliminary architectural designs, interior designs, furniture layouts, outline specifications, and specific recommendations prior to actual design

- a. Conduct inspection of the site and gather relevant information leading to the definition of the requirements of the Project as well as other procedures in order to optimize space allocation, increase productivity and facilitate workflow
- b. Consult with TIEZA/LGU to ascertain the conceptual framework requirements and objectives of the Project and confirm the same
- c. Prepare a conceptual design that describes the Consultant's overall plan, approach and methodology to accomplish the scope of services and achieve the project's objective.
- d. Prepare programming and schematic design studies leading to a proposed solution together with a general description of the Project based on the design considerations

2. BASIC DESIGN PHASE/DESIGN DEVELOPMENT PHASE

This include the preparation of developed drawings and presentations based on the result of the schematic design phase.

- a. Prepare from the approved Schematic Design Studies the Design Development Documents consisting of the conceptual architectural design plans to meet the requirements of the project.
- b. Submit to TIEZA an updated Statement of Probable Construction Cost.

IV. DELIVERABLES/OUTPUTS

The Consultants shall be required to submit the following:

1. Inception Report

The consultant shall submit the following;

- a. Project Background and Purpose
- b. Planning Approach and Design
- c. Project Organization
- d. Project Timeline

All deliveries shall be submitted for review and approval to Special Committee.

2. Conceptual Architectural Design

The consultant shall include the following;

- a. Consultation with the client to ascertain the requirements of the project
- b. Formulation of Architectural Program
- c. Site immersions analyses and observations
- d. Development controls – enumeration of prevalent laws and ordinances
- e. Collection, verification, and analysis of all relevant data
- f. Concept on special design features
- g. Architectural narrative and evolution
- h. Architectural character identification
- i. Related architecture articulation
- j. Architectural design strategies
- k. Refinement and finalization of Client requirements
- l. Finalization of required and supplementary areas

All deliveries shall be submitted for review and approval to Special Committee.

3. Schematic Design

- a. From the approved Design Development drawings, the Consultant shall prepare the final drawings. These shall be submitted in 20" x 30" tracing/drawing paper, five (5) blue prints and AUTOCAD file for approval of TIEZA, all signed and sealed by respective disciplines.
- b. Final copies of the other documents shall be submitted in A4 sized bond paper in one (1) original and five (5) copies and electronic file in pdf format.

The consultant shall submit the following;

- Schematic design studies
- Area tabulation
- Exterior Perspective
- Elevation
- Section

All deliveries shall be submitted for review and approval to Special Committee.

4. 3-D Video Animation

All deliveries shall be submitted for review and approval to Special Committee.

5. Final Report

The consultant shall submit;

- a. Final and Approved Conceptual Design
- b. Specific Recommendations prior to actual design
- c. Statement of probable project construction cost
- d. A USB stick containing all relevant documents, 3-D video animation, and all drawings related to the project

All deliveries shall be submitted for review and approval to Special Committee.

V. PERFORMANCE PERIOD

1. Inception Report	10 calendar days from receipt of NTP
2. Conceptual Architectural Design	60 calendar days
3. Schematic Design	30 calendar days
4. 3-D Video Animation	5 calendar days
5. Final Report	5 calendar days

The contract duration shall be 110 Calendar Days. Review and approval by TIEZA shall not be included in the contract duration period.

VI. FIRM AND STAFF REQUIREMENTS AND QUALIFICATIONS

The Consultant shall possess the following minimum qualifications:

1. Duly accredited by relevant government agencies (SEC for a Corporation and DTI for single proprietorship);
2. Must have proven track record (i.e., undertaken similar engagements in the past with government agencies and/or private entities and should not have been included in the blacklist of GPPB and other regulatory bodies) and
3. At least ten (10) years experience in the design preparation of architectural and engineering design services, with minimum of two (2) similar projects with the same scope and nature implemented within the last five (5) years. In the case of a consortium of firms, each partner firm should individually meet the minimum qualifications.

The Consultant shall provide adequate, qualified and competent professional staff to perform the services required in the Contract. The following key technical staff shall have the following minimum qualifications:

1. Project Manager/Master Planner – A licensed Environmental Planner and licensed Architect with at least fifteen (15) years of experienced and with a project involving urban, master and site planning or similar handled in the last five (5) years;
2. Senior Architect- A licensed Architect with at least ten (10) year experience and with a project involving urban, master and site planning or similar handled in the last five (5) years;
3. Urban Planner/Designer– A licensed Environmental Planner and licensed Architect with at least five (5) years of experienced and with a project involving urban, master and site planning or similar handled in the last two (2) years;
4. Auto CADD Operators – graduate of BS Architecture with at least two (2) years experiences
5. Auto CADD Renderers – graduate of BS Architecture with at least two (2) years experiences
6. GIS Specialist – A licensed Environmental Planner with appropriate experience in running, developing and analyzing GIS System and with at least two (2) years experiences
7. Infrastructure Specialist – A licensed Civil Engineer with at least ten (10) years of experience in transport and traffic engineering and with post graduate degree in transport system engineering or similar.

VII. SCHEDULE OF PAYMENTS

All payments shall be processed only upon the issuance of a Certificate of Acceptance and recommendation of the implementing Office.

Deliveries	Amount to be paid
1. Inception Report	15% of the Consultancy Fee
2. Conceptual Architectural Design	30% of the Consultancy Fee
3. Schematic Design	30% of the Consultancy Fee
4. 3-D Animation and Rendered Perspective	15% of the Consultancy Fee
5. Final Report	10% of the Consultancy Fee

VIII. PROPOSED BUDGET

The Approved Budget for the Contract (ABC) for the consultancy services to undertake the formulation of conceptual architectural design for the project is Php 7,000,000.00.

IX. BID EVALUATION

Quality-Based Evaluation Procedure will be adapted as specified in the provisions of section 33.2.1.a of RA 9184 or the Government Procurement Act

X. OTHERS

A. Access to Other Required Information

Information will be made available to the Consultants on a need-to-know basis from schematic Design Phase to Design Development Phase.

XI. RECOURSE

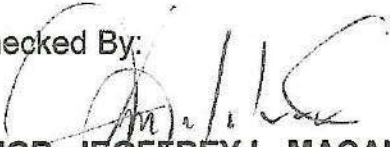
TIEZA reserves the right to withhold all or a portion of payment if the performance of the Consultants is unsatisfactory, if work/outputs is inadequate, not delivered on time or for failure to meet deadlines.

Prepared By:



ARCH. ARTHUR O. AÑONUEVO
Officer in Charge – PMD


ENGR. RADY E. ADAME
Manager – PPDD

Checked By:


ENGR. JEOFFREY L. MACALALAD
Officer in Charge – PEPPD

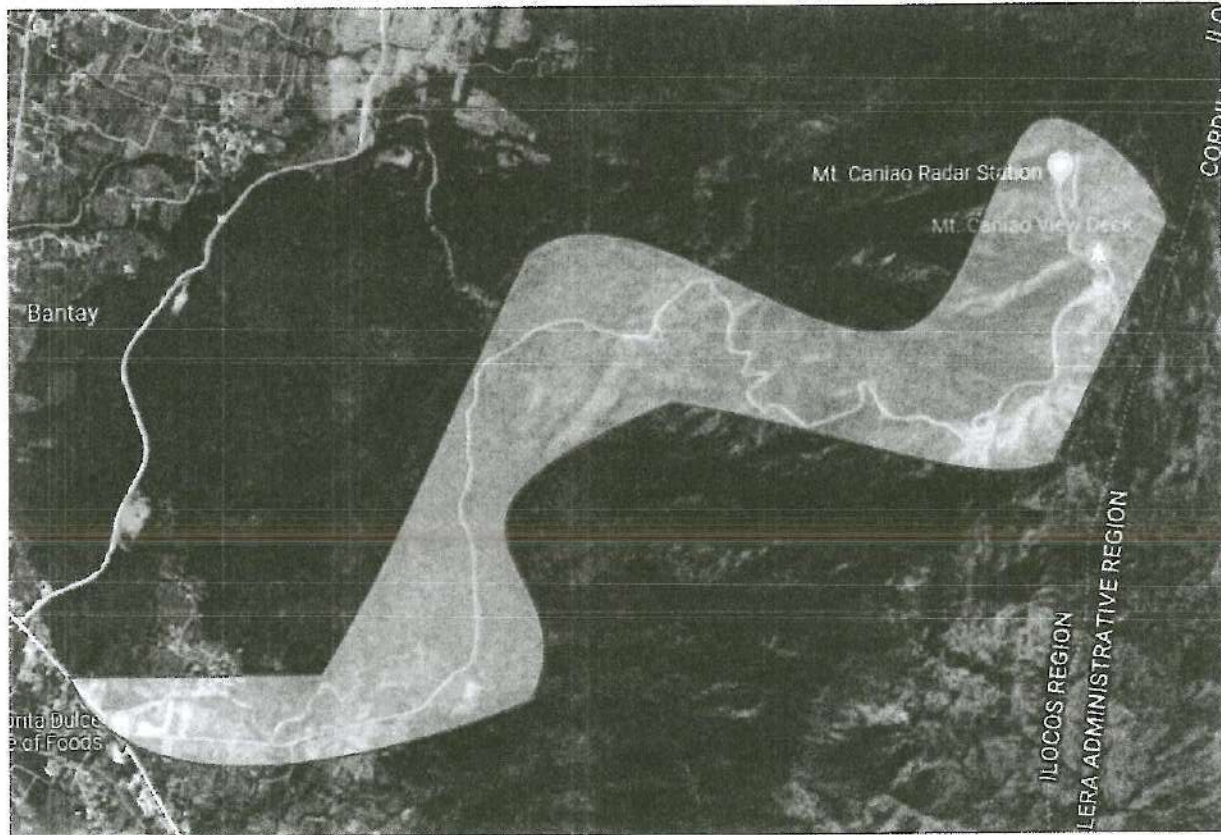
Recommending Approval:


ENGR. GREGORY A. OLLER
Assistant Chief Operating Officer – AESS

Approved By:


MARK T. LAPID
Chief Operating Officer

SITE LOCATION OF MT. CANIAW AND EXISTING ACCESS ROAD



SITE LOCATION OF SABANG BOARDWALK AND EXISTING ACCESS ROAD

