



Republic of the Philippines
JOINT VENTURE SELECTION COMMITTEE
Municipality of Carmona, Province of Cavite

**NOTICE OF UNSOLICITED PROPOSAL AND
INVITATION FOR COMPARATIVE PROPOSALS**

The Carmona Municipal Government, thru its Joint Venture Selection Committee (“JVSC”), and pursuant to Municipal Ordinance No. 10-2017 series of 2017 (the 2017 Municipality of Carmona Joint Venture Ordinance), hereby invites all interested and qualified parties to apply for eligibility and to submit comparative proposals for the development of the One Million Nine Hundred Ninety Thousand and Sixty Seven (1,990,067) square meter property, more or less, of the Carmona Municipal Government located along the Sugar Road up to SLEx Carmona Exit, Carmona, Cavite (the “Property”). Submitted proposals will be compared with the financial terms of the unsolicited proposal submitted by SM Prime Holdings, Inc. and SM Development Corporation, as original proponents of the Carmona Township Development Project.

The salient features of the terms of the unsolicited proposal submitted by the original proponents, which are subject to competitive challenge, are summarized as follows:

NAME OF PROJECT	Joint Venture for the Carmona Township Development Project
TOTAL ESTIMATED COST OF DEVELOPMENT	Estimated total amount of Ten Billion Five Hundred Sixty Eight Million Eight Hundred Ninety Five Thousand Twenty Five Pesos (Php10,568,895,025), more or less.
CONSTRUCTION AND DEVELOPMENT WORKS	Land development of the Property into residential and/or commercial lot pads with spine road, interchange access, bridge across SLEX, utilities and basic development of the Municipal Hall and public market.
ESTIMATED PROJECT PERIOD	Seventy two (72) months from commencement date
UPFRONT CASH	Two Hundred Fifty Million Pesos (Php250,000,000)
SHARING OF GROSS DEVELOPED FLOOR AREA	<i>Municipality of Carmona</i> – Fifty one percent (51%) of gross developed floor area <i>Developer/Proponent</i> – Forty nine percent (49%) of gross developed floor area

Interested parties are invited to secure the Terms of Reference for the competitive challenge and other bid documents from the office of the Office of the JVSC Chairman, 2nd Floor, Local Economic and Investments Promotions Office, Carmona Municipal Hall, Carmona, Cavite, subject to a non-refundable bid document fee of Two Hundred Fifty Thousand Pesos (Php250,000).

The minimum eligibility requirements for those who will submit proposals are indicated in the Terms of Reference. Last day to submit the eligibility documents and financial proposal shall be on or before 9 December 2020, 10:00 AM, at the office of the JVSC Chairman at the 2nd Floor, Local Economic and Investments Promotions Office, Carmona Municipal Hall, Carmona, Cavite. A Pre-Bid Conference is scheduled on 9 November 2020, 10:00 a.m. at 2nd Floor, Local Economic and Investments Promotions Office, Carmona Municipal Hall, Carmona, Cavite.

All processes relative to the conduct of the Swiss Challenge shall be primarily governed by the pertinent provisions of the 2017 Municipality of Carmona Joint Venture Ordinance.

The Municipality of Carmona reserves the right to accept or reject any comparative proposal, to annul the bidding process, and to reject any and all bids/proposals at any time prior to contract award, without thereby incurring any liability to the affected bidders.


DEOGRACIAS A. PEÑANO, JR.
Chairman of Joint Venture Selection Committee
Local Economic and Investments Promotions Office
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