



## **SELECTION/TENDER DOCUMENTS**

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**FINANCING, IMPROVEMENT, REHABILITATION,  
EXPANSION, OPERATION AND MAINTENANCE OF THE  
WATER SUPPLY AND SEPTAGE MANAGEMENT SYSTEMS  
OF VILLASIS WATER DISTRICT IN THE MUNICIPALITY  
OF VILLASIS, PROVINCE OF PANGASINAN**

**SECTION 1:**  
*INVITATION TO APPLY FOR ELIGIBILITY  
AND TO SUBMIT COMPARATIVE PROPOSALS*

### **VOLUME I**

**VILLASIS WATER DISTRICT  
JOINT VENTURE - SELECTION COMMITTEE**



Republic of the Philippines  
Region I - Province of Pangasinan

# Villasis Water District

(075) 632-1093 / 09178615250 / 09178492328  
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CCC # 95 \* Poblacion Zone I, Villasis, 2427

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**VILLASIS WATER DISTRICT JOINT VENTURE-SELECTION COMMITTEE (VWD JV-SC)**

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## **SELECTION/TENDER DOCUMENTS Volume I – Section 1**

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### **INVITATION TO APPLY FOR ELIGIBILITY AND TO SUBMIT COMPARATIVE PROPOSAL**



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## VILLASIS WATER DISTRICT JOINT VENTURE-SELECTION COMMITTEE (VWD JV-SC)

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### **INVITATION TO APPLY FOR ELIGIBILITY AND TO SUBMIT COMPARATIVE PROPOSAL**

**FOR FINANCING, IMPROVEMENT, REHABILITATION, EXPANSION, OPERATION AND MAINTENANCE OF THE WATER SUPPLY AND SEPTAGE MANAGEMENT SYSTEMS OF VILLASIS WATER DISTRICT IN THE MUNICIPALITY OF VILLASIS, PROVINCE OF PANGASINAN:**

The Villasis Water District (VWD), a government-owned and controlled corporation, created pursuant to Presidential Decree No. 198, as amended, otherwise known as the Provincial Water Utilities Act of 1973, with conditional certificate of conformance (CCC) No. 95, a category C water district, received an unsolicited proposal from a Private Entity for the financing, improvement, rehabilitation, expansion, operation and maintenance of the water supply and septage management systems of VWD in the Municipality of Villasis, Province of Pangasinan.

By virtue of VWD Board Resolution No. 29, series of 2020 dated 03 September 2020, a Villasis Water District Joint Venture-Selection Committee (VWD JV-SC) was created and eventually authorized to evaluate the Unsolicited Proposal. Upon the decision of the VWD Board of Directors (BODs), the unsolicited proposal was accepted thru VWD Board Resolution No. 03, series of 2020 dated 15 December 2020. After evaluation and subsequent negotiations with the presence and active participation of all members of the BODs including the General Manager of VWD, the VWD BODs issued Board Resolution No. 01, series 2021 dated 15 February 2021, declaring PrimeWater as the Original Proponent and approve the result of the detailed negotiation duly approved by both parties. Further, VWD BODs issued Board Resolution No. 04, series 2021 dated 11 May 2021 and Board Resolution No. 05 dated 31 May 2021 for the amendments and concurrence of the revised terms of the JV proposal.

This Unsolicited Proposal will be subjected to a Competitive Challenge in accordance with the Revised Guidelines and Procedures for Entering into Joint Venture (JV) Agreements between Government and Private Entities prepared and issued by the



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National Economic Development Authority (the “**2013 NEDA JV Guidelines**”) and VWD Board Resolution No. 03, series of 2021 dated 03 May 2021.

Pursuant to the 2013 NEDA guideline particularly under Section 8 of Executive Order No. 423 dated 30 April 2005, negotiations ensued between VWD and the Original Proponent on the JV Proposal, an agreement was reached between VWD and the Original Proponent to form an unincorporated joint venture to undertake the JV Project.

In compliance with VWD Board Resolution No. 01 series of 2021 dated 15 February 2021 and VWD Board Resolution No. 05 series of 2021 dated 31 May 2021, VWD, through its VWD JV-SC, invites interested Private Sector Participant/s (PSPs) to challenge the JV Proposal by submitting comparative proposals for the following:

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### **Name of Project**

**Financing, Improvement, Rehabilitation, Expansion, Operation and Maintenance of the Water Supply and Septage Management Systems of Villasis Water District**

### **Location of Project**

**Municipality of Villasis, Province of Pangasinan, Philippines**

### **Project Description**

**The project involves a joint venture undertaking between Villasis Water District and the Winning Private Sector Participant for the Financing, Improvement, Rehabilitation, Expansion, Operation and Maintenance of the Water Supply System and Septage Management Systems of Villasis Water District**

### **Total Private Sector Participant's Contribution**

**PhP 658.96 Million or PhP 244.50 Million at Net Present Value (NPV)**

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Applications for eligibility shall be evaluated by the VWD JV-SC based on a non-discretionary “pass/fail” criterion.

Any interested entity, partnership, corporation, joint venture or consortium from the private sector shall be considered eligible upon compliance with the following:



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### 1. Legal Requirements

- 1.1. The interested PSP is a duly registered with the Securities and Exchange Commission (SEC);
- 1.2. At least sixty percent (60%) Filipino-owned;
- 1.3. In case the interested PSP is a Consortium;
  - 1.3.1. A Consortium of two or more entities with at least sixty percent (60%) of both voting and non-voting interest in the said Consortium being owned and held, by citizens of the Philippines and/or by Philippine registered corporations at least sixty percent (60%) of both the total number of outstanding shares of stock, whether or not entitled to vote in the election of directors are owned by Philippine nationals;
  - 1.3.2. Each member of the Consortium must be disclosed during the pre-qualification stage and the Lead Member thereof must be specifically identified. For this purpose, the Lead member must have at least fifty one percent (51%) equity interest in the Consortium, and the total percentage interest of all Consortium Members must be one hundred percent (100%).

### 2. Technical Eligibility

- 2.1. The interested PSP must have completed a project similar or related to the JV activity whose value, adjusted to current prices using the National Statistics Office (NSO) Consumer Price Index (CPI), with at least fifty percent (50%) of the cost of the JV activity subject of the selection process within the last ten (10) years; and
- 2.2. The interested PSP shall submit a statement of all its ongoing and completed government and private contracts similar or related to the JV activity including contracts awarded but not yet started.
- 2.3. The interested PSP must have an unincorporated JV experience similar to the Project with at least five (5) Category B Water Districts in the Philippines, as classified by the Local Water Utilities Administration (LWUA) and such experience must be in JV projects implemented under the 2013 NEDA Guidelines and Procedures in Entering into Joint Venture Agreements between Government and Private Entities.
- 2.4. The interested PSP must be duly certified by the International Organization for Standardization (ISO) as compliant with the Quality Management System



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## VILLASIS WATER DISTRICT JOINT VENTURE-SELECTION COMMITTEE (VWD JV-SC)

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requirements established by the ISO. For this purpose, the IPP must be ISO 9001:2015 certified.

2.5. The interested PSP must have an experience in the operation and maintenance of at least twenty-five cubic meters (25 cubic meter) Septage or Sewerage Treatment Facility in a single project.

### 3. Financial Eligibility

3.1. The interested PSP has audited financial statements for the past three (3) calendar years. The audited financial statements must be stamped “received” by the Bureau of Internal Revenue (BIR) or its duly accredited and authorized institutions;

3.2. Latest tax returns of the interested PSP must be submitted;

3.3. Proof of ability of the interested PSP to provide a minimum amount of equity to the JV activity, measured in terms of the net worth of the company, or a deposit equivalent to the minimum equity required set aside or ear-marked for the proposed JV activity were presented; and

3.4. Must provide a letter from a domestic universal/commercial bank, or an international bank with a subsidiary/branch in the Philippines, or any international bank recognized by the *Bangko Sentral ng Pilipinas* (BSP), attesting that the interested PSP is one of its current clients, and is in good financial standing.

In addition to the above, all prospective private sector participants shall be required to submit, as part of their qualification documents, a statement stipulating that the PSP:

- (i) has accepted the qualification criteria established by the JV-SC of the Government Entity concerned; and
- (ii) waives any right it may have to seek and obtain a writ of injunction or prohibition or restraining order against the concerned Government Entity or its JV-SC to prevent or restrain the qualification proceedings related thereto, the award of the contract to a successful private sector participant, and the carrying out of the awarded contract. Such waiver shall, however be, without prejudice to the right of a disqualified or losing private sector participant to question the lawfulness of its disqualification or the rejection of its proposal by appropriate administrative or judicial



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processes not involving the issuance of a writ of injunction or prohibition or restraining order.

Only those interested PSP's that are deemed eligible shall be entitled to submit Comparative Proposals, which must be in accordance with instructions contained in the Request for Proposal Documents (RFP Documents).

The VWD JV-SC shall evaluate the proposals using the Quality Based Evaluation (QBE) or Quality Based Selection (QBS) procedure. The criteria and rating system for the evaluation of the proposals shall be provided in the instructions to interested PSP.

Interested PSPs shall be subject to pre-qualification in accordance with Volume 1 of the Tender Documents. Volume 1 of the Tender Documents, which includes the Instructions to interested PSP as well as the Eligibility Requirements and Forms, is available for a non-refundable fee of One Hundred Fifty Thousand Pesos (PhP 150,000.00) in the form of cash, deposit or check issued by a universal bank payable to the Villasis Water District.

The deadline for the submission of Eligibility Requirements and duly accomplished Forms shall be on July 16, 2021 (Friday) at exactly 10:00A.M. (Philippine Standard Time). Only PSPs who are determined by the VWD JV-SC to be eligible shall be allowed to purchase Volume II of the Tender Documents.

VWD JV-SC shall thereafter issue Volume II of the Tender Documents only to pre-qualified PSPs upon payment of the non-refundable fee in the amount of Two Hundred Thousand Pesos (PhP 200,000.00) in the form of a cash, deposit or check issued by a universal bank, payable to the Villasis Water District.

The following procedures, schedules and instructions shall be strictly observed:





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## VILLASIS WATER DISTRICT JOINT VENTURE-SELECTION COMMITTEE (VWD JV-SC)

ACTIVITY	SCHEDULE <i>(Philippine Standard Time)</i>	INSTRUCTIONS
1. Publication of the Invitation to Apply for Eligibility and Submit Comparative Proposal (IAESP)	June 10, 2021 to June 16, 2021 <i>(7 days)</i>	The IAESP is advertised in a newspaper of general nationwide circulation, and posted continuously for a period of seven (7) calendar days on agency website and three conspicuous places in the Municipality of Villasis, starting on the date of advertisement
2. Posting of Proposal Security of the Original Proponent (OP)	June 10, 2021 <i>(First day of Publication)</i>	The Proposal Security shall be posted at the date of the first day of publication of IAESP
3. Submission of signed Letter of Intent (LOI)  <i>1 day before submission of application</i>	June 16, 2021 <i>(8:00AM – 4:00PM)</i> to July 15, 2021 <i>(8:00AM – 4:00PM)</i>	The LOI shall be addressed to: <b>Mr. MARBEN A. SANTE</b> VWD JV-SC Chairman <b>VILLASIS WATER DISTRICT</b> Poblacion Zone I, Villasis, Pangasinan, 2427
4. Application for Eligibility of Comparative PSPs  Purchase of Volume I of the Tender Documents (Eligibility)  Non-refundable docs fee of: One Hundred Fifty Thousand Pesos (PhP 150,000.00)  Mode of Payment: Cash, Deposit or Check issued by a universal bank in the name of VILLASIS WATER DISTRICT	June 17, 2021 <i>(8:00AM – 4:00PM)</i> to July 16, 2021 <i>(8:00AM – 10:00AM)</i>  <i>(at least 30 days after the last day of publication)</i>	The Eligibility Documents may be purchased ONLY from the <b>VWD JV-SC Chairperson: Mr. MARBEN A. SANTE</b> at the Villasis Water District main office, Poblacion Zone I, Villasis, Pangasinan, 2427.  Only PSPs which submit LOIs and purchase Volume I of the Tender Documents on or before June 15, 2021 will be allowed to submit Eligibility Documents
5. Submission of Eligibility Documents	On or before July 16, 2021 until 10:00:00 AM only	Submission of eligibility documents shall be made to the VWD JV-SC Chairman at the office of the Villasis Water District, Poblacion Zone I, Villasis, Pangasinan, 2427





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## VILLASIS WATER DISTRICT JOINT VENTURE-SELECTION COMMITTEE (VWD JV-SC)

ACTIVITY	SCHEDULE <i>(Philippine Standard Time)</i>	INSTRUCTIONS
6. Opening of Eligibility Documents	July 16, 2021 at 10:15AM onwards	The VWD JV-SC will determine the completeness of the eligibility documents based on a pass or fail criteria.  For those PSPs whose eligibility documents appear to be complete shall be further evaluated to determine its eligibility. For those PSPs with incomplete, irregular or patently insufficient submission shall be considered failed.
7. Evaluation/Determination of Eligibility of Comparative PSPs	until July 30, 2021 <i>(within 15 days)</i>	The VWD JV-SC will evaluate the eligibility documents of the PSPs to determine if they are eligible or ineligible.
8. Notification of Eligible PSPs	July 31, 2021 to August 06, 2021 <i>(within 7 days)</i>	The JV-SC shall duly inform the eligible PSPs within seven (7) calendar days after approval. Ineligible PSPs shall be similarly given notice of such ineligibility, stating therein the grounds for ineligibility within the same period.
9. Issuance of Tender Documents to Eligible PSPs  Purchase of Volume II of the Tender Documents  Non-refundable docs fee of: Two Hundred Thousand Pesos (PhP 200,000.00)  Mode of Payment: Cash, Deposit or Check issued by a universal bank in the name of VILLASIS WATER DISTRICT	August 07, 2021 <i>(8:00AM – 4:00PM)</i> to September 03, 2021 <i>(8:00AM – 10:00AM)</i>  <i>(not to exceed 30 days)</i>	Tendered Documents may be purchased ONLY thru <b>VWD JV-SC Chairperson: Mr. MARBEN A. SANTE</b> at the Villasis Water District main office, Poblacion Zone I, Villasis, Pangasinan, 2427.



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ACTIVITY	SCHEDULE <i>(Philippine Standard Time)</i>	INSTRUCTIONS
<p><b>10. Conduct of Feasibility Study of Eligible PSP</b></p> <p><b>Pre-Selection Conference</b> <i>(60 days before the opening of technical proposal)</i></p>	<p>September 04, 2021 to January 03, 2022 <i>(at least 120 days)</i></p> <p>November 02, 2021 10:00AM onwards</p>	<p>All eligible PSPs are encouraged to attend the conference to be held at the Office of the Villasis Water District, Poblacion Zone I, Villasis, Pangasinan, 2427</p> <p>Additional Pre-Selection Conferences may be held at the discretion of the VWD JV-SC prior to the Submission of Proposals</p>
<p><b>11. Submission of Comparative Proposal by Eligible PSPs</b></p>	<p>January 04, 2022 until 10:00:00 AM only</p> <p><i>(at least 120 days after last day of issuance of Volume II)</i></p>	<p>Comparative proposal shall be addressed to: <b>Mr. MARBEN A. SANTE</b> VWD JV-SC Chairman <b>VILLASIS WATER DISTRICT</b> Poblacion Zone I, Villasis, Pangasinan, 2427</p> <p><i>*If no comparative proposal is submitted, JV activity will be awarded to OP</i></p>
<p><b>12. Opening of Technical Proposal</b></p>	<p>January 04, 2022 at 10:15AM onwards</p>	<p>Venue: Office of the Villasis Water District, Poblacion Zone I, Villasis, Pangasinan, 2427</p> <p>Withdrawal/modification of proposals allowed prior to time and date set for opening technical proposal</p>
<p><b>13. Evaluation of Technical Proposals</b></p>	<p>January 05, 2022 to February 03, 2022 <i>(within 30 days)</i></p>	<p>The VWD JV-SC will evaluate the technical proposal of the PSPs to determine if they are eligible or ineligible.</p>
<p><b>14. OP may opt to submit Second Financial Proposal</b></p>	<p>on or before February 14, 2022 until 09:59AM only <i>(On or before the date of opening of financial proposals)</i></p>	<p>Modified Competitive Challenge</p>



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## VILLASIS WATER DISTRICT JOINT VENTURE-SELECTION COMMITTEE (VWD JV-SC)

ACTIVITY	SCHEDULE <i>(Philippine Standard Time)</i>	INSTRUCTIONS
15. Issuance of notice to eligible PSPs who passed the technical evaluation on the date, time and place of the opening of the envelopes for Financial Proposal	February 04, 2022 to February 10, 2022 <i>(within 7 days)</i>	The VWD JV-SC will notify PSPs who passed the technical evaluation and those who do not pass thru electronic mail.
16. Opening of Financial Proposals of Eligible PSPs and Second Financial Proposal of the OP	February 14, 2022 at 10:00AM onwards <i>(3 days after issuance of notice)</i>	Venue: Office of the Villasis Water District, Poblacion Zone I, Villasis, Pangasinan, 2427
17. Evaluation of Financial Proposals	February 15, 2022 to March 01, 2022 <i>(within 15 days)</i>	The JVSC will notify PSPs who passed financial evaluation and those who do not pass thru electronic mail.  <i>*in case comparative PSPs fail to outbid the financial proposal of OP or if there are no comparative PSPs or there is a tie between OP and comparative PSPs, JV activity will be awarded to OP</i>
18. Recommendation to Award	on or before March 08, 2022 <i>(Within 7 cd from date of completion of competitive challenge)</i>	The VWD JV-SC shall recommend the award to the VWD BODs for their final decision
19. Decision to Award	on or before March 15, 2022 <i>(within 7 cd from date of recommendation)</i>	VWD BODs shall issue a Resolution or its equivalent for the awards
20. Issuance of Notice of Award (NOA)	on or before March 22, 2022 <i>(within 7 cd from decision)</i>	The VWD JV-SC will notify the winning PSP and the other PSPs thru electronic mail.
21. Compliance of the Winning PSP with Conditions Precedent (CPs) for Execution of JV Agreement	within 30 calendar days from the receipt of NOA	As per NEDA 2013 Guidelines



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ACTIVITY	SCHEDULE <i>(Philippine Standard Time)</i>	INSTRUCTIONS
<b>22. Evaluation of Compliance with CPs and Notification of Results to the Winning PSP</b>	within 7 calendar days from the receipt of compliance statements	Responsible Person: Head of the Government Entity (VWD Board of Directors)
<b>23. Execution of the JV Agreement by the Winning PSP and return respective proposals to losing PSP</b>	within 7 calendar days from notification of compliance with CPs to Winning PSP	During period of validity of Proposal Security not beyond 180 calendar days from opening of proposals

Schedules/deadlines may be subject to extensions and/or postponements by VWD JV-SC whenever appropriate and upon written notice to all PSPs who purchased the Tender Documents.

All proposals must be accompanied by a Proposal Security in the form as required by the government entity which may be cash, certified check, manager's check, letter of credit, or bank draft/guarantee issued by a reputable local/foreign bank, or surety bond callable on demand issued by GSIS or an entity duly registered and recognized by the office of the Insurance Commissioner, or a combination thereof payable to the Villasis Water District equivalent to 2% of the total contribution at NPV of Original Proponent for the entire cooperation period in the amount Four Million Eight Hundred Ninety Thousand Thirty Seven & 94/100 (PhP 4,890,037.94).

For any queries and/or clarifications of interested PSPs, please address your communication in writing to VWD JV-SC at the contact details indicated below:

**Mr. MARBEN A. SANTE**  
Chairman, VWD Joint Venture-Selection Committee  
**VILLASIS WATER DISTRICT**  
Poblacion Zone I, Villasis, Pangasinan, 2427  
Office Tel No.: (+63) 75 632-1093  
Mobile No.: (+63) 917 179-4749  
Email: [vwdjvsc@villasiswaterdistrict.gov.ph](mailto:vwdjvsc@villasiswaterdistrict.gov.ph)

Without any conditions or incurring any liability to any affected PSPs, VWD reserves, at any time prior to the signing of the Joint Venture Agreement, the right to reject any or



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all proposals, waive any minor defects therein, decide or resolve matters arising from the proceeding, proceed with direct negotiation and award the contract for the JV Project to the PSP whose technical proposals are complying and whose financial proposal is the best among the qualified interested PSPs and/or accept the offer it deems most advantageous to VWD and the government.

Further, VWD assumes no responsibility whatsoever to compensate or indemnify any PSP for expenses incurred in the preparation of the comparative proposals.

**FOR:**

**VILLASIS WATER DISTRICT  
JOINT VENTURE-SELECTION COMMITTEE**

*(Sgd.)*

**MARBEN A. SANTE, MBA**  
*VWD JV-SC Chairman*