WELCOME TO

Presentation to US-Philippines Society

AILEEN ANUNCIACION R. ZOSA
PRESIDENT AND CEO
BASES CONVERSION AND DEVELOPMENT AUTHORITY

JANUARY 2023
BCDA is a government corporation tasked with developing former military bases into economic hubs in the Philippines.

Prime mover of national development.

Key driver of the national government’s “Build Better More” Infrastructure Program.
Fort Bonifacio

1998
Bonifacio Global City

Source: Wikimedia Commons
Fort William McKinley
1995
Newport City
Subic–Clark–Tarlac Expressway
The BCDA Ecozones

lined up as a family of offerings, each with unique, complementary and synergized statements of purpose and direction.

370 km²
Master planned area

5* SEZs
Special Economic Zones
(including Subic)

BONIFACIO GLOBAL CITY
(Metro Manila)
Passion + Entrepreneurship

Poro Point
seaport-airport complex
Innovation + Security

John Hay
mountain resort &
tourism complex
Stewardship + Hospitality

Clark
Convergence + Connectivity

Subic
Deep Water Port
Strategic Harbor

Morong
Discovery + Media

SCTEX
Subic–Clark Tarlac Expressway

BONIFACIO GLOBAL CITY
(Metro Manila)
Passion + Entrepreneurship
Expanding Economic Growth
Clark Freeport and Special Economic Zone

- Located in Central Luzon Region
- Only 90 km away from Manila

**New Clark City**
9,450 Hectares (94.5 sqkm)

**Clark Freeport Zone**
- Mixed-use Area (2,100 Has or 21 sqkm)
- Civil Aviation Complex (2,300 Has – 23 sqkm)

**Sub-zone**
18,000 Has [180 sqkm]
US COMPANIES IN CLARK

FedEx Express
UPS
Texas Instruments
PACIFIC Spotter Corporation
VISKASE
STS
S-Corp
Gecare Systems Inc.
Concentrix
IQCOR
Alorica
TaskUs
### By the Numbers

**1st Smart, Green & Resilient Metropolis in the Philippines**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td><strong>Land Size</strong></td>
<td>9,450 Hectares (94.5 km²)</td>
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<tr>
<td><strong>Land Rights</strong></td>
<td>75 Years thru Lease or Joint Venture Agreements</td>
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<tr>
<td><strong>Projected Population</strong></td>
<td>1.2 Million</td>
</tr>
<tr>
<td><strong>Projected Employment</strong></td>
<td>600,000+ workers</td>
</tr>
<tr>
<td><strong>Open Spaces &amp; Forest Reserves</strong></td>
<td>60%++ (6,000+ hectares of forests, public spaces and parks)</td>
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</table>
is Unmatched in Connectivity

Aviation
Clark International Airport

Rail
PNR North-South Commuter Rail
Subic-Clark Cargo Rail

Road
Subic-Clark-Tarlac Expressway
NCC-SCTEX Access Rd
NCC-Airport Access Rd
Clark Loop BRT System
Dedicated Bike Lanes

Network
High Speed Internet Access

All roads lead to

and planes and trains and bandwidth

and planes and trains and bandwidth
The country’s premier gateway, revolutionizing the way we travel and the way the world experiences the Philippines.
Clark Civil Aviation Complex
Master Plan
North - South Commuter Railway (NSCR) Project

147 kilometers
mass transport railway system traversing Clark, Pampanga (Region 3) to Calamba, Laguna (Region 4)

3 interconnected railway systems
- NSCR - Clark Extension
- NSCR Phase 1
- NSCR - Calamba Extension

PhP 777.551 Billion
Total Project Cost
FedEx Clark Gateway Facility
A 17,000-square-meter establishment
Equipped with state-of-the-art technology
Subic-Clark Cargo Railway

72-km freight railway along the Subic-Clark Corridor for a seamless seaport-airport-industries connectivity
Sacobia Bridge
Iconic Bridge connecting NCC and Clark Int’l Airport
NCC Primary Access Roads
Infrastructure that moves people, not just cars

- Rail Transit Protection Zone
- Dedicated BRT Lanes
- Wide Pedestrian Lanes
- Connected Bike Lanes
Anchor Locators to Jumpstart Development:

Institutions

Industries

Leisure & Nature
National Government Administrative Center

By virtue of Executive Order 119, NCC will be home to an integrated government center outside the National Capital Region in case of disaster, and directing the whole-of-government to establish satellite offices therein.

Basic Needs & Connectivity

- Department of Agriculture
- Department of Public Works and Highways
- National Economic and Development Authority
- Philippine Economic Zone Authority
- Bangko Sentral Ng Pilipinas
- Games and Amusement Board
- Bureau Of Customs
- Philippine Tax Academy

Economic & Finance, GFIs & GOCCs

- Supreme Court of the Philippines
- Regional Trial Court

Legislative & Judicial Cluster

- Department of National Defense
- National Bureau of Investigation
- Philippine National Police
- National Security Council
- Department of Transportation
- Department of Education
- Department of Science and Technology
- National Irrigation Administration
- Supreme Court of the Philippines
- National Economic and Development Authority
- Bureau Of Customs
- National Bureau of Investigation
- Philippine National Police
- National Security Council
- Department of Education
- Department of Science and Technology
- National Irrigation Administration

Social Safety & Security
National Government and Administrative Center

- Athletics Stadium
- The Residences
- UP-PGH Polyclinic
- Government Building
- NGAC Marketing Office
- Aquatics Center
- River Park
- Athletes’ Village

National Government and Administrative Center
ATHLETICS STADIUM

20,000-seater Olympic stadium with a 9-lane 400-m track and field oval and a 4-lane warm-up track. The stadium meets the global standards of the International Association of Athletics Federations (IAAF)
The Aquatics Center is a Fédération Internationale de Natation (FINA)-certified facility with 2,000-seater arena, a 10-lane Olympic-size swimming pool, a diving pool, and a warm-up training pool.
ATHLETES’ VILLAGE

A 525-unit PWD-friendly accommodation facility for national athletes, coaches, and visitors complete with training and fitness facilities, a library and a conference room on every floor, kitchen and dining area, basketball court, swimming pool, and deck gardens.
Upcoming Developments

New Clark City

Institutions & Government Agencies

BSP COMPLEX

Agro-industrial Hub: National Seed Technology Park

Virology and Vaccine Institute of the Philippines
Industrial Areas

1. Industrial Estate 1
   100 has

2. Industrial Estate 2
   250 has

3. Industrial Estate 3
   100 has (for bidding by Q3 2022)

A. Filinvest Innovation Park
Filinvest Innovation Park & Mixed Use Dev’t

100 has (1sqkm) industrial block for logistics, light manufacturing, and high tech industries

188 has (1.88 sqkm) mixed use neighborhood
Riverpark Corridor
Upcoming Inclusive Developments

NCC Central Park
NCC’s Smart & Green Centerpiece

45 hectares (.45 km²)
Central Park area with retention lake for city water resource management & flood mitigation
Upcoming Developments
Hann Mountain Reserve
440 hectares (147 has. by 2025)
## NCC Common ICT Infrastructure

### Contractual Scheme
- **Contractual Joint Venture**

### Legal Basis
- **BCDA JV Guidelines**

### Procurement Mode
- **Solicited**

### Cooperation Period
- **25 years**

### Bidding Timeline
- **2023**
  - **Q1**: Project Dev't Stage
  - **Q2**: Bidding Stage
  - **Q3**: Award & Implementation
  - **Q4**: Award & Implementation

### Role of Private Sector
- **Design, build, and deploy conduits in accordance with BCDA masterplan and design standards for NCC**
- **Deploy dark fiber within conduits up to locator premises**
- **Repair and maintain passive assets and hosting site to contracted service levels**
- **Establish a neutral hosting site where active service providers will co-locate active equipment and patch into NCC fiber**
- **Lease out fiber on wholesale basis to:**
  - ISPs
  - Mobile Network Operators
  - Data Center operators
  - Independent Tower Companies
Data Center Colocation Facility
Private Sector Partner to design, finance, develop and manage a Data Center Colocation Facility in NCC. The partner to arrange for a network management service to connect NCC to the spectrum.

<table>
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<tr>
<th>Contractual Scheme</th>
<th>Contractual Joint Venture</th>
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<tr>
<td>Legal Basis</td>
<td>BCDA JV Guidelines</td>
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<tr>
<td>Procurement Mode</td>
<td>Solicited</td>
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<tr>
<td>Cooperation Period</td>
<td>25 years</td>
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- **2023**
  - Q1: Project Development
  - Q2: Market Sounding
  - Q3: Bidding
  - Q4:
Future Projects & Investment Opportunities

NCC Estate Management Services
world-class city management & administration for NCC

BCDA Roles in NCC

As Owner
- Master Planner & Developer
- Maintain Master Plan Vision

As Governing Body
- Permitting & compliance to laws
- collection of taxes
- Estate Management - O&M

BCDA Essential Roles Post Development

Development Control
- Construction
- Modeling & BIM

Taxes & Incentives Administration
- Tax & Incentives Administration
- Registration & Permitting

Operations & Maintenance
- Grounds keeping
- Security
- Crowd & Traffic Mgmt
- Disaster Response
- Digital Governance & eCitizen Platform
Future Projects & Investment Opportunities

NCC Pilot Affordable Housing

34 hectares
mixed typology housing development

6,000 units
Apartments, townhouse, condos with commercial support facilities
Ecotheme Parks & Ecotourism
**Future Projects & Investment Opportunities**

**NCC Pilot Affordable Housing Project**

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<th>Contractual Scheme</th>
<th>Joint Venture</th>
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<tr>
<td>Project Cost</td>
<td>PhP7,356 Million</td>
</tr>
<tr>
<td></td>
<td><strong>USD134 Million</strong></td>
</tr>
<tr>
<td>Cooperation Period</td>
<td>50 years (renewable to 25 years)</td>
</tr>
<tr>
<td>BCDA Contribution</td>
<td>Rights to the Use of the Land (34 hectares)</td>
</tr>
<tr>
<td>Private Sector Undertaking</td>
<td>Cash Equity</td>
</tr>
<tr>
<td></td>
<td>Tap low cost financing institutions &amp; programs</td>
</tr>
<tr>
<td></td>
<td>Build and sale of housing units</td>
</tr>
<tr>
<td>Revenue Stream</td>
<td>Sale of housing units minimum of 75 years</td>
</tr>
<tr>
<td></td>
<td>Lease of land and rental of commercial spaces</td>
</tr>
<tr>
<td>Homeowners Association</td>
<td>Internal estate management activities</td>
</tr>
</tbody>
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Clark Integrated Public Transportation System

Multimodal Transport Hubs & TOD

1. Clark Int’l Airport Transport Hub (1.6 has)
2. NCC Central Transport Hub (25 has) [FS]
3. NCC North Multimodal Station (6 has) [FS]
Solid Waste Management and Waste-to-Energy Project

- Feasibility Study - Build, operations and maintenance arrangement of a waste-to-energy facility;
- Management of existing waste management assets within the sanitary landfill site; and
- Waste collection service in New Clark City
Investment and Partnership Opportunities

35–40 megawatt solar farm
2.5km away from NCC Substation, directly accessible thru major thoroughfare
Investment and Partnership Opportunities

Development of Pharmaceutical and Medical Science (R&D)/Industrial Park
Sports Complex inside the National Government Administrative Center in New Clark City

- Operations and Maintenance
- Center for sports excellence
- Sports Science and Medicine
- Marketing to host local and international sports competitions/events
- Venue for training camps, concerts, conferences, etc.

Other Partnership Opportunities
We are open for business.

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marketing@bcda.gov.ph