



EMBASSY OF THE PHILIPPINES  
SINGAPORE

**Reference No.: PHEmb/2022/001**

**INVITATION TO MANIFEST INTEREST TO TENDER  
FOR DESIGN AND BUILD SERVICES FOR THE  
REDEVELOPMENT / CONSTRUCTION OF THE  
CHANCERY OF THE PHILIPPINE EMBASSY AT 20  
NASSIM ROAD, SINGAPORE 258395**

**21 July 2022**



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SINGAPORE

## NOTICE AND INSTRUCTIONS

**Reference No.:** PHEmb/2022/001

**Publication Date:** 21 July 2022

**Description:**

Invitation to Manifest Interest to Tender for Design and Build Services for the Redevelopment/Construction of the Chancery of the Philippine Embassy at 20 Nassim Road, Singapore 258395

**Deadline:** 27 July 2022 (Wednesday), 12NN

**Submission:**

Kindly email to [bac.sgpe@gmail.com](mailto:bac.sgpe@gmail.com) with the subject heading: **Manifestation of Interest to be Invited to Tender for PHEmb/2022/001\_(Name of Company)**; and to attach the following documents/information:

1. Corporate profile including the following:
  - 1.1 Company Name
  - 1.2 Company Address
  - 1.3 Contact Person and Designation
  - 1.4 Contact information (email address and contact number/s)
  - 1.4 Proof/statement of incorporation or registration by relevant Singapore authorities;
2. A brief explanation/statement of the interested party's capability to carry out the whole project, whether with an in-house team or through subcontracting, based on the attached project background and overview. In particular, the interested party must have experience/s in commercial/office space preparation/renovation AND residential construction; and can do the works based on the attached schedule.
3. Relevant Projects
  - 3.1 Past/ongoing commercial and residential projects in the last three (3) years; and
  - 3.2 Biggest project reckoned from incorporation/registration, and the cost and the team composition for the project, including subcontractors, if any.

Late submissions will not be considered.



**Only the parties which will proceed to the next step will receive further instructions through email not later than 29 July 2022.** The Philippine Embassy is not under any obligation to inform and/or explain the reason/s for non-inclusion in the shortlist.

### **Property Background**

1. *Site Description.* The 2-storey bungalow, constructed in 1977, sits on a 1,641.5 square meter lot. In 1986, the Philippine Government purchased the property and had since discharged its functions as an Embassy from it. The current floor area of the Chancery is approximately 828 square meters, and it has a guardhouse/reception area and a linkway on site.
2. *Zoning.* The Chancery is located at 20 Nassim Road, a residential district classified as “Good Class Bungalow Area” (GCBA) by the Urban Development Authority (URA) of Singapore.

### **Project Overview**

1. The Philippine Embassy in Singapore is in need of a registered contractor and/or licensed builder that can reliably and efficiently provide design and build services, and implement the different components/phases of the project, as follows:
  - 1.1 *Phase 1:* Preliminary Works, Design and Build, Demolition (including transfer to temporary office space for the duration of the construction and securing of all permits)
  - 1.2 *Phase 2:* Building Construction with Structural Works, Mechanical and Electrical Works, Architectural Finish, and External Works
  - 1.3 *Phase 3:* Furnishing (Furniture and Fixtures), Carpentry Work, Equipment Installation, and other External Works
  - 1.4 *Phase 4:* Post-Construction and Close out of Project



2. The plan is to demolish the current structure in order to give way to the construction of a Chancery that has the following features:

- 2.1. A two-storey main building with basement and a reinforced concrete (RC) Flat Roof<sup>1</sup>;

- 2.2. Sufficient and comfortable space for over 1,000 clients that the Embassy accommodates on a daily basis;

- 2.3. An overall design concept that has the following features: (a) A resilient<sup>2</sup> and contemporary Filipino-inspired tropical architecture that optimizes the site's capacity to benefit the Philippine Embassy and its clients; (b) Efficient, cost effective, and acceptable to the market, such that the design reflects the market demand, especially from the anticipated growth and trends, and typical industries; (c) Adherence to the Singapore building standards, including the Green Mark 2021 Guidelines, whenever practicable and/or required by Singapore Authorities; and the Philippine Foreign Service Buildings Design Guidelines<sup>3</sup> and other relevant Philippine standards, laws, and regulations,<sup>4</sup> when applicable, *provided that*, in case of conflict between the Philippine and Singapore standards and laws, the latter (and the standards/regulations applicable in this jurisdiction) shall prevail; (d) Natural ventilation and thermal comforts; (e) Separate ventilation systems for public use facilities and spaces for official functions, exhibitions, seminars and events; (f) Provision for the installation of photovoltaic cells or a solar power panel system, or a similar renewable energy system; (g) Provision for the installation of a water harvesting system; (h) Sufficient space for official functions, exhibitions, seminars, and events with the Filipino community; (i) An inclusive space (i.e., a breastfeeding station and children's corner, interview/client consultation rooms, accessibility ramps) for clients and Embassy personnel; (j) Sufficient space for its partner agencies for easier coordination; and (k) Sufficient space for Sentro Rizal and other cultural displays and activities.

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<sup>1</sup> Future use may include a green roof and/or site for solar panels

<sup>2</sup> In response to climate change and natural disasters

<sup>3</sup> (Confidential document, to be provided at a later date) Sponsored by the Republic of the Philippines Department of Foreign Affairs, in coordination with the University of the Philippines-Diliman National Engineering Center (UP-NEC), Manila, 2016.

<sup>4</sup> Such as the National Building Code, Fire Code of the Philippines, Philippine Green Building Code



3. For the duration of the project, the contractor will also provide the Philippine Embassy ample space/facility with ten (10) parking slots at a specified and approved location for it to be able to efficiently discharge its functions and continue to serve its clients. The intention is for such temporary quarters to be vacated not later than the third quarter of 2024 and for the Embassy operations to be carried out by then at the new Chancery at 20 Nassim Road.

3.1. If necessary, the contractor may have to provide additional storage for the Embassy files and documents, books, cultural items etc. during construction.

3.2. The contractor will also provide transportation, packing, and hauling services for the transfer to the temporary office space before the construction, and for moving back into the Chancery after the construction.

3.3. The temporary office must be ready for occupancy based on the Philippine Embassy's specifications and needs within three (3) months from the award of the contract.

3.4. The Philippine Embassy will need to be reached by its clients at this temporary office using the contact numbers posted on its website. In this regard, the contract will include the costs of transfer of the telephone, internet connection lines, servers, and other utilities needed for the operation of the Embassy.

### **Schedule of Works**

1. Upon award of contract, four (4) months for submissions to Authorities to obtain Permit to Commence Building Works; three (3) months for the transfer to the temporary office space based on the parameters provided under the Project Overview
2. Another eighteen (18) months for site construction works
3. Another two (2) months to obtain a Temporary Occupation Permit
4. Six (6) months to obtain a Certificate of Statutory Completion
5. Twelve (12) months defects liability period after obtaining a Temporary Occupation Permit