



Republic of the Philippines
Tangapan ng Sangguniang Panlungsod
 2/F City Hall Bldg., J. Miranda - Ave., Con. Peq., Naga City
 ☎ 472-79-19 • 473-20-51



ORDINANCE NO. 2016-019
 VVVVVVVVVVVVVVVVVVVVV

AN ORDINANCE AMENDING ORDINANCE NO. 2014-061 OTHERWISE KNOWN AS "AN ORDINANCE PROVIDING FOR THE TERMS OF REFERENCE FOR THE LEASE, DEVELOPMENT AND UTILIZATION OF CERTAIN PORTIONS OF THE BICOL CENTRAL STATION COMPLEX;"

Sponsors: Hon. City Councilor Mila S.D. Raquid-Arroyo
 Hon. City Councilor Elmer S. Baldemoro
 Hon. City Councilor Jose A. Tuason

Be it enacted by the Sangguniang Panlungsod of Naga in session assembled:

SECTION 1. Sections 2, 3 and 5 of Ordinance No. 2014-061 are hereby amended by including additional areas for lease, now to read as follows:

"SECTION 2. The BCS Complex. The Bicol Central Station Complex (formerly called the Naga City Central Bus Terminal), completed in 1998, serves as Naga City's central bus terminal, catering to buses emanating from or passing through Naga then going to the north (Camarines Norte and Quezon up to Manila) and south (other parts of the province of Camarines Sur, the provinces of Albay and Sorsogon, up to parts of the Visayas and Mindanao, and/or coming in from other parts of Bicol or the country. It is located within the city's Central Business District-II (CBD-II).

Within the BCS complex are bus parking areas, 33 loading/unloading bays, parking spaces for private vehicles, and a building whose ground floor contains transport ticketing offices, passenger lounges and amenities, and leased commercial spaces. The building structure is designed to accommodate two storeys. The second floor which is currently undeveloped and underutilized as well as the adjacent air space facing SM City Naga and Second Street and/or the lot at corner of the 2nd Street and Ninoy-Cory Avenue are the objects of the development intended under this ordinance.

The current site/physical plan of the BCS Complex is hereto attached as Annex "A."

SECTION 3. BCS Areas for Lease

The areas available for lease are the following portions of the Property:

1. Second floor facing SM City Naga and Second Street with an area of more or less 2,291 sq. m., the adjacent airspace also facing SM City Naga and Second Street from about 10 feet above the ground with an area of more or less 2,291 sq. m. and/or the lot at corner of the 2nd Street and Ninoy-Cory Avenue with an area of more or less 491 sq.m.;
2. Second floor facing the CBD Hotel and Ninoy-Cory Road with an area of more or less 1,120 sq. m.

Bidders may bid for **ONE OR BOTH OF THESE PORTIONS** of the BCS subject to the Development Guidelines as provided under Section 5 hereof.

SECTION 5. Minimum Development Guidelines

1. Currently undeveloped and underutilized second floor as well as the adjacent air space facing SM City Naga and Second Street from about 10 feet above the ground with an area of more or less 2,291 sq. m. and/or the lot at corner of the 2nd Street and Ninoy-Cory Avenue with an area of more or less 491 sq. m.;
 - 1.1. One-storey development on the second floor including on the airspace and/or such development as may be necessary on the appropriate portion on the 491 sq. m. lot to enhance accessibility, visibility and viability of the business;
 - 1.2. Business use is for department store, grocery, fastfood and other related commercial stores or a combination thereof
 - 1.3. Business areas are enclosed and fully air-conditioned
 - 1.4. Should be compliant with the requirements of the National Building Code and the Revised Building Code of the City of Naga as to requisite facilities and spaces;
 - 1.5. Should show design for customers' access from the ground floor using existing building stairs or additional stairs that may be constructed or other facilities, without destroying the overall aesthetic design of the entire BCS Complex
 - 1.6. Should show separate cargo/supply loading and unloading facilities
 - 1.7. Design must blend with the design of the CBS
 - 1.8. Should have reasonable access to the existing Migrants' Resource Center also found at the second floor.
2. Second floor facing the CBD Hotel
 - 2.1. One-storey development on the second floor
 - 2.2. Business use is for room accommodation facilities and other related amenities
 - 2.3. At least 80% of rooms to be airconditioned
 - 2.4. Should be compliant with the requirements of the National Building Code and the Revised Building Code of the City of Naga as to facilities and spaces
 - 2.5. Should show design for customers' access from the ground floor using existing building stairs or additional stairs that may be constructed or other facilities, without destroying the overall aesthetic design of the entire BCS Complex
 - 2.6. Design must blend with the design of the CBS
 - 2.7. Should have reasonable access to the existing Migrants' Resource Center also found at the second floor.

SECTION 2. Section 6 of Ordinance No. 2014-061 is hereby amended by extending the construction period, now to read as follows:

"SECTION 6. CONSTRUCTION TIMETABLE. Construction on all or portions of the leased Property must commence within one month from the date of ratification of the Lease Contract by the Sangguniang Panlungsod and must be completed in eighteen (18) months. Failure to comply with this condition shall result in the forfeiture of the security deposit".

SECTION 3. Section 7 of Ordinance No. 2014-061 is hereby amended by providing for the lease rental for the airspace and the lot at corner of the 2nd Street and Ninoy-Cory Avenue, increasing the security deposit, extending the lease period to fifty years and clarifying the turn-over provision, now to read as follows:

"SECTION 7. TERMS OF LEASE

1. Monthly Rental - at least P 50.00/sq. m./month for the second floor facing SM City Naga and Second Street, at least P 25.00/sq. m./month for the adjacent airspace and P 75.00/sq. m. for the lot at corner of the 2nd Street and Ninoy-Cory Avenue;
2. Escalation Rate - at least three percent (3%) compounded every three (3) years. This escalation rate shall be reviewed for rate adjustments to be implemented, if any, beginning the 15th year of the lease period;
3. Security Deposit - equivalent to four (4) months rental payable upon signing of the Lease Agreement;
4. Advance Rental - equivalent to three (3) months rental, payable upon turn-over of possession and control over the leased premises;
5. Duration of Lease - maximum of fifty (50) years, renewable under terms and conditions that may be agreed upon between the CGN and the lessee;
6. Turn-over of Improvements - all permanent improvements introduced by the lessee shall be deemed owned by the City Government of Naga upon expiration of the Lease Contract. They shall be fully turned over to it, unless a new Lease Contract is executed with the City Government."

SECTION 4. BIDDING. The Bids and Awards Committee of the CGN shall undertake the necessary bidding for item 1, Section 3 of the Ordinance pursuant to applicable law, rules and regulations. Item 2 of Section 3 of the same ordinance is deemed excluded from the bidding, it having been already bid and awarded, as well as from all other amendments contained herein.

SECTION 5. EFFECTIVITY. This Ordinance shall take effect immediately upon posting thereof in the website of the City of Naga.

ENACTED: April 26, 2016.

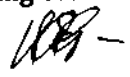
XXX

XXX

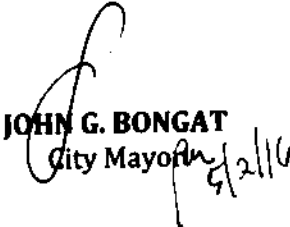
XXX

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.


NELSON S. LEGACION
City Vice Mayor
& Presiding Officer


GIL A. DE LA TORRE
Secretary to the
Sangguniang Panlungsod

APPROVED:


JOHN G. BONGAT
City Mayor
4/21/16