



APPROVING THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS TO USE THE CUSTOMIZED BIDDING DOCUMENTS FOR THE RETROFITTING AND RESTORATION OF THE MANILA CENTRAL POST OFFICE

WHEREAS, Republic Act (RA) No. 12009, otherwise known as the “New Government Procurement Act,” took effect on 13 August 2024, while its Implementing Rules and Regulations (IRR) took effect on 25 February 2025;

WHEREAS, Section 91 of RA No. 12009 mandates that the Government Procurement Policy Board (GPPB) shall be the central body that sets strategic direction and makes policy decisions regarding all matters affecting public procurement, having due regard to the country’s regional and international obligations, and is tasked to lead the nation’s efforts in advancing public procurement reforms in accordance with the Act;

WHEREAS, Section 91.1 (c) of the IRR of RA No. 12009 further authorizes the GPPB to formulate and amend, whenever necessary, the IRR of the Act, associated issuances and government procurement manuals, Philippine Bidding Documents (PBDs) and standard forms for procurement, and issue policy papers to ensure that the procurement process is streamlined and responsive to the needs of the government;

WHEREAS, Section 6 of RA No. 12009 provides that the GPPB shall pursue the development of generic procurement manuals and standard bidding forms, the use of which, once issued, shall be mandatory upon all Procuring Entities (PEs). However, whenever necessary, to suit the particular needs of the PE, modifications may be made particularly for major and specialized procurement, subject to the approval of the GPPB;

WHEREAS, the GPPB, through Resolution No. 03-2025,¹ approved the new Standard Procurement Forms, which include the PBDs;

WHEREAS, the Department of Public Works and Highways (DPWH), in its letter dated 21 January 2026, requested the approval of the use of customized Bidding Documents for the Retrofitting and Restoration of the Manila Central Post Office which incorporates the design and build provisions from Annex “G” of the 2016 IRR of RA No. 9184 to fully mitigate risks in procurement process failures and issues during contract execution;

WHEREAS, according to the DPWH, the use of the Design and Build Scheme for the Project is justified on technical and heritage conservation grounds, considering that:

1. The Manila Central Post Office was severely damaged by fire, resulting in structural compromise, operational disruption, and loss of critical public service infrastructure. Restoration is necessary to resume essential postal and logistics operations and prevent further deterioration of the structure;

¹ Dated 14 May 2025, entitled “Approving the Standard Forms for Procurement in accordance with Republic Act No. 12009 and its Implementing Rules and Regulations.”

2. The Manila Central Post Office is a declared National Historical Landmark by the National Historical Commission of the Philippines and is also recognized as an Important Cultural Property by the National Museum of the Philippines. As a protected heritage structure, it requires restoration in accordance with established conservation standards, while integrating modern structural strengthening, fire protection systems, and necessary operational upgrades;
3. The Retrofitting and Restoration of the Manila Central Post Office necessitates specialized engineering expertise, careful architectural conservation, and close coordination between heritage restoration design and construction implementation;
4. Heritage building retrofitting and restoration, particularly for a structure that has sustained fire damages, requires a highly coordinated approach between architectural conservation, structural strengthening, upgrading of Mechanical, Electrical, Plumbing, and other engineering systems, as well as specialized material restoration work; and
5. The Retrofitting and Restoration of the Manila Central Post Office requires exclusive manpower resources as identified in the Terms of Reference and a qualified Conservation/ Heritage Architect (Team Leader/ Specialist) with proven experience in restoring nationally recognized heritage structures;

WHEREAS, Item 5.2.1 of the GPPB Circular No. 01-2025² provides that PEs shall continue to use the guidelines and forms issued under RA No. 9184 and its IRR until the necessary guidelines, forms, and requirements under the relevant provisions of RA No. 12009 and its IRR have been issued by the GPPB, and that PEs may revise said forms to conform to the relevant provisions of RA No. 12009 and its IRR;

WHEREAS, the Guidelines for the Procurement and Implementation of Contracts for Design and Build Infrastructure Projects under RA No. 12009 and its IRR have yet to be issued, thus, Annex "G"³ of the 2016 IRR of RA No. 9184 remains effective until the updated guidelines have been issued;

WHEREAS, the GPPB-Technical Support Office (TSO) and the DPWH conducted a line-by-line review of the customized Bidding Documents and agreed to update the draft to incorporate recommended changes;

WHEREAS, after further review of the subject proposal and upon recommendation by the GPPB-TSO and the GPPB Inter-Agency Technical Working Group (IATWG), the same was presented to the GPPB for consideration; and

WHEREAS, the GPPB, after thorough deliberation, agreed to approve the subject request for the use of customized Bidding Documents;

NOW, THEREFORE, for and in consideration of the foregoing, **WE**, the Members of the **GOVERNMENT PROCUREMENT POLICY BOARD**, by virtue of the powers vested on **US** by law and other executive issuances, hereby **RESOLVE** to confirm, adopt, and approve, as **WE** hereby confirm, adopt, and approve the following:

² Dated 18 September 2025 on the Policy Guidance on Section 113 (Transitory Provision) in Relation to Section 115 (Repealing Clause) of Republic Act No. 12009 and its Implementing Rules and Regulations.

³ Or the "Guidelines for the Procurement and Implementation of Contracts for Design and Build Infrastructure Projects."

1. **APPROVE** the DPWH's request for use of the customized Bidding Documents for the Retrofitting and Restoration of the Manila Central Post Office, as revised;
2. **DIRECT** the DPWH to submit to the GPPB a Certification prior to posting of the customized Bidding Documents:
 - a. Indicating that the provisions in the proposed customized Bidding Documents for the Retrofitting and Restoration of the Manila Central Post Office are consistent with the provisions of RA No. 12009, its IRR, and other applicable laws, rules and regulations.
 - b. Confirming that such Bidding Documents shall not be used for projects other than the Retrofitting and Restoration of the Manila Central Post Office, and that any other design and build customized bidding documents shall be submitted to the GPPB for its approval.
 - c. Identifying the source of funding of the Retrofitting and Restoration of the Manila Central Post Office and attesting that the foregoing is a valid source of funding for the Project.
3. **CLARIFY** that the GPPB's approval of the DPWH's use of the customized Bidding Documents does not, in any way, serve as confirmation, approval, or endorsement of the veracity of any information provided to the GPPB, including the validity of the source of funding.

APPROVED this 26th day of February 2026 at Quezon City, Philippines.

Sgd.

GPPB, Chairperson
DEPARTMENT OF BUDGET AND MANAGEMENT

Sgd.

**DEPARTMENT OF ECONOMY, PLANNING
AND DEVELOPMENT**

Sgd.

DEPARTMENT OF EDUCATION

Sgd.

**DEPARTMENT OF THE INTERIOR AND
LOCAL GOVERNMENT**

Sgd.

DEPARTMENT OF NATIONAL DEFENSE

Sgd.

**DEPARTMENT OF PUBLIC WORKS AND
HIGHWAYS**

Sgd.

DEPARTMENT OF TRANSPORTATION

Sgd.

PROCUREMENT SERVICE – DBM

Sgd.

PRIVATE SECTOR REPRESENTATIVE