

A. NATIONAL FOOD HUB

1. Brief Description

The 60-hectare National Food Hub Project is a comprehensive initiative centered around centralizing the distribution, storage, and processing of agricultural products. It encompasses key components, including state-of-the-art food storage warehouses, cold storage facilities, processing units, administrative offices, logistics infrastructure, and wholesale and retail market spaces. The project will serve as a central hub for high-quality food products, catering to organized producers, collectors, retailers, supermarkets, suppliers, and regional producers. It offers an adapted consumption wholesale market to meet long-term fresh food requirements, facilitates the export of Filipino agricultural products, and includes an ambitious warehouse program for various food companies.

The private sector may participate in developing and operating logistics, retail, and other facilities through a joint venture partnership with the Clark International Airport Corporation (CIAC).

Expected outputs include enhanced food security, economic growth, and competitive positioning in the global food trade.

2. Indicative Project Cost: \$152,000,000.00 or ₱8,500,000,000.00

3. Project Location: Clark Civil Aviation Complex, Clark Freeport Zone, Pampanga

4. Plan or investment program where the PPP Project is included:

- a. Public Investment Program 2023-2028, National Economic and Development and Authority
- b. Philippine Food Chain Logistics Master Plan 2023-2033, Department of Agriculture,
- c. Three-Year Food Logistics Action Agenda 2023-2026, Department of Trade and Industry
- d. Updating of Clark Civil Aviation Complex Master Development Plan and Preparation of a Detailed Site Development Plan, Clark International Airport Corporation

5. Status of the Project:

Accomplishments

- 25 April 2022 – Issuance of CIAC Board Resolution No. RM-04-09, Series of 2022 on the approval of the Recommended Land Use Plan and Road Transport Corridor in relation to the Updating of Master Development Plan and Preparation of a Detailed Site Development Plan for Clark Civil Aviation Complex (CCAC)

- 24 November 2023 – Issuance CIAC Board Resolution No. RM-11-06, Series of 2023 approving CIAC’s availment of the Project and Monitoring Facility (PDMF) support, and delegating authority to CIAC PCEO to enter and sign a Technical Assistance Agreement with the PPP Center for the National Food Hub Project
- 24 January 2024 – Issuance of CIAC Board Resolution No. RM-01-09, Series of 2024 on the approval of the following Seven (7) Priority Projects for 2024-2028 of CIAC, including the National Food Hub
- 19 February 2024 – Signing of the Memorandum of Understanding between the Department of Trade and Industry, Department of Agriculture and CIAC for the Development of the National Food Hub
- 22 February 2024 – Submission of Documentary Requirements for inclusion of the National Food Hub Gateway in the DTI-DPWH’s ROLL-IT LET’S EAT Program
- 18 March 2024 – Signing of the Memorandum of Understanding between CIAC and the UP Public Administration Research and Extension Services Foundation, Inc. RESPOND for the development of the National Food Hub
- 01 April 2024 – Approval of CIAC’s PDMF Application for Project Preparation and Transaction Advisory Support for the Development of the National Food Hub
- 04 April 2024 – Issuance of confirmation for the inclusion of the National Food Hub Project in the Public Investment Program 2023-2028
- 11 April 2024 – Issuance of Bases Conversion Development and Authority (BCDA) Board Resolution No. 2024-04-043 supporting CIAC’s Seven (7) Priority Projects, including the National Food Hub
- 18 April 2024 – Submission of Signed Technical Assistance Agreement with the PPP Center for the Provision of Transaction Advisory Services for the National Food Hub Project
- 1-12 May 2024 – Market Sensing / Research in Spain, France and Netherlands with DTI, DA, UPPAF-RESPOND and other stakeholders

Next Steps

- Q2 2024 – PDMF consultant recruitment process
- Q2 2024 – Commencement of services by the consultant
- Q4 2024 – Submission of feasibility study
- Q4 2024 – Submission of complete documents to Approving Body
- Q1 2025 – Approval of approving body
- Q2 2025 – Publication of Tender Documents
- Q2 to Q3 2025 – Signed Notice of Award
- Q3 2025 – Signed Concession Agreement
- Q3 2025 to Q1 2026 – DAED
- Q1 2026 to Q4 2027 – Construction
- Q4 2028 – Completion

6. Development Costs:

- a. \$450,000 or ₱24,750,000 for Project Preparation and Transaction Advisory Support
- b. Additional development costs will be determined after signing of the Transaction Advisory Services Agreement

7. Recommended objective, goals and desired outcomes:

- a. Enhance food security by ensuring reliable access to high-quality food products.
- b. Modernize agro-logistics to increase sector productivity.
- c. Empower local farmers and promote sustainability in agriculture by reducing post-harvest losses and optimizing resource utilization.
- d. Stimulate economic growth by creating employment opportunities and fostering investment in the food sector.
- e. Improve competitiveness in the global food trade by meeting international standards in food storage, processing, and distribution.
- f. Facilitate the export of Filipino agricultural products to global markets,

B. CLARK ENTERTAINMENT AND EVENTS HUB PACKAGE 1: CONVENTION CENTER, INDOOR SPORTS ARENA, AND CLARK AIRPORT MALL

1. Brief Description

The proposed 37-hectare Clark Entertainment and Events Hub Package 1 is a visionary endeavor to redefine the Clark International Airport and the surrounding areas, transforming Clark into a dynamic urban center with multifaceted offerings. This ambitious project comprises several interrelated sub-components, each pivotal in promoting sustainable tourism and fostering economic growth.

- a. The **Clark International Convention Center**, with its proposed 150,000 sqm minimum footprint, stands as the project's flagship facility. It is positioned to establish Clark as a prime destination for Meetings, Incentives, Conferences, and Exhibitions (MICE). This state-of-the-art facility is designed to accommodate a broad spectrum of national and international events, solidifying its regional prominence while rivaling renowned convention centers such as Singapore's sprawling Sands Expo and Convention Centre (over 120,000 sqm), Frankfurt's expansive Messe Frankfurt (exceeding 400,000 sqm), Dubai's Dubai Expo (over 150,000 sqm), and China's colossal China National Convention Center in Beijing (with a vast footprint exceeding 270,000 sqm).
- b. The **Indoor Sports Arena**, designed to meet international standards, is a versatile, multi-purpose venue for various local and international sports events, such as basketball, volleyball, and concerts. This dynamic facility not only promotes physical fitness, entertainment, and healthy lifestyles but also fosters camaraderie within the community. Moreover, it plays an integral role in developing New Clark City by providing indoor sports complement to its outdoor facilities. With a proposed minimum seating capacity of 30,000, the arena also offers a prime opportunity to harness the tremendous potential of the multi-million-dollar live music industry.
- c. The **Clark Airport Mall** is designed to be a vibrant commercial complex catering to tourists, travelers, and local residents' diverse needs and desires. It aims to create a shopping and entertainment destination, complete with a duty-free shopping experience, that attracts both domestic and international visitors, thereby contributing significantly to economic growth in the area.

Engaging the private sector in the Proposed Clark Airport City Entertainment and Events Hub can be highly advantageous for the following project facets:

- a. Design and Build
- b. Financing
- c. Operation and Management
- d. Maintenance and Upkeep

Incorporating various Public-Private Partnership (PPP) models, including lease agreements, revenue sharing, and development rights, provides flexibility and perceived benefits related to financial security, operational efficiency, and long-term sustainability. Precise structuring and

negotiation of these PPP contracts are essential to ensure mutual benefits for both public and private entities involved in the proposed Clark Airport City Entertainment and Events Hub.

2. **Indicative Project Cost:** \$376,000,000.00 or ₱21,000,000,000.00

3. **Project Location:** Clark Civil Aviation Complex, Clark Freeport Zone, Pampanga

4. **Plan or investment program where the PPP Project is included:**

- a. Public Investment Program 2023-2028, National Economic and Development and Authority
- b. Updating of Clark Civil Aviation Complex Master Development Plan and Preparation of a Detailed Site Development Plan, Clark International Airport Corporation

5. **Status of the Project:**

Accomplishments

- 25 April 2022 – Issuance of CIAC Board Resolution No. RM-04-09, Series of 2022 on the approval of the Recommended Land Use Plan and Road Transport Corridor in relation to the Updating of Master Development Plan and Preparation of a Detailed Site Development Plan for Clark Civil Aviation Complex (CCAC)
- 24 November 2023 – Issuance CIAC Board Resolution No. RM-11-06, Series of 2023 approving CIAC's availment of the Project and Monitoring Facility (PDMF) support, and delegating authority to CIAC PCEO to enter and sign a Technical Assistance Agreement with the PPP Center for the Entertainment and Events Hub Package 1
- 24 January 2024 – Issuance of CIAC Board Resolution No. RM-01-09, Series of 2024 on the approval of the following Seven (7) Priority Projects for 2024-2028 of CIAC, including the Entertainment and Events Hub Package 1
- 04 April 2024 – Issuance of confirmation for the inclusion of the Entertainment and Events Hub in the Public Investment Program 2023-2028
- 11 April 2024 – Issuance of Bases Conversion Development and Authority (BCDA) Board Resolution No. 2024-04-043 supporting CIAC's Seven (7) Priority Projects, including the Entertainment and Events Hub Package 1

Next Steps

- Q3 2024 – Submission of additional PDMF documentary requirements
- Q3 2024 – Approval of CIAC's PDMF Application for Project Preparation and Transaction Advisory Support for the Entertainment and Events Hub Package 1
- Q4 2024 – PDMF consultant recruitment process
- Q4 2024 – Commencement of services by the consultant
- Q4 2024 – Submission of feasibility study
- Q4 2024 – Submission of complete documents to Approving Body

- Q3 2025 – Approval of approving body
- Q4 2025 – Publication of Tender Documents
- Q4 2025 to Q1 2026 – Signed Notice of Award
- Q1 2026 – Signed Concession Agreement
- Q1 2026 to Q3 2026 – DAED
- Q3 2026 to Q1 2028 – Construction
- Q2 2028 – Completion

6. Development Costs:

- a. \$450,000 or ₱24,750,000 for Project Preparation and Transaction Advisory Support
- b. Additional development costs will be determined after signing of the Transaction Advisory Services Agreement

7. Recommended objective, goals and desired outcomes:

- a. To develop state-of-the-art facilities including the Clark International Convention Center, Indoor Sports Arena, and Clark Airport Mall that meet international standards and cater to diverse audience needs.
- b. To establish Clark as a key player in the Meetings, Incentives, Conferences, and Exhibitions (MICE) industry, competing with other major convention centers globally.
- c. To enhance tourism appeal and attract both domestic and international visitors to Clark by providing a wide range of entertainment and shopping options.
- d. To stimulate economic growth in the area by creating job opportunities, promoting local businesses, and generating revenue through tourism and commercial activities.

C. CLARK ENTERTAINMENT AND EVENTS HUB PACKAGE 2: MULTI-MODAL MOBILITY TERMINAL

1. Brief Description

The 6-hectare Multi-modal Mobility Terminal will serve as an interchange point within Clark Civil Aviation Complex, seamlessly integrating the airport, railway station, bus terminal, parking spaces for private vehicles, bicycles, pedestrian pathways, and active transport infrastructure. This comprehensive approach will create a well-connected and user-friendly mobility ecosystem, ensuring efficient and convenient access for all.

Beyond transportation facilities, the Multi-modal Mobility Terminal will also encompass retail, office, and recreational spaces, transforming it into a vibrant and dynamic mixed-use development. This integrated approach is designed to bolster the region's connectivity, while promoting sustainable tourism, fostering economic growth, and enhancing the quality of life for the surrounding community.

2. Indicative Project Cost: \$72,000,000.00 or ₱4,000,000,000.00

3. Project Location: Clark Civil Aviation Complex, Clark Freeport Zone, Pampanga

4. Plan or investment program where the PPP Project is included:

- a. Public Investment Program 2023-2028, National Economic and Development and Authority
- b. Updating of Clark Civil Aviation Complex Master Development Plan and Preparation of a Detailed Site Development Plan, Clark International Airport Corporation

5. Status of the Project:

Accomplishments

- 25 April 2022 – Issuance of CIAC Board Resolution No. RM-04-09, Series of 2022 on the approval of the Recommended Land Use Plan and Road Transport Corridor in relation to the Updating of Master Development Plan and Preparation of a Detailed Site Development Plan for Clark Civil Aviation Complex (CCAC)
- 24 November 2023 – Issuance CIAC Board Resolution No. RM-11-06, Series of 2023 approving CIAC's availment of the Project and Monitoring Facility (PDMF) support, and delegating authority to CIAC PCEO to enter and sign a Technical Assistance Agreement with the PPP Center for the Entertainment and Events Hub Package 2
- 24 January 2024 – Issuance of CIAC Board Resolution No. RM-01-09, Series of 2024 on the approval of the following Seven (7) Priority Projects for 2024-2028 of CIAC, including the Entertainment and Events Hub Package 2

- 18 March 2024 – Signing of the Memorandum of Understanding between CIAC and the UP Public Administration Research and Extension Services Foundation, Inc. RESPOND for the development of the CCAC Transport Plan and a business case for the Multi-modal Mobility Hub Project.
- 04 April 2024 – Issuance of confirmation for the inclusion of the Entertainment and Events Hub in the Public Investment Program 2023-2028
- 11 April 2024 – Issuance of Bases Conversion Development and Authority (BCDA) Board Resolution No. 2024-04-043 supporting CIAC's Seven (7) Priority Projects, including the Entertainment and Events Hub Package 2.

Next Steps

- Q3 2027 – Submission of additional PDMF documentary requirements
- Q3 2027 – Secure transaction adviser
- Q3 2027 – Approval of CIAC's PDMF Application for Project Preparation and Transaction Advisory Support for the Entertainment and Events Hub Package 1
- Q4 2027– PDMF consultant recruitment process
- Q4 2027 – Commencement of services by the consultant
- Q4 2027 – Submission of feasibility study
- Q4 2027 – Submission of complete documents to Approving Body
- Q3 2028 – Approval of approving body
- Q4 2028 – Publication of Tender Documents
- Q4 2028 to Q1 2028 – Signed Notice of Award
- Q1 2029 – Signed Concession Agreement
- Q1 2029 to Q3 2029 – DAED
- Q3 2029 to Q1 2030 – Construction
- Q2 2030 – Completion

6. Development Costs:

- a. \$450,000 or ₱24,750,000 for Project Preparation and Transaction Advisory Support
- b. Additional development costs will be determined after signing of the Transaction Advisory Services Agreement

7. Recommended objective, goals and desired outcomes:

- a. Develop transportation interchange facilities designed to seamlessly integrate various modes of transport, including train stations, bus terminals, parking areas for private vehicles, bicycle stations, and pedestrian pathways.
- b. Develop a retail complex within the Multi-Modal Mobility Terminal, offering diverse shopping options, dining establishments, and convenience stores that enhances overall passenger experience.
- c. Provide recreational spaces within the terminal for leisure opportunities. These facilities may include relaxation zones, and entertainment areas.
- d. Develop a CCAC Transport Master Plan, covering the following:
 - i. Updated CCAC traffic study with revised vehicular and pedestrian traffic forecasts, and CRK passenger and cargo traffic forecasts

- ii. Rail/Monorail and BRT integration
- iii. Integration of active transportation infrastructure
- iv. Integration of Smart Mobility Solutions

D. URBAN RENEWAL AND HERITAGE CONSERVATION PROGRAM

1. Brief Description

The Urban Renewal Program and Heritage Conservation will revitalize the urban landscape of the Clark Civil Aviation Complex (CCAC), addressing pressing urban challenges in anticipation of its future growth and development as a global logistics hub, while also celebrating its unique history and culture. It also aims to address the water supply issues in Pampanga, exacerbated by urbanization, by implementing innovative rainwater harvesting and wastewater treatment technologies. This initiative is in direct response to warnings from the Department of Environment and Natural Resources and scientists from the University of the Philippines Los Baños that a water crisis would affect Pampanga and surrounding provinces by 2025.

This project focuses on two core components: the development of the 3.9-kilometer Dolores Riverpark and 5.6-hectare Aviation Park.

- a. Dolores Riverpark** – The Dolores Riverpark is a 3.9-kilometer sustainable park centered on the sustainable development of the Dolores Creek area. This entails the creation of a scenic promenade, strategically positioned viewing decks, and comfortable sitting areas along the creek's edge. Additionally, cutting-edge rainwater and wastewater recycling management system will be implemented, complemented by the lining of the riverbank to combat erosion. These combined efforts will not only help restore the natural habitat and foster biodiversity in the area but also result in a more aesthetically pleasing and welcoming space for both residents and tourists to appreciate.
- b. Aviation Park** – Spanning 5.6 hectares across the Clark International Airport Terminal 2, the Aviation Park places a strong emphasis on an underground rainwater impounding facility as a central feature. This sustainable project incorporates advanced rainwater collection systems that filter and store rainwater for essential non-potable uses like irrigation and powering park water features. This innovative approach effectively prevents any future flooding in CCAC, reduces reliance on conventional water sources, and minimizes environmental impact. Additionally, the park offers a versatile multi-purpose amphitheater, heritage interpretation elements, and convenient amenities such as seating areas, bicycle parking, and drinking fountains, enhancing community accessibility and enjoyment. Moreover, the project introduces a pioneering carbon capture dome, potentially pioneering its introduction in the Philippines, further advancing environmental sustainability.

2. Indicative Project Cost: \$27,000,000.00 or ₱1,500,000,000.00

3. Project Location: Clark Civil Aviation Complex, Clark Freeport Zone, Pampanga

4. Plan or investment program where the PPP Project is included:

- a. Updating of Clark Civil Aviation Complex Master Development Plan and Preparation of a Detailed Site Development Plan, Clark International Airport Corporation

5. Status of the Project:

Accomplishments

- 25 April 2022 – Issuance of CIAC Board Resolution No. RM-04-09, Series of 2022 on the approval of the Recommended Land Use Plan and Road Transport Corridor in relation to the Updating of Master Development Plan and Preparation of a Detailed Site Development Plan for Clark Civil Aviation Complex (CCAC)
- 24 November 2023 – Issuance CIAC Board Resolution No. RM-11-06, Series of 2023 approving CIAC's availment of the Project and Monitoring Facility (PDMF) support, and delegating authority to CIAC PCEO to enter and sign a Technical Assistance Agreement with the PPP Center for the Urban Renewal and Heritage Conservation Program
- 24 January 2024 – Issuance of CIAC Board Resolution No. RM-01-09, Series of 2024 on the approval of the following Seven (7) Priority Projects for 2024-2028 of CIAC, including the Urban Renewal and Heritage Conservation Program
- 18 March 2024 – Signing of the Memorandum of Understanding between CIAC and the UP Public Administration Research and Extension Services Foundation, Inc. RESPOND for the development of a business case for the Urban Renewal and Heritage Conservation Program
- 11 April 2024 – Issuance of Bases Conversion Development and Authority (BCDA) Board Resolution No. 2024-04-043 supporting CIAC's Seven (7) Priority Projects, including the Urban Renewal and Heritage Conservation Program.

Next Steps

- Q4 2024 – Financing and Closing
- Q1 to Q2 2025 – TOR Preparation
- Q3 2025 to Q1 2026 – DAED
- Q2 2026 to Q4 2028 – Construction
- Q4 2028 – Completion

6. Development Costs:

- a. \$450,000 or ₱24,750,000 for Project Preparation and Transaction Advisory Support
- b. Additional development costs will be determined after signing of the Transaction Advisory Services Agreement

7. Recommended objective, goals and desired outcomes:

- a. Implement innovative rainwater harvesting and wastewater treatment technologies to address water supply issues, contributing to environmental sustainability and resilience
- b. Conserve and promote the historical and cultural significance of Clark, highlighting its aviation heritage and contributions to Philippine history
- c. Transform underutilized areas into vibrant, sustainable spaces to promote a “work, live, play” culture in the CCAC