

# WE HEAL AS ONE



Republic of the Philippines  
Office of the President

**BCDA**  
Bases Conversion and  
Development Authority

BCDA 2020 ANNUAL REPORT

# GREAT PARTNERSHIPS ARE BUILT ON SHARED VISIONS

**T**o continue our commitment of helping strengthen the Armed Forces of the Philippines and to promote national development, we at the Bases Conversion and Development Authority will always look for ways to transform former military bases and properties into premier centers of economic growth with the help of our private sector partners.”

This was Bases Conversion and Development Authority (BCDA) President and CEO Vivencio B. Dizon’s statement in relation to the COVID-19 pandemic’s impact on BCDA’s mandate to help strengthen the AFP’s capabilities through modernization. Dizon stressed that BCDA will double its efforts to raise much-needed revenue for the government in the midst of the financial debacle posed by the crisis.

## IN SUPPORT OF THE PH NAVY AND MARINE CORPS

The current headquarters of the Philippine Marine Corps (PMC), currently located in Fort Bonifacio, is a part of a bustling section of the metropolis, alive with commercial and business establishments. For a contingent like the PMC, the congested metropolis may not facilitate quick response and fast deployment when the situation calls for it.

For this reason, the forthcoming move of PMC to its future home in Morong, Bataan is a welcome development for the naval infantry forces. Lt. Col. Charlie A. Domingo, Jr. of the Philippine Marines said, “We will be much more responsive if our headquarters are based there because of the area’s proximity to Subic and Clark; it

“By building modern cities in partnership with the private sector, we strive to continuously raise more funds for the modernization of the AFP, and to provide for the welfare of our troops and the entire nation, especially in this difficult period.”

**Vivencio B. Dizon**  
BCDA President and CEO



1

Artist's render of the Army's DACC building

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Artist's render of the Philippine Air Force Clubhouse in New Clark City

will be easier to deploy forces and to respond faster.”

The location he is referring to is the 100-hectare land in Bataan Technology Park, which is now being developed by the BCDA to house PMC's future headquarters, premium office buildings, modern billeting and community facilities, officers' clubhouse, and historical monuments. As such, it will benefit the entire Corps composed of almost 9,000 marines, plus their dependents. The office structures, student barracks, and a school will be constructed at the Marine Base Gregorio Lim in Ternate, Cavite.

Lt. Col. Domingo is likewise looking forward to the development of the Bonifacio Naval Station (BNS) Lot 1, a Php8.6-billion project that is meant to benefit our forces from both the Marines and the Philippine Navy by providing them with adequate housing facilities.

The new Navy facilities at the BNS will include the residences of the flag officer-in-command, the vice commander, and the chief of Naval Staff; the 10-storey senior officers' quarters;



and the 10-storey married officers' quarters. The community facilities include the Manila Naval Hospital, the Naval Information and Communication Technology Center, officers' clubhouse, a gym, a tennis court, a chapel, and a mortuary.

For the Marines, the 136-capacity, five-storey officers quarters; the 176-capacity, five-storey enlisted personnel quarters; liaison offices; and satellite offices will be among the facilities to be replicated at the Bonifacio Naval Station.

“BCDA provides continuing support for those affected by the ongoing constructions; there are alternate facilities or temporary replication areas like the Senior Officers Village in BNS,” Lt. Col. Domingo said.

**ASCOM AND SSC/DACC: BUILDING MODERN ARMY FACILITIES**

The facilities of the Army Support Command (ASCOM) are being replicated and relocated to Camp Servillano Aquino in barangay San Miguel, Tarlac City. The facilities are currently located at the Bonifacio South Pointe in Fort Bonifacio, Taguig. Because of the efforts of BCDA and the Department of National Defense (DND), ASCOM will soon be housed within a 29.8-hectare property in Camp Aquino.

The Php1.5-billion development spans four phases (one-time bidding and construction) and includes the establishment of 44 structures: offices, multiple headquarters facilities, quarters for officers and enlisted personnel, warehouses,



classrooms, transportation and maintenance battalion areas, recreational areas, among others. Contracts for civil works, construction, management, and supervision were awarded in December 2020. The project is expected to be finished by July 2022.

The civil works of the Special and Technical Staff Building for Special Services Center (SSC) and Division Administration Command Center (DACC) at Fort Bonifacio, Taguig City is ongoing and is expected to be finished by 2022. It entails the construction of a five-storey building and the site development of a 3,080-square-meter area. The building will feature a lower ground parking area, a roof deck, a helipad, and a bridge connected to the PA Headquarters.

**BETTER FACILITIES FOR THE PHILIPPINE AIR FORCE (PAF)**

In August 2019, BCDA and the DND signed a memorandum of agreement (MOA) to formalize the agreement to relocate and functionally replicate the Philippine Air Force's facilities and utilities located within the Clark Freeport Zone.

Preparations are underway for the relocation of PAF's community and housing facilities within a 65-hectare area in New Clark City. The project, which entails site development and construction works, costs Php3 billion. The detailed architectural and engineering design (DAED) for the housing facilities is already finished.

Dizon said that the new location would be favorable for the airmen. “From the PAF housing, you can go

to New Clark City in 10 to 15 minutes, and to Clark International Airport in 10 to 15 minutes using an access road. Works are ongoing for a 20-kilometer access road... From SCTEX (Subic-Clark-Tarlac Expressway), it will only take you less than 30 minutes to get to New Clark City. We made sure the PAF housing site will be accessible via the major thoroughfares,” he said.

In addition, BCDA is also in the process of preparing the DAED of the PAF's operational facilities, which will be relocated within a 146-hectare area at the OMNI Aviation Complex, south of the Clark International Airport. The project involves the preparation of a site development plan for the relocation site within the OMNI area; a detailed engineering design

1

Artist's render of the Philippine Navy Clubhouse



2

Artist's render of the Manila Naval Hospital



for the roads, with drainage systems and utilities of the site; and the DAED of respective structures, facilities, and utilities, among others. The cost of this project component is Php119 million. The tender for the construction works is expected in 2022, with a budget of Php7 billion.

Additionally, the construction of the PAF Steel Parking Area is ongoing. This involves building a three-level steel car park and the rerouting of power lines in Villamor Air Base. The Php69.14-million project will commence in 2021.

### NUMBERS DON'T LIE

One of BCDA's top priorities under its mandate is to help modernize the Armed Forces of the Philippines (AFP). In 2020, BCDA generated record-high contributions to the AFP and committed itself to build better facilities for our troops.

From the start of the conversion program in 1993 up to 2020, the AFP's share in BCDA's disposition proceeds reached Php49.19 billion, representing 44 percent of the total Php112.28 billion. BCDA also remits proceeds from the disposition program to the Bureau of the Treasury (BTr). The AFP share is further

broken down into two parts: Php38.07 billion for the AFP modernization program, and Php11.12 billion for the replication of military facilities. Upon remittance, the Department of Budget and Management (DBM) releases the respective shares to beneficiary agencies, as mandated under the law, based on the budget execution guidelines and the approved fiscal programs of the government.

Within only four years of the Duterte administration, BCDA has contributed Php17.81 billion to the AFP Modernization Program – higher than the remittance of

the six-year Aquino administration at Php13 billion. The contribution is also comparable to the combined remittances of previous administrations since 1993, amounting to Php18.38 billion.

### MODERN DESIGN, BETTER TECHNOLOGY FOR REPLICATION PROJECTS

BCDA builds better facilities for the AFP by relocating and replicating military structures affected by the modernization program. Functional replication involves the re-creation and improvement of project-affected facilities, maintaining their specific purpose while employing modern design, technology, and materials that are currently used in the market. These high-quality, modern facilities are turned over to the military in ready-to-use conditions. To date, BCDA has already

contributed over Php11.12 billion in replication projects, comprising of cash remittances to the Bureau of the Treasury and Philippine Air Force (PAF) in the amount of Php8.4 billion and replicated military facilities of Php2.7 billion for the housing and support facilities that benefit all three services of the AFP namely, the Philippine Army (PA), the PAF, and the Philippine Navy (PN).

Dizon believes that greater effort is necessary during this challenging time. He said, "Our mandate to strengthen the capabilities of the AFP transcends all threats. By building modern cities in partnership with the private sector, we strive to continuously raise more funds for the modernization of the AFP, and to provide for the welfare of our troops and the entire nation, especially in this difficult period."

# BREAKDOWN OF BCDA'S REPLICATION INITIATIVES

Grand total of replication projects and cash remittances

 **Php11.12B**

## Breakdown of Total Cash Remitted

 **Php8.43B**

 **Php300M**  
Cash remitted to AFP per MOA dated December 8, 1994

 **Php7.95B**  
Military Replication Budget (cash remitted to the BTr)

 **Php180M**  
PAF Military Facilities (cash remitted to the PAF)

**Php46M** Temporary Relocation of 410th Maintenance Wing and 420th Supply Wing to Clark

**Php89M** Replication of the Presidential Hangars

**Php45M** Relocation of the Air Force Research and Development Center and the 355th Aviation Engineering Wing

## Breakdown of Replication of Military Facilities

 **Php2.68B**

- **Php828M** PA Officer's Quarters
- **Php254M** PA Hospital
- **Php162M** Villamor Apron/Taxiway
- **Php23M** PAF K-9 Units (Camp Aquino)
- **Php700M** AFP Housing Facilities (JUSMAG)
- **Php628M** PAF Military Facilities (VAB)
- **Php89M** PAF Villamor Driving Range (VAB)

## CORPORATE SOCIAL RESPONSIBILITY

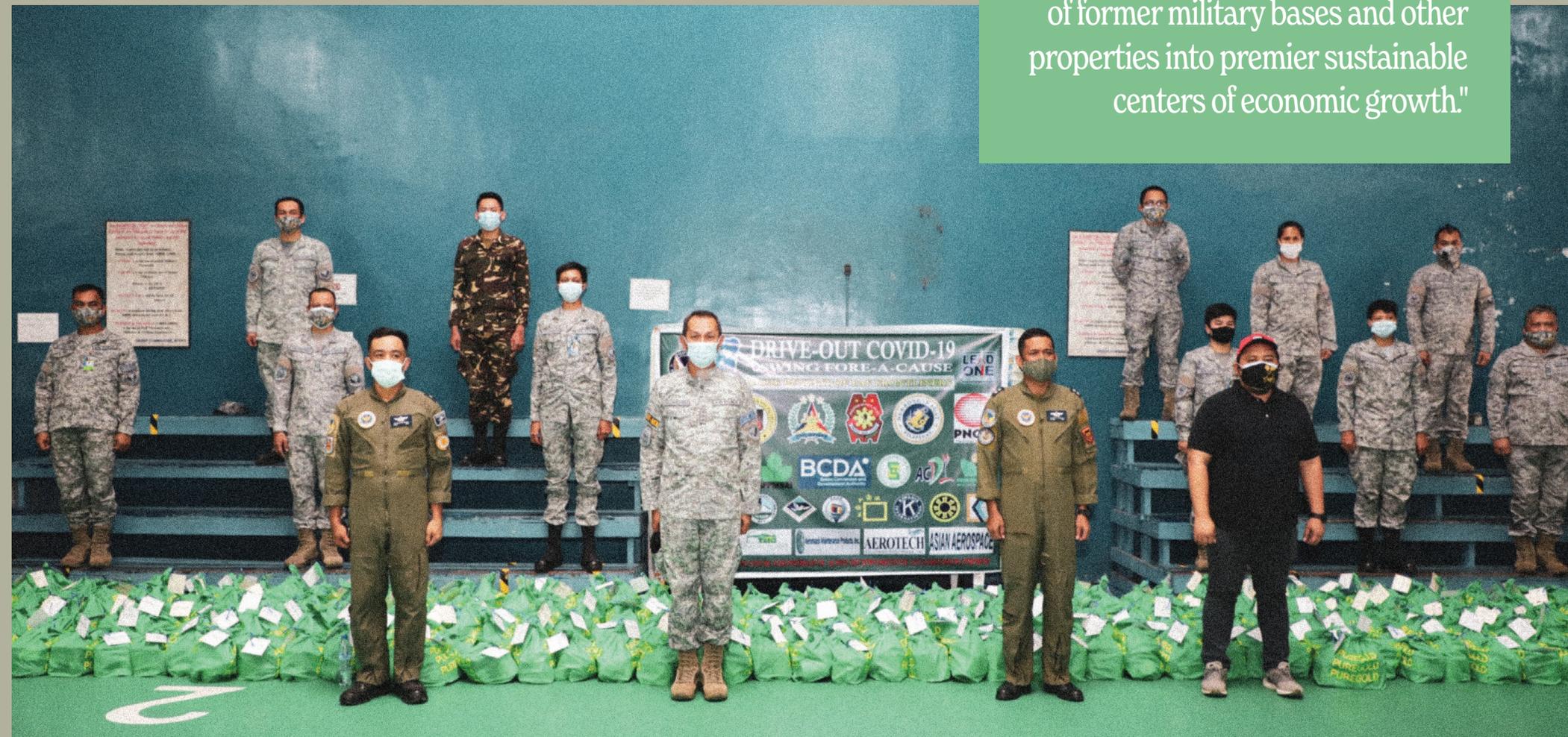
# Sharing, Giving, and Keeping Hope Alive

The Bases Conversion and Development Authority (BCDA) is committed to improving the quality of life of its stakeholders. It is also mandated to help strengthen the country's armed forces—its replication activities for the Armed Forces of the Philippines (AFP) is the organization's biggest corporate social responsibility (CSR) project for 2020.

For this year, BCDA poured more than Php4.3 million into outreach projects for military frontliners; project affected families in Rodriguez, Rizal; and

COVID-affected BCDA employees. The revolving fund for wounded soldiers was also put to good use to assist a soldier who was injured while on duty in Jolo, Sulu.

In 2020, BCDA also rose to the challenges brought about by the spread of the COVID-19 virus. The organization found ways to help the military frontliners amidst the pandemic, while enabling affected communities and employees to cope with the adversity. Here then are the CSR projects that BCDA carried out in 2020.



In responding to the needs of its stakeholders, BCDA is guided by the following CSR philosophy:

"We at BCDA are committed to fulfill our mandates to our stakeholders by improving the quality of life of, and giving dignity to, our workforce, our families, and the communities that we develop through the conversion of former military bases and other properties into premier sustainable centers of economic growth."

### Protecting the channels of blessing

Because of the pandemic, frontliner troops will not be able to continue their work if they do not have proper protective supplies. BCDA donated 1,000 hygiene kits worth more than Php900,000 to our military frontliners. The kits contain face masks, face shields, and alcohol.

Lt. Col. Celeste Frank Sayson, group commander of the 7th Civil Relations Group of the Civil Relations Service of the Armed Forces of the Philippines said, “With this donation, BCDA was able to protect the vessels and channels of blessings—since we are the ones entering communities in lockdown to deliver food packs and health kits; you are making a difference in protecting frontliners, especially the armed forces.”

### Helping our heroes

From a 2017 initiative to help soldiers injured in the Marawi Siege, BCDA—in partnership with the AFP, DND, and St. Luke’s Medical Center (SLMC)—continued the effort to be able to fund the treatments of injured members of the AFP who can no longer be given appropriate medical remedies in government and military hospitals. Sgt. Michael Rosarito received aid after sustaining

injuries while on a mission in Jolo, Sulu. He said, “I am grateful to BCDA, my family is especially grateful to you. I am thankful that I was treated, by God’s grace.”

### New dental equipment for the new normal

Around Php600,000 worth of dental equipment was donated to the 1301st Dental Dispensary, Headquarters and Headquarters Support Group (HHSG) of the Philippine Army (PA). The equipment enabled the unit to cope with the “new normal” practice in dentistry, and to remain fully operational during the COVID-19 pandemic. The equipment included air filter vacuum machines, dental aerosol isolation boxes, UV lamps, and misting machines.

HHSG’s Commander Col. Rosalio G. Pompa expressed thanks to BCDA for the donation, saying, “We are fortunate to have proactive partners in government such as the BCDA who continuously support and recognize our service through their corporate social responsibility program. The dental equipment will boost our operations and help us maintain a safe and COVID-free environment both for our personnel and patients.”

### Pamaskong Handog 2020

To recognize and give importance to the efforts of our heroes during the pandemic, BCDA partnered with the Army, Navy, Marines, and the Air Force to donate a total of 1,500 food packs for the soldiers. The gift-giving activity stemmed from the “Pamaskong Handog” program organized by the PA-Civil Military Operations Regiment for army troops who live away from their families as they perform their duty to the country.

### Protective equipment for relief operations in Taal

BCDA donated almost Php1 million worth of personal protective equipment (PPE) and drinking water to the Philippine Air Force-Air, Education, Training and Doctrine Command (AETDC) based in Fernando Air Base, Lipa City, Batangas. The PPEs, consisting of N95 masks and protective goggles, helped protect our soldiers during their rescue and relief operations in the Taal area after the volcano erupted in January.

### Supporting the typhoon victims

BCDA provided food and health supplies to around



1

Military frontliners receive 1,000 hygiene kits from BCDA

2

The Aeta community accepts construction materials for their Tribal Hall

3

BCDA procures new dental equipment for the 1301st Dental Dispensary of the Philippine Army

4

BCDA donates PPEs and drinking water to the PAF AETDC to protect the soldiers during their relief operations in Taal



4



2



3

70 families in Rodriguez, Rizal who were affected by typhoon Ulysses in November. In March 2020, BCDA conducted an outreach activity at the height of the enhanced community quarantine (ECQ). The aid was valued at over Php600,000.

### Helping our Aeta community

In commemoration of the National Indigenous Peoples Month, BCDA donated construction materials to

the Aeta community located in Sitio Baguingan, Brgy. Sto. Niño, Bamban, Tarlac City. The construction materials will be used to renovate the Tribal Hall. In response to a Facebook post by teacher Gennie Panguelo, an Aeta teacher at Sitio Tarukan Elementary School in Capas, Tarlac, the New Clark City Community Relations-Road Right of Way (ComRel-RROW) distributed hygiene kits and school supplies to

students who were greatly affected by the pandemic.

### Extending assistance to BCDA’s very own

BCDA also helped the families of employees who were affected by COVID-19. Food and relief packs were delivered to the homes of BCDA workers who were in isolation or in a medical facility for treatment. Workers from the Manila and Clark offices of BCDA were able to benefit from the program.