

**Bids and Awards Committee for Consulting Services (BAC-C)**

**Procurement of Consulting Services for the Conduct of Land Survey for Various BCDA Properties**

**RESOLUTION NO. 2024-016**

**(Declaration of Single Rated and Responsive Bid)**

**WHEREAS**, the Bases Conversion and Development Authority (BCDA) is mandated under Republic Act No. 7227, as amended by Republic Act No. 7917, to accelerate the sound and balanced conversion into alternative productive uses of the Clark and Subic military reservations and their extensions, to raise funds by the sale of portions of Metro Manila Military Camps and to apply said funds for the development and conversion into alternative productive uses of these properties;

**WHEREAS**, on **08 July 2024**, the BCDA, through its Bids and Awards Committee for Consulting Services (BAC-C), posted a Request for Expression of Interest (REI) including the bidding documents on PhilGEPS, the BCDA Website, and in a conspicuous place within the premises of BCDA for the **Procurement of Consulting Services for the Conduct of Land Survey for Various BCDA Properties** under **Section 10 - Competitive Bidding of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (R.A.) No. 9184**, with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Five Million Two Hundred Eighty-Two Thousand Nine Hundred Sixty-Two and 24/100 (PhP 5,282,962.24)**, inclusive of all applicable taxes and fees;

**WHEREAS**, in response to the said advertisement of the REI and bidding documents, eight (8) prospective bidders submitted their Eligibility Documents for the **Procurement of Consulting Services for the Conduct of Land Survey for Various BCDA Properties** prior to the set deadline for submission on 29 July 2024 at 9:00 a.m., to wit:

- 1) H.O. Noveloso Surveying
- 2) A.C. Tiban Surveying Office
- 3) Eric C. Baldo Land Surveying
- 4) ECE Engineering and Surveying Services
- 5) Habbiling and Associates Land Surveying Services
- 6) CCFA Drilling and Construction Services
- 7) SRDP Consulting, Inc.
- 8) Asyana Construction Consultancy and Trading

**WHEREAS**, Section 30.1 of the 2016 Revised IRR of R.A. No. 9184 provides:

*“xxx... the BAC shall check the submitted documents of each bidder against a checklist of required documents to ascertain if they are all present, using a*

*non-discretionary “pass/fail” criterion, as stated in the Instructions to Bidders. If a bidder submits the required document, it shall be rated “passed” for that particular requirement. In this regard, bids that fail to include any requirement or are incomplete or patently insufficient shall be considered as “failed.” xxx”*

**WHEREAS**, on 29 July 2024, the Eligibility Documents of the eight (8) prospective bidders were opened and subjected to a preliminary evaluation by determining the presence or absence of the required documents using the non-discretionary “pass/fail” criterion;

**WHEREAS**, the submitted Eligibility Documents of the said prospective bidders were subjected to detailed evaluation and shortlisting on 30 July 2024 to 12 August 2024 in accordance with Section 24 of the 2016 RIRR of R.A. No. 9184, and using the criteria and rating system for shortlisting as provided under Clause 9.2 of Eligibility Data Sheet (EDS) for the consulting services;

**WHEREAS**, the Technical Working Group (TWG) presented the results of the evaluation of the Eligibility Documents and shortlisting, and the BAC-C deliberated on the results on 09 and 13 August 2024;

**WHEREAS**, the results of the Evaluation/Eligibility Check and Shortlisting likewise showed that two (2) prospective bidders were rated “PASSED” and garnered a total score above the required minimum score of 70%, to wit:

PROPONENT	A. Relevant Experience of the Firm	B. Qualification of the Key Personnel to be Assigned to the Consulting Services	C. Current Workload of Key Personnel Relative to Capacity	TOTAL	RATING
1. H. O. Noveloso Surveying	<b>With adverse findings</b>	<b>With adverse findings</b>	9.70%	N/A	<b>FAILED</b>
2. A. C. Tiban Surveying Office	30.00%	47.35%	9.70%	<b>87.05%</b>	<b>PASSED</b>
3. Eric C. Baldo Land Surveying	<b>With adverse findings</b>	47.35%	9.40 %	N/A	<b>FAILED</b>



4. ECE Engineering and Surveying Services	With adverse findings	With adverse findings	9.70%	N/A	FAILED
5. Habbiling and Associates Land Surveying Services	38.00%	45.75%	9.70%	93.45%	PASSED
6. CCFA Drilling and Construction Services	With adverse findings	With adverse findings	10.00%	N/A	FAILED
7. SRDP Consulting, Inc.	With adverse findings	With adverse findings	9.70%	N/A	FAILED
8. Asyana Construction Consultancy and Trading	With adverse findings	With adverse findings	7.00%	N/A	FAILED

WHEREAS, the results of the Evaluation/Eligibility Check and Shortlisting show that six (6) out of eight (8) prospective bidders were rated “**FAILED**” due to the absence of the required documents and/or non-compliance with the requirements provided under the Eligibility Documents and Terms of Reference (TOR) for the Consulting Services, and 2016 RIRR of R.A. No. 9184, to wit:

PROPONENT	ADVERSE FINDINGS
a. H. O. Noveloso Surveying	<ol style="list-style-type: none"> <li>Failed to submit previous certificates of registration (COR) from the Department of Trade and Industry (DTI). The submitted PhilGEPS Certificate indicated that the registration date of the prospective bidder is in October 2022.  <b>[Noncompliance with Section 10(a) of the Terms of Reference which provides that the consultant, “xxx Should be a reputable firm with at least ten (10) years of business operation involving land related surveying projects. xxx”]</b></li> <li>Failed to establish that the prospective bidder has accomplished one (1) similar project with an area of 100 hectares. The submitted supporting documents of the declared completed projects did not indicate the scope of the area.</li> </ol>

	<p><b>[Noncompliance with Section 10(b) of the Terms of Reference which provides that the consultant has, “xxx at least 1 similar project involving land related surveying projects such as boundary verification/relocation and subdivision projects with a project area of not less than 100 hectares. xxx”]</b></p>
<p><b>b. Eric C. Baldo Land Surveying</b></p>	<p>1. Failed to submit previous certificates of registration (COR) from the Department of Trade and Industry (DTI). The submitted PhilGEPS Certificate indicated that the registration date of the prospective bidder is in March 2024.</p> <p><b>[Noncompliance with Section 10(a) of the Terms of Reference which provides that the consultant, “xxx Should be a reputable firm with at least ten (10) years of business operation involving land related surveying projects. xxx”]</b></p>
<p><b>c. ECE Engineering and Surveying Services</b></p>	<p>1. Failed to submit previous certificates of registration (COR) from the Department of Trade and Industry (DTI). The submitted PhilGEPS Certificate indicated that the registration date of the prospective bidder is in December 2022.</p> <p><b>[Noncompliance with Section 10(a) of the Terms of Reference which provides that the consultant, “xxx Should be a reputable firm with at least ten (10) years of business operation involving land related surveying projects. xxx”]</b></p> <p>2. Failed to establish that the prospective bidder has accomplished one (1) similar project with an area of 100 hectares. The submitted supporting documents of the declared completed projects did not indicate the scope of the area.</p> <p><b>[Noncompliance with Section 10(b) of the Terms of Reference which provides that the consultant has, “xxx at least 1 similar project involving land related surveying projects such as boundary verification/relocation and subdivision projects with a project area of not less than 100 hectares. xxx”]</b></p> <p>3. Failed to submit supporting documents for proposed professional staff for the positions of Instrument 1 and 2.</p> <p><b>[Noncompliance with Section 13 of the Terms of Reference which provides that, “BCDA requires the CONSULTANT to have the</b></p>



	<p><b>following key personnel who shall work for the Project:</b> <b>xxx</b></p> <p><b>Two (2) Instrument Men</b></p> <p><b><u>At least college graduate with at least five (5) years experience in land-related surveying projects xxx</u></b>”]</p>
<p><b>d. CCFA Drilling and Construction Services</b></p>	<ol style="list-style-type: none"> <li>Failed to submit previous certificates of registration (COR) from the Department of Trade and Industry (DTI). The submitted PhilGEPS Certificate indicated that the registration date of the prospective bidder is in August 2023.</li> </ol> <p><b>[Noncompliance with Section 10(a) of the Terms of Reference which provides that the consultant, “xxx Should be a reputable firm with at least ten (10) years of business operation involving land related surveying projects. xxx”]</b></p> <ol style="list-style-type: none"> <li>Failure to completely sign Eligibility documents specifically Eligibility Form EF6A and EF6C as discussed/ required during the Pre-Eligibility Conference.</li> </ol> <p><b>[Noncompliance with Eligibility Form EF6 in the Philippine Bidding Document that the form should be duly signed by the Professional Staff and Authorized Signatory of the Firm / Entity / Joint Venture as stated in Section 3.3. The Eligibility Documents Submission Form shall be signed by the duly authorized representative/s of the Bidder. Failure to do so shall be a ground for the rejection of the eligibility documents.]</b></p> <ol style="list-style-type: none"> <li>The proposed professional staff for the position of Geodetic Engineer 2 failed to meet the minimum required number of years for the position. The experience of the proposed Geodetic Engineer 2 is a Licensed Geologist.</li> </ol> <p><b>[Noncompliance with Section 13 of the Terms of Reference which requires that the proposed key personnel for the position of Geodetic Engineer 2 must be a Licensed Geodetic Engineer]</b></p>
<p><b>e. SRDP Consulting, Inc.</b></p>	<ol style="list-style-type: none"> <li>Failed to establish that the prospective bidder has accomplished one (1) similar project with an area of 100 hectares. The submitted supporting documents of the declared completed projects did not</li> </ol>

	<p>indicate the scope of the area.</p> <p><b>[Noncompliance with Section 10(b) of the Terms of Reference which provides that the consultant has, “xxx at least 1 similar project involving land related surveying projects such as boundary verification/relocation and subdivision projects with a project area of not less than 100 hectares. xxx”]</b></p> <p>2. The proposed professional staff for the position of Geodetic Engineer 2 failed to meet the minimum required number of years for the position. The experience of the proposed Geodetic Engineer 2 has less than five (5) years.</p> <p><b>[Noncompliance with Section 13 of the Terms of Reference which provides that, “BCDA requires the CONSULTANT to have the following key personnel who shall work for the Project: xxx</b></p> <p><b>Two (2) Geodetic Engineers</b></p> <p><b>[should be licensed Geodetic Engineers with at least five (5) years experience xxx”]</b></p> <p>3. The proposed professional staff for the position of Instrument 1 finished a vocational course which is less than the minimum requirements for the position. The proposed Instrument Man 1 is required to be college graduates.</p> <p><b>[Noncompliance with Section 13 of the Terms of Reference which provides that, “BCDA requires the CONSULTANT to have the following key personnel who shall work for the Project: xxx</b></p> <p><b>Two (2) Instrument Men</b></p> <p><b>[At least college graduate with at least five (5) years experience in land-related surveying projects xxx”]</b></p>
<p><b>f. Asyana Construction Consultancy and Trading</b></p>	<p>1. Failed to establish that the prospective bidder has accomplished one (1) similar project with an area of 100 hectares. The submitted supporting documents of the declared completed projects did not indicate the scope of the area.</p> <p><b>[Noncompliance with Section 10(b) of the Terms of Reference</b></p>



	<p><b>which provides that the consultant has, “xxx at least 1 similar project involving land related surveying projects such as boundary verification/relocation and subdivision projects with a project area of not less than 100 hectares. xxx”]</b></p> <p>2. The proposed professional staff for the position of Instrument 2 finished a vocational course which is less than the minimum requirements for the position. The proposed Instrument Man 2 is required to be college graduates.</p> <p><b>[Noncompliance with Section 13 of the Terms of Reference which provides that, “BCDA requires the CONSULTANT to have the following key personnel who shall work for the Project: xxx</b></p> <p><b><i>Two (2) Instrument Men</i></b></p> <p><b><i>At least college graduate with at least five (5) years experience in land-related surveying projects xxx”]</i></b></p>
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**WHEREAS**, on 15 August 2024, the BAC-C Resolution No. 2024-011 was approved, declaring **A. C. Tiban Surveying Office** and **Habbiling and Associates Land Surveying Services** as **ELIGIBLE** and **SHORTLISTED** bidders that can proceed to the next stage of the bidding for the Consulting Services pursuant to Section 24.5.4 of 2016 RIRR of R.A. No. 9184;

**WHEREAS**, on 15 August 2024, the Notice of Eligibility was sent to **A. C. Tiban Surveying Office** and **Habbiling and Associates Land Surveying Services** inviting them to participate in the bidding for the Consulting Services;

**WHEREAS**, on 27 August 2024, at 10:00 AM, a Pre-Bid Conference was held for the aforementioned Consulting Service which was attended by **A. C. Tiban Surveying Office** and **Habbiling and Associates Land Surveying Services**;

**WHEREAS**, on 29 August 2024, BCDA received a letter from **Eric C. Baldo Land Surveying** seeking reconsideration for the adverse findings of the BAC-C which earlier declared their firm as "ineligible" for non-compliance with the requirements of BCDA.

**WHEREAS**, on 02 September 2024, the BACC responded to **Eric C. Baldo Land Surveying**, denying their request for reconsideration and has not received any protest from the said bidder.

**WHEREAS**, **A. C. Tiban Surveying Office** submitted their Technical and Financial Proposals prior to the deadline set for the submission of Bids for the Consulting Services on 09 September 2024, 9:00 AM. **Habbiling and Associates Land Surveying Services** did not submit their proposal. On the same day at 10:00 AM, the Technical Proposals of the eligible and shortlisted bidder were opened and

subjected to a preliminary examination by determining the presence or absence of the required documents using a non-discretionary “pass/fail” criterion.

**WHEREAS**, from 10 September 2024 to 17 September 2024, the BAC-C TWG conducted a detailed evaluation of the Technical Proposals of the eligible and shortlisted bidder in accordance with Section 33 of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (RA) No. 9184, as well as the criteria and rating system for the technical proposal as provided under Clause 25.3 of the Bid Data Sheet (BDS) for the consulting services.

**WHEREAS**, on 17 September 2024, the BAC-C deliberated on the Report of TWG on the results of the said detailed evaluation. The results show that **A. C. Tiban Surveying Office** was rated “**PASSED**” having complied with the required documents provided under the Bid Documents and Terms of Reference for the consulting services, and 2016 RIRR of RA No. 9184. Thereafter, the BAC-C issued the Notice to Open the Financial Proposal to **A. C. Tiban Surveying Office**. Below is the evaluation result of the technical proposals of **A. C. Tiban Surveying Office**:

<b>PROPONENT</b>	<b>A. Relevant Experience of the Consultant</b>	<b>B. Qualification of the Key Personnel to be Assigned to the Consulting Services</b>	<b>C. Plan of Approach and Methodology</b>	<b>TOTAL</b>	<b>RATING</b>
<b>1. A. C. Tiban Surveying Office</b>	30.00%	48.05%	8.70%	<b>86.75%</b>	<b>PASSED</b>

**WHEREAS**, on 18 September 2024, the Financial Proposals of the **A. C. Tiban Surveying Office** were opened and subjected to a preliminary examination by determining the presence or absence of the required documents using a non-discretionary “pass/fail” criterion.

**WHEREAS**, the financial bid as read of **A. C. Tiban Surveying Office** had a total of **Pesos: Four Million Eighty and 00/100 (PhP 4,000,080.00)**, inclusive of all applicable taxes and fees. The amount is **Pesos: One Million Two Hundred Eighty Two Thousand Eight Hundred Eighty Two and 24/100 (PhP 1,282,882.24)** lower than the ABC.

**WHEREAS**, from 18 September 2024 to 23 September 2024, the BAC-C TWG conducted a detailed evaluation of the Financial Proposals with the summary shown below:



FORM	DESCRIPTION	A. C. Tiban Surveying Office		
		AS READ (in PhP)	AS CALCULATED (in PhP)	VARIANCE
FPF 1	Financial Proposal Submission Form	4,000,080.00	4,000,080.00	0.00
FPF 2	Summary of Costs	4,000,080.00	4,000,080.00	0.00
FPF 3	Breakdown of Price per Activity	4,000,080.00	4,000,080.00	0.00
FPF 4	Breakdown of Remuneration per Activity	3,432,000.00	3,432,000.00	0.00
FPF 6	Miscellaneous Expenses	139,500.00	139,500.00	0.00

**WHEREAS**, based on the breakdown of weights of the technical (85%) and financial components (15%), the bid submission was evaluated based on the requirements of Section 33.2.1.2 of the 2016 RIRR of RA 9184. Below are the bidder's rating:

BIDDER	PARTICULARS	SCORE	WEIGHT	TOTAL SCORE	RANK
A. C. Tiban Surveying Office	Technical Proposal	86.75%	85.00%	73.74%	1/1
	Financial Proposal	100.00%	15.00%	15.00%	
Total				88.74%	

**WHEREAS**, on 26 September 2024, Executive Vice President Atty. Gisela Z. Kalalo approved the BAC-C Resolution No. 2024-014, declaring **A. C. Tiban Surveying Office** as the bidder with the **Single Rated Bid (SRB)**. Hence, the BAC-C issued the Notice to Negotiate to **A. C. Tiban Surveying Office** for the conduct of negotiation in accordance with Section 33.2.5 of the 2016 RIRR of R.A. 9184;

**WHEREAS**, on 30 September 2024, the BAC-C proceeded with the Negotiation with **A. C. Tiban Surveying Office** wherein **A. C. Tiban Surveying Office** agreed to the terms and conditions, and committed to its obligations set forth by the BCDA in accordance with the TOR for the consulting services and provisions of the 2016 RIRR of R.A. No. 9184. In addition, **A. C. Tiban Surveying Office** also agreed to adopt the calculated amount, thus the

Final Contract Amount is **Pesos: Four Million Eighty and 00/100 (PhP 4,000,080.00)**, inclusive of all applicable taxes and fees. Thereafter, the BCDA and **A. C. Tiban Surveying Office** signed the Negotiation Points;

**WHEREAS**, after the conduct of successful negotiation, the BAC-C TWG was instructed to conduct the post-qualification to verify, validate, and ascertain all the statements made and the documents submitted by **A. C. Tiban Surveying Office**;

**WHEREAS**, on 30 September 2024, the BAC-C issued the Notice of Post-Qualification for the conduct of post-qualification in accordance with Sections 33.2.5 and 34.3 of 2016 RIRR of R.A. No. 9184, respectively;

**WHEREAS**, BAC-C TWG undertook the following post-qualification activities from 01 October 2024 to 13 October 2024 to verify, validate and ascertain the veracity, authenticity and validity of all documents submitted by the **A. C. Tiban Surveying Office**:

- On 07 to 08 October 2024, the TWG conducted interviews with the proposed professional staff (through online platforms) in order to validate the work experiences stated in their Curriculum Vitae.
- On 09 to 10 October 2024, the TWG conducted an ocular visit at the office of A.C. Tiban Surveying Office in Baguio City in order to validate the original copies of Class A legal documents; documents in compliance with labor laws such as latest payment to SSS, PhilHealth, and Pag-ibig Fund; and supporting documents for its completed projects. During the same date, the TWG verified through phone calls the positive feedback of their clients on their performance in ongoing and from previously completed projects.

**WHEREAS**, the results of the post-qualification show that all the Eligibility, Technical, and Financial documents submitted by **A. C. Tiban Surveying Office** passed all the criteria for post-qualification and thus found to be responsive to all the requirements stated in the bidding documents.

**NOW, THEREFORE**, foregoing considered, We, the Members of the BAC-C, hereby RESOLVE as it is hereby RESOLVED the following:

1. Declare **A. C. Tiban Surveying Office** as the bidder with the **Single Rated and Responsive Bid (SRRB)** for the **Consulting Services for the Conduct of Land Survey for Various BCDA Properties**;



2. Recommend to the Head of the Procuring Entity the issuance of the **Notice of Award** to **A. C. Tiban Surveying Office** being the bidder with **Single Rated and Responsive Bid** for the **Consulting Services for the Conduct of Land Survey for Various BCDA Properties** in the amount of **Pesos: Four Million Eighty and 00/100 (PhP 4,000,080.00)**, inclusive of all applicable taxes, fees, and incidental expenses;
3. Direct the Land and Assets Development Department as the end-user, to facilitate the signing of the Contract and the issuance of the **Notice to Proceed**; and
4. Require the end-user to provide the BAC-C Secretariat copies of the duly conformed Notice of Award, as well as the executed Contract, Notice to Proceed and all supporting documents pursuant to this procurement.

**RESOLVED**, at the BCDA Corporate Center Office this 11th day of October 2024.

**BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES (BAC-C)**

*On Official Business*  
**ENGR. RICHARD BRIAN M. CEPE**  
Chairperson

  
**MADONNA M. CINCO**  
Vice Chairperson

  
**PATRICK ROEHL C. FRANCISCO**  
Member

*On Official Business*  
**ATTY. CHRISTIAN T. DULDULAO**  
Member

  
**ENGR. EDUARDO R. ROSQUETA**  
Member

  
**ENGR. FERDINAND B. BERGADO**  
Provisional Member

Approved by:

  
**ATTY. GISELA Z. KALALO**  
Executive Vice President

