

BIDS AND AWARDS COMMITTEE FOR INFRASTRUCTURE PROJECTS (BAC-I)

**CONSTRUCTION OF RESIDENTIAL COMPLEX AT
BONIFACIO NAVAL STATION (BNS) LOT 1**

RESOLUTION NO. 2025-003

DECLARATION OF LOWEST CALCULATED AND RESPONSIVE BID (LCRB)

The BASES CONVERSION AND DEVELOPMENT AUTHORITY (BCDA), through the 2024 BCDA Corporate Funds, has put on bid the **CONSTRUCTION OF RESIDENTIAL COMPLEX AT BONIFACIO NAVAL STATION (BNS) LOT 1** with an Approved Budget for the Contract (ABC) in the sum of **Pesos: One Hundred Eighty-Five Million Three Thousand Four Hundred Forty-Seven Pesos and 45/100 Centavos (Php 185,003,447.45)**, inclusive of all applicable taxes and fees.

WHEREAS, the BAC-I, through its Secretariat, advertised the Invitation to Bid on 20 November 2024 in the following platforms:

- a. DBM Philippine Government Electronic Procurement System (PhilGEPS);
- b. BCDA Website; and
- c. In a conspicuous place reserved for such purpose in the premises of BCDA.

WHEREAS, in response to the said advertisements, six (6) prospective bidders bought the bid documents, namely:

1. WING-AN CONSTRUCTION AND DEVELOPMENT CORPORATION;
2. JCRC PHIL BUILDERS, INC.;
3. LAK-K BUILDERS CO.;
4. TEODORO CONSTRUCTION CORPORATION;
5. RCDG CONSTRUCTION CORPORATION & JJ3 TRADING SUPPLY AND CONSTRUCTION CORPORATION (JOINT VENTURE); and
6. MR. VARGAS CONSTRUCTION CORPORATION.

WHEREAS, out of the aforementioned interested bidders, five (5) submitted their bids prior to the set deadline of submission of bids for the project on 23 January 2025 at 9:00 AM:

1. LAK-K BUILDERS CO.;
2. WING-AN CONSTRUCTION AND DEVELOPMENT CORPORATION.;

3. TEODORO CONSTRUCTION CORPORATION;
4. RCDG CONSTRUCTION CORPORATION & JJ3 TRADING SUPPLY AND CONSTRUCTION CORPORATION (JOINT VENTURE); and
5. JCRC PHILBUILDERS, INC.

WHEREAS, on 23 January 2025, the first envelopes which contained the Eligibility and Technical Requirements of the five (5) proponents were opened and subjected to a preliminary evaluation by determining the presence or absence of the required documents using the “pass/fail” criterion;

WHEREAS, during said preliminary evaluation and after checking the sufficiency of the required documents as regards their presence or absence, the BAC-I declared the bids of the following two (2) bidders as “passed” after satisfying the Eligibility requirements, to wit:

1. LAK-K BUILDERS CO.; and
2. TEODORO CONSTRUCTION CORPORATION

WHEREAS, the bids of the three (3) bidders were declared by the BAC as “failed” for failure to meet the Eligibility requirements due to lacking document/s, to wit:

1. WING-AN CONSTRUCTION AND DEVELOPMENT CORPORATION.;
2. RCDG CONSTRUCTION CORPORATION & JJ3 TRADING SUPPLY AND CONSTRUCTION CORPORATION (JOINT VENTURE); and
3. JCRC PHILBUILDERS, INC.

WHEREAS, the second envelopes which contained the financial proposals of the two (2) proponents, who “passed” the preliminary examination of the eligibility/technical requirements, were opened and were likewise subjected to a preliminary evaluation of the financial proposals. After checking the sufficiency of the required documents as regards its presence or absence, the BAC declared the bids of the Two (2) proponents “passed” and were considered for the detailed evaluation and comparison of financial bids. The table below shows the ranking and bid amounts of the 2 proponents (as read):

BIDDERS	BID AMOUNT (AS READ)	RANKING
LAK-K BUILDERS CO.	₱ 161,148,277.71	1
TEODORO CONSTRUCTION CORPORATION	₱ 166,740,027.03	2

WHEREAS, Section 32.2 of the RIRR of R.A. 9184 provides that, *“For the procurement of Goods and Infrastructure Projects, the BAC shall evaluate the financial component of the bids to determine the Lowest Calculated Bid. xxx.”*

WHEREAS, on 24 January to 30 January 2025, in accordance with Section 32.2 of the RIRR of R.A. 9184 mentioned above, the BAC Technical Working Group (TWG) conducted the detailed evaluation of the Financial Component of the bids of the aforementioned two (2) proponents. After the said detailed evaluation of the Financial Component, the two (2) proponents were ranked in ascending order based on their financial bids or total bid price as calculated, evaluated, and/or corrected for computational errors to identify the bidder with the Lowest Calculated Bid (LCB) who shall undergo the post-qualification. The table below shows the bid amount of the two (2) proponents (as calculated):

BIDDERS	BID AMOUNT (AS CALCULATED)	RANKING
LAK-K BUILDERS CO.	₱ 161,149,548.43	1
TEODORO CONSTRUCTION CORPORATION	₱ 166,740,865.08	2

WHEREAS, based on the above result of the detailed evaluation conducted by the BAC-I TWG, the BAC-I found **LAK-K BUILDERS CO.** as the bidder with the Lowest Calculated Bid (LCB) who shall undergo the Post-Qualification process pursuant to Section 34 of the RIRR of R.A. 9184;

WHEREAS, from 31 January to 11 February 2025, the BAC-I TWG conducted the Post-Qualification on the LAK-K Builders, Co., pursuant to Section 34 of the RIRR of R.A. 9184;

WHEREAS, on 11 February 2025, the BAC-I deliberated the following result of post-qualification and the bid of **LAK-K BUILDERS CO.** to be non-responsive with the requirements:

REQUIREMENTS	FINDINGS
Legal Documents	No adverse findings
Technical Documents	No adverse findings
Financial Documents	No adverse findings
Additional Documents Required per R.A. 9184	No adverse findings
<p>Documents per Instruction To Bidders (ITB) Clause 20 of the Bid Data Sheet of the Bidding Documents.</p> <p><i>For purposes of Post-qualification, the following document(s) are required to be submitted within five (5) calendar days from receipt of notice from the BAC:</i></p> <ol style="list-style-type: none"> <i>1. Income Tax Returns for year 2022 (BIR Form 1701 or 1702); and</i> <i>2. Latest Value Added Tax Returns (Forms 2550M and 2550Q) or Percentage Tax Returns (Form 2551M) for the last six (6) months before the deadline of the submission of bids. The income tax and business tax returns stated above should have been filed through the Electronic Filing and Payment System (eFPS).</i> 	<p>With Adverse Findings</p> <p>Section 34.2 of the Revised IRR of R.A. No. 9184 provides that:</p> <p><i>“Within five (5) calendar days from receipt by the bidder of the notice from the BAC that the bidder has the Lowest Calculated (LCB) or Highest Rated Bid (HRB), the bidder shall submit to the BAC its latest income and business tax returns and other appropriate licenses and permits required by law and stated in the Bidding Documents.</i></p> <p><i>Failure to submit any of the post qualification requirements on time, or a finding against the veracity thereof, shall disqualify the bidder for award. xxx.”</i></p>

WHEREAS, LAK-K BUILDERS CO. submitted its request for reconsideration pursuant to Section 55.1 of the RIRR of R.A. 9184., which the BAC-I denied upon deliberation on 14 February 2025;

WHEREAS, from 12 February to 24 February 2025, the BAC-I TWG conducted the Post-Qualification of **TEODORO CONSTRUCTION CORPORATION** as the bidder with the second Lowest Calculated Bid (2nd LCB) who shall undergo the Post-Qualification pursuant to Section 34 of the RIRR of R.A. 9184;

WHEREAS, on 24 February 2025, the BAC-I deliberated the Post-Qualification Report of BAC-I TWG and found the bid of **TEODORO CONSTRUCTION CORPORATION** to be responsive and compliant with the requirements:

REQUIREMENTS	FINDINGS
Legal Documents	No adverse findings
Technical Documents	No adverse findings
Financial Documents	No adverse findings
Additional Documents Required per R.A. 9184	No adverse findings

NOW, THEREFORE, foregoing considered and after careful evaluation and thorough deliberation of the bids submitted for the project, we, the Members of the Bids and Awards Committee for Infrastructure Projects (BAC-I), hereby **RESOLVE** as it is hereby **RESOLVED** to recommend the following:

1. To declare **TEODORO CONSTRUCTION CORPORATION** as the bidder with the **Lowest Calculated and Responsive Bid (LCRB)** amounting to **Pesos: One Hundred Sixty-Six Million Seven Hundred Forty Thousand Twenty-Seven Pesos and 03/100 Centavos (Php 166,740,027.03)**, inclusive of all applicable taxes and fees, for the **CONSTRUCTION OF RESIDENTIAL COMPLEX AT BONIFACIO NAVAL STATION (BNS) LOT 1**; and
2. To recommend to the BCDA Board of Directors, the approval of the award of the contract to **TEODORO CONSTRUCTION CORPORATION** in the amount of **Pesos: One Hundred Sixty-Six Million Seven Hundred Forty Thousand Twenty-Seven Pesos and 03/100 Centavos (Php 166,740,027.03)**, inclusive of all applicable taxes and fees.

RESOLVED, at the BCDA Corporate Center Office, this **24th** day of **February** **2025**.

BIDS AND AWARDS COMMITTEE FOR INFRASTRUCTURE PROJECTS (BAC-I)

ATTY. ELVIRA V. ESTANISLAO
Chairperson

on Official Business
**ATTY. MARIA SOLEDAD C. SAN
PABLO**
Vice Chairperson

VIRGIL M. ALVAREZ
Member

ENGR. RANDY S. VIACRUŠIS
Member

**ATTY. MARIA CELINE ERIKA A.
LABRADOR**
Member

ENGR. MARINELL R. PAOLIBAR
Provisional Member

ENGR. EDUARDO R. ROSQUETA
Provisional Member

Approved by:

JOSHUA M. BINGCANG
President and CEO