

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

**Procurement of Consulting Services for the Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1**

**RESOLUTION NO. 2025-005**  
**(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 **14 November 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 Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1**, with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Sixteen Million Six Hundred Sixty Five Thousand Six Hundred and 00/100, (PhP 16,665,600.00)**, inclusive of all applicable taxes and fees;

**WHEREAS**, in response to the said advertisement of the REI and bidding documents, one (1) prospective bidder submitted their Eligibility Documents for the **Procurement of Consulting Services for the Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1** prior to the set deadline for submission on 09 December at 9:00 a.m., to wit:

- 1) Asyana Construction Consultancy and Trading

**WHEREAS**, Section 30.1 of the 2016 Revised Implementing Rules and Regulations (IRR) of the Republic Act (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 09 December 2024, the Eligibility Documents of the sole prospective bidder 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 bidder were subjected to detailed evaluation and shortlisting on 10 December 2024 to 18 December 2024 in accordance with Section 24 of the 2016 Revised IRR 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 18 December 2024;

**WHEREAS**, the results of the Evaluation/Eligibility Check and Shortlisting likewise showed that **Asyana Construction Consultancy and Trading** was 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. Asyana Construction Consultancy and Trading	17.60%	57.51%	14.00%	89.11%	PASSED

**WHEREAS**, on 19 December 2024, the BAC-C Resolution No. 2024-032 was approved, declaring **Asyana Construction Consultancy and Trading** as **ELIGIBLE** and **SHORTLISTED** bidder that can proceed to the next stage of the bidding for the Consulting Services pursuant to Section 24.5.4 of 2016 Revised IRR of R.A. No. 9184;

**WHEREAS**, on 19 December 2024, the Notice of Eligibility was sent to **Asyana Construction Consultancy and Trading** inviting them to participate in the bidding for the Consulting Services;



**WHEREAS**, on 15 January 2025, at 10:00 AM, a Pre-bid Conference was held for the aforementioned Consulting Service which was attended by **Asyana Construction Consultancy and Trading**;

**WHEREAS**, **Asyana Construction Consultancy and Trading** submitted their Technical and Financial Proposals prior to the deadline set for the submission of Bids for the Consulting Services on 27 January 2025, 9:00 AM;

**WHEREAS**, on 27 January 2025 at 10:00 AM, the Technical Proposal of **Asyana Construction Consultancy and Trading** was 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 28 January 2025 to 03 February 2025, the BAC-C TWG conducted a detailed evaluation of the Technical Proposal of the eligible and shortlisted bidder in accordance with Section 33 of the 2016 Revised RIRR of 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 04 February 2025, the BAC-C deliberated on the Report of TWG on the results of the said detailed evaluation. The results show that **Asyana Construction Consultancy and Trading** was rated “**PASSED**” having complied with the required documents provided under the Bid Documents and Terms of Reference for the consulting services, and 2016 Revised IRR of R.A. No. 9184. Thereafter, the BAC-C issued the Notice to Open the Financial Proposal to **Asyana Construction Consultancy and Trading**. Below is the evaluation result of the technical proposals of **Asyana Construction Consultancy and Trading**:

PROPONENT	A. Relevant Experience of the Consultant	B. Qualification of the Key Personnel to be Assigned to the Consulting Services	C. Plan of Approach and Methodology	TOTAL	RATING
1. <b>Asyana Construction Consultancy and Trading</b>	9.36%	55.55%	26.40%	91.31%	<b>PASSED</b>



**WHEREAS**, on 07 February 2025, the Financial Proposals of **Asyana Construction Consultancy and Trading** 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 **Asyana Construction Consultancy and Trading** had a total of **Pesos: Sixteen Million Six Hundred Sixty Thousand Six Hundred and 00/100 (PhP 16,660,600.00)**, inclusive of all applicable taxes and fees;

**WHEREAS**, from 07 February 2025 to 13 February 2025, the BAC-C TWG conducted a detailed evaluation of the Financial Proposals with the summary shown below:

FORM	DESCRIPTION	Asyana Construction Consultancy and Trading		
		AS READ (in PhP)	AS CALCULATED (in PhP)	VARIANCE
FPF 1	Financial Proposal Submission Form	16,660,600.00	16,660,439.91	-160.09
FPF 2	Summary of Costs	16,660,600.00	16,660,439.91	-160.09
FPF 3	Breakdown of Price per Activity	14,875,535.71	14,875,535.76	0.05
FPF 4	Breakdown of Remuneration per Activity	14,131,758.93	14,131,615.97	-142.96
FPF 6	Miscellaneous Expenses	743,776.79	743,776.81	0.02

**WHEREAS**, based on the breakdown of weights of the technical (70%) and financial components (30%), the bid submission was evaluated based on the requirements of Section 33.2.1.2 of the 2016 Revised IRR of R. A. No. 9184. Below are the bidder’s rating:

BIDDER	PARTICULARS	SCORE	WEIGHT	TOTAL SCORE	RANK
Asyana Construction Consultancy and Trading	Technical Proposal	91.31%	70.00%	63.92%	1/1
	Financial Proposal	100.00%	30.00%	30.00%	
Total				93.92%	



**WHEREAS**, based on the above results of the detailed evaluation conducted by the BAC-C TWG, the BAC-C found Asyana Construction Consultancy and Trading as the Single Rated Bidder (SRB), having complied with the requirements in the Bidding Documents, Terms of Reference, and Revised IRR of R. A. No. 9184, who shall undergo the Negotiation and Post-Qualification process pursuant to Section 33.2.5 and 34 of the Revised IRR of R.A. No. 9184;

**WHEREAS**, on 17 February 2025, Officer-in-Charge of the Office of the President and CEO Atty. Gisela Z. Kalalo approved the BAC-C Resolution No. 2025-002, declaring **Asyana Construction Consultancy and Trading** as the bidder with the **Single Rated Bid (SRB)**. Hence, the BAC-C issued the Notice to Negotiate to **Asyana Construction Consultancy and Trading** for the conduct of negotiation in accordance with Section 33.2.5 of the 2016 Revised IRR of R.A. No. 9184;

**WHEREAS**, on 18 February 2025, the BAC-C proceeded with the Negotiation with **Asyana Construction Consultancy and Trading** wherein **Asyana Construction Consultancy and Trading** 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 Revised IRR of R.A. No. 9184. In addition, **Asyana Construction Consultancy and Trading** also agreed to adopt the calculated amount, thus the Final Contract Amount is **Pesos: Sixteen Million Six Hundred Sixty Thousand Four Hundred Thirty-Nine and 91/100 (PhP 16,660,439.91)**, inclusive of all applicable taxes and fees. Thereafter, the BCDA and **Asyana Construction Consultancy and Trading** 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 **Asyana Construction Consultancy and Trading**;

**WHEREAS**, on 18 February 2025, 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 Revised IRR of R.A. No. 9184, respectively;

**WHEREAS**, BAC-C TWG undertook the following post-qualification activities from 19 February 2025 to 28 February 2025 to verify, validate and ascertain the veracity, authenticity and validity of all documents submitted by the **Asyana Construction Consultancy and Trading**;

- TWG conducted interviews with the proposed professional staff (through online platforms) in order to validate the work experiences stated in their Curriculum Vitae.



- TWG conducted an ocular visit at the office of Asyana Construction Consultancy and Trading in Muntinlupa 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, Pag-IBIG Fund, and supporting documents for its completed projects.
- TWG verified through phone calls, and sending out of online questionnaires, the positive feedback of their clients on its 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 **Asyana Construction Consultancy and Trading** 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 **Asyana Construction Consultancy and Trading** as the bidder with the **Single Rated and Responsive Bid (SRRB)** for the **Consulting Services for the Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1**;
2. Recommend to the Head of the Procuring Entity the issuance of the **Notice of Award** to **Asyana Construction Consultancy and Trading**, being the bidder with SRRB, for the **Consulting Services for the Construction Management and Supervision (CMS) for the Construction of Residential Complex at BNS Lot 1** in the amount of **Pesos: Sixteen Million Six Hundred Sixty Thousand Four Hundred Thirty-Nine and 91/100 (PhP 16,660,439.91)**, inclusive of all applicable taxes, fees, and incidental expenses;
3. Direct the Engineering and Social Support Department (ESSD) 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 3rd day of March 2025.

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

**ATTY. GISELA Z. KALALO**  
Chairperson

**ENGR. RICHARD BRIAN M. CEPE**  
Vice Chairperson

**MADONNA M. CINCO**  
Member

**ERWIN KENNETH R. PERALTA**  
Member

**ATTY. CHRISTIAN T. DULDULAO**  
Member

**ENGR. EDUARDO R. ROSQUETA**  
Provisional Member

**ENGR. MARINELL R. PACILBAR**  
Provisional Member

Approved by:

**JOSHUA M. BINGCANG**  
President and CEO

