

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

**Procurement of Consulting Services for the Preparation of the Comprehensive Master Development Plan for Camp John Hay, Baguio City**

**RESOLUTION NO. 2025-012**

**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 **01 February 2025**, 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 Preparation of the Comprehensive Master Development Plan for Camp John Hay, Baguio City** under **Section 10 - Competitive Bidding of the Revised Implementing Rules and Regulations (IRR) of Republic Act (R.A.) No. 9184**, with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Forty-Five Million and 00/100 (PhP 45,000,000.00)**, inclusive of all applicable taxes and fees;

**WHEREAS**, in response to the said advertisement of the REI and bidding documents, five (5) prospective bidders submitted their Eligibility Documents for the **Procurement of Consulting Services for the Preparation of the Comprehensive Master Development Plan for Camp John Hay, Baguio City** prior to the set deadline for submission on 07 March 2025, at 9:00 a.m., to wit:

- 1) RO Architectonics Design Studio;
- 2) Palafox Associates;
- 3) Projects Design Plus Architecture Management Corp.;
- 4) SyCip Gorres Velayo & Co., Ove Arup and Partners Hong Kong Limited - Philippines Branch, KMC Savills, Inc. (Joint Venture); and
- 5) Planning and Development Research Foundation, Inc. (PLANADES)

**WHEREAS**, Section 30.1 of the 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 07 March 2025, the Eligibility Documents of the five (5) 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 submissions of Palafox Associates, Projects Design Plus Architecture Management Corp., SyCip Gorres Velayo & Co., Ove Arup and Partners Hong Kong Limited - Philippines Branch, KMC Savills, Inc. (Joint Venture), and Planning and Development Research Foundation, Inc. (PLANADES) were subjected to detailed evaluation, while RO Architectonics Design Studio was declared “ineligible” to further participate in the bidding on the following grounds:

REQUIREMENTS	ADVERSE FINDINGS
<b>1. PhilGEPS Certificate of Registration</b>	<p>RO Architectonics Design Studio submitted an “Application for PhilGEPS registration” with “pending approval” status.</p> <p>This results in non-compliance with Section 2.1(a)(i) of the Bidding Documents which requires submission of Class “A” Documents (Legal Documents), including PhilGEPS Certificate of Registration and Membership.</p>
<b>2. Curriculum vitae for Team Leader - Senior Master Planner</b>	<p>The Curriculum Vitae for Team Leader - Senior Master Planner is not signed by the nominated key staff and authorized representative of the firm.</p> <p>This results in non-compliance with the prescribed format under Eligibility Form No. 6A which states that the form must be duly signed by the nominated key staff and authorized representative of the firm.</p>
<p><b>3. Curriculum Vitae of the following key personnel:</b></p> <ul style="list-style-type: none"> <li>• EF 6B Assistant Team Leader - Financial &amp; Economic Analyst</li> <li>• EF 6D Senior Financial/Economic Analyst</li> <li>• EF 6E Real Estate/Business Development Specialist</li> <li>• EF 6F Environmental Management Specialist</li> <li>• EF 6G Forest Management Specialist</li> </ul>	<p>The Curriculum Vitae of the ff. key personnel were not signed by the authorized representative of the firm:</p> <ul style="list-style-type: none"> <li>• Assistant Team Leader - Financial &amp; Economic Analyst</li> <li>• Senior Financial/Economic Analyst</li> <li>• Real Estate/Business Development Specialist</li> <li>• Environmental Management Specialist</li> <li>• Forest Management Specialist</li> <li>• Transport &amp; Logistics Planner</li> <li>• Lead Architect</li> <li>• Lead Project Engineer</li> </ul> <p>This results in non-compliance with the prescribed format under Eligibility Forms nos. E6B, 6D, 6E, 6F, 6G, 6I, 6K, and 6L which states that the forms must be duly signed by the nominated key staff <u>and</u> authorized representative of the firm.</p>



<ul style="list-style-type: none"> <li>• EF 6I Transport &amp; Logistics Planner.</li> <li>• EF 6K Lead Architect</li> <li>• EF 6L Lead Project Engineer</li> </ul>	
<p><b>4. Curriculum Vitae</b> of the following key personnel:</p> <ul style="list-style-type: none"> <li>• EF 6H Tourism Development Specialist</li> <li>• EF 6J Community Development Specialist</li> </ul>	<p>No Curriculum Vitae was submitted for:</p> <p>EF 6H Tourism Development Specialist EF 6J Community Development Specialist</p> <p>Section II. 8.4. of the Bidding Documents states that:</p> <p>“Failure to submit a requirement, or an incomplete or patently insufficient submission, shall be considered “failed” for the particular eligibility requirement concerned. If a prospective bidder is rated “failed” in any of the eligibility requirements, he shall be considered ineligible to participate in the bidding.”</p>

**WHEREAS**, Section II (Eligibility Documents), Item No. 8.4 of the Bidding Documents provides that, an “incomplete or patently insufficient” submission shall be considered “failed” for the particular eligibility requirement concerned and is therefore “ineligible” to participate in the bidding. Pertinent provisions thereof are as follows:

*8.4. The eligibility of each prospective bidder shall be determined by examining each bidder’s eligibility requirements or statements against a checklist of requirements, using non-discretionary “pass/fail” criterion, as stated in the Request for Expression of Interest, and shall be determined as either “eligible” or “ineligible.” If a prospective bidder submits the specific eligibility document required, he shall be rated “passed” for that particular requirement. In this regard, failure to submit a requirement, or an incomplete or patently insufficient submission, shall be considered “failed” for the particular eligibility requirement concerned. If a prospective bidder is rated “passed” for all the eligibility requirements, he shall be considered eligible to participate in the bidding, and the BAC shall mark the set of eligibility documents of the prospective bidder concerned as “eligible.” If a prospective bidder is rated “failed” in any of the eligibility requirements, he shall be considered ineligible to participate in the bidding, and the BAC shall mark the set of eligibility documents of the prospective bidder concerned as “ineligible.” In either case, the BAC chairperson or his duly designated authority shall countersign the markings.*

**WHEREAS**, this provision is based on Section 30.1 of the Revised IRR of R. A. No. 9184, which states that:



*"30.1 The BAC shall open the first bid envelopes in public to determine each bidder's compliance with the documents required to be submitted for eligibility and for the technical requirements, as prescribed in this IRR.*

*For this purpose, 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." Otherwise, the BAC shall rate the said first bid envelope as "passed."*

**WHEREAS**, the BAC-C issued a Notice of Ineligibility to **RO Architectonics Design Studio** on 07 March 2025 and was given three (3) calendar days from the date of Notice to file a request for reconsideration or until 10 March 2025, in accordance with Section 55.1 of the Revised IRR of R. A. No. 9184;

**WHEREAS**, on 10 March 2025, BCDA received a letter from **RO Architectonics Design Studio** requesting reconsideration for the adverse findings of the BAC-C, which earlier declared their firm as "ineligible" for non-compliance with the requirements specified in the bidding documents;

**WHEREAS**, on 17 March 2025, the BAC-C responded to **RO Architectonics Design Studio**, denying their request for reconsideration;

**WHEREAS**, the submitted Eligibility Documents of the four (4) prospective bidders were subjected to detailed evaluation and shortlisting on 08 March 2025 to 19 March 2025 in accordance with Section 24 of the 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 20 March 2025;

**WHEREAS**, the results of the Evaluation/Eligibility Check and Shortlisting likewise showed that two (2) out of four (4) 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. Palafox Associates	With adverse findings	40.22%	9.50%	N/A	FAILED
2. Projects Design Plus Architecture Management Corp.	37.50%	41.06%	8.00%	86.56 %	PASSED
3. SyCip Gorres Velayo & Co., Ove Arup and Partners Hong Kong Limited - Philippines Branch, KMC Savills, Inc. (Joint Venture)	42.75%	38.21%	7.00%	87.96 %	PASSED
4. Planning and Development Research Foundation, Inc. (PLANADES)	With adverse findings	With adverse findings	9.50%	N/A	FAILED

**WHEREAS**, the results of the Evaluation/Eligibility Check and Shortlisting show that two (2) out of four (4) 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 Revised IRR of R.A. No. 9184, to wit:

PROPONENT	ADVERSE FINDINGS
1. Palafox Associates	<ul style="list-style-type: none"> <li>No master development planning project with international scope was submitted.</li> <li>No master development planning project with a cost of at least 60% of the ABC was submitted.</li> </ul>



	<b>[Non-compliance with Section 16.3 of the TOR]</b>
<b>2. Planning and Development Research Foundation, Inc. (PLANADES)</b>	<ul style="list-style-type: none"> <li>No master development planning project with international scope was submitted.</li> </ul> <p><b>[Non-compliance with Section 16.3 of the TOR]</b></p> <ul style="list-style-type: none"> <li>The nominated Team Leader-Senior Master Planner did not submit a master development planning project with international scope.</li> <li>The nominated Senior Financial/Economic Analyst did not submit any local and/or international master development planning project.</li> </ul> <p><b>[Non-compliance with Item 11 (Manning Requirement) of the TOR]</b></p>

**WHEREAS**, on 20 March 2025, the BAC-C Resolution No. 2025-006 was approved, declaring **Projects Design Plus Architecture Management Corp.** and **SyCip Gorres Velayo & Co., Ove Arup and Partners Hong Kong Limited - Philippines Branch, KMC Savills, Inc. (Joint Venture)** as **ELIGIBLE** and **SHORTLISTED** bidders for the **Procurement of Consulting Services for the Preparation of the Comprehensive Master Development Plan for Camp John Hay, Baguio City** under **Section 10 - Competitive Bidding of the Revised Implementing Rules and Regulations (IRR) of Republic Act (R.A.) No. 9184**, with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Forty-Five Million and 00/100 (PhP 45,000,000.00)**, inclusive of all applicable taxes and fees, which 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 20 March 2025, the Notice of Eligibility was sent to **Projects Design Plus Architecture Management Corp.** and **SyCip Gorres Velayo & Co., Ove Arup and Partners Hong Kong Limited - Philippines Branch, KMC Savills, Inc. (Joint Venture)**, inviting them to participate in the bidding for the Consulting Services. On the other hand, the Notice of Ineligibility was sent to **Palafox Associates** and **Planning and Development Research Foundation, Inc. (PLANADES)**, and there was no request for reconsideration received from them within the prescribed period pursuant to Section 55.1 of 2016 Revised IRR of R.A. No. 9184;

**WHEREAS**, on 27 March 2025, at 10:00 AM, a Pre-bid Conference was held for the aforementioned Consulting Service which was attended by **Projects Design Plus Architecture Management Corp.** and **SyCip Gorres Velayo & Co., Ove Arup and Partners Hong Kong Limited - Philippines Branch, KMC Savills, Inc. (Joint Venture)**;

**WHEREAS**, **Projects Design Plus Architecture Management Corp.** submitted their Technical and Financial Proposals prior to the deadline set for the submission of Bids for the Consulting Services on 23 April 2025, 9:00 AM. On the same day at 10:00 AM, the Technical Proposal of **Projects Design**



**Plus Architecture Management Corp.** 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 23 April 2025 to 25 April 2025, the BAC-C TWG conducted a detailed evaluation of the Technical Proposals of **Projects Design Plus Architecture Management Corp.** in accordance with Section 33 of the 2016 Revised IRR of R. A. 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 25 April 2025, the BAC-C deliberated on the Report of TWG on the results of the said detailed evaluation. The results show that **Projects Design Plus Architecture Management Corp.** 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. Below is the evaluation result of the technical proposals of **Projects Design Plus Architecture Management Corp.**:

PROPONENT	A. Relevant Experience of the Firm	B. Qualificatio n of the Key Personnel to be Assigned to the Project	C. Plan of Approach and Methodology	TOTAL	RATIN G
Projects Design Plus Architecture Management Corp.	17.00%	36.50%	34.90%	88.40%	PASSED

**WHEREAS**, on 28 April 2025, President and CEO Joshua M. Bingcang approved the BAC-C Resolution No. 2025-010, declaring **Projects Design Plus Architecture Management Corp.** as the bidder with the **Single Rated Bid (SRB)**. Hence, the BAC-C issued the Notice to Open the Financial Proposal to **Projects Design Plus Architecture Management Corp.** in accordance with Section 33.2.1.1 of the 2016 Revised IRR of R.A. No. 9184;

**WHEREAS**, on 29 April 2025, the Financial Proposal of the **Projects Design Plus Architecture Management Corp.** 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**, the financial bid as read of **Projects Design Plus Architecture Management Corp.** had a total of **Pesos: Forty-Four Million Two Hundred Sixty-Six Thousand Eight Hundred Forty-Nine and 91/100 (PhP 44,266,849.91)**, inclusive of all applicable taxes and fees;



**WHEREAS**, from 29 April 2025 to 30 April 2025, the BAC-C TWG conducted a detailed evaluation of the Financial Proposal with the summary shown below:

FORM	DESCRIPTION	TOUCH XDA, INC.		
		AS READ (in PhP)	AS CALCULATED (in PhP)	VARIANCE
FPF 1	Financial Proposal Submission Form	44,266,849.91	44,266,849.91	0.00
FPF 2	Summary of Costs	44,266,849.91	44,266,849.92	0.01
FPF 3	Breakdown of Price per Activity	39,523,973.14	39,523,973.14	0.00
FPF 4	Breakdown of Remuneration per Activity	32,871,575.65	32,871,575.65	0.00
FPF 6	Miscellaneous Expenses	6,652,397.49	6,652,397.49	N/A

**WHEREAS**, on 05 May 2025, the BAC-C proceeded with the Negotiation with **Projects Design Plus Architecture Management Corp.** wherein **Projects Design Plus Architecture Management Corp.** 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, **Projects Design Plus Architecture Management Corp.** also agreed to adopt the calculated amount, thus the Final Contract Amount is **Pesos: Forty-Four Million Two Hundred Sixty-Six Thousand Eight Hundred Forty-Nine and 91/100 (PhP 44,266,849.91)**, inclusive of all applicable taxes and fees. Thereafter, the BCDA and **Projects Design Plus Architecture Management Corp.** 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 **Projects Design Plus Architecture Management Corp.**;

**WHEREAS**, on 05 May 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 06 May 2025 to 13 May 2025 to verify, validate and ascertain the veracity, authenticity and validity of all documents submitted by the **Projects Design Plus Architecture Management Corp.**:

- TWG conducted interviews with the proposed professional staff in order to validate the work experiences stated in their Curriculum Vitae;



- TWG conducted an ocular visit at the office of **Projects Design Plus Architecture Management Corp.** in Makati 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; and
- 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**, on 14 May 2025, the BAC-C deliberated on the report of the TWG as to the results of their post-qualification. The BAC-C found the Eligibility, Technical, and Financial documents submitted by the **Projects Design Plus Architecture Management Corp.** 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 **Projects Design Plus Architecture Management Corp.** as the bidder with the **Single Rated and Responsive Bid (SRRB)** for the **Consulting Services for the Preparation of Comprehensive Master Development Plan for Camp John Hay, Baguio City**;
2. Recommend to the Head of the Procuring Entity the issuance of the **Notice of Award** to **Projects Design Plus Architecture Management Corp.** being the bidder with SRRB, for the Consulting Services for the **Preparation of Comprehensive Master Development Plan for Camp John Hay, Baguio City in the amount of Pesos: Forty-Four Million Two Hundred Sixty-Six Thousand Eight Hundred Forty-Nine and 91/100 (PhP 44,266,849.91)**, inclusive of all applicable taxes and fees;
3. Direct the end-user, Land and Assets Development Department (LADD), 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 14<sup>th</sup> day of May 2025.



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

  
**GISELA Z. KALALO**  
Chairperson

  
**RICHARD BRIAN M. CEPE**  
Vice Chairperson


  
**MADONNA M. CINCO**  
Member

  
**ERWIN KENYETH R. PERALTA**  
Member

  
**CHRISTIAN T. DULDULAO**  
Member

  
**DARRYL F. GARCIA**  
Provisional Member

Approved by:

  
**JOSHUA M. BINGCANG**  
President and CEO

**BCDA**  
Bases Conversion and  
Development Authority

BAC for Consultancy Services  
  
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