

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

Procurement of Consulting Services for the Rebidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1

RESOLUTION NO. 2025-024

(Declaration of the Highest 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 **09 July 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 Rebidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1**, with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Thirty-Two Million Five Hundred Ninety-Two Thousand and 00/100 (PhP 32,592,000.00)**, inclusive of all applicable taxes and fees;

WHEREAS, in response to the said advertisement of the REI and bidding documents, four (4) prospective bidders submitted their Eligibility Documents for the **Procurement of Consulting Services for the Rebidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1** prior to the set deadline for submission on 21 July 2025 at 9:00 a.m., to wit:

- 1) SCHEMA Konsult, Inc.
- 2) Project Design Plus Architecture Management Corp.
- 3) E&R Builders and Management Services, Inc.
- 4) Asyana Construction Consultancy and Trading

WHEREAS, Section 30.1 of the 2016 Revised Implementing Rules and Regulations (IRR) of 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 21 July 2025, the Eligibility Documents of the four (4) 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 four (4) prospective bidders were subjected to detailed evaluation and shortlisting from 22 July 2025 to 30 July 2025 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 30 July 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. SCHEMA Konsult, Inc.	25.50%	45.71%	14.00%	85.21%	PASSED
2. Project Design Plus Architecture Management Corp.	With Adverse Findings	With Adverse Findings	With Adverse Findings	N/A	FAILED
3. E&R Builders and Management Services, Inc.	23.20%	46.40%	14.00%	83.60%	PASSED
4. Asyana Construction Consultancy and Trading	With Adverse Findings	43.31%	14.00%	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. Project Design Plus Architecture Management Corp.	a. The Consultant should be a reputable firm with at least ten (10) years of business operations. In case of Joint Venture (JV), at least one of the members of the JV should have at least ten (10) years of business operations, provided further that the member with at least ten (10) years of business operations must be designated as the lead of the JV. However, the Consultant has only 5.81 years of business operation based on the registration date of their SEC certificate. [Non-compliance with Item 13.1 of the TOR] b. The Consultant should have experience in handling at least one (1) construction management and supervision of an underground utility project with a contract amount of at least 50.00% of the ABC (PhP 16,296,000.00). In case of a JV, at least one of the members of the JV should have experience in handling at least one construction management project with contract amount of at least 50% the ABC (PhP16,296,000.00), provided further that the member that has the experience of handling the construction management project with a contract amount of at least 50.00% of the ABC (PhP 16,296,000.00) must be designated as the lead of the JV. However, based on the submitted Eligibility Form (EF) No. 3A (<i>Summary of Completed Projects for the Past Five Years</i>) and EF No. 4A (<i>Consultant's References</i>), the contract amount of the identified similar project is below the required minimum of 50% of the ABC. The declared project only amounts to PhP 14,511,375.00. Therefore, the submitted project does not meet the eligibility requirement for similar contracts under the Item 13.2 of the TOR. [Non-compliance with Item 13.2 of the TOR]

	c. The Sr. Electrical Engineer II should be a Licensed Electrical Engineer for at least ten (10) years and have at least five (5) years of experience. However, based on the submitted Curriculum Vitae (CV), the nominated Sr. Electrical Engineer has a total of only 3.58 years of relevant experience, which is below the required minimum. [Non-compliance with Clause 1.2 of the EDS] d. EF No. 3B. Summary of Ongoing Projects for the Past Five (5) Years (<i>All ongoing government and private contracts, including contracts awarded but not yet started as well as contracts where works have been completed but not yet accepted</i>) Project Design Plus Architecture Management Corp. did not declare the "<i>Preparation of Comprehensive Master Development Plan of Camp John Hay in Baguio City</i>" as their ongoing project with the BCDA.
0. Asyana Construction Consultancy and Trading	a. The Consultant should be a reputable firm with at least ten (10) years of business operations. In case of Joint Venture (JV), at least one of the members of the JV should have at least ten (10) years of business operations, provided further that the member with at least ten (10) years of business operations must be designated as the lead of the JV. However, based on the submitted documents, the Consultant has only 6.99 years of business operations, as reflected in the Certificate of PhilGEPS Registration. [Non-compliance with Item 13.1 of the TOR]

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."(a)

WHEREAS, on 01 August 2025, the BAC-C Resolution No. 2025-017 was approved, declaring **SCHEMA Konsult, Inc.** and **E&R Builders and Management Services, Inc.** as **ELIGIBLE** and **SHORTLISTED** prospective bidders 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 01 August 2025, the Notice of Eligibility was sent to **SCHEMA Konsult, Inc.** and **E&R Builders and Management Services, Inc.** inviting them to participate in the bidding for the Consulting Services;

WHEREAS, the BAC issued Notice of Ineligibility to Project Design Plus Architecture Management Corp., and Asyana Construction Consultancy and Trading on 01 August 2025 and were given three (3) calendar days from the date of Notice to file a request for reconsideration or 04 August 2025, in accordance with Section 55.1 of the Revised IRR of R. A. No. 9184;

WHEREAS, on 04 August 2025, BCDA received a letter from **Asyana Construction Consultancy and Trading** requesting reconsideration for the adverse findings of the BAC-C, which earlier

declared their firm as “ineligible” for non-compliance with the requirement specified in the bidding documents;

WHEREAS, on 11 August 2025, the BAC-C responded to **Asyana Construction Consultancy and Trading**, denying their request for reconsideration;

WHEREAS, on 08 August 2025, at 10:00 AM, a Pre-bid Conference was held for the aforementioned Consulting Service, which was attended by **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.**;

WHEREAS, **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.** submitted their Technical and Financial Proposals prior to the deadline set for the submission of Bids for the Consulting Services on 22 August 2025, 9:00 AM;

WHEREAS, on 22 August 2025 at 10:00 AM, the Technical Proposal of **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.** 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 23 August 2025 to 26 August 2025, the BAC-C TWG conducted a detailed evaluation of the Technical Proposals of the eligible and shortlisted bidders 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 27 August 2025, the BAC-C deliberated on the Report of TWG on the results of the said detailed evaluation. The results show that **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.** were rated “**PASSED**” having complied with the required documents provided under the Bid Documents and TOR 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 aforementioned bidders. Below is the evaluation result of the technical proposals:

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. SCHEMA Konsult, Inc.	17.75%	45.71%	24.90%	88.36%	PASSED

2. E&R Builders and Management Services, Inc.	16.30%	46.40%	29.10%	91.80%	PASSED
--	--------	--------	--------	---------------	---------------

WHEREAS, on 28 August 2025, the Financial Proposals of **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.** 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 **SCHEMA Konsult, Inc.** had a total of **Pesos: Thirty-One Million Nine Hundred Ninety-Eight Thousand Four Hundred and 00/100 (PhP 31,998,400.00)**, inclusive of all applicable taxes and fees. The amount is **Pesos: Five Hundred Ninety-Three Thousand Six Hundred and 00/100 (PhP 593,600.00)** lower than the ABC;

WHEREAS, the financial bid as read of **E&R Builders and Management Services, Inc.** had a total of **Pesos: Thirty-One Million Six Hundred Thirteen Thousand Eighty and 80/100 (PhP 31,613,080.80)**, inclusive of all applicable taxes and fees. The amount is **Pesos: Nine Hundred Seventy-Eight Thousand Nine Hundred Twenty and 00/100 (PhP 978,920.00)** lower than the ABC;

WHEREAS, from 28 August 2025 to 29 August 2025, the BAC-C TWG conducted a detailed evaluation of the Financial Proposals with the summary shown below:

FORM	DESCRIPTION	SCHEMA Konsult, Inc.		
		AS READ (in PhP)	AS CALCULATED (in PhP)	VARIANCE
FPF 1	Financial Proposal Submission Form	31,998,400.00	31,998,400.00	0.00
FPF 2	Summary of Costs	31,998,400.00	31,998,400.00	0.00
FPF 3	Breakdown of Price per Activity	27,590,000.00	27,590,000.00	0.00
FPF 4	Breakdown of Remuneration per Activity	24,970,000.00	24,970,000.00	0.00
FPF 6	Miscellaneous Expenses	3,520,000.00	3,520,000.00	0.00

FORM	DESCRIPTION	E&R Builders and Management Services, Inc.		
		AS READ (in PhP)	AS CALCULATED (in PhP)	VARIANCE
FPF 1	Financial Proposal Submission	31,613,080.80	31,613,080.80	0.00

	Form			
FPF 2	Summary of Costs	31,613,080.80	31,613,080.80	0.00
FPF 3	Breakdown of Price per Activity	28,225,965.00	28,225,965.00	0.00
FPF 4	Breakdown of Remuneration per Activity	24,390,000.00	24,390,000.00	0.00
FPF 6	Miscellaneous Expenses	3,385,965.00	3,385,965.00	0.00

WHEREAS, based on the breakdown of weights of the technical (80.00%) and financial components (20.00%), 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
SCHEMA Konsult, Inc.	Technical Proposal	88.36%	80.00%	70.69%	2
	Financial Proposal	98.80%	20.00%	19.76%	
	Total			90.45%	
E&R Builders and Management Services, Inc.	Technical Proposal	91.80%	80.00%	73.44%	1
	Financial Proposal	100.00%	20.00%	20.00%	
	Total			93.44%	

WHEREAS, based on the above results of the detailed evaluation conducted by the BAC-C TWG, the BAC-C found **E&R Builders and Management Services, Inc.** as the bidder with the Highest Rated Bid (HRB), having complied with the requirements in the Bidding Documents, TOR, 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 02 September 2025, the BAC-C proceeded with the Negotiation with **E&R Builders and Management Services, Inc.** wherein **E&R Builders and Management Services, Inc.** 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, **E&R Builders and Management Services, Inc.** also agreed to adopt the calculated amount, thus the Final Contract Amount is **Pesos: Thirty-One Million Six Hundred Thirteen Thousand Eighty and 80/100 (PhP 31,613,080.80)**, inclusive of all applicable taxes and fees. Thereafter, the BCDA and **E&R Builders and Management Services, Inc.** 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 **E&R Builders and Management Services, Inc.**;

WHEREAS, on 02 September 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 03 September 2025 to 12 September 2025 to verify, validate and ascertain the veracity, authenticity and validity of all documents submitted by the **E&R Builders and Management Services, Inc.**:

- 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 **E&R Builders and Management Services, Inc.** in Pasig 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 12 September 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 **E&R Builders and Management Services, Inc.** 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 **E&R Builders and Management Services, Inc.** as the bidder with the **Highest Rated and Responsive Bid (HRRB)** for the **Consulting Services for the Rebidding of the CMS of the New Clark City Underground Utilities Phase 1**;
2. Recommend to the Head of the Procuring Entity the issuance of the **Notice of Award** to **E&R Builders and Management Services, Inc.** being the bidder with the **HRRB**, for the **Consulting Services for the Rebidding of the CMS of the New Clark City Underground Utilities Phase 1** in the amount of Pesos: **Thirty-One Million Six Hundred Thirteen Thousand Eighty and 80/100 (PhP 31,613,080.80)**, inclusive of all applicable taxes and fees;
3. Direct the end-user, Strategic Project Management Department (SPMD), 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 12th day of September 2025.

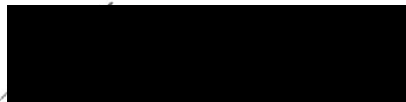
BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES (BAC-C)

On Official Business

ATTY. GISELA Z. KALALO
Chairperson


ENGR. RICHARD BRIAN M. CEPE
Vice Chairperson


MADONNA M. CINCO
Member


ERWIN KENNETH R. PERALTA
Member


ATTY. NOVELYN B. CARINAN
Member


ENGR. JAY JAWORSKI D. TIAMSON
Provisional Member

Approved by:


ENGR. JOSHUA M. BINGCANG
President and CEO

