

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

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

**RESOLUTION NO. 2025-021**  
**(Declaration of the Highest Rated 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 Re-Bidding 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 Re-Bidding 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*

*BAC-C Resolution 2025-021: Procurement of Consulting Services for the Re-Bidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1*  
*August 2025 / Version 1*

Page 1 of 10

*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.<br>Relevant<br>Experience<br>of the Firm | B.<br>Qualification of the<br>Key Personnel to<br>be Assigned to the<br>Consulting<br>Services | C.<br>Current<br>Workload of<br>Key Personnel<br>Relative to<br>Capacity | TOTAL         | RATING        |
|-----------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------|---------------|
| 1. <b>SCHEMA<br/>Konsult, Inc.</b>                                          | 25.50%                                      | 45.71%                                                                                         | 14.00%                                                                   | <b>85.21%</b> | <b>PASSED</b> |
| 2. <b>Project Design<br/>Plus<br/>Architecture<br/>Management<br/>Corp.</b> | With<br>Adverse<br>Findings                 | With Adverse<br>Findings                                                                       | With Adverse<br>Findings                                                 | <b>N/A</b>    | <b>FAILED</b> |
| 3. <b>E&amp;R Builders<br/>and<br/>Management<br/>Services, Inc.</b>        | 23.20%                                      | 46.40%                                                                                         | 14.00%                                                                   | <b>83.60%</b> | <b>PASSED</b> |

|                                                |                       |        |        |     |        |
|------------------------------------------------|-----------------------|--------|--------|-----|--------|
| 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. | <p>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.</p> <p>However, the Consultant has only 5.81 years of business operation based on the registration date of their SEC certificate.</p> <p><b>[Non-compliance with Item 13.1 of the TOR]</b></p> <p>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.</p> <p>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</p> |

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                              | <p>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.</p> <p><b>[Non-compliance with Item 13.2 of the TOR]</b></p> <p>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.</p> <p>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.</p> <p><b>[Non-compliance with Clause 1.2 of the EDS]</b></p> <p>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>)</p> <p>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.</p> |
| <p><b>0. Asyana Construction Consultancy and Trading</b></p> | <p>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.</p> <p>However, based on the submitted documents, the Consultant has only 6.99 years of business operations, as reflected in the Certificate of PhilGEPS Registration.</p> <p><b>[Non-compliance with Item 13.1 of the TOR]</b></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.”(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 on 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;

*BAC-C Resolution 2025-021: Procurement of Consulting Services for the Re-Bidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1 August 2025 / Version 1*

Page 6 of 10

| PROPONENT                                                | A.<br>Relevant<br>Experience<br>of the<br>Consultant | B.<br>Qualification<br>of the Key<br>Personnel to<br>be Assigned<br>to the<br>Consulting<br>Services | C.<br>Plan of<br>Approach<br>and<br>Methodology | TOTAL         | RATING        |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------|---------------|
| 1. <b>SCHEMA Konsult, Inc.</b>                           | 17.75%                                               | 45.71%                                                                                               | 24.90%                                          | <b>88.36%</b> | <b>PASSED</b> |
| 2. <b>E&amp;R Builders and Management Services, Inc.</b> | 16.30%                                               | 46.40%                                                                                               | 29.10%                                          | <b>91.80%</b> | <b>PASSED</b> |

**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 31,613,080.00)**, 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<br>(in PhP)  | AS<br>CALCULATED<br>(in PhP) | VARIANCE |
| <b>FPF 1</b> | Financial Proposal Submission Form | 31,998,400.00        | 31,998,400.00                | 0.00     |
| <b>FPF 2</b> | Summary of Costs                   | 31,998,400.00        | 31,998,400.00                | 0.00     |

*BAC-C Resolution 2025-021: Procurement of Consulting Services for the Re-Bidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1  
August 2025 / Version 1*

Page 7 of 10

|              |                                        |               |               |      |
|--------------|----------------------------------------|---------------|---------------|------|
| <b>FPF 3</b> | Breakdown of Price per Activity        | 27,590,000.00 | 27,590,000.00 | 0.00 |
| <b>FPF 4</b> | Breakdown of Remuneration per Activity | 24,970,000.00 | 24,970,000.00 | 0.00 |
| <b>FPF 6</b> | Miscellaneous Expenses                 | 3,520,000.00  | 3,520,000.00  | 0.00 |

| FORM         | DESCRIPTION                            | E&R Builders and Management Services, Inc. |                           |          |
|--------------|----------------------------------------|--------------------------------------------|---------------------------|----------|
|              |                                        | AS READ<br>(in PhP)                        | AS CALCULATED<br>(in PhP) | VARIANCE |
| <b>FPF 1</b> | Financial Proposal Submission Form     | 31,613,080.80                              | 31,613,080.80             | 0.00     |
| <b>FPF 2</b> | Summary of Costs                       | 31,613,080.80                              | 31,613,080.80             | 0.00     |
| <b>FPF 3</b> | Breakdown of Price per Activity        | 28,225,965.00                              | 28,225,965.00             | 0.00     |
| <b>FPF 4</b> | Breakdown of Remuneration per Activity | 24,390,000.00                              | 24,390,000.00             | 0.00     |
| <b>FPF 6</b> | 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     |
|-------------------------------------------------------|--------------------|---------|--------|---------------|----------|
| <b>SCHEMA Konsult, Inc.</b>                           | Technical Proposal | 88.36%  | 80.00% | 70.69%        | <b>2</b> |
|                                                       | Financial Proposal | 98.80%  | 20.00% | 19.76%        |          |
|                                                       | <b>Total</b>       |         |        | <b>90.45%</b> |          |
| <b>E&amp;R Builders and Management Services, Inc.</b> | Technical Proposal | 91.80%  | 80.00% | 73.44%        | <b>1</b> |
|                                                       | Financial Proposal | 100.00% | 20.00% | 20.00%        |          |
|                                                       | <b>Total</b>       |         |        | <b>93.44%</b> |          |

**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.

**NOW, THEREFORE**, foregoing considered and after careful evaluation and thorough deliberation of the detailed evaluation of the submitted Technical and Financial Proposals of **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.** for the **Procurement of Consulting Services for the Re-Bidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1**, We, the Members of the BAC-C, hereby **RESOLVE** as it is hereby **RESOLVED** to recommend the following:

- 1) To declare the bids of **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.** as **“PASSED”**;
- 2) To recommend to the Head of the Procuring Entity that, **E&R Builders and Management Services, Inc.**, having complied with the requirements provided under the Bidding Documents and TOR for the consulting services and 2016 Revised IRR of R. A. No. 9184 be declared as the Highest Rated Bid (HRB) for the **Procurement of Consulting Services for Re-Bidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1**; and
- 3) To proceed with the negotiations and conduct of post-qualification of the said bidder in accordance with Sections 33.2.5 and 34 of the 2016 Revised IRR of R. A. No. 9184.

**RESOLVED**, at the BCDA Corporate Center Office this 29<sup>th</sup> day of August 2025.

*BAC-C Resolution 2025-021: Procurement of Consulting Services for the Re-Bidding of the Construction Management and Supervision (CMS) of the New Clark City Underground Utilities Phase 1*  
August 2025 / Version 1

Page 9 of 10

**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. NOVELYN B. CARINAN**  
Member

  
**ENGR. JAY JAWORSKI D. TIAMSON**  
Provisional Member

Approved by:

  
**ENGR. JOSHUA M. BINGCANG**  
President and CEO

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*BAC-C Resolution 2025-021: Procurement of Consulting Services for the Re-Bidding  
of the Construction Management and Supervision (CMS) of the New Clark City  
Underground Utilities Phase 1  
August 2025 / Version 1*

Page 10 of 10