

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

**Consulting Services for the Conduct of Survey of Various BCDA Properties**

**RESOLUTION NO. 2023-027**

**(Declaration of Single Rated & Responsive Bidder)**

**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 **27 October 2023**, 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 in PhilGEPS, the BCDA Website, and in a conspicuous place within the premises of BCDA for the Consulting Services for the Conduct of Land Survey of Various BCDA Properties, under **Section 10 - Competitive Bidding of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act No. 9184**, with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Four Million Pesos (PhP 4,000,000.00)**, inclusive of all applicable taxes and fees;

**WHEREAS**, in response to the said advertisement of the REI and bidding documents, eight (8) prospective bidders submitted their Eligibility Documents for the **CONSULTING SERVICES FOR THE CONDUCT OF LAND SURVEY FOR VARIOUS BCDA PROPERTIES** prior to the set deadline for submission on 13 November 2023 at 1:00 p.m., to wit:

- a. Habbiling and Associates Land Surveying Services;
- b. Asyana Construction Consultancy and Trading;
- c. A.C. Tiban Surveying Office;
- d. Solar Surveying Corporation;
- e. Rommel M. Antonio Construction Surveying and Consultancy Services;
- f. Eric C. Baldo Land Surveying;
- g. RASA Surveying & Realty and
- h. Filsite Mapping Solutions.



*[Handwritten signature]*  
**[Redacted Signature]**

**WHEREAS**, Section 30.1 of the 2016 Revised IRR of RA 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**, the submitted Eligibility Documents of the said prospective bidders were opened by determining the presence or absence of the required documents using non-discretionary “pass/fail” criterion on 13 November 2023 at 02:00 p.m.;

**WHEREAS**, the submitted Eligibility Documents of the said prospective bidders were subjected to detailed evaluation and shortlisting on 14-15 November 2023 in accordance with Section 24 of the 2016 RIRR of R.A. 9184, and using the criteria and rating system for shortlisting as provided under item number 9.2 of Eligibility Data Sheet (EDS) for the project;

**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 15 November 2023;

**WHEREAS**, the results of the Evaluation/Eligibility Check and Shortlisting show that seven (7) out of eight (8) 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 RIRR of R.A. 9184, to wit:

1. Habbiling and Associates Land Surveying Services;
2. Asyana Construction Consultancy and Trading;
3. A.C. Tiban Surveying Office;
4. Solar Surveying Corporation;
5. Rommel M. Antonio Construction Surveying and Consultancy Services;
6. Eric C. Baldo Land Surveying; and
7. Filsite Mapping Solutions.

**WHEREAS**, the results of the Evaluation/Eligibility Check and Shortlisting likewise show that one (1) prospective bidder was rated **“PASSED”** and garnered a total score above the required minimum score of 70%, to wit:



1. RASA Surveying & Realty

**WHEREAS**, 17 November 2023, the Bids and Award Committee for Consulting Services (BAC-C) issued BAC-C Resolution No. 2023-019, declaring **RASA Surveying and Realty**, as “PASSED” and shortlisted for the Procurement of **Consulting Services for the Conduct of Land Survey of Various BCDA Properties** with an Approved Budget for the Contract (ABC) in the amount of **Pesos: Four Million and 00/100 (PhP 4,000,000.00)**, inclusive of all applicable taxes and fees;

**WHEREAS**, on 17 November 2023 the Notices of Eligibility was sent to **RASA Surveying and Realty** inviting them to participate in the bidding for the Consulting Services;

**WHEREAS**, on 24 November 2023, a Pre-bid Conference was held for the aforementioned Consulting Services which was attended by **RASA Surveying and Realty**;

**WHEREAS**, 06 December 2023, the shortlisted bidder submitted their bid proposals before 9:00 AM. At 10:00 AM on the same date, the bid proposals were opened and subjected to a preliminary and initial evaluation by determining the presence or absence of the required documents using the non-discretionary “pass/fail” criterion.

**WHEREAS**, from 07 to 11 December 2023, the BAC-C Technical Working Group (TWG) conducted the detailed bid evaluation of the proponents in accordance with Section 33 of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (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 11 December 2023, the BAC-C deliberated on the Report of TWG on the results of the said detailed evaluation. Having met the required score of at least 70% for all criteria, **RASA Surveying and Realty** was rated “PASSED”. Below is the evaluation results of the bidders’ technical proposals:

PROPONENT	A. Relevant Experience of the Firm	B. Qualification of the Key Personnel to be Assigned to the Project	C. Plan of Approach and Project Methodology	TOTAL	RATING
1. <b>RASA Surveying and Realty</b>	38.50%	42.40%	8.9%	89.80%	<b>PASSED</b>



**WHEREAS**, the BAC-C issued the Notice to Open the Financial Proposal to **RASA Surveying and Realty**;

**WHEREAS**, on 12 December 2023, the Financial Proposal of **RASA Surveying and Realty**, 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. Thereafter, the Financial Proposal of **RASA Surveying and Realty** was evaluated by the TWG from 12 December to 13 December 2023 and deliberated upon by the BAC-C on 13 December 2023. The table below shows the results of the said evaluation of the Financial Proposal:

**WHEREAS**, the BAC-C TWG conducted a detailed evaluation of the Financial Proposal Forms (FPFs) of the bidder to check for completeness of submission and arithmetical errors. The summary of which is shown below:

FORM	DESCRIPTION	RASA SURVEYING AND REALTY		
		AS READ	AS CALCULATED	VARIANCE
FPF 1	Financial Proposal Submission Form	3,970,288.00	3,970,288.00	0.00
FPF 2	Summary of Costs	3,970,288.00	3,970,288.00	0.00
FPF 3	Breakdown of Price per Activity	3,544,900.00	3,544,900.00	0.00
FPF 4	Breakdown of Remuneration per Activity	2,519,900.00	2,519,900.00	0.00
FPF 6	Miscellaneous Expenses	1,025,000.00	1,025,000.00	0.00

**WHEREAS**, the Financial Proposal of **RASA Surveying and Realty** as calculated had a total of **Pesos: Three Million Nine Hundred Seventy Thousand Two Hundred Eighty-Eight and 00/100 (PhP3,970,288.00)**, inclusive of all applicable taxes and fees. The amount is **Pesos: Twenty-Nine Thousand Seven Hundred Twelve and 00/100 (PhP29,712.00)** lower than the ABC;

**WHEREAS**, based on the breakdown of weights of the technical (85%) and financial component (15%), the bid submission was evaluated based on the requirements of Section 33.2.1.2 of the 2016 RIRR of RA 9184. Below are the bidders’ rating:

BIDDER	PARTICULARS	SCORE	WEIGHT	TOTAL SCORE	RANK
RASA Surveying and	Technical Proposal	89.80%	85.00%	76.33%	1



Realty	Financial Proposal	100.00%	15.00%	15.00%	
Total				<b>91.33%</b>	

**WHEREAS**, on 15 December 2023 the PCEO Joshua M. Bingcang approved the BAC-C Resolution No. 2023-022, declaring **RASA Surveying and Realty** as the bidder with the **Single Rated Bid (SRB)**. Hence, the BAC-C issued the Notice to Negotiate to **RASA Surveying and Realty** for the conduct of Negotiation in accordance with Section 33.2.5 of the 2016 RIRR of R.A. 9184;

**WHEREAS**, the BAC-C proceeded with the Negotiation on 18 December 2023 with **RASA Surveying and Realty** 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 RIRR of R.A. No. 9184. In addition, **RASA Surveying and Realty** also agreed to adopt the calculated amount, thus the Final Contract Amount is **Pesos: Three Million Nine Hundred Seventy Thousand Two Hundred Eighty-Eight and 00/100 (PhP3,970,288.00)**, inclusive of VAT and all other applicable government taxes. Thereafter, the BCDA and **RASA Surveying and Realty** signed the Negotiation Points;

**WHEREAS**, on 18 December 2023, after a successful negotiation with **RASA Surveying and Realty**, 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 RIRR of R.A. No. 9184, respectively. The BAC-C TWG undertook the post-qualification activities from 19 to 27 December, 2023 to verify, validate and ascertain the veracity, authenticity and validity of all the statements made and documents submitted by the SRB;

**WHEREAS**, the results of the post-qualification show that the documents submitted by **RASA Surveying and Realty** in relation to Legal, Technical, Financial and other requirements in accordance with R.A. 9184 passed all the criteria for post-qualification and thus found to be responsive to all the requirements stated in the bidding documents and the procurement law;

**NOW, THEREFORE**, foregoing considered, We, the Members of the BAC-C, hereby **RESOLVE** as it is hereby **RESOLVED** the following:

1. Declare **RASA Surveying and Realty**, as the bidder with the **Single Rated and Responsive Bid (SRRB)** for the procurement of Consulting Services for the Land Survey of Various BCDA Properties;
2. Recommend to the Head of the Procuring Entity the issuance of Notice of Award to **RASA Surveying and Realty**, being the bidder with Single Rated and Responsive Bid for the Consulting Services for the Conduct of Land Survey of Various BCDA

Properties in the amount of Pesos: **Three Million Nine Hundred Seventy Thousand Two Hundred Eighty-Eight and 00/100 (PhP3,970,288.00)**, inclusive of all applicable taxes, fees and incidental expenses;

3. Direct the **Land and Assets Development Department (LADD)** 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 **28** th day of December 2023.





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

  
**ATTY. ELVIRA V. ESTANISLAO**  
Chairperson

  
**MADONNA M. CINCO**  
Vice Chairperson

  
**PATRICK ROEHL C. FRANCISCO**  
Member

  
**ATTY. CHRISTIAN T. DULDULAO**  
Member

  
**ENGR. EDUARDO R. ROSQUETA**  
Member

  
**RICHARD BRIAN M. CEPE**  
Provisional Member

Approved by

  
**HEDDA Y. RULONA**  
OIC, President and Chief Executive Officer