

**Special Bids and Awards Committee for the National Academy of Sports**

**Procurement of the Design and Build of the National Academy of Sports  
Phase 2 at New Clark City**

**RESOLUTION NO. 2023-2**  
**(Declaration of Lowest Calculated 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 **26 July 2023**, the BCDA, through its Special Bids and Awards Committee (SBAC) for the National Academy of Sports, posted an Invitation to Bid (ITB), including the bidding documents in PhilGEPS, the BCDA Website, and in a conspicuous place within the premises of BCDA for the **Procurement of the Design and Build of the National Academy of Sports Phase 2 at New Clark City** 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: Two Hundred Seventy-Three Million Seven Hundred Forty Thousand Pesos (PHP 273,740,000.00)**, inclusive of all applicable taxes and fees;

**WHEREAS**, in response to the said advertisement of ITB and bidding documents, five bidders bought the bid documents, namely:

- 1) Grundstein Construction and Development Corporation
- 2) AC Tumang Construction
- 3) ME Sicat Construction
- 4) FFJJ Construction
- 5) RD Policarpio & Co. Inc.
- 6) Scheirman Construction Consolidated Inc.
- 7) C-Bros Construction JV Christian Ley Construction

**WHEREAS**, **Scheirman Construction** and **C-Bros Construction** submitted their letters of non-participation in the bidding. **Scheirman Construction** cited insufficient time for the preparation of bid documents.

**WHEREAS**, out of the aforementioned interested bidders, **five (5)** submitted their bids prior to the set deadline of submission of bids for the project on 15 September 2023, 12:00pm:

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- 1) Grundstein Construction and Development Corporation
- 2) AC Tumang Construction
- 3) ME Sicat Construction, Inc.
- 4) FFJJ Construction
- 5) RD Policarpio & Co. Inc.

**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**, On 15 September 2023, the envelopes containing the Eligibility and Technical Requirements of the aforementioned five (5) proponents were opened and subjected to a preliminary examination by determining the presence or absence of the required documents using “pass/fail” criterion. The SBAC-NAS **found two (2) bidders** to have **“PASSED”** the preliminary examination of the eligibility/technical requirement:

- 1) AC Tumang Construction
- 2) RD Policarpio & Co. Inc.

**WHEREAS**, during the said preliminary evaluation and after checking the sufficiency of the required documents, the SBAC declared the Technical Bids of the **three (3) bidders** as **“FAILED”** due to the absence of the required documents or non-compliance with the requirements provided under the bidding documents for the project, Republic Act (R.A.) No. 9184 and its Revised Implementing Rules and Regulations (RIRR), to wit:

No.	Bidder's Name	Non-Compliance
1	Grundstein Construction and Development Corporation	Non-compliance with the requirements of the Bidding Documents and Item 6.2, Under Mandatory Provisions of GPPB Circular No. 04-2020, Guidelines in the Preparation of the Simplified Philippine Bidding Documents for Goods and Infrastructure Projects and the

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		<p>Submission of the Required Forms to be included in the Procurement of Goods, Infrastructure Projects, and Consulting Services, which states that:</p> <p><i>“6.2 For the Bid Form, Price Schedules, Bid Securing Declaration, Omnibus Sworn Statement, JVA or Notarized Statements as to forming JV for Goods, Performance Securing Declaration, if used, and Contract Agreement Form, the Bidder or its authorized representative shall be required to provide its name, legal capacity, and signature thereon”.</i></p> <ul style="list-style-type: none"> <li>● The submitted Statement of the Bidder’s Single Largest Completed Contract (SLCC) was signed by the Principal Architect, instead of the Authorized Representative.</li> <li>● The submitted Statement of Availability of Leased Equipment was not signed by the Lessor nor the Authorized Representative.</li> </ul>
<p><b>2</b></p>	<p>M.E. Sicat Construction, Inc.</p>	<p>Non-compliance with Bid Data Sheet - Instruction To Bidders Clause 10.3 of Bidding Documents, and the Checklist of Technical and Financial Documents.</p> <ul style="list-style-type: none"> <li>● Failed to submit 3D Rendered Perspective for the following, <ul style="list-style-type: none"> <li>○ Additional Sports Facility (Sports Facility with Multi-Purpose Covered Court)</li> <li>○ Staff Housing</li> </ul> </li> <li>● Failed to submit the BIM Platform for the following: <ul style="list-style-type: none"> <li>○ Additional Sport Facility (Sports</li> </ul> </li> </ul>

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		Facility with Multi-Purpose Covered Court) ○ Staff Housing
<b>3</b>	FFJJ Construction	Non-compliance with Section 9. Eligibility Criteria of the Terms of Reference as provided in the Bidding Documents.  ● Submitted only a Design Project for the Single Largest Completed Contract (SLCC), and failed to submit a Construction Project for the SLCC.

**WHEREAS**, the second envelopes which contained the financial proposals of the two (2) bidders who “passed” the preliminary examination of the eligibility/technical requirement were opened and were likewise subjected to a preliminary evaluation. Their bid amounts are as follows:

<b>No.</b>	<b>Bidder’s Name</b>	<b>Proposed Bid Amount (Php)</b>
1	RD Policarpio & Co. Inc.	261,581,922.92
2	AC Tumang Construction	273,000,000.00

**WHEREAS**, pursuant to Sec 30 of the Revised Implementing Rules and Regulations (IRR) of RA 9184:

*“Only bids that are determined to contain all the bid requirements for both components shall be rated passed and shall immediately be considered for evaluation and comparison.”*

Further, Sec. 32.2.1 of the bid document states that the detailed evaluation shall consider the (a) completeness of the bid; and (b) the arithmetical corrections. Relative thereto, the bid envelopes of the two (2) bidders who were rated “PASSED” were considered for the detailed evaluation.

**WHEREAS**, pursuant to Sec 30 of the Revised Implementing Rules and Regulations (IRR) of RA 9184, the SBAC-NAS Technical Working Group conducted a detailed evaluation of the technical and financial proposals from 16 September to 20 September 2023 to determine the bidder with the Lowest Calculated Bid (LCB), who shall then will undergo the post-qualification process:

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No.	Description	Findings	Ratings
1	RD Policarpio & Co. Inc.	None	<b>Passed</b>
2	AC Tumang Construction	None	<b>Passed</b>

**WHEREAS**, in order to establish the correct calculated prices of the bids in the Financial Proposals of the two (2) bidders, Section 32.2.3 of the revised IRR of RA 9184 shall apply on arithmetical corrections. The following are the result of the detailed evaluation of the Financial Proposals of the two bidders:

Bidder's Name	RD Policarpio & Co. Inc.	AC Tumang Construction
<b>Amount of Bid as Calculated (Php) (A)</b>	261,581,922.92	273,000,000.00
<b>Amount of Bid as Read (Php) (B)</b>	261,581,922.92	273,000,000.00
<b>Difference between A &amp; B</b>	0.00	0.00
<b>Findings</b>	<b>Passed</b>	<b>Passed</b>

**WHEREAS**, on 21 September 2023, the Technical Working Group (TWG) presented the results of the detailed evaluation of the technical and financial proposals, and the SBAC deliberated on the results.

**WHEREAS**, based on the detailed evaluation of the technical and financial proposals by the TWG, SBAC-NAS hereby determines **RD Policarpio & Co. Inc.** as the bidder with the **Lowest Calculated Bid (LCB)**, and recommends the said bidder to undergo the post-qualification process pursuant to Section 34 of the RIRR of R.A. 9184.

**NOW, THEREFORE**, foregoing considered, We, the Members of the SBAC, hereby RESOLVE to recommend the following:

- 1) To declare **RD Policarpio & Co. Inc.** as the bidder with the **Lowest Calculated Bid (LCB)** for the **Procurement of the Design and Build of the National Academy of Sports Phase 2 at New Clark City**; and
- 2) To conduct the Post-Qualification of **RD Policarpio & Co. Inc.**, being the bidder with LCB.

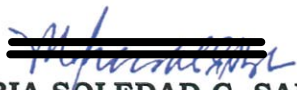
**RESOLVED**, at the BCDA Corporate Center Office this 22 September 2023.

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**SPECIAL BIDS AND AWARDS COMMITTEE FOR  
THE NATIONAL ACADEMY OF SPORTS**



**RICHARD BRIAN M. CEPE**  
Chairperson

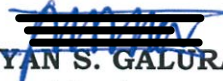


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**ANA KATRINA CARLOTA**  
Provisional Member

Approved by:



**HEDDAY Y. RULONA**  
Officer-in-Charge