

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

**Procurement of Consulting Services for the Construction Management
and Supervision (CMS) for the Design and Build of the National Academy
of Sports Phase 2**

**RESOLUTION NO. 2023-04
(Declaration of Single 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 **26 July 2023**, the BCDA, through its Special Bids and Awards Committee (SBAC) for the National Academy of Sports, 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 **Procurement of Consulting Services for the Construction Management and Supervision (CMS) for the Design and Build of the National Academy of Sports Phase 2** 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: Fourteen Million Five Hundred Eight Thousand, Four Hundred Eighty Pesos and 00/100 (PHP 14,508,480.00)**, inclusive of all applicable taxes and fees;

WHEREAS, in response to the said advertisement of REI and bidding documents, three prospective bidders submitted their Eligibility Documents for the **Procurement of Consulting Services for the Construction Management and Supervision (CMS) for the Design and Build of the National Academy of Sports Phase 2** prior to the set deadline for submission on 22 August 2023 at 12:00 p.m., to wit:

- 1) Filipinas Dravo Corp.;
- 2) Schema Konsult Inc.; and
- 3) Asyana Construction Consultancy and Trading

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 subjected to a detailed evaluation and shortlisting on 23-30 August 2023 in accordance with Section 24 of the 2016 Revised Implementing Rules and Regulations (RIRR) of R.A. 9184, and using the criteria and rating system for shortlisting as provided in the Eligibility Data Sheet (EDS) for the project. The SBAC deliberated on 01 September 2023;

WHEREAS, the results show that 1) Filipinas Dravo Corp and 2) Schema Konsult Inc. were declared ELIGIBLE and SHORTLISTED to proceed to the next stage of the bidding process pursuant to Section 24.5.4 of 2016 RIRR of RA 9184. On the other hand, one (1) prospective bidder, Asyana Construction Consultancy and Trading, was rated “ FAILED ” and declared INELIGIBLE due to the non-compliance with the requirements provided under the Eligibility Documents and Terms of Reference (TOR) for the consulting services, to wit:

PROSPECTIVE BIDDER	ADVERSE FINDINGS
<p>Asyana Construction Consultancy and Trading</p>	<p>Noncompliance with Eligibility Data Sheet and Bid Data Sheet of the Bidding Documents- Licensed Geodetic Engineer - requirement: 3 years of experience as a Geodetic Engineer on Building Projects</p> <p>The Nominated Geodetic Engineer, Engr. Bryan Dominique B. Bravo, had only seven (7) months of experience as Geodetic Engineer on Building Projects, as follows:</p> <ul style="list-style-type: none"> a. Relocation and Construction Survey for the 2 Storey Commercial Building, Moonwalk, Las Pinas City Start: March 2021 End: June 2021 Duration: Three (3) Months b. Villa Florencia Housing Project Start: November 2000 End: January 2001 Duration: Two (2) Months c. Binalonan Ville Subdivision Start: November 1999

	End: January 2000 Duration: Two (2) Months
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WHEREAS, the results of the Evaluation/Eligibility Check and Shortlisting likewise show that two (2) 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 Consultant	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. Filipinas Dravo Corp.	20%	49.76%	16.40%	86.16%	PASSED
2. Schema Konsult Inc.	20%	54.77%	17.60%	92.37%	PASSED

WHEREAS, based on the detailed evaluation of the Eligibility Documents, the SBAC TWG hereby concludes that 1) Filipinas Dravo Corp and 2) Schema Konsult Inc. have “**PASSED**” the requirements of the Eligibility Documents and 2016 RIRR of RA 9184;

WHEREAS, the SBAC Resolution No. 2023-001 dated 07 September 2023 was approved a) declaring Filipinas Dravo Corp and 2) Schema Konsult Inc. as **ELIGIBLE and SHORTLISTED** to proceed to the next stage of the bidding for the consulting services pursuant to Section 24.5.4 of 2016 RIRR of RA 9184; b) declaring Asyana Construction Consultancy and Trading, who was rated “**FAILED**” as **INELIGIBLE** due to the non-compliance with the requirements provided under the Eligibility Documents, Terms of Reference for the consulting services, and 2016 RIRR of RA 9184;

WHEREAS, SBAC issued a Notice of Eligibility and Shortlisting to the aforementioned Eligible and Shortlisted prospective bidders inviting them to attend the Pre-bid Conference for the Procurement of Consulting Services for the Construction Management and Supervision (CMS) for the Design and Build of the National Academy of Sports Phase 2.

WHEREAS, Subsequently, SBAC sent a letter of ineligibility to Asyana Construction Consultancy and Trading informing that it was rated “**FAILED**” due to the non-compliance against the requirements provided under the Eligibility Documents and Terms of Reference for the consulting services, and 2016 Revised Implementing Rules Regulations (RIRR) of R.A. 9184, as shown in the table below;

*SBAC Resolution 2023-00__ (Declaration of Single Rated and Responsive Bid) for the Proc of CMS for NAS - Phase 2
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REQUIREMENTS	ADVERSE FINDINGS
<p>Licensed Geodetic Engineer for at least 5 years</p> <p>Required Experience: At least 3 years of experience as a Geodetic Engineer on Building Projects</p>	<p>The Consultant's Nominated Geodetic Engineer failed to meet the Minimum Required Experience for at least 3 Years as Geodetic Engineer on Building Projects.</p> <p>The Nominated Geodetic Engineer, Engr. Bryan Dominique B. Bravo, had only seven (7) months experience as Geodetic Engineer on Building Projects, as follows:</p> <ul style="list-style-type: none"> a. Relocation and Construction Survey for the 2 Storey Commercial Building, Moonwalk, Las Pinas City Start: March 2021 End: June 2021 Duration: Three (3) Months b. Villa Florencia Housing Project Start: November 2000 End: January 2001 Duration: Two (2) Months c. Binalonan Ville Subdivision Start: November 1999 End: January 2000 Duration: Two (2) Months

WHEREAS, on 15 September 2023, a Pre-Bid Conference was held for the aforementioned Consulting Service which was attended by 1] Filipinas Dravo Corp and 2] Schema Konsult Inc.;

WHEREAS, Schema Konsult Inc. submitted its Technical and Financial Proposals prior to the deadline set for the submission of Bids for the Consulting Services on 13 October 2023, 12:00 PM. On the same day at 1:00 PM, its Technical Proposal 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, Filipinas Dravo Corp submitted its Technical and Financial Proposals at 2:00 PM which was past the deadline for the submission of bids. Its bidding



documents were not opened, pursuant to the Section 25.6 of the RIRR of RA 9184, to wit, *“bids, including the eligibility requirements under Section 23.1 of this IRR, submitted after the deadline shall not be accepted by the BAC. XXX.”*

WHEREAS, from 28 September to 04 October 2023, the TWG conducted a detailed evaluation of the Technical Proposal of the Schema Konsult Inc. On 09 October 2023, the SBAC deliberated on the Report of TWG on the results of the said detailed evaluation. The results show that its Technical Proposal was rated **“PASSED”**. Thereafter, the SBAC issued the Notice to Open the Financial Proposal of the sole bidder Schema Konsult Inc.;

BIDDER	A. Relevant Experience of the Consultant	B. Qualification of the Key Personnel to be Assigned to the Consulting Services	C. Plan of Approach and Methodolog y	TOTAL	RATING
Schema Konsult Inc	20%	54.77%	17.90%	92.67%	PASSED No adverse findings

WHEREAS, on 13 October 2023, the Financial Proposal of **Schema Konsult Inc.** was opened and subjected to a preliminary examination by determining the presence or absence of the required document using a non-discretionary *“pass/fail”* criterion. Thereafter, the Financial Proposal of **Schema Konsult Inc.** was evaluated by the TWG on 16 October 2023. The table below shows the results of the said evaluation of the Financial Proposal:

BIDDER	APPROVED BUDGET FOR THE CONTRACT	FINANCIAL BID (As Read)	FINANCIAL BID (As Calculated)	VARIANCE	RATING
	[A]	[B]	[C]	[A - C]	
Schema Konsult Inc.	PhP 14,508,480.00	PhP 14,206,080.00	PhP 14,088,480.00	PhP117,600.00	100% PASSED No adverse findings

WHEREAS, the combined numerical ratings of the Technical and Financial Proposals consistent with the Quality-Cost Based Evaluation (QCBE) procedure, with corresponding weights of 70% for Technical Proposal and 30% for Financial Proposal, **Schema Konsult Inc.** garnered a total score of 94.87%, with breakdown as follows:

*SBAC Resolution 2023-00__ (Declaration of Single Rated and Responsive Bid) for the Proc of CMS for NAS - Phase 2
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BIDDER	TECHNICAL SCORE WEIGHT (70%)	FINANCIAL SCORE WEIGHT (30%)	TOTAL SCORE	Rank
Schema Konsult Inc.	64.87%	30.00%	94.87%	1/1

WHEREAS, on 17 October 2023 the PCEO Bingcang approved the SBAC Resolution No. 2023-03, declaring Schema Konsult Inc. as the bidder with the **Highest Rated Bid (SRB)**. Hence, the SBAC issued the Notice To Negotiate to Schema Konsult Inc. for the conduct of Negotiation in accordance with Section 33.2.5 of the 2016 RIRR of R.A. 9184;

WHEREAS, the SBAC proceeded with the Negotiation on 17 October 2023 with Schema Konsult Inc. wherein Schema Konsult 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 RIRR of R.A. No. 9184. In addition, Schema Konsult Inc. also agreed to adopt the calculated amount, thus the Final Contract Amount in **Pesos: Fourteen Million Eighty-Eight Thousand Four Hundred Eighty & 0/100 (Php14,088,480.00)**; inclusive of all applicable taxes and fees. Thereafter, the BCDA and Schema Konsult Inc. signed the Negotiation Points;

WHEREAS, after the conduct of successful negotiation, the SBAC TWG was instructed to conduct the post-qualification to verify, validate, and ascertain all the statements made and the documents submitted by Schema Konsult Inc.;

WHEREAS, on 17 October 2023, the SBAC 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;

WHEREAS, the SBAC TWG undertook the following post-qualification activities from 18-19 October 2023;

1. Conducted an ocular visit at the office of Schema Konsult Inc. located at 15th Floor JMT Corporate Condominium, ADB Ave, Ortigas Center, Pasig, 1605 on 18 October 2023;
2. Validated the original copies of Class A legal documents, documents in compliance with labor law such as the latest payment to SSS, PhilHealth, and Pag-IBIG, and supporting documents for completed and ongoing projects;

3. Conducted one-on-one interviews with the nominated key personnel to validate work experiences stated in their Curriculum Vitae. Interview with the key personnel was conducted to ensure availability and commitment to render the required services under the TOR; and
4. Solicited feedback on the performance of services from their previous client.

WHEREAS, the results of the post-qualification show that all the Eligibility, Technical, and Financial documents submitted by Schema Konsult Inc. were responsive to all the requirements stated in the bidding documents;

WHEREAS, pursuant to Item 10 - Project Duration of the Terms of Reference, the Notice of Award (NOA) and Notice to Proceed (NTP) for the CMS should coincide with the issuance of NOA and NTP for the Construction of Design and Build for the National Academy of Sports - Phase 2, which is currently conducting its post qualification;

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

1. Declare and recommend to the Head of the Procuring Entity the issuance of Notice of Award to **Schema Konsult Inc.**, being the bidder with **Single Rated and Responsive Bid** for the **Consulting Services for the Construction Management and Supervision (CMS) for the Design and Build of the National Academy of Sports Phase 2** in the amount in **Pesos: Fourteen Million Eighty-Eight Thousand Four Hundred Eighty & 0/100 (Php14,088,480.00)**, inclusive of all applicable taxes and fees ;
2. Direct the Strategic Projects Management Department (SPMD) as the end-user, to facilitate the signing of the Contract and the issuance of the Notice to Proceed; and
3. Require the end-user to provide the SBAC 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 27 October 2023.

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

[REDACTED]
RICHARD BRIAN M. CEPE
Chairperson

[REDACTED]
MARIA SOLEDAD C. SAN PABLO
Vice Chairperson

[REDACTED]
MARK P. TORRES
Member

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MARINELL R. PACLIBAR
Member

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RYAN S. GALURA
Member

[REDACTED]
ANA KATRINA CARLOTA
Provisional Member

[REDACTED]
RYAN P. PINEDA
Provisional Member

Approved by:

[REDACTED]
JOSHUA M. BINGCANG
President and CEO