

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. 2025-017
(Declaration of the Shortlisted Consultants)**

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
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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>[Non-compliance with Item 13.1 of the TOR]</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</p>

	<p>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 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 Terms of Reference.</p> <p>[Non-compliance with Item 13.2 of the TOR]</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>[Non-compliance with Clause 1.2 of the EDS]</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>
2. Asyana Construction Consultancy and Trading	<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</p>

	<p>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>[Non-compliance with Item 13.1 of the TOR]</p>
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NOW, THEREFORE, foregoing considered, We, the Members of the BAC-C, hereby **RESOLVE** to recommend the following:

1. Declare **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.**, which were rated "**PASSED**", as **SHORTLISTED** and **ELIGIBLE** to 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;
2. Declare **Project Design Plus Architecture Management Corp.**, and **Asyana Construction Consultancy and Trading** which were rated "**FAILED**", as **INELIGIBLE** to participate in the bidding, due to the non-compliance with the requirements under the EDS, TOR, and 2016 Revised IRR of R.A. No. 9184;
3. Issue a Notice of Eligibility and Shortlisting to **SCHEMA Konsult, Inc.**, and **E&R Builders and Management Services, Inc.**, informing them to attend the Pre-bid Conference 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**, once the shortlisted bidders are approved by HoPE; and
4. Issue a Notice of Ineligibility to **Project Design Plus Architecture Management Corp.** and **Asyana Construction Consultancy and Trading** informing them of the adverse findings and its remedy to file Request for Reconsideration pursuant to Section 55.1 of the 2016 Revised IRR of R.A. No. 9184.

RESOLVED, at the BCDA Corporate Center Office this 30th day of July 2025.

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


ATTY. GISELA Z. KALALO
Chairperson


ENGR. RICHARD BRIAN M. CEPE
Vice Chairperson

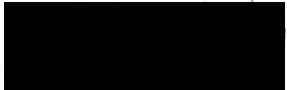

MADONNA M. CINCO
Member


ERWIN KENNETH R. PERALTA
Member


ATTY. CHRISTIAN T. DULDULAO
Member


ENGR. JAY JAWORSKI D. TIAMSON
Provisional Member

Approved by:


ENGR. JOSHUA M. BINGCANG
President and CEO

