



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
**PANGASIWAAN SA PATALAAN NG LUPAIN**  
**(LAND REGISTRATION AUTHORITY)**

East Avenue cor. NIA Road, Quezon City

Website: [www.lra.gov.ph](http://www.lra.gov.ph)

**LRA BIDS AND AWARDS COMMITTEE**  
**ON PROCUREMENTS OF GOODS, SUPPLIES & MATERIALS**  
**MINUTES OF THE PRE-BID CONFERENCE**  
**19 SEPTEMBER 2022**  
**10:30 A.M. via ZOOM**

**ATTENDEES:**

Chairperson:

Atty. Faye Angela M. Pascua

Vice-Chairperson:

Engr. Ser John C. Pastrana

BAC Members:

Ms. Marilyn C. Custodio

Mr. Nestor Misalucha

Atty. Maria Rosario Mariñas

Atty. Jayferson Medrano

Atty. Richard Alvin Nalupta

Technical Working Group Members:

Head: Atty John Paul Hidalgo

Members: Atty Adrian Fadrilan

Engr. Mari Shane Cruz

Ms. Teresita N. Negrillo

Mr. Anthony Brandon Juan

Mr. Kristian Malvin Salcedo

Mr. Sherwin Sanchez

Mr. Glenn Valerio

Mr. Marion Jay Estacio

Secretariat:

Head: Atty. Mary Rose Alconaba

Assistant Head: Ms. Grace Culanay

Ms. Ma. Rudylyn Cebrero

Ms. Ruela Abuy

Ms. Nonette Khalil M. Amparo

Mr. Leif Mark Andrew Fontiveros

Mr. Mark Kevin Biagtan

Ms. Jan Louis L. Lanzona

Mr. Rae Vincent H. Guino-o

Absent:

Atty. Richard Alvin Nalupta

Atty Adrian Fadrilan

Engr. Mari Shane Cruz

Mr. Glenn Valerio

Ms. Grace Culanay

Mr. Rae Vincent H. Guino-o

**Prospective Bidders:**

- a) **GLOBE TELECOM Innove Communication.**  
Representative: Anne Karen Supnet
- b) **PLDT Inc.**  
Representatives: Maria Christina Robles and Mc John Carlo Gatiabayan
- c) **CONVERGE ICT**  
Representatives: Nathan Arenas and Marian Garcia

**Observer Present:**

While letter to Observers was sent via email, there were no observers who attended. The Commission on Audit replied that they will be present in the opening of the bidding documents.

**Agenda:**

Pre-Bid Conference for the Supply and Installation of Monthly Internet Subscription (12) Months in Seventy-Four (74) Registry of Deeds Offices Nationwide (Lot 1, Lot 2, Lot 3)

**Call to Order:**

The Pre-Bid Conference was presided over by the BAC-PGSM Chairperson, Atty. Faye Pascua, who formally called it to order at 10:30 AM, upon confirmation of the presence of a quorum.

**DISCUSSION OF THE AGENDA:**

Under the Revised Implementing Rules and Regulations of Republic Act No. 9184, all prospective bidders were allowed to participate in the Pre-Bidding Conference. The Approve Budget for the Contract (ABC) is Three Million Pesos Three hundred Eighty Eight Thousand Two hundred Sixty one Pesos and Sixty Eight Centavos (3,388,261.68) for (12) Twelve Months or Two Million Six Hundred Fifty Five Thousand Six Hundred Sixty Four Pesos and Fifty Centavos (2,655,664.56) for Lot 1, Five Hundred Three Thousand Six Hundred Sixty pesos and Fifty Two Centavos (503,660.52) and Two Hundred Twenty Eight Thousand Nine Hundred Thirty Six Pesos and Sixty Centavos (228, 936.60), all VAT Inclusive.

Mr. Anthony Brandon Juan presented and discussed the pertinent provisions of the bidding documents for the SUPPLY AND INSTALATION OF MONTHLY INTERNET SUBSCRIPTION (12) MONTHS IN SEVENTY-FOUR (74) REGISTRY OF DEEDS OFFICES NATIONWIDE (LOT 1, LOT 2, LOT 3). After all the matters pertaining to the said project have been discussed, Mr. Nestor Misalucha, the BAC PGSM- MEMBER, opened the floor for the prospective bidders' issues/concerns regarding the project for the body's clarification.

**ISSUES AND CONCERNS:**

Subsequent to the presentation of the Bid Documents by the BAC-PGSM Secretariat, several questions were lodged before the Committee by the participating prospective bidders, to wit:

(Note: Answers provided herein below are still subject to the final discussions of the Committee which will be manifested in a Bid Bulletin to be issued for that purpose. Other further amendments to the provisions of the bidding documents will also be included in the Bid Bulletin that will be issued thereafter.)

1. Mr. Nathan Arenas from Converge, was requesting for copy of the Bid Document.

**ANSWER.**

The Bid Document can be downloaded from the LRA Website under Section 5 (Annual Procurement) of the Transparency Seal.

2. Mr. Nathan Arenas, from Converge, sought clarification on Section II. Instruction to Bidder, Item No.7 Subcontracts, where the Procuring Entity has prescribed that: Subcontracting is not allowed.

**ANSWER.**

This provision stays as agreed by all parties who attended the Pre-Bid Conference.

3. Ms. Anne Karen Supnet, from Innove Communication, asked if LRA will issue a Multi-Year Contract Agreement since the minimum contract term for DSL/Broadband is 24 Months.

**ANSWER.**

The LRA based on the approved budget per year cannot issue a Multi-Year Contract Year Agreement because we are not sure that the same budget can be given to us on the following year. Item 9 under Section VII (Technical Specifications) of the Bid Document states that "The internet subscription can be extended to the same Internet Service Provider (ISP) for the next twelve (12) months subject to availability of funds. Termination and renewal shall be subject to government implementing rules and regulation on internet communications."

4. Ms. Tina Robles, from PLDT, questioned whether the conduit and in-house wirings are available and will be shouldered by the LRA.

**ANSWER.**

Mr. Nestor Misalucha answered that the internet cable shall be installed with exposed wiring since our budget is limited only to the internet service installation only. For cases of new or newly renovated offices and rented buildings and LGU-owned with strict installation requirements, we will be forced to install conduit and moulding as required.


Subsequently, Mr. Misalucha, gave some important reminders to the prospective bidders, as follows:

- A. If they have additional question they will write or email to BAC sec. Three days after the meeting.

**ADJOURNMENT:**

There being no other matters to be discussed, the Pre-Bid Conference ended at 11:45 a.m.


Prepared by:

  
**NONETTE KHALIL M. AMPARO, RN**  
Member, BAC-PGSM Secretariat

Reviewed by:

  
**ATTY. MARY ROSE ALCONABA**  
Head, BAC-PGSM Secretariat

Approved by:

  
**ENGR. SER JOHN C. PASTRANA**  
Vice-Chairperson, BAC-PGSM