



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

East Avenue cor. NIA Road
Quezon City

Invitation to Bid for the Design and Construction of Registries of Deeds Building Nationwide (5 Lots)

1. The Land Registration Authority (LRA), through the Special Account in the General Fund FY 2023 (Fund 151-CO) intends to apply the sum of **Philippine Pesos: Ninety-Six Million Six Hundred Sixty-Seven Thousand Nine Hundred Thirty-Five Pesos Only (Php 96,667,935.00)** being the Approved Budget for the Contract (ABC) to payments under the contract for **Design and Construction of Registries of Deeds Building Nationwide (Project ID No. LRINFRA-2023-05)**, broken down to five (5) lots, as follows:

Lot	Region	Registry Name	Approved Budget for the Contract (ABC) in Php
1	CAR	Lamut, Ifugao	11,714,797.50
2	1	Alaminos City, Pangasinan	11,714,797.50
3	3	Talavera City, Nueva Ecija	31,082,047.50
4	4-A	Infanta, Quezon	11,074,245.00
5	12	Isulan, Sultan Kudarat	31,082,047.50
Total			96,667,935.00

Bids received in excess of the ABC per lot shall be automatically rejected at bid opening.

2. The LRA, now invites bids for the above Procurement Project. Within **90 calendar days** from the receipt of Notice to Proceed (NTP), the **Detailed Architectural and Engineering Design (DAED)** must be submitted to LRA for review and approval. The completion of the **Construction of the Building** based on the approved DAED shall be as follows:

Registry Name	Completion period from the receipt of the approved DAED
Lamut, Ifugao	180 calendar days
Alaminos City, Pangasinan	
Infanta, Quezon	
Talavera City, Nueva Ecija	240 calendar days
Isulan, Sultan Kudarat	

Bidders should have completed a contract similar to the Project. The description of an eligible bidder is contained in the Bidding Documents, particularly, in Section II, Instructions to Bidders.

End-user/Implementing Unit : Land Registration Authority (LRA)

Region	Registry Name	Project site:	Contract Duration
CAR	Lamut, Ifugao	Registry of Deeds, Brgy. Mabatobato, Lamut, Ifugao	270 calendar days
1	Alaminos City, Pangasinan	Registry of Deeds, Brgy. Poblacion, Alaminos City, Pangasinan	270 calendar days
4-A	Infanta, Quezon	Registry of Deeds, Brgy. Common, Infanta Quezon	270 calendar days
3	Talavera City, Nueva Ecija	Registry of Deeds, Brgy. Sampaloc, Talavera, Nueva Ecija	330 calendar days
12	Isulan, Sultan Kudarat	Registry of Deeds, Brgy. EJC Montilla Tacurong City, Province of Sultan Kudarat	330 calendar days

3. Bidding will be conducted through open competitive bidding procedures using the non-discretionary “*pass/fail*” criterion as specified in the 2016 revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184.
4. Interested bidders may obtain further information from the **LRA BAC Secretariat for Infrastructure** and inspect the Bidding Documents at the address given below from **Monday to Friday from 8:00 AM to 5:00 PM.**
5. A complete set of Bidding Documents may be acquired by interested bidders from the **5th Floor, BAC Infrastructure Secretariat (Dormitory Area), LRA Building, East Avenue, cor., NIA Road, Diliman, Quezon City,** upon payment of a non-refundable fee in the amount provided in the table below, to the LRA Cashier located at One-Stop-Shop (OSS) on **28 September 2023.** LRA shall allow the bidder to present its proof of payment for the fees which will be presented in person.

Participating bidder is required to pay the bid documents fee. Proof of payment must be presented prior to submission of bids.

Lot	Region	Registry Name	Bid Document Price
1	CAR	Lamut, Ifugao	PHP 11,000.00
2	1	Alaminos City, Pangasinan	PHP 11,000.00
3	3	Talavera City, Nueva Ecija	PHP 25,000.00
4	4-A	Infanta, Quezon	PHP 11,000.00
5	12	Isulan, Sultan Kudarat	PHP 25,000.00
Total			PHP 83,000.00

6. The LRA will hold a **Pre-Bid Conference on 11 October 2023, 9:00 A.M. - 12:00 N.N.** at **4th Floor, LRA Conference Room, LRA Building, East Avenue cor. NIA Road, Diliman, Quezon City,** *which* shall be open to prospective bidders and/or through video conferencing / webcasting via *Zoom application,* using the following:
Meeting ID: 672 314 2495
Passcode: 327044
7. **Bids must be duly received** by the BAC Secretariat through manual submission at the 5th floor, BAC Infrastructure Secretariat (Dormitory Area), LRA Building, East Avenue, cor. NIA Road, Diliman, Quezon City, on or before **8:30 AM of 26 October 2023.** **Late bids shall not be accepted.**

8. All bids must be accompanied by a **bid security** in any of the acceptable forms and in the amount stated in **ITB Clause 15**.

9. **Bid opening** shall be on **9:00 A.M. - 12:00 N.N. of 26 October 2023** at the **4th Floor, LRA Conference Room, LRA Building, East Avenue cor. NIA Road, Diliman, Quezon City** and and/or through *Zoom application*, using the following:

Meeting ID: 672 314 2495

Passcode: 327044

Bids will be opened in the presence of the bidders' representatives who choose to attend the activity.

For the purpose of constituting a quorum, either the physical and virtual presence of the BAC members shall be considered pursuant to GPPB Resolution No. 09-2020.

10. The LRA reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Sections 35.6 and 41 of the 2016 Revised Implementing Rules and Regulations (IRR) of RA No. 9184, without thereby incurring any liability to the affected bidder or bidders.

11. For further information, please refer to:

LRA BAC SECRETARIAT FOR INFRASTRUCTURE

Email: bacinfra.secretariat@lra.gov.ph

Central Office

MR. NESTOR V. REMITAR

BAC Infrastructure Secretariat

5th floor, BAC Infrastructure Secretariat (Dormitory Area)

LRA Building Cor. NIA Road, Diliman, Quezon City

Mobile: +63 9260874785 / + 63 9984212385

Ifugao, Pangasinan and Nueva Ecija

MS. MARINELLE M. FORTUNO

BAC Infrastructure Secretariat

4th Floor, Human Resource Development Division

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Mobile: + 63 917 598 3825

Email: marinelle.fortunio@lra.gov.ph

Sultan Kudarat and Quezon Province

MS. HAZEL C. TINIO

BAC Infrastructure Secretariat

UG Floor, General Services Division

LRA Building Cor. NIA Road, Diliman, Quezon City

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Email: hazel.tinio@lra.gov.ph

12. For viewing and downloading of Bidding Documents you may visit:

<http://notices.philgeps.gov.ph/>

<https://lra.gov.ph/bids-opportunities/>

Date of Issuance of Bidding Documents: 28 September 2023 at Quezon City

A handwritten signature in blue ink, consisting of a stylized 'T' followed by a horizontal line and a short vertical stroke.

ATTY. TRISTAN E. DE GUZMAN
Chairperson, LRA-BAC