



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
**PANGASIWAAN SA PATALAAN NG LUPAIN**  
**(LAND REGISTRATION AUTHORITY)**  
East Avenue cor. NIA Road, Diliman, Quezon City

**MEMORANDUM**

17 October 2023

FOR : **ALL PROSPECTIVE BIDDERS**

SUBJECT : **BID BULLETIN 1**

FOR : **DESIGN AND CONSTRUCTION OF REGISTRIES OF DEEDS BUILDING NATIONWIDE (5 LOTS)**

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This Bid Bulletin is hereby issued to all prospective bidders, for their information and guidance, on the submission of their respective proposals for the **Design And Construction Of Registries Of Deeds Building Nationwide (5 Lots)**.

These changes, revisions, modifications or clarifications shall become an integral part of the Contract and Bidding Documents and shall be taken into account in the submission of the prospective bidders' sealed proposals.

- I. Issue and concerns raised by the Prospective bidders through their written queries were as follows:

**NGP CONSTRUCTION**

1. Minimum Space Requirements under the Minimum Performance Standards and Specs (Annex "A")

"[Does] the Vault Area of [the] second floor should have a window openings? For (Isulan and Talavera) "

**ANSWER:** Windows shall not be installed. Instead, only exhaust fans with grills for security purposes shall be installed.

2. Item 10.4 of the Bid Data Sheet

"You require to submit a prospective bidder together to [with] his bid a Geotechnical Engineer his Resume, PRC and PTR. Is it possible that a winning bidder will be the one to submit the said Technical Engineer?"

**ANSWER:** Bidders are required to submit the data regarding Geotechnical personnel for verification if the bidder is capable of providing the needed personnel in the preparation of the building design.

3. Item 5.4, no. 2 of the Bid Data Sheet

"In your Bidding Documents; You require that a prospective bidder shall be a certified ISO 9001:2015; we suggest that this requirement will be taken out to have a greater chance and level the plain field. And for locally based contractors/bidder to submit a realistic and competitive bid. And also this project is only medium type (Php 31.0M)"

**ANSWER:** The Committee agrees to remove the ISO 9001:2015



certification in order to give chance to other non-ISO prospective bidders.

4. Project Description under the Terms of Reference for Isulan, Sultan Kudarat

“As per Bid documents the minimum total Bldg. Floor area requirement is only 530 sq.m. But on the first page the floor area shall be 676 sq.m.. Which one will be used for the basis of our design?”

**ANSWER:** The basis for the design shall be the total floor area measuring 850 square meters.

5. Item 5.4, no. 1 of the Bid Data Sheet

“Can a contractor with PCAB Category B and Medium A in Building for ARCC contractor can join or bid for all 5 lots project?”

**ANSWER:** No. since the total Approved Budget for the Contract (ABC) for 5 lots is 96,667,935.00, thus, the bidder must be at least a holder of a valid Philippine Contractors Accreditation Board (PCAB) License Category “A” and for the Allowable Ranges of Contract Costs (ARCC) and Single Largest Project (SLP) is Medium B.

6. Item 14 on Progress Payments under the Bid Data Sheet

“For Billing payment for this project. After submission of all the required documents. How many days the check payment be released in the LRA Central Office?”

**ANSWER:** The check payment shall be released for a minimum of two (2) weeks.

II. Other amendments and clarifications:

As discussed during the Pre-bid Conference, the new schedule for the deadline of submission of bids and opening of bids shall be:

**Deadline for submission of bids:** 6 November 2023 at 8:30 A.M.


**Bid Opening:** 6 November 2023 at 9:00 A.M.

Please be reminded that all queries after the release of this Bid Bulletin will not be entertained. All provisions, conditions and statements in the bidding documents inconsistent with this Bid Bulletin are either modified or rendered ineffective, as the case may be.

End of Bid Bulletin No. 1 **Design And Construction Of Registries Of Deeds Building Nationwide (5 Lots).**

*Issued on 17 October 2023*

**BIDS AND AWARDS COMMITTEE FOR INFRASTRUCTURE**

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