

Republic of the Philippines
Department of Justice
LAND REGISTRATION AUTHORITY
REFERENCE SLIP

Date

3-25-24

To: HON. GERARDO PANGA SIRIOS

Administrator

- Your Approval
- Your signature
- Your Decision
- Note & Forward
- Note & Return
- Note & File
- Note & Destroy File
- Your Information
- Return as Requested

- See Me
- Let's Discuss
- For Appropriate Action
- Investigate & Report
- More Details
- Your Comments
- Reply for my Signature
- Reply Directly



From: ATTY. TEODORO N. BONIFACIO, JR.
Deputy Administrator



LRA-SPECIAL BAC RESOLUTION NO. 2024-004
(Pursuant to Annual Procurement Plan Non-CSE for FY 2024)

DECLARING EBIZOLUTION INC. AS THE SINGLE AND HIGHEST RATED BID (HRB) FOR THE CONSULTING SERVICES FOR THE SYSTEM DEVELOPMENT OF THE PERSONAL PROPERTY SECURITY REGISTRY (PPSR)

WHEREAS, the Land Registration Authority, through the Special Bids and Awards Committee (LRA-SPBAC), pursuant to the provision of Republic Act No. 9184, invited bidders through posting in the LRA and Philippine Government Electronic Procurement System (PhilGEPS) websites on 30 January 2024, for the **Consulting Services for the System Development of the Personal Property Security Registry (PPSR)** with an Approved Budget for the Contract (ABC) in the amount of **TWELVE MILLION PESOS (PHP 12,000,000.00), VAT Inclusive**;

WHEREAS, the deadline for submission of eligibility documents is 07 February 2024 on or before 9:30 AM;

WHEREAS, before the 07 February 2024 deadline, two (2) prospective bidders, namely: (1) Beacon Solutions, Inc.; and (2) Ebizolution, Inc., submitted their eligibility requirements in sealed envelopes to the LRA-SPBAC Secretariat for eligibility checking;

WHEREAS, the sealed envelopes were then opened and presented during the LRA-SPBAC meeting, called for the purpose, on 07 February 2024 at the LRA Conference Room;

WHEREAS, per preliminary evaluation of the LRA-SPBAC Technical Working Group (TWG) using a non-discretionary "pass / fail" criterion as stated in the Request for Expression of Interest, all prospective bidders are in full compliance with the eligibility requirements set by LRA-SPBAC;

WHEREAS, the LRA-SPBAC TWG conducted the detailed evaluation of the eligibility documents submitted by the two (2) prospective bidders and, as per said detailed evaluation, the SPBAC-TWG found that both prospective bidders complied with the eligibility requirements;

WHEREAS, on 08 February 2024, the LRA- SPBAC TWG conducted the Assessment for Shortlisting of the prospective bidders using the following criteria:

Applicable experience of the consultant and members in case of joint ventures, considering both the overall experiences of the firm or, in the case of new firms, the individual experiences of the principal and key staff, including the times when employed by other consultants	30%
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Qualification of personnel who may be assigned to the job vis-à-vis extent and complexity of the undertaking	60%
Current workload relative to capacity	10%.
TOTAL	100%

WHEREAS, in the course of the Assessment for Shortlisting using the detailed set of criteria and rating system included in the Bidding Documents, the following results were obtained:

SHORTLISTING MATRIX

Bidder's Name	Criteria			Total Score (100%)
	Applicable experience of the consultant (30%)	Qualification of personnel who may be assigned to the project (60%)	Current workload relative to capacity (10%)	
Beacon Solutions. Inc.	24.96	53.05	7	85.01
Ebizolutions, Inc.	24.96	36.99	8.5	70.45

WHEREAS, as per careful assessment, the LRA-SPBAC TWG recommended the shortlisting of **Ebizolution, Inc.** and **Beacon Solutions, Inc.**;

WHEREAS, before the 19 March 2024 deadline, only one (1) sealed envelope from **Ebizolution, Inc.** was received by the LRA-SPBAC Secretariat;

WHEREAS, the sole sealed envelope was then opened and presented during the LRA-SPBAC meeting, called for the purpose, on 19 March 2024 at the LRA Finance Conference Room, for the evaluation of the Technical Proposal, while the Financial Proposal envelope was remained sealed;

WHEREAS, after the opening of the technical proposal submitted by Ebizolution, Inc., the LRA-SPBAC TWG immediately proceeded with the evaluation of the technical proposal, using the collegial evaluation process with the following criteria and rating system:

Criteria	Weight (%)
A. Qualification of Personnel	25%
B. Experience and Capability of Consultant	25%
C. Plan of Approach and Methodology	50%
TOTAL	100%

Rating Evaluation Criteria

Criteria	Weight		
I. Qualification of Personnel <i>(All submitted candidates will be evaluated. However, the highest scoring candidate will be considered.)</i>	25%		
A. Educational Background	14%		
1. Project Manager (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> • Master Degree or higher (IT related) 3% 			
<ul style="list-style-type: none"> • Master Degree or higher (Non IT related) 2% 			
<ul style="list-style-type: none"> • College Degree (IT related) 2% 			
<ul style="list-style-type: none"> • College Degree (Non IT related) 1% 			
2. Lead Developer (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> • Master Degree or higher (IT related) 3% 			
<ul style="list-style-type: none"> • Master Degree or higher (Non IT related) 2% 			
<ul style="list-style-type: none"> • College Degree (IT related) 2% 			
<ul style="list-style-type: none"> • College Degree (Non IT related) 1% 			
3. System Analyst (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> • Master Degree or higher (IT related) 3% 			
<ul style="list-style-type: none"> • Master Degree or higher (Non IT related) 2% 			
<ul style="list-style-type: none"> • College Degree (IT related) 2% 			
<ul style="list-style-type: none"> • College Degree (Non IT related) 1% 			
4. Systems Developer (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> • Master Degree or higher (IT related) 3% 			



<ul style="list-style-type: none"> Master Degree or higher (Non IT related) 	2%		
<ul style="list-style-type: none"> College Degree (IT related) 	2%		
<ul style="list-style-type: none"> College Degree (Non IT related) 	1%		
5. Technical Writer (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> College Degree or higher 	2%		
<ul style="list-style-type: none"> Undergrad/Vocational Course 	1%		
A. ICT Certifications		11%	
1. Project Manager			
<ul style="list-style-type: none"> Project Management Professional (issued by an external certifying body) 	4%		
2. Lead Developer			
<ul style="list-style-type: none"> Python 	4%		
<ul style="list-style-type: none"> NodeJS 	3%		
<ul style="list-style-type: none"> Javascript 	2%		
3. Full Time Systems Developer			
<ul style="list-style-type: none"> Certified Developer (Python, NodeJS, or JavaScript) 	3%		
II. Experience and Capability of Consultant			25%
A. Work Experience		14%	
1. Project Manager - work experience as Project Manager on ICT-related projects			
<ul style="list-style-type: none"> 5 years and above 	3%		
<ul style="list-style-type: none"> Less than 5 yrs 	1%		
<ul style="list-style-type: none"> None 	0%		
2. Lead Developer - work experience as Lead Developer on projects using Python, NodeJS, or JavaScript			
<ul style="list-style-type: none"> 5 years and above 	3%		
<ul style="list-style-type: none"> Less than 5 yrs 	1%		

• None	0%		
3. System Analyst - work experience as System Analyst on ICT-related projects			
• 5 years and above	3%		
• Less than 5 yrs	1%		
• None	0%		
4. Full Time System Developer - work experience as Developer on projects using Python, NodeJS, or JavaScript			
• 5 years and above	3%		
• Less than 5 yrs	1%		
• None	0%		
5. Technical Writer - work experience as Technical Writer on ICT-related projects			
• 5 years and above	2%		
• Less than 5 yrs	1%		
• None	0%		
A. The firm/group or any of its JV members must have completed at least three (3) similar projects encompassing the design, development, integration and implementation of a Web-based Software Development Project and Cloud Applications Development Project with corresponding maintenance and support.		4%	
• 3 or more	4%		
• 2	2%		
• 1	1%		
B. Current Workload		4%	
• 0 to 1	4%		
• 2 to 3	2%		
• 4 and above	1%		
C. The firm/group or any of its JV members must be legally operational for at		3%	

least five (5) years			
• 5 years or more	3%		
• Less than 5 years	1%		
• None	0%		
III. Plan of Approach and Methodology <i>(The total scores of the firm for each criteria shall be averaged.)</i>			50%
A. Completeness of the Proposal (Consistency and compliance with the mandatory requirements and outlining the activities stated in the TOR).		20%	
• With scope of work /activities as required in the TOR completely outlined and described	10%		
• With all deliverables completely outlined and described in the TOR including work plan/distribution, time schedules, and milestones (ie. Gantt Chart).	10%		
B. Clarity of Approach and Methodology		15%	
• With logical sequencing and interrelationship of required tasks/activities fully presented. Cohesiveness in the presentation of proposed Approaches and Methodologies is maintained.	5%		
• With specific details on all tasks/activities well described in the proposal	5%		
• With work plan and time schedule (i.e Gantt Chart clearly presented, indicating that the consulting firm has optimized the use of resources.	5%		
C. Substance of Proposal (Methods and Approaches indicate expertise and full appreciation of project problems, concerns and relevant issues, which include providing solutions to such		15%	

problems, concerns and issues.			
<ul style="list-style-type: none"> With methods and approaches fully defined indicating familiarity of consultants to come up with recommendations and plans. 	7.5%		
<ul style="list-style-type: none"> With required tasks and responsibilities of staff fully described and aligned with scope of work as indicated in the TOR. 	7.5%		
Total		100%	100%

WHEREAS, the rating of the technical proposal submitted by **Ebizolution, Inc.** is shown below:

Rating Evaluation (Ebizolution Inc.)			
Criteria	Weight		
I. Qualification of Personnel <i>(All submitted candidates will be evaluated. However, the highest scoring candidate will be considered.)</i>	14%		
A. Educational Background		10%	
1. Project Manager (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> Master Degree or higher (IT related) 	3%		
<ul style="list-style-type: none"> Master Degree or higher (Non IT related) 	2%		
<ul style="list-style-type: none"> College Degree (IT related) 	2%	✓	
<ul style="list-style-type: none"> College Degree (Non IT related) 	1%		
2. Lead Developer (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> Master Degree or higher (IT related) 	3%		
<ul style="list-style-type: none"> Master Degree or higher (Non IT related) 	2%		
<ul style="list-style-type: none"> College Degree (IT related) 	2%	✓	
<ul style="list-style-type: none"> College Degree (Non IT related) 	1%		
3. System Analyst (highest scoring individual, will be considered)			
<ul style="list-style-type: none"> Master Degree or higher (IT related) 	3%		
<ul style="list-style-type: none"> Master Degree or higher (Non IT related) 	2%		
<ul style="list-style-type: none"> College Degree (IT related) 	2%	✓	
<ul style="list-style-type: none"> College Degree (Non IT related) 	1%		

4. Systems Developer (highest scoring individual, will be considered)			
• Master Degree or higher (IT related)	3%		
• Master Degree or higher (Non IT related)	2%		
• College Degree (IT related)	2%	✓	
• College Degree (Non IT related)	1%		
5. Technical Writer (highest scoring individual, will be considered)			
• College Degree or higher	2%	✓	
• Undergrad/Vocational Course	1%		
B. ICT Certifications		4%	
1. Project Manager			
• Project Management Professional (issued by an external certifying body)	4%	✓	
2. Lead Developer			
• Python	4%		
• NodeJS	3%		
• Javascript	2%		
3. Full Time Systems Developer			
• Certified Developer (Python, NodeJS, or JavaScript)	3%		
II. Experience and Capability of Consultant			20%
A. Work Experience		12%	
1. Project Manager - work experience as Project Manager on ICT-related projects			
• 5 years and above	3%	✓	
• Less than 5 yrs	1%		
• None	0%		
2. Lead Developer - work experience as Lead Developer on projects using Python, NodeJS, or JavaScript			
• 5 years and above	3%		
• Less than 5 yrs	1%	✓	
• None	0%		
3. System Analyst - work experience as System Analyst on ICT-related projects			
• 5 years and above	3%	✓	
• Less than 5 yrs	1%		

• None	0%		
4. Full Time System Developer - work experience as Developer on projects using Python, NodeJS, or JavaScript			
• 5 years and above	3%	✓	
• Less than 5 yrs	1%		
• None	0%		
5. Technical Writer - work experience as Technical Writer on ICT-related projects			
• 5 years and above	2%	✓	
• Less than 5 yrs	1%		
• None	0%		
B. The firm/group or any of its JV members must have completed at least three (3) similar projects encompassing the design, development, integration and implementation of a Web-based Software Development Project and Cloud Applications Development Project with corresponding maintenance and support.		4%	
• 3 or more	4%	✓	
• 2	2%		
• 1	1%		
C. Current Workload		1%	
• 0 to 1	4%		
• 2 to 3	2%		
• 4 and above	1%	✓	
D. The firm/group or any of its JV members must be legally operational for at least five (5) years		3%	
• 5 years or more	3%	✓	
• Less than 5 years	1%		
• None	0%		
III. Plan of Approach and Methodology <i>(The total scores of the firm for each criteria shall be averaged.)</i>			25.5%
A. Completeness of the Proposal (Consistency and compliance with the mandatory requirements and outlining the activities stated in the TOR).		11%	
• With scope of work /activities as required in the TOR completely outlined and described	10%	5.5	
• With all deliverables completely outlined and described in the TOR including work plan/distribution, time schedules, and milestones (ie. Gantt Chart).	10%	5.5	

B. Clarity of Approach and Methodology		7.5%	
<ul style="list-style-type: none"> With logical sequencing and interrelationship of required tasks/activities fully presented. Cohesiveness in the presentation of proposed Approaches and Methodologies is maintained. 	5%	2.5	
<ul style="list-style-type: none"> With specific details on all tasks/activities well described in the proposal 	5%	2.5	
<ul style="list-style-type: none"> With work plan and time schedule (i.e Gantt Chart clearly presented, indicating that the consulting firm has optimized the use of resources. 	5%	2.5	
C. Substance of Proposal (Methods and Approaches indicate expertise and full appreciation of project problems, concerns and relevant issues, which include providing solutions to such problems, concerns and issues.		7%	
<ul style="list-style-type: none"> With methods and approaches fully defined indicating familiarity of consultants to come up with recommendations and plans. 	7.5%	3.5	
<ul style="list-style-type: none"> With required tasks and responsibilities of staff fully described and aligned with scope of work as indicated in the TOR. 	7.5%	3.5	
Total			59.5%

WHEREAS, the LRA-SPBAC finds the recommendation of the LRA-SPBAC TWG in strict compliance with Republic Act (RA) No. 9184 and its 2016 Revised Implementing Rules and Regulations;

NOW THEREFORE, We, the members of the LRA-SPBAC, hereby RESOLVE to:

1. DECLARE **Ebizolution, Inc.** as the Single and Highest Rated Bid (HRB) and shall proceed to the next stage of the bidding activity that is, opening of the Financial Proposal, for the **System Development of the Personal Property Security Registry (PPSR)**;
2. ISSUE the **Notice to Open Financial Proposal to Ebizolution, Inc.**; and
3. RECOMMEND to the Honorable Administrator the consideration and approval of the foregoing findings.

RESOLVED this 25th day of March 2024 at the Land Registration Authority, Quezon City.

B. Clarity of Approach and Methodology		7.5%	
<ul style="list-style-type: none"> With logical sequencing and interrelationship of required tasks/activities fully presented. Cohesiveness in the presentation of proposed Approaches and Methodologies is maintained. 	5%	2.5	
<ul style="list-style-type: none"> With specific details on all tasks/activities well described in the proposal 	5%	2.5	
<ul style="list-style-type: none"> With work plan and time schedule (i.e Gantt Chart clearly presented, indicating that the consulting firm has optimized the use of resources. 	5%	2.5	
C. Substance of Proposal (Methods and Approaches indicate expertise and full appreciation of project problems, concerns and relevant issues, which include providing solutions to such problems, concerns and issues.		7%	
<ul style="list-style-type: none"> With methods and approaches fully defined indicating familiarity of consultants to come up with recommendations and plans. 	7.5%	3.5	
<ul style="list-style-type: none"> With required tasks and responsibilities of staff fully described and aligned with scope of work as indicated in the TOR. 	7.5%	3.5	
Total			59.5%


WHEREAS, as per the Technical Evaluation Report, the LRA-SPBAC TWG recommends that **Ebizolution, Inc.** proceeds with the opening of their submitted financial proposal;

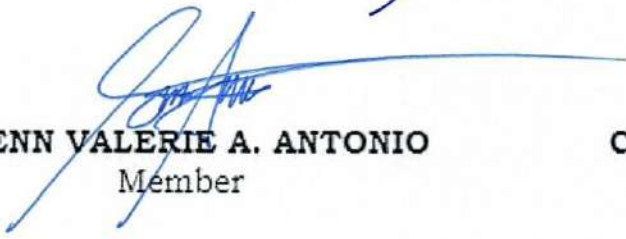
WHEREAS, the LRA-SPBAC finds the recommendation of the LRA-SPBAC TWG in strict compliance with Republic Act (RA) No. 9184 and its 2016 Revised Implementing Rules and Regulations;

NOW THEREFORE, We, the members of the LRA-SPBAC, hereby RESOLVE to:


1. DECLARE **Ebizolution, Inc.** as the Single and Highest Rated Bid (HRB) and shall proceed to the next stage of the bidding activity that is, opening of the Financial Proposal, for the **System Development of the Personal Property Security Registry (PPSR)**;
2. ISSUE the **Notice to Open Financial Proposal** to **Ebizolution, Inc.**; and
3. RECOMMEND to the Honorable Administrator the consideration and approval of the foregoing findings.


RESOLVED this 25th day of March 2024 at the Land Registration Authority, Quezon City.


NESTOR I. MISALUCHA
Member



GLENN VALERIE A. ANTONIO
Member


CHRISTIAN EMERSON V. GERMAN
Member


ROMAN G. IDICA
Vice Chairperson


TEODORO L. BONIFACIO, JR.
Chairperson

Approved:


GERARDO PANGA SIRIOS
Administrator *SP*

LRA-SPECIAL BAC RESOLUTION No. 2024-004