



LRA BAC-PGSM RESOLUTION NO. 2025-033

(Pursuant to Supplemental Procurement Program SPP_03_GSD)

RESOLUTION DECLARING ONE MERIT GLOBAL JANITORIAL SERVICES, INC. AS THE LOWEST CALCULATED AND RESPONSIVE BID (LCRB) FOR THE NEGOTIATED PROCUREMENT FOR THE PROVISION OF JANITORIAL SERVICES IN THE LAND REGISTRATION AUTHORITY AND ITS REGISTRIES OF DEEDS NATIONWIDE FOR FY 2025

WHEREAS, the Land Registration Authority, through the Bids and Awards Committee for Non-Infrastructure (LRA-BAC Non-Infra), pursuant to the provision of Republic Act No. 9184, as amended, invited bidders through posting in Philippine Government Electronic Procurement System (PhilGEPS) and LRA websites on 22 May 2025, for the **Negotiated Procurement for the Provision of Janitorial Services in the Land Registration Authority and its Registries of Deeds Nationwide for FY 2025**, with an Approved Budget for the Contract (ABC) in the amount of **TWO MILLION FIVE HUNDRED SIX THOUSAND FIFTY-THREE PESOS AND NINETEEN CENTAVOS (Php2,506,053.19) per month, or FIFTEEN MILLION THIRTY-SIX THOUSAND THREE HUNDRED NINETEEN PESOS AND FOURTEEN CENTAVOS (Php 15,036,319.14) for six (6) months, VAT inclusive;**

WHEREAS, the LRA-BAC Non-Infra declared a first failed bidding under LRA BAC-PGSM RESOLUTION NO. 2025-09 dated February 11, 2025;

WHEREAS, the LRA-BAC Non-Infra declared a second failed bidding under LRA BAC-PGSM RESOLUTION NO. 2025-32 dated May 7, 2025 and resolved to resort to Negotiated Procurement in accordance with Section 53.1 of the 2016 Revised Implementing Rules and Regulations of R.A 9184;

WHEREAS, the Negotiated Meeting was conducted on 29 May 2025 at the LRA Conference Room with the following prospective bidders: **1) One Merit Global Janitorial Services, Inc.; 2) Omniworx, Inc.; 3) CMPT Manpower Services;**

WHEREAS, before the 5 June 2025 deadline, three (3) sealed envelopes were received by the LRA-BAC Non-Infra Secretariat, to wit: **1) One Merit Global Janitorial Services, Inc.; 2) Omniworx, Inc.; 3) CMPT Manpower Services;**

WHEREAS, the sealed envelopes were consecutively opened and presented during the LRA-BAC meeting called for the purpose, on 05 June 2025 deadline, 10:00 AM, at the LRA 5th Floor Multi-Purpose Hall;

WHEREAS, per evaluation of the BAC-TWG, the three (3) bidders were found to be eligible and compliant with all the eligibility, technical, and financial requirements as stated in the bid document;

WHEREAS, the three (3) qualified bidders submitted the following bids:

Bidder	Submitted Bid Price (Inclusive of 12% VAT)	Calculated Bid Price (Inclusive of 12% VAT)	Rank
One Merit Global Janitorial Services, Inc.	Php 14,898,142.32	Php 14,894,688.00	1
Omniworx, Inc.	Php 15,029,324.04	Php 15,024,071.31	2
CMPT Manpower Services	Php 15,036,201.60	Php 15,084,037.23 (exceeded the ABC)	3

WHEREAS, among the three (3) qualified bidders, **One Merit Global Janitorial Services, Inc.** submitted the lowest bid price amounting to **Fourteen Million Eight Hundred Ninety-Eight Thousand One Hundred Forty-Two Pesos and Thirty-Two Centavos (Php 14,898,142.32)**, VAT inclusive, which is within the ABC.

WHEREAS, after the detailed evaluation of the required negotiation documents and after applying the arithmetical corrections from the bid of **One Merit Global Janitorial Services, Inc.**, it was found that there is a difference between the bidder's submitted bid price of **Fourteen Million Eight Hundred Ninety-Eight Thousand One Hundred Forty-Two Pesos and Thirty-Two Centavos (Php 14,898,142.32)** and the calculated bid price of **Fourteen Million Eight Hundred Ninety-Four Thousand Six Hundred Eighty-Eight Pesos (Php 14,894,688.00) in the total amount of Php 3,454.32**. Thus, Section 34.4 of the 2016 Revised IRR of R.A 9184 shall apply which states that: "If the BAC determines that the bidder with the Lowest Calculated Bid/Highest Rated Bid passes all the criteria for post-qualification, it shall declare the said bid as the LCRB or HRRB, and recommend to the HoPE the award of the contract to the said bidder at its submitted bid price or its calculated bid price, whichever is lower or in the case of quality - based evaluation procedure, submitted bid price or its negotiated price, whichever is lower." In this regard, the calculated bid price of **Php 14,894,688.00** shall be the basis for the award of the contract;

WHEREAS, **One Merit Global Janitorial Services, Inc.** was determined as the Lowest Calculated Bidder (LCB) and was scheduled for post-qualification evaluation;

WHEREAS, on 09 June 2025, the BAC-TWG conducted a post-qualification on **One Merit Global Janitorial Services, Inc.** to determine compliance and responsiveness of its bid. Its post-qualification report dated 10 June 2025 (Annex A) recommended that the bid submitted by **One Merit Global Janitorial Services, Inc.** be declared as the Lowest Calculated and Responsive Bid (LCRB);

NOW, THEREFORE, for and in consideration of the foregoing, We, the Members of the LRA-BAC, hereby RESOLVE to:

- 1) DECLARE the bid of **One Merit Global Janitorial Services, Inc.** as the **Lowest Calculated and Responsive Bid (LCRB)**; and
- 2) RECOMMEND to the Honorable Administrator the Award of Contract for the **Negotiated Procurement for the Provision of Janitorial Services in the Land Registration Authority and its Registries of Deeds Nationwide for FY 2025**, with a submitted bid price amounting to **Fourteen Million Eight Hundred Ninety-Four Thousand Six Hundred Eighty-Eight Pesos (Php 14,894,688.00)**.

RESOLVED this 11th day of June 2025 at the Land Registration Authority,
Quezon City.


GRACE O. CULANNAY
Lead End-User


MEILINA F. PANGDAN
Member


MARK A. GERONIMO
Member


JAYFERSON F. MEDRANO
Member


LEILA C. ASTRONOMIA
Member

ANGELO CHRIS LUIS M. DELLOSA
Vice-Chairperson


MARY JANE G. YSMAEL
Chairperson

Approved/Disapproved:


GERARDO PANGA SIRIOS
Administrator 

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