



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

MEMORANDUM

22 May 2026

TO : **ALL PROSPECTIVE BIDDERS**

SUBJECT : **BID BULLETIN NO. 1**

FOR : **DESIGN AND INSTALLATION OF ONE (1) UNIT
PANORAMIC ELEVATOR AT THE LRA CENTRAL
OFFICE BUILDING
(Project ID No. LRABAC-2026-32)**

This Bid Bulletin is hereby issued for the information and guidance of all prospective bidders and for inclusion in the Bid Proposal to be submitted to the LRA-BAC for Infrastructure and Non-Infrastructure (LRA-BAC), in connection with the procurement for the Design and Installation of One (1) Unit of Panoramic Elevator at the LRA Central Office Building.

These changes, revisions, modifications, and clarifications shall form an integral part of the Contract and the Bidding Documents and shall be taken into account in the preparation and submission of the sealed proposals.

I. All references to Republic Act No. 9184 and its Implementing Rules and Regulations in the Terms of Reference, Technical Specifications, and other Bidding Documents shall be deemed amended and replaced by their applicable counterpart provisions under *Republic Act No. 12009* and its Implementing Rules and Regulations.

Any reference, provision, requirement, or condition under Republic Act No. 9184 and its Implementing Rules and Regulations that has no applicable counterpart under Republic Act No. 12009 and its Implementing Rules and Regulations shall be deemed excluded from the Bidding Documents.

II. The Technical Specifications for the Design and Installation of One (1) Unit of Panoramic Elevator at the LRA Central Office Building are hereby clarified as follows:

TECHNICAL SPECIFICATIONS

PROJECT TITLE : Design and Installation of One (1) Unit Panoramic Elevator for LRA Central Office Building

PROJECT LOCATION : East Avenue, corner NIA Road, Diliman, Quezon City



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PASSENGER ELEVATOR TECHNICAL SPECIFICATIONS:

Type of Elevator	:	One (1) Unit Panoramic Elevator
Floor Served	:	UG, 2, 3, 4, 5(RD)
Number of Stops/Doors	:	Five (5) Stops/Six (6) Doors
Traction Machine	:	Permanent Magnet Synchronous Gearless
Capacity	:	1000 kg (13-Persons Capacity) minimum
Speed	:	1 mps
Travel	:	Approximately 20 meters
Stops/Openings	:	5/6 In-Line
Car Entrance	:	Front and Rear Opening
Shaft Dimensions	:	3000 x 2500 mm (WxD)
Overhead Clearance	:	4400 mm
Door Dimensions	:	900 x 2100 mm (WxH)
Cabin Dimensions	:	1,600 x 1,500 x 2,300 mm (WxDxH)
Operation	:	Simple Selective Collective

Car Equipment Accessories:

Car Ceiling	:	Indirect LED Lighting with Suspended Ceiling
Ventilation	:	Electric Blower with 2 Side Slit Vents
Car Flooring	:	Non-Slip Materials, Heavy-Duty
Car Door	:	Full Tempered Glass Two (2) Panel Automatic Center Opening Sliding Door in Hairline Stainless Steel Finish
Car Sill	:	Extruded Aluminum
Front Return Transom Panel	& :	Hairline Stainless Steel Finish or any approved equal
Side Walls	:	Full Tempered Glass with Hairline Stainless Frame Finish
Handrail	:	Flat type in Hairline Stainless Steel at 3 sides
Car Operating Panel	:	Round Numeric Micro-Movement Call Buttons in Hairline Stainless Steel Faceplate
Car Position Indicator	:	LCD Display Incorporated into the Car Operating Panel
Alarm	:	Bell and Interphone Provided
Arrival Signal	:	Arrival Chime provided
Door Operation	:	Automatic Door Operator to Close and Open Car and Hoist Door
Door Safety Device	:	Mechanical Safety Edge with Full Height Sensor

Hall Equipment

Door Jamb	:	Wide Jamb Type in Hairline Stainless Steel for all floors or any approved equivalent
Sill Material	:	Extruded Aluminum
Landing Door	:	Full Tempered Glass with Hairline Stainless Steel Frame Finish
Door Opening	:	Two (2) Panel Automatic Center Opening Sliding Door

Hall Equipment

Power Source	:	230V, 3-phase, 60 Hz
Lighting Supply	:	220V, 1-phase, 60 Hz
Overload Device	:	Buzzer with Overload Indicator
Emergency Battery Unit	:	Self-contained Emergency Light

Additional Elevator Features

- Auto Rescue Device
- Auto Voltage Regulator and any other elevator features

Shaft Materials

Column	:	Steel Tubular 150 x 150 x 12 mm or any approved equivalent
Horizontal Support	:	Steel Tubular 125 x 125 x 12 mm or any approved equivalent
Base Plate	:	Steel Plate 300 x 300 x 10 mm or any approved equal
Steel Connector	:	I-beam 200 x 150 x 10 mm or any approved equivalent
Wall	:	Tempered Glass 12 mm thick or any approved equivalent
Glass Connector	:	Spider Fitting or any approve equal
Bolts	:	Chembolt/Anchor Bolt or any approved equivalent

WARRANTY

The warranty period shall commence upon the start of regular operation of the elevator system, which is defined as the later date between the issuance of the Certificate of Completion or the Completion of Commissioning and handover to the end-user.

- One (1) year warranty on parts and corrective & preventive maintenance.
- The Contractor shall perform monthly preventive maintenance services for a duration of two (2) years, free of charge. (provide preventive maintenance schedule).

II. LRA-BAC Reminders:

This Supplemental/Bid Bulletin No. 1 shall form part of the Bidding Documents and must be included in the submission of the Bid Proposal. Any provision in the Bidding Documents inconsistent herewith is hereby amended, modified, and superseded accordingly.

- Conformity with the Schedule of Requirements and Technical Specifications, as specified in Sections VI and VII of the bidding documents, duly signed by the bidder's/company's representative.

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- Make sure to secure or employ a copy of the revised Omnibus Sworn Statement (OSS), which can be downloaded from the GPPB website.

End of Bid Bulletin No. 1: **Design and Installation of One (1) Unit of Panoramic Elevator at the LRA Central Office Building.**



ATTY. JAMES BENEDICT R. GUTIERREZ
Chairperson, LRA-BAC †