



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. 2**

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 issued for the information and guidance of all prospective bidders and shall form part of the Bidding Documents for the **Design and Installation of One (1) Unit Panoramic Elevator at the LRA Central Office Building**, Project ID No. **LRABAC-2026-32**.

The LRA-BAC has noted that the posted and published Philippine Bidding Documents contain certain provisions on the **Most Advantageous Responsive Bid (MARB) Evaluation Criteria** and **Detailed Evaluation Rubric**, which refer to another project, namely, the **Repair and Renovation of Roofing System Including Waterproofing Works at the Roof Deck of the LRA Central Office Building**.

Those roofing and waterproofing-related provisions are not applicable to this procurement. Accordingly, they are hereby corrected, deleted, and superseded by the elevator-specific MARB Evaluation Criteria and Detailed Evaluation Rubric stated in this Bid Bulletin.

All prospective bidders are directed to disregard the previous MARB provisions referring to roofing repair, waterproofing works, roof deck works, or other works unrelated to the design and installation of the panoramic elevator.

I. Corrected MARB Evaluation Criteria

For purposes of determining the **Most Advantageous Responsive Bid (MARB)** for this project, the Quality Component shall be evaluated using a total weight of **100 points**, distributed as follows:

Criteria	Description	Weight
1. Technical Competence and Track Record	Relevant experience in the design, supply, installation, testing, commissioning, repair, modernization, or maintenance of elevators or similar vertical transportation systems, including satisfactory performance certifications or equivalent proof of successfully completed similar projects.	30%



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Criteria	Description	Weight
2. Approach and Methodology	Soundness, feasibility, and completeness of the proposed design and installation methodology, work program, testing and commissioning procedure, safety measures, coordination measures, and project execution plan for the panoramic elevator system.	20%
3. Tools, Equipment, and Technical Resources	Availability and adequacy of tools, equipment, testing instruments, manpower, service support, spare parts access, and technical resources necessary for the timely and proper design, installation, testing, commissioning, and handover of the elevator system.	15%
4. Organization, Qualification, and Experience of Key Personnel	Qualifications, relevant experience, licenses, certifications, and competence of engineers, project managers, elevator technicians, safety officers, supervisors, and other key personnel assigned to the project.	10%
5. Ongoing Contracts and Work Commitments	Capacity of the bidder to undertake the project considering its current workload, ongoing contracts, available personnel, service capability, and resources necessary to complete the project within the required contract duration.	10%
6. Safety, Code Compliance, and Quality Assurance Measures	Proposed occupational safety and health measures, installation safety procedures, quality control measures, testing and commissioning safeguards, and compliance with applicable elevator, building, electrical, fire safety, and other relevant regulatory standards.	5%
7. Delivery Schedule, Installation Timeline, and Project Completion Plan	Reasonableness and reliability of the proposed delivery, installation, testing, commissioning, handover, and completion schedule within the required contract duration.	10%
TOTAL		100%

Only bidders obtaining the minimum required technical rating, as may be prescribed in the Bidding Documents and determined by the BAC, shall proceed to the opening and evaluation of the Financial Component.

II. Corrected Detailed Evaluation Rubric

The Detailed Evaluation Rubric appearing in the posted and published Bidding Documents, insofar as it refers to roofing repair, waterproofing works, roof deck works, or other works unrelated to the panoramic elevator project, is hereby corrected, amended, and superseded.

The applicable Detailed Evaluation Rubric for this procurement shall be as follows:



Criteria	Weight	Excellent 100%	Very Satisfactory 90%	Satisfactory 75%	Poor 50%	Unsatisfactory 0%
1. Technical Competence and Track Record	30%	Extensive and highly relevant completed projects involving elevator design, supply, installation, testing, commissioning, modernization, repair, or maintenance, supported by complete satisfactory performance certifications or equivalent proof of satisfactory completion.	Relevant completed elevator or similar vertical transportation projects with generally satisfactory performance certifications or equivalent supporting documents.	Limited but relevant elevator or similar projects with acceptable supporting documents.	Minimal relevant experience in elevator or similar works, or incomplete supporting certifications.	No relevant elevator or similar project experience, or no proof submitted.
2. Approach and Methodology	20%	Comprehensive, realistic, and highly organized methodology for the design, supply, installation, testing, commissioning, and handover of the panoramic elevator, with a detailed implementation plan, safety plan, and coordination measures.	Complete and feasible methodology for elevator implementation with only minor deficiencies that do not materially affect project execution.	Generally acceptable methodology but lacking detail in certain areas, such as testing, commissioning, safety, coordination, or handover procedures.	Weak, unclear, or incomplete methodology with substantial gaps affecting proper project implementation.	No clear methodology submitted.
3. Tools, Equipment, and Technical Resources	15%	Complete and adequate tools, equipment, testing instruments, manpower, service support, spare parts access, and technical resources readily available for elevator installation, testing,	Adequate tools, equipment, manpower, and technical resources with only minor limitations.	Resources are generally available but may require supplementation to fully meet project requirements.	Inadequate or insufficient tools, equipment, manpower, or technical resources for the project.	No proof of available tools, equipment, manpower, or technical resources.



Criteria	Weight	Excellent 100%	Very Satisfactory 90%	Satisfactory 75%	Poor 50%	Unsatisfactory 0%
		commissioning, and turnover.				
4. Organization, Qualification, and Experience of Key Personnel	10%	Highly qualified and experienced project personnel, including engineers, elevator specialists, technicians, safety officers, and supervisors, with complete licenses, certifications, or proof of competence, as applicable.	Qualified personnel with adequate relevant experience in elevator or similar vertical transportation projects.	Personnel are generally qualified but with limited relevant experience or incomplete supporting documents.	Insufficiently qualified personnel or personnel with inadequate experience for the required works.	No qualified key personnel identified.
5. Ongoing Contracts and Work Commitments	10%	Demonstrates strong capacity to undertake the project, with manageable ongoing contracts, sufficient available personnel, and adequate resources to complete the project within the required period.	Current workload remains manageable and does not materially affect the bidder's capacity to implement the project.	Moderate workload that may affect implementation but remains manageable with proper resource allocation.	Heavy workload creating a substantial risk of delay or inadequate project supervision.	Incapable of undertaking additional project commitments based on workload, resources, or submitted documents.
6. Safety, Code Compliance, and Quality Assurance Measures	5%	Comprehensive safety, code compliance, testing, commissioning, quality assurance, and occupational safety measures fully aligned with applicable elevator, electrical, building, fire safety, and occupational safety standards.	Adequate safety, code compliance, and quality assurance measures with minor deficiencies.	Acceptable measures but lacking detail or documentation in certain aspects.	Weak or incomplete safety, code compliance, or quality assurance measures.	No safety, code compliance, or quality assurance measures submitted.

Criteria	Weight	Excellent 100%	Very Satisfactory 90%	Satisfactory 75%	Poor 50%	Unsatisfactory 0%
7. Delivery Schedule, Installation Timeline, and Project Completion Plan	10%	Highly detailed, realistic, and reliable delivery, installation, testing, commissioning, handover, and completion schedule within the required contract duration.	Feasible and acceptable schedule for delivery, installation, testing, commissioning, handover, and completion.	Schedule is generally acceptable but lacking detail in certain stages of implementation.	Unrealistic, incomplete, or poorly coordinated schedule that may affect timely completion.	No delivery, installation, testing, commissioning, handover, or completion schedule submitted.

III. Effect of this Bid Bulletin

This Bid Bulletin shall form an integral part of the Bidding Documents. Any provision in the posted and published Bidding Documents that is inconsistent with this Bid Bulletin is hereby amended, modified, and superseded accordingly.

All prospective bidders shall take this correction into account in the preparation and submission of their bid proposals.

End of Bid Bulletin No. 2: **Design and Installation of One (1) Unit of Panoramic Elevator at the LRA Central Office Building.**


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