



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN

**PANGASIWAAN SA PATALAAN NG LUPAIN  
(LAND REGISTRATION AUTHORITY)**

East Avenue cor. NIA Road, Diliman, Quezon City

**Invitation to Bid for the Repair and Renovation of Roofing System  
Including Waterproofing Works at the Roof Deck of the LRA Central  
Office Building**

- 1) The **Land Registration Authority (LRA)**, through the General Appropriations Act (GAA) FY 2025 (Continuing Appropriations) intends to apply the sum of **FOUR MILLION FOUR HUNDRED NINETY FOUR THOUSAND EIGHT HUNDRED ONE PESOS ONLY AND 59/100 (Php 4,494,801.59)**, inclusive of VAT, being the Approved Budget for the Contract (ABC) to payments under the contract for Repair and Renovation of Roofing System including Waterproofing Works at the Roof Deck of the LRA Central Office Building (Project ID No. LRABAC-2026-34). Bids received in excess of the ABC shall be automatically rejected at bid opening.
- 2) The Land Registration Authority now invites bids for **Repair and Renovation of Roofing System including Waterproofing Works at the Roof Deck of the LRA Central Office Building**. Completion of the Works is required within a total duration of Ninety (90) working days. Bidders should have completed, within **five (5) years** from the date of submission and receipt of bids, a contract similar to the Project. The description of an eligible bidder is contained in the Bidding Documents, particularly in Section II. Instructions to Bidders (ITB).
- 3) Bidding will be conducted through competitive bidding procedures in accordance with the IRR of R.A. No. 12009. The award of contract shall be based on the Most Advantageous Responsive Bid (MARB), consistent with the evaluation and post-qualification procedures specified in the Bidding Documents.

For purposes of determining the Most Advantageous Responsive Bid (MARB), the Quality Component shall be evaluated based on criteria with corresponding numerical weights, including: (a) technical competence and credible track record; (b) approach and methodology; (c) tools, equipment, and resources; (d) organization, qualification, and experience of key personnel assigned to the project; (e) ongoing contracts and work commitments; (f) environmental, safety, and quality assurance measures; and (g) delivery schedule and project completion plan. The detailed rating system, scoring methodology, and minimum required technical rating shall be specified in the Bidding Documents. Only bidders who obtain the minimum required technical rating shall qualify for the opening and evaluation of the Financial Component.

- 4) Bidding is restricted to Filipino citizens/sole proprietorships, cooperatives, and partnerships or organizations with at least sixty percent (60%) interest or outstanding capital stock belonging to citizens of the Philippines, and to citizens or organizations of a country the laws or regulations of which grant similar rights or privileges to Filipino citizens, pursuant to RA No. 5183.



5) Interested bidders may obtain further information from LRA-Bids and Awards Committee (BAC) Secretariat and inspect the Bidding Documents at the address given below from **Monday to Friday at 8:00 AM to 5:00 PM.**

6) Schedule and Venue of Procurement Activities

<b>Activities</b>	<b>Schedule</b>	<b>Venue / Contact Person / Contact Number</b>
<b>a. Issuance of Bidding Documents</b>	From <b>08 May 2026</b> to <b>01 June 2026</b>	BAC Secretariat Office, Room 307, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City, during office hours from 8:00 A.M. to 5:00 P.M.
<b>b. Pre-Bid Conference</b>	<b>18 May 2026, 10:00 A.M.</b> (Philippine Standard Time)	4th Floor, LRA ARDDRD Conference Room, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City and/or through videoconferencing via Zoom using the link indicated in the Bidding Documents
<b>c. Deadline for Submission of Bids</b>	<b>01 June 2026, 8:30 A.M.</b> (Philippine Standard Time)	BAC Secretariat Office, Room 307, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City
<b>d. Opening of Technical Envelope</b>	<b>01 June 2026, 10:00 A.M.</b> (Philippine Standard Time)	4th Floor, LRA ARDDRD Conference Room, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City and/or through videoconferencing via Zoom
<b>e. Opening of Financial Envelope</b>	<b>03 June 2026, 10:00 A.M.</b> (Philippine Standard Time)	4th Floor, LRA ARDDRD Conference Room, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City and/or through videoconferencing via Zoom
<b>f. Written Requests for Clarification</b>	During the bidding period	BAC Secretariat Office, Room 307, LRA Building, East Avenue

		corner NIA Road, Diliman, Quezon City  Contact Person: Mr. Billy Jo Menor  bacnoninfra@lra.gov.ph
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- 7) A complete set of Bidding Documents may be acquired by interested bidders on **May 08, 2026 to June 01, 2026** from the **BAC Secretariat Office, Room 307, LRA Building, East Avenue, corner NIA Road, Diliman, Quezon City**, and upon payment of the applicable fee for the Bidding Documents, non-refundable fee in the amount of **Philippine Pesos: Four Thousand Four Hundred Ninety Four Pesos Only and 80/100 (Php 4,494.80)** to the LRA Cashier located at the One-Stop-Shop (OSS).

It may also be downloaded free of charge from the website of the Procuring Entity, provided that bidders shall pay the applicable fee for the Bidding Documents not later than the submission of their bids.

- 8) The Land Registration Authority will hold a Pre-Bid Conference on **May 18, 2026, 10:00 A.M. at the 4<sup>th</sup> Floor, LRA ARDDRD Conference Room, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City**, which shall be open to prospective bidders and/or through videoconferencing/webcasting via Zoom using the following:

Meeting Link:

<https://zoom.us/j/91049446386?pwd=4ejTGarrdoQBwYEaJaL5V1hTNcRmQV.1>

Meeting ID: 910 4944 6386

Passcode: 054455

- 9) The Bidder shall submit two (2) separately sealed envelopes for the Quality-Based Evaluation Component, consisting of: (a) the First Envelope containing the Technical Proposal, including documents and information on: (i) technical competence and credible track record; (ii) approach and methodology; (iii) tools, equipment, and resources; (iv) organization, qualification, and experience of key personnel assigned to the project; (v) ongoing contracts and work commitments; (vi) environmental, safety, and quality assurance measures; and (vii) delivery schedule and project completion plan; and (b) the Second Envelope containing the Financial Proposal and other financial documents required under the Bidding Documents. The detailed rating system, scoring methodology, and minimum required technical rating shall be specified in the Bidding Documents. Only bidders obtaining the minimum required technical rating shall qualify for the opening and evaluation of the Financial Component.

Each envelope shall be properly sealed and labeled with the name of the project, Project Identification Number, name of the bidder, and the words "FIRST ENVELOPE – TECHNICAL PROPOSAL" or "SECOND ENVELOPE – FINANCIAL PROPOSAL," as applicable. Both envelopes shall likewise be enclosed in one outer sealed

envelope bearing the same project information and bidder identification. Failure to properly seal and label the envelopes may constitute a ground for rejection of the bid where such defect affects the integrity, confidentiality, or proper identification of the bid during the procurement process.

- 10) Bids must be duly received by the Bids and Awards Committee (BAC) Secretariat through **BAC Secretariat Office, Room 307, LRA Building, East Avenue, corner NIA Road, Diliman, Quezon City**, on or before **01 June, 2026, 8:30 AM**. Late bids shall not be accepted.
- 11) All Bids must be accompanied by a Bid Security in any of the acceptable forms and in the amount stated in **ITB Clause 16.1**.
- 12) The opening of the Technical Envelope shall be conducted on **01 June 2026 at 10:00 A.M. (Philippine Standard Time)**, while the opening of the Financial Envelope of bidders declared compliant and responsive shall be conducted on **03 June 2026 at 10:00 A.M. (Philippine Standard Time)**, at the **4th Floor, LRA ARDDRD Conference Room, LRA Building, East Avenue corner NIA Road, Diliman, Quezon City**, and/or through videoconferencing via Zoom using the link indicated below:

**Meeting Link for June 1, 2026**

<https://zoom.us/j/99312119248?pwd=MGKuzVf2YqAafY5clO62UV0xSlgHRu.1>

Meeting ID: 993 1211 9248

Passcode: 411532

**Meeting Link for June 3, 2026:**

<https://zoom.us/j/92877186132?pwd=h8rybz9soMjAzBiCprHcYTKLqZhU.1>

Meeting ID: 928 7718 6132

Passcode: 920435

Bids shall be opened in the presence of the bidders' representatives who choose to attend the activity.

For the purpose of constituting a quorum, either the physical or virtual presence of the BAC members shall be considered pursuant to GPPB Resolution No. 09-2020.

- 13) The Land Registration Authority assumes no responsibility whatsoever to compensate or indemnify bidders for any expenses incurred in the preparation of the bid.
- 14) The Land Registration Authority reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Section 70 of R.A. No. 12009, without thereby incurring any liability to the affected bidder or bidders.
- 15) For further information, please refer to:

**Mr. Billy Jo Menor**

Mobile Number: 0935 350 6972

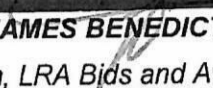
BAC Secretariat Office, Room 307

LRA Building East Avenue corner NIA Road, Diliman Quezon City

16. For viewing and downloading of Bidding Documents you may visit:

<http://notices.philgeps.gov.ph/>  
<https://lra.gov.ph/bids-opportunities/>

7 May 2026

  
**ATTY. JAMES BENEDICT R. GUTIERREZ**  
Chairperson, LRA Bids and Awards Committee