



**Minutes of the Negotiation Conference for the Negotiated Procurement of
the Construction of the Dormitory Building III (Male) –
Design and Build (Two Failed Biddings)**

Date: October 1, 2020

Time: 2:00-3:20PM

Venue: Ground Floor of the PSHS-ZRC Dormitory Building II

Attendance:

Bids and Awards Committee:

1. Rryam A. Jaralve – Chair
2. Robinson S. Luzon – Vice-Chair
3. Gil M. Darcera – Member
4. Bernard O. Callao – Member

Technical Working Group for the Procurement of Infrastructure Projects:

1. Angelie M. Moroscallo – Chair
2. June Carlo F. Reyes – Member
3. Clyde C. Padoa – Member

BAC Secretariat:

1. Sherl Dianne S. Estoque – Head
2. Danny A. Sulit – Member
3. Arturo V. Abera – Member

Requesting Unit:

1. Milo S. Saldon (FAD Chief) – *via Google Meet*

Prospective Bidder/s:

1. BC Cuerpo Construction Corporation *as represented by the following:*
 - a. Jimmy Ebcas, Jr.
 - b. Roland J. Espinosa
2. G. Baron Construction *as represented by the following:*
 - a. Gerardo M. Baron, Jr.
 - b. Joselito Tabancora
 - c. Jeity L. Mejoy

I – Call to Order

With four BAC members present at the start of the meeting, the Negotiation Conference was called to order. The BAC Chair then acknowledged the members of the BAC, BAC Secretariat, the TWG, the Requesting Unit and the representatives of the prospective bidders.

Upon inquiry of the BAC Chair, the representatives of prospective bidder BC Cuerpo Construction Corporation informed the body that their principal place of business is in Montalban, Rizal.

II – Discussion of the Project's Invitation to Bid, Scope of Works, et. al.

The BAC Chair started discussing the salient points for the Negotiated Procurement of the Construction of Dormitory Building III (Male) – Design and Build (Two Failed Biddings)

1. That the project's Approved Budget for the Contract (ABC) is **FIFTEEN MILLION PESOS (P15,000,000.00)**;
2. That the project shall utilize the design and build scheme;
3. That the target completion of the works for the project is 240 calendar days that shall commence after the issuance of the Notice to Proceed (NTP);

4. That interested bidders should have completed, within ten (10) years from the date of submission and receipt of bids, a contract similar to the project;
5. That bidding will be conducted through open competitive bidding procedures using non-discretionary "pass/fail" criterion as specified in the 2016 Revised implementing Rules and Regulations (IRR) of Republic Act 9184, otherwise known as the "Government Procurement Reform Act;"
6. That prospective bidders who shall participate in the bidding process shall pay a non-refundable fee of Twenty-Five Thousand Pesos (Php25,000) for the bidding documents;
7. That questions and concerns pertaining to the project shall be directed to the Head of the BAC Secretariat Team, Ms. Sherl Dianne S. Estoque;
8. That the date, time, and venue for the submission of bids and opening of bids thereafter, will be on October 13, 2020, 2:00 p.m., Ground Floor of the Dormitory Building II;
9. That PSHS-ZRC reserves the right to accept or reject any bid, to annul the bidding process, and to reject all bids at any time prior to contract award, without thereby incurring any liability to the affected bidder or bidders;
10. That a participating bidder shall submit, under Section III Conceptual Design below:
 - In the Technical Documents:
 - One (1) set for the design of the whole building with a proposed total cost of Forty-Five Million Pesos (₱45,000,000.00), AND
 - One (1) set for the design for this Phase 1 project only; and
 - In the Financial Component:
 - One (1) set of the bill of quantities for the whole building with a proposed total cost of Forty-Five Million Pesos (₱45,000,000.00), AND
 - One (1) set for this Phase 1 project only.
11. That only the amount for the Phase 1 project shall be reflected in the Financial Bid Form;
12. That the Phase 1 of the project covers actual all Structural Works, but excluding masonry works. Integral waterproofing is included for basement construction;
13. That the Phase 1 of the project shall be allocated a maximum of 2.7% of the Dormitory Building III cost as designed for the Design, and the balance amount (Phase 1 total project cost as designed less the Design Cost for the whole Dormitory Building III) shall be for the Civil Works.
14. That the project Construction of Dormitory Building III (Male) – Design and Build – Rebid covers the following works:

ARCHITECTURAL DESIGN

Main ceiling on all floors shall be fiber cement board and recessed ceiling shall be PVC panel design. Floor finish for all areas shall be porcelain tile. Toilet and shower shall be non-skid porcelain tile.

BASEMENT

Stairways, windows, lightings, electrical outlets and utilities, ventilation, ceiling heights and air conditioning system should be carefully designed that would emphasize functionality, safety, comfort and aesthetics. Basement waterproofing methods to be applied shall be integral waterproofing, interior waterproofing, application of bituminous water proofing on exterior and installation of buried perforated drain pipe – 6" pipe with holes along the wall length, filled with gravel around and wrap with filter cloth.

Area	Feature
Isolation Room/Indoor Recreation Area	Foundation Design, Architectural Design, Interior Design, Electrical Design and Mechanical Design shall comply to specifications and standards as to final type of recreation activities to be done in the area, but a table tennis room is a must. Should have windows.

Lobby/Reception Area/Lounge	Open area with windows and should be located near entrance/exit.
Entrance/Exit and Fire Exit	Entrance/exit shall be designed to have an access directly outside the building and a stairway access from ground floor. Panic Door design for Fire Exit.

FIRST FLOOR

Area	Feature
Reception and Lounge/Waiting Area (open area)	Design shall be the same as in Dormitory 1 where these areas are enclosed with sliding doors and sliding windows.
Office	Same layout as that of Dormitory Bldg 1. New design will also be considered.
Rooms for Dormers – Two (2) Rooms	Meditation rooms design in Dormitory 2 shall be changed to Rooms for Dormers.
Study Hall – 3 Rooms	Study Hall - Shall be designed with 3 centralized air conditioning units. Partition along the hallway and between halls shall be made of tempered glass. Exterior windows shall be fixed-sliding glass with window blinds.
Computer Room	Computer outlets shall be designed per cubicle and installed on floor. This room shall be designed with air conditioning unit (Split type ACU).
Pantry	Designed with overhead cabinets and cabinets below the sink

SECOND AND THIRD FLOORS

Area	Feature
Rooms for Dormers	Same features as those of Dormitory Bldg. 2. Windows shall be designed with fixed glass and jalousies.
Toilet & Bath	Frosted glass (or alternative design that is of better quality) sliding doors
Hallway	With 2.1m width

MECHANICAL DESIGN

Exhaust ventilation in toilets and bathroom shall be designed for a centralized exhaust system.

FIRE PROTECTION SYSTEM

The system to be applied shall be Fire Sprinkler System. Design and installation of the system shall be in accordance with NFPA 13. Fire detection and alarm system (FDAS), which play an important role in fire protection, shall be installed.

PLUMBING DESIGN

Potable waterline shall be designed with cistern tank - booster pump- overhead steel tank system. A bypass line shall be installed in the system to have a continuous supply of water in case of power interruption or pump damage.

Design routing of rain water pipes to provide false column/pipe chase. Routing of pipes will terminate to the Rain Water Tank. Design overflow line from the Rain Water Tank should be discharged to the nearest proposed drainage line system. All toilets shall be designed with faucets. All water closets shall have bidets.

ELECTRICAL AND AUXILIARY DESIGN

Study Hall outlets shall consider floor installation aside from wall installation same design as to with Dormitory 2. Emergency line shall be designed to connect to Power House Generator.

Auxiliary plan shall include Voice Communication (Telephone) System, CCTV Television System, Data Communication System (Internet) and Cable Television System. CCTV and Internet Data cable shall use UTP CAT6 cable.

The building shall be designed with closed-circuit televisions (CCTVs) using IP Cameras.

15. That the eligibility documents are the following:
- a. PhilGEPs Certificate of Registration and Membership (Platinum);
 - b. Mayor's/Business permit issued by the city or municipality where the principal place of business of the prospective bidder is located;
 - c. Registration certificate from SEC, Department of Trade and Industry (DTI) for sole proprietorship, or CDA for cooperatives;
 - d. Tax clearance per E.O. 398, s. 2005, as finally reviewed and approved by the Bureau of Internal Revenue (BIR);
 - e. Statement of all ongoing, completed, awarded but not yet started design/design and build related contracts within ten (10) years from the submission of bids;
 - f. Single Largest Completed Contracts (SLCCs) similar to the project to be bid that must be at least fifty percent (50%) of the ABC to be bid (in a joint venture/consortia, one should have at least one similar project, both in design and construction, with at least 50% of the cost)
 - i. SLCC must be supported by any of the following documents:
 1. Owner's Certificate of Final Acceptance issued by the project owner other than the contractor;
 2. Final rating of at least Satisfactory in the Constructors Performance Evaluation System (CPES). *In case of contracts with the private sector, an equivalent document shall be submitted;*
 - g. PCAB licenses and registration for the type and cost of the contract for this project (Small B; License Category C&D);
 - h. Audited financial statements, showing, among others, the prospective bidder's total and current assets and liabilities, stamped "received" by the BIR or its duly accredited and authorized institutions, for the preceding calendar year which should not be earlier than two (2) years from the date of bid submission;
 - i. NFCC computation
$$\text{NFCC} = [(\text{Current assets minus current liabilities}) (15)] \text{ minus the value of all outstanding or uncompleted portions of the projects under ongoing contracts, including awarded contracts yet to be started, coinciding with the contract to be bid.}$$
 - j. Joint Venture Agreement, if applicable;
 - k. Special PCAB license in case of a Joint Venture;
 - l. Bid Security (in any form)
 - m. Schematic documents;
 - n. Design and Construction Methods;
 - o. Value Engineering Analysis;
 - p. Organizational Chart;
 - q. List of Contractor's Personnel with complete qualification and experience data (with valid licenses issued by the PRC for design professionals);
 - r. List of Contractor's Equipment units, which are owned, leased, and/or under purchase agreements, supported by certification of availability of equipment from the equipment lessor/vendor for the duration of the project;
 - s. Omnibus Sworn Statement;

16. That the financial documents are the following:
 - a. Financial Bid Form;
 - b. Bill of Quantities;
 - c. Detailed Cost Estimates;
 - d. Summary Sheet indicating the unit prices of materials, labor rates and equipment rental;
 - e. Payment schedule;
17. That the key professionals to the job are the following:
 - a. Design Personnel *that should have at least five (5) years relevant experience*:
 - i. Design Architect;
 - ii. Structural Engineer;
 - iii. Electrical Engineer;
 - iv. Mechanical Engineer;
 - v. Master Plumber/Sanitary Engineer;
 - b. Construction Personnel *that should have at least three (3) years relevant experience*:
 - i. Project Manager;
 - ii. Project Engineer/Architect;
 - iii. Materials Engineer;
 - iv. Electrical Engineer;
 - v. Mechanical Engineer;
 - vi. Sanitary Engineer/Master Plumber;
 - vii. Foreman;
 - viii. Safety Officer (must be an accredited safety practitioner by the Department of Labor and Employment (DOLE) and should have undergone the prescribed 40-hour Construction Safety and Health Training (COSH);
18. That the prospective bidder's design and construction personnel should have updated licenses in their respective fields of work. In the event that the Lowest Calculated Bidder's personnel's licenses are about to expire, they should then be able to present a proof of license renewal during the post-qualification stage;
19. That additional specifications and/or modifications of the project not stated in the published Scope of Works shall be announced in a Supplemental/Bid Bulletin/s to be issued, if any;
20. That subcontracting is not allowed;
21. That bids will be valid for 120 days from the date of the opening of bids;
22. That the bid security shall also be valid for a period of 120 days from the date of the opening of bids;
23. That the bid security shall be in the form of a Bid Securing Declaration or any of the following forms and amounts:
 - a. The amount of not less than Three Hundred Thousand Pesos (Php300,000.00) if bid security is in cash, cashier's/manager's check, bank draft/guarantee or irrevocable letter of credit;
 - b. The amount of not less than Seven Hundred Fifty Thousand Pesos (Php750,000.00), if bid security is in Surety Bond;
24. That each bidder shall submit one (1) original and two (2) copies of the first and second components of its bid. The first envelope shall contain the Eligibility and Technical Documents while the second envelope shall contain Financial Documents;
25. That partial bid is not allowed since the infrastructure project is packaged in a single lot and the lot shall not be divided into sub-lots for the purpose of bidding, evaluation and contract award;
26. That poor performance of a contractor, i.e., a negative slippage of at least fifteen within the critical path of the project shall be basis for the termination of an ongoing contract;
27. That should prospective bidders want to conduct an ocular inspection after the Negotiation Conference, they shall be accompanied then by Engr. Padao.

III – Queries and Concerns

The following are the queries and concerns raised regarding the project:

1. Mr. Gerardo M. Baron, Jr. of Baron Construction asked the TWG on the delineation of works of the phase I project. To which Engr. Padao answered that the coverage for the Phase I project will be Structural Works only, subdivided into two: namely, concrete works and steel works for the basement, ground floor, second floor, and L/3 column. Basement shall already have a waterproofing.
2. Mr. Saldon, FAD Chief, informed the prospective bidders' representatives that the school management shall really be strict as to the implementation of the project, i.e., if in case a part of the project is not finished on time, a corresponding liquidated damages shall be imposed against the contractor.

Since there were no other matters discussed, the Negotiation Conference for the Negotiated Procurement of the Construction of Dormitory Building III (Male) – Design and Build – (Two Failed Biddings) was then adjourned at 3:20 PM.

As recorded by:



RRYAM A. JARALVE
BAC Chair

We concur:



ROBINSON S. LUZON
BAC Vice-Chair



GIL M. DARCERA
BAC Member



JUNIE ROV A. ENERO
BAC Member




BERNARD O. CALLAO
BAC Member



SHERL DIANNE S. ESTOQUE
BAC Sec Head



DANNY A. SULIT
BAC Sec Member



ARTURO M. ABERA
BAC Sec Member