



**MEMORANDUM**



FOR : LEOCADIO S. SEBASTIAN, PhD, CESO I  
Acting President and CEO

THRU : JUNE ARVIN C. GUDOV  
BAC Chairperson (SO-2025-118)

FROM : RODEL D. CASTILLO  
Officer-in-Charge, BAC Secretariat Division

SUBJECT : REQUEST FOR APPROVAL OF BAC RESOLUTION NO. 071, S. 2025 – DECLARING FAILURE OF BIDDING AND TO RE-BID FOR THE PROJECT: ONE LOT LUMP SUM CONTRACT FOR THE COMPLETION OF UNFINISHED WORKS FOR THE CONSTRUCTION OF THE FOURTEEN-STOREY NEW TRAINING BUILDING, SITE DEVELOPMENT AND VARIOUS SITE IMPROVEMENTS, INCLUDING SUPPLY AND INSTALLATION OF DESIGN FIT-OUTS, FURNISHINGS, AND FIXTURES (DFOFF) AT THE DAP CONFERENCE CENTER IN TAGAYTAY CITY

DATE : 10 December 2025

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1. This is to request your approval of the attached BAC Resolution No. 071, S. 2025 – Declaring Failure of Bidding and to re-bid for the Project: One Lot Lump Sum Contract for the Completion of Unfinished Works for the Construction of the Fourteen-Storey New Training Building, Site Development and Various Site Improvements, Including Supply and Installation of Design Fit-Outs, Furnishings, and Fixtures (DFOFF's) at the DAP Conference Center in Tagaytay City.
2. The end user for this engagement is the Development Academy of the Philippines Conference Center – Tagaytay (DAPCC-Tagaytay).
3. The Development Academy of the Philippines (DAP) is a knowledge institution and solutions provider that responds to the challenges of nation building and development.
  - 3.1. The Academy serves as a breeding ground for breakthrough ideas - a place where government leaders separate themselves to work together on new programs and policies for the nation.
4. For years, the Academy has contributed to national development by enabling the bureaucracy as well as other stakeholders to perform their mandates better through The project is located at the rear area of the DAP Conference Center (DAPCC) compound in Tagaytay City.

5. The NEW TRAINING BUILDING (NTB), and other site developments shall have complete architectural, civil, structural, mechanical, electrical, electronics and communications, plumbing and sanitary systems, CCTV and security management system, seismic auto-sensing / reporting system; and Future Center and Innovation Laboratories (FCIL), and landscape.
6. The NTB is consisting of a Fourteen-Storey Reinforced Concrete Building comprising Four-Storey Multi-use Podium, Ten-Storey Accommodation Tower with Roof Deck and Basement Parking & Utilities, shall be used as lectures, conferences and conventions facilities to host training, education, research and consultancy functions that takes into consideration in the conservation of the existing DAP Main Conference Facility.
7. The proposed NTB shall provide accommodation facilities (*standard rooms, suite and deluxe rooms*), dining hall, workshop rooms, speech lab, library, offices and future center innovation laboratory and art gallery. For recreational facilities, the building shall also include multi-purpose/team building area, ecumenical room, swimming pool area, massage rooms with fitness gym, sky high bar with social activity rooms and an activity deck.

7.1. In the development of the proposed expansion, it shall also include the

01. Provision of Materials Recovery Facilities (MRF) structure;
02. Provision of Sewage Treatment Plant (STP);
03. Site Development and Various Site Improvements: the site development plan is to improve the walkways, landscaping, existing road which includes the street lighting, security surveillance and fire hydrants for the site, and to strengthen the perimeter fence at the back portion of the compound;
04. Landscaping Works of designated areas within the 4.08 hectares DAPCC-Tagaytay compound, as indicated in the plans and specifications; and
05. Renovation of the Engineering and Maintenance Building (EMB).

8. The site development plan is to improve the walkways, landscaping, existing road which includes the street lighting, security surveillance and fire hydrants for the site, and to strengthen the perimeter fence at the back portion of the compound.

9. To date, preliminary preparations and concreting works for the sub-structure up to the podium levels of the NTB are partially completed. Initial utility lines stub-outs and embedment in preparation for the next installations are included. **The prospective Bidders are required to verify and assess the partially completed works and related documents such as as-built drawings, accomplishment reports, and other project-related reports and documentations.**

10. Should you have any concerns or clarifications, you may reach the BAC Secretariat Division at local 133 or email us at dapbacsec@dap.edu.ph.

11. For your kind approval.

12. Thank you.

Enclosures: 1. BAC Resolution no. 071, s. 2025 (One copy)

Copy furnished: **ENGR. NELSON L. CASALAN**  
Department Manager, Administrative Department

<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved
<input type="checkbox"/>	For further instructions

  
**LEOCADIO S. SEBASTIAN, PhD, CESO I**  
Acting President and CEO



**BAC Resolution No. 071, series of 2025**  
**(By Referendum)**

<b>BAC RESOLUTION DECLARING FAILURE OF BIDDING AND TO RE-BID</b>	
BIDDING NO.:	TITLE/DESCRIPTION:
<b>IB25-414804-01</b>	Category per RA9184: <input type="checkbox"/> <b>GOODS</b> <input checked="" type="checkbox"/> <b>INFRA/WORKS</b> <input type="checkbox"/> <b>CONSULTING</b>
APPROVED BUDGET FOR THE CONTRACT (ABC):	<b>PHP1,740,000,000.00</b>
BUDGET UTILIZATION SLIP NO.:	
<b>PP24091006</b>	<b>ONE (1) LOT LUMP SUM CONTRACT FOR THE COMPLETION OF UNFINISHED WORKS FOR THE CONSTRUCTION OF A FOURTEEN-STOREY NEW TRAINING BUILDING, SITE DEVELOPMENT AND VARIOUS SITE IMPROVEMENTS, INCLUDING SUPPLY AND INSTALLATION OF DESIGN FIT-OUTS, FURNISHINGS, AND FIXTURES (DFOFF) AT THE DAP CONFERENCE CENTER IN TAGAYTAY CITY</b>

- 01. WHEREAS**, on 17 July 2025 (Thursday) the Bids and Awards Committee, as per Special Order No. 2025-070, posted an Invitation to Bid at DAP Website, PhilGEPS Website, DAP-Pasig designated areas, and DAP Official Social Media Pages for the above-stated transaction, sent an Invitation to thirteen (13) Observers, and directly invited twenty-eight (28) Prospective Bidders, through email, to participate in the Competitive Bidding;
- 02. WHEREAS**, twenty-three (23) prospective bidders sent their Letters of Intent through email, namely: [1] Don Pin Group of Companies, [2] A.M. Oreta & Co., Inc, [3] Tokwing Construction, Corp., [4] Thaison Builder & Developer Inc, [5] Frey-fil Corporation, [6] MSB Vitug Construction, [7] S.C.Megaworld Construction & Development Corp, [8] Metro Stonerich Corporation, [9] Finmat International Resources, Inc., [10] Jits Construction Corporation, [11] Millenium Erectors Corporation, [12] Edison Development & Construction, Inc., [13] FFJJ Construction, [14] CCTEB-PH JV 21TH CDC, [15] Nationstar Development Corporation, [16] GSMAXX Construction Corp., [17] Kael Construction and Supply, [18] Lap Global Construction Corp., [19] China Construction Front Dev't Corp., [20] R.R. Encabo Construction Incorporated, [21] 21th Construction Corporation, [22] Syndtite Construction Corporation, [23] Nummer ETT Builders and Trading Corp.;
- 03. WHEREAS**, on 29 July 2025 (Tuesday), the Pre-Bid Conference was conducted at DAP Conference Center, Tagaytay City, wherein twenty-three (23) Prospective Bidders attended the Pre-Bid Conference namely: [1] Don Pin Group of Companies, [2] A.M. Oreta & Co., Inc, [3] Tokwing Construction, Corp., [4] Thaison Builder & Developer Inc, [5] Frey-fil Corporation, [6] MSB Vitug Construction, [7] S.C.Megaworld Construction & Development Corp, [8] Metro Stonerich Corporation, [9] J.D. Legaspi Construction, [10] Jits Construction Corporation, [11] Millenium Erectors Corporation, [12] Rhodium Builders Inc., [13] FFJJ Construction, [14] CCTEB-PH JV 21TH CDC, [15] Embrocal Builders Inc., [16] GSMAXX Construction Corp., [17] Kael Construction and Supply, [18] Joint Venture: S&P Construction Technology & Development Co., INC/BRRP Construction Services/Lap Global Construction Corp., [19] Clixlogic Inc., [20] R.R. Encabo Construction Incorporated, [21] Eight Towers Construction, [22] Syndtite Construction Corporation, [23] China Construction Front General Development Corporation;
- 04. WHEREAS**, among the Prospective Bidders who attended the Pre-Bid Conference and viewed the PhilGEPS Posting, fifteen (15) bidders bought the Official Bidding Documents (OBD):

<b>Bidders</b>	<b>OR No.</b>	<b>Date</b>	<b>Amount</b>
1) S.C. Megaworld Construction & Development Corporation	40301	29-July-25	₱75,000.00
2) TRASS Construction Co., Inc.	40302	29-July-25	₱75,000.00
3) Jits Construction Corporation	40303	29-July-25	₱75,000.00
4) A.M. Oreta & Co., Inc.	41673	28-July-25	₱75,000.00
5) Rhodium 688 Builders, Inc.	41689	31-July-25	₱75,000.00
6) Metro Stonerich Corporation	41708	31-July-25	₱75,000.00
7) Millennium Erectors Corporation	41729	04-Aug-25	₱75,000.00
8) MSB Vitug Construction	41753	06-Aug-25	₱75,000.00
9) R.R. Encabo Constructors, Inc.	41766	06-Aug-25	₱75,000.00
10) Joint Venture of S & P Construction Technology & Development Co., Inc.	41800	12-Aug-25	₱75,000.00
11) C.E. Padilla Construction Incorporated	41847	19-Aug-25	₱75,000.00
12) 21TH Construction Development Corporation	41888	20-Aug-25	₱75,000.00
13) TOTOWAO Development Corporation	41889	20-Aug-25	₱75,000.00
14) R.D. Talens Construction & Trading	41890	20-Aug-25	₱75,000.00
15) Finmat International Resources Inc.	41956	29-Aug-25	₱75,000.00

**05. WHEREAS**, on 02 September 2025 (Tuesday), the BAC conducted the Submission and Opening of Bids at L.S. Virata Hall, DAP Building, DAP Pasig City, with the following submissions before the 10:00AM deadline:

- 1) **Joint Venture: S&P CONSTRUCTION TECHNOLOGY AND DEVELOPMENT CO. INC., / BRRP CONSTRUCTION SERVICES / LAP GLOBAL CONSTRUCTION CORP.** submitted on **02 September 2025** at **6:25 AM**;
- 2) **R.D. TALENS CONSTRUCTION AND TRADING** submitted on **02 September 2025** at **8:18 AM**;
- 3) **MILLENIUM ERECTORS CORPORATION** submitted on **02 September 2025** at **9:00 AM**;
- 4) **FINMAT INTERNATIONAL RESOURCES, INC.** submitted on **02 September 2025** at **9:05 AM**;
- 5) **Joint Venture: C.E. PADILLA CONSTRUCTION INCORPORATED / CARWILL CONSTRUCTION INCORPORATED** submitted on **02 September 2025** at **9:23 AM**;
- 6) **MSB VITUG CONSTRUCTION** submitted on **02 September 2025** at **9:27 AM**;
- 7) **R.R. ENCABO CONSTRUCTOR INC.**, submitted on **02 September 2025** at **9:27 AM**;

8) **S.C. MEGAWORLD CONSTRUCTION AND DEVELOPMENT CORPORATION**  
submitted on 02 September 2025 at exactly 9:34 AM.

06. **WHEREAS**, the Abstract of Bids as read during the Submission and Opening of Bids were as follows:

BIDDERS	TECHNICAL COMPONENTS, including Eligibility Documents	FINANCIAL COMPONENTS
R.D. Talens Construction and Trading	PASSED	PHP1,548,559,946.86
Millennium Erectors Corporation	PASSED	PHP1,638,138,595.90 <b>FAILED</b> (Patently Absent or Incorrect submission for FC04 – Proposed Payment Schedule)
Finmat International Resources, Inc.	<b>FAILED</b> (Expired TC01 – PhilGEPS Certificate of Registration)	Unopened
C.E. Padilla Construction Inc. JV: Carwill Construction Inc.	PASSED	PHP1,718,680,788.88
MSB Vitug Construction	<b>FAILED</b> (TC27 – USB Thumb Drive is corrupted / electronic copies of bid cannot be opened)	Unopened
R.R. Encabo Constructors Incorporated	PASSED	PHP1,565,999,888.88
S.C. Megaworld Construction and Development Corporation	PASSED	PHP1,588,888,861.00 <b>FAILED</b> (Incomplete Signature on FC02 – Bill of Quantities)
Lap Global Construction Corporation JV: BRPP Construction Services and S&P Construction Technology and Development	PASSED	PHP1,485,753.594.66 <b>FAILED</b> (Unsigned FC03 – Summary of Bid Amounts)

07. **WHEREAS**, on 17 September 2025 (Wednesday), the TWG conducted the Bid Evaluation in accordance with Section 32 of the 2016 Revised Implementing Rules and Regulations of RA 9184, and a TWG Memorandum was submitted to the BAC re: Result of the Detailed Bid Evaluation of the Financial Component of and the TWG recommended

declaring **R.D. TALENS CONSTRUCTION AND TRADING** as the **Lowest Calculated Bid (LCB)** with a total bid amount of **ONE BILLION FIVE HUNDRED FORTY-EIGHT MILLION FIVE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED FORTY-SIX PESOS AND 86/100 (₱1,548,559,946.86)**;

**08. WHEREAS**, the Abstract of Bids as calculated during the Bid Evaluation, were as follows:

PARTICULAR	NAME OF BIDDER		
	R.D. TALENS CONSTRUCTION AND TRADING	R.R ENCABO CONSTRUCTORS INCORPORATED	C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.
Amount of Bid per Bid Form (FC01)	₱1,548,559,946.86	₱1,565,999,888.88	₱1,718,680,788.98
Amount of Bid as Calculated	₱1,548,559,946.86	₱1,566,250,790.13	₱1,718,680,788.98
Remarks	PASSED	PASSED	PASSED
Ranking of Bid	1 <sup>st</sup> - LOWEST CALCULATED BID	2 <sup>nd</sup>	3 <sup>rd</sup>

**09. WHEREAS**, on 18 September 2025 (Thursday), the BAC issued a Notice of Lowest Calculated Bid to **R.D. TALENS CONSTRUCTION AND TRADING**;

**10. WHEREAS**, on 30 September 2025 (Thursday), the BAC-TWG requested an Extension on the Post-Qualification Process for **R.D. TALENS CONSTRUCTION AND TRADING**'s submitted bid from 30 September 2025 (Thursday) to 15 October 2025 (Wednesday);

**11. WHEREAS**, on the same date, the HoPE approved the request for the BAC-TWG on Extension of the Post-Qualification Process for **R.D. TALENS CONSTRUCTION AND TRADING** until 15 October 2025 (Wednesday);

**12. WHEREAS**, from 30 September 2025 (Tuesday), to 02 October 2025 (Thursday), the TWG conducted the post-qualification for **R.D. TALENS CONSTRUCTION AND TRADING** and did an item-by-item assessment on the checklist rated as "PASSED" during the Submission and Opening of Bids;

**13. WHEREAS**, on 02 October 2025 (Thursday), a *Memorandum* addressed to the BAC Chairperson, signed by the TWG Chairperson, recommended to [1] declare the bid submitted by **R.D. TALENS CONSTRUCTION AND TRADING** as "FAILED" and "POST-DISQUALIFIED" and [2] declare the bid submitted by **R.R ENCABO CONSTRUCTORS INCORPORATED** as the 2<sup>nd</sup> LOWEST CALCULATED BID (LCB) be subjected to post-qualification;

**14. WHEREAS**, on 15 October 2025 (Thursday), the BAC-TWG requested an Extension on the Post-Qualification Process for **R.D. TALENS CONSTRUCTION AND TRADING**'s submitted bid until 02 November 2025 (Sunday);

**15. WHEREAS**, on the same date, the HoPE approved the request for the BAC-TWG an Extension of the Post-Qualification Process for **R.D. TALENS CONSTRUCTION AND**

TRADING until 02 November 2025 (Sunday);

16. **WHEREAS**, on the same date, the BAC approved the recommendation of the TWG and declared **R.D. TALENS CONSTRUCTION AND TRADING**'s submitted bid as Post-Disqualified and to proceed with the post-qualification for the 2<sup>nd</sup> Lowest Calculated Bid to **R.R ENCABO CONSTRUCTORS INCORPORATED**;
17. **WHEREAS**, on 23 October 2025 (Thursday), the BAC issued a Notice of Post-Disqualification to **R.D. TALENS CONSTRUCTION AND TRADING** and Notice of 2<sup>nd</sup> Lowest Calculated Bid to **R.R ENCABO CONSTRUCTORS INCORPORATED**;
18. **WHEREAS**, on 24 October 2025 (Friday), the BAC received a Request for Reconsideration filed by **R.D. TALENS CONSTRUCTION AND TRADING**;
19. **WHEREAS**, from 28 October 2025 (Tuesday) to 07 November 2025 (Friday), the TWG conducted the Post-Qualification for **R.R ENCABO CONSTRUCTORS INCORPORATED** and did an item-by-item assessment on the checklist rated as "PASSED" during the Submission and Opening of Bids;
20. **WHEREAS**, on 30 October 2025 (Thursday), a *Memorandum* addressed to the BAC Chairperson, signed by the TWG Chairperson, recommended to [1] declare the bid submitted by **R.R ENCABO CONSTRUCTORS INCORPORATED** as "FAILED" and "POST-DISQUALIFIED" and [2] declare the bid submitted by **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.** as the 3<sup>rd</sup> LOWEST CALCULATED BID (LCB) and be subjected to post-qualification;
21. **WHEREAS**, on 31 October 2025 (Friday), the BAC response to the Request for Reconsideration filed by **R.D. TALENS CONSTRUCTION AND TRADING** was "DENIED" and they may opt to file a protest within seven (7) calendar days from receipt of notice with the BAC's decision denying its request for reconsideration;
22. **WHEREAS**, on 07 November 2025 (Friday), the BAC issued a Notice of Post-disqualification to **R.R ENCABO CONSTRUCTORS INCORPORATED** and issued a Notice of 3<sup>rd</sup> Lowest Calculated Bid to **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.**;
23. **WHEREAS**, on 11 November 2025 (Tuesday), the BAC received a Request for Reconsideration filed by **R.R ENCABO CONSTRUCTORS INCORPORATED**;
24. **WHEREAS**, on 12 November 2025 (Wednesday) to 18 November 2025 (Tuesday), the TWG conducted the post-qualification for **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.** and did an item-by-item assessment on the checklist rated as "PASSED" during the Submission and Opening of Bids;
25. **WHEREAS**, on 19 November 2025 (Wednesday), a *Memorandum* addressed to the BAC Chairperson, signed by the TWG Chairperson, recommended to [1] declare the bid submitted by **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.** as "FAILED" and "POST-DISQUALIFIED";

26. **WHEREAS**, on the same date, the BAC responded to the Request for Reconsideration filed by **R.R ENCABO CONSTRUCTORS INCORPORATED** was “DENIED” and they may opt to file a protest within seven (7) calendar days from receipt of notice with the BAC’s decision denying its request for reconsideration and issued a Notice of Post-Disqualification to **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.**;
27. **WHEREAS**, on 21 November 2025 (Friday), the BAC received a Request for Reconsideration filed by **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.**;
28. **WHEREAS**, on 28 November 2025 (Friday), the BAC responded to the Request for Reconsideration filed by **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.** and they may opt to file a protest within seven (7) calendar days from receipt of notice with the BAC’s decision denying its request for reconsideration until 05 December 2025 (Friday);
29. **WHEREAS**, on 05 December 2025 (Friday), the allowable days to file a Protest from **C.E. PADILLA CONSTRUCTION INC. JV: CARWILL CONSTRUCTION INC.** have lapsed;
30. **NOW, THEREFORE**, be it RESOLVED, as it is hereby RESOLVED, that the bidding for this project has FAILED.
31. **RESOLVED FINALLY**, to recommend to the HoPE the **1<sup>st</sup> FAILURE OF BIDDING AND TO PROCEED WITH THE RE-BIDDING** pursuant to Section 35 of the 2016 revised IRR of RA9184 and Section 64 of the IRR of RA12009.

APPROVED, this day of 10<sup>th</sup> day of December 2025 at the Development Academy of the Philippines, San Miguel Avenue, Ortigas Center, Pasig City.

<b>dap BIDS &amp; AWARDS COMMITTEE 1 as per Special Order No. 2025-118 dated 04 November 2025</b>	
 <b>IMMANUEL A. MAGAOT</b> BAC Member 1	 <b>RICHA S. TIBO</b> BAC Member 2
 <b>EDNA CARINA M. PANGANIBAN</b> BAC Member 3	 <b>PAG-ASA L. DOGELIO</b> BAC End User Representative
 <b>MONICA D. SALIENDRES</b> BAC Vice Chairperson	 <b>JUNE ARVIN C. GUDOV</b> BAC Chairperson
Approved by:	
 <b>LEOCADIO S. SEBASTIAN, PhD., CESO I</b> Head of the Procuring Entity/ Acting President and Chief Executive Officer	