



BID BULLETIN No. 1		28 May 2026 (Thursday)
BIDDING NO.:	TITLE/DESCRIPTION:	
IB26-420423-01	“One (1) Lot Supply, Delivery, Dismantling, Installation and Commissioning of Brand New Two (2) Units Passenger Elevators as Replacement of the Existing Elevator System at the Development Academy of the Philippines (DAP) Building, Pasig City, including Supervision, Labor, Materials, Equipment and other related Accessories, Devices and Consumables”	
APPROVED BUDGET CEILING (ABC):		
₱15,000,000.00		
DATE OF PRE-BID CONFERENCE		
20 May 2026 (Wed), 10:00 AM		

Relative to the conducted Pre-Bid Conference for the above-stated Project last 20 May 2026 (Wednesday), the following clarifications from prospective bidders are being posted for the information of all concerned, as approved by the BAC & TWG:

1. On the queries of **JARDINE SCHINDLER**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Technical Specifications	1. Inquiry on the measurement of the elevator shaft.	Refer to As-built Drawings Annex “A”, may also be verified during site visit / inspection.
Technical Specifications	2. Whether the bidder may propose transformation method of modernization, partial replacement and retaining non-moving parts to reduce disruption, cost, and turnaround time.	The scope is full replacement of existing elevator system including all components and scope of work as specified in Section VII under the Technical Specifications of the Official Bidding Documents (OBD).

2. On the queries of **THE LIFT COMPANY PHILIPPINES, INC**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Scope of Work	1. Asked for clarification on whether dismantled parts from the project would be retained by the bidders.	All dismantled parts shall be turned over to the DAP-General Services Division (DAP-GSD).

3. On the queries of **INFINIACCESS & BUILDERS CORP.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Scope of Work	1. Inquired whether the dismantling of the existing elevator unit is included in the contract and whether potential concerns related to civil structure works are also covered.	Yes, all components and scope of work are specified in Section VII under the Technical Specifications of the OBD.

4. On the queries of **DEX INTERNATIONAL CO.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Technical Specifications	1. Inquired whether wire rope steel could be offered as an alternative.	The rope type shall be retained as per Technical Specifications.



5. On the queries of **MAKO TEKNOMECHANIQUES INC.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Technical Specifications	1. Inquired about the qualification requirement stating that the offered passenger elevator brand must have been available in the Philippine market for at least twenty (20) years, specifically asking what supporting documents or attachments should be submitted to prove compliance with this requirement.	Brochures or any equivalent documents (e.g. Certifications and/or Letters from Distributors, Manufacturers, or concerned Government Agencies) showing proof of brand existence should be attached as part of the technical documents (marked as TC07) for compliance with the technical specifications.
	2. Further sought clarification on how the BAC or TWG would determine whether the elevator brand had indeed been available in the market for twenty years if only a brochure would be submitted.	
	3. Inquired whether a certification or attached letter from the manufacturer would be considered acceptable as supporting documentation.	

6. On the queries of **VTSA**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Technical Specifications	1. Inquired about the safety feature referred to as "resistance-based elevator inspection" on page 75, asking whether it pertains to fire rating.	The "resistance-based elevator inspection" referring to testing or inspection procedure and monitoring features used to assess the condition of components such as wire ropes, allowing determination of whether they are still in good condition. It was further explained that this is a technical feature intended for condition monitoring rather than fire rating.

7. On the queries of **ELISHA & CHARLES SOLUTION, INC.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
Scope of Work	1. Observed that Elevator A is designated for turnover to the GSD, while Elevator B is indicated for turnover to the DAP representative.	For clarity, both are to be turnover to DAP-General Services Division (DAP-GSD) as the implementing unit.
Scope of Work	2. Asked about the allowable working hours once the project commences at DAP.	Work is generally to be conducted after office hours and may also be done during weekends, subject to proper coordination with DAP-GSD.



Reference	QUERIES	Responses/Clarifications
Payment Schedule	3. Sought clarification on the payment terms, confirming whether a maximum of 15% down payment may be requested upon submission of pre-implementation requirements. The bidder also inquired about the progress billing structure for Elevator A and Elevator B, specifically whether the 40% payment milestone, which covers delivery, dismantling, installation, and final acceptance, may be subdivided into separate billings per activity (e.g., delivery, dismantling, etc.).	<p>The 15% initial payment is not a down payment but the first progress billing, which may be claimed upon submission of the required documents.</p> <p>Regarding the 40% progress billing, it was explained that the payment is based on the completion of the required milestones as a package rather than per individual activity. The same arrangement applies to both Elevator A and Elevator B.</p> <p>Finally, the remaining 5% shall be released upon submission of the post-installation documents.</p>
General Requirements	4. Clarification on GCC Clause 6.2 on page 49, specifically on the phrase "items reasonably inferred as required for completion," and sought clarification on what is considered as reasonably inferred items, particularly in relation to whether these would be covered under a variation order.	<p>All items necessary for the completion, operational and functionality of the project are considered included and covered under the scope of delivery in accordance with the technical specifications.</p> <p>It was further clarified that since the procurement is for goods, delivery must strictly comply with the technical specifications, and all requirements needed for proper completion are deemed included.</p> <p>For this transaction, variation order is not applicable considering that this transaction is for procurement of goods.</p>
General Requirements	5. Clarification regarding GCC Clause 17.3 on page 53 concerning warranty retention, noting that while the clause allows the contractor to use either retention money or a special bank guarantee, it does not explicitly mention a surety bond callable on demand, which is commonly used by Philippine suppliers to preserve working capital. Then asked whether the BAC would allow the use of a surety bond valid for three (3) years as an alternative equivalent to the five percent (5%) warranty requirement.	<p>Under Section 90.1 (Warranty) of the Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 12009 and SCC Clause 17.3 of the Official Bidding Documents (OBD), warranty shall be covered by either retention money in an amount equivalent to at least five percent (5%) of every progress payment, or a special bank guarantee equivalent to at least five percent (5%) of the total contract price.</p>



Reference	QUERIES	Responses/Clarifications
General Requirements	<p>6. Clarification on the warranty scope under SCC 17.3, noting that with the 5% retention of the total contract, the clause provides for forfeiture of the retention in cases of damages to surrounding equipment or components attributable to the contractor's negligence or workmanship during the repair or implementation period.</p> <p>The Bidder then sought clarification on whether this liability also extends to consequential damage affecting surrounding building components.</p>	<p>Yes, the liability extends to any damage of surrounding equipment components/parts attributable to contractor's negligence or poor workmanship during the implementation period.</p>
General Requirements	<p>7. Clarification whether the warranty scope also extends to consequential damages affecting surrounding building components, noting that over a three-year period unforeseen events may occur, such as an earthquake that could cause structural damage like cracks inside the elevator shaft, and seeking clarification on whether liability for such damage would fall on the contractor or the building owner.</p>	<p>The warranty against structural defects on and failures, except those occasioned by force majeure (e.g. earthquake, fire, or any natural calamities), shall be subject to inspection and investigation pursuant to the applicable and relevant provisions in the IRR of RA 12009.</p>
General Requirements	<p>8. Clarification on the warranty provision stating that defects must be corrected and the elevator restored to operation and asked when the seven-day period begins and whether the requirement means the elevator must be fully restored within seven days or simply be made operational within that period.</p>	<p>In accordance with SCC Clause 17.3, period of correction of defects is seven (7) calendar days upon receipt of notice from DAP.</p>

8. As part of the Technical Documents under Bid Data Sheet (BDS) Clause 12.1, Certificate of Site Inspection shall be included and to be marked as TC10. Refer to Annex "B" for the Updated Checklist of Technical and Financial Documents (pages 123-126 under Section IX of the OBD).

**Reminder to Bidders:**

01. Bids must be duly received by the BAC Secretariat through manual submission at the Development Academy of the Philippines GF, DAP Bldg., San Miguel Avenue, Pasig City, on **16 June 2026 (Tue)** and not later than **10:00 AM**. All Bids will be opened in the presence of the bidders' authorized representative/s who are authorized to attend the proceedings. **LATE PROPOSAL/S SHALL NOT BE ACCEPTED.**
02. Bid opening shall be on **16 June 2026 (Tue)** via Face-to-Face at DAP Pasig, San Miguel Avenue, Ortigas Center, Pasig City. Bids will be opened in the presence of the bidders' authorized representative/s.
03. 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.
04. Interested bidders may obtain further information from DAP and inspect the Bidding Documents at the address given below from Monday to Friday, 9:00AM to 4:30PM.
05. A complete set of Official Bidding Documents (OBD) including electronic-copy of the Technical Specifications, As-built Drawings, and prescribed Forms may be acquired by interested bidders on **08 May 2026 (Fri)** to **15 June 2026 (Mon)** from **9:00AM to 4:30PM** at the address and website/s below and upon payment of the applicable fee, pursuant to the latest Guidelines issued by the GPPB, in the amount of **TEN THOUSAND PESOS (PHP10,000.00)**. A scanned copy of proof of payment or proof of deposit duly certified/noted by the Bank must be emailed to the DAP Treasury Division at: cashtreasury@dap.edu.ph for the issuance of Service Invoice (SI). Payment duly acknowledged by DAP Treasury Division shall be a prerequisite to participate in the bidding.

Interested bidders can make their payments through the DAP Account as stated below in Cash, Check, or Online transfer:

❖ <i>Account Name:</i>	DEVELOPMENT ACADEMY OF THE PHILIPPINES
❖ <i>Account Number:</i>	0671-0105-40
❖ <i>Bank:</i>	LANDBANK OF THE PHILIPPINES
❖ <i>Branch of Account:</i>	PASIG CAPITOL BRANCH

Or, at DAP Cash Treasury located at Floor 3A/F, DAP Building, San Miguel Avenue, Ortigas Center, Pasig City.

It may also be downloaded free of charge from the website of the Philippine Government Electronic Procurement System (PhilGEPS) and 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.

06. The ***Development Academy of the Philippines*** 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 70¹ of R.A. No. 12009, without incurring any liability to the affected Bidder or Bidders.
07. For further information, please refer to:

¹ Reservation Clause

**RODEL D. CASTILLO****Officer-in-Charge, BAC Secretariat Division****Address** : Development Academy of the Philippines
GF, DAP Bldg., San Miguel Avenue, Pasig City 1600**Telephone** : (632) 8631-0921 loc. 133**BAC Secretariat email**: dapbacsec@dap.edu.ph**Website address** : <https://www.dap.edu.ph>

08. You may visit the website <https://www.dap.edu.ph/invitation-to-bid> to download the OBD.

For the guidance and information of all concerned.

For the Bids and Awards Committee,



GILBERT E. LUMANTAO
CHAIRPERSON, BIDS & AWARDS COMMITTEE 2

>>>NOTHING FOLLOWS<<<

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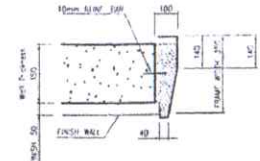
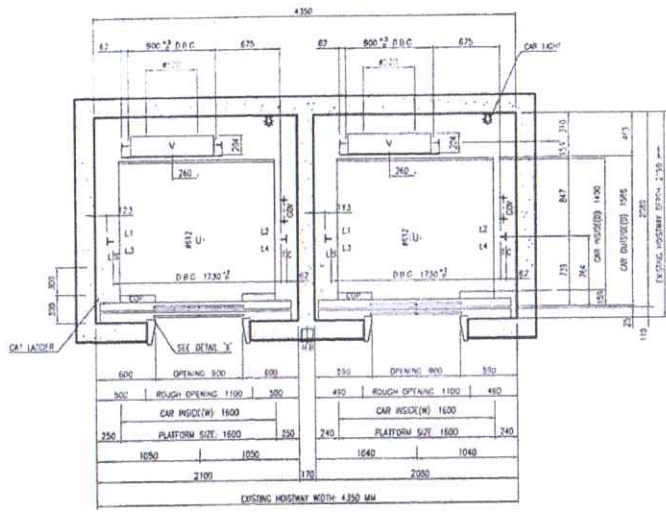
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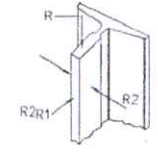
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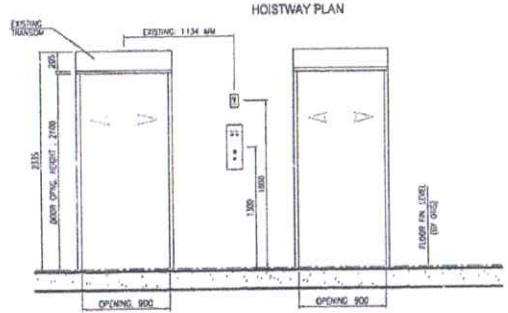
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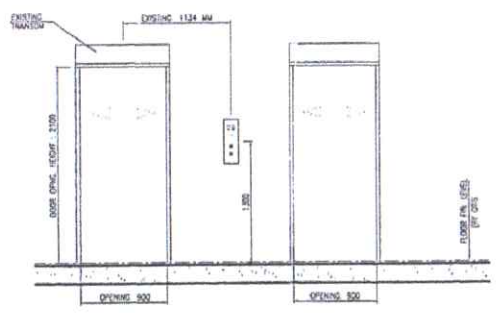
DETAIL OF WIDE JAMB



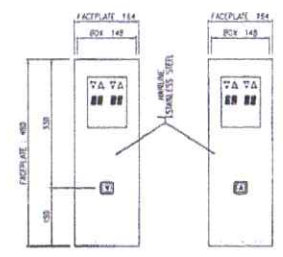
RAIL FORCE



ENTRANCE PLAN FOR GROUND FLOOR

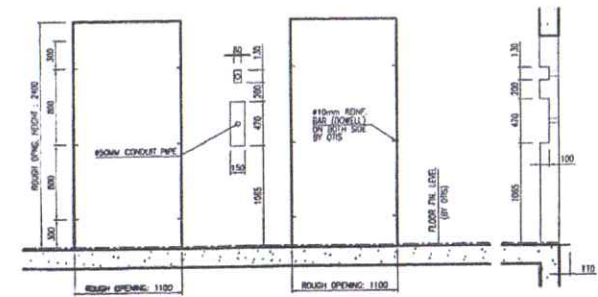


ENTRANCE PLAN FOR OTHER FLOORS

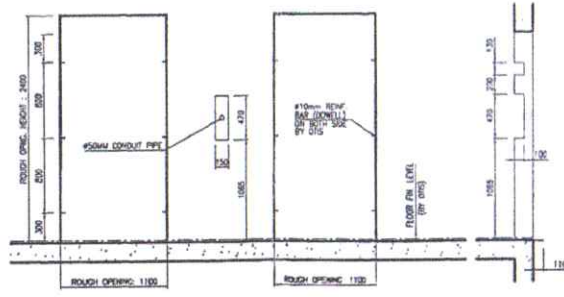


@ 8TH FLOOR
SCALE: 1/8

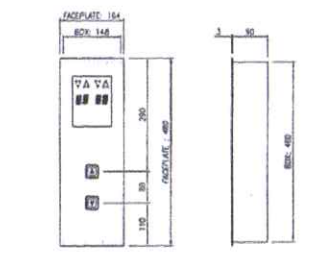
@ BASEMENT FLOOR
SCALE: 1/8



ENTRANCE CUT-OUT PLAN FOR GROUND FLOOR

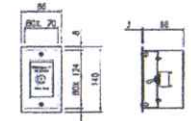


ENTRANCE CUT-OUT PLAN FOR OTHER FLOORS



@ INTERMEDIATE FLOORS
SCALE: 1/2

TYPICAL SIDE ELEV.
SCALE: 1/5



FIREMAN'S SERVICE FIXTURE
(Ground Floor only)

LOAD REACTION / UNIT (kg)			
R=4491	A=2074	D=466	U=8328
R1=28	B=932	V=6157	
R2=53	C=1012		
SPECIFICATIONS			
NO. OF ELEVATOR (ONE) UNIT			
TYPE OF ELEVATOR OTIS3200			
TYPE OF MOTOR 13VTR			
MOTOR POWER (KW) 8.5			
STARTING CURRENT (A) 50			
NORMAL CURRENT (A) 21			
HEAT (kcal/h) 2000			
DUTY LOAD (KG) 1000			
SPEED (M/S) 1			
CONTROL MCS220			
OPERATION AUTOMATIC			
ROPING 2:1			
NO. OF STOPS/SPANS 7/2			
TYPE OF DOOR CENTER OPENING			
DOOR OPENING (DOOR) x (2100) x (H)			
RISE (MM) 2300 MM			
BLDG. POWER SUPPLY 220V, 3P, 4-wire, 60 Hz			
BLDG. LIGHTING SUPPLY 220V, 1P, 2-wire, 60 Hz			
CAR OPERATING PANEL STANDARD			
CAR & HALL FIXTURES STANDARD			
CAR CEILING DESIGN CL-51B			
HANDRAIL DESIGNS F-25/1 80x63/2=16mm			
CAR INTERIOR & CAR CAB DOOR PANEL HAILLINE S/S FINISHED			
LANDING DOOR HAILLINE S/S FINISHED			
CAR FLOORING GRANITE FINISHED 20mm THK			
JAMBS(BEAM) REHABILITATION ONLY			
CADD BY: MML			
DATE: 10 DEC 2008			
CHECKED BY:			
DATE:			
NOTED BY: MAR GANDI			
DATE:			
SCALE: 1:1/8.25			

Attention: DO NOT SCALE SOME PARTS OF THE DRAWING

OWNER: DEVELOPMENT ACADEMY OF THE PHILIPPINES

CONTRACT NO.: IBSE0257D-C

CONTENTS: HOISTWAY PLAN & RAIL FORCE ENTRANCE PLAN & CUT-OUT PLAN JAMB DETAIL & HALL FIXTURES

REVISIONS: 1-30-07

RECEIVED BY: HAPALCO
OTIS MODERNIZATION PROJ. COORDINATOR

SECTION IX. CHECKLIST OF TECHNICAL AND FINANCIAL DOCUMENTS

ELIGIBILITY AND TECHNICAL DOCUMENTS CHECKLIST

01. All submissions of the Bidder should be **clear and readable** and must indicate the document number. Bidders' Technical Documents should be marked "TC01" to "TC10".
02. On this checklist; the column "As Checked" shall be marked ...
 - ✓ "PASSED" to indicate that said document was available; or
 - ✓ "FAILED" when the document listed is not available in the bid proposal submitted; or
 - ✓ "NOT APPLICABLE" if the item in the checklist was not appropriate or no longer required.
03. During the evaluation at the stage of post-qualification, a proposal may still be declared "**not eligible**" or "**failed**" if the contents / substance of the submitted document is missing, or is found inappropriate, or does not comply with the given requirements for this transaction.

<i>Bidding No.</i> IB26-420423-01	<i>ABC:</i> P15,000,000.00
<i>Particulars:</i> "One (1) Lot Supply, Delivery, Dismantling, Installation and Commissioning of Brand New Two (2) Units Passenger Elevators as Replacement of the Existing Elevator System at the Development Academy of the Philippines (DAP) Building, Pasig City, including Supervision, Labor, Materials, Equipment and other related Accessories, Devices and Consumables"	
<i>Venue of Bid Opening</i> DAP Building, Pasig City	<i>DATE & TIME of Bid Opening</i> June 16, 2026 (Fri) at 10:00 AM
BIDDER'S INFORMATION	<i>COMPANY NAME:</i> ?
	<i>COMPANY HEAD OFFICE MAILING ADDRESS:</i> ?
	<i>COMPANY WEBSITE OR EMAIL ADDRESS:</i> ?
<i>Representative attending the Bidding:</i>	<i>NAME OF THE COMPANY REPRESENTATIVE:</i> ?
	<i>POSITION TITLE OF THE COMPANY REPRESENTATIVE:</i> ?
<i>JV info: IS THE BIDDER INTO JOINT VENTURE AGREEMENT WITH ANOTHER ENTITY/IES?</i>	
YES	NO

THE ELIGIBILITY DOCUMENTS

dap DOES NOT ALLOW ANY BIDDER from any country outside the Philippines

TECHNICAL DOCUMENTS	mark	As Checked
1) Photocopy of valid PhilGEPS Certificate of Registration with attached: <ul style="list-style-type: none"> • Photocopy of Registration Certificate from SEC or DTI, or CDA, whichever is applicable • Photocopy of valid Mayor's/Business Permit issued by 	<u>TC01</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed

TECHNICAL DOCUMENTS	mark	As Checked
<p>City or Municipality where the principal place of business is located, or the equivalent document for Exclusive Economic Zones or Areas.</p> <p>Provided that the principal business address shall match with the address indicated in the Class A Eligibility documents. per BDS Clause 10.1, item no. 1.2</p> <ul style="list-style-type: none"> • Photocopy of Tax Clearance Certificate for FY2025 issued by the Bureau of Internal Revenue (BIR) in the current year • Photocopy of Audited Financial Statements for FY2025 stamped “received” by the BIR or its duly accredited and authorized institutions 		
<p>2) Statement of a SINGLE LARGEST COMPLETED CONTRACT (SLCC) similar to the contract to be bid, per BDS Clause 10.1, item no. 3, and supported by photocopy of the following documents issued by the Owner of the project other than the contractor:</p> <ul style="list-style-type: none"> • Certificate of Completion or Final Acceptance, whichever is applicable; or • Any proof of documents to the Final Acceptance of the project (e.g. Official Receipt or Sales Invoice) issued by the project owner. 	<u>TC02</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
<p>3) Statement of <u>ALL ONGOING</u> government and private contracts, including contracts awarded but not yet started, if any.</p>	<u>TC03</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
<p>4) NFCC Computation</p>	<u>TC04</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
<p>5) <i>If applicable</i>, valid <u>Joint Venture Agreement</u> (JVA), in case the joint venture is already in existence, or duly notarized statements from all the potential joint venture partners stating that they will enter into and abide by the provisions of the JVA in the instance that the bid is successful, shall be included in the bid.</p> <p>NOTE: If not into JVA, kindly include a properly tagged document stating “NOT APPLICABLE”.</p>	<u>TC05</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed <input type="checkbox"/> N/A
<p>6) Bid security in the prescribed form, amount and validity period</p>	<u>TC06</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
<p>7) Compliance with the Technical Specifications</p>	<u>TC07</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
<p>8) Duly Notarized Omnibus Sworn Statement</p>	<u>TC08</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
<p>9) List of Key Personnel</p>	<u>TC09</u>	<input type="checkbox"/> Passed

TECHNICAL DOCUMENTS	mark	As Checked
		<input type="checkbox"/> Failed
9.1. Project Manager		
9.2. Project Engineer		
9.1 Safety Officer		
10) Certificate of Site Inspection	<u>TC10</u>	<input type="checkbox"/> Passed <input type="checkbox"/> Failed

END OF TECHNICAL DOCUMENTS CHECKLIST

BAC's Remarks:	<input type="checkbox"/> PASSED	<input type="checkbox"/> FAILED	<input type="checkbox"/> FOR RECONSIDERATION
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CHECKED BY:	NOTED BY:	DOCUMENTS RECEIVED BY:
MICHAEL H. RAMOS Chairperson, TWG	GILBERT E. LUMANTAO Chairperson, BAC2	RODEL D. CASTILLO Officer-in-Charge, BAC Secretariat Division

CHECKLIST No. 2: FINANCIAL DOCUMENTS

01. All submissions of the Bidder should be **clear and readable** and must indicate the document number Bidders' Technical Documents should be marked "**FC01**" to "**FC02**".
02. On this checklist; the column "As Checked" shall be marked ...
 - ✓ "**PASSED**" to indicate that said document was available; or
 - ✓ "**FAILED**" when the document listed is not available in the bid proposal submitted;
03. During the evaluation at the stage of post-qualification, a proposal may still be declared "**not eligible**" or "**failed**" if the contents / substance of the submitted document is missing, or is found inappropriate, or does not comply with the given requirements for this transaction.

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	COMPANY HEAD OFFICE MAILING ADDRESS: ?
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Representative attending the Bidding:	NAME OF THE COMPANY REPRESENTATIVE: ?
	POSITION TITLE OF THE COMPANY REPRESENTATIVE: ?
JV info: IS THE BIDDER INTO JOINT VENTURE AGREEMENT WITH ANOTHER ENTITY/IES?	
YES	NO

THE FINANCIAL DOCUMENTS

DAP DOES NOT ALLOW ANY BIDDER from any country outside the Philippines

FINANCIAL DOCUMENTS	mark	As Checked
1) FINANCIAL BID FORM as prescribed in per <u>BDS Clause 11.1, item (a).</u>	FC01	<input type="checkbox"/> Passed <input type="checkbox"/> Failed
2) Duly signed Price Schedule as prescribed in per <u>BDS Clause 11.1, item no. (b).</u>	FC02	<input type="checkbox"/> Passed <input type="checkbox"/> Failed

END OF FINANCIAL PROPOSAL COMPONENT CHECKLIST

BAC's Remarks: <input type="checkbox"/> PASSED <input type="checkbox"/> FAILED <input type="checkbox"/> FOR RECONSIDERATION		
CHECKED BY: MICHAEL H. RAMOS Chairperson, TWG	NOTED BY: GILBERT E. LUMANTAO Chairperson, BAC2	DOCUMENTS RECEIVED BY: RODEL D. CASTILLO Officer-in-Charge, BAC Secretariat Division