



BID BULLETIN No. 1

30 June 2026 (Tuesday)

BIDDING NO.:	TITLE/DESCRIPTION:
IB26-423026-03	"ONE (1) LOT OF SUPPLY, DELIVERY, INSTALLATION, TESTING, AND COMMISSIONING OF A COMPLETE FIRE DETECTION AND ALARM SYSTEM (FDAS), INCLUDING THE DISMANTLING OF THE EXISTING FDAS, FOR THE DAP PASIG BUILDING"
APPROVED BUDGET CEILING (ABC):	
P10,600,000.00	
DATE OF PRE-BID CONFERENCE	
18 June 2026 (Thu), 10:00 AM	

Relative to the conducted Pre-Bid Conference for the above-stated Project last 18 June 2026 (Thursday) and the following clarifications received from prospective bidders are being posted for the information of all concerned, as approved by the BAC & TWG:

- On the queries of **M.P.M SAFETY INDUSTRIES CO.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
	We are writing to respectfully seek clarification regarding Clause 5.4 of the Bid Data Sheet (BDS), which currently states that contracts similar to the Project shall be those described as follows: Any projects related to the Supply and Installation of Fire Detection and Alarm System (FDAS) To encourage wider participation among highly capable life-safety and fire protection systems suppliers, we would like to respectfully request the BAC to expand this definition to explicitly include the "Supply and Installation of Fire Suppression Systems" as an acceptable similar contract. We submit this request on the basis of the following technical ground: Identical Technical Core and Engineering Complexity: A Fire Suppression System does not operate in isolation; it functions hand-in-hand with an FDAS. It relies heavily on advanced electronic detection components, specialized control panels, heat/smoke sensors, and triggering relays to deploy	As per BDS Sec. 52.4.1.3 of SLCC on the IRR of RA12009 can be read as follows: The Bidder's SLCC that is similar to the contract to be bid should have been completed within the past five (5) years prior to the deadline for the submission and receipt of bids. Any projects related to the Supply and Installation of Fire Protection System (e.g. FDAS, FSS and Smoke Control) and at least 50% of the ABC.



Reference	QUERIES	Responses/Clarifications
	engineering capabilities, low-voltage wiring, circuitry design, and compliance with the Fire Code of the Philippines required for a fire suppression installation are identical to those required for a standalone FDAS project.	
	Further clarified on the integration requirements of the new FDAS with the existing door access control system and tamper switches, specifically, whether the necessary integration points are already available or if the Contractor will be required to establish the connections and interfaces.	Refer to OBD pages 123-133 Provision for integration with the existing door access is included for future integration. Integration of tamper switches is not applicable to this project.
	Also asked whether the floor plans to be provided include the locations of FDAS devices, such as smoke detectors and other system components.	Refer to OBD pages 112-122.

2. On the queries of **REDFLAME ENTERPRISES**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
	Inquiry whether prospective bidders are required to hold a PCAB License with a Fire Protection System specialization as part of the project's technical eligibility requirements. Whether the installation of the system is included within the scope of the procurement of goods.	PCAB License is not stated in the list of documentary requirements for the procurement of Goods as per Sec. 54.2 a. RA12009 of IRR.
	Sought clarification on the inclusions, requirements, and extent of activities covered under the one-time building wide fire drill specified in Section 7, item 6 (Testing and Commissioning) of the Technical Specifications)	As per Section VII item 6, bullet 6 can be read as follows: The supplier is required to coordinate with Barangay San Antonio, Ortigas Center Association Incorporated (OCAI), and other concerned agencies for the building-wide fire drill.

2.1. Queries of **REDFLAME ENTERPRISES** sent via email

Reference	QUERIES	Responses/Clarifications
	May we confirm whether there is a prescribed Excel format that must be used for the forms included in the bidding documents, such as the Single Largest Completed Contract (SLCC)	Forms are provided and required to be used as per Section VIII of the OBD - Form 2 SLCC



Reference	QUERIES	Responses/Clarifications
	form? Alternatively, are bidders allowed to use the prescribed forms issued by the GPPB, provided that all required information and supporting attachments are included?	
	We would also like to inquire whether we are required to first purchase the bidding documents and submit the corresponding proof of payment or official receipt before we can obtain the Excel templates, as indicated in the image below. 	The soft/editable copy of the bidding documents will be available to those who have bought the Official Bidding Documents.
	Lastly, may we confirm whether there is no requirement to submit an electronic copy of the bidding documents (e.g., via USB flash drive), and that only the printed hard copies are required?	Submission of the electronic copy via USB Flash drive is not required as a Technical requirement, but it will be used during the post-qualification for convenience.

3. On the queries of **PALMER-ASIA, INC. FIRE SAFETY & SECURITY**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
	Asked for clarification on whether there is a preferred brand to be used or if any brand is acceptable, if it complies with the requirement of being addressable, and meets the specified technical requirements.	Refer to OBD pages 123-133
	Clarification was requested on the Single Largest Completed Contract (SLCC) requirement, specifically regarding the applicable completion period (e.g., within the last five years) and the minimum percentage of the Approved Budget for the Contract (ABC) that the SLCC must satisfy.	As per BDS Sec. 52.4.1.3 of SLCC, the IRR of RA12009 can be read as follows: The Bidder's SLCC that is similar to the contract to be bid should have been completed within the past five (5) years prior to the



Reference	QUERIES	Responses/Clarifications
		deadline for the submission and receipt of bids. Any projects related to the Supply and Installation of Fire Protection System (e.g., FDAS, FSS, and Smoke Control) and at least 50% of the ABC.

3.1. Queries of **PALMER-ASIA, INC. FIRE SAFETY & SECURITY** sent via email

Reference	QUERIES	Responses/Clarifications
	Riser Locations (Floor 7A and Basement): Kindly confirm the exact location of the FDAS riser on Floor 7A, as it appears unclear on the provided layout. Additionally, please clarify if there is a corresponding riser location designated in the Basement level to support vertical routing.	Refer to OBD pages 112-122. The Riser Location may be confirmed during the site inspection.
	Ceiling Heights / Cross-Sectional Drawings: Could you provide the typical architectural cross-sectional drawings or clarify the clear finished ceiling heights and slab-to-slab dimensions for all floors? This information is necessary for us to accurately estimate vertical wiring drops and containment structures.	Refer to OBD pages 112-122 Ceiling Heights may be verified during the site inspection.
	Bill of Quantities (BOQ) vs. Design Plan Discrepancy (Annunciators): We noted an inconsistency regarding the Fire Zone Locators / Graphic Annunciators. The BOQ specifies a total quantity of 15 units, whereas the provided design plans only reflect 6 units. Kindly clarify the correct final quantity to be budgeted and whether additional remote placements are required.	Refer to OBD, Section VII, Item 4, Fire Alarm Control Panel & Devices page. 72.

4. On the queries of **ASISI SYSTEMS CORP.**, the following are the clarifications/answers:



Reference	QUERIES	Responses/Clarifications
	Clarification was requested regarding the warranty provision. While the requirement specifies a 3-year warranty and one (1) year of maintenance visits, clarification is sought on the coverage and maintenance support to be provided during the 2nd and 3rd years of the warranty period.	Refer to OBD Section V – SCC clause 17.3
	Clarification was requested on whether a copy of the complete building floor plans can be provided, as no floor plan drawings were included in the documents they have.	Refer to OBD pages 112-122

5. On the queries of **ALL NETWORK SALES AND SYSTEMS INTEGRATOR INC.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
	Requested an update on the schedule of the site inspection and asked when it will be conducted.	The schedule will be followed with coordination with the BAC Secretariat.

6. On the queries of **GREEN BUILDING TRADING & CONTRACTING, INC.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
	I would like to ask if you could also consider auxiliary system like Panic Alarm System?	No. The project is “One (1) Lot of Supply, Delivery, Installation, Testing, and Commissioning of a Complete Fire Detection and Alarm System (FDAS), Including the Dismantling of the Existing FDAS, for the DAP Pasig Building”.

7. On the queries of **IMPLESERVE ENT.**, the following are the clarifications/answers:

Reference	QUERIES	Responses/Clarifications
	For SLCC, do you consider an SLCC if the Purchase order is from a private company and do you compute the 50% without VAT?	The SLCC shall be computed based on the project's total contract price.

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 **09 July 2026 (Thu)** 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 **09 July 2026 (Thu)** 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, Design Plans and prescribed Forms may be acquired by interested bidders on **05 June 2026 (Fri) to 08 July 2026 (Wed)** 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 on Floor 3A/F, DAP Building, San Miguel Avenue, Ortigas Center, Pasig City.

It may also be downloaded free of charge from the websites of the Philippine Government Electronic Procurement System (PhilGEPS) and the Procuring Entity, provided that Bidders shall pay the applicable fee for the Bidding Documents no 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:

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

¹ Reservation Clause



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,

JUNE ARVIN C. GUDOY

CHAIRPERSON, BIDS & AWARDS COMMITTEE 1

>>>NOTHING FOLLOWS<<<