



BAC Resolution No. 2024-0910-198 (Alpha)

SUBJECT: RECOMMENDING THE AWARD OF BIDDING OF THE PROJECT ENTITLED, PROCUREMENT OF CONSULTANCY SERVICES FOR THE APPRAISAL OF LAND AND IMPROVEMENTS INCLUDING CROPS AND TREES FOR THE EXPANSION OF ROXAS AIRPORT. (Bid No. 24-051-08)

WHEREAS, the project, Procurement of Consultancy Services for the Appraisal of Land and Improvements including Crops and Trees for the Expansion of Roxas Airport, an ADMS project was forwarded to the Bids and Awards Committee of the Civil Aviation Authority of the Philippines (CAAP-BAC Alpha) for its procurement. The project has an approved budget of Two Million One Hundred Forty-Eight Thousand Five Hundred Pesos (**PHP2,148,500.00**). A copy of the Certificate of Allotment Release (CAR No. 2021-02-022) dated 24 February 2021 is herein attached as *Annex "A"*;

WHEREAS, the Request for Expression of Interest for the procurement of the said project was posted on 03 August 2024 on the PhilGEPS, CAAP Official Website, and other conspicuous places on the CAAP premises. A copy of the Request for Expression of Interest is hereto attached as *Annex "B"*;

WHEREAS, the Submission and Opening of Eligibility of Prospective Bidders for the project was held on 20 August 2024 at the CAAP Conference Room and via video conference. Bidders submitted their project bid proposal, and the following results were noted. A copy of the Minutes of Meeting and Eligibility Checklist are hereto attached as *Annexes "C" & "D", respectively*;

Bidder/s	Remark/s
Leechiu Property Consultants, Inc.	<i>Passed</i>
CAL-FIL Appraisal and Management, Inc.	<i>Disqualified</i> <ul style="list-style-type: none">- <i>Not updated PhilGEPS Registration Certificate (Audited Financial Statement)</i>- <i>The Audited Financial Statement submitted is not "stamped received" by the BIR.</i>
First Independent Value Experts, Inc.	<i>Disqualified</i> <ul style="list-style-type: none">- <i>Not updated PhilGEPS Registration Certificate (Audited Financial Statement)</i>

WHEREAS, the Bids and Awards Committee - Technical Working Group Alpha (BAC-TWG Alpha) issued its Evaluation Report for the Eligibility Check and Shortlisting of Prospective Bidders dated 27 August 2024 and was presented to the BAC on the same day, wherein it was recommended that Leechiu Property Consultants, Inc. was determined eligible to undertake the project having submitted the required eligibility documents and are





recommended for shortlisting. The copies of the said Report and Minutes of Meeting are hereto attached as *Annexes "E" & "F"*;

WHEREAS, a Notice of Eligibility and Shortlisting dated 27 August 2024 was issued in favor of Leechiu Property Consultants, Inc. A copy of the Notice is hereto attached as *Annex "G"*;

WHEREAS, the BAC Resolution No. 2024-0212-149 dated 29 August 2024 resolving to recommend the shortlisting of Leechiu Property Consultants, Inc. for the above-mentioned project. A copy of the BAC Resolution No. 2024-0212-149 is hereto attached as *Annex "H"*;

WHEREAS, the Pre-Bid Conference was conducted on 12 September 2024 via Google Meet Video Conference. A copy of the Minutes of Meeting is hereto attached as *Annex "I"*;

WHEREAS, the Submission and Opening of Bids for the Technical Component for the project was held on 24 September 2024 at the CAAP Conference Room and via video conference. Bidder, Leechiu Property Consultants, Inc. was initially rated as passed during the opening of their Technical Proposal and was recommended to undergo Technical Evaluation. The copies of the Minutes of Meeting and Checklist of Technical Proposal/Abstract of Bids as Read are hereto attached as *Annexes "J" & "K", respectively*;

WHEREAS, the BAC-TWG Alpha issued its Bid Evaluation Report for the Technical Proposal dated 30 September 2024, and it was presented to the BAC on 01 October 2024, along with the Submission and Opening of Bids for the Financial Component at the BAC Conference Room, Civil Aviation Authority of the Philippines, MIA Road, Pasay City and via Google Meet Video Conference. Leechiu Property Consultants, Inc. submitted their Financial Proposal and the bidder was initially rated as passed. It is also indicated in the Bid Evaluation Report of the Technical Proposal, Leechiu Property Consultants, Inc. was evaluated with a technical score above the minimum of 70%. The copies of the Minutes of Meeting, Checklist of Financial Proposal/Abstract of Bids as Read, and Bid Evaluation Report for the Technical Proposal are hereto attached as *Annexes "L", "M" & "N", respectively*;

WHEREAS, the Bids and Awards Committee - Technical Working Group Alpha (BAC-TWG Alpha) issued its Bid Evaluation Report (Bid Evaluation of Technical & Financial Proposal) dated 03 October 2024, and was presented to the BAC on the same day. It was recommended for Leechiu Property Consultants, Inc. to undergo Post-Qualification for being evaluated as the Highest Rated Bid (HRB). The copies of the Minutes of Meeting and Bid Evaluation Report are hereto attached as *Annexes "O" & "P", respectively*;

WHEREAS, the Committee issued a letter dated 07 October 2024 informing the bidder for a negotiation meeting on 10 October 2024. A copy of the said letter is hereto attached as *Annex "Q"*;





WHEREAS, BAC Resolution No. 2024-0910-190 dated 07 October 2024 was issued for the approval of HoPE of the ranking of short-listed bidder/s for the said project. A copy of the BAC Resolution No. 2024-0910-190 is hereto attached as *Annex "R"*;

WHEREAS, during the negotiation meeting on 10 October 2024, it was discussed that the bidder is amenable to adapting the proposed items in the Terms of Reference and that BAC-TWG Alpha will conduct a post-evaluation. A copy of the Minutes of the Meeting is hereto attached as *Annex "S"*;

WHEREAS, the Committee issued a letter to Leechiu Property Consultants, Inc. dated 10 October 2024, requiring the same to submit the necessary additional requirements for Post-Qualification. A copy of the said letter is hereto attached as *Annex "T"*;

WHEREAS, the BAC-TWG Alpha issued its Post-Qualification Report dated 17 October 2024 and was presented to the BAC on the same day, wherein the BAC-TWG Alpha recommends that the project be awarded to Leechiu Property Consultants, Inc. for being Highest Rated Responsive Bid (HRRB). The copies of the Minutes of Meeting and Post-Qualification Report are hereto attached as *Annexes "U" & "V", respectively*;

WHEREAS, Section 37.1.1 of 2016 IRR of RA 9184 provides that: *The BAC shall recommend to the HoPE the award of contract to the bidder with the LCRB, HRRB, SCRB, or SRRB after the post-qualification process has been completed.*

NOW THEREFORE, premises considered, the **CAAP-BAC ALPHA RESOLVES**, as it is hereby **RESOLVED** to recommend the **APPROVAL** and **AWARD** of the project, **PROCUREMENT OF CONSULTANCY SERVICES FOR THE APPRAISAL OF LAND AND IMPROVEMENTS INCLUDING CROPS AND TREES FOR THE EXPANSION OF ROXAS AIRPORT** to **LEECHIU PROPERTY CONSULTANTS, INC.** in the total amount of **ONE MILLION EIGHT HUNDRED FIVE THOUSAND FOUR HUNDRED NINETY-SIX PESOS (PHP1,805,496.00) VAT inclusive.**

IN WITNESS WHEREOF, the CAAP-BAC hereby signed this Resolution No. 2024-0910-198 (Alpha) on 29 October 2024 at the Civil Aviation Authority of the Philippines, Pasay City, Metro Manila.





Republic of the Philippines
CIVIL AVIATION AUTHORITY OF THE PHILIPPINES


CAPTAIN EDGARDO G. DIAZ
BAC- Chairperson


ATTY. ROBERTO MARTIN S. BUENAVENTURA
Vice-Chairperson


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ENGR. RONALDO R. LUMIBAO
Member


MS. AMNERIS G. GABRIEL
Member


ENGR. GARY M. JADIE
Member


LT COL VALENTINO A DIONELA PAF (RET)
ASST. DIRECTOR GENERAL II - ADMS
End-User (ADMS)

Approved by:


CAPTAIN MANUEL ANTONIO L. TAMAYO
Director General

