

PUBLIC SAFETY MUTUAL BENEFIT FUND, INC.

Resolution 2025 - 79

APPROVAL OF THE AWARD OF CONTRACTS FOR THE SUPPLY AND DELIVERY OF VARIOUS PROJECTS

Whereas, the Management's Bids and Awards Committee (BAC) conducted bidding on August 8 and 12, 2025, for the various projects;

Whereas, the BAC conducted a bidding process for the supply and delivery of the Building Directory Signage, Emergency Signage, and Evacuation Layout Plan, wherein the sole responsive bid was submitted by E. Rodriguez Engineering Services in the amount of Php600,000.00;

Whereas, the BAC conducted a bidding process for the supply and delivery of Waterproofing of the Roof Deck, wherein two proponents were deemed qualified, and Ensa Builders & Construction submitted the lowest bid in the amount of Php2,998,888.08;

Whereas, the BAC conducted a bidding process for the supply and delivery of the External Audit of the 2025 Financial Statements, wherein two proponents were deemed qualified, and Alas Oplas & Co., CPAs submitted the lowest bid in the amount of Php1,350,000.00;

Whereas, the BAC recommended through the Governance Committee to award of contracts for the supply and delivery of the foregoing projects to the identified suppliers, for a total contract cost of Php4,948,888.08;

Whereas, the BAC further recommended the grant of authority to the PSMBFI President to release funds for this purpose;

Whereas, the recommendation was approved by the Governance Committee and was endorsed to the Executive Committee for final approval of the Board;

Whereas, during the regular meeting of the Board of Trustees on August 28, 2025, the Board approved the recommendation;

Now, therefore, be it resolved, as it is hereby resolved, that the Board approves the supply and delivery of the following projects:

- 1. E. Rodriguez Engineering Services**
Supply and delivery of the Building Directory Signage, Emergency Signage, and Evacuation Layout Plan, for a total contract price of Php600,000.00;
- 2. Ensa Builders & Construction**
Supply and delivery of the Waterproofing of the Roof Deck, for a total contract price of Php2,998,888.08;
- 3. Alas Oplas & Co., CPAs**
Supply and delivery of the External Audit of the 2025 Financial Statements, for a total contract price of Php1,350,000.00.

Be it resolved, further, that the Board grants authority to the PSMBFI President to release funds for the foregoing purposes;

PSMBFI Building

No. 318-320 Santolan Road, cor. 1st and 2nd West Streets

San Juan City, Metro Manila

Tel. No. 726-1675; 726-8070 Tele fax No. 726-7250

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PUBLIC SAFETY MUTUAL BENEFIT FUND, INC.

Resolution 2025 - 79

APPROVAL OF THE AWARD OF CONTRACTS FOR THE SUPPLY AND DELIVERY OF VARIOUS PROJECTS

Be it resolved finally, that copies of this Resolution be furnished to the Chairman and the Vice Chairman of the Board of Trustees, the President and the PSMBFI Management for reference and information.

Done in San Juan City, Philippines, this 28th day of August 2025.


PLTGEN ROBERT T RODRIGUEZ (RET)
Chairman


PMGEN MARIO A BEYES (RET)
Vice Chairman


PLTGEN MICHAEL JOHN F DUBRIA (RET)
President


PMGEN NEIL B ALINSAÑGAN
Corporate Treasurer


PEMS BOY CLAYTON M BLANCAD
Assistant Treasurer


PLTGEN FERDINAND O DIVINA (RET)
Trustee


PLTGEN BENJAMIN D SANTOS JR (RET)
Trustee


PCOL DONNA N VILLAREAL
Trustee


PMGEN BARTOLOME R BUSTAMANTE (RET)
Trustee


PLTGEN EDGAR ALAN O OKUBO
Trustee


PBGEN JONAS T AMPARO
Trustee



PLTGEN EMMANUEL B PERALTA (RET)
Trustee


PBGEN ROQUE EDUARDO DP VEGA (RET)
Trustee


PMGEN CONSTANCIO T CHINAYOG JR
Trustee


PBGEN RADEL DL RAMOS
Trustee

Attested by:


PLTCOL JOSE LEO M ANGELES
Corporate Secretary

Corporation Secretary
BGT SOG ROGER GEO M ANSELER

Witnessed by:

Trustee
BGT SOG CONSTANTINO I CHIMAYOS JR

Trustee
BGT SOG RAFAEL DG KAMOS

Trustee
BGT SOG EMMA INEEL B BERAGTA (RET)

Trustee
BGT SOG ROSALBA LARDO DE LEGA (RET)

Trustee
BGT SOG EDGAR ALAN O OKUBO

Trustee
BGT SOG JONAS I AMBARO

Trustee
BGT SOG JOYLA N ALTAVERA

Trustee
BGT SOG VARTOGONE B BUSTAMANTE (RET)

Trustee
BGT SOG FERDINAND O DALINA (RET)

Trustee
BGT SOG VERTAMINO SANTOS JR (RET)

Corporation Treasurer
BGT SOG JESIC B ALINGANGAN

Assistant Treasurer
BGT SOG BOY SPENCER M BLAGSAD

Vice Chairman
BGT SOG MARIO A BELES (RET)

President
BGT SOG MICHAEL JOHN F DURVA (RET)

Chairman
BGT SOG ROBERT JT RODRIGUEZ (RET)

Done in San Juan City, Philippines, this 20th day of August, 2022.
reference and information.
Be it resolved finally, that copies of this Resolution be furnished to the Chairman and
the Vice Chairman of the Board of Trustees, the President and the BGTMB Management for

DELIVERY OF VARIOUS PROJECTS
APPROVAL OF THE AWARD OF CONTRACTS FOR THE SUPPLY AND



PUBLIC SAFETY MUTUAL BENEFIT FUND, INC.

August 18, 2025

The Board of Trustees

Public Safety Mutual Benefit Fund, Inc.
Santolan Road cor. 1st & 2nd West Crame
San Juan City

Thru: **PLTCOL JOSEF LEO M ANGELES**
Corporate Secretary

Dear Members of the Board:

The Bids and Awards Committee 1 (BAC 1) conducted the opening of bids for various projects on 8 and 12 August 2025, in accordance with our procurement guidelines. The table below outlines the procurement timelines, key dates, and current status of each project.

Item	Project Name	RF Date	Date of Invitation to Bid	Date of Pre-Bidding	Date of Opening of Bids	Status
1	Rehabilitation of Mezzanine	June 30, 2025	July 7, 2025	July 25, 2025	August 8, 2025	Failed bidding
2	Rehabilitation of Employee's Entrance and Guard House	June 30, 2025	July 10, 2025	July 25, 2025	August 8, 2025	Failed bidding
3	Rehabilitation of Building Perimeter Fence/Barriers	June 30, 2025	July 10, 2025	July 25, 2025	August 8, 2025	Failed bidding
4	Building Directory Signage, Emergency Signage, and Evacuation Layout Plan	June 30, 2025	July 10, 2025	July 25, 2025	August 8, 2025	Successful bidding
5	Waterproofing of Roof Deck	June 30, 2025	July 10, 2025	July 25, 2025	August 8, 2025	Successful bidding
6	External Audit of 2025 Financial Statements	May 13, 2025	July 10, 2025	July 25, 2025	August 8, 2025	Successful bidding
7	Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)	April 29, 2025	May 7, 2025	May 14, 2025	June 9, 2025- Initial POC July 2, 2025-2 nd POC	Failed bidding



PUBLIC SAFETY MUTUAL BENEFIT FUND, INC.

					August 12, 2025 Opening of bids	
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A. Failed Bidding:

1. Rehabilitation of Mezzanine
2. Rehabilitation of of Building Perimeter Fence/Barriers
3. Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)
4. Rehabilitation of Employee's Entrance and Guard House

Four projects resulted in failed biddings. Three projects failed because the bids received exceeded the Approved Budget for the Contract (ABC) and were referred back to the respective project owners for review of the Terms of Reference (TOR) and budget. For the other project, Rehabilitation of Employee's Entrance and Guard House, the submitted Financial Statement of the sole bidder (E. Rodriguez) indicated insufficient financial capacity to undertake multiple projects simultaneously, although the bid amount was found to be compliant.

B. Successful Bidding

1. **Building Directory Signage, Emergency Signage, & Evacuation Layout Plan** – Sole bidder **E. Rodriguez Engineering Services** submitted a responsive bid that met all the requirements in the Terms of Reference (TOR). Post-qualification confirmed their eligibility and compliance.

Participating Bidder	Total Bid Proposal	Remarks
E. Rodriguez Engineering Services	₱ 600,000.00	Non-compliant: Review of the submitted Financial Statement shows insufficient capacity to handle multiple projects simultaneously.

2. **Waterproofing of Roof deck-** Six proponents participated in the bidding. Three proponents submitted bids within the Approved Budget for the Contract (ABC); however, only two passed the post-qualification, while one failed and was disqualified. The remaining three proponents submitted bids that exceeded the ABC. The lowest responsive and TOR-compliant bid was submitted by **Ensa Builders & Construction**. Below is the summary table of the participating bidders and their compliance status:

Participating Bidder	Total Bid Proposal	Remarks
E. Rodriguez Engineering Services	₱ 2,900,000.00	Non-compliant: Review of the submitted Financial Statement shows insufficient capacity to handle multiple projects simultaneously.
Ensa Builders & Construction	₱ 2,998,888.08	Compliant to the requirements.



PUBLIC SAFETY MUTUAL BENEFIT FUND, INC.

Ultracote	₱ 3,350,000.00	Compliant; Expertise in painting, waterproofing, and other related services
YS Prealtech	₱ 5,021,750.00	Over budget
YAR	₱ 5,587,943.42	Over budget
Niceman	₱6,684,048.00	Over budget

3. External Audit of 2025 Financial Statements

Two proponents participated in the bidding, both submitting proposals within the Approved Budget for the Contract (ABC). After evaluation, **Alas Oplas & Co., CPAs** was declared the lowest responsive and TOR-compliant bidder. Below is the summary table of the participating bidders and their compliance status:

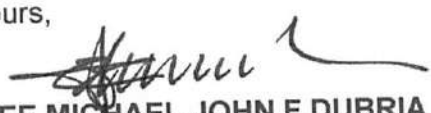
Participating Bidder	Total Bid Proposal	Remarks
Alas Oplas & Co., CPAs	₱ 1,350,000.00	Complete and In Compliance of Documents
P&A Grant Thorton	₱ 1,696,800.00	The bid proposal consist of exclusive of 15% fixed OPE, non standard OPE (e.g., cost of independent valuation specialist) and VAT. Up to Php250,000.00 estimated cost for the services of an independent valuation specialist exclusive of 12% VAT

In line with this, the management requests the approval to approve the supply, delivery, and disbursement of funds for the following projects.

NO.	PROJECT	WINNING BIDDER
1.	Building Directory Signage, Emergency Signage & Evacuation Layout Plan	E. Rodriguez Engineering Services
2.	Waterproofing of Roof Deck	Ensa Builders & Construction
3.	External Audit of 205 Financial Statement	Alas Oplas & Co., CPAs

For information and approval.

Truly yours,


TRUSTEE MICHAEL JOHN F DUBRIA
President & CEO



PSMBFI

BIDS AND AWARDS COMMITTEE REPORT

AUGUST 20, 2025

BAC



PSMBFI

Procurement Timeline

Item	Project Name	Request Form Date	Date of Invitation to Bid	Date of Pre-Bidding	Date of Opening of Bids	Status
1	Rehabilitation of Mezzanine	June 30,2025	July 7, 2025	July 25,2025	August 8, 2025	Failed bidding
2	Rehabilitation of Employee's Entrance and Guard House	June 30,2025	July 10, 2025	July 25,2025	August 8, 2025	Failed bidding
3	Rehabilitation of Building Perimeter Fence/Barriers	June 30,2025	July 10, 2025	July 25,2025	August 8, 2025	Failed bidding
4	Building Directory Signage, Emergency Signage, and Evacuation Layout Plan	June 30,2025	July 10, 2025	July 25,2025	August 8, 2025	Successful bidding
5	Waterproofing of Roof Deck	June 30,2025	July 10, 2025	July 25,2025	August 8, 2025	Successful bidding
6	External Audit of 2025 Financial Statements	May 13,2025	July 10, 2025	July 25,2025	August 8, 2025	Successful bidding
7	Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)	April 29, 2025	May 7, 2025	May 14, 2025	June 9, 2025-Initial POC July 2, 2025-2 nd POC August 12, 2025 Opening of bids	Failed bidding.



PSMBFI

Rehabilitation of Mezzanine

Project Owner: Administration Department

Fund Source: CAPEX Building Renovation – Main Office

ABC: ₱796,475.00

Location: PSMBFI Main Office

Status: Failed Bidding, referred back to the project owner for review of the TOR and budget.

BIDDERS	TOTAL BID PROPOSAL	REMARKS
E. Rodriguez Engineering Services	Php 6,000,000.00	Over budget
YAR	Php 5,043,045.02	Over budget



PSMBFI

Reference of Specifications : Rehabilitation of Mezzanine

➤ Glass Partition and Door Installation

- Supply and installation of a 1.6-meter high glass partition with a glass door for the Audio and Visual Control Room.

➤ Canteen Area Counter

- Construction of an open countertop to serve the canteen area.

➤ Glass Panels Treatment

- Installation of mirror-type stickers/film on existing glass panels for aesthetics and to make the area look wider.

➤ Repair and Repainting Works

- Repainting of all designated walls, columns, and ceilings within the project area, including repair of any damaged surfaces.

➤ Acoustic Treatment

- Installation of acoustic ceiling panels to improve sound insulation, reduce noise and add aesthetic value of the over all look of the Mezanine floor.

➤ Drywall Partition

- Fabrication and installation of drywall partitions to create a dedicated storage area separate canteen area and the Audio visual room.
- Fabrication of Colapsible partition for every function area. This is to cater simultaneous events at the same time..

➤ Conversion of Water Feature

- Conversion of the existing water feature into a drywall partitions, dismantling os existing glass partition of the water feature and converting it to a drywall partition this can also as a blanc canvass for back-drop of events.

➤ Electrical Works

- Installation of new lighting fixtures to enhance overall illumination. A hanging track light is proposed, but alternative recommendations from the proponent are welcome

➤ Cleaning and Clearing

- Thorough cleaning and clearing of the area after completion of works, ensuring the site is turned over in a clean and usable condition.

Note:

1. *In case of non-availability of any of the materials specifications listed above, PSMBFI reserves the right to substitute it with a material specification of equivalent function or us;*
2. *All materials, equipment, fixtures including sample and color of paint is subject for submission and approval by PSMBFI prior to installation or application;*
3. *The contractor must assign an Engineer/Foreman and a Safety Officer to supervise the entire duration of the project;*
4. *The contractor must provide a PPE (hard hat, safety harness, mask, etc) for their personnel to be assigned on-site during and until the duration of the project;*
5. *The installation and use of scaffolding, equipment and tools must ensure the safety of the workers, as well as of PSMBFI employees, tenants, and visitors; and*
6. *Labor, materials, tools, equipment and transportation for all work herein although not specifically mentioned, that can be reasonably inferred as being required for the completion of the project must be provided by the contractor without additional cost from the owner.*



PSMBFI

Rehabilitation of Employee's Entrance and Guard House

Project Owner: Administration Department

Fund Source: CAPEX Building Renovation – Main Office

Location: PSMBFI Main Office

ABC: ₱1,495,500.00

Status: Failed Bid. The submitted Financial Statement of the sole bidder indicates insufficient financial capacity to undertake multiple projects simultaneously. On the other hand, the bid amount was found to be compliant.

Winning Bidder	Total Bid Proposal	Remarks
E. Rodriguez Engineering Services	₱ 1,050,000.00	Submitted Financial Statement was found to have insufficient financial capacity to undertake multiple projects simultaneously. However, the bid amount itself was deemed compliant.



Reference to Specifications : Rehabilitation of Employee's Entrance and Guard House

PSMBFI

A. Conversion of Water Features into Indoor Vertical Garden

1. Demolition and Removal

- Carefully dismantle existing water features, including glass panels and decorative elements.
- Remove granite cladding as necessary to access underlying structural or plumbing components.
- Reconfigure or remove existing plumbing previously serving the fountain to accommodate the vertical garden's irrigation system.
- Segregate and dispose of all non-reusable materials in compliance with waste management protocols.

2. Waterproofing and Structural Preparation

- Conduct a thorough structural assessment to confirm the area can support the vertical garden system.
- Apply waterproof membranes or coatings to prevent moisture penetration.
- Perform surface leveling, patching, or reinforcement to prepare for installation.

3. Design and Installation of Vertical Garden System

- Develop a design that balances aesthetics, accessibility, and maintenance.
- Install a durable vertical garden system with support frames or modular panels to bear plant and growing media weight.
- Securely anchor all structural supports, ensuring compatibility with existing building infrastructure.

4. Irrigation and Drainage Integration

- Design and install an efficient irrigation system (manual or automated) tailored to plant water needs.
- Integrate proper drainage to prevent water accumulation, promote healthy plant growth, and protect structures.
- Include water retention trays or drainage channels to minimize waste and leakage.
- Install automatic humidifiers, strategically placed and calibrated to maintain optimal indoor humidity for plant health and air quality.

5. Plant Selection and Installation

- Select low-maintenance, air-purifying plants suitable for the space's lighting and environment.
- Arrange plants for visual appeal and harmony with interior design.
- Use appropriate growing media and containers for long-term plant health.
- Incorporate natural elements such as boulders, wood accents, and organic materials to enhance biophilic aesthetics.

6. Lighting Installation

- Install accent lighting (e.g., LED spotlights or strips) to highlight the vertical garden.
- Provide supplemental grow lighting where natural light is insufficient to support photosynthesis.

B. Renovation of Guard House

1. Structural Repairs and Refurbishment

- Inspect walls, floors, and ceilings for damage or deterioration.
- Repair or replace damaged components using materials that match or improve existing finishes.

2. Electrical and Lighting Upgrades

- Replace outdated wiring and fixtures to comply with current safety and performance standards.
- Install energy-efficient lighting to enhance visibility and reduce energy use.
- Relocate electrical panel board and PA system as needed.

3. Interior Improvements

- Upgrade counters and install new cabinetry to enhance storage and functionality.
- Repair or replace doors and windows with durable, secure materials.
- Enhance interior features such as shelving, storage units, and seating for improved functionality and comfort.
- Remove an existing window and build a concrete hollow block (CHB) wall to accommodate additional cabinetry and maximize usable space.
- Remove the existing ceiling and install a new, higher ceiling to improve spatial comfort and aesthetics.

4. Painting and Finishing

- Repaint interior walls and ceilings with approved paint samples and colors.

5. Ventilation and Climate Control

- Improve air circulation via enhanced natural ventilation or mechanical systems such as exhaust fans.
- Install air conditioning units where necessary to ensure occupant comfort.

6. Security System Integration

- Relocate CCTV monitors to optimize surveillance coverage (*see layout for the location*).

Note:

1. All materials, equipment, fixtures including sample and color of paint is subject for submission and approval by PSMBFI prior to installation or application;
2. The contractor must assign an Engineer/Foreman and a Safety Officer to supervise the entire duration of the project;
3. The contractor must provide a PPE (hard hat, safety harness, mask, etc) for their personnel to be assigned on-site during and until the duration of the project;
4. The installation and use of scaffolding, equipment and tools must ensure the safety of the workers, as well as of PSMBFI employees, tenants, and visitors: and

5. Labor, materials, tools, equipment and transportation for all work herein although not specifically mentioned, that can be reasonably inferred as being required for the completion of the project must be provided by the contractor without additional cost from the owner.



Rehabilitation of Building Perimeter Fence/Barriers

PSMBFI

Project Owner: Administration Department

Fund Source: CAPEX Building Renovation – Main Office

ABC: ₱1,107,900.00

Location: PSMBFI Main Office

Status: Failed Bidding, referred back to the project owner for review of the TOR and budget.

BIDDERS	TOTAL BID PROPOSAL	REMARKS
E. Rodriguez Engineering Services	Php 2,570,000.00	Over budget
YAR	Php 2,713,144.84	Over budget



PSMBFI

Reference of Specifications : Rehabilitation of Building Perimeter Fence/Barriers

- a. Conduct site survey and gather information for planning and estimate based on the design but shall be in accordance with all applicable Local and National Building Codes;
- b. The contractor shall supply all labor, tools, materials, equipment, and supervision necessary for the fabrication and installation of manual sliding gate with embedded wheels.

1. Design and Fabrication

- Fabricate a manual sliding steel gate with a vertical bar design.
- Gate to be constructed from galvanized or powder-coated steel with a clean, modern finish.
- Estimated dimensions: 4.0 meters (width) × 2.0 meters (height)

2. Wheel and Track System

- Gate must operate on embedded heavy-duty wheels mounted at the bottom frame.
- Install a U-channel steel track embedded in the concrete pavement for smooth, stable, and secure sliding.
- Track must be level, rust-resistant, and flush with the finished floor to prevent tripping hazards and water pooling.
- Include gate stoppers at both ends of the track to prevent oversliding.

3. Locking System

- Install a manual locking mechanism, such as a steel sliding latch with padlock provision or equivalent.
- Ensure locking point is secure and accessible from the interior side.

4. Surface Preparation and Painting

- All metal components must be treated with **anti-rust primer** prior to painting.
- Apply a minimum of **two (2) coats of anti-corrosion, weather-resistant paint**.
- Final finish should be a dark matte finish.

Note:

1. Upon submission of the final quotation, the design and layout with detailed technical specifications of the perimeter fence, sliding gate, and other related components shall be submitted along with this TOR;
2. In case of non-availability of any of the materials specifications listed above, PSMBFI reserves the right to substitute it with a material specification of equivalent function or us;
3. All materials, equipment, and fixtures—including paint samples and color selections—must be submitted to PSMBFI for approval prior to installation.;
4. The contractor must assign an Engineer/Foreman and a Safety Officer to supervise the entire duration of the project;
5. The contractor must provide a PPE (hard hat, safety harness, mask, etc) for their personnel to be assigned on-site during and until the duration of the project;
6. The installation and use of scaffolding, equipment and tools must ensure the safety of the workers, as well as of PSMBFI employees, tenants, and visitors; and
7. Labor, materials, tools, equipment and transportation for all work herein although not specifically mentioned, that can be reasonably inferred as being required for the completion of the project must be provided by the contractor without additional cost from the owner.



Building Directory Signage, Emergency Signage, & Evacuation Layout Plan

PSMBFI

Project Owner: Administration Department

Fund Source: CAPEX Building Renovation – Main Office

ABC: ₱1,062,500.00

Location: PSMBFI Main Office

Status: Successful bidding

Winning Bidder	Total Bid Proposal	Remarks
E. Rodriguez Engineering Services	₱ 600,000.00	Compliant



Reference of Specifications :

Building Directory Signage, Emergency Signage, & Evacuation Layout Plan

PSMBFI

- a. Conduct site survey and gather information for planning and estimate based on the design but shall be in accordance with all applicable Local and National Building Codes;
- b. The contractor shall supply all labor, materials, equipment, and supervision necessary for the completion of the following:

1) Building Directory Signage:

- Design, fabrication, and installation of floor-level directory signs.
- Directories must include department names, directional arrows, and room numbers.
- Room signage for individual offices or rooms located at or beside the door must also be included in the scope. These should clearly display the room number and office title (e.g., "Accounting Department, Room 401").
- All signage must be made using modular or replaceable systems, allowing future updates without needing full replacement (e.g., interchangeable panels or insert holders).

2) Emergency Signage:

- Provision and installation of glow-in-the-dark or illuminated emergency signs (Exit, Fire Exit, etc.).
- Signage must follow safety and accessibility standards and indicate the location of fire extinguishers, alarms, and emergency assembly points.

3) Evacuation Layout Plans:

- Preparation, printing, and installation of detailed floor plans showing emergency escape routes.
- Must indicate "You are here" points, fire exits, extinguishers, and stairwells.
- Plans must be displayed in common areas such as elevator lobbies, staircases, and near main exits.

Plans must be:

- Minimum size: A3 or larger
- Printed on durable, waterproof, and fire-retardant material
- Protected with covers or frames
- Installed at eye level in visible areas (e.g., elevator lobbies, staircases, near exits)
- Matched exactly to the actual floor layout

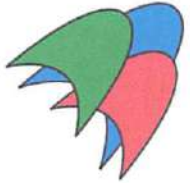
Deliverables include:

- Editable soft copies
- As-built installation list
- Certification of compliance from the Safety Officer or relevant authority (if needed)

Note:

1. In case of non-availability of any specified materials, PSMBFI reserves the right to approve the use of equivalent alternatives, provided they meet the required standards in function, durability, and appearance.
2. All materials, designs, and fixtures must be submitted for review and approval by PSMBFI prior to production and installation.

3. The contractor shall assign a qualified Project Engineer or Foreman, as well as a certified Safety Officer, to oversee and manage the project on-site throughout its duration.
4. All contractor personnel assigned on-site must be provided with appropriate uniforms.
5. The use of scaffolding, ladders, tools, and equipment must comply with Occupational Safety and Health (OSH) standards to ensure the safety of all workers, PSMBFI employees, tenants, and visitors.
6. The contractor shall provide all necessary labor, materials, tools, equipment, and transportation required for the full completion of the project scope, even if not specifically itemized, without additional cost to PSMBFI.



Waterproofing of Roof Deck

PSMBFI

Project Owner: Administration Department

Fund Source: CAPEX Building Renovation – Main Office

ABC: ₱ 3,877,500.00

Location: PSMBFI Main Office

Status: Successful bidding

Participating Bidder	Total Bid Proposal	Remarks
E. Rodriguez Engineering Services	₱ 2,900,000.00	Non-compliant: Review of the submitted Financial Statement shows insufficient capacity to handle multiple projects simultaneously.
Ensa Builders & Construction	₱ 2,998,888.08	Compliant to the requirements.
Ultracote	₱ 3,350,000.00	Compliant; Expertise in painting, waterproofing, and other related services



PSMBFI

Waterproofing of Roof Deck (Continuation)

Participating Bidder	Total Bid Proposal	Remarks
YS Prealtech	₱ 5,021,750.00	Over budget
YAR	₱ 5,587,943.42	Over budget
Niceman	₱ 6,684,048.00	Over budget



Reference of Specifications : Waterproofing of Roof Deck

PSMBFI

- a. Conduct site survey and gather information for planning and estimate based on the design but shall be in accordance with all applicable Local and National Building Codes;

1) FLOOR

- Product specification – polyurethane waterproofing membrane and Epoxy Primer
- Area (sq. meter) BLUE= 1050 sq.m.
GREEN=125 sq.m.
CANTILEVER FRONT= 85sq.m.
CANTILEVER RIGHT= 25sq.m.

- Removal of existing asphalt sealant of grooves;
- Resurfacing loose concrete topping;
- Solve water ponding problems;
- Application of 3 coats of epoxy primer with fiber mesh;
- Application of 3 coats of polyurethane Top coat; and
- Flood testing (24 hours).

2) ROOF DECK WALLS, PARAPET WALLS & GROUND FLOOR PARKING SPACES

- Product specification – elastomeric paint and Epoxy Injection (for crack repair)
- Area (sq. meter) WALLS, CANLTILEVERS, PARAPET WALLS & GROUND FLOOR PARKING SPACES= 1,800 sqm.

- Removal/scrapping of peeling off paint;
- Cleaning of entire area;
- Patching of all area with cracks and pinholes;
- Application of 3 coats of elastomeric paint; and
- Cleaning of all waste materials and silage.

Note:

- In case of non-availability of any specified materials, PSMBFI reserves the right to approve the use of equivalent alternatives, provided they meet the required standards in function, durability, and appearance.*
- All materials, designs, and fixtures must be submitted for review and approval by PSMBFI prior to production and installation.*
- The contractor shall assign a qualified Project Engineer or Foreman, as well as a certified Safety Officer, to oversee and manage the project on-site throughout its duration.*
- All contractor personnel assigned on-site must be provided with appropriate uniforms.*
- The use of scaffolding, ladders, tools, and equipment must comply with Occupational Safety and Health (OSH) standards to ensure the safety of all workers, PSMBFI employees, tenants, and visitors.*
- The contractor shall provide all necessary labor, materials, tools, equipment, and transportation required for the full completion of the project scope, even if not specifically itemized, without additional cost to PSMBFI.*



External Audit of 2025 Financial Statements

PSMBFI

Project Owner: Office of the Internal Audit

Fund Source: Assist in the Engagement of External Service Providers

ABC: ₱ 2,048,000.00

Location: PSMBFI Main Office

Participating Bidder	Total Bid Proposal	Remarks
Alas Oplas & Co., CPAs	₱ 1,350,000.00	Complete and In Compliance of Documents
P&A Grant Thornton	₱ 1,696,800.00	The bid proposal consist of exclusive of 15% fixed OPE, non standard OPE (e.g., cost of independent valuation specialist) and VAT. Up to Php250,000.00 estimated cost for the services of an independent valuation specialist exclusive of 12% VAT



PSMBFI

Reference of Specifications : External Audit of 2025 Financial Statements

Audit the financial statements of the Association. Which comprise the following:

- a. Total comprehensive income
- b. Changes in fund balance
- c. Cash flows for the year
- d. The notes to the financial statements prepared in accordance with Philippine Financial Reporting Standards (PFRS).

In addition to the above services:

- a. Submission of the Association's audited financial statements for filing with the Securities and Exchange Commission ("SEC");
- b. Review of the Association-prepared annual income tax return and its attachments for filing with the Bureau of Internal Revenue ("BIR");
- c. Client Advisory Letter, a compilation of recent laws, regulations, and rulings issued by government regulatory bodies affecting business and the economy;
- d. Memorandum of major recommendations to improve the Association's internal accounting control system arising from your audit;
- e. 2 interim audit with report to management
 1. As of June 30, 2025
 2. As of September 30, 2025



Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)

PSMBFI

Project Owner: Administration Department

Fund Source: Landbanking – Land

ABC: ₱ 55,400,000.00

Location: PSMBFI RSO-3

Status : Failed Bidding, referred back to the project owner for review of the TOR and budget.

Participating Bidder	Total Bid Proposal	Remarks
S.M Severino	₱ 73,005,058.87	Over budget



PSMBFI

RSO-3 Pampanga Acquired Property-Timeline

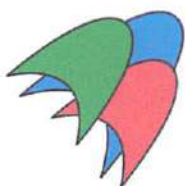
March 2025: Revision of TOR and Approval of Additional Budget. Demolition process.

June 9, 2025: 1st Presentation of Conceptual Design with the BAC

August 12, 2025: Opening of Bids (Failed bidding due to overbudget, specifically because of foundation concerns)

May 14, 2025: 2nd Pre-bidding Conference

July 2, 2025: 2nd Presentation of Conceptual Design with the BAC and the President



PSMBFI

Reference of Specifications : Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)

The design shall be prepared to meet the applicable requirements of the following Laws, Codes, and Standards:

- ✓ **National Structural Code of the Philippines (NSCP)**
 - Standards for structural design and construction, ensuring safety and durability of buildings and structures
- ✓ **National Building Code of the Philippines (PD 1096) and its Latest and Amended IRR**
 - Standards for design, construction, and safety
- ✓ **Accessibility Law and its Latest (BP 344) and Amended IRR**
 - Ensuring accessibility for persons with disabilities (Standards for buildings, facilities, and transportation)
- ✓ **Existing Local Codes and Ordinances**
 - Local codes and ordinances enacted by local governments
- ✓ **Bureau of Product Standards (BPS)**
 - Standards for products to ensure quality, safety, and consumer protection
- ✓ **Philippine National Standards (PNS)**
 - Guidelines for product quality, safety, and performance
- ✓ **DPWH Blue Book**
 - Comprehensive technical manual for infrastructure design and construction
- ✓ **American Concrete Institute (ACI)**
 - Standards, guidelines, and resources for the design, mix design, construction, and maintenance of concrete structures
- ✓ **American Society for Testing Materials (ASTM)**
 - Standards for materials, products, systems, and services ensuring quality, safety, and performance
- ✓ **American Welding Society (AWS)**
 - Ensuring the quality, safety, and integrity of welded structures
- ✓ **Sanitation Code of the Philippines**
 - Regulations governing sanitation practices to protect public health
- ✓ **RA 9514 or Fire Code of the Philippines and its Latest and Amended IRR**
 - Standards for fire prevention, detection, and response
- ✓ **National Water Resources Board (NWRB)**
 - Ensuring sustainable development and water resource protection
- ✓ **National Plumbers Association of the Philippines (NAMPAP)**

- Ensuring the quality plumbing work
- ✓ **Philippines Society of Sanitary Engineers, Inc. (PSSE)**
 - Ensuring proper design, construction, and maintenance of sanitation facilities
- ✓ **Mechanical Engineering Code of the Philippines**
 - Ensuring the safety and quality of mechanical systems and equipment
- ✓ **Sanitation Code of the Philippines**
 - Sanitation practices to protect public health
- ✓ **International Electro Technical Commission (IEC) 1988**
 - Guidelines and specifications for electrical equipment and systems, ensuring safety, compatibility, and efficiency
- ✓ **National Fire Protection Association (NFPA)**
 - Standards and codes related to fire protection and prevention
- ✓ **Philippine Electrical Code**
 - Standards for safe and reliable electrical installations
- ✓ **National Electrical Code**
 - Guidelines for safe and reliable electrical wiring and equipment
- ✓ **Illumination Engineering Society (IES)**
 - Standards and guidelines for lighting design, ensuring safe, comfortable, and energy-efficient lighting
- ✓ **National Electrical Manufacturer's Association (NEMA)**
 - Standards, codes, and guidelines for the construction industry to ensure the quality and safety of electrical components
- ✓ **United States Green Building Council LEED Sustainable Design certification**
 - Environmental performance of buildings, promoting sustainable construction practices and energy efficiency
- ✓ **Department of Environment and Natural Resources (DENR)**
 - Environmental aspects of construction
- ✓ **Department of Labor and Employment (DOLE)**
 - Ensuring safe and fair working conditions for workers
- ✓ **Philippine Green Building Code**
 - Standards and guidelines promoting sustainable construction practices

1. Building Design Considerations:

- a) Modern/aesthetic architectural and green building design that incorporates the identity or branding of the company;
- b) The building will be four (4) floors to be used as PSMBFI Regional Services Office (RSO), off-site facility and archive & records storage facility;

b.1) Ground Floor (265sqm)

Outside the building

- Vehicle Parking Area – 7 Parking Slots (145 sqm)
- Single Motor Parking Area – 10 Parking Slots (25 sqm)
- Generator Room (5.07 sqm)
- Executive Room 1 (32.56 sqm)
- IT Server room (20.37 sqm)

b.5) Roof Deck

- Provision for solar panels with elevated structure
- Provision for ACU outdoor units
- Machine Room
- Elevated water tank

- c) Site Analysis and planning;
- d) Building Envelope;
- e) Engineering and Architectural Design Parameters

e.1) Architectural

- Building Height & Massing
- Space Planning
- Functional/Operational Planning
- Flexibility
- Employee Productivity
- Technical Connectivity

e.2) Civil / Structural

e.3) Sanitary / Plumbing

e.4) Mechanical

- Ventilation & Air-Conditioning
- Fire Protection & Sprinkler System
- Water Treatment facility
- Conveying System / Elevator

e.4) Electrical & Auxiliary

- Solar Panel (PV) System
- FDAS
- CCTV
- CATV
- PA System
- Internet & Communication System

- f) Performance Standards (Green Building code)
 - f.1) Energy Efficiency
 - f.2) Water Efficiency
 - f.3) Material Sustainability
 - f.4) Solid Waste Management
 - f.5) Site Sustainability



PSMBFI

Reference of Specifications : Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)

❖ **Note:** Integrate green architecture elements (e.g., living walls, natural airflow) and smart office technology (e.g., automated systems, user-friendly features) to enhance the building's functionality and efficiency.

2. Scope of Work & Deliverables

• Conceptual Design Phase

- a. Review and refine space requirements and translate them into an architectural program for the proposal;
- b. Perform ocular site visits and coordinate with the Owner's representatives necessary to ensure the integrity of the design and conformance to the plans/design;
- c. Prepare an Architectural Design concept with an estimated project cost following the concept plans and requirements;
- d. Provide preliminary perspectives and conceptual plans with color-coded areas;
- e. Provide illustrations, sketches, and related images of other visual presentations necessary to convey the concept and form; and
- f. Provide area tabulation and budgetary cost estimate (per square meter only).

• Schematic Design Phase

- a. Prepare schematic design studies from the available document of the said property;
- b. Evaluate the Owner's program, schedule, budget, project site, and purpose methods of project directive;
- c. Perform ocular site visits with the owner or owners' representatives to ensure the integrity of design and conformance to the conceptual and schematic plans;
- d. Investigate, research, and advise on local regulations, prevailing codes, and permit requirements affecting the design;
- e. Design and prepare Architectural Design schemes with an estimated project cost following the schematic plans and requirements presented;
- f. Provide building perspectives and schematic plans with color-coded areas (minimum of 2 schemes);
- g. Provide schedule of finishes and Material swatch board for approval;
- h. Provide area tabulation and budgetary cost estimate (per square meter only).

• Final Design Phase

- a. Provide complete Architectural, Structural, Electrical, Plumbing, Mechanical, and other detailed plans as needed in Print, PDF, and AutoCAD/Sketchup format;
- b. Provide the final detailed architectural and structural specifications in relation to the design.
- c. Provide a detailed Bill of Quantities for materials, labor costs, and other related fees as the basis for costing;
- d. Option to provide a scaled model of the proposal.

• Permitting Process

- a. Building Permit
- b. Zoning Clearance
- c. Environmental Compliance Certificate (ECC)
- d. Fire Safety Inspection Certificate (FSIC)
- e. Sanitary Permit
- f. Electrical Permit
- g. Plumbing Permit
- h. Mechanical Permit
- i. Occupancy Permit
- j. All the permits related to pre-construction

3. Building Construction Phase:

- **Preliminary Investigations**
These shall include, among others, information on soil, geotechnical, hydrologic, hydraulic, seismic, traffic, and environmental conditions that shall be used to define the project design of the building and to set the basis for the financial proposal of the prospective bidders.
- **Preliminary Survey and Mapping**
These shall determine boundaries and provide stationing along control lines to establish feature and design criteria location and identify existing and future right-of-way limits and construction easements associated with the project.
- **Preparation of Detailed Engineering Reports**
Upon award of the build contract, the winning bidder shall be responsible for the preparation and submission of all necessary detailed engineering investigations, surveys and designs as stated hereunder. PSMBFI has the right to require other documents as it may be deemed necessary.

➤ Survey Plan and Returns:

- Site Investigation Report;
- Soils and Foundation Investigation Report;
- Construction Materials Investigation Report;
- Bill of Quantities and Cost Estimates;
- Program of Work;
- Proposed Construction Schedule (and estimated Cash Flow)
- Site or Right-of-Way Plans including Schedule of Acquisition (if applicable);
- Utilities Relocation Plan;
- Environmental Impact Statement for a critical project as defined by the Department of Environment and Natural Resources (DENR);
- Construction Safety and Health Program;
- Value Engineering Studies



RECOMMENDATION

PSMBFI

- Approval for the supply, delivery, and disbursement of funds for the following projects.

NO.	PROJECT	WINNING BIDDER	BID PRICE	ABC	FUND SOURCE
1.	Building Directory Signage, Emergency Signage & Evacuation Layout Plan	E. Rodriguez Engineering Services	P 600,000.00	P 1,062,500.00	CAPEX Building Renovation-Main Office
2.	Waterproofing of Roof Deck	Ensa Builders & Construction	P 2,998,888.08	P 3,877,500.00	CAPEX Building Renovation-Main Office
3.	External Audit of 205 Financial Statement	Alas Oplas & Co., CPAs	P 1,350,000.00	P 2,048,000.00	Assist in the Engagement of External Service Providers



PSMBFI

THANK YOU



Memorandum

FOR : President
FROM : The Bids and Awards Committee
SUBJECT : BAC Reports
DATE : August 18, 2025

Attached is a prepared letter addressed to the Board of Trustees through the Corporate Secretary regarding the engagement and procurement of the following items:

FAILED BIDS

1. Rehabilitation of Mezzanine
2. Rehabilitation of of Building Perimeter Fence/Barriers
3. Proposed Design and Construction of PSMBFI Building in RSO-3 (Pampanga)
4. Rehabilitation of Employee's Entrance and Guard House

SUCCESSFUL BIDDING

1. Building Directory Signage, Emergency Signage, & Evacuation Layout Plan
2. Waterproofing of Roof deck
3. External Audit of 2025 Financial Statements

Recommend approval and signature on the said letter.


EDNA CATHERINE FABIAN *ef*
Vice President for Finance

Approved / ~~Disapproved~~:


TRUSTEE MICHAEL JOHN F. DUBRIA
President & CEO

BOARD SECRETARIAT
RECEIVED
AUG 18 2025
Public Safety Mutual Benefit Fund, Inc.

