



REPUBLIC OF THE PHILIPPINES  
**DEPARTMENT OF BUDGET AND MANAGEMENT**  
GENERAL SOLANO ST., SAN MIGUEL, MANILA

**BIDS AND AWARDS COMMITTEE**

**Resolution No. 2025-28**

**WHEREAS**, the Department of Budget and Management-Bids and Awards Committee (DBM-BAC) conducted a Public Bidding for the Project, "Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3)," with an Approved Budget for the Contract of P16,000,000.00 through the authorized appropriations under the Continuing Appropriations, FY 2024 General Appropriations Act, as reflected in the Supplemental Annual Procurement Plan No. 3, CY 2025;

**WHEREAS**, on April 8, 2025, the Invitation to Bid for the Project was posted on the Philippine Government Electronic Procurement System (PhilGEPS) website, the DBM website, the official DBM Facebook page, and all DBM bulletin boards;

**WHEREAS**, six (6) prospective bidders, namely: (i) EM Refrigeration and Air Conditioning Services (EMRACS); (ii) Trademaster Resources Corporation (Trademaster); (iii) MJL Enterprises; (iv) Aequus Enterprise (Aequus); (v) Isometric Enterprises Inc.; and (vi) True-Temp Corporation, attended the Pre-bid Conference on April 15, 2025;

**WHEREAS**, Supplemental/Bid Bulletin No. 1 was issued on April 22, 2025 to clarify, modify or amend items in the Bidding Documents;

**WHEREAS**, during the submission and opening of bids on April 29, 2025, five (5) bidders submitted their bids, namely: (i) Trademaster; (ii) EMRACS; (iii) Aequus; (iv) Buoyant Industrial Systems, Inc. (Buoyant); and (v) ACMI Office Systems Phils., Inc. (ACMI);

**WHEREAS**, after preliminary examination of the bids, the DBM-BAC, using non-discretionary "pass/fail" criteria, determined the submissions of all bidders as "passed" for complying with all the eligibility and technical requirements as stated in the Bidding Documents;

**WHEREAS**, after evaluation of the financial components of the bids, the bids were ranked based on the total calculated bid prices to identify the Lowest Calculated Bid, as follows:

1. EMRACS	-	P11,834,260.00
2. Trademaster	-	P11,934,940.00
3. Buoyant	-	P11,980,000.00
4. Aequus	-	P12,500,000.00
5. ACMI	-	P15,988,400.00

**WHEREAS**, the DBM-BAC accordingly declared the submission of EMRACS as the Lowest Calculated Bid in the amount of P11,834,260.00;

**WHEREAS**, Section 34.1 of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184 provides that, "[t]he Lowest Calculated Bid/Highest Rated Bid shall undergo post-qualification in order to determine whether the bidder concerned complies with and is responsive to all the requirements and conditions as specified in the Bidding Documents";

**WHEREAS**, Section 34.8 of the same IRR states that "[t]he post-qualification process shall be completed in not more than twelve (12) calendar days from the determination of the Lowest Calculated Bid/Highest Rated Bid. In exceptional cases, the post-qualification period may be extended by the HoPE, but in no case shall the aggregate period exceed forty-five (45) calendar days for Goods and Infrastructure Projects, or thirty (30) calendar days in Consulting Services";

**WHEREAS**, on May 6, 2025, the DBM-BAC Technical Working Group reported that the verification, validation, and ascertainment of all statements and documents submitted by EMRACS are ongoing. Specifically, the validation process with EMRACS' clients regarding the submitted Single Largest Completed Contract and Statement of All Ongoing Contracts remains in progress;

**WHEREAS**, the DBM-BAC has concluded that additional time is both necessary and justified to complete the post-qualification process;

**WHEREAS**, the Request for Extension of Post-qualification Period for the Project dated May 8, 2025 was sent to the Acting Chief of Staff, as the duly designated Head of the Procuring Entity, and which was subsequently approved on May 14, 2025;

**WHEREAS**, after verification, validation, and ascertainment of all statements made and documents submitted by EMRACS, using non-discretionary criteria, as stated in the Bidding Documents, it was determined that the submission of EMRACS passed all the criteria for post-qualification.

**NOW, THEREFORE**, for and in consideration of the foregoing premises, the DBM-BAC **RESOLVED**, as it is hereby **RESOLVED**, the following:

- 1) To declare the bid of EM Refrigeration and Air Conditioning Services for the Project, "Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3)," in the amount of P11,834,260.00 as the Lowest Calculated and Responsive Bid, in accordance with Section 34.4 of the 2016 Revised IRR of RA No. 9184;
- 2) To recommend to the DBM Head of the Procuring Entity that the contract for the Project be awarded to EM Refrigeration and Air Conditioning Services in the above-mentioned amount, in accordance with Section 37.1.1 of the same IRR; and



- 3) To notify all other bidders, in writing, of the DBM-BAC's recommendation within three (3) calendar days from the issuance of the resolution recommending award of the contract, pursuant to Section 37.1.1 of the same IRR.

**ADOPTED**, this 20<sup>th</sup> day of May 2025 at the Department of Budget and Management, General Solano St., San Miguel, Manila.

  
Digitally signed  
by Jeramie Ardi  
L. Simbre  
**JERAMIE ARDI L. SIMBRE**  
*End-user Representative*

  
Digitally signed by  
Dante B. De Chavez  
**DANTE B. DE CHAVEZ**  
*Member*

  
Digitally signed by  
Andrea Celene M.  
Magtalas  
**ANDREA CELENE M. MAGTALAS**  
*Member*

not present  
**SHERYLL GRACE S. AROMIN**  
*B.U.D.G.E.T. Representative*

  
Digitally signed  
by Escalante  
Rowel Dela Cruz  
**ROWEL D. ESCALANTE**  
*Member*

  
Digitally signed by  
Ramon Vicente B.  
Asuncion  
**RAMON VICENTE B. ASUNCION**  
*Vice Chairperson*

  
Digitally signed by  
Gerardo E. Maula  
**GERARDO E. MAULA**  
*Chairperson*



REPUBLIC OF THE PHILIPPINES  
**DEPARTMENT OF BUDGET AND MANAGEMENT**  
GENERAL SOLANO STREET, SAN MIGUEL, MANILA

**NOTICE OF AWARD**

09 JUN 2025

**MR. DIONISIO P. RAGASA**

EM Refrigeration and Air Conditioning Services  
6384 M.H. Del Pilar Street  
La Huerta, Paranaque City

Dear **Mr. Ragasa**:

We are pleased to inform you that the contract for the Project, "Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3)," is hereby awarded to EM Refrigeration and Air Conditioning Services in the amount of P11,834,260.00.

In this regard, you are hereby required to post a performance security, which shall remain valid until the issuance of the Certificate of Final Acceptance by the Department of Budget and Management (DBM), in the amount and form prescribed in Section 39 of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act No. 9184 (the Government Procurement Reform Act).

Pursuant to Section 37.2.1 of the same IRR, you have ten (10) calendar days from receipt of this Notice to post the performance security and enter into a contract with the DBM.

Thank you and God Bless.

Very truly yours,

  
**LEONIDO J. PULIDO III**  
*Assistant Secretary*

  
**EDWARD MENDOZA**

JUNE 10, 2025



REPUBLIC OF THE PHILIPPINES  
**DEPARTMENT OF BUDGET AND MANAGEMENT**  
GENERAL SOLANO STREET, SAN MIGUEL, MANILA

**MR. DIONISIO P. RAGASA**

EM Refrigeration and Air Conditioning Services  
6384 M.H. Del Pilar Street  
La Huerta, Paranaque City

Dear **Mr. Ragasa**:

Pursuant to Section 37.2.1 of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act No. 9184 and as provided in the Notice of Award (NOA) which you received on June 10, 2025, you have ten (10) calendar days from receipt of the NOA to post the required performance security and enter into a contract with the Department of Budget and Management (DBM).

Further, as stated in Section 40.1<sup>1</sup> of the same IRR, failure to post the required performance security or enter into a contract with the DBM within the stipulated period shall cause the forfeiture of the bid security and the imposition of appropriate sanctions.

Relative to the foregoing, attached for your signature are eight (8) copies of the contract for the Project, "Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3)."

Please submit the signed contract, together with the performance security, on or before June 20, 2025, 2:00 p.m., to the DBM-BAC Secretariat or through the Central Records Division, DBM Bldg. 3, Gen. Solano St., San Miguel Manila.

Thank you.

Very truly yours,

  
**AARON ALBERTO A. ESCALONA**  
*Head, DBM-BAC Secretariat*

  
EDWARD MENDOZA

JUNE 10, 2025

<sup>1</sup> 40.1. If the bidder with the LCRB, HRRB, SCRB or SRRB fails, refuses or is unable to submit the documents required under Section 37.1 of this IRR or to make good its bid by entering into a contract with the Procuring Entity or post the required Performance Security within the period stipulated in this IRR or in the Bidding Documents, the bid security shall be forfeited and the appropriate sanctions provided in this IRR and existing laws shall be imposed, except where such failure, refusal or inability is through no fault of the said bidder.





REPUBLIC OF THE PHILIPPINES  
**DEPARTMENT OF BUDGET AND MANAGEMENT**  
GENERAL SOLANO STREET, SAN MIGUEL, MANILA

**NOTICE TO PROCEED**

26 JUN 2025

**ENGR. EDWARD S. MENDOZA**

EM Refrigeration and Air Conditioning Services  
6384 M.H. Del Pilar Street  
La Huerta, Paranaque City

Dear **Engr. Mendoza**:

This is to inform your company that performance of the obligations specified in the attached Contract for the Project, "Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3)," shall commence upon receipt of this Notice to Proceed in accordance with Section 37.4 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184 (The Government Procurement Reform Act).

Thank you and God Bless.

Very truly yours,

  
**LEONIDO J. PULIDO III**  
*Assistant Secretary*

I acknowledge receipt and acceptance of this Notice on JUNE 26, 2025

Name of Authorized Representative: EDWARD MENDOZA

Signature: 

**CONTRACT No. 2025-26**  
**SUPPLY, DELIVERY, FABRICATION, INSTALLATION, TESTING**  
**AND COMMISSIONING OF VARIOUS AIR-CONDITIONING**  
**SYSTEMS, AND OTHER ACCESSORIES**  
**AT THE DBM CENTRAL OFFICE (PHASE 3)**

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**CONTRACT AGREEMENT**

THIS AGREEMENT made this \_\_\_\_\_ day of JUN 26 2025 20\_\_\_\_ between the **DEPARTMENT OF BUDGET AND MANAGEMENT** of the Philippines (hereinafter called "the Entity") of the one part and **EM REFRIGERATION AND AIR CONDITIONING SERVICES** of Paranaque City, Philippines (hereinafter called "the Supplier") of the other part;

WHEREAS, the Entity invited Bids for certain goods and ancillary services, particularly Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3), and has accepted a Bid by the Supplier for the supply of those goods and services in the sum of Eleven Million Eight Hundred Thirty-Four Thousand Two Hundred Sixty Pesos (P11,834,260.00) (hereinafter called "the Contract Price").

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract referred to.
2. The following documents as required by the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184 shall be deemed to form and be read and construed as integral part of this Agreement, *viz.*:

- i. Philippine Bidding Documents (PBDs);
  - i. Schedule of Requirements;
  - ii. Technical Specifications;
  - iii. General and Special Conditions of Contract; and
  - iv. Supplemental or Bid Bulletins, if any
- ii. Winning bidder's bid, including the Eligibility requirements, Technical and Financial Proposals, and all other documents or statements submitted;

Bid form, including all the documents/statements contained in the Bidder's bidding envelopes, as annexes, and all other documents submitted (*e.g.*, Bidder's response to request for clarifications on the bid), including corrections to the bid, if any, resulting from the Procuring Entity's bid evaluation;

- iii. Performance Security;
- iv. Notice of Award of Contract and the Bidder's conforme thereto; and

LEONIDO J. PULIDO III

EDWARD S. MENDOZA



- v. Other contract documents that may be required by existing laws and/or the Procuring Entity concerned in the PBDs. **Winning bidder agrees that additional contract documents or information prescribed by the GPPB that are subsequently required for submission after the contract execution, such as the Notice to Proceed, Variation Orders, and Warranty Security, shall likewise form part of the Contract.**
3. In consideration for the sum of Eleven Million Eight Hundred Thirty-Four Thousand Two Hundred Sixty Pesos (P11,834,260.00) or such other sums as may be ascertained, **EM REFRIGERATION AND AIR CONDITIONING SERVICES** agrees to deliver the Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3) in accordance with its Bid.
4. The **DEPARTMENT OF BUDGET AND MANAGEMENT** agrees to pay the above-mentioned sum in accordance with the terms of the Bidding.
5. The period for the performance of the obligations under this Contract shall not go beyond the validity of the appropriation for this Project.
6. In compliance with item 4.3 of Appendix 33 of the 2016 Revised IRR of RA No. 9184 and consistent with Administrative Order No. 34, s. 2020 (Directing Strict Compliance By All Agencies and Instrumentalities of the Executive Department with Transparency, Accountability and Good Governance Policies and Measures in the Procurement Process), the DBM shall publish in its official website and social media platform the following post-award information:
- (a) Project name;
  - (b) Approved budget for the contract;
  - (c) Contract period;
  - (d) Name of the winning bidder and its official business address;
  - (e) Amount of contract awarded;
  - (f) Date of award and acceptance; and
  - (g) Implementing office/unit/division/bureau of the concerned agency or instrumentality.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in accordance with the laws of the Republic of the Philippines on the day and year first above written.

  
**LEONIDO J. PULIDO III**  
*Assistant Secretary*

*for:*

**DEPARTMENT OF BUDGET  
AND MANAGEMENT**

  
**EDWARD S. MENDOZA**  
*General Manager*

*for:*

**EM REFRIGERATION AND AIR  
CONDITIONING SERVICES**



## ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES )  
CITY OF MANILA ) S.S.

**BEFORE ME**, a Notary Public for and in the City of **CITY OF MANILA**, Philippines on this \_\_\_\_\_ day of **JUN 26 2025** 2025 personally appeared the following:

NAME	VALID ID	VALID UNTIL
<b>LEONIDO J. PULIDO III</b>	DBM ID No. 5364	December 2025
<b>EDWARD S. MENDOZA</b>	Driver's License NO3-02-000688	2026/11/03

known to me to be the same persons who executed the foregoing Contract and who acknowledged to me that the same is their free and voluntary act and deed and of the entities they respectively represent.

This CONTRACT for the Supply, Delivery, Fabrication, Installation, Testing and Commissioning of Various Air-conditioning Systems, and Other Accessories at the DBM Central Office (Phase 3) was signed by the parties on each and every page thereof.

WITNESS MY HAND AND SEAL this \_\_\_\_\_ day of **JUN 26 2025**, 2025.

Doc. No. **86**;  
Page No. **19**;  
Book No. **14**;  
Series of 2025.

**TENEESSEE ANNE L. MENGULLO**  
Notary Public - City of Manila  
Commission Serial No.: 2025-099 valid until December 31, 2028  
Roll No.: 79527; IBP OR No.: 485726 / 12-20-2024 / Pasig City  
MCLE Compliance No. VIII-0007268  
PTR No.: **210979** / 01-16-2025 / Manila City  
Department of Budget and Management,  
General Solano St., San Miguel, Manila