

Bids and Awards Committee for Consulting Services (BAC-C)

PROCUREMENT OF CONSULTING SERVICES FOR THE APPRAISAL OF BCDA PROPERTIES

RESOLUTION NO. 034

Delegation of Authority for Negotiated Procurement (Small Value Procurement)

WHEREAS, the Bases Conversion and Development Authority (BCDA) is mandated under Republic Act No. 7227, as amended by Republic Act No. 7917, to accelerate the sound and balanced conversion into alternative productive uses of the Clark and Subic military reservations and their extension, to raise funds by the sale of portions of Metro Manila Military Camps, and to apply said funds for the development and conversion into alternative productive uses of these properties;

WHEREAS, BCDA needs to determine the current valuation of these properties in order to ascertain the baseline value for its disposition and/or development. However, the said task is outside the purview of BCDA. Hence, BCDA needs to engage the services of an independent property appraiser for the valuation of these properties;

WHEREAS, the Land and Assets Development Department (LADD) of BCDA intends to procure the Consulting Services of an Appraisal Firm for the valuation of the BCDA properties, to wit:

PROPERTIES FOR APPRAISAL	AREA*	APPRAISAL REQUIREMENTS
1. Summit area, Bonifacio Global City	5,777 sqm.	MV, MR (land only) a. As-if-developed; and b. As-is-where-is
2. Eastgate property (Lot 5A), Bonifacio Global City	3,099 sqm	MV and MR of GFA
3. New Clark City properties along Tarlac-Zambales road	185 hectares	MV and MR (land only) i) to consider existing land claims if any; and ii) as if vacant/no land claims
4. New Clark City Industrial Area Phase 2, CFSEZ	9.8 hectares	MV and MR (land only) i) to consider existing land claims if any; and ii) as if vacant/no land claims

Note: MV – Market Value
MR – Market Rent

WHEREAS, the Terms of Reference (TOR) for the Procurement of Consulting Services for these properties provides, among others, the following:

1. Deliverables

The Consultant shall submit the draft appraisal report for each property based on the following schedule:

	Property for Appraisal	Date of Submission
1.	Eastgate property (Lot 5A), Bonifacio Global City	Draft appraisal report – within 30 calendar days upon receipt by the Consultant of the Notice to Proceed
2.	Summit area, Bonifacio Global City	Draft appraisal report – within 45 calendar days upon receipt by the Consultant of the Notice to Proceed
3.	New Clark City properties along Tarlac-Zambales road	
4.	New Clark City Industrial Area Phase 2, CFSEZ	

2. Criteria in Determining the Highest Rated Bid

Evaluation Procedure to be used – **“QUALITY-BASED EVALUATION”**

2.1 Quality of a Team Leader to be assigned to the Service (50%)

Experience in Appraisal Works (maximum 40%)

No. of Years of Experience in Appraisal Works	Score (%)
Above 15	40%
11 – 15	30%
6 – 10	20%
5	10%

Education (maximum 5%)

Level	Score
Doctorate's Degree	5%
Master's Degree	4%
Licensed Real Estate Appraiser	3%

Trainings Attended (maximum 5%)

No. of Trainings Attended Related to Property Valuation	Score
11 and above	5%
6 – 10	4%
1 – 5	3%

2.2 Applicable Experience of the Firm (50%)

Years of Experience in Property Appraisal (20%)

No. of Years of Experience	Score
Above 25	20%
20 – 25	15%
16 – 20	10%
10-15	5%

No of Projects Undertaken (01 April 2016 – 30 September 2021) (20%)

No. of Projects Undertaken	Score
41 and above	20%
31-40	15%
21 – 30	10%
1 – 20	5%

2.3 Plan of Approach and Methodology (10%)

Substance of Approach and Methodology	Score
1. Clarity and comprehensiveness of the plan of approach (5%) <ul style="list-style-type: none"> ● Substantially Adequate ● Inadequate 	5% 0%
2. Interpretation of project problems, risks, and suggested solutions (5%) <ul style="list-style-type: none"> ● Substantially Adequate ● Inadequate 	5% 0%
TOTAL	10%

3. Terms of Payment

In consideration of services rendered, the Consultant shall be paid a total amount of Nine Hundred Thousand Pesos (Php900,000.00), inclusive of VAT and all applicable taxes and fees. The consideration shall be paid in the following schedule:

Schedule	Amount
a. 25% upon receipt of the draft appraisal report for the Eastgate property, BGC	Php 225,000.00
b. 25% upon receipt of the draft Appraisal report for Deliverable #s 2, 3, 4 and 5 above	Php 225,000.00
c. 50% upon issuance by BCDA of the Certificate of Acceptance/Completion of the Final Appraisal reports for all deliverables	Php450,000.00
Total	Php 900,000.00

WHEREAS, in LADD's memo dated 22 October 2021, the BCDA OIC - President and CEO approved the Procurement of the Consulting Services for the Appraisal of the aforementioned properties through Negotiated Procurement (Small Value Procurement) under Section 53.9 of the Revised IRR of R.A. 9184; the Approved Budget for the Contract (ABC) in the amount of Nine Hundred Thousand Pesos (Php 900,000.00), inclusive of VAT and all applicable taxes and fees; and the Terms of Reference (TOR) for the appraisal of the aforementioned properties;

WHEREAS, in its memo to BAC-C dated 8 November 2021, the LADD cited the said approval of the BCDA OIC- President and CEO and requested that the procurement of the said Consulting Services be delegated to LADD;

WHEREAS, Section 53 of the RIRR of R.A. 9184 provides that the Negotiated Procurement is a method of procurement of Goods, Infrastructure Projects and Consulting Services, whereby the Procuring Entity directly negotiates a contract with a technically, legally and financially capable supplier, contractor or consultant in any of the following cases:

Xxxx

53.9. Small Value Procurement. Procurement of Goods, Infrastructure Projects and Consulting Services, where the amount involved does not exceed the threshold prescribed in Annex “H” of this IRR: xxx.

WHEREAS, Section V(D)(8)(a) of Annex H of RIRR of R.A. 9184 defines Small Value Procurement as the procurement of (a) goods not covered by Shopping under Section 52 of the IRR of RA 9184, (b) infrastructure projects, and (c) consulting services, where the amount involved does not exceed the following threshold:

- i. For NGAs, GOCCs, GFIs, SUCs, and Autonomous Regional Government, One Million Pesos (P1,000,000)

xxx

WHEREAS, Section IV (J) – Delegation of Authority under Annex H of RIRR of R.A. 9184 provides that, the conduct of Shopping and Negotiated Procurement under Emergency Cases, Small Value Procurement and Lease of Real Property and Venue may be delegated to the End-user unit or any other appropriate bureau, committee, or support unit duly authorized by the BAC through a Resolution approved by the HOPE;

NOW, THEREFORE, foregoing considered, we, the Members of the Bids and Awards Committee for Consulting Services (BAC-C), hereby RESOLVE as it is hereby RESOLVED to recommend the following:

1. Procurement of the Consulting Services for the appraisal of the aforementioned BCDA properties through Negotiated Procurement (Small Value Procurement) under Section 53 of the 2016 Revised IRR of RA 9184, specifically Section 53.9;
2. To delegate to the End-user unit the authority to proceed with the Procurement of the Consulting Services for the appraisal of the aforementioned BCDA properties, pursuant to Section IV (J) – Delegation of Authority under Annex H of the 2016 Revised IRR of R.A. 9184; and
3. For the End-user unit to submit its Report on the award of contract with all the supporting documents to the HOPE, through BAC, pursuant to Section IV (J) – Delegation of Authority under Annex H of the 2016 Revised IRR of R.A. 9184;


RESOLVED, at the BCDA Corporate Center Office, this 18th day of November 2021.

BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES (BAC-C)


AILEEN ANUNCIACION R. ZOSA
Chairperson



FERNANDO T. GALLARDO
Vice Chairperson


MADONNA M. CINCO
Member


ARISTOTLE E. GUERRERO
Member


VIRGIL M. ALVAREZ
Member

Approved by


ARISTOTLE A. BATUHAN
OIC, President and CEO *MA*
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