

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

**RESOLUTION NO. 2022-007  
(Rebidding of the Procurement of Consulting Services  
for the Appraisal of BCDA Properties 2022  
under Section 53.6 of the 2016 Revised IRR of RA 9184)**

**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 extensions, 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**, the BCDA, through its Bids and Awards Committee for Consulting Services (BAC-C), published a Request for Proposal (RFP) on 05 September 2022 for the procurement of two (2) independent Consultants under Section 53.6 "Negotiated Procurement - Scientific, Scholarly or Artistic Work, Exclusive Technology and Media Services" of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act No. 9184, each with an Approved Budget for the Contract in the amount of **Pesos: Two Million, Three Hundred Fifty-Five Thousand, Two Hundred Forty-Eight and 00/100 (Php 2,355,248.00)**, inclusive of applicable taxes, fees and incidental expenses;

**WHEREAS**, in response to the said advertisement of RFP, two (2) bidders submitted their Eligibility Documents, Technical Proposal and Financial Proposal for the procurement of **Rebidding of the Procurement of Consulting Services for the Appraisal of BCDA Properties 2022** prior to the set deadline for submission on 12 September 2022 at 12:00 p.m., to wit:

- 1) Colliers International Philippines, Inc.
- 2) Cuervo Appraisers, Inc.

**WHEREAS**, the submitted Eligibility Documents and Technical Proposals of the said bidders were opened by determining the presence or absence of the required documents using non-discretionary "pass/fail" criterion on 12 September 2022;

**WHEREAS**, the submitted Eligibility Documents and Technical Proposals of the said bidders were subjected to detailed evaluation and online validation on 13-14 of September 2022;

**WHEREAS**, the Technical Working Group (TWG) presented the results of the evaluation of the Eligibility Documents and Technical Proposals, and the BAC-C deliberated the results on

15 September 2022. The results show that the two (2) bidders were rated “Passed” with the requirements provided under the Eligibility Documents and Terms of Reference (TOR) for the consulting services, and 2016 RIRR of R.A. 9184, to wit:

Criteria	Weight	Passing Score	Colliers International Philippines, Inc.	Cuervo Appraisers, Inc
a) Applicable Work Experience of the Consultant	40%	28%	37.00%	38.00%
b) Quality of personnel who shall be assigned to the project	50%	35%	42.20%	42.90%
c) Plan of Approach and Project Methodology	10%	7%	8.00%	8.00%
<b>TOTAL</b>	<b>100%</b>	<b>70%</b>	<b>87.20%</b>	<b>88.90%</b>
<b>REMARKS</b>			<b>PASSED</b>	<b>PASSED</b>

**WHEREAS**, consequent to the above results of the evaluation of the Eligibility Documents and Technical Proposals of Colliers International Philippines, Inc. and Cuervo Appraisers, Inc., the BAC-C issued two (2) Notices of Eligibility both dated 15 September 2022 declaring Colliers International Philippines, Inc. and Cuervo Appraisers, Inc., as the “Eligible” bidders to proceed for the Opening of Financial Proposal and Negotiation process;

**WHEREAS**, on 16 September 2022, the Financial Proposals of Colliers International Philippines, Inc. and Cuervo Appraisers, Inc., were opened and subjected to a preliminary examination by determining the presence or absence of the required documents using a non-discretionary “pass/fail” criterion. Thereafter, the Financial Proposals of Colliers International Philippines, Inc. and Cuervo Appraisers, Inc. were evaluated and deliberated upon by the BAC-C. The table below shows the results of the said evaluation of the Financial Proposals:

BIDDER	ABC	FINANCIAL BID	VARIANCE
Colliers International Philippines, Inc	Php 2,355,248.00	Php 2,352,000.00	<b>Php 3,488.00 0.14%</b>

Cuervo Appraisers, Inc	Php 2,355,248.00	Php 1,975,000.00	<b>Php 380,248.00</b> <b>16.14%</b>
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**WHEREAS**, the BAC-C proceeded with the negotiations with **Cuervo Appraisers, Inc. and Colliers International Philippines, Inc.**, wherein both agreed to the terms and conditions, and committed to their obligations set forth by BCDA in accordance with the TOR for the consulting services and 2016 RIRR of RA 9184. The Notices of Post-Qualification both dated 16 September 2022 were issued immediately to the Highest Rated Bidders;

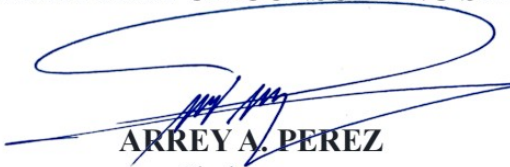
**WHEREAS**, on 19 September 2022, the TWG of BAC-C conducted a post-qualification activity to ascertain the authenticity of the documents submitted by **Cuervo Appraisers, Inc. and Colliers International Philippines, Inc.**, and the results were presented to the BAC-C for deliberation on 20 September 2022;

**NOW, THEREFORE**, foregoing considered, We, the Members of the BAC-C, hereby **RESOLVE** as it is hereby **RESOLVED** to recommend the following:

1. To award the contracts for **Consulting Services for the Appraisal of BCDA Properties 2022 (“Contract”)** to the following Highest Rated and Responsive Bidders, pursuant to Sec. 53.6 of the 2016 RIRR of RA 9184:
  - a) **Cuervo Appraisers, Inc.**, in the amount of **Pesos: One Million Nine Hundred Seventy-Five Thousand and 00/100 (Php 1,975,000.00)**, inclusive of applicable taxes, fees and incidental expenses; and
  - b) **Colliers International Philippines, Inc.**, in the amount of **Pesos: Two Million Three Hundred Fifty-Two Thousand and 00/100 (Php 2,352,000.00)**, inclusive of applicable taxes, fees and incidental expenses;
2. To recommend to the Management the issuance of the corresponding Notices of Award (NOA) to **Cuervo Appraisers, Inc. and Colliers International Philippines, Inc.**, being the bidders with Highest Rated and Responsive Bids;
3. To direct the end-user to facilitate the signing of the Contracts and the issuance of the Notices to Proceed; and
4. To require the end-user to provide the BAC-C Secretariat copies of the duly conformed Notices of Award, as well as the executed Contracts and all supporting documents pursuant to this procurement.

**RESOLVED**, at the BCDA Corporate Center Office this 20th day of September 2022.

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

  
**ARREY A. PEREZ**  
Chairperson

  
**ATTY. FERNANDO T. GALLARDO, JR.**  
Vice Chairperson

  
**VIRGIL M. ALVAREZ**  
Member

*on sick leave*  
**MARIA JOSEFINA V. PE**  
Member

  
**RICHARD BRIAN M. CEPE**  
Member

Approved by:

  
**ATTY. GISELA Z. KALALO**  
OIC, Executive Vice President



**BACC2022-0164**

*BAC-C Resolution: Rebidding of the Procurement of Consulting Services for the Appraisal of BCDA Properties 2022  
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