

TECHNICAL SPECIFICATIONS

**Small Value Procurement: Appraisal Services Various BCDA Metro Manila Properties
First Semester 2026**

	Specifications	Statement of Compliance
	<p>A. OBJECTIVE</p> <p>The BCDA intends to engage the services of two (2) INDEPENDENT APPRAISAL COMPANIES to determine the current valuation of various BCDA properties for disposition purposes. The engagement will be via Section 34 Small Value Procurement pursuant to the Implementing Rules and Regulations of Republic Act No. 12009 or the New Government Procurement Act of 2024.</p>	
	<p>B. GENERAL REQUIREMENTS</p> <p>The Appraisal Company must:</p> <ul style="list-style-type: none"> ▪ be registered with the Philippine Government Electronic Procurement System (Red or Platinum Category); ▪ have at least five (5) years of experience in real estate appraisal; ▪ assign a Team Leader to the project who has at least five (5) years of experience in appraisal works as a LICENSED REAL ESTATE APPRAISER; ▪ assign at least two (2) other appraisers to the Project (preferably with engineering background) with at least three (3) years of relevant experience. Of the 3 Real Estate Appraisers, assign at least one (1) Female Appraiser (1 Team Leader + 2 experienced Appraisers = 3, where 1 is female); and ▪ Must not have any pending contract with BCDA at the time of submission of bids. <p>The Appraisal Company is required to submit the following eligibility documents to be used by BCDA as basis for its evaluation using a PASS/FAIL CRITERION.</p> <p>Annex A: Valid and current Mayor’s/Business Permit issued by the city or municipality where the principal place of business of the bidder is located</p> <p>Annex B: PhilGEPS Registration (Red or Platinum Registration Category)</p> <p>Annex C: 2025 Income/Business Tax Return</p>	

	<p>Annex D: Duly Notarized Omnibus Sworn Statement</p> <p>Annex E: Curriculum Vitae of the Appraisal Company</p> <p>Annex F: Curriculum Vitae of the Team Leader and 2 Real Estate Appraisers. The curriculum vitae of the Team Leader shall include a copy of his/her PRC License.</p> <p>Annex G: Financial Bid/Quotation</p> <p><i>Note : The Certificate of Platinum Membership issued by PhilGEPS may be submitted in lieu of Mayor's/Business Permit (Annex A) and PhilGEPS Registration (Annex B)</i></p> <p>The Appraisal Company is required to submit its Financial Bid Quotation (Annex G) together with the above-mentioned requirements/documents.</p> <p>The Approved Budget for the Contract (ABC) is in the total amount of PESOS Two Hundred Sixty Seven Thousand, Two Hundred Sixty and 00/100 (Php 267,260.00) per Appraiser and is <i>inclusive of VAT and all applicable taxes, duties, fees, levies and all other charges</i> .</p> <p>The Financial Bid/Quotation shall not exceed the ABC inclusive of the cost of all taxes, duties, fees, levies, and all other charges imposed under applicable laws.</p> <p>BCDA requires the appraisal of two (2) independent appraisers. Bidders may submit bids which shall not exceed the Total ABC.</p> <p>Bids received in excess of the ABC shall be automatically rejected.</p>	
	<p>C. SCOPE OF SERVICES:</p> <p>BCDA will bid the procurement of appraisal services via Small Value Procurement pursuant to Section 34 of the IRR of Republic Act No. 12009 and require the following:</p>	

c.1 Procurement of appraisal services for the following properties

Property		Appraisal Requirement
1.	C5 Billboard lots 3 billboard lots: Billboard 1 = 595 sqm. Billboard 2 = 616 sqm. Billboard 3 = Php 449 sqm	MV and MR of 3 Billboard sites along C5, Taguig City for lease
2	Pamayanang Diego Silang frontage lot (approximately 25 meters)	MV and MR of frontage lot for e-vehicle charging station for a 15-year lease period
3	Pamayanang Diego Silang commercial lot (approximately 7,000 sqm)	MV and MR of commercial space for 15-year lease period
4	Lawton Conduits	IRU fee - lease of conduits
5	Unutilized Gross Floor Area, Bonifacio Global City (5 hectares)	MV of unutilized Gross Floor Area

Appraisers shall include an indicative **3-year appraisal projection (2027, 2028, 2029)** for each of the properties as well as indicate the **applicable zonal value** in the barangay where the property is located.

c.2 BCDA shall require the appraisal of **two (2) independent appraisal Companies/Bidders** for the Project.. However, Appraisal Companies/Bidders may submit only 1 bid and will be awarded the contract once adjudged to have submitted the Lowest Calculated and Responsive Quotation (LCRQ) **BUT CANNOT BE AWARDED TWICE FOR THE SAME PROJECT.**

c.3 *Submission of draft appraisal reports*

An **Ocular Inspection** of the properties will be undertaken within five (5) working days from receipt by the Winning Bidder of the Notice to Proceed.

All **Revised Appraisal Reports** shall be submitted by the Winning Bidder within five (5) working days from receipt of the Notice to Revise from BCDA .


	<p>All Final Appraisal Reports shall be submitted by the Winning Bidder within five (5) working days from receipt of Notice to Finalize from BCDA.</p> <p>Determination of Lowest Calculated and Responsive Quotation (LCRQ)</p> <p>Bidders who submitted the LCRQ shall be advised in writing and shall submit to a post-qualification process. Once post-qualified, the Bidders with the LCRQ shall be adjudged the Winning Bidder.</p>											
	<p>D.. TERMS OF PAYMENT</p> <p>In consideration of the services rendered, the Appraisal Company/Winning Bidder shall be paid a total amount equivalent to its Bid which shall not exceed the ABC. The consideration shall be paid in the following schedule:</p> <table border="1" data-bbox="375 900 1225 1680"> <thead> <tr> <th data-bbox="375 900 799 965">Schedule of Deliverable</th> <th data-bbox="799 900 1225 965">Percentage Payment</th> </tr> </thead> <tbody> <tr> <td data-bbox="375 965 799 1133">Upon submission of draft appraisal reports for all properties</td> <td data-bbox="799 965 1225 1133">30% of total contract price</td> </tr> <tr> <td data-bbox="375 1133 799 1301">Upon submission of Revised Appraisal Reports for all properties</td> <td data-bbox="799 1133 1225 1301">30% of total contract price</td> </tr> <tr> <td data-bbox="375 1301 799 1615">Upon submission of their Final Signed Appraisal Reports (physical copies and e-copies) for all the properties, and issuance by BCDA of a Certificate of Completion and Acceptance of the Reports/Project.</td> <td data-bbox="799 1301 1225 1615">40% of total contract price</td> </tr> <tr> <td data-bbox="375 1615 799 1680">Total</td> <td data-bbox="799 1615 1225 1680">100%</td> </tr> </tbody> </table>	Schedule of Deliverable	Percentage Payment	Upon submission of draft appraisal reports for all properties	30% of total contract price	Upon submission of Revised Appraisal Reports for all properties	30% of total contract price	Upon submission of their Final Signed Appraisal Reports (physical copies and e-copies) for all the properties, and issuance by BCDA of a Certificate of Completion and Acceptance of the Reports/Project.	40% of total contract price	Total	100%	
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	<p>F. CONTRACT TERMS AND EFFECTIVITY</p> <p>The Appraisal Company/Winning Bidder shall enter into a Contract with BCDA and submit a Performance Bond or any instrument as may be prescribed pursuant to the IRR for Republic Act No. 12009 or the New Procurement Act of 2024. The contract shall be effective for a period of One Hundred Twenty (120) calendar days from the date stated in the Notice to Proceed (NTP) or upon issuance by BCDA of the Certificate of Completion and Acceptance.</p>	
	<p>G. PROJECT COMPLETION</p> <p>The Project shall end upon receipt by the Appraisal Company/Winning Bidder of a Certificate of Completion and Acceptance from BCDA, which shall be upon BCDA's approval of the Appraisal Company's Final Appraisal Reports for all properties subject of this Project</p>	

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