TECHNICAL SPECIFICATIONS

Small Value Procurement: Appraisal Services Various BCDA Properties In New Clark City and Clark Special Economic Zone 2026

	Specifications	Statement of Compliance
	A. OBJECTIVE 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.	
	B. GENERAL REQUIREMENTS The Appraisal Company must: ▪ 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. **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.** 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 Annex B: PhilGEPS Registration (Red or Platinum Registration Category)	

	Annex C: 2025 Income/Business Tax Return Annex D: **Duly Notarized** Omnibus Sworn Statement Annex E: Curriculum Vitae of the **Appraisal Company** 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**. Annex G: Financial Bid/Quotation *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)* The Appraisal Company is required to submit its Financial Bid Quotation (Annex G) together with the above-mentioned requirements/documents. The Approved Budget for the Contract (ABC) is in the total amount of **PESOS Six Hundred Sixteen Thousand, One Hundred Twelve and 00/100 (Php 616,112.00) PER APPRAISER** and is *inclusive of VAT and all applicable taxes, duties, fees, levies and all other charges* . 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. **BCDA requires the appraisal of two (2) independent appraisers.** **Bidders may submit bids which shall not exceed the Total ABC.** **Bids received in excess of the ABC shall be automatically rejected.**	
	C. SCOPE OF SERVICES: 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:	

c.1 Procurement of appraisal services for the following properties

Property		Appraisal Requirement
1.	NCC Bamban 4PH Housing - 8 hectares	MV and MR of land for development into socialized housing buildings for a lease term of 25 +15 years
2	NCC Retail/Commercial Area - 1 hectare	MV and MR of land for development as retail/commercial area over a 25-year lease
3	Government Office Site for Mixed Use Development - 5 hectares	MV and MR of land for mixed use development for a term of 50 + 25 year lease
4	Government Office Site for Institutional Development - 2 hectares	MV and MR of land for institutional development on a lease term of 15 years
5	Agro Farming Site - 50 hectares	MV and MR of land for mixed-use development for a 15-year lease term
6	New Clark City Athletics Stadium	(Naming rights and exclusive use/lease of the facilities for 5 years
7	NCC Mixed Income Housing - 33 hectares	MV and MR of land for mixed-income housing on a 25 + 5 year Lease Term
8	RROW/Access Road Clark-Mabalacat-Angeles Road	MV and MR of 2-lane, 5.65 km of RROW

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 . All **Final Appraisal Reports** shall be submitted by the Winning Bidder within five (5) working days from receipt of Notice to Finalize from BCDA. **Determination of Lowest Calculated and Responsive Quotation (LCRQ)** 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.	

D.. TERMS OF PAYMENT

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:

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%**

F. CONTRACT TERMS AND EFFECTIVITY

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.

	G. PROJECT COMPLETION 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	

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