

**BAC-C RESOLUTION NO. BC2021-010**

**NEGOTIATED PROCUREMENT THROUGH SMALL VALUE PROCUREMENT**

**CONSULTING SERVICES FOR THE VALUATION OF THE VARIOUS PROPERTIES  
AND ASSETS UNDER DIFFERENT SCHEMES**

**WHEREAS**, The National Government (NG) and the National Power Corporation (NPC) is the registered owner of several parcels of adjoining land with a total area of 22,924 square meters, more or less, located in Amorsolo Street, Makati City, more particularly described in TCT No. (458365) S-77242, also known as the Mile-Long Property;

**WHEREAS**, RA No. 9136, otherwise known as the EPIRA Law, required that real estate, among other disposable assets of NPC, be privatized. For this purpose, the Privatization Management Office (PMO) was designated as the disposition entity of the real estate mentioned in RA No. 9136, including TCT No. (458365) S-77242;

**WHEREAS**, The BCDA, pursuant to its mandate under RA No. 7227, as amended, to accelerate the sound and balanced conversion into alternative productive civilian uses of the former Clark and Subic reservations and their respective extensions, has been successful in developing booming economic centers in partnership with the private sectors and attracting investments. Its mandate further allows BCDA to enter into, make, perform and carry out contracts of every class, kind and description which are necessary or incidental to the realization of its purposes with any person, firm or corporation, private or public, and with foreign government entities;

**WHEREAS**, On 29 January 2020, President Rodrigo Roa Duterte issued Administrative Order (AO) No. 21 ordering PMO to transfer to BCDA the administration, management, and redevelopment of the Mile-Long Property (Property). Accordingly, subject to limitations under existing laws, rules and regulations, BCDA and PMO shall enter into an appropriate contractual agreement to enable BCDA to administer, manage, redevelop and eventually dispose the Property;

**WHEREAS**, Additionally, BCDA has properties that have unutilized Gross Floor Area (GFA) within the Bonifacio Global City Development;

**WHEREAS**, As a baseline activity for any asset or property disposition, there is a need to determine through valuation and appraisal the fair market value of these Properties, including all the rights and interests attached thereon;

**WHEREAS**, There is a need for BCDA to engage the services of an independent property appraiser under the pertinent provisions of RA 9184, otherwise known as the "Government Procurement Reform Act" and its implementing rules and regulations pertaining to the consulting services to determine the fair market value of the Properties and Assets indicated in this Terms of Reference (TOR) which will be used as basis in determining the baseline value of these properties and assets and their eventual disposition.

**WHEREAS**, the BAC-C issued BAC-C Resolution No. BC-2021-009 dated 16 February 2021 declaring a Failure of Bidding for the Consulting Services for the Valuation of the Mile Long Property and its Development and Usufructuary Rights (DUR) since no proposals were received during the deadline of the submission of bids;

**WHEREAS**, in a memorandum dated 22 February 2021, the BCDA President and CEO approved the procurement of Consulting Services for the Valuation of the Various Properties and Assets under different schemes;

**WHEREAS**, the approved budget for the abovementioned consulting services is Pesos: Nine Hundred Thousand (Php 900,000.00), inclusive of all applicable taxes and fees;

**WHEREAS**, in a memorandum dated 02 March 2021, LADD endorsed the procurement of the said consulting services to the Bids and Awards Committee for Consultancy.

**WHEREAS**, Section 53.9 of the Revised IRR of RA 9184 allows the procuring entity to resort to Alternative Methods of Procurement, specifically Small Value Procurement where the procurement does not fall under Shopping of Section 52 of the Revised IRR and the amount involved does not exceed the thresholds prescribed in Annex "H" (Consolidated Guidelines for the Alternative Methods of Procurement) of the Revised IRR in the amount of One Million Pesos (Php1,000,000.00) for NGAs, GOCCs, GFIs, SUCs and Autonomous Regional Government;

**WHEREAS**, pursuant to Annex H, Section J, Delegation of Authority, states 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**, the BAC-C resolve, as it is hereby resolved:

1. To recommend the Procurement of the Consulting Services for the Valuation of the Various Properties and Assets under different schemes using the Alternative Method of Procurement in accordance with Section 53.9 of the Revised IRR of RA 9184 under Small Value Procurement;
2. To delegate the procurement of said consulting services to LADD, pursuant to Annex H, Section J of the Revised IRR under Delegation of Authority;
3. To direct the end user to secure the Certificate of Funds Availability (CFA) for the procurement prior to the award of the contract;
4. To direct the end-user to furnish the BAC-C Secretariat copies of the duly signed Notice of Award and Notice to Proceed as well as the executed contract, and all supporting documents pursuant to the procurement; and

5. To direct the end-user to report to the BAC-C the result of the procurement process within 10 days in the event that the procurement of said consulting services fails.

Done in Taguig City this 2nd day of March 2021.

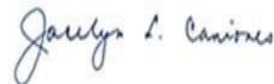
**BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES**



**JOSHUA M. BINGCANG**  
Chairperson



**JOANNA EILEEN M. CAPONES**  
Vice-Chairperson



**JOCELYN L. CANIONES**  
Member



**VIRGIL M. ALVAREZ**  
Member



**MADONNA M. CINCO**  
Member

Approved by:



**AILEEN ANUNCIACION R. ZOSA**  
Executive Vice President

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