

## Request for Proposal

### Selection of a Consultant for the Appraisal of BCDA Land Assets

1. The Bases Conversion and Development Authority (BCDA) is a government corporation mandated to transform former military bases and properties into premier centers of economic growth as stipulated in its mandate - Republic Act No. 7227 otherwise known as the "Bases Conversion and Development Act of 1992".
2. The Bases Conversion and Development Authority (BCDA) intends to procure and engage the services of an Appraisal Firm in the determination of the Market Value of Land, Accommodation Value, and Market Rent of properties for appraisal listed in Annex "A" using the appropriate valuation methodologies.
3. The Approved Budget for the Contract is **Nine Hundred Ninety Seven Thousand Six Hundred Forty Pesos (₱997,640.00)**, inclusive of all applicable taxes and fees.
4. The Appraisal Firm must have the following qualifications:
  - a. The Firm must be registered online with the Philippine Government Electronic Procurement System (<http://www.philgeps.gov.ph>) as a legitimate service provider for government requirements.
  - b. Should have at ten (10) years of experience in real estate appraisal; and
  - c. The Team Leader to be assigned to the project should be a licensed Real Estate Appraiser with at least five (5) years of experience in appraisal works.
5. The detailed responsibilities and deliverables are in the attached Terms of Reference (TOR) for the Project.
6. The Consultant shall be evaluated based on the Quality Based Evaluation (QBE) procedure.

The criteria and rating for the selection of the winning consultant are as follows:

Evaluation Criteria	Score
<b>A. Applicable experience of the Consultant</b>	40%
<b>B. Qualification of personnel who shall be assigned to the project</b>	50%
<b>C. Plan of Approach and Project Methodology</b>	10%
<b>TOTAL SCORE</b>	<b>100%</b>

7. The Consultant is required to submit the following documents to be used by BCDA as basis for evaluation by BCDA

Annex A : Valid and current Mayor's/Business Permit (city or municipal)/Municipal License, where the principal place of business of the prospective bidder is located

Annex B : PhilGEPS Registration

Annex C : 2020 Income/Business Tax Return

Annex D : Duly Notarized Omnibus Sworn Statement

Annex E : Curriculum Vitae of the Firm (using the prescribed form) and Company Profile

Annex F : Curriculum Vitae of the Assigned Team Leader (using the prescribed form)

Annex G : Description of the Methodology and Work Plan (using prescribed form)

Note : **Certificate of Platinum Membership** issued by PhilGEPS may be submitted in lieu of Mayor's Permit (Annex A) and PhilGEPS Registration (Annex B)

8. The Consultant is also required to submit its **Financial Proposal** using the prescribed format in a separate sealed envelope together with the above-mentioned requirements/documents. The **Financial Proposal** shall not exceed the approved budget for the contract (ABC) and shall be deemed to include the cost of all taxes, duties, fees, levies and other charges imposed under applicable laws.

Proposals received in excess of the ABC shall be automatically rejected.

10. The contract shall be effective for a period of sixty (60) calendar days from the date stated in the Notice to Proceed (NTP) and/or until the full delivery and acceptance by BCDA of all the requirements as agreed with the Consultant.
11. The **Proposal** composed of the aforementioned Annexes A to G, and the Financial Proposal must be submitted *not later than 25 August 2021 at 4:00pm* at the BCDA Records Administration Division (RAD), Bases Conversion and Development Authority (BCDA) Corporate Office, 2/F, Bonifacio Technology Center, 31<sup>st</sup> Street, corner 2<sup>nd</sup> Avenue, Bonifacio Global City, Taguig City. Proposals shall be addressed to **Engr. Richard Brian M. Cepe**, Vice President of Land and Assets Development Department.
12. The BCDA reserves the right to accept or reject any and all bids, annul the procurement process or not award the contract at any time prior to contract award, without thereby incurring any liability to the affected bidder.
13. For further information, your office may contact BCDA Land Management Officer, Engr. Victor Joy D. Lagria, thru email address [vdlagria@bcda.gov.ph](mailto:vdlagria@bcda.gov.ph) and Ms. Rowena M.R. Evidor, thru email address [revidor@bcda.gov.ph](mailto:revidor@bcda.gov.ph).



**RICHARD BRIAN M. CEPE**  
Vice President  
Land and Assets Development Department

ZDC2021-0263

**TERMS OF REFERENCE**  
**Procurement of Consulting Services**  
**Appraisal of BCDA Land Assets**

**BUDGET: *Nine Hundred Ninety Seven Thousand Six Hundred Forty Pesos (Php 997,640.00), inclusive of all applicable taxes and fees***

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.

**OBJECTIVE**

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 current valuation of various properties which will be used as one of the basis in determining the baseline value in the disposition and/or development of the properties.

**GENERAL REQUIREMENTS**

The Consultant must:

- be registered with the PhilGEPS;
- have at least have 10 years of experience in appraisal works;
- assign a Team Leader who is a Licensed Appraiser with a minimum of 5 years of experience in the same role in appraisal projects

## SCOPE OF WORK

### Properties for appraisal

#### a. Metro Manila Camps – Land and Structures (as-is, where-is)

PROPERTY		AREA (ha)	APPRAISAL REQUIREMENTS
1	Villamor Air Base, Pasay City		
	▪ Presidential Airlift Wing	9.7831	MV, MR
	▪ Government Quarters	2.2600	MV, MR
2	Cyber Sigma (Land and Structures)	*6.00	MV, MR, AV
3	MIAA Existing Structures and Developments	*10.00	MV, MR
4	Heritage Park	*67.00	MV
	▪ Land Value (1994)		
	▪ Land Value (2003)		
	▪ Land Value (2021)		
	▪ Investment Certificates		MV, MR
5	BGC Lots Affected by Railway Project	*1.00	MV, MR
	<ul style="list-style-type: none"> <li>• Kalayaan Ave Station</li> <li>• Kalayaan Ave - BGC Interstation Tunnel</li> <li>• BGC Station (McKinley Parkway)</li> <li>• NCD-Lawton Interstation Tunnel</li> <li>• Senate-DepEd Station</li> <li>• Bonifacio Main Boulevard</li> <li>• McKinley West</li> </ul>		
6	DOE	2.36	MV, MR, AV
7	PNOC	3.04	MV, MR, AV
8	Iconic Lot	0.7275	MV, MR, AV

#### b. Special Economic Zones (SEZ) – Land and Structures (as-is, where-is)

PROPERTY		APPROX AREA (ha)	APPRAISAL REQUIREMENTS
1	Clark, Pampanga	10,000	MV, MR
	▪ Clark Subzone (Land)		
2	Camp John Hay, Baguio City	*0.70	MV, MR
	▪ VOA Loghomes (Land and Structures)		MV, MR
3	New Clark City	*50.00	MV, MR
	<ul style="list-style-type: none"> <li>▪ National Government Administrative Center (Land)</li> <li>▪ Sanitary Landfill (Land)</li> <li>▪ Others for development/disposition (Film City, UCFC, PNP etc)</li> </ul>		
5	Lots affected by NCC Access Roads (Land and Structures)	*10.00	MV
6	SCTEX Fiber Optic Cable Lot	*1.00	MV, MR

**c. Properties for development - Land (as if developed) based on the existing MDP**

PROPERTY	APPROX AREA (has)	APPRAISAL REQUIREMENTS
1   Morong Discovery Park, Morong, Bataan	361	MV, MR

Note: MV - Market Value  
MR – Market Rent  
AV - Accommodation Value  
\*- approximate area

**DELIVERABLES**

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

Property	Date of Submission
a. For Metro Manila Camps - Land (as-is, where-is)	Within <b>60 calendar days</b> upon receipt by the Consultant of the Notice to Proceed
b. For Special Economic Zones (SEZ) – Land (as-is, where-is)	Within <b>60 calendar days</b> upon receipt by the Consultant of the Notice to Proceed
c. Properties for development - (as if developed) based on the existing MDP	Within <b>60 calendar days</b> upon receipt by the Consultant of the Notice to Proceed

**TERMS OF PAYMENT**

In consideration of services rendered, the Consultant shall be paid a total amount of **Nine Hundred Ninety Seven Thousand Six Hundred Forty Pesos (Php 997,640.00)**, inclusive of all applicable taxes and fees. The consideration shall be paid in the following schedule:

Schedule	Amount
a. <b>50%</b> upon receipt of the draft Appraisal reports for Metro Manila camps and Special Economic Zones (as-is, where-is basis)	Php 498,820.00
b. <b>50%</b> upon receipt and approval by BCDA of the following i. Receipt of the draft appraisal reports for the properties based on the MDP (as if developed) ii. Approval by BCDA of all the Appraisal Reports	Php 498,820.00
<b>Total</b>	<b>Php 997,640.00</b>

## TERM AND EFFECTIVITY

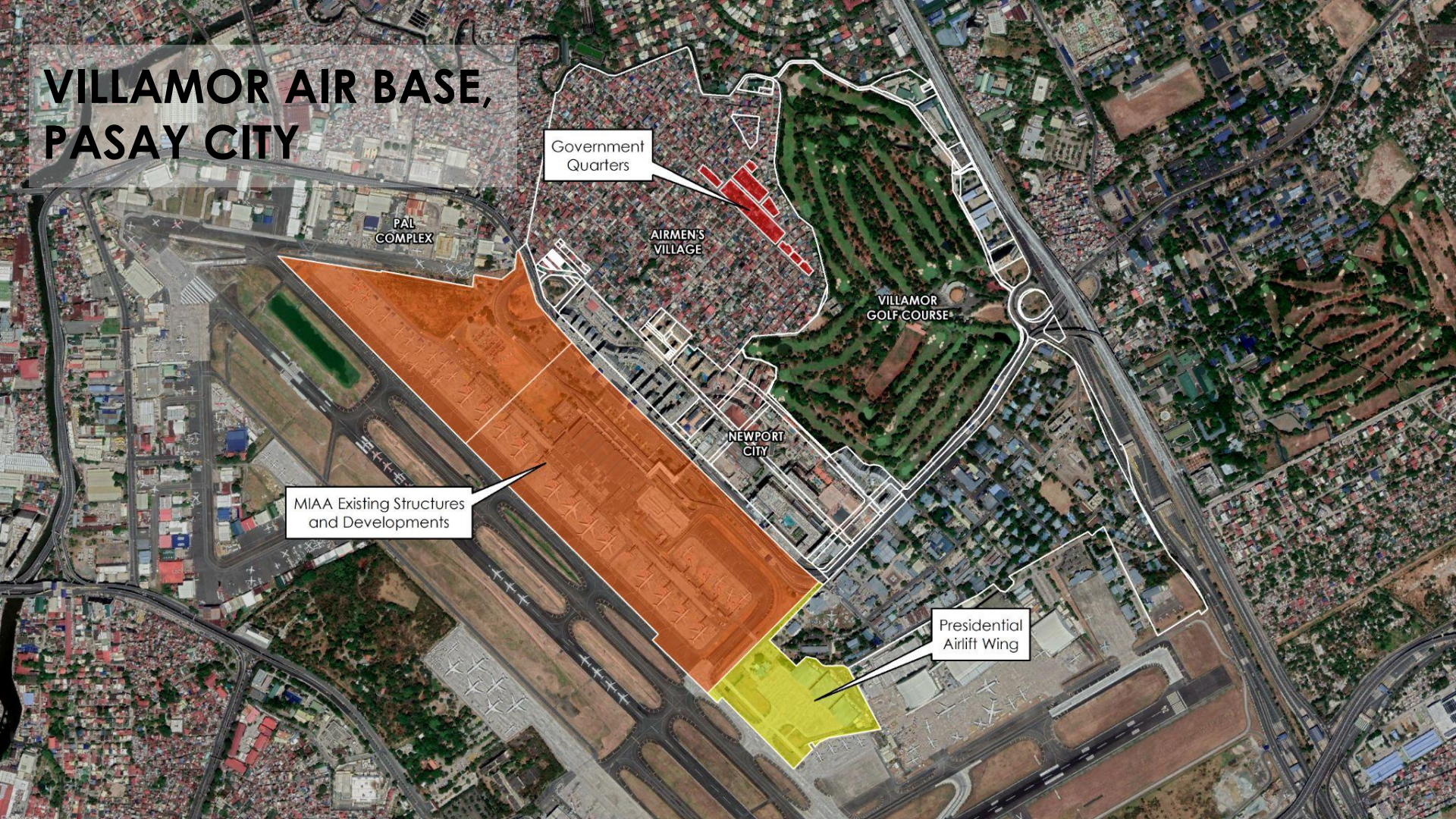
The appraisal works shall be completed sixty (60) calendar days reckoned from the receipt of the Notice to Proceed.

The project shall end upon receipt by the Consultant of a Certificate of Acceptance/Completion from BCDA, which shall be upon BCDA's approval of the Consultant's appraisal reports.

Please note that the period from the receipt by BCDA of the draft appraisal reports until the issuance by BCDA of the notice to finalize the reports is not included in the 60-day completion period.

UNCONTROLLED WHEN PRINTED OR EMAILED

# VILLAMOR AIR BASE, PASAY CITY



Government Quarters

PAL COMPLEX

AIRMEN'S VILLAGE

VILLAMOR GOLF COURSE

NEWPORT CITY

MIAA Existing Structures and Developments

Presidential Airlift Wing

# FORT BONIFACIO, TAGUIG CITY



Kalayaan  
Station

BGC  
Station

Lawton  
Station

Senate-DepEd  
Station

BONIFACIO  
GLOBAL CITY

MANILA  
AMERICAN  
CEMETERY

CONSULAR AREA

MCKINLEY  
WEST

MCKINLEY  
HILL




NAMRIA

CYBER  
SIGMA

NAVY  
VILLAGE

BONIFACIO  
SOUTH  
POINTE

LEGEND:

-  BONIFACIO MAIN BOULEVARD
-  RAILWAY ALIGNMENT
-  RAILWAY STATIONS



# FORT BONIFACIO, TAGUIG CITY

Lot 9 Block 6  
Iconic Lot

DOE Area

PNOC Area

UPTOWN  
MALL

BRITISH SCHOOL  
MANILA

MANILA  
JAPANESE  
SCHOOL

UNIVERSITY PARKWAY

INTERNATIONAL  
SCHOOL  
MANILA

STI

32ND STREET

SERENDRA

BONIFACIO  
HIGHSTREET

MARKET  
MARKET



# FORT BONIFACIO, TAGUIG CITY



MCKINLEY WEST

MANILA AMERICAN CEMETERY

MCKINLEY HILL

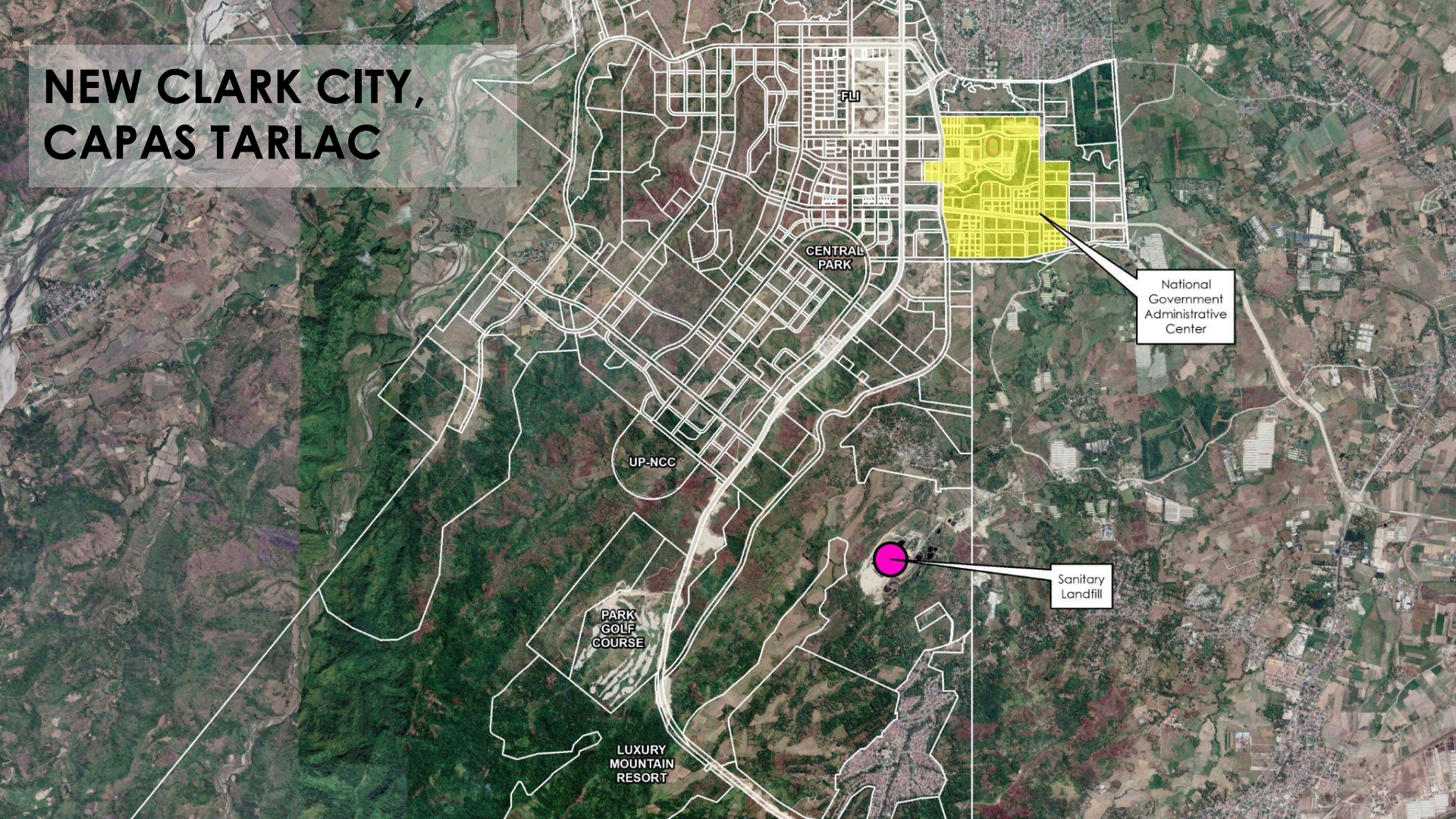
NAVY VILLAGE

Cyber Sigma

BONIFACIO SOUTH POINTE

Heritage Park

# NEW CLARK CITY, CAPAS TARLAC



FU

CENTRAL  
PARK

UP-NCC

PARK  
GOLF  
COURSE

LUXURY  
MOUNTAIN  
RESORT

National  
Government  
Administrative  
Center

Sanitary  
Landfill

# CLARK SPECIAL ECONOMIC ZONE, PAMPANGA

NEW  
CLARK CITY

SACOBIA

CLARK  
FREEPORT ZONE

Clark  
Subzone

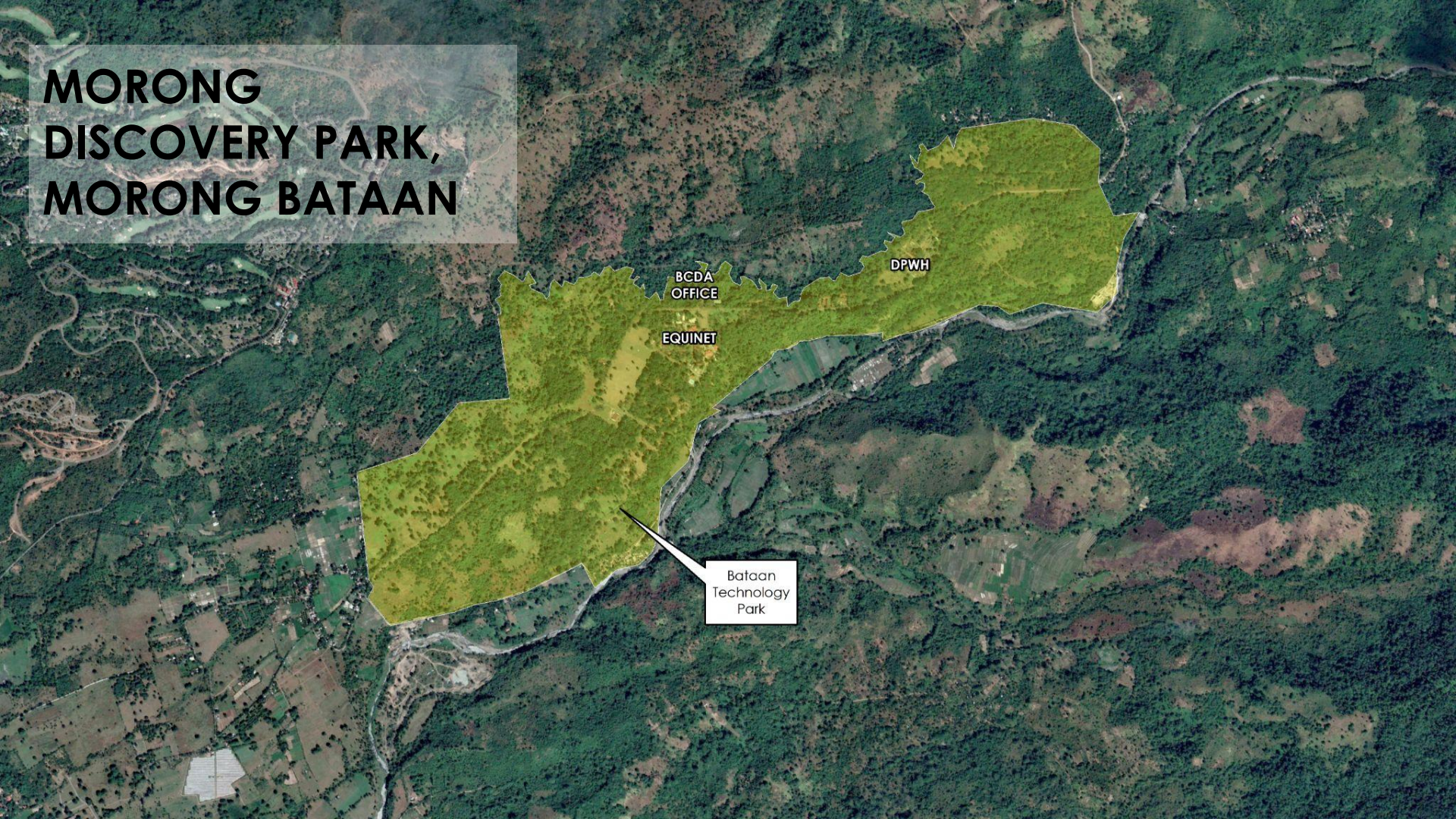
# MORONG DISCOVERY PARK, MORONG BATAAN

BCDA  
OFFICE

DPWH

EQUINET

Bataan  
Technology  
Park



# CAMP JOHN HAY, BAGUIO CITY

THE AMERICAN  
RESIDENCE

YELLOW  
TRAIL

VOA  
Loghomes

LOAKAN ROAD

MOOG  
INDUSTRIAL  
GROUP

