

## TERMS OF REFERENCE

Procurement of Consulting Services  
Appraisal of BCDA Land Assets  
(Fort Bonifacio and NCC/CFSEZ properties)

### I. **BUDGET: NINE HUNDRED THOUSAND PESOS (Php 900,000.00) INCLUSIVE OF VAT AND 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.

### II. **OBJECTIVE**

There is a need for BCDA to engage the services of an independent property appraiser under the pertinent provisions of Republic Act 9184 (RA 9184), otherwise known as the “Government Procurement Reform Act” and its implementing rules and regulations (IRR) 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.

### III. **GENERAL REQUIREMENTS**

The Consultant must:

- be registered with 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

The Consultant shall submit its bid using the general format as provided under the Revised IRR of RA 9184. The following format for **Annexes D, E, F and G** shall be used by the Consultant and are attached as forming part of this Terms of Reference.

Annex D	Omnibus Sworn Statement
Annex E	Curriculum Vitae (Firm)
Annex F	Curriculum Vitae (Team Leader/s)
Annex G	Methodology and Workplan

#### IV. SCOPE OF WORK

PROPERTIES FOR APPRAISAL	AREA*	APPRAISAL REQUIREMENTS
1. Summit area, Bonifacio Global City	5,777 sqm.	MV, MR (land only) a. As-if-developed; and b. As-is-where-is
2. Eastgate property (Lot 5A), Bonifacio Global City	3,099 sqm	MV of GFA
3. New Clark City properties along Tarlac-Zambales road	185 hectares	MV and MR of land i) to consider existing land claims if any; and ii) as if vacant/no land claims
4. New Clark City Industrial Area Phase 2, CFSEZ	9.8 hectares	MV and MR of land i) to consider existing land claims if any; and ii) as if vacant/no land claims

*\*approximate area*

*Note: MV - Market Value  
MR – Market Rent*

#### V. DELIVERABLES

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

	Property for Appraisal	Date of Submission
1.	Eastgate property (Lot 5A), Bonifacio Global City	<b>Draft appraisal report – within 30 calendar days</b> upon receipt by the Consultant of the Notice to Proceed
2.	Summit area, Bonifacio Global City	<b>Draft appraisal report – within 45 calendar days</b> upon receipt by the Consultant of the Notice to Proceed
3.	New Clark City properties along Tarlac-Zambales road	
4.	New Clark City Industrial Area Phase 2, CFSEZ	

## VI. TERMS OF PAYMENT

In consideration of the services rendered, the Consultant shall be paid a total amount of **Nine Hundred Thousand Hundred Pesos (Php900,000.00)**, inclusive of VAT and all applicable taxes and fees. The consideration shall be paid in the following schedule:

Schedule	Amount
a. <b>25%</b> upon receipt of the <b>draft appraisal report</b> for the Eastgate property, BGC	Php 225,000.00
b. <b>25%</b> upon receipt of the <b>draft Appraisal report</b> for Deliverable #s 2, 3, 4 and 5 above	Php 225,000.00
c. <b>50%</b> upon issuance by BCDA of the Certificate of Acceptance/Completion of the Final Appraisal reports for all deliverables	Php450,000.00
<b>Total</b>	<b>Php 900,000.00</b>

## VII. CONTRACT TERMS AND EFFECTIVITY

The Consultant shall enter into a Contract with BCDA and submit a Performance Bond or any instrument as may be prescribed pursuant to the revised Implementing Rules and Regulations (IRR) of R.A. 9184. The terms of the contract (**Contract, Special Conditions of Contract and General Conditions of Contract**) shall likewise be in the general form as that prescribed under the Revised IRR of R.A. 9184 and attached herewith as **Annex H**

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 Final appraisal report for all properties subject of this appraisal project.

The **FINAL APPRAISAL REPORT** shall be submitted by the Consultant **within 5 working days** upon receipt from BCDA of the notice to finalize the draft appraisal report. Please note that the 45-calendar day completion period pertains to the period from issuance of the Notice to Proceed to the receipt by BCDA of the draft appraisal report.