

REQUEST FOR QUOTATION

1. The Bases Conversion and Development Authority (BCDA) intends to apply the sum of One Million Nine Hundred Fifty Thousand Eight Hundred Ninety Three Pesos and 64/100 (Php1,950,893.64) per year inclusive of all applicable taxes, association dues and other fees, being the Approved Budget for the Contract (ABC) for the Lease of three (3) housing units and one (1) parking unit for the temporary housing facilities of the Philippine Navy. Bids received in excess of the ABC shall be automatically rejected at the opening of the financial proposals.

Please refer to the Terms of Reference (TOR) for the detailed responsibilities and deliverables.

2. BCDA shall conduct the evaluation of the bids for the Lease of three (3) housing units and one (1) parking unit using Section 53.10 (Lease of Real Property and Venue) under Annex H, Section V (9) of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act No. 9184.
3. The FIRM should have the following minimum qualifications:
 - A. Must be allowed to do business in real estate and leasing.
 - B. Must be registered online with the Philippine Government Electronic Procurement System (<http://www.philgeps.gov.ph>) as a legitimate service provider for government requirements.

4. The FIRM must submit a **Letter of Intent**. In addition to the **Letter of Intent**, the FIRM is also required to submit the following documents to be used by BCDA as basis for the technical evaluation:

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

Annex B: PhilGEPS Registration

Annex C: Latest Income/Business Tax Return

The FIRM is also required to submit his/her/its Financial Proposal in a separate sealed envelope together with the abovementioned requirements/documents. The financial proposals shall not exceed the approved budget for the contract and shall be deemed to include the cost of all taxes, duties, fees, levies and other charges imposed under applicable laws.

The BCDA invites interested FIRMS to participate in the procurement process and submit their Letter of Intent; Technical Proposal composed of the aforementioned Annexes A to C and the Financial Proposal by hand on or before 25 January 2022, 10:00 a.m.

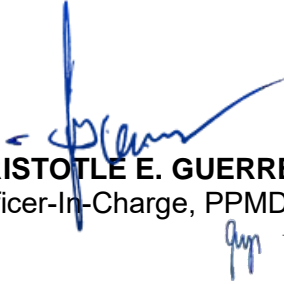
The Letter of Intent, the Technical and Financial Proposals shall be submitted by hand to the address below:

MS. HEDDA Y. RULONA

Vice President - Budget and Revenue Allocation Department
Bases Conversion and Development Authority
2/F Bonifacio Technology Center

31st Street corner 2nd Avenue
Bonifacio Global City, Taguig City 1634

Your office may also contact Ms. Jeanette H. Cruz through telephone number 0915-8770907;
email address: jhcruz@bcda.gov.ph.



ARISTOTLE E. GUERRERO
Officer-In-Charge, PPMD

CB2022-0105

LEASE OF TEMPORARY HOUSING FACILITIES FOR THE PHILIPPINE NAVY

TERMS OF REFERENCE

I. BACKGROUND

The Bases Conversion and Development Authority (BCDA), under its charter Republic Act No. 7227 (as amended), is vested with the power and authority to undertake the development and conversion to productive civilian use of the lands characterized as the former military baselands under the 1947 Military Bases Agreement. To this end, certain portions of the Metro Manila military camps such as the Navy Village property with an area of approximately 25.84 hectares were transferred to the BCDA for development and/or disposition to generate funds for base conversion, military housing and military modernization under the DND/AFP Modernization Program.

On 03 January 2018, the Philippine Senate (Senate) and BCDA entered into a Memorandum of Understanding (MOU) wherein the Senate is granted an option to buy a portion of the Navy Village approximately consisting of 1.8 hectare out of the total 25.84-hectare area. The said property will be used by Senate for the construction of its new and permanent building which will serve as the new home for the Philippine Senate.

On 23 May 2018, the Senate and BCDA executed a Contract to Sell for the disposition of the 1.8-hectare portion of the Navy Village to be used by Senate for the construction of its new and permanent building. As a result of this disposition, about 20 Senior Officers' Quarters currently occupying the subject area and 12 Senior Officers' Quarters adjacent to the said area were affected and displaced.

BCDA, as authorized and required under Executive Order No. 62 to undertake the relocation and resettlement of affected military personnel within the camps, has already started the process of constructing the permanent PN Officers' quarters and facilities in BNS Lot 1 which will take about 2.5 years to complete. Given that the Senate already implemented the construction of its new building in 2019, BCDA has provided temporary housing facilities to the PN Officers occupying the affected Senior Officers' Quarters.

In 2019, BCDA entered into lease agreements for the lease of 26 condo/townhouse units and 8 parking units in Taguig City until 15 February 2022.

However, there is a need to procure three (3) new housing units and one (1) parking unit in addition to the housing and parking units to be renewed due to the delays encountered in the procurement and construction of the PN Senior Officers permanent housing units in view of non-availability of GAA funding.

II. OBJECTIVES

To provide temporary housing facilities to the affected Senior Officers of the Philippine Navy located in the Navy Village area who were displaced as a result of the



subject disposition to the Senate as an interim measure pending the completion of the construction of the permanent facilities in accordance with RA 7227 and its implementing guidelines.

III. LOCATION

The location of the required housing facilities for the affected Senior Officers shall be within the City of Taguig and should be near the headquarters and offices located in BNS Lot 1, Bonifacio South Pointe and Navy Village areas. The location should have good site conditions such as walkable community, enough parking spaces and compliant with the security requirements of the PN.

IV. APPROVED BUDGET FOR THE CONTRACT (ABC)

The ABC is **One Million Nine Hundred Fifty Thousand Eight Hundred Ninety Three Pesos and 64/100 (Php 1,950,893.64) per year**, inclusive of all applicable taxes, association dues and other fees. Bids received in excess of the ABC shall be automatically disqualified.

V. REQUIREMENTS FOR THE HOUSING FACILITIES

The temporary housing, which should be located within the same community, is classified into two (2) categories: (a) 1 unit for the General and Flag Rank Officers; and (b) 2 units for the Senior PN Officers.

Item No.	Description	Requirement
Temporary housing facilities for General and Flag Rank Officers		
1	No. of required housing facility	one (1) Townhouse unit
2	Location	within ten (10) kilometers from the PN Headquarters and Offices in BNS Lot 1
3	Area	at least 120 square meters
4	No. of Rooms	at least 4 bedrooms
5	No. of Car Parking	at least 2 Parking Slots
Temporary housing facilities for Senior PN Officers		
1	No. of required housing facilities	two (2) Condominium Units
2	Location	within ten (10) kilometers from the PN Headquarters and Offices in BNS Lot 1

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3	Area	at least 90 square meters per unit
4	No. of Rooms	at least 3 bedrooms per unit
5	No. of Car Parking	at least 2 Parking Slots per unit
Additional Parking Unit for Senior PN Officer		
1	No. of required Parking Unit	one (1) unit
2	Location	within ten (10) kilometers from the PN Headquarters and Offices in BNS Lot 1
2	Area	At least 12.5 sq m.

VI. EFFECTIVITY OF CONTRACT

The temporary housing facilities for the affected Senior Officers shall be leased by BCDA for three (3) years subject to extension, if needed. The extension, if necessary, shall be subject to the same terms and conditions as fixed in the original lease.

VII. TERMS OF PAYMENT

Upon execution of the Lease Agreement, BCDA shall pay Security Deposit equivalent to two (2) months lease to cover any unpaid utilities, association dues or any obligations resulting from violations of the Lease. Said security deposits shall be applied on the 35th and 36th month of the Lease.

All payments under the lease shall be inclusive of value-added tax and other taxes as imposed under the law.

VIII. EVALUATION CRITERIA

BCDA shall conduct the evaluation of the bids using Section 53.10 (Lease of Real Property and Venue) under Annex H, Section V (9) of the 2016 Revised Implementing Rules and Regulations (IRR) of Republic Act No. 9184.

IX. QUALIFICATIONS OF THE BIDDER

The minimum qualifications of the prospective Bidder are as follows:

1. Must be allowed to do business in real estate and leasing.
2. Pursuant to Annex H, IRR of Republic Act No. 9184, when it comes to Lease of Real Property or Venue, the following documentary requirements must be submitted by a prospective bidder:
 - a. Mayor's/Business Permit;
 - b. PhilGEPS Registration Number; and

c. Income/Business Tax Return.

X. BCDA BIDDING RIGHTS

1. BCDA reserves the right to accept or reject any or all of the Bids without giving any reason whatsoever.
2. BCDA reserves the right to waive any minor defects in the Qualification Documents and Bid Proposals and accept the offer it deems most advantageous to the Government.
3. BCDA reserves the right not to proceed with the Bidding Process without prior notice of incurring liability and without giving any reason whatsoever.

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A handwritten signature in blue ink, appearing to be 'Jm', is located to the right of the 'end' text.

**Procurement of Temporary Housing Facilities for Philippine Navy
Financial Bid Form**

No.	Area/Building	Unit Type	Unit Dress-Up	Monthly Unit Rental	2 Parking Units Rental	Gross Rental*

**Inclusive of all applicable taxes, association dues and other fees*

Authorized Representative
 (Name and Signature)

Date