

**Bids and Awards Committee for Consulting Services (BAC-C)**

**PROCUREMENT OF CONSULTING SERVICES FOR THE APPRAISAL OF BCDA  
PROPERTIES**

**RESOLUTION NO. 23**

**Delegation of Authority for Negotiated Procurement (Small Value Procurement)**

**WHEREAS**, 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;

**WHEREAS**, BCDA needs to determine the current valuation of these properties in order to ascertain the baseline value for its disposition and/or development. However, the said task is outside the purview of BCDA. Hence, BCDA needs to engage the services of an independent property appraiser for the valuation of these properties;

**WHEREAS**, the Land and Assets Development Department (LADD) of BCDA intends to procure the Consulting Services of an Appraisal Firm for the valuation of the BCDA properties, to wit:

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
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)		
	• Investment Certificates		
	• Land Value (2021)		MV, MR
5	BGC Lots Affected by Railway Project	*1.00	MV, MR
	• Kalayaan Ave Station		
	• Kalayaan Ave – BGC Interstation Tunnel		
	• BGC Station (McKinley Parkway)		
	• BGC-Lawton Interstation Tunnel		
	• Senate-Deped Station		
	• Bonifacio Main Boulevard		

	• McKinley West		
6	DOE	2.36	MV, MR, AV
7	PNOC	3.04	MV, MR, AV
8	Iconic Lot	0.725	MV, MR, AV
* Approximate area			

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

	PROPERTY	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
	• National Government Administrative Center (Land)		
	• Sanitary Landfill (Land)		
	• Others for development/disposition (Film City, UCFC, PNP, etc.)		
4	Lots affected by NCC Access Roads (Land and Structures)	*10.00	MV
5	SCTEX Fiber Optic Cable Lot	*1.00	MV, MR
* Approximate area			

C. Properties for development – Land (as if developed) based on the existing MDP

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

Note: MV – Market Value  
MR – Market Rent  
AV – Accommodation Value

**WHEREAS**, the Terms of Reference (TOR) for the Procurement of Consulting Services for these properties provides, among others, the following:

1. 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	Within 60 calendar days upon receipt by

(as-is, where-is)	the Consultant of the Notice to Proceed
b. For Special Economic Zones (SEZ) – Land (as-is, where-is)	Within 60 calendar days upon receipt by the Consultant of the Notice to Proceed
c. Properties for development - (as if developed) based on the existing MDP	Within 60 calendar days upon receipt by the Consultant of the Notice to Proceed

2. Criteria in Determining the Highest Rated Bid

Evaluation Procedure to be used – “QUALITY-BASED EVALUATION”

a. Quality of a Team Leader to be assigned to the Service (50%)

Experience in Appraisal Works (maximum 40%)

No. of Years of Experience in Appraisal Works	Score
Above 15	40
11 – 15	30
6 – 10	20
5	10

Education (maximum 5%)

Level	Score
Doctorate’s Degree	5%
Master’s Degree	4%
Licensed Real Estate Appraiser	3%

Training Attended (maximum 5%)

No. of Trainings Attended Related to Property Valuation	Score
11 and above	5%
6 – 10	4%
1 – 5	3%

b. Applicable Experience of the Firm (50%)

Years of Experience in Property Appraisal (20%)

No. of Years of Experience	Score
Above 25	20%
20 – 25	15%
16 – 20	10%
10-15	5%



No. of Projects Undertaken (01 April 2016 – 30 May 2021) (20%)

No. of Projects Undertaken	Score
41 and above	20%
31 - 40	15%
21 - 30	10%
1 - 20	5%

c. Plan of Approach and Methodology (10%)

Substance of Approach and Methodology	Score
1. Clarity and comprehensiveness of the plan of approach (5%) <ul style="list-style-type: none"> <li>● Substantially Adequate</li> <li>● Inadequate</li> </ul>	1-10% 0%
2. Interpretation of project problems, risks, and suggested solutions (5%) <ul style="list-style-type: none"> <li>● Substantially Adequate</li> <li>● Inadequate</li> </ul>	1-10% 0%

3. 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 (Php997,640.00), inclusive of all applicable taxes and fees. The consideration shall be paid in the following schedule:

Schedule	Amount
a. 50% 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. 50% 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
Total	Php 997,640.00

**WHEREAS**, in LADD's memo dated 30 July 2021, the BCDA President and CEO approved the Procurement of the Consulting Services for the Appraisal of the aforementioned properties through Negotiated Procurement (Small Value Procurement) under Section 53.9 of the Revised IRR of R.A. 9184; the Approved Budget for the Contract (ABC) in the amount of Nine Hundred Ninety Seven Thousand Six Hundred Forty Pesos (Php997,640.00), inclusive of all applicable taxes and fees; and the Terms of Reference (TOR) for the appraisal of the aforementioned properties;

**WHEREAS**, in its memo to BAC-C dated 06 August 2021, the LADD cited the said approval of the BCDA President and CEO and requested that the procurement of the said Consulting Services be delegated to LADD;

**WHEREAS**, Section 53 of the RIRR of R.A. 9184 provides that the Negotiated Procurement is a method of procurement of Goods, Infrastructure Projects and Consulting Services, whereby the Procuring Entity directly negotiates a contract with a technically, legally and financially capable supplier, contractor or consultant in any of the following cases:

Xxxx

53.9. Small Value Procurement. Procurement of Goods, Infrastructure Projects and Consulting Services, where the amount involved does not exceed the threshold prescribed in Annex "H" of this IRR: xxx.

**WHEREAS**, Section V(D)(8)(a) of Annex H of RIRR of R.A. 9184 defines Small Value Procurement as the procurement of (a) goods not covered by Shopping under Section 52 of the IRR of RA 9184, (b) infrastructure projects, and (c) consulting services, where the amount involved does not exceed the following threshold:

- i. For NGAs, GOCCs, GFIs, SUCs, and Autonomous Regional Government, One Million Pesos (P1,000,000)

xxx

**WHEREAS**, Section IV (J) – Delegation of Authority under Annex H of RIRR of R.A. 9184 provides 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**, foregoing considered, we, the Members of the Bids and Awards Committee for Consulting Services (BAC-C), hereby RESOLVE as it is hereby RESOLVED to recommend the following:

1. Procurement of the Consulting Services for the appraisal of the aforementioned BCDA properties through Negotiated Procurement (Small Value Procurement) under Section 53 of the 2016 Revised IRR of RA 9184, specifically Section 53.9;
2. To delegate to the End-user unit the authority to proceed with the Procurement of the Consulting Services for the appraisal of the aforementioned BCDA properties, pursuant to Section IV (J) – Delegation of Authority under Annex H of the 2016 Revised IRR of R.A. 9184; and
3. For the End-user unit to submit its Report on the award of contract with all the supporting documents to the HOPE, through BAC, pursuant to Section IV (J) –

Delegation of Authority under Annex H of the 2016 Revised IRR of R.A. 9184;

RESOLVED, at the BCDA Corporate Center Office, this 16<sup>th</sup> day of August 2021.

**BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES (BAC-C)**

  
**AILEEN ANUNCIACION R. ZOSA**  
Chairperson


  
**FERNANDO T. GALLARDO, JR.**  
Vice Chairperson

  
**MADONNA M. CINCO**  
Member

  
**ARISTOTLE E. GUERRERO**  
Member

  
**VIRGIL M. ALVAREZ**  
Member

Approved by:

  
**VIVENCIO B. DIZON**  
President and CEO

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