

**Consulting Services for the
Appraisal/Valuation of Various BCDA Land and Assets**

This Contract is executed between:

BASES CONVERSION AND DEVELOPMENT AUTHORITY, a government instrumentality vested with corporate powers, created by virtue of Republic Act No. 7227, as amended, with principal office address at the BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st Street corner 2nd Avenue, Bonifacio Global City, Taguig City, represented herein by its Executive Vice President and Chief Operations Officer, **AILEEN ANUNCIACION R. ZOSA**, duly authorized for this purpose under Item 178 of the revised Manual of Approval which was approved by the BCDA Board on 22 November 2017, a copy of which is hereto attached as **Annex "A"**, hereinafter referred to as "**BCDA**";

- and -

SANTOS KNIGHT FRANK, a private corporation duly organized and existing under the laws of the Republic of the Philippines, with office address at 10th Floor Tower One and Exchange Plaza, Ayala Triangle, Ayala Avenue, Makati City, represented herein by its Director and Head of Valuation and Advisory, **MABEL I. LUNA**, duly authorized for this purpose as evidenced by a Secretary's Certificate dated 24 August 2021, a copy of which is hereto attached as **Annex "B"**, hereinafter referred to as "**Consultant**".

BCDA and Consultant shall hereinafter be referred to, individually, as Party or, collectively, as Parties.

ANTECEDENTS

BCDA is mandated under Republic Act No. 7227, as amended to accelerate the sound and balanced conversion into alternative productive uses of the military reservations and their extensions, to raise funds by the sale of portions of Metro Manila military camps; and to apply said funds to the development and conversion into alternative productive uses of these properties.

Pursuant to this mandate, BCDA, in partnership with the private sector, is actively pursuing the development of its properties. Hence, BCDA needs to ascertain the current market value of the properties subject for appraisal listed in **Annex "C"**.

The technical expertise required by the said task is not within the capabilities of BCDA personnel. In order to fulfill the said purpose, BCDA needs to procure the services of a Consultant possessing the necessary expertise to perform the said task.

BCDA decided to procure the said consultancy services through Small Value Procurement pursuant to Section 53.9 of the revised IRR of RA 9184 since the total project cost is less than the prescribed threshold of PhP1,000,000 for Government Owned and Controlled Corporations (GOCCs).

In compliance with Annex "H" of RA 9184, which is the Consolidated Guidelines for the Alternative Methods of Procurement, BCDA's Land and Assets Development Department (LADD) sought the authority from the Bids and Awards Committee for Consultancy (BAC-C)'s authority to procure the consultancy services for the appraisal of the subject properties. A copy of the **BAC-C Resolution No. 23** dated 16 August 2021 is hereto annexed as Annex "D".

A Request for Proposal (RFP) was sent to three (3) consultants of known qualifications. The said RFP was also posted at the websites of PhilGEPS and BCDA.

After thorough evaluation, validation and verification of the proposals submitted, it was found that the Consultant is competent and qualified to provide the consultancy services required by BCDA.

BCDA is desirous that the Consultant execute the Consulting Services for the Appraisal of the BCDA Properties and Assets (hereinafter called the "Project") and the BCDA has accepted the bid for **Nine Hundred Forty-Five Thousand Pesos (PhP945,000.00)** by the Consultant for the execution and completion of such Consulting Services and the remedying of any defects therein.

ACCORDINGLY, for and in consideration of the foregoing premises, and in accordance with the stipulations and conditions hereinafter stated, the Parties hereby agree and bind themselves to the following:

1. In this Contract, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents shall be attached, deemed to form, and be read and construed as part of this Agreement, to wit:
 - (a) Terms of Reference;
 - (b) Request for Proposal;
 - (c) Bid forms;
 - (d) Eligibility requirements, documents and/or statements;
 - (e) Performance Security in any form as prescribed under the Revised IRR of RA 9184; and
 - (f) Notice of Award of Contract and the Bidder's conforme thereto;

3. In consideration of the full and satisfactory performance of the services rendered by the Consultant, BCDA shall pay the Consultant based on the following schedule of payment:

Schedule	Amount
a. 50% of the engagement fee is payable upon receipt of the draft Valuation Reports for Metro Manila camps and Special Economic Zones (as-is, where-is basis).	Php 472,500.00
b. 50% remaining balance is due upon receipt and approval by BCDA of the following: <ul style="list-style-type: none"> i. Receipt of the Draft Valuation Reports for the properties based on the MDP (as if developed). ii. Approval by BCDA of all the Valuation Reports. 	Php 472,500.00
Total	Php 945,000.00

4. In consideration of the payments to be made by the BCDA to the Consultant as hereinafter mentioned, the Consultant hereby covenants with BCDA to execute and complete the Consulting Services and remedy any defects therein in conformity with the provisions of this Contract in all respects.
5. BCDA hereby covenants to pay the Consultant in consideration of the execution and completion of the Consulting Services, the full amount of **Nine Hundred Forty-Five Thousand Pesos (PhP945,000.00)** in accordance with the payment terms set out in Clause 3 of this Contract.

SIGNED BY THE PARTIES on _____ in Taguig City, Philippines.

Bases Conversion and
Development Authority

Santos Knight Frank

By:

By:

Aileen Anunciacion R. Zosa
AILEEN ANUNCIACION R. ZOSA
Executive Vice President and COO

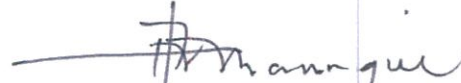
Mabel I. Luna
MABEL I. LUNA
Director and Head of Valuation and Advisory

BCDA
Bases Conversion and
Development Authority

Land and Assets Development Department - Clerk
ZDC2021-0299

Signed in the presence of:


JOSHUA M. BINGCANG
Senior Vice President, CDG


TRESSHA V. MANRIQUE

ACKNOWLEDGMENT

Republic of the Philippines)
Taguig City) ss.

BEFORE ME, a Notary Public for and in Taguig City, personally appeared the following:

Name	Competent Evidence of Identity	Date of Issue / Expiry	Place of Issue
Aileen Anunciacion R. Zosa	Passport #	Issued:	
Mabel I. Luna	PASSPORT	ISSUED: EXP: 1	

who are known to me to be the same persons who executed the foregoing Consulting Services Contract and acknowledged to me that the same is their voluntary act and deed, as well as the entities herein represented.

SIGNED AND SEALED on OCT 20 2021 in Taguig City, Philippines.

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Book no. 02
Series of 2021.


ATTY MARICEL C. CORONACION-SANTOS
NOTARY PUBLIC FOR AND IN TAGUIG CITY
NOTARIAL COMMISSION UNTIL DECEMBER 31 2021
ROLL OF ATTORNEYS NO 63834
IBP NO 1492918 1-07-2021 RIZAL
PTR NO A-5064446 1-07-2021 TAGUIG CITY
MCLE COMPLIANCE NO VI-0014157 05 NOV 2018



