

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

Request For Proposal (RFP)

Selection of a Consultant for the Appraisal of BCDA Properties 2022

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 BCDA, through its Bids and Awards Committee for Consulting Services (BAC-C), intends to procure and engage the services of three (3) independent Appraisal Firms/Consultants under Section 53.6 "Negotiated Procurement - Scientific, Scholarly or Artistic Work, Exclusive Technology and Media Services" of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184 in the determination of the value of land and assets listed in the Terms of Reference (TOR) for the Project, using the appropriate valuation methodologies.
3. The Approved Budget for the Contract for each Appraisal Firm/Consultant is **Two Million Three Hundred Fifty-Five Thousand Two Hundred Forty-Eight Pesos (Php 2,355,248.00)**, inclusive of VAT and all applicable taxes and fees.
4. The Appraisal Firm/Consultant must satisfy the following requirements:
 - a. Must be registered online with the Philippine Government Electronic Procurement System (<https://www.philgeps.gov.ph>);
 - b. Must have at least ten (10) years of experience in real estate appraisal;
 - c. Assign a Team Leader to the project that has at least ten (10) years of experience in appraisal works as a Licensed Real Estate Appraiser, five (5) years of which shall be as a Team Leader; and
 - d. Assign at least four (4) other licensed Real Estate Appraisers to the Project that has at least three (3) years of relevant experience. The Firm must submit a notarized Undertaking specifying the names of the licensed appraisers, license number and the validity of the license. A copy of the Professional Regulation Commission (PRC) License of the nominated Real Estate Appraisers must be attached to the notarized Undertaking.
5. The detailed responsibilities and deliverables of the Appraisal Firm/Consultant are likewise indicated in the attached TOR for the Project.
6. The Appraisal Firm/Consultant shall be evaluated using the **Quality Based Evaluation (QBE)** procedure. One contract will be awarded to each of the three (3) bidders determined as the highest rated and responsive bid.

7. The criteria and rating for the selection of the winning Appraisal Firm/Consultant are as follows:

	Evaluation Criteria	Score	Passing Score
A.	Applicable experience of the Consultant	40%	36%
B.	Qualification of personnel who shall be assigned to the project	50%	30%
C.	Plan of Approach and Project Methodology	10%	5%
	TOTAL SCORE	100%	71%

Winning bidders should at least meet the minimum passing score for each criterion with an overall passing score of 71%.

8. The Appraisal Firm/Consultant is required to submit the following documents to be used by BCDA as the basis for its evaluation:

Annex A: Valid and current Mayor's/Business Permit issued by the city or municipality where the principal place of business of the bidder is located

Annex B: PhilGEPS Registration (Red or Platinum Registration Category)

Annex C: 2021 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) and duly notarized

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

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

9. The Appraisal Firm/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 One Hundred Twenty (120) calendar days from the date stated in the Notice to Proceed (NTP) and/or until the complete delivery and acceptance by BCDA of all the requirements as agreed with the Appraisal Firm/Consultant based on the Terms of Reference (TOR).
11. The **Proposals** composed of the aforesaid Annexes A to G, and the Financial Proposal, must be submitted not later than **August 18, 2022, Tuesday, 5:00 p.m.** by hand at the BCDA Records Administration Division (RAD) to the address below:

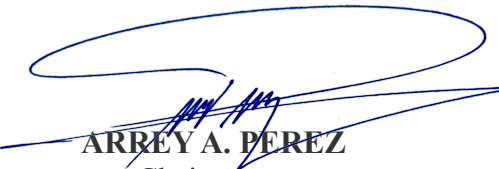
Bases Conversion and Development Authority (BCDA) Corporate Office
2/F, Bonifacio Technology Center, 31st Street, corner 2nd Avenue,
Bonifacio Global City, Taguig City

The Proposals shall be addressed to **ARREY A. PEREZ, Chairperson, Bids and Awards Committee for Consulting Services (BAC-C)**.

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, please refer to:

Shella Marie D. Decena
Head Secretariat, BAC for Consulting Services
Tel: (02) 8575-1739
Email: bacc_sec@bcda.gov.ph

Issuance Date of RFP: August 11, 2022


ARREY A. PEREZ
Chairperson

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

BACC2022-0090