

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

**PROCUREMENT OF CONSULTING SERVICES FOR THE APPRAISAL OF
BCDA PROPERTIES 2022**

Bid Bulletin No. 02

This Bid Bulletin clarifies queries/questions raised during the Pre-Bid Conference and other matters pertaining to the above cited Consulting Services.

I. QUERIES/QUESTIONS BY THE PROSPECTIVE BIDDERS

Queries/Questions	Clarifications
<p>1. On MIAA Land and Building Machineries and Equipment (BME), Pasay City, clarify whether the appraisal to be conducted is only limited to the Land and Building Machineries and Equipment which are attached to buildings. Are the buildings excluded in the appraisal?</p>	<p>Appraisal will cover the Market Rent of land and building, machineries and equipment. Buildings refer to the structures (NAIA Terminal III) which are housed within the 60-hectare MIAA area. Machineries and equipment are those which are attached to/integral to the operation of the building such as elevators, air conditioning units, luggage conveyor, water pump, and the like).</p> <p>Map showing the perimeter of the property which includes Lots 13A and 14 is attached herewith.</p>
<p>2. Are all the buildings in MIAA (i.e. Terminals 1, 2, 3 and 4) part of the appraisal?</p>	<p>Same answer to Question no. 1</p>
<p>3. The appraisal requirement for the MIAA Land should include its Market Value.</p>	<p>The Market Value shall also be included as basis for the Market Rent.</p>
<p>4. Is this a reappraisal of the properties indicated in the Terms of Reference (TOR)?</p>	<p>Some of the properties indicated in the Terms of Reference were previously appraised (i.e., 2 or 3 years ago). However, there are new properties that will be appraised for the first time.</p>

BACC2022-0098

<p>5. On Metro Manila Subway Project (MMSP) affected lots, what documents will be provided to the bidders with respect to the inventory of the machineries and equipment? Will it be limited to the machineries and equipment attached to the building or even the machineries and equipment that are not attached to the building?</p>	<p>The MMSP is still in the planning stage at present. The plans will be provided to the winning bidder.</p> <p>In the plan, DOTr included areas for temporary and permanent facilities both above ground and below ground. These planned facilities are to be included in the appraisal of the Consultant. The plan does not include an inventory of machineries and equipment.</p>
<p>6. On Industrial Estate # 1 (Northern) and Industrial Estate #3 (Southern) for New Clark City Properties, what do we expect from the “as-is-where-is” condition? Are we pertaining only to any informal settlers or are there certain legal matters that we have to be ready with?</p>	<p>Yes, the term “as-is-where-is” alludes to the fact that there may be informal settlers and farmers occupying/using the property.</p>

II. PRESENTATION FOR THE PRE-BID CONFERENCE AND WORD FILES OF THE ELIGIBILITY, TECHNICAL AND FINANCIAL FORMS

The presentation discussed during the Pre-Bid Conference is provided using the link:
<https://drive.google.com/file/d/19kIPKVX-SmSZofFl6uQDHUtXNELuERvB/view?usp=sharing>

This presentation is for discussion purposes only. Should there be any inconsistencies among the Terms of Reference, Eligibility Forms, Technical and Financial Proposals and the presentation, the Terms of Reference, Eligibility Forms, Technical and Financial Proposals shall prevail over the presentation.

The editable files of the Eligibility, Technical and Financial Proposals are provided using the link:
https://drive.google.com/drive/folders/1T-TVta88mV_BiaEBINwuaLpGnpLO_Sfe?usp=sharing

III. SCHEDULE OF PROCUREMENT ACTIVITIES

PROCUREMENT OF CONSULTING SERVICES FOR THE APPRAISAL OF BCDA PROPERTIES 2022

SCHEDULE OF PROCUREMENT ACTIVITIES*

	ACTIVITIES	TIME	DATE
1	Sending out of Request for Proposal		Thursday, August 11, 2022
2	Period of Submission of Proposals		Thursday, August 11, 2022 Monday, August 22, 2022
3	Schedule of Pre-Bid Conference	1:00 PM	16 August 2022
4	Deadline for Submission of Proposals	12:00 PM	Monday, August 22, 2022
5	Opening of Proposals	1:00 PM	Monday, August 22, 2022
6	BAC-C TWG evaluation of proposals and online validation/verification of documents		Thursday, August 25, 2022
7	Presentation of TWG to BAC-C of evaluation report	10:00 AM	Friday, August 26, 2022
8	BAC-C meeting to negotiate bid price with the Consultants with Highest Rated and Responsive Bid (HRRB) and recommend award of winning bidders/BAC-C resolution signing	3:00 PM	Wednesday, August 31, 2022
9	Notice of Award		Thursday, September 1, 2022
10	Contract Signing (Contracts signed by both parties) and issuance of Notice to Proceed (NTP)		Wednesday, September 7, 2022

*subject to change

IV. REMINDERS

a. General Notes/Reminders

1. All data on the forms shall be correct and consistent.
2. All forms should be duly signed by the Authorized Signatory of the Firm/Entity/Joint Venture or Consortium (in case of JV/Consortium).
3. The Annex D (Omnibus Sworn Statement), Annex F (CV for Proposed Professional Staff), Annex K (Undertaking), and Annex M (Bid Securing Declaration Form) should be notarized.
4. The CVs of all the nominated key personnel should be supported with valid licenses/professional registrations, certificates of training attended, diplomas, work experiences and other supporting documents relative to credentials of the proposed professional staff.
5. For expired licenses, copy of the expired license, proof of application and payment for renewal should be included.
6. Only contracts that are supported with proofs shall be considered for evaluation, such as:
 - a. Certificate of Completion or Acceptance or Valid proof of final payment issued by the client in case of completed contracts.
 - b. Notice of Award, Notice to Proceed or signed contracts issued by the client for ongoing contracts and for contracts awarded but not yet started.
7. Only trainings that are supported with proofs shall be considered for evaluation.

- b. Deadline for Submission of Queries/Questions/Clarifications.** The deadline for submission of written queries/questions/clarifications, if any, in relation to the above cited Consulting Services is **on or before 12:00 noon of 19 August 2022.**
- c. Receipt of Proposals.** Proposals must be duly received by the BAC Secretariat through manual/physical submission at the BCDA Office, BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st Street Corner 2nd Avenue, Bonifacio Global City, Taguig City, **on or before 12:00 noon of 22 August 2022.** Late bids shall not be accepted. The bidders may submit their proposals before the deadline for submission of bids to avoid late submission.
- d. Opening of Proposals.** Opening of Proposals shall be on **22 August 2022, 1:00 PM** at the BCDA Office, BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st Street Corner 2nd Avenue, Bonifacio Global City, Taguig City, and/or through:

Zoom link

<https://bcda-gov-ph.zoom.us/j/94639028458?pwd=SkZYUFJ6NGhFU2ViMWMlMDk4ZzVXQT09>

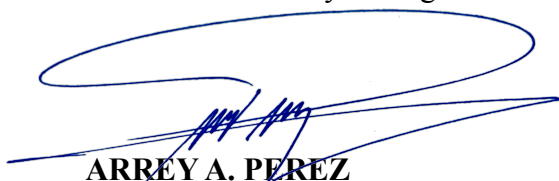
Meeting ID: 946 3902 8458

Passcode: 235504

Bids will be opened in the presence of the bidder's representative who chooses to attend the activity.

This Bid Bulletin shall be considered as an integral part of the Bidding Documents for the Consulting Services. All provisions and statements in the RFP, TOR and supporting Annexes to the TOR for the Consulting Services inconsistent with this Bid Bulletin are either modified or rendered ineffective, as the case may be.

Issued this 18th day of August 2022.



ARREY A. PEREZ

Chairperson

BAC for Consulting Services

MIAA Land and Building Machineries and Equipment (BME)

Map showing the perimeter of the property which includes Lots 13A and 14.

MIAA Land and Building Machineries and Equipment (BME)



Government
Quarters

PAL
COMPLEX

AIRMEN'S
VILLAGE

VILLAMOR
GOLF COURSE

NEWPORT
CITY

MIAA Existing Structures
and Developments

Presidential
Airlift Wing