

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

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

Bid Bulletin No. 01

This Bid Bulletin clarifies queries/questions raised during the Pre-Bid Conference held on 7 September 2022 pertaining to Rebidding of the Procurement of Consulting Services for the Appraisal of BCDA Properties 2022.

I. QUERIES/CLARIFICATION BY THE BIDDERS

Queries/Questions	Clarifications/Responses
<p>1. For the sake of sustainability and environmental conservation, would it be possible/acceptable for the Proponent to no longer re-submit Annexes E and F which were already part of their submission for the first bidding?</p>	<p>Since this is a new procurement activity, the prospective bidder is requested to re-submit Annex E and Annex F together with other Annexures and required documents.</p> <p>Moreover, the submitted proposal which include the hardcopies of Annexes E and F cannot be returned to the bidder without appropriate sanctions pursuant to Section 26.2 of the 2016 Revised Implementing Rules and Regulations (RIRR) of RA 9184, which states:</p> <p><i>“xxx Withdrawal of bids after the applicable deadline shall be subject to appropriate sanctions as prescribed in this IRR. xxx”</i></p> <p>Accordingly, the submitted hardcopy of statement of CV of Consultant and Appraisers which is part of the technical proposal are considered Public Records under the provisions of RA 9470, otherwise known as the “National Archives of the Philippines Act of 2007”, which established the mandatory disposition and retention of such documents by the Government Agency.</p>
<p>2. Just a clarification on the number of valuers, would it be possible to indicate the same number of real estate appraisers as submitted before?</p>	<p>Yes, as long as it is compliant with the required number of licensed real estate appraisers as specified on the Request for Proposal and Terms of Reference.</p>

	<p>Additional licensed real estate appraiser/s may be nominated but this will not impact the score to be given to the bidder.</p>
<p>3. On the Solar Farm requirement, I understand that you reduced the submission date of the appraisal report to 5 days. Is there a way to renegotiate the number of days (i.e. 10 days) or at least in the interest of time, maybe a shorter form first like an advance figure prior to the issuance of the full draft report? Would it be acceptable?</p>	<p>For the Solar Farm, submission is within <u>5 working days</u>.</p> <p>Upon issuance of the Notice to Proceed to the winning bidder, the BCDA will immediately provide all available relevant maps and technical plans.</p> <p>A draft report containing the necessary information such as Market Values and Market Rent, is acceptable.</p>
<p>4. What is the appraisal requirement for the three-hectare Proposed Government Center in Camp John Hay, Baguio City?</p>	<p>On the Appraisal Requirement for the Proposed Government Center, it was clarified that BCDA will require both the Market Value and the Market Rent of Land, as-is-where-is and as-if-developed.</p> <p>It was also mentioned that within the approximately three-hectare proposed Government Center, Lot 2 and Lot 8 are identified as specific developable lots and shall be appraised individually aside from an appraisal of the whole three-hectare property.</p>

II. PRESENTATION FOR THE PRE-BID CONFERENCE

The presentation discussed during the Pre-Bid Conference is provided using the link:

<https://tinyurl.com/BACC004PreBidPresentation>

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.

III. SCHEDULE OF PROCUREMENT ACTIVITIES*

	Activity	Schedule
1	Posting and Sending out of Request For Proposals (RFP)	September 5, 2022 (Monday)
2	Pre-bid conference	9:00 AM, September 7, 2022 (Wednesday)
3	Period of submission of proposals	September 5 to 12, 2022
4	Deadline for Submission of proposals	12:00 PM, September 12, 2022 (Monday)
5	Opening of Technical Proposals	1:00 PM, September 12, 2022 (Monday)
6	BAC-C TWG evaluation of proposals and online validation/verification of documents	September 13 to 14, 2022 (Tuesday and Wednesday)
7	Presentation of TWG to BAC-C of evaluation report	10:00 AM, September 15, 2022 (Thursday)
8	Opening of Financial Proposals and BAC-C Negotiation meeting with the Consultants with Highest Rated Bid (HRB)	10:00 AM September 16, 2022 (Friday)
9	Post-qualification of HRB	10:00 AM, September 19, 2022 (Monday)
10	Recommend award to the Highest Rated and Responsive Bid (HRRB) /BAC-C resolution signing	September 20 to 21, 2022 (Tuesday and Wednesday)
11	Notice of Award (PCEO)	
12	Memo to PCEO and Issuance of Notice to Proceed (with conforme of Winning Consultants) and Contract Signing (Contracts signed by both parties)	September 22, 2022 (Thursday)

*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 CVs of all the nominated key personnel should be supported with valid licenses/professional registrations, certificates of trainings attended, diplomas, work experiences and other supporting documents relative to credentials of the proposed professional staff. For expired licenses, copy of the expired license, proof of application and payment for renewal should be included.
4. Only contracts/projects that are supported with proofs shall be considered for evaluation, as follows:
 - Certificate of Completion or Acceptance or valid proof of final payment issued by the client in case of completed contracts.
 - Notice of Award, Notice to Proceed or signed contracts issued by the client for ongoing contracts and for contracts awarded but not yet started.
5. Only trainings that are supported with proofs shall be considered for evaluation.
6. The 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: Omnibus Sworn Statement (Duly Notarized)

Annex E: Curriculum Vitae (Consultant)

Annex F: Curriculum Vitae (Team Leader and 4 Licensed Real Estate Appraisers)

Annex G: Methodology and Work Plan

Annex H: Contract

Annex I: General Conditions of the Contract

Annex J: Special Conditions of the Contract

Annex K: Duly notarized Undertaking specifying the names of the licensed appraisers license number, and the validity of the license. Copies of the Professional Regulation Commission (PRC) Licenses of the nominated Real Estate Appraisers must be attached to the notarized Undertaking.

Annex L: Financial Proposal

Annex M: Bid Securing Declaration 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).

- Additional maps of the properties will be available upon request.

7. The Consultant is also required to submit its Financial Proposal (Annex L) 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, and other charges imposed under applicable laws.

Proposals received in excess of the ABC shall be automatically rejected.

- b. Deadline for Submission of Proposal.** The Bid Proposal must be duly received by the BAC-C Secretariat through manual/physical submission at the Bases Conversion and Development Authority (BCDA) located at the BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st Street Corner 2nd Avenue, Bonifacio Global City, Taguig City, **on or before 12:00 p.m. of 12 September 2022, Monday.** Late submission of Bid Proposal shall not be accepted. The bidders may submit their Bid Proposal before the deadline for submission of bids to avoid late submission. The editable bid forms may be downloaded using the link below:

<https://tinyurl.com/BACC004EditableForms>

Please be reminded that the reference time that will be followed shall be the computer system clock at the **BCDA Central Receiving and Releasing Area (CRRA)**, BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st Street corner 2nd Avenue, Bonifacio Global City, Taguig City. All bidders are advised to synchronize their timepieces therewith.

- c. Opening of Bid Proposals.** Opening of Bid Proposals shall be on **12 September 2022, Monday, at 1:00 p.m.** 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://tinyurl.com/BACC004OpenBidProposal>

The proceeding may also be viewed on the official Facebook page of BCDA:

<https://www.facebook.com/TheBCDAGroup>

For Online Participants:

1. Online participants will be requested to register to be admitted on the call.
2. The online platform will be opened 15 minutes prior to official start at 1:00 P.M. and participants are required to log in no later than five minutes prior to the said official start time.
3. The BAC Secretariat is the host of the meeting. We may mute/unmute audio inputs of any or all participants. Kindly mute your microphone whenever you're not speaking.
4. All participants shall use the following name format for easy identification:
<Company Acronym>_<Full Name of participant>
5. The camera should be turned off by default to preserve your Internet connection bandwidth and assure better audio. However, during the roll call, kindly turn on your camera, state the complete name of your company and your full name, so that you can be properly identified and acknowledged. The camera should again be turned off after the roll call.
6. Please reserve your questions until the end of the presentation or type in your questions at the chat box provided. The Secretariat shall then read each of the questions during the Q&A portion, and these will be answered by the BAC-C one by one.
7. Should you have any further clarifications/follow-up questions, kindly raise your hand and wait to be acknowledged before speaking. Only one (1) participant will be allowed to speak at a time.

For In-Person Participants:

All bidders must adhere to the following health and safety protocols:

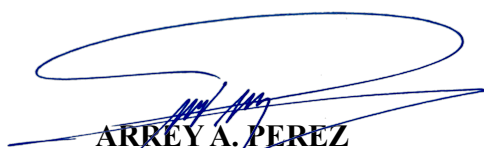
1. A maximum of two (2) participants per bidder is allowed to join the conference.
2. Participants must wear a face mask, and observe social distancing all throughout the conduct of the activity.

3. Bidders who show signs of COVID-19 related symptoms such as cough, flu, fever, high body temperature, and sneezing are advised not to proceed to the BCDA Office since they will not be allowed to enter the BCDA premises.

The Bid Proposal will be opened in the presence of the bidder's or its authorized representative who chooses to attend the activity. Attendance of the bidders during the opening of the Bid Proposal is not mandatory, but merely discretionary or optional.

This Bid Bulletin shall be considered as an integral part of the RFP, TOR and supporting Annexes to the TOR for the afore-cited 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 9th day of September 2022.



ARREY A. PEREZ

Chairperson

Bids and Awards Committee for Consulting Services