

## Procurement of Appraisal Service for the Valuation of Various BCDA Properties

### BID BULLETIN NO. 3

This Bid Bulletin clarifies the queries that were raised during the Pre-bid Conference on 05 June 2023 at 02:00 PM and queries sent through e-mail by prospective bidders, as well as other matters relative to the **Procurement of Appraisal Service for the Valuation of Various BCDA Properties**;

#### A. GENERAL INQUIRIES

QUERIES	CLARIFICATION/S
1. If Bidders were to opt to submit proposals for all 3 lots, does it mean that Bidders will have to submit the eligibility requirements for each lot?	Bidders who will opt to submit bids for more than 1 Lot, shall only have to submit 1 set of eligibility/bidding documents but will have to submit a separate Financial Proposal for each of the Lots they are bidding for.
2. What can the Bidder submit to show proof that the Licensed Appraiser is in the process of renewing his/her PRC license?	A Bidder can submit a copy of the application form and official receipt showing the application for renewal of the PRC license.
3. In the delivery schedule for the Navy Officers Village property, Colliers requested to extend the submission of the draft appraisal report from 15 calendar days to 25 calendar days considering that the appraisal required an as-is-where-is valuation as well as an appraisal as-if-developed which would require a careful review of the MDP and utilization of different appraisal approaches to come up with a proper valuation.	BCDA agrees to extend the submission of the draft appraisal report for the Navy Officers Village from 15 calendar days to 25 calendar days from the date of ocular inspection. Provided that, the draft appraisal report for the as-is-where-is portion of the report shall be submitted within 15 calendar days from the date of ocular inspection, while the draft appraisal report for the as-if-developed portion of the report shall be submitted within 25 calendar days from the date of ocular inspection.
4. In the delivery schedule for the Buffer Zone areas along Capas-Botolan Road, Colliers requested to extend the submission of the revised appraisal report from 5 working days to 7 working days from receipt of Notice to Revise from BCDA.	BCDA agrees to extend the schedule of submission of the revised appraisal report for the Buffer zone areas along Capas-Botolan Road, from 5 working days to 7 working days from receipt of the Notice to Revise from BCDA

5. Cal-Fil requested that BCDA provide all necessary documentation, especially titles, tax declarations, plans, agreements, and all other information which the Appraiser would need to take into consideration in valuing the property.	BCDA shall endeavor to provide all necessary documentation upon request of the prospective bidder and depending on availability.
6. For the valuation of the Light Poles within BGC, Cal-Fil requested for information on the size/description of the light poles	BCDA shall endeavor to provide all necessary documentation upon request of the prospective bidder and depending on availability.
7. Can we be clarified why this procurement is via the BAC for Goods when before it was through the BAC for Consultancy?	The GPPB has confirmed in writing that the procurement for appraisal services may also be undertaken through the Bids and Awards Committee for Goods.
8. What is the scope of works of the lots?	The Scope of Work for Lots 1, 2 and 3 shall be the same.
9. I would like to request BCDA to be specific on the description of light poles. Since your preference is the market comparison approach, please be advised that the more detailed information on the particular property to be appraised, the more we can resort to a market comparison approach.	BCDA shall endeavor to provide all the necessary documents/information upon request of the prospective bidder and depending on availability.
10. On the day of ocular inspection will there be a guide to assist the Appraisers during inspection?	Yes, BCDA will accompany the Appraisers/Bidders during the ocular inspection of the properties and will entertain questions during the inspection.
11. Why do you have a requirement for a female appraiser?	This is in support of the Gender and Development Program of the government
12. Will the counting of calendar/working days start upon the submission of documents? Or best together with NTP?	The schedule for the ocular inspection, the submission of draft, revised and final reports are indicated in the Schedule of Requirements as included in the Bid Documents
13. What is the correct Approved Budget for the Contract (ABC) for this project: Php5,977,796.00 or Php5,977.776.00?	The <b>Total</b> Approved Budget for the Contract (ABC) for Lots 1, 2 and 3 is Five Million, Nine Hundred Seventy-Seven Thousand, Seven Hundred Seventy-Six and 00/100 Pesos (Php 5, 5,977,776.00 or the <b>ABC per Lot</b> in the amount of One Million, Nine Hundred Ninety-Two Thousand, Five Hundred Ninety-Two and 00/100 Pesos (Php 1,992,592.00).

<p>14. <b>Clarification on the Checklist of Requirements - Technical Documents Tab C</b></p> <p>If the bidder will bid for all lots (Lot 1, 2, &amp; 3), do they refer to the Fifty Percent (50%) of the ABC per lot which is Php1,992,592.00 or the total ABC of all lots (Lot 1, 2 &amp; 3) which is Php5,977,776.00?</p>	<p>For the requirement of the bidder's Single Largest Completed Contract (SLCC), the bidder must refer to the Fifty Percent (50%) of Php1,992,592.00 when they bid for all lots of 50 % of Php5,977,776.00 for all lots.</p>								
<p>15. <b>Clarification on the Checklist of Requirements - Technical Documents Tab F</b></p> <p>Can the bidder submit one omnibus statement for all the lots or should it be per lot?</p>	<p>For the duly signed notarized Omnibus Sworn Statement (OSS), the bidder must submit only one (1) OSS for all the lots indicating the Name of the Project including the specific lot/s that the bidder will bid for.</p>								
<p>16. <b>Clarification on the Checklist of Requirements - Financial Documents</b></p> <p>Can the bidder submit an Audited Financial Statement for 2022 without BIR stamp "RECEIVED" since it was submitted online. Bidders have the supporting documents such as Online receipt and Email reply of BIR AFS e-submission uploads were received.</p> <p>Specify acceptance of proof of electronic submission in lieu of BIR stamp "RECEIVED"</p>	<p>For the submission of Audited Financial Statement (AFS) for 2022, the AFS without manual BIR stamp "RECEIVED" will be accepted provided that the submitted AFS must have the supporting documents showing successful submission thru eAFS with system generated Transaction Reference Number.</p>								
<p>17. Clarification on the terms of payment via Cash Deposit, what is the account name and number of BCDA?</p>	<table border="1"> <tr> <td>Account Name</td> <td>Bases Conversion and Development Authority</td> </tr> <tr> <td>Account No.</td> <td>3901-1005-11</td> </tr> <tr> <td>Bank Details</td> <td>Land Bank of The Philippines (LBP)</td> </tr> <tr> <td>Bank Branch</td> <td>The Luxe Residences 28th Street Cor 4th Avenue, Bonifacio Global City, Taguig City</td> </tr> </table>	Account Name	Bases Conversion and Development Authority	Account No.	3901-1005-11	Bank Details	Land Bank of The Philippines (LBP)	Bank Branch	The Luxe Residences 28th Street Cor 4th Avenue, Bonifacio Global City, Taguig City
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<p>18. What is the Project Identification number?</p>	<p>Philgeps Reference Number: 9791637 Solicitation Number: BG2023-108</p>								

<p>19. <b>Clarification on the Price Schedule Form</b></p> <p>Relative to the Procurement of Appraisal Service of various BCDA Properties, may we know if we are going to fill up the form Price Schedule for Goods Offered Within the Philippines per your bidding requirement? I'm not sure how to fill up the attached form since we're on Appraisal services.</p>	<p>Yes, the bidder must fill up the Price Schedule for Goods Offered Within the Philippines as provided in the Bidding Documents and include it in the financial bid submission. Moreover, in the said form Price Schedule, the bidder must indicate the bid price for the lot where the bidder will bid for.</p>
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**B. OTHER CLARIFICATIONS**

1. Letter "E - Terms of Payment" under **Section VII. Technical Specifications**, is revised as follows:

FROM	TO
<p>E. Terms of Payment In consideration of the services rendered, each Appraisal Company/Firm shall be paid a total amount of One Million, Nine Hundred Ninety-Two Thousand, Five Hundred Ninety-Two And 00/100 (Php 1,992,572.00), inclusive of VAT and all applicable taxes, charges and fees.</p>	<p>E. Terms of Payment In consideration of the services rendered, each Appraisal Company/<b><u>Winning Bidder shall be paid based on their bid price which shall not exceed the Approved Budget for the Contract (ABC) of One Million Nine Hundred Ninety-Two Thousand Five Hundred Ninety-Two and 00/100 (Php 1,992,592.00)</u></b>, inclusive of VAT and all applicable taxes, charges and fees.</p>

2. It is to be stressed that in **Section VII. Technical Specifications** which is included in the Bid Documents, it is stated that the **Winning Bidders shall indicate a valuation for both Market Approach and Income Approach in their reports for each property**

**Please be reminded that all queries after the issuance of this Bid Bulletin will no longer be entertained.**

Moreover, please take note of the following schedule:

Activities	Date/Schedule
Deadline for Request for Clarification, if any	08 June 2023 (Thursday)
Issuance of Bid Bulletin, if any	12 June 2023 (Monday)

<b>Deadline for Submission of the ff:</b> <ul style="list-style-type: none"> <li>• Eligibility Requirements</li> <li>• Financial Proposal</li> </ul>	<b>26 June 2023 (Monday) at 12:00 PM</b>
<b>Opening of the ff: Eligibility Requirements and the Financial Proposal</b>	<b>26 June 2023 (Monday)</b> <b>Lot 1 - 1:00 PM</b> <b>Lot 2 - 2:30 PM</b> <b>Lot 3 - 4:00 PM</b>

The above changes further amend the bidding documents, accordingly. **The submission and opening of Bids will be conducted face-to-face** at the **BCDA Corporate Center, 2nd Floor, Bonifacio Technology Center, 31st St. corner 2nd Ave, Bonifacio Global City, Taguig City**. However, the bidders may opt to attend online via zoom.

For those attending in person, please observe the following guidelines:

- Attendees to the Pre-bid Conference and Opening of Bids are expected to follow the BCDA Health Protocols; and
- Observers/representatives who show signs of COVID-19 related symptoms are not allowed to enter the BCDA premises.

This Bid Bulletin is being issued pursuant to Sections 22.5.2 and 22.5.3 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184.

Issued on **12 June 2023 (Monday)**

#### **BIDS AND AWARDS COMMITTEE FOR GOODS**

By:

*JOCELYN L. CANIONES*  
**JOCELYN L. CANIONES**  
Vice Chairperson