

**BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)**

**PROCUREMENT OF APPRAISAL SERVICES FOR THE VALUATION OF VARIOUS BCDA PROPERTIES**

**RESOLUTION NO. BG-2023-034**  
*(Award of the Contract for Lot 2)*

**WHEREAS**, the **BASES CONVERSION AND DEVELOPMENT AUTHORITY (BCDA)**, through its 2023 Corporate Operating Budget (COB), intends to procure the services of three (3) Appraisal Companies for the Valuation of Various BCDA Properties, hereinafter referred to as "The Project". The Project consists of three (3) Lots - Lot 1, Lot 2, and Lot 3.

**WHEREAS**, BCDA intends to apply the amount of **PESOS: ONE MILLION NINE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED NINETY-TWO and 00/100 (Php1,992,592.00)**, per Lot, inclusive of Value Added Tax (VAT) and all other applicable government taxes, charges and fees, corresponding to the Approved Budget for the Contract (ABC).

**WHEREAS**, the total ABC of **FIVE MILLION NINE HUNDRED SEVENTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-SIX PESOS and 00/100 (Php5,977,776.00)**, inclusive of VAT and all other applicable government taxes, charges, and fees, shall correspond to the procurement of three (3) Appraisal Companies with the Lowest Calculated And Responsive Bids.

*BAC-G CY 2023 Annual Procurement Plan attached as "Annex A".*

**WHEREAS**, on 26 May 2023, BAC-G, through its Secretariat, advertised/posted the Invitation to Bid including the bidding documents on the following platforms:

- a. DBM Philippine Government Electronic Procurement System (PhilGEPS);
- b. BCDA Website; and
- c. In a conspicuous place reserved for the purpose in the premises of BCDA.

**WHEREAS**, BAC-G conducted a Pre-bid Conference on 05 June 2023 at 02:00 PM, which was attended by the following prospective bidders:

- a. Cuervo Appraisers Inc.
- b. CAL-FIL Appraisal and Management Inc.
- c. Colliers International Phils, Inc.
- d. Royal Asia Appraisal Corporation
- e. AVISO Valuation & Advisory Corporation

**WHEREAS**, the prospective bidders have the option to submit a bid offer on any or all lots, and evaluation and contract award will be undertaken on a per-lot basis.

**WHEREAS**, in response to said advertisements, four (4) bidders submitted their bids for all the project lots before the deadline of submission of bids at 12:00 PM on 26 June 2023 (Monday) at the BCDA Corporate Center, Bonifacio Global City, Taguig City, viz:

- a. CalFil Appraisal & Management Inc.
- b. Colliers International Phils Inc.

- c. Cuervo Appraisers Inc.
- d. Royal Asia Appraisal Corporation

**WHEREAS**, Royal Asia failed to purchase the bid documents thus its proposal envelope remained unopened, pursuant to Item 5 of the Invitation to Bid (ITB) and Section 17.4 of the Revised Implementing Rules and Regulations (RIRR) of Republic Act (RA) No. 9184 which provides that only the bidders who purchased the bidding documents shall be allowed to submit their bids.

**WHEREAS**, during the Opening of Bids on 26 June 2023 (Monday) at 1:00 PM for Lot 1; 2:30 PM for Lot 2; and 4:00 PM for Lot 3, at the BCDA Corporate Center, Bonifacio Global City, Taguig City, BAC-G received and opened the bids from the above-mentioned bidders and noted the following:

Project Lot	Bidders	Eligibility Requirements	Technical Proposal
1. Lot 1	1. Colliers International Phils Inc.	PASSED	PASSED
	2. Cuervo Appraisers Inc.	PASSED	PASSED
	3. CalFil Appraisal & Management Inc.	PASSED	PASSED
2. Lot 2	1. Colliers International Phils Inc.	PASSED	PASSED
	2. Cuervo Appraisers Inc.	PASSED	PASSED
	3. CalFil Appraisal & Management Inc.	PASSED	PASSED
3. Lot 3	1. Colliers International Phils Inc.	PASSED	PASSED
	2. Cuervo Appraisers Inc.	PASSED	PASSED
	3. CalFil Appraisal & Management Inc.	PASSED	PASSED

**WHEREAS**, the following bidders passed the preliminary examination of the eligibility and technical documents, thus, only their financial envelopes were opened and subjected to a preliminary evaluation by determining the presence or absence of the required financial documents using a "pass/fail" criterion;

Project Lot	Bidder	Financial Bid as Read (in Php)	Ranking per Lot
1. Lot 1	1. Cuervo Appraisers Inc.	Php 1,404,900.57	1
	2. CalFil Appraisal & Management Inc.	Php 1,801,976.00	2
	3. Colliers International Phils Inc.	Php 1,990,240.00	3
2. Lot 2	1. Cuervo Appraisers Inc.	Php 1,404,900.57	1
	2. CalFil Appraisal & Management Inc.	Php 1,689,976.00	2
	3. Colliers International Phils Inc.	Php 1,990,240.00	3
3. Lot 3	1. Cuervo Appraisers Inc.	Php 1,404,900.57	1
	2. CalFil Appraisal & Management Inc.	Php 1,465,976.00	2
	3. Colliers International Phils Inc.	Php 1,990,240.00	3

**WHEREAS**, Item 1 of ITB states that "In case, a bidder be found to have the Lowest Calculated and Responsive Bid (LCRB) for one or more project lots, BAC-G shall award only one (1) lot

corresponding to the Bidders' lowest bid and correspondingly, its bid for the other Lots shall be automatically excluded from the list of bids for other lots." Thus, in accordance with the foregoing provision in the ITB and following the recommendation of the GPPB, BAC-G proceeded with the conduct of the detailed evaluation of the bids for Lot 1 to determine the Lowest Calculated Bid.

**WHEREAS**, Lot 1 has been awarded to Cuervo Appraisers Inc., pursuant to BAC-G Resolution No. BG-2023-033, and its bids for Lot 2 and Lot 3 were excluded pursuant to Item 1 of ITB of the bidding documents.

**WHEREAS**, BAC-G proceeded with the detailed evaluation of the submitted Financial Proposal for **Lot 2** on the following two (2) bidders and noted the following:

Project Lot	Bidder	Financial Bid as Calculated (in Php)	Remarks
Lot 2	1. CalFil Appraisal & Management Inc.	PhP 1,689,976.00	Lowest Calculated Bid
	2. Colliers International Phils Inc.	PhP 1,990,240.00	2nd Lowest Calculated Bid

*The Detailed Bid Evaluation Report for Lot 2 is hereto attached as "Annex B";  
The Abstract of Bids as Read and as Calculated is hereto attached as "Annex C";*

**WHEREAS**, based on the results of the detailed evaluation and consistent with Section 34 of Rule X – Post-Qualification of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (RA) No. 9184, **CalFil Appraisal & Management Inc.**, as the bidder with the LCB, was subjected to Post-Qualification to determine if they are legally, technically, and financially capable to undertake this procurement and responsive to all bidding requirements, including the specification/terms of reference as stated in the bidding documents;

*The Post Qualification Report to CalFil Appraisal & Management Inc. is hereto attached as "Annex D";*

**WHEREAS**, in the 20 September 2023 (Wednesday) deliberation of the BAC-G, **CalFil Appraisal & Management Inc.** was found to be eligible and technically, and financially capable to undertake the project thus was declared as the bidder with Lowest Calculated and Responsive Bid (LCRB), for Lot 2, in the amount of **One Million Six Hundred Eighty-Nine Thousand Nine Hundred Seventy-Six Pesos and 00/100 (Php 1,689,976.00)**, inclusive of VAT and all applicable taxes, charges and fees.

**ACCORDINGLY**, We, the members of the Bids and Awards Committee for Goods, hereby **RESOLVE**, as it is hereby **RESOLVED** to recommend the following:

1. To declare **CALFIL APPRAISAL & MANAGEMENT INC.** as the Lowest Calculated and Responsive Bidder (LCRB), for **Lot 2**, for the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties;**
2. To award the contract to **CALFIL APPRAISAL & MANAGEMENT INC.** for **Lot 2** in the total amount of **One Million Six Hundred Eighty-Nine Thousand Nine Hundred Seventy-Six Pesos and 00/100 (Php 1,689,976.00)**, inclusive of VAT and all applicable government taxes and fees;

3. To direct the **Land and Assets Development Department (LADD)**, as the end-user unit, to submit to BAC-G the duly conformed Notice of Award, signed and notarized agreement/contract and Notice to Proceed; and,
4. To proceed with the detailed evaluation for **Lot 3** of the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties**.

**RESOLVED**, at the BCDA Corporate Center Office, Bonifacio Global City, Taguig City, this **20 September 2023**.


**BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)**

  
**RICHARD BRIAN M. CEPE**  
Chairperson

  
**JOCELYN L. CANIONES**  
Vice Chairperson

  
**MARIA JOSEFINA V. PE**  
Member

  
**RANDOLPH C. AUSTRIA**  
Member

  
**MARICEL C. SANTOS**  
Member

Approved By:

  
**GISELA Z. KALALO**  
Executive Vice President