

BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)

PROCUREMENT OF APPRAISAL SERVICES FOR THE VALUATION OF VARIOUS BCDA PROPERTIES

RESOLUTION NO. BG-2023-033

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)**, inclusive of Value Added Tax (VAT) and all other applicable government taxes, charges and fees, corresponding to the Approved Budget for the Contract (ABC) **per Lot**.

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.

Bids and Awards Committee for Goods (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
- b. CAL-FIL Appraisal and Management Inc.
- c. Colliers International Phils, Inc.
- d. Royal Asia Appraisal Corporation
- e. AVISO Valuation & Advisory

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

WHEREAS, the bid of Royal Asia 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 wherein 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, BAC-G proceeded with the detailed evaluation of the submitted Financial Proposal for **Lot 1** of the three (3) eligible bidders. The **Lowest Calculated Bid (LCB) for Lot 1** are as follows:

Project Lot	Bidder	Financial Bid as Calculated (in Php)	Remarks
Lot 1	1. Cuervo Appraisers Inc.	Php 1,404,900.57	Lowest Calculated Bid (LCB)
	2. CalFil Appraisal & Management Inc.	Php 1,801,976.00	2nd Lowest Calculated Bid
	3. Colliers International Phils Inc.	Php 1,990,240.00	3rd Lowest Calculated Bid

*The Detailed Bid Evaluation Report is hereto attached as “Annex B”;
The Abstract of Bids as Read and as Calculated is hereto attached as “Annex C”;*

WHEREAS, in view of 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, **Cuervo Appraisers 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;

WHEREAS, on 11 September 2023 (Monday), during the post-qualification deliberation of BAC-G, BAC-G concurred with the findings of the TWG that **Cuervo Appraisers Inc.** is eligible, technically, and financially capable to undertake the project and its recommendation to declare **Cuervo Appraisers, Inc.** as the bidder with Lowest Calculated and Responsive Bid (LCRB) for Lot 1 in the amount of **One Million Four Hundred Four Thousand Nine Hundred Pesos and 57/100 (Php1,404,900.57)**, inclusive of VAT and all applicable taxes, charges and fees.

The Post-qualification Report is hereto attached as “Annex D”

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 **CUERVO APPRAISERS INC.** as the Lowest Calculated and Responsive Bidder (LCRB) for **Lot 1** for the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties**; and
2. To award the contract to **CUERVO APPRAISERS INC.** for **Lot 1** in the total amount of **One Million Four Hundred Four Thousand Nine Hundred Pesos and 57/100 (Php 1,404,900.57)**, 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 2** 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 **11 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
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MARICEL C. SANTOS
Member

Approved By:


GISELA Z. KALALO
Executive Vice President