



PROCUREMENT OF APPRAISAL SERVICES FOR VARIOUS BCDA PROPERTIES

INVITATION TO BIDDERS

INVITATION TO BID FOR THE PROCUREMENT OF APPRAISAL SERVICES FOR THE VALUATION OF VARIOUS BCDA PROPERTIES

1. The **BASES CONVERSION AND DEVELOPMENT AUTHORITY (BCDA)**, through its 2024 Corporate Operating Budget (COB) intends to procure the services of **TWO (2)** Appraisal Companies for Various BCDA Properties, hereinafter, **“The Project” with Invitation to Bid No.(reference no.)/Project ID No. of BG2024-172.**

The BCDA intends to apply the amount of **One Million Eight Hundred Sixty Two Thousand Five Hundred Sixty Pesos (PhP1,862,560.00)**, corresponding to the Approved Budget for the Contract (ABC) per Appraiser or a **Total ABC of Three Million Seven Hundred Twenty-Five Thousand One Hundred Twenty Pesos (PhP3,725,120.00)**, inclusive of VAT and all other applicable government taxes and fees.

Bids received in excess of the ABC per Appraiser shall be automatically rejected at bid opening.

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Bidders may submit bids for both Appraiser 1 and Appraiser 2. A Bidder who has been declared to have submitted the Lowest Calculated and Responsive Bid (LCRB) for Appraiser 1 shall no longer be considered in the bidding for the Appraiser 2.

Should the BCDA Bids and Awards Committee for Goods (BAC-G) declare a FAILURE OF BIDDING for Appraiser 1 during the Opening of Bids for the same, the BCDA BAC-G may proceed to open the bids for Appraiser 2 as scheduled.

2. BCDA now invites bids for the above Procurement Project. For the delivery of the Goods/Services, please refer to Section VI. Schedule of Requirements. Bidders should have completed, within seven (7) years prior to the date of submission and receipt of bids, a contract similar to the Project equivalent to at least 50% of the ABC. The description of an eligible bidder is contained in the Instruction to Bidders (ITB) of the Bid Documents.

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3. Bidding will be conducted through open competitive bidding procedures using a non-discretionary **“pass/fail”** criterion as specified in the 2016 revised Implementing Rules and Regulations (IRR) of Republic Act (RA) No. 9184.

Bidding is restricted to Filipino citizens/sole proprietorships, partnerships, or organizations with at least sixty percent (60%) interest or outstanding capital stock belonging to citizens of the Philippines, and to citizens or organizations of a country the laws or regulations of which grant similar rights or privileges to Filipino citizens, pursuant to RA No. 5183.

4. Prospective bidders may obtain further information from BCDA and inspect the Bidding Documents at the address given below during business hours from 8:00 AM – 3:00 PM and/or at the BCDA website (<https://www.bdda.gov.ph/bids>).

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4. A complete set of Bidding Documents may be acquired by interested Bidders from the BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st St. cor. 2nd Avenue, Bonifacio Global City, Taguig City, starting **from August 22, 2024 to September 09, 2024 except Saturdays, Sundays and Holidays, from 8:00 AM to 5:00 PM, until 9:00 AM of September 10, 2024 for Appraiser 1, and from August 22, 2024 to September 29, 2024 except Saturdays, Sundays and Holidays, from 8:00 AM to 5:00 PM, until 9:00 AM of September 30, 2024 for Appraiser 2**, upon payment of an applicable fee for the Bidding Documents, pursuant to the latest Guidelines issued by the GPPB;

The cost of bidding documents is as follows:

Appraisal Services	Amount of Bidding Documents
Appraiser 1	Php 5,000
Appraiser 2	Php 5,000
Appraiser 1 & Appraiser 2	Php 5,000

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The Procuring Entity shall allow the bidder to present its proof of payment for the fees *in cash, manager's check, or via online fund transfer to BCDA Account.*

The Bidding Documents may also be downloaded free of charge from the website of the Philippine Government Electronic Procurement System (PhilGEPS) and the website of BCDA (www.bcda.gov.ph/bids). Only bidders who purchased the Bidding Documents will be allowed to submit bids.

6. BCDA will hold a Pre-Bid Conference on **10:00 AM, August 29, 2024 for both Appraiser 1 and Appraiser 2** at the BCDA Corporate Center, 2nd Floor Bonifacio Technology Center, 31st St. cor. 2nd Avenue, Bonifacio Global City, Taguig City simultaneously via face-to-face and online through Zoom platform, which shall be open to prospective bidders. To be able to **join the online Pre-bid Conference**, a written request shall be made/e-mailed to the Bids and Awards Committee (BAC-G) Secretariat by the prospective bidders.

INVITATION TO BIDDERS

7. Bids must be duly received by the BAC Secretariat through manual submission at BCDA Corporate Center, 2F Bonifacio Technology Center, BGC, Taguig City on or before **9:00 AM, September 10, 2024 for Appraiser 1 and on or before 9:00 AM, September 30, 2024 for Appraiser 2**. Late bids shall not be accepted.
7. All Bids must be accompanied by a bid security in any of the acceptable forms and in the amount stated in the Bidding Documents.
7. Bid opening shall be on 10:00 AM, **September 10, 2024 for Appraiser 1 and 10:00 AM, September 30, 2024 for Appraiser 2** at BCDA Corporate Center, 2F Bonifacio Technology Center, BGC, Taguig City. Bids will be opened in the presence of the bidders' representatives who choose to attend the activity.
7. BCDA reserves the right to waive minor defects in forms and requirements as long as they do not affect the genuineness and authenticity of the documents submitted.
7. BCDA reserves the right to reject any and all bids, declare a failure of bidding, or not award the contract at any time prior to contract award in accordance with Section 35.6 and Section 41 of the 2016 RIRR of RA No. 9184, without thereby incurring any liability to the affected bidder or bidders.

INVITATION TO BIDDERS

For further information, please contact:

Prejean A. Prieto

BAC for Goods Secretariat

(02) 8575-1700 local 1731 / bacgsecretariat@bcda.gov.ph

BID DATA SHEET

5.3 For this purpose, contracts similar to the Project shall be:

- a. Approved Appraisal Contracts which involves appraisal of real property (*i.e land, structure or other real property*).
- a. Completed within 7 years prior to the deadline for the submission and receipt of bids.

7.1 Subcontract is not allowed

14.1 The bid security shall be in the form of a Bid Securing Declaration, or any of the following forms and amounts:

- a. The amount of not less than **Php 37,251.20** equivalent to two percent (2%) of ABC, if bid security is in cash, cashier's/manager's check, bank draft/guarantee or irrevocable letter of credit; or
- b. The amount of not less than **Php 93,128.00** equivalent to five percent (5%) of ABC if bid security is in Surety Bond.

BID DATA SHEET

20.1 Within a non-extendible period of five (5) calendar days from receipt by the Bidder of the notice from the BAC that it submitted the Lowest Calculated Bid, the Bidder shall submit its latest income and business tax returns filed and paid through the BIR Electronic Filing and Payment System (eFPS) and other appropriate licenses and permits required by law and stated in the BDS.

SPECIAL CONDITIONS OF THE CONTRACT

2.2 The terms of payment shall be as follows (as indicated in the Technical Specifications):

Schedule of Deliverable	Percentage Payment
Upon submission of draft appraisal reports for the properties	30% of total contract price
Upon submission of revised appraisal reports for the properties (upon comment of BCDA)	30% of total contract price
Upon submission of Final Appraisal Reports and issuance by BCDA of Certificate of Completion	40% of total contract price
Total	100%

SPECIAL CONDITIONS OF THE CONTRACT

Section 68 of the revised Implementing Rules and Regulations (IRR) of Republic Act (RA) 9184 provides that the amount of the liquidated damages shall be at least equal to one-tenth of one percent (1%) of the cost of the unperformed portion for every day of delay for the procurement of goods, infrastructure projects, and consulting services.

A similar provision is found in Section 3.1 of Annex "D" of the same IRR, which states that **"the supplier shall be liable for damages for the delay and shall pay the procuring entity liquidated damages, not by way of penalty, in an amount equal to one-tenth (1/10) of one percent (1%) of the cost of delayed goods scheduled for delivery for everyday of delay until such goods are finally delivered and accepted by the procuring entity concerned."**

4. The inspections and tests that will be conducted are ocular inspection of the properties. The ocular inspections shall be scheduled by the Procuring Entity.

SCHEDULE OF REQUIREMENTS

The delivery schedule expressed as weeks/months stipulates hereafter a delivery date which is the date of delivery to the project site.

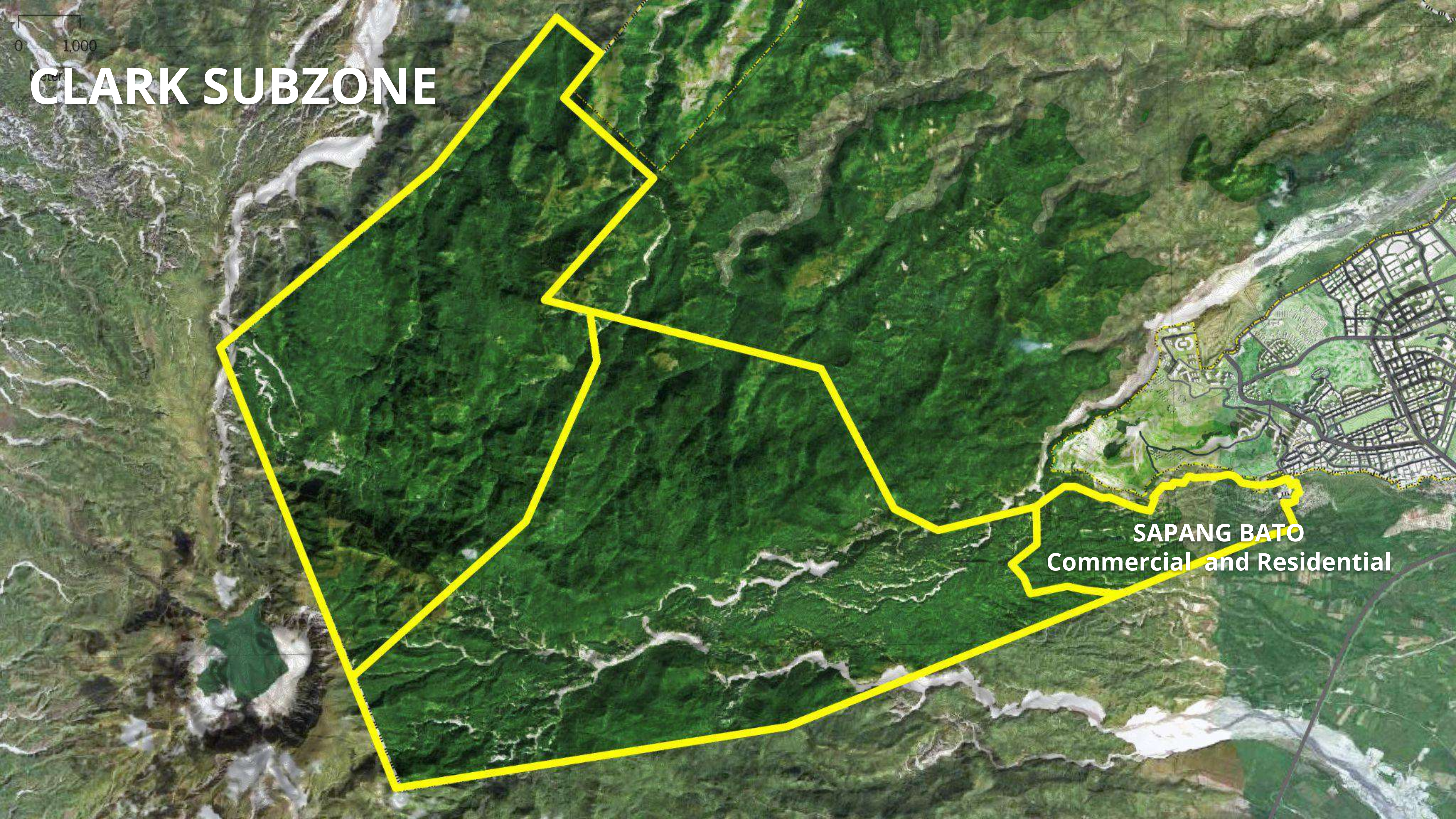
All appraisal reports shall include a prospective 3-year valuation projection for each property (for years 2025–2027) .

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
NORTHRAIL PROPERTIES					
1. Harmony Hills, San Jose Del Monte (20 lots - total of 856 sqm)	MV and MR of land	7 working days from issuance of Notice to Proceed (NTP)	15 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
1.1 103 hectares relocation site in Norzagaray, Bulacan	3 years valuation projection (2025-2027)				

SCHEDULE OF REQUIREMENTS

Property		Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Clark SubZone Properties						
2.1 Sapang Commercial Residential	Bato- and	MV and MR of land 3 years valuation projection (2025-2027)	5 working days from issuance of Notice to Proceed (NTP)	15 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA



CLARK SUBZONE

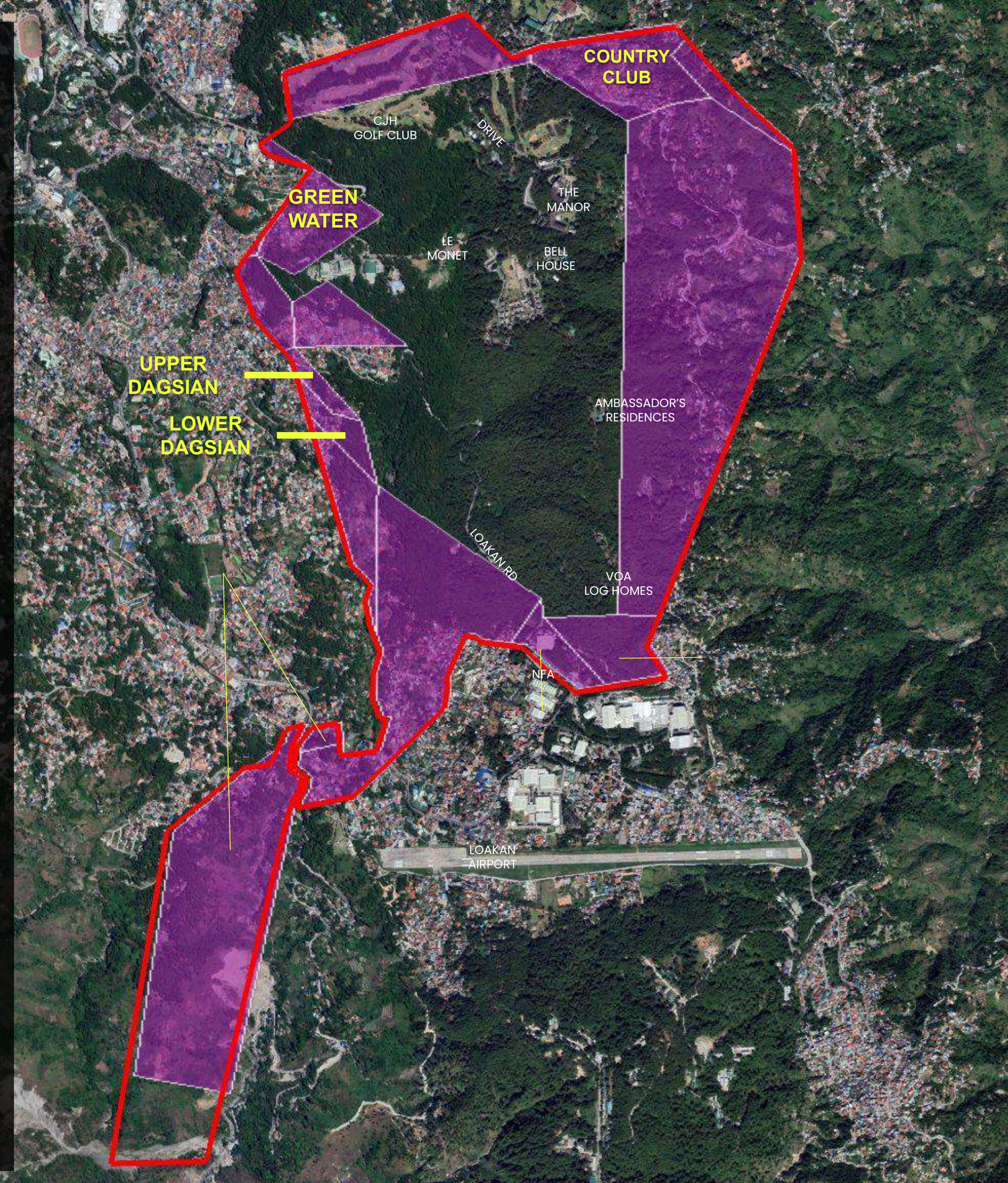
SAPANG BATO
Commercial and Residential

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Housing Sites)					
Barangay Hillside - 3.8 hectares	MV and MR of land 3 years valuation projection (2025-2027)	5 working days from issuance of NTP	30 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Barangay Greenwater - 8.4 hectares					
Barangay Country Club - 13.8 hectares					
Barangay Upper Dagsian - 3.7 hectares					

POLITICAL BOUNDARIES OF BARANGAYS WITHIN CAMP JOHN HAY

	BARANGAY	AREA (HAS)
1	Hillside	3.57
2	Greenwater Village	18.21
3	Country Club Village	33.51
4	Upper Dagsian	3.69



SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Hotels)					
Forest Lodge Hotel/Camp John Hay suites units	MV/MR of land and hotel structure and MR of each type of hotel unit	5 working days from issuance of NTP	45 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Manor Hotels					

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Cottages, estates)					
Country Homes	MV and MR of the residential development (1 representative unit for cabins/cottages)	5 working days from issuance of NTP	60 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Country Estate Lots					
Commander's Cottage					
Cottage 661 and Cottage 662					

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Cottages, estates)					
Directors' Hills	MV and MR of the residential development (1 representative unit for cabins/cottages)	5 working days from issuance of NTP	60 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Eco Village North and South					
Forest Cabins					
Forest Estates					

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Cottages, estates)					
Golf Estates	MV and MR of the residential development (1 representative unit for cabins/cottages)	5 working days from issuance of NTP	60 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Sheridan Golf Villas					
Scout Hills Forest Cabins					

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Other properties)					
Bell Estates 1 and 2	MV and MR of land and structure	5 working days from issuance of NTP	45 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Fire Dept and Office					

SCHEDULE OF REQUIREMENTS

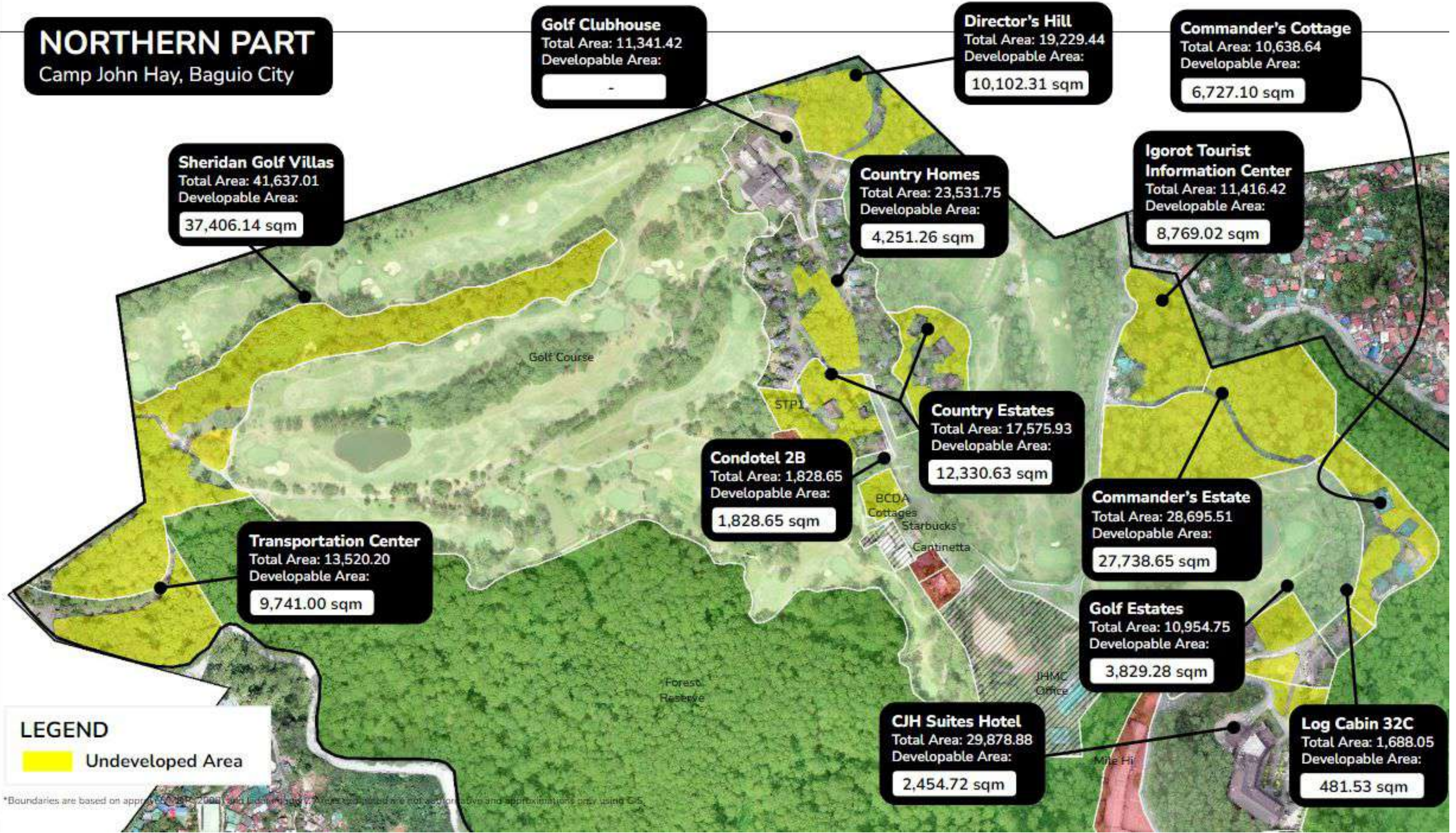
Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Other properties)					
CAP Convention Center	MV and MR of land and structure	5 working days from issuance of NTP	45 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Eco Tourism - Phase 2 (undeveloped area)					
Golf Clubhouse w/ driving range and halfway house					
Rocky Mountain Museum and Office + 60 hectares forested area					

SCHEDULE OF REQUIREMENTS

Property	Appraisal Requirement	Ocular Inspection	Draft Appraisal Reports	Revised Appraisal Reports	Final Appraisal Report
Camp John Hay Properties (Other properties)					
Ayala Technohub	MV and MR of the whole commercial development	5 working days from issuance of NTP	45 calendar days from ocular inspection	Within five (5) working days from receipt of Notice to Revise	Within five (5) working days from receipt of Notice to Finalize from BCDA
Transportation Center	MV and MR of land and structure				
Sewage Treatment Plant Nos. 1,2 and 6, water line and water source	MV and MR of land				

NORTHERN PART

Camp John Hay, Baguio City



LEGEND

Undeveloped Area

*Boundaries are based on approx. 2008 aerial photos and are not for use as a legal boundary and approximations only using GCS.

CENTRAL PART

Camp John Hay, Baguio City

Convention Hotel 2D

Total Area: 28,899.80
Developable Area:

24,023.11 sqm

Boutique Hotel

Total Area: 20,219.44
Developable Area:

16,793.10 sqm

Wellness Estates

Total Area: 25,497.76
Developable Area:

23,506.99 sqm

The Manor

Total Area: 20,132.95
Developable Area:

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Woodland Estates

Total Area: 52,190.52
Developable Area:

52,190.52 sqm

Roosevelt Estates

Total Area: 20,976.69
Developable Area:

11,826.75 sqm

Scout Hill

Total Area: 21,614.09
Developable Area:

21,614.09 sqm

Liberty Estates

Total Area: 7,259.23
Developable Area:

2,450.82 sqm

Forest Cabin

Total Area: 25,245.15
Developable Area:


974.82 sqm

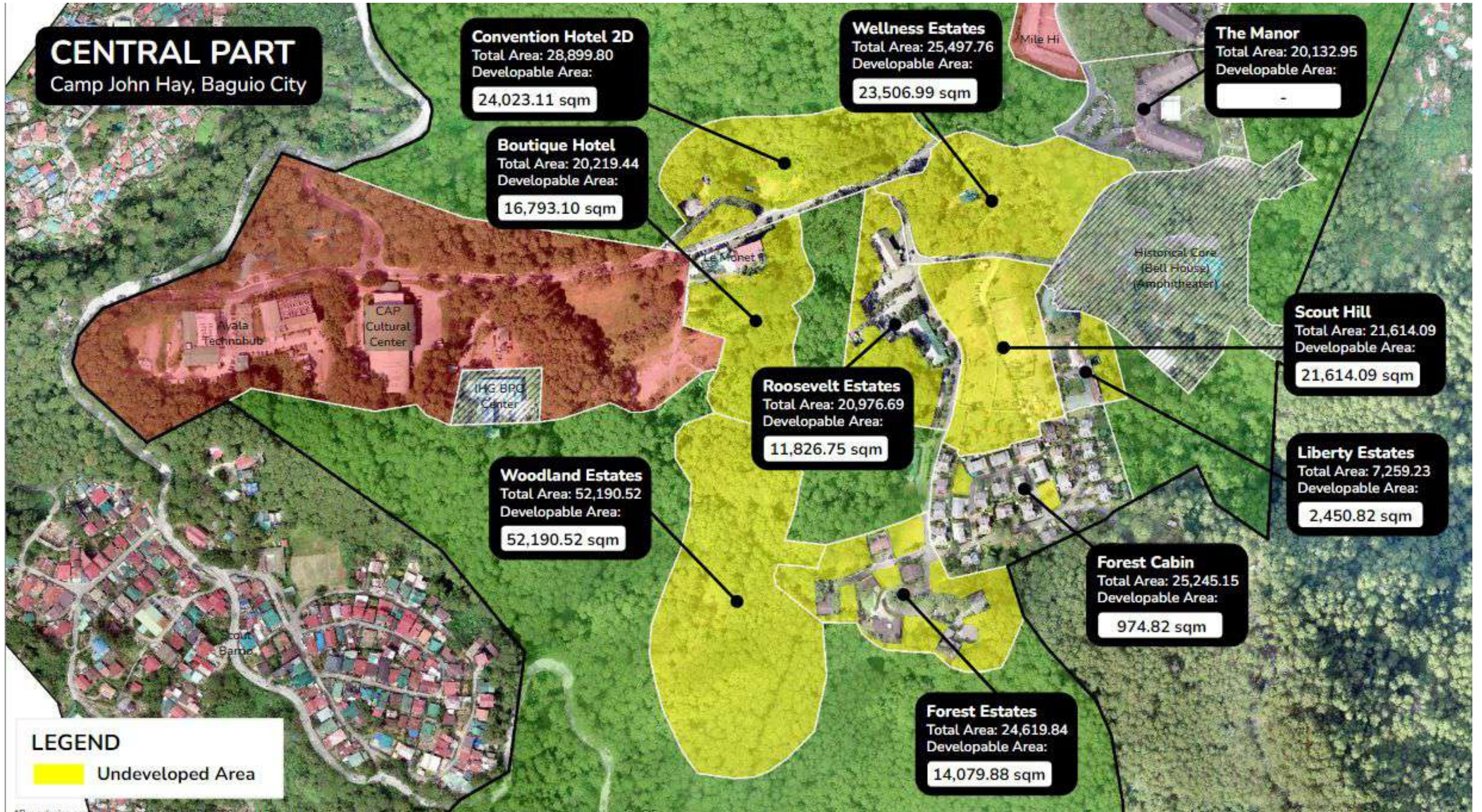
Forest Estates

Total Area: 24,619.84
Developable Area:

14,079.88 sqm

LEGEND

 Undeveloped Area



TECHNICAL SPECIFICATION

A. OBJECTIVES

The BCDA intends to engage the services of **two (2) independent Appraisal Companies simultaneously (Appraiser 1 and Appraiser 2)** to determine the **current valuation and 3 year valuation projections** for various BCDA properties which will be used as one of the basis in determining the baseline value in the disposition and/or development of BCDA properties. The engagement will be via Section 10 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184.

TECHNICAL SPECIFICATION

B. GENERAL REQUIREMENTS

The Appraisal Company/Firm:

- ❖ must be registered with the Philippine Government Electronic Procurement System;
- ❖ must have at least **seven (7) years of experience** in real estate appraisal;
- ❖ must have undertaken at least **20 projects** for the last 5 years or from **2019 to present**;
- ❖ must assign a **Team Leader who is a licensed appraiser and** who has at least five (5) years of experience in valuation, real estate consultancy and advisory services .

TECHNICAL SPECIFICATION

- ❖ must assign at least three (3) other Real Estate Appraisers to the Project with at least three (3) years of relevant experience and where at **least one (1) of the appraisers is female.**
- ❖ **must not have any pending projects/contracts with BCDA at the date of submission of bids**
- ❖ The Appraisal Company/Firm is required to submit the following documents to be used by BCDA as the basis for its evaluation:

Annex A: Duly Notarized Curriculum Vitae of the Appraisal Firm/Company *(to be submitted at bid opening)*

Annex B: Duly Notarized Curriculum Vitae of the Team Leader and the 3 Real Estate Appraisers **(1 Licensed Real Estate Appraiser as Team Leader + 3 other Real Estate Appraisers = total of 4 Real Estate Appraisers)** showing the number of years of experience relevant to appraisal works, background of employment record and professional experience of each nominated expert including ongoing projects, with particular reference to the type of experience required for the assigned tasks. *(to be submitted at bid opening)*

TECHNICAL SPECIFICATION

The Financial Bid shall not exceed the Approved Budget for the Contract (ABC) and shall be deemed to include the cost of all applicable taxes, duties, fees, levies, and all other charges imposed under applicable laws.

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

The contract shall be effective for a period of One Hundred Twenty (120) calendar days from the Notice to Proceed (NTP) or until the issuance by BCDA of the Certificate of Completion and Acceptance upon complete delivery and acceptance by BCDA of all the requirements as agreed with the Appraisal Firm/Company based on this Technical Specifications

SCOPE OF SERVICES

F. Contract Terms And Effectivity

The Appraisal Company/Bidder shall enter into a Contract with BCDA and submit a Performance Bond or any instrument as may be prescribed pursuant to the 2016 Revised Implementing Rules and Regulations (IRR) of R.A. 9184. The terms of the contract (i.e. Contract, Special Conditions of Contract and General Conditions of Contract) shall likewise be in the general form as that prescribed under the Revised IRR of R.A. 9184.

G. The project shall end upon receipt by the Appraisal Company/Bidder of a Certificate of Completion and Acceptance from BCDA, which shall be upon BCDA's approval of the Appraisal Company's/Bidder's Final Appraisal Report for all properties subject of this Project.

The FINAL APPRAISAL REPORTS shall be submitted by the Appraisal Company/Bidder within 5 working days upon receipt from BCDA of the Notice to Finalize the revised appraisal reports.

THANK YOU!