

**BASES CONVERSION AND DEVELOPMENT AUTHORITY**

2/F Bonifacio Technology Center, 31st Street Bonifacio Global City, Taguig City

Tel. No. 8575-1700 loc. 1782/1784

Email: uatabion@bcda.gov.ph

REQUEST FOR QUOTATION

Company Name: _____

Date : **30 May 2025**PR #: **PR0001334**

Please quote your lowest price(s) using this form, or your letterhead. Also, take note of the following details:

- 1) Quotation/s shall be addressed to the Head of Procurement Division. Please indicate Solicitation or Reference No.
- 2) Send the said quotation/s to BCDA or fax the same at no. 8575-1785 not later than **9 June 2025**.
- 3) Quotation/s submitted after the set deadline indicated in item no. 2 shall not be accepted/considered.
- 4) The quotation/proposal shall be properly signed by the authorized representative and/or the immediate supervisor.

BCDA reserves the right to accept or reject any or all of the quotations, or waive formally therein, or to accept quotation/s as may be considered most advantageous to the govt., or to pursue appropriate legal action should the winning bidder refuse to accept the award without justifiable reason/s.


URSULA ARANDELA -TABION**Canvasser**
ALMIRA CLARIANES**Chief Administrative Officer****TO: BCDA HEAD OF PROCUREMENT**

Per Request, Below is/are the price(s) of the article(s)/services(s) as indicated under Unit Price:

QTY (A)	UNIT	DESCRIPTION/SPECIFICATIONS	UNIT COST (ex-VAT) (B)	VAT (C)	TOTAL UNIT COST (D = B + C)	TOTAL AMOUNT (AxD)
1	LOT	APPRAISAL SERVICES - 1 Lot 1.1 1. Iconic Lot (Taguig, MM 7,000 sqm) 2. Market Market Transport Hub (Taguig, MM) 3. Market Market - Mall portion (BGC, Taguig MM) 4. Seaport (Poro Point Seaport, La Union-15.6 hectares) 5. Poro Point Commercial and Industrial Leases 6. Proposed Eco-Hotel (Camp John Hay, Baguio City - 3 hectares) 7. Proposed Super Station along SCTEX in Concepcion, Tarlac 8. SCTEX Fiber Optic Cable-93.77 km Roadside IRU commercialization 9. Luzon Bypass Infrastructure - 240 km fiber corridor ABC: PhP444,612.00				
1	LOT	APPRAISAL SERVICES - 1 Lot 1.2 1. Iconic Lot (Taguig, MM 7,000 sqm) 2. Market Market Transport Hub (Taguig, MM) 3. Market Market - Mall portion (BGC, Taguig MM) 4. Seaport (Poro Point Seaport, La Union-15.6 hectares) 5. Poro Point Commercial and Industrial Leases 6. Proposed Eco-Hotel (Camp John Hay, Baguio City - 3 hectares) 7. Proposed Super Station along SCTEX in Concepcion, Tarlac 8. SCTEX Fiber Optic Cable-93.77 km Roadside IRU commercialization 9. Luzon Bypass Infrastructure - 240 km fiber corridor ABC: PhP444,612.00				
				TOTAL AMOUNT		P



BASES CONVERSION AND DEVELOPMENT AUTHORITY

2/F Bonifacio Technology Center, 31st Street Bonifacio Global City, Taguig City

Tel. No. 8575-1700 loc. 1782/1784

Email: uatabion@bcda.gov.ph

REQUEST FOR QUOTATION

Company Name: _____

Date : **30 May 2025**

PR #: **PR0001334**

Please quote your lowest price(s) using this form, or your letterhead. Also, take note of the following details:

- 1) Quotation/s shall be addressed to the Head of Procurement Division. Please indicate Solicitation or Reference No.
- 2) Send the said quotation/s to BCDA or fax the same at no. 8575-1785 not later than **9 June 2025**.
- 3) Quotation/s submitted after the set deadline indicated in item no. 2 shall not be accepted/considered.
- 4) The quotation/proposal shall be properly signed by the authorized representative and/or the immediate supervisor.

BCDA reserves the right to accept or reject any or all of the quotations, or waive formally therein, or to accept quotation/s as may be considered most advantageous to the govt., or to pursue appropriate legal action should the winning bidder refuse to accept the award without justifiable reason/s.


URSULA ARANDELA -TABION

Canvasser


ALMIRA CLARIANES

Chief Administrative Officer

SEE ATTACHED TECHNICAL SPECIFICATIONS

Total ABC: PhP889,224.00

Delivery Address: 31st St. Cor. 2nd Avenue, 2/F Bonifacio Technology Center, Bonifacio Global City, Taguig.

Prospective Suppliers who will bid above the ABC will be DISQUALIFIED

Suppliers are required to submit the following Documentary Requirements upon submission of quotation:

- 1) Valid Mayor's/Business Permit
- 2) PhilGEPS Registration No.
- 3) Notarized Omnibus Sworn Statement and Proof of Authorization (e.g., Secretary's Certificate, Board/Partnership Resolution, or Special Power of Attorney, whichever is applicable)
- 4) Business/Income Tax Return (If the ABC is above 500k)
- 5) BIR Certificate of Registration (BIR Form 2303)

Note: A) Unnotarized Omnibus Sworn Statement (OSS) is acceptable upon submission of quotation. However, the winning bidder/supplier must submit the duly notarized Omnibus Sworn Statement (OSS) and Proof of Authorization within 5 working days upon notification of the Notice of Award. Noncompliance on the timely submission of OSS is a ground for disqualification.

B) Suppliers who have previously submitted the above documentary requirements may no longer require its re-submission except for the Omnibus Sworn Statement.

Terms and conditions:

Price : **(Inclusive of all applicable taxes)**

Payment : **30 Working Days**

Delivery : **120 Calendar Days from the Date Stated in the Notice to Proceed (NTP)**

Validity of price : **one month**

Warranty : **N/A**

We hereby certify, that we have prepared, checked and reviewed this quotation. This quotation is valid unless revoked in writing which should be done prior to our receipt of the Purchase Order or Job Order.

Printed Name/Signature/Date

Immediate Supervisor

Telephone / Fax Number

TECHNICAL SPECIFICATIONS
Small Value Procurement: Appraisal Services for Various BCDA Properties
First Semester 2025

	Specifications	Statement of Compliance
	<p>A. OBJECTIVE</p> <p>The BCDA intends to engage the services of two (2) INDEPENDENT APPRAISAL COMPANIES to determine the current valuation of various BCDA properties for disposition purposes. The engagement will be via Section 53.9 Negotiated Procurement - Small Value Procurement pursuant to the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184.</p>	
	<p>B. GENERAL REQUIREMENTS</p> <p>The Appraisal Company must:</p> <ul style="list-style-type: none"> ▪ be registered with the Philippine Government Electronic Procurement System (Red or Platinum Category); ▪ have at least five (5) years of experience in real estate appraisal; ▪ assign a Team Leader to the project who has at least five (5) years of experience in appraisal works as a LICENSED REAL ESTATE APPRAISER; ▪ assign at least two (2) other appraisers to the Project (preferably with engineering background) with at least three (3) years of relevant experience. Of the 3 Real Estate Appraisers, assign at least one (1) Female Appraiser (1 Team Leader + 2 experienced Appraisers = 3, where 1 is female); and ▪ Must not have any pending contract with BCDA at the time of submission of bids. <p>The Appraisal Company is required to submit the following eligibility documents to be used by BCDA as basis for its evaluation using a PASS/FAIL CRITERION.</p> <p>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</p> <p>Annex B: PhilGEPS Registration (Red or Platinum Registration Category)</p> <p>Annex C: 2024 Income/Business Tax Return</p>	

	<p>Annex D: Duly Notarized Omnibus Sworn Statement</p> <p>Annex E: Curriculum Vitae of the Appraisal Company</p> <p>Annex F: Curriculum Vitae of the Team Leader and 2 Real Estate Appraisers. The curriculum vitae of the Team Leader shall include a copy of his/her PRC License.</p> <p>Annex G: Financial Bid/Quotation</p> <p><i>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)</i></p> <p>The Appraisal Company is required to submit its Financial Bid Quotation (Annex G) together with the above-mentioned requirements/documents.</p> <p>The Approved Budget for the Contract (ABC) in the total amount of PESOS Eight Hundred Eighty Nine Thousand, Two Hundred Twenty Four and 00/100 (Php 889,224.00) inclusive of VAT and all applicable taxes, duties, fees, levies and all other charges, broken down as follows:</p> <p>a. Lot 1.1 = Php 444,612.00 b. Lot 1.2 = Php 444,612.00</p> <p>The Financial Bid/Quotation shall not exceed the ABC inclusive of the cost of all taxes, duties, fees, levies, and all other charges imposed under applicable laws.</p> <p>Although Lot 1.1 and Lot 1.2 have the same scope of services. BCDA will need two (2) independent appraisers for these properties. Hence, bidders may submit bids for both Lot 1.1 and Lot 1.2, which shall not exceed the Total ABC. However, Bidders may only be awarded for either Lot 1.1 and Lot 1.2 once adjudged to have submitted the Lowest Calculated and Responsive Quotation (LCRQ) and cannot be awarded for both contracts.</p> <p>Bids received in excess of the ABC shall be automatically rejected.</p>	

C. SCOPE OF SERVICES:

Lot 1.1 and Lot 1.2 have the same scope of services.

	Property	Appraisal Requirement	Submission Schedule*
1.1.	Iconic Lot (Taguig, MM - 7,000 sqm)	Accommodation Value, Market Value and Market Rent of land	15 calendar days from Notice to Proceed
1.2.	Market Market Transport Hub (Taguig, MM)	Accommodation Value, Market Value and Market Rent of land	15 calendar days from Notice to Proceed
1.3.	Market Market - Mall portion (BGC, Taguig, MM)	Accommodation Value, Market Value and Market Rent of land at <i>FAR 3, FAR 8 and FAR 11</i>	15 calendar days from Notice to Proceed
1.4.	Seaport (Poro Point Seaport, La Union- 15.6 hectares)	Market Value and Market Rent of land and structures	30 calendar days from Notice to Proceed
1.5.	Poro Point Commercial and Industrial Leases	Market Value and Market Rent of land and as-is and as-if-developed according to land use	15 calendar days from Notice to Proceed
1.6.	Proposed Eco-Hotel (Camp John Hay, Baguio City - 3 hectares)	Market Value and Market Rent of land	15 calendar days from Notice to Proceed

	Property	Appraisal Requirement	Submission Schedule*
1.7	Proposed super station along SCTEX in Concepcion, Tarlac - 1.5 hectares	Market Value and Market Rent of land	15 calendar days from Notice to Proceed
1.8	SCTEX Fiber Optic Cable - 93.77 km Roadside IRU commercialization	<ul style="list-style-type: none"> • Market Value and Market Rent of Indefeasible Right to Use (IRU) of land traversed by the SCTEX FOC; and • Market Rent for the use of the FOC per duct and per conduit 	30 calendar days from Notice to Proceed
1.9	Luzon Bypass Infrastructure - 240 km fiber corridor	<ul style="list-style-type: none"> • Market Value and Market Rent of Indefeasible Right to Use (IRU) of land traversed by the bypass and • Market Rent of the use of the rooms 	30 calendar days from Notice to Proceed
<p>* Submission of draft appraisal reports</p> <p>An Ocular Inspection of the properties will be undertaken within five (5) working days from receipt by the Winning Bidder of the Notice to Proceed.</p> <p>Appraisers shall include a 3-year appraisal projection (2026, 2027, 2028) for each of the properties. All reports shall indicate the applicable zonal value in the barangay where the property is located.</p> <p>All Revised Appraisal Reports shall be submitted by the Winning Bidder within five (5) working days from receipt of the Notice to Revise from BCDA .</p>			


	<p>All Final Appraisal Reports shall be submitted by the Winning Bidder within five (5) working days from receipt of Notice to Finalize from BCDA.</p> <p>C.2 Determination of Lowest Calculated and Responsive Quotation (LCRQ)</p> <p>Although Lot 1.1 and Lot 1.2 have the same scope of services. BCDA will need two (2) independent appraisers for these properties. Hence, bidders may submit bids for both Lot 1.1 and Lot 1.2, which shall not exceed the Total ABC. However, Bidders may only be awarded for either Lot 1.1 and Lot 1.2 once adjudged to have submitted the Lowest Calculated and Responsive Quotation (LCRQ) and cannot be awarded for both contracts. The Bidders who submitted the LCRQ shall be advised in writing and shall submit to a post-qualification process. Once post-qualified, the Bidder with the LCRQ shall be adjudged the Winning Bidder.</p>											
	<p>D.. TERMS OF PAYMENT</p> <p>In consideration of the services rendered, the Appraisal Company/Winning Bidder shall be paid a total amount equivalent to its Bid which shall not exceed the ABC. The consideration shall be paid in the following schedule:</p> <table><tr><th>Schedule of Deliverable</th><th>Percentage Payment</th></tr><tr><td>Upon submission of draft appraisal reports for all properties</td><td>30% of total contract price</td></tr><tr><td>Upon submission of Revised Appraisal Reports for all properties</td><td>30% of total contract price</td></tr><tr><td>Upon submission of their Final Signed Appraisal Reports (physical copies and e-copies) for all the properties, and issuance by BCDA of a Certificate of Completion and Acceptance of the Reports/Project.</td><td>40% of total contract price</td></tr><tr><td>Total</td><td>100%</td></tr></table>	Schedule of Deliverable	Percentage Payment	Upon submission of draft appraisal reports for all properties	30% of total contract price	Upon submission of Revised Appraisal Reports for all properties	30% of total contract price	Upon submission of their Final Signed Appraisal Reports (physical copies and e-copies) for all the properties, and issuance by BCDA of a Certificate of Completion and Acceptance of the Reports/Project.	40% of total contract price	Total	100%	
Schedule of Deliverable	Percentage Payment											
Upon submission of draft appraisal reports for all properties	30% of total contract price											
Upon submission of Revised Appraisal Reports for all properties	30% of total contract price											
Upon submission of their Final Signed Appraisal Reports (physical copies and e-copies) for all the properties, and issuance by BCDA of a Certificate of Completion and Acceptance of the Reports/Project.	40% of total contract price											
Total	100%											

	<p>F. CONTRACT TERMS AND EFFECTIVITY</p> <p>The Appraisal Company/Winning 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 (RIRR) of Republic Act No. 9184.</p> <p>The contract shall be effective for a period of One Hundred Twenty (120) calendar days from the date stated in the Notice to Proceed (NTP) or upon issuance by BCDA of the Certificate of Completion and Acceptance.</p>	
	<p>G. PROJECT COMPLETION</p> <p>The Project shall end upon receipt by the Appraisal Company/Winning Bidder of a Certificate of Completion and Acceptance from BCDA, which shall be upon BCDA's approval of the Appraisal Company's Final Appraisal Reports for all properties subject of this Project</p>	

Prepared by:


ROWENA M.R. EVIDOR
 Land Management Officer - LADD

Recommending Approval:


RICHARD BRIAN M. CEPE
 Vice President
 Land and Assets Development Department

Approved by:


GISELA Z. KALALO
 Executive Vice President