

**BAC-C Resolution No. BC-2018-012**

**NEGOTIATED PROCUREMENT THROUGH SMALL VALUE PROCUREMENT**

**Consulting Services for the Appraisal of Various Properties**

**WHEREAS**, in a memo dated April 13, 2018, the Land and Asset Development Department (LADD) of BCDA endorsed to the Bids and Awards Committee for Consulting Services (BAC-C), the procurement of the services of a CONSULTANT to conduct an appraisal of several properties and its request to delegate the authority to procure to the LADD, in accordance with the Revised Implementing Rules and Regulations (IRR) of Republic Act (RA) 9184, otherwise known as the Government Procurement Reform Law;

**WHEREAS**, the properties subject of appraisal are as follows:

**A. CITI CENTER LOTS (Bonifacio Global City, Taguig City)**

- **Determination of Market Values of Land and Retail Units**

	<b>Property</b>	<b>Lot Area (sqm)</b>
1	Avida Towers Turf BGC	4,140
2	Capital House	2,066
3	Falcon 1 & 2 Park Triangle Corporate Plaza	3,580
4	Alveo Park Triangle	2,442
5	Park Triangle Residences	4,000
6	West Gallery Place	4,859
7	East Gallery Place	4,859
8	Verve Residences	6,329
9	Corporate Plaza	7,012
10	The Meridien	6,329
11	The Suites Retail	6,623

**B. EASTGATE LOT (Bonifacio Global City, Taguig City)**

- **Determination of Market Value and Accommodation Value**

	<b>Property</b>	<b>Lot Area (sqm)</b>	<b>Floor Area Ratio (FAR)</b>
1	Eastgate Lot	3,099	3

**C. STP LOT (Pamayanang Diego Silang, Taguig City)**

- **Determination of Market Value and Market Rent**

	<b>Property</b>	<b>Lot Area (sqm)</b>	<b>Floor Area Ratio (FAR)</b>
1	STP Lot (portion)	6,411	3

**D. CLARK ASEAN VILLAS** (Clark Air Base, Pampanga)

- **Determination of Market Values and Market Rent of Land and Structures**

	Property	Lot Area (sqm)	Floor Area per Villa (sqm)
21	Clark ASEAN Villas	1,220	554

**E. NAVY VILLAGE** (Fort Bonifacio, Taguig City)

- **Determination of Market Value and Market Rent based on the proposed land uses**

	Property	Lot Area (sqm)	Floor Area Ratio (FAR)	Buildable Floor Area
1	STP	8,037	-	-
2	Institutional 1	8,440	5	42,200
3	Institutional 2	8,745	5	43,725
4	Institutional 3	5,973	5	29,865
5	Institutional 4	9,001	5	45,005
6	Institutional 5	5,820	5	29,100
7	Institutional 6	8,485	5	42,425
8	Institutional 7	8,087	5	40,435
9	Institutional 8	8,998	5	44,990
10	Institutional 9	11,905	5	59,525
11	Sub-Station	4,045	-	-
12	Mixed Use 1	8,556	7	59,892
13	Mixed Use 2	9,003	7	63,021
14	Mixed Use 3	10,370	7	72,590
15	Mixed Use 4	9,245	7	64,715
16	Mixed Use 5	11,633	7	81,431
17	Mixed Use 6	9,112	7	63,784
18	Mixed Use 7	9,223	7	64,561
19	Mixed Use 8	9,302	7	65,114
20	Mixed Use 9	7,558	7	52,906
21	Mixed Use 10	287	7	2,009
22	Pasong Tamo Widening	6,165	-	-
23	Pasong Tamo Pedestrian Strip	2,205	-	-
24	Road Right of Way	39,391	-	-
25	Recreational / Open Space	38,820	-	-
	<b>TOTAL</b>	<b>258,406</b>		

**WHEREAS**, Section 53.9 of the Revised IRR of RA 9184 allows the procuring entity to resort to Alternative Methods of Procurement, specifically Small Value Procurement where the procurement does not fall under Shopping of Section 52 of the Revised IRR and the amount involved does not exceed the thresholds prescribed in Annex "H" (Consolidated Guidelines for the Alternative Methods of Procurement) of the Revised IRR in the amount of One Million Pesos (Php1,000,000.00) for NGAs, GOCCs, GFIs, SUCs and Autonomous Regional Government;

*[Handwritten signatures and initials]*



**WHEREAS**, the approved budget for the abovementioned consulting services with a term of 30 days is Pesos: Six Hundred Fourteen Thousand (Php 614,000.00), inclusive of all applicable taxes and fees;

**WHEREAS**, pursuant to Annex H, Section J, Delegation of Authority states that, "the conduct of Shopping and Negotiated Procurement under Emergency Cases, Small Value Procurement and Lease of Real Property and Venue may be delegated to the End-user unit or any other appropriate bureau, committee, or support unit duly authorized by the BAC through a Resolution approved by the HOPE."

**NOW, THEREFORE**, the BAC-C resolve, as it is hereby resolved:

1. To recommend the procurement of appraisal services using the Alternative Method of Procurement in accordance with Section 53.9 of the Revised IRR of RA 9184 under Small Value Procurement;
2. To delegate the procurement of said consulting services to the LADD, pursuant to Annex H, Section J of the Revised IRR under Delegation of Authority;
3. To direct the end user to request for the issuance of the Certificate of Funds Availability (CFA) for the procurement prior to the award of the contract;
4. To direct the end-user to furnish the BAC-C Secretariat copies of the duly conformed Notice of Award and Notice to Proceed as well as the executed contract, and all supporting documents pursuant to the procurement; and
5. To direct the end-user to report to the BAC-C the result of the procurement process within 10 days in the event that the procurement of said consulting services fails.

Done in Taguig City, this 23rd day of April 2018.

### **BIDS AND AWARDS COMMITTEE FOR CONSULTING SERVICES**

*On official business*

**JOSHUA M. BINGCANG**

Chairperson

  
**JOANNA EILEEN M. CAPONES**

Vice-Chairperson

  
**HEDDA LOURDES Y. RULONA**

Member

  
**VIRGIL M. ALVAREZ**

Member

  
**GUALBERTO J. OYZON, JR.**

Member

Approved by:

  
**AILEEN ANUNCIACION R. ZOSA**

Executive Vice President