

## PROPERTIES FOR APPRAISAL

1. **Private Properties (Lands and Structures)** that will be affected by the NCC access road projects.

For structures : **Replacement Cost** of existing private structures and improvements  
 ▪ approx. 150 Informal Settlers structures

For Land : **Market Value**  
 ▪ NCC to Airport Access Road ( approx. 4.7 km @ 68m wide)  
 ▪ McArthur to SCTEx (approx. 5.0 km @ 60m wide)

2. **New Clark City (Province of Tarlac)**

Property / Lot ID		Area (sqm)	TCT No.
1	1-A	65,981,348.00	OCT No. 043-2016000070
2	1-D	21,226,246.00	untitled
3	1-E	2,051,687.00	OCT No. 043-2016000069
4	1-F	28,775.00	OCT No. 043-2016000067
5	1-G	418,322.00	OCT No. 043-2016000068
6	2	3,498,099.00	Untitled
7	19	488,172.00	Untitled
8	20	143,129.00	Untitled
<b>Total</b>		<b>93,835,778.00</b>	

Requirements : (a) **Market Value** on *as-is, where-is basis* of the New Clark City  
 (b) **Market Value** and **Market Rent** based on the existing Master Development Plan for New Clark City (Land Residual Value)

3. **The approx.. 1,755-ha property subject of swap with Phil Army (Province of Tarlac)**

Requirement : **Market Value** and **Market Rent** on *as-is, where-is basis*

4. **AIM / Igoro Lodge in John Hay (Baguio City)**

Requirements : (a) **Market Value** and **Market Rent** of land and structures of AIM/Igorot Lodge;  
 (b) **Leasehold Value** of AIM/Igorot Lodge at 25-year and 50-year lease terms;

5. **Camps Atienza and Melchor (Libis, Quezon City)**

Requirement : **Market Value and Market Rent of the Land**

	<b>Property / Lot ID</b>	<b>Area (sqm)</b>	<b>TCT No.</b>
1	Lot 49-C-2-A-1-A	8,181	004-2015005644
2	Lot 1-A	18,704	Untitled (w/SP Application)
3	Lot 1-B	738	Untitled (w/SP Application)
4	2-A	4,583	004-201413316
5	2-C	71	004-201413318
6	2-E	4,001	004-201413320
7	2-G	2,792	004-201413322
8	2-H	116	004-201413323
<b>Total</b>		<b>39,186</b>	

6. **Portions of Fort Bonifacio Properties:**

a. **Commercial Area in Pamayanang Diego Silang (Ususan, Taguig City)**

Requirement : **Market Value and Market Rent**

	<b>Property / Lot ID</b>	<b>Area (sqm)</b>	<b>TCT No.</b>
1	Lot 28-I	350	28686
2	Lot 1	3,000	28659
3	Portion of Lot 21	504	28679
4	Lot 2	1,507	28660
<b>Total</b>		<b>5,361</b>	

b. **Approx. 59-hectare BHIT Park**

Requirement : **Market Value and Market Rent**

**Leasehold Value for 25-yr and 50-yr Lease Terms**

c. **5,000-sqm property along Lawton Avenue adjacent to Mckinley West**

Requirement : **Market Value and Market Rent**

d. **Eastgate Property**

Requirement : **Market Value and Accommodation Value**

e. Heritage Park investment Certificates (HPIC)

Requirement : **Market Value** of each type of HPIC

<b>Type of HPIC</b>		<b>Inventory</b>
1	Companion Niche	91
2	Companion Garden	216
3	Headstone Lawn	220
4	Private Memorial Estate	45
5	Estate (12-Plots)	7
6	Walled Estate Lot (3 - Plots)	15
7	Walled Estate Lot (5 - Plots)	7
8	Garden	203
9	Family Garden (2-Plots)	156
10	Family Garden (4-Plots)	21
11	Columbarium	146
12	Lawn	12
13	Small Plot	3,580
14	Companion Garden	178
15	Family Garden	28
<b>Total</b>		<b>4,925</b>

7. **Portions of NAMRIA and Philippine Army properties** that will be affected by the construction of Bonifacio Grand Boulevard and the expansion of the Lawton Road.

Requirement : **Market Value**

# TERMS OF REFERENCE

## Procurement of Consulting Services Appraisal of Properties (Land and Structures) to be Affected by the NCC Access Road Projects and Other BCDA Properties for Disposition and/or Development

**BUDGET: Nine Hundred Eleven Thousand Pesos (Php911,000.00), inclusive of all  
applicable taxes and fees**

<b>1. Background</b>	<p>a. The Bases Conversion and Development Authority (BCDA) is mandated under Republic Act No. 7227, as amended by Republic Act No. 7917, to accelerate the sound and balanced conversion into alternative productive uses of the Clark and Subic military reservations and their extension, to raise funds by the sale of portions of Metro Manila Military Camps; and to apply said funds for the development and conversion into alternative productive uses of these properties.</p> <p>b. Various projects are now being undertaken by BCDA, to wit:</p> <ul style="list-style-type: none"> <li>▪ Development of New Clark City (NCC) to be a central park with business district wrapped around it that has magnificent views of the hills. Served by public transport, housing and industries form the other layers. A network of open spaces forms the bond between diverse mixed use districts.</li> </ul> <p>Access roads are now being constructed by BCDA in coordination with the Department of Public Works and Highways. As such BCDA needs to compensate the owners of the private structures and improvement and the land that will be affected by the access road leading to NCC pursuant to Section 5 of the Republic Act No. 10752 otherwise known as "The Right-of-Way Act". Hence, the need for an appraisal company to determine the market value of the land and the replacement value of the structures and improvement that will be affected by the access road projects.</p> <ul style="list-style-type: none"> <li>▪ Development and/or disposition of other BCDA properties: <ul style="list-style-type: none"> <li>i. The 1,755-ha property in CSEZ subject of swap with Phil Army</li> <li>ii. AIM/Igorot Lodge in John Hay</li> <li>iii. Camps Atienza and Melchor in Libis, Quezon City</li> <li>iv. Portions of Fort Bonifacio, Taguig City</li> <li>v. Proposed construction of the Bonifacio Grand Boulevard and the widening of Lawton Road that will portions of NAMRIA and Philippine Army properties in Fort Bonifacio, Taguig City</li> </ul> </li> </ul> <p>c. To realize the aforesaid projects, BCDA needs to determine the current Market Value and/or Market Rent and/or Leasehold Value of the properties for disposition and/or development, the replacement cost of the structures and improvements and the market value of the land that will be affected by the NCC access road projects. As such, BCDA needs to procure the services of an independent appraisal company.</p>
<b>2. Objective</b>	To procure the services of a reputable appraisal company who will determine the following:

## TERMS OF REFERENCE

### Procurement of Consulting Services Appraisal of Properties (Land and Structures) to be Affected by the NCC Access Road Projects and Other BCDA Properties for Disposition and/or Development

	<ul style="list-style-type: none"> <li>a. <b>Replacement Cost</b> of existing private structures and improvements that will be affected by the NCC access road projects;</li> <li>b. <b>Market Value</b> of the land that will be affected by the NCC access road projects;</li> <li>c. <b>Market Value</b> of the New Clark City on <i>as-is, where-is basis</i>;</li> <li>d. <b>Market Value</b> and <b>Market Rent</b> based on the existing Master Development Plan for the New Clark City (Land Residual Value);</li> <li>e. <b>Market Value</b> and <b>Market Rent</b> of the 1,755-ha area in CSEZ on <i>as-is, where-is basis</i>;</li> <li>f. <b>Market Value</b> and <b>Market Rent</b> of land and structures of AIM/Igorot Lodge;</li> <li>g. <b>Leasehold Value</b> of AIM/Igorot Lodge at 25-year and 50-year lease terms;</li> <li>h. <b>Market Value</b> and <b>Market Rent</b> of Camps Atienza and Melchor;</li> <li>i. <b>Market Value</b> and/or <b>Market Rent</b> and/or <b>Accommodation Value and/or Leasehold Value</b> of portions of Fort Bonifacio properties;</li> <li>j. <b>Market Value</b> of portions of NAMRIA and Philippine Army properties to be affected by the construction of the Bonifacio Grand Boulevard.</li> </ul>
<p><b>3. Scope of Services</b></p>	<p>The Consultant shall provide the following services:</p> <ul style="list-style-type: none"> <li>1. Conduct an ocular inspection / identification of the properties for appraisal;</li> <li>2. Undertake the valuation study using the appropriate valuation methodology to come up with the following: <ul style="list-style-type: none"> <li>a. Replacement Cost, on <i>as-is, where-is basis</i>, of the existing private structures and improvements that will be affected by the construction of NCC access road projects. Provide accurate descriptions of the exterior and interior features of the each structure, to wit: <ul style="list-style-type: none"> <li>i. detailed information pertaining to the measurements of each structure;</li> <li>ii. sketches and computations of floor area in square meters;</li> <li>iii. photograph of the each affected structure showing the exterior and interior, side and rear view,</li> <li>iv. photograph showing the structure with view of the street where the structure is located to confirm its physical existence in the area.</li> </ul> </li> <li>b. Market Value of the land that will be affected by the NCC access road projects</li> <li>c. Market Value of the entire New Clark City on <i>as-is, where-is basis</i>;</li> <li>d. Market Value and Market Rent based on the existing Master Development Plan for New Clark City (Land Residual Value);</li> <li>e. Market Value and Market Rent of the 1,755-ha area in CSEZ on <i>as-is, where-is basis</i>;</li> <li>f. Market Value and Market Rent of land and structures of AIM/Igorot Lodge;</li> <li>g. Leasehold Value of AIM/Igorot Lodge at 25-year and 50-year lease terms;</li> <li>h. Market Value and Market Rent of Camps Atienza and Melchor;</li> <li>i. Market Value and/or Market Rent and/or Accommodation Value and/or Leasehold Value of portions of Fort Bonifacio properties;</li> </ul> </li> </ul>

## TERMS OF REFERENCE

### Procurement of Consulting Services Appraisal of Properties (Land and Structures) to be Affected by the NCC Access Road Projects and Other BCDA Properties for Disposition and/or Development

	<p>j. Market Value of portions of NAMRIA and Philippine Army properties to be affected by the construction of the Bonifacio Grand Boulevard.</p> <p>3. The appraiser shall conduct consultation and coordination with BCDA in relation to the undertaking of its responsibilities; and</p> <p>4. Fulfill all its obligations by using its technical expertise and in accordance with the highest professional and industry standards. The Consultant shall exercise all reasonable, skill, care, diligence and prudence in the discharge of the duties agreed to be performed and shall always work in the best interest of BCDA. To attain these ends, the Consultant shall provide personnel with sufficient qualifications and experience to ensure the full and satisfactory accomplishment of the required services.</p>
<p><b>5. Duration of the Project / Deliverables</b></p>	<p>The project shall be completed by the consultant within sixty (60) calendar days from receipt by the Consultant of the Notice to Proceed.</p> <p>a. Prepare and submit the draft appraisal report within fifty (50) calendar days from receipt by the Consultant of the Notice to Proceed;</p> <p>b. Prepare the Final Report within ten (10) calendar days from receipt of BCDA's notice to finalize the reports;</p> <p>Please note that the period from the receipt by BCDA of the draft reports until the issuance by BCDA of the notice to finalize the reports is not included in the 60-day completion period.</p>
<p><b>6. Approved Budget for the Services</b></p>	<p>The Approved Budget for the Contract (ABC) is <b>Nine Hundred Eleven Thousand Pesos (₱911,000.00)</b>, inclusive of all applicable taxes and fees.</p>
<p><b>7. Manner of Payment</b></p>	<p>Payment of the Contract Price shall be paid by BCDA to the Consultant upon submission and approval by BCDA of the final appraisal reports as evidenced by the issuance by BCDA of the Certificate of Completion.</p>
<p><b>8. Qualifications of the Consultant</b></p>	<p>The Consultant must possess the following qualifications:</p> <p>a. Should have at least five (5) years of experience in real estate appraisal;</p> <p>b. Must be accredited by the Bangko Sentral ng Pilipinas;</p> <p>c. The Team Leader to be assigned to the project should be a licensed Real Estate Appraiser.</p>

## TERMS OF REFERENCE

### Procurement of Consulting Services Appraisal of Properties (Land and Structures) to be Affected by the NCC Access Road Projects and Other BCDA Properties for Disposition and/or Development

<p><b>9. Procedure for the Evaluation of Bids</b></p>	<p>BCDA shall evaluate bids using the <i>Quality Based Evaluation (QBE)</i>. The criteria and rating system for the selection of the Consultant are as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Bid Components</th> <th style="text-align: center;">Weight</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">a. Quality of Personnel to be assigned to the Project</td> <td style="text-align: center;">40%</td> </tr> <tr> <td style="text-align: center;">b. Applicable Experience of the Consultant/Firm</td> <td style="text-align: center;">40%</td> </tr> <tr> <td style="text-align: center;">c. Plan of Approach and Methodology</td> <td style="text-align: center;">20%</td> </tr> <tr> <td style="text-align: center;"><b>Total</b></td> <td style="text-align: center;"><b>100%</b></td> </tr> </tbody> </table> <p>The minimum Technical Score is 60%.</p>	Bid Components	Weight	a. Quality of Personnel to be assigned to the Project	40%	b. Applicable Experience of the Consultant/Firm	40%	c. Plan of Approach and Methodology	20%	<b>Total</b>	<b>100%</b>
Bid Components	Weight										
a. Quality of Personnel to be assigned to the Project	40%										
b. Applicable Experience of the Consultant/Firm	40%										
c. Plan of Approach and Methodology	20%										
<b>Total</b>	<b>100%</b>										
<p><b>10. Data Assistance to be Provided by BCDA</b></p>	<p>BCDA will provide the Consultant all available pertinent documents and technical information necessary in the execution and performance of the services.</p>										
<p><b>11. Liquidated Damages</b></p>	<p>The Consultant obligates itself to perform and complete all the Services within the period specified in the Terms of Reference and the Contract beginning from the starting date exclusive of such extensions of time as may be mutually agreed upon in writing. Should the Consultant fail to complete the Services within the stipulated time, liquidated damages, not by way of penalty, shall be paid to BCDA by the Consultant in an amount equal to one-tenth of one percent (1/10 of 1%) of the cost of the unperformed portion for every day of delay.</p>										
<p><b>12. Confidentiality Clause</b></p>	<p>The Consultant warrants the full confidentiality of all information gathered for the consultancy contract given by BCDA, unless the latter indicates the contrary. The Consultant shall not disclose any communication disclosed to him for the purpose of this Services. After the completion of the contract, all materials, data, and other related documents provided must be returned to BCDA.</p> <p>The Consultant shall not be engaged by any person or entity whose business or interests are against the interests of BCDA. This prohibition shall subsist for a period of two (2) years after the expiration of the contract.</p>										
<p><b>13. Standard of Services</b></p>	<p>The Consultant shall fulfill its obligations under the agreement by using its technical expertise and according to the best-accepted professional and industry standards. The Consultant shall exercise all reasonable skill, care, diligence, and prudence in the discharge of the duties agreed to be performed and shall always work in the best interest of BCDA. To attain these, the consultant shall provide personnel with sufficient qualifications and experience to ensure the full and satisfactory accomplishment of the required services/undertakings.</p> <p>The services shall be conducted by the Consultant in accordance with the instructions or directions made or to be made by the BCDA at any time before its completion. The Consultant shall conduct regular consultation with BCDA in relation to the undertaking of its responsibilities under the Contract Agreement.</p>										

## TERMS OF REFERENCE

**Procurement of Consulting Services  
Appraisal of Properties (Land and Structures) to be Affected by the NCC Access Road Projects and  
Other BCDA Properties for Disposition and/or Development**

<b>14. Conflict of Interest</b>	<p>Any Consulting Firm which is directly associated or which may be directly associated with any entity having a conflict of interest in or bias against the BCDA Group shall be disqualified from the bidding for the Consulting Services for the Appraisal of BCDA Properties.</p> <p>In all cases, the Consultant which is indirectly associated or which may be indirectly associated with any entity that may have a conflict of interest in or bias against the BCDA Group shall be required to disclose the extent of such relationship so that the BCDA may act upon the same accordingly.</p>
<b>15. Subcontracting</b>	Subcontracting is not allowed.
<b>16. Corrupt, Fraudulent, Collusion, Coersive Practices and</b>	Any attempt by a bidder to influence the Bids and Awards Committee (BAC) for Consulting Services or its authorized representatives in the evaluation of the bids or contract award decision shall result in the rejection of its bid or revocation of award as the case may be, and the implementation of other sanction/s and remedies as provided for by law.



**Omnibus Sworn Statement**

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REPUBLIC OF THE PHILIPPINES)  
CITY OF \_\_\_\_\_ ) S.S.

**AFFIDAVIT**

I, *[Name of Affiant]*, of legal age, *[Civil Status]*, *[Nationality]*, and residing at *[Address of Affiant]*, after having been duly sworn in accordance with law, do hereby depose and state that:

**1. Select one, delete the other:**

*If a sole proprietorship:* I am the sole proprietor of *[Name of Bidder]* with office address at *[address of Bidder]*;

*If a partnership, corporation, cooperative, or joint venture:* I am the duly authorized and designated representative of *[Name of Bidder]* with office address at *[address of Bidder]*;

**2. Select one, delete the other:**

*If a sole proprietorship:* As the owner and sole proprietor of *[Name of Bidder]*, I have full power and authority to do, execute and perform any and all acts necessary to represent it in the bidding for *[Name of the Project]* of the *[Name of the Procuring Entity]*;

*If a partnership, corporation, cooperative, or joint venture:* I am granted full power and authority to do, execute and perform any and all acts necessary and/or to represent the *[Name of Bidder]* in the bidding as shown in the attached *[state title of attached document showing proof of authorization (e.g., duly notarized Secretary's Certificate issued by the corporation or the members of the joint venture)]*;

3. *[Name of Bidder]* is not "blacklisted" or barred from bidding by the Government of the Philippines or any of its agencies, offices, corporations, or Local Government Units, foreign government/foreign or international financing institution whose blacklisting rules have been recognized by the Government Procurement Policy Board;

4. Each of the documents submitted in satisfaction of the bidding requirements is an authentic copy of the original, complete, and all statements and information provided therein are true and correct;

5. *[Name of Bidder]* is authorizing the Head of the Procuring Entity or its duly authorized representative(s) to verify all the documents submitted;

## Annex D

**6. Select one, delete the rest:**

*If a sole proprietorship:* I am not related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

*If a partnership or cooperative:* None of the officers and members of *[Name of Bidder]* is relatd to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

*If a corporation or joint venture:* None of the officers, directors, and controlling stockholders of *[Name of Bidder]* is related to the Head of the Procuring Entity, members of the Bids and Awards Committee (BAC), the Technical Working Group, and the BAC Secretariat, the head of the Project Management Office or the end-user unit, and the project consultants by consanguinity or affinity up to the third civil degree;

7. *[Name of Bidder]* complies with existing labor laws and standards; and

8. *[Name of Bidder]* is aware of and has undertaken the following responsibilities as a Bidder:

- a) Carefully examine all of the Proposal Documents;
- b) Acknowledge all conditions, local or otherwise, affecting the implementation of the Contract;
- c) Made an estimate of the facilities available and needed for the contract to be bid, if any; and
- d) Inquire or secure Supplemental/Bid Bulletin(s) issued for the *[Name of the Project]*.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_ day of \_\_\_, 20\_\_\_ at \_\_\_\_\_, Philippines.

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Consultant's Authorized Representative

**NAME OF NOTARY PUBLIC**

Doc. No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of \_\_\_\_.

## Annex E

### FORMAT OF CURRICULUM VITAE (CV) OF THE FIRM

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Name of Firm : \_\_\_\_\_

Address : \_\_\_\_\_

Years of Experience : \_\_\_\_\_  
in Real Estate Appraisal

List of Similar Projects Undertaken within the period from 01 August 2013 to 01 August 2018:

Item No.	Name of Client	Project Name / Description	Project Location	Contract Amount	Date Started	Date Completed	List of Supporting Documents Attached

**Note:**

Each project listed above should be duly accompanied by the following supporting documents:

1. Contract or Proposal or any valid agreement between the parties; and
2. Certificate of Completion issued by the Client or a copy of the Official Receipt representing the Final Payment.

Listed projects without or incomplete supporting documents will not be included in the evaluation.

### CERTIFICATION

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe (*the Consultancy Firm*).

(*Signature over Printed Name*)  
Authorized Representative of the Appraisal Firm

(*Date*)

# Annex F

## FORMAT OF CURRICULUM VITAE (CV) FOR PROPOSED TEAM LEADER

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Proposed Position: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Name of Personnel: \_\_\_\_\_

Profession: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Years with Firm/Entity: \_\_\_\_\_ Nationality: \_\_\_\_\_

Real Estate Appraiser License No. / : \_\_\_\_\_  
Date of Expiration

Years of Experience in Appraisal Works: \_\_\_\_\_

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### Education:

School	Date Attended	Degree Obtained

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### Training:

School	Date Attended

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## Annex F

### Employment Record:

Position Held	Company	From	To

### Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these data correctly describe me, my qualifications, and my experience.

### Commitment:

I also commit to work for the Project in accordance with the time schedule as indicated in the contract once the firm is awarded the Project.

*[Signature]*

**SUBSCRIBED AND SWORN** to before me this \_\_\_ day of *[month]* *[year]* at *[place of execution]*, Philippines. Affiant/s is/are personally known to me and was/were identified by me through competent evidence of identity as defined in the 2004 Rules on Notarial Practice (A.M. No. 02-8-13-SC). Affiant/s exhibited to me his/her *[insert type of government identification card used]*, with his/her photograph and signature appearing thereon, with no. \_\_\_\_\_.

Witness my hand and seal this \_\_\_ day of *[month]* *[year]*.

NAME OF NOTARY PUBLIC

Doc. No. \_\_\_\_

Page No. \_\_\_\_

Book No. \_\_\_\_

Series of \_\_\_\_.

**DESCRIPTION OF THE METHODOLOGY AND WORK PLAN FOR PERFORMING THE  
PROJECT**

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A. Description of the Methodology and Work Plan

B. Identification of Project Problems, Risks, and Suggested Solutions

**Financial Proposal Submission Form**

Date

**ENGR. RICHARD BRIAN M. CEPE**  
Head, Land and Assets Development Department  
**Bases Conversion Development Authority**  
2<sup>nd</sup> Floor, Bonifacio Technology Center  
31<sup>st</sup> Street corner 2nd Avenue  
Bonifacio Global City, Taguig City 1634

Dear **Engr. Cepe**:

I, the undersigned, as the duly authorized representative of **[Name of Company]**, offer to provide the consulting services for the Appraisal of Properties (land and structures) to be affected by the New Clark City Access Road projects and Other Properties for disposition and/or development.

Our Financial Offer is for the sum of **[amount in words and figures], inclusive of all applicable taxes**, for the duration of sixty (60) calendar days from the Consultant's actual receipt of the Notice to Proceed (NTP).

Our Financial Offer shall be binding upon us subject to the modifications resulting from Contract negotiations, up to expiration of the Contract.

We confirm that we have read, understood and accepted the contents of the Terms of Reference (TOR), and other forms sent to us.

We understand you are not bound to accept any Bid you receive.

Sincerely yours,

Authorized Signature:  
Name of Signatory:  
Address: