

BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)

**PROCUREMENT OF APPRAISAL SERVICES FOR THE VALUATION OF VARIOUS BCDA
PROPERTIES FOR 2024 (LOT 1)**

RESOLUTION NO. BG-2024-028

WHEREAS, 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 the Valuation of Various BCDA Properties ("The Project"), which consists of two (2) Lots - Lot 1 and Lot 2;

WHEREAS, BCDA intends to apply the amount of **PESOS: ONE MILLION EIGHT HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED SIXTY and 00/100 (Php1,862,560.00)**, 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 **THREE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED TWENTY PESOS and 00/100 (Php3,725,120.00)**, inclusive of VAT and all other applicable government taxes, charges, and fees, shall correspond to the procurement of two (2) Appraisal Companies with the Lowest Calculated And Responsive Bids;

*Bids and Awards Committee for Goods (BAC-G) CY 2024 Annual Procurement Plan attached as
"Annex A".*

WHEREAS, on 07 June 2024, the BAC-G, through its Secretariat, advertised/posted the Invitation to Bid including the bidding documents in 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, the BAC-G conducted a Pre-bid Conference on 14 June 2024 at 01:00 PM, which was attended by the following prospective bidders:

- a. Asian Appraisal Company Inc.;
- b. 438 Realty and Brokerage; and
- c. Cesson.

WHEREAS, the BAC-G issued Bid Bulletin No. 02 dated 28 June 2024 clarifying queries raised by the prospective bidders during the pre-bid conference and via email;

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, one (1) bidder, Asian Appraisal Company Inc. submitted their bids for all the project lots before the deadline of submission of bids at 9:00 AM on 05 July 2024 (Friday) at the BCDA Corporate Center, Bonifacio Global City, Taguig City;

WHEREAS, during the Opening of Bids on 16 July 2024 (Tuesday) at 1:00 PM, the bid submission of Asian Appraisal Company Inc. was opened and subjected to a preliminary examination of bids by determining the presence or absence of the required documents using the “pass/fail” criterion;

WHEREAS during the said preliminary examination of bids and after checking the sufficiency of the required documents as regards their presence or absence, the BAC-G declared the bid of Asian Appraisal Company Inc. as “failed” due to Non-submission of Supporting Documents for the Statement of the bidder’s Single Largest Completed Contract (SLCC) as required in Section 23.1 (a) (v) of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (R.A.) No. 9184, also known as the “Government Procurement Reform Act”;

WHEREAS, based on the aforementioned, the BAC-G declared a failure of bidding for the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties for 2024 (Lot 1)** pursuant to Section 35.1 of the 2016 RIRR of R.A. No. 9184, to wit:

“35.1 The BAC shall declare the bidding a failure when:

xxx


- c) All bids **fail to comply with all the bid requirements** or fail post-qualification, or, in the case of Consulting Services, there is no successful negotiation; xxx.” (Emphasis supplied)*

NOW, THEREFORE, 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 a Failure of Bidding for the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties for 2024 (Lot 1)** in accordance with Section 35.1 of the 2016 RIRR of R.A. No. 9184; and
2. To direct the end-user, Land and Assets Development Department (LADD) to conduct a mandatory review and evaluation of the terms, conditions, and specifications of the Bidding Documents, including the cost estimates, and other requirements relative to this procurement, pursuant to Section 35.2 of the 2016 RIRR of R.A. No. 9184.

RESOLVED, at the BCDA Corporate Center, Bonifacio Global City, Taguig City, this 16th July 2024.

BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)


ATTY. ELVIRA V. ESTANISLAO
Chairperson


LEILANI BARLONGAY-MACASAET
Vice-Chairperson


MARIA JOSEFINA V. PE
Member


ATTY. MARICEL C. SANTOS
Member


ATTY. MARIA CELINE ERIKA A. LABRADOR
Member

Approved By:


ATTY. GISELA Z. KALALO
Executive Vice President

BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)

**PROCUREMENT OF APPRAISAL SERVICES FOR THE VALUATION OF VARIOUS BCDA
PROPERTIES FOR 2024 (LOT 2)**

RESOLUTION NO. BG-2024-029

WHEREAS, 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 the Valuation of Various BCDA Properties, hereinafter referred to as "The Project". The Project consists of two (2) Lots - Lot 1 and Lot 2.

WHEREAS, BCDA intends to apply the amount of **PESOS: ONE MILLION EIGHT HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED SIXTY and 00/100 (Php1,862,560.00)**, 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 **THREE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED TWENTY PESOS and 00/100 (Php3,725,120.00)**, inclusive of VAT and all other applicable government taxes, charges, and fees, shall correspond to the procurement of two (2) Appraisal Companies with the Lowest Calculated And Responsive Bids.

Bids and Awards Committee for Goods (BAC-G) CY 2024 Annual Procurement Plan attached as "Annex A".

WHEREAS, on 07 June 2024, 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 14 June 2024 at 01:00 PM, which was attended by the following prospective bidders;

- a. Asian Appraisal Company Inc.
- b. 438 Realty and Brokerage
- c. Cesson

WHEREAS, BAC-G issued Bid Bulletin No. 02 dated 28 June 2024 clarifying queries raised by the prospective bidders during the pre-bid conference and via email;

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, one (1) bidder, Asian Appraisal Company Inc. submitted their bids for all the project lots before the deadline of submission of bids at 9:00 AM on 05 July 2024 (Friday) at the BCDA Corporate Center, Bonifacio Global City, Taguig City.

WHEREAS, during the Opening of Bids on 22 July 2024 (Monday) at 12:00 NN, BAC-G opened the bid submission of Asian Appraisal Company Inc. for Lot 2 and noted that Asian Appraisal Company Inc. is NON-COMPLIANT due to the following:

1. Non submission of Supporting Documents for the Statement of the bidder's Single Largest Completed Contract (SLCC)
2. Non compliance with the various items in the Technical Compliance Form

WHEREAS, the BAC-G declared a failure of bidding for the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties for 2024 (Lot 2)** pursuant to Section 35.1 of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act No. 9184, to wit:

"35.1 The BAC shall declare the bidding a failure when:

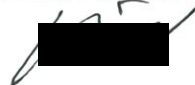
- c) All bids **fail to comply with all the bid requirements** or fail post-qualification, or, in the case of Consulting Services, there is no successful negotiation; xxx"*

NOW, THEREFORE, 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 a Failure of Bidding for the **Procurement of Appraisal Services for the Valuation of Various BCDA Properties for 2024 (Lot 2)** in accordance with Section 35.1 of the 2016 Revised Implementing Rules and Regulations (RIRR) of R.A. No. 9184 ; and
2. To direct the end-user, Land and Assets Development Department (LADD) to conduct a mandatory review and evaluation of the terms, conditions, and specifications of the Bidding Documents, including the cost estimates, and other requirements relative to this procurement, pursuant to Section 35.2 of the 2016 RIRR of RA 9184.


RESOLVED, at the BCDA Corporate Center, Bonifacio Global City, Taguig City, this 22nd July 2024.


BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)




ATTY. ELVIRA V. ESTANISLAO
Chairperson



LEILANI BARLONGAY-MACASAET
Vice-Chairperson


ATTY. MARICEL C. SANTOS
Member


MARIA JOSEFINA V. PE
Member


ATTY. MARIA CELINE ERIKA A. LABRADOR
Member

Approved By:


ATTY. GISELA Z. KALALO
Executive Vice President