

**Bids and Awards Committee for Goods (BAC-G)**

**PROCUREMENT OF APPRAISAL SERVICES FOR VARIOUS BCDA PROPERTIES**

**BID BULLETIN NO. 1**

This Bid Bulletin clarifies the queries raised during the Pre-bid Conference on 29 August 2024 at 10:00 AM and from various queries received through email from the prospective bidders, as well as other matters relative to the above Project.

**A. Queries/Questions from the Prospective Bidders**

QUERY	CLARIFICATION
<p>1. On the technical specifications specifically on the three (3)-year valuation projections, it will be hard to assume an increase or decrease in properties since the usual basis for appraisal is on actual sale or actual asking prices for the properties.</p>	<p>In estimating the market value for the next three (3) years (2025-2027), the Appraiser should assume the absence of any fortuitous events (i.e., economic breakdown, health emergencies, environmental calamities, and the like) that could affect the real estate market.</p> <p>Appraisal should be based on the market trend projections.</p>
<p>2. On the Schedule of Requirements for each Appraiser, specifically on the Camp John Hay Properties (Hotels) for Forest Lodge Hotel/Camp John Hay suites units. How many structures are included?</p>	<p>The appraisal is required for only one (1) REPRESENTATIVE unit from each of the various cottages, estates, etc. as follows:</p> <ul style="list-style-type: none"> <li>- Forest Estates</li> <li>- Golf Estates</li> <li>- Sheridan Golf Villas</li> <li>- Scout Hills Forest Cabins</li> <li>- Eco Tourism - Phase 2 Villas</li> <li>- Bell Estate 1 and 2</li> <li>- Roosevelt Estates</li> <li>- Country Homes</li> <li>- Country Estate Lots</li> <li>- Commander's Cottage</li> <li>- Cottage 661 and Cottage 662</li> <li>- Directors' Hills</li> <li>- Eco Village North and South</li> </ul> <p>For the valuation of the hotels, what is required is the market rent of each type of hotel structure, aside from the market value of the structure itself.</p>
<p>3. On the technical specifications, specifically on the three (3)-year valuation projections for Sewage Treatment Plant (STP) Nos. 1, 2, and 6, the water line and water source of Camp John Hay (Other</p>	<p>The appraisal for BMEs will be limited to the John Hay properties. Information regarding the inventory of the BMEs and their year of acquisition will be provided on a best-effort basis. In the event that the information is not available</p>

<p>Properties), which structures will be included in the appraisal of the Building, Machineries and Equipment (BMEs)?</p>	<p>from the structure owners, BCDA expects the APPRAISER to assess/estimate the age and actual condition of these BMEs.</p>
<p>4. On the technical specifications, specifically on the general requirement, what is the reason that at least one (1) of the appraisers is female?</p>	<p>In compliance with Republic Act (RA) No. 7192, the Gender and Development Program of BCDA requires the hiring of women or inclusion of women in the workforce across BCDA's various projects and programs.</p>
<p>5. On the role of Appraiser 1 and Appraiser 2, what is the scope of services of Appraiser 1 and Appraiser 2?</p>	<p>Appraiser 1 and Appraiser 2 will have the same scope of services. BCDA requires two (2) appraisals for each of the properties.</p>
<p>6. On the Invitation to Bid, why is the submission of bids separate for Appraiser 1 and Appraiser 2?</p>	<p>The rationale for the separate submission of bids is to underscore BCDA's requirement for 2 distinct appraisers for the Project.</p> <p>Therefore, we highlight in the Invitation to Bid that:</p> <p><i>"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."</i></p>
<p>7. Can the Titles and Tax Declarations of both lands, building plans, survey plans, and improvements of buildings be provided as references?</p>	<p>Copies of the titles, survey plans, location maps, and other documents will be provided to the Winning Bidders during the ocular inspection, if available. The Appraiser is also expected to conduct research to obtain any other necessary documents for their appraisal.</p>
<p>8. Are the machinery and equipment, i.e. STP, included in the scope of services of valuation?</p>	<p>Please refer to clarifications provided in Item No. 3.</p>
<p>9. Can the schedule of inventory, i.e. purchase cost, acquisition cost, and date of acquisition, of the machinery and equipment be provided?</p>	<p>Please refer to clarifications provided in Item No. 3.</p>

<p>10. Considering that machinery and equipment, i.e. STP, are included, is it possible to identify the property that has machinery and equipment?</p>	<p>BCDA shall schedule an ocular inspection of all areas with the Winning Bidders. During the ocular inspection, the Winning Bidders will have the opportunity to inspect the properties and ascertain the existence and actual condition of the BMEs.</p>
<p>11. With regard to the STP, can the specification of the STP be provided?</p>	<p>Please refer to clarifications provided in Item No. 3.</p>

## B. General Reminders

- The presentations discussed during the Pre-bid Conference held on 29 August 2024 can be accessed using the link below:

- **End-user's presentation:**

<https://docs.google.com/presentation/d/1OhNDpHexlrKjVrzs-gcFE19kwonqdeVf/edit?usp=sharing&oid=105649797985587586943&rtpof=true&sd=true>

- **Checklist of requirements:**

[https://docs.google.com/presentation/d/1QujgUjVAcNMKom0NoAT5Rc\\_OYebOefsuDvEwKxBUBOk/edit?usp=sharing](https://docs.google.com/presentation/d/1QujgUjVAcNMKom0NoAT5Rc_OYebOefsuDvEwKxBUBOk/edit?usp=sharing)

The presentations are for discussion purposes only. Should there be any inconsistencies, the bidding documents (i.e., Invitation to Bid, Technical Specifications, Schedule of Requirements and Bidding Forms) shall prevail over the presentation.

- Pursuant to the Technical Specifications, the Bidders for the above Project are required to submit the following documents to be included in the Eligibility and Technical Components envelope during the submission of bid:

- **Annex A:** Duly Notarized Curriculum Vitae of the Appraisal Firm/Company; and
- **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.

- As provided in paragraph 4 and 5 of No. 1 of the Invitation to Bid, to wit:

*"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."*

4. Please take note of the following schedule:

ACTIVITIES	DATE/SCHEDULE
Deadline for Request for Clarification, if any	Appraiser 1 - August 31, 2024 Appraiser 2 - September 20, 2024
Issuance of Bid Bulletin, if any	Appraiser 1 - September 3, 2024 Appraiser 2 - September 23, 2024
<b>Deadline for Submission of bid documents</b>	<b>Appraiser 1 - 9:00 AM, September 10, 2024</b> <b>Appraiser 2 - 9:00 AM, September 30, 2024</b>
<b>Opening of Bids</b>	<b>Appraiser 1 - 10:00 AM, September 10, 2024</b> <b>Appraiser 2 - 10:00 AM, September 30, 2024</b>

The above changes further amend the bidding documents accordingly. **The Submission and Opening of Bids will be conducted face-to-face at the BCDA Corporate Center, 2nd Floor, Bonifacio Technology Center, 31st St. corner 2nd Ave, Bonifacio Global City, Taguig City.** Alternatively, bidders may opt to attend online via Zoom. The meeting link will be provided upon request by the prospective bidders to the BAC-G Secretariat through the email address: [bacgsecretariat@bcda.gov.ph](mailto:bacgsecretariat@bcda.gov.ph).

5. For those attending in person, please consider the following guidelines:

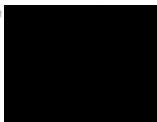
- Attendees to the Pre-bid Conference and Opening of Bids are expected to follow the BCDA Health protocols; and
- Observers/representatives who show signs of COVID-19 related symptoms are not allowed to enter the BCDA premises.

This Bid Bulletin is being issued pursuant to Sections 22.5.2 and 22.5.3 of the 2016 Revised Implementing Rules and Regulations of Republic Act No. 9184.

Issued on **03 September 2024.**

#### **BIDS AND AWARDS COMMITTEE FOR GOODS**

By:



**RICHARD BRIAN M. CEPE**  
*Chairperson*