

**BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)**

**PROCUREMENT OF APPRAISAL SERVICES FOR VARIOUS BCDA  
PROPERTIES - Appraiser 2**

**RESOLUTION NO. BG-2024-037**

**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"), with Invitation to Bid No. (reference no.)/Project ID No. of BG2024-172;

**WHEREAS**, BCDA intends to apply the amount of **ONE MILLION EIGHT HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED SIXTY PESOS (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 Appraiser**;

**WHEREAS**, the total ABC of **THREE MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED TWENTY PESOS (Php3,725,120.00)**, inclusive of VAT and all other applicable government taxes, charges, and fees, shall correspond to the procurement of appraisal services of two (2) Appraisal Companies;

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

**WHEREAS**, on 22 August 2024, 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**, BAC-G conducted a Pre-bid Conference on 29 August 2024 at 10:00 AM, which was attended by the following prospective bidders:

- a. First Independent Value Experts, Inc.;
- b. Cal-Fil Appraisal and Management, Inc.;
- c. Top Consult, Inc.;
- d. Prime Philippines;
- e. Colliers International;
- f. Value Metrics, Inc.; and
- g. Cesson Appraisal Corp.

**WHEREAS**, BAC-G issued Bid Bulletin No. 01 dated 03 September 2024 clarifying queries raised by the prospective bidders during the Pre-bid Conference, which was also sent to the prospective bidders via email;

**WHEREAS**, BAC-G issued Bid Bulletin No. 02 dated 23 September 2024 reminding prospective bidders of the required documents to be included in the Eligibility and Technical Components envelope during the submission of the bid, which was also sent to the prospective bidders via email;

**WHEREAS**, in response to said advertisement, only **TOPCONSULT INC.** submitted its bid for the procurement of the services of Appraiser 2 before the deadline of submission of bids at 9:00 AM on 30 September 2024 (Monday) at the BCDA Corporate Center, Bonifacio Global City, Taguig City;

**WHEREAS**, during the Opening of Bids on **30 September 2024 (Monday) at 10:00 AM** at BCDA Corporate Center, Bonifacio Global City, Taguig City, BAC-G received and opened the bid of **TOPCONSULT INC.** after confirming that it met the eligibility and technical criteria, the financial envelope was opened and underwent to a preliminary evaluation to determine the presence or absence of the required financial documents using a “pass/fail” criterion;

**WHEREAS**, BAC-G, through the Technical Working Group (TWG), proceeded with the detailed evaluation of the submitted Financial Proposal of **TOPCONSULT INC.** and noted the following:

Bidder	Financial Bid as Read (in the bid form)	Financial Bid as Calculated (in the bid price schedule form)
TOPCONSULT INC.	Php1,421,571.43	Php1,438,080.00

*The Abstract of Bids as Read is hereto attached as “Annex B”;*

**WHEREAS**, in view of the results of the detailed bid evaluation and consistent with Section 34 of Rule X – Post-Qualification of the 2016 Revised Implementing Rules and Regulations (RIRR) of Republic Act (R.A.) No. 9184, **TOPCONSULT INC.**, as the Single Calculated Bidder (SCB), was subjected to Post-Qualification to determine if it is legally, technically, and financially capable to undertake this procurement and responsive to all bidding requirements, including the specifications/terms of reference as stated in the bidding documents;

*The Detailed Bid Evaluation Report and the Abstract as Calculated is hereto attached as Annex C;*

**WHEREAS**, pursuant to Section 34.4 of the 2016 RIRR of R.A. No. 9184, which states that,

*“If the BAC determines that the bidder with the Lowest Calculated Bid/Highest Rated Bid passes all the criteria for post-qualification, it shall declare the said bid as the LCRB or HRRB, and recommend to the HoPE the award of contract to the said bidder at its submitted bid price or its calculated bid price, whichever is lower or, in the case of quality-based evaluation procedure, submitted bid price or its negotiated price, whichever is lower”.*



**WHEREAS**, on 10 October 2024, during the Deliberation of the Results of Post-Qualification, BAC-G declared that **TOPCONSULT INC.** is eligible, technically, legally, and financially capable to undertake the project and recommended declaring **TOPCONSULT INC.** as the bidder with Single Calculated and Responsive Bid (SCRB) for this Project;

*The Post-Qualification Report is hereto attached as **Annex D**;*

Illustration of the Financial Bid Component:

Bidder	Financial Bid as Read (in Php)	Single Calculated Bid (in Php)	Single Calculated and Responsive Bid (in Php)	Recommended Award Price (Pursuant to Section 34.4 of 2016 RIRR of RA 9184)
<b>TOPCONSULT INC.</b>	Php1,421,571.43	Php1,438,080.00	Php1,438,080.00	Php1,421,571.43

**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 **TOPCONSULT INC.** as the Single Calculated and Responsive Bidder (SCRB) for the **Procurement of Appraisal Services for Various BCDA Properties - Appraiser 2**;
2. To award the contract to **TOPCONSULT INC.**, as the Single Calculated and Responsive Bidder (SCRB) for the **Procurement of Appraisal Services for Various BCDA Properties - Appraiser 2**, with total contract amount of **One Million Four Hundred Twenty One Thousand Five Hundred Seventy One Pesos and 43/100 (Php1,421,571.43)**, inclusive of VAT and all other applicable government taxes, fees, and charges; and,
3. To direct the **Land and Assets Development Department (LADD)**, being the end-user unit, to submit to the BAC-G the duly conformed Notice of Award (NOA), duly executed agreement/contract, and Notice To Proceed (NTP).

**RESOLVED**, at the BCDA Corporate Center, Bonifacio Global City, Taguig City, this **10th day of October 2024**.

**BIDS AND AWARDS COMMITTEE FOR GOODS (BAC-G)**

[REDACTED]  
**RICHARD BRIAN M. CEPE**  
Chairperson

[REDACTED]  
**ATTY. RITCHIE P. PACLIBAR**  
Vice Chairperson

[REDACTED]  
**MARIA JOSEFINA V. PE**  
Member

[REDACTED]  
**ATTY. MARICEL C. SANTOS**  
Member

[REDACTED]  
**PATRICK ROEHL C. FRANCISCO**  
Member

[REDACTED]  
**ROWENA MARIANNE R. EVIDOR**  
Provisional Member

Approved By:

[REDACTED]  
**ATTY. GISELA Z. KALALO**  
Executive Vice President



BAC Resolution No. BG-2024-037 - Procurement of Appraisal Services for Various BCDA Properties - Appraiser 2

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