

# TERMS OF REFERENCE

## Procurement of Consulting Services Appraisal of BCDA Land Assets

**BUDGET: Nine Hundred Thirty Thousand One Hundred Sixty Pesos (Php930,160.00),  
inclusive of all applicable taxes and fees**

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.

### OBJECTIVE

There is a need for BCDA to engage the services of an independent property appraiser under the pertinent provisions of RA 9184, otherwise known as the "Government Procurement Reform Act" and its implementing rules and regulations pertaining to the consulting services to determine the current valuation of various properties which will be used as one of the basis in determining the baseline value in the disposition and/or development of the properties.

### GENERAL REQUIREMENTS

The Consultant must

- be a PhilGEPS registered
- at least 10-year experience in appraisal works
- the Team Leader to be assigned to the project should be a Licensed Appraiser with a minimum of 5-year experience as a Team Leader in appraisal projects

### SCOPE OF WORK

#### Properties for appraisal

##### **a. Metro Manila Camps – Land and Structures (as-is, where-is)**

	<b>PROPERTY</b>	<b>AREA (sqm)</b>	<b>APPRAISAL REQUIREMEN TS</b>
1	<b>SERENDRA PROPERTY</b> , BGC Taguig	11,596	MV, MR, AV
2	<b>VILLAMOR AIR BASE</b> , Pasay City		
	Presidential Airlift Wing	97,831	MV, MR
	Govt Quarters	22,600	MV, MR
3	<b>OTHER LOTS</b>		
	Existing Structures within the Pilipinas Shell Lot along C5	*5,000	MV, MR
	Structures of Cyber Sigma (Robinsons)	*60,000	MV, MR, AV
4	MIAA Existing Structures and Developments	*100,000	MV, MR, AV

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*\*approximate floor area*

#### **b. Special Economic Zones (SEZ) – Land and Structures (as-is, where-is)**

PROPERTY		APPROX AREA (has)	APPRAISAL REQUIREMENTS
1	Clark, Pampanga		
	▪ Clark Subzone (land)	10,000	MV, MR
2	Camp John Hay Loghomes, Baguio City (structures)	*5,000	MV
3.	Lots affected by NCC Access Roads (land and structures)	*200,000	MV

*\*approximate area affected by RROW (in square meters)*

#### **c. Properties for development - Land (as if developed) based on the existing MDP**

PROPERTY		APPROX AREA (has)	APPRAISAL REQUIREMENTS
1	<b>Clark Freeport Zone</b> , Pampanga	4,000	MV, MR
2	<b>Bataan Technology Park</b> , Morong, Bataan	361	MV, MR

*Note: MV - Market Value  
MR – Market Rent  
AV - Accommodation Value*

### **DELIVERABLES**

The Consultant shall submit the draft appraisal report for each property on the following schedule:

Property	Date of Submission
a. For Metro Manila Camps - Land (as-is, where-is)	Within <b>35 calendar days</b> upon receipt by the Consultant of the Notice to Proceed
b. For Special Economic Zones (SEZ) – Land (as-is, where-is)	Within <b>45 calendar days</b> upon receipt by the Consultant of the Notice to Proceed
c. Properties for development - (as if developed) based on the existing MDP	Within <b>60 calendar days</b> upon receipt by the Consultant of the Notice to Proceed

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### TERMS OF PAYMENT

In consideration of the services rendered, the Consultant shall be paid a total amount of Nine Hundred Thirty Thousand One Hundred Sixty Pesos (Php930,160.00), inclusive of all applicable taxes and fees. The consideration shall be paid in the following schedule:

Schedule	Amount
a. 50% upon receipt of the draft Appraisal reports for Metro Manila camps and Special Economic Zones (as-is, where-is basis)	Php465,080.00
b. 50% upon receipt and approval by BCDA of the following i. Receipt of the draft appraisal reports for the properties based on the MDP ( as of developed) ii. Approval by BCDA of all the Appraisal Reports	Php465,080.00
<b>Total</b>	

### TERM AND EFFECTIVITY

The appraisal works shall be completed sixty (60) calendar days reckoned for the receipt of the Notice to Proceed.

The project shall end upon receipt by the Consultant of a Certificate of Acceptance / Completion from BCDA, upon the latter's approval of the former's appraisal reports.

Please note that the period from the receipt by BCDA of the draft appraisal reports until the issuance by BCDA of the notice to finalize the reports is not included in the 60-day completion period.