

1 Republic of the Philippines
2 Power Sector Assets and Liabilities Management Corporation
3 24th Floor Vertis North Corporate Center 1
4 Astra corner Lux Drives, North Avenue, Quezon City
5 Telephone No. (632) 248-4861
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9 **Minutes of Pre-bid Conference**

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11 **Procurement of Engagement of Services of 3rd Party Appraisal**
12 **for Various Real Estate Assets**
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Lot 1: Procurement of Third-Party Real Estate Appraiser 1 for Luzon
(Project Reference No. 2019-PB-TPA-REA-029-02A)

Lot 2: Procurement of Third-Party Real Estate Appraiser 2 for Luzon
(Project Reference No 2019-PB-TPA-REA-029-02B)

Lot 3: Procurement of Third-Party Real Estate Appraiser 1 for Visayas-Mindanao
(Project Reference No. 2019-PB-TPA-REA-029-02C)

Lot 4: Procurement of Third-Party Real Estate Appraiser 2 for Visayas-Mindanao
(Project Reference No. 2019-PB-TPA-REA-029-02D)

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15 Present:

16 **Bids and Awards Committee (BAC)**

17 Atty. Maria Ilyn G. Albito Chairperson

18 Mr. Rene A. Francisco Member

19 Mr. Gian Karlo F. Abella Member

20 **Technical Working Group (TWG)**

21 Mr. Edgar C. Cabrera Chairperson

22 Mr. Gerry T. Verin Member

23 Mr. Leonard T. Dela Cruz Member

24 **BAC Secretariat**

25 Ms. Maria Anna R. Dela Cruz Member

26 Ms. Grace G. Evangelista Member

27 Ms. Annaliza C. Lopez-Cruz Member

28 Ms. Mary Grace E. Catarin Member

29 **Bidders**

30 Mr. Angelo M. Gandia Aviso Valuation & Advisory Corp.

31 Mr. Mito A. Chavez Aviso Valuation & Advisory Corp.
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33 The pre-bid conference for the Procurement of Engagement of Services of 3rd
34 Party Appraisal for Various Real Estate Assets (the "Project"), held at the PSALM
35 Conference Rooms A and B, 24th Floor Vertis North Corporate Center 1, Astra corner
36 Lux Drives, North Avenue, Quezon City, was called to order at 10:00 AM on 22 August
37 2019, and was presided by the BAC Chairperson, Atty. Maria Ilyn G. Albito.
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39 **1. Business Matters:**

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The BAC Chairperson asked the BAC Secretariat if there is a quorum which the BAC Secretariat replied affirmatively.

The BAC Chairperson asked the BAC Secretariat if observers were invited which the BAC Secretariat replied in the affirmative but stated that though there were invites, no observers attended the pre-bid conference.

The BAC Chairperson introduced the members of the BAC and TWG and acknowledged the presence of the representatives of Aviso Valuation & Advisory Corp. (AVISO).

The BAC then proceeded with the pre-bid conference. The TWG presented and discussed the Bidding Documents to the bidder.

2. Presentation of the Bidding Document and Clarification from the Bidders

- Considering that AVISO participated in the 1st Round of bidding for the Project, the BAC asked the representatives of AVISO if they are amenable to discuss only the changes in the Bidding Document. Mr. Gandia answered in the affirmative. Nevertheless, the BAC stated that Aviso may raise questions on any section of the Bidding Documents.
- The TWG then presented the changes in the Bidding Documents under Section VI. Schedule of Requirements.
- The BAC emphasized that the submission of Initial Appraisal/Valuation Report should be within twenty (20) calendar days reckoned from the receipt of Notice to Proceed (NTP), subject to PSALM's review. The Initial Appraisal/Valuation Report shall comprise eighty percent (80%) of the total Contract Price.
- The TWG informed the bidders that the comprehensive appraisal report should be submitted in two (2) copies and that narrative explanation of the adjustment matrix should be provided by the bidder.
- The BAC emphasized that in arriving at the Market Value and Market Rental Value, the bidder shall consider the conditions in the community in which the subject property is located like how far is the subject property to the location of the offices, comparable properties which have been sold recently and it should be verifiable and should contain the complete address and location.
- Mr. Gandia asked if they will again submit three (3) copies of the bids. The TWG answered in the affirmative and advised the bidders to be careful with their submission to prevent failure of procurement.

- 86 ○ Mr. Gandia asked if they may be permitted to retrieve their submission during
87 the first round of bidding for the project. The BAC answered in the negative.
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89 ○ The TWG advised the bidder to follow the prescribed computation of the
90 Financial Bid.
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92 The BAC reiterated that “no contact rule” is strictly implemented between
93 the members of the BAC, BAC Secretariat, TWG and the bidder.
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96 **3. Adjournment:**
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98 There having no further clarifications from the bidder and no other matters to be
99 discussed, the pre-bid conference was adjourned at 12:00 noon.
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Prepared by:


MARIA ANNA R. DELA CRUZ
BAC Secretariat Member

Reviewed by:


ROMMEL R. OIRA
BAC Secretariat Head

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104 Approved by:
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MARIA ILYN G. ALBITO
BAC Chairperson
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