

BAC RESOLUTION NO. SBAC-2021-005

- 1. DECLARATION OF FAILURE OF BIDDING; AND**
- 2. CONDUCT OF RE-BIDDING**

FOR THE PROCUREMENT OF SERVICES OF THIRD-PARTY REAL ESTATE APPRAISERS FOR VARIOUS PSALM REAL ESTATE ASSETS FOR CY 2021

Lot No. 1: *Procurement of Third-Party Real Estate Appraiser 1*
(Project Reference No. 2021-PB-TPA-REA-002-01A)

Procurement of the Services of Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2021

Lot No. 2: *Procurement of Third-Party Real Estate Appraiser 2*
(Project Reference No. 2021-PB-TPA-REA-002-01B)

WHEREAS, the Power Sector Assets and Liabilities Management (PSALM) Corporation is a government-owned and -controlled corporation duly established under Republic Act (RA) No. 9136 to manage the privatization of assets of the National Power Corporation (NPC) transferred to PSALM with the objective of liquidating all NPC financial obligations in an optimal manner;

WHEREAS, RA 9184, otherwise known as the Government Procurement Reform Act, was enacted to modernize, standardize and regulate procurement activities governed by the principles on transparency, competitiveness, system of accountability, public monitoring and streamlined process;

WHEREAS RA 9184 likewise provides that all procurement should be within the approved budget and contained in the approved Annual Procurement Plan (APP);

WHEREAS, on 03 February 2021, PSALM President and CEO approved the Supplemental/Revised APP Procurement of Services for Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2021 with an estimated budget of Three Million Pesos (Php3,000,000.00);

WHEREAS, on 08 February 2021, the Invitation to Bid for the Procurement of Services for Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2021 with the following details:

Name of Project	Project Reference Number	Approved Budget for the Contract (ABC)
Lot 1: Procurement of Third-Party Real Estate Appraiser 1	2021-PB-TPA-REA-002-01A	PhP1,480,000.00
Lot 2: Procurement of Third-Party Real Estate Appraiser 2	2021-PB-TPA-REA-002-01B	PhP1,480,000.00

was posted at the websites of the Philippine Government Electronic Procurement System (<https://www.philgeps.gov.ph>) and PSALM (<https://www.psalm.gov.ph>) and at the PSALM Office for seven (7) consecutive days;

WHEREAS, on 19 February 2021, a pre-bid conference for both Lot 1 and 2 of the Project was held which was attended by Lineage Valuation and Allied Services Corporation and Colliers International;

WHEREAS, three (3) bidders, namely: Aviso Valuation and Advisory Corporation (Aviso), Asian Appraisal Company, Inc. (Asian Appraisal) and Colliers International (Colliers) submitted proposals for each Lot before the submission deadline at 10:00 AM of 04 March 2021.

For Lot 1

Date of Submission	Time of Submission	Bidder
03 March 2021	06:00 PM	Colliers
04 March 2021	01:27 AM	Asian Appraisal
04 March 2021	09:57 AM	Aviso

For Lot 2

Date of Submission	Time of Submission	Bidder
03 March 2021	06:06 PM	Colliers
04 March 2021	01:34 AM	Asian Appraisal
04 March 2021	09:57 AM	Aviso

WHEREAS, in the preliminary examination of the bids for both lots, the three (3) bidders were all rated “failed” due to the following:

Bidder	Reason
Colliers	No submission of valid Tax Clearance
Asian Appraisal	Submitted expired SEC Accreditation
Aviso	No submission of valid Tax Clearance and submitted an unsigned Secretary’s Certificate as attachment to the Omnibus Sworn Statement

WHEREAS, Section 35.1(b) of the 2016 Revised Implementing Rules and Regulations (IRR) of RA 9184 provides that the BAC shall declare the bidding a failure when all prospective bidders are declared ineligible;

NOW, THEREFORE, for and in consideration of the foregoing, **We**, the Members of the Bids and Awards Committee, **RESOLVE**, as it is hereby **RESOLVED**, to recommend for approval by the Head of the Procuring Entity the following:

1. Declare a **FAILURE OF BIDDING** for the Procurement of Services for Third-Party Real Estate Appraisers for Various PSALM Real Estate Assets for CY 2021 (Lots 1 and 2); and

2. Conduct a re-bidding for the Project in accordance with the provisions of RA 9184 and its 2016 Revised IRR.

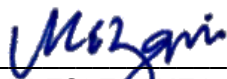
RESOLVED, at the 24th Floor, Vertis North, Corporate Center 1, Astra corner Lux Drives, Vertis North, North Avenue, 1105 Quezon City this 10th day of March 2021.



RONALD V. SIQUIOCO
Member



ROWENA M. TOLENTINO
Member



MADELYN ESPERANZA N. SOLITO
Member



ABNER B. TOLENTINO
Vice-Chairperson



MARIA ILYN G. ALBITO
Chairperson
Bids and Awards Committee

NOTED:



IRENE JOY BESIDO-GARCIA
President and CEO
Date: 24 March 2021